

## MANAGEMENT REPORT

**Date:** June 9, 2025  
**To:** Stratford City Council  
**From:** Tatiana Dafoe, City Clerk  
**Report Number:** COU25-069  
**Attachments:** None

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**Title:** Proposed Disposition and Sale of City-Owned Land at 161 East Gore Street

**Objective:** To seek Council approval to declare as surplus and to dispose of city-owned land at 161 East Gore Street, Stratford for the proposed development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

**Background:** At the May 27, 2025, Regular meeting, Council adopted the following resolution:

**THAT Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;**

**THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 - Sale and Other Disposition of Land;**

**THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;**

**AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford Housing specialist, in consultation with staff, to initiate the necessary processes, including**

## **preparation of a Reference Plan, to facilitate the proposed development of the lands.**

The City owns this property which is approximately .24 hectares (0.59 acres). This property is currently designated a Residentially Zoned R2(1) Area. The lands are under consideration as being surplus and for disposal by direct negotiation and sale to Pol Quality Homes for the proposed development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

**Analysis:** In accordance with Policy P.3.1 – Sale and Other Disposition of Land, there are requirements for Council to declare the Land to be surplus to the needs of the City and to determine the method of disposal at a meeting open to the public.

The sale of the surplus land is subject to Council approval.

Notice under the Policy was provided on the City's website on May 30, 2025, as well as in the Town Crier of the local newspaper on May 31, 2025.

If Council declares the land to be surplus and determines the method of disposal, next steps will be to prepare a further report for Council's consideration on the sale of the property following completion of negotiations.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

There is no direct impact on the 2025 operating budget with respect to declaring the Land as surplus and disposing of the surplus Land by Council.

#### **Financial impact on future year operating budget:**

No known impacts on future years have been identified at this time.

#### **Link to asset management plan and strategy:**

Disposition of the City-owned asset will result in removal of the asset from the City's asset inventory, and any future asset obligations associated with the parcel.

#### **Legal considerations:**

Legal counsel will be involved in the disposition of the Land, subject to approval by Council.

#### **Insurance considerations:**

The proposed disposal of this land does not have any insurance considerations to the City.

## **Alignment with Strategic Priorities:**

### **Build Housing Stability**

This report aligns with this priority as the disposition of this land, if approved, will result in the development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

## **Alignment with One Planet Principles:**

### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

### **Culture and Community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

**Staff Recommendation: THAT City Council hereby declare Plan 121, Lots 1, 2, 3 PT Lane Closed PT Whitney St Closed As RP 44R-2154 Parts 1, 2, being PIN 53103-0045, municipally described as 161 East Gore Street, City of Stratford, County of Perth, Province of Ontario, to be surplus to the needs of The Corporation of the City of Stratford;**

**THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes;**

**AND THAT Staff be directed to prepare a further report regarding the sale for Council's consideration.**

**Prepared by:** Tatiana Dafoe, City Clerk

**Recommended by:** Karmen Krueger, CPA, CA, Director of Corporate Services  
Adam Betteridge, Interim Chief Administrative Officer