

From: [Susan Mackie](#)
To: [Alexander Burnett](#)
Subject: Zoning Application Z03-25, 220 Albert Street, Stratford
Date: June 4, 2025 6:40:14 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am responding as a resident residing at [REDACTED] my concerns are below:

In noting the application for rezoning, **is there going to be a through lane between the Sally's Place at 295-299 Ontario Street and the 220 Albert Street Property as they are back to back?** If so, that compounds the existing traffic and on-street parking issues on Albert Street.

Will the City ensure that now and in the future there will be NO vehicular access connecting the three properties that will enable traffic from THREE properties onto Albert Street?

Since the City of Stratford constructed an **unnecessary traffic calming boulevard** in front of 201 Albert Street it has exasperated the on-street parking problems for the existing permanent residents of Albert street and associated services, landscaping, delivery vehicles etc. This has resulted in NO available on street parking for a commercial Inn at 220 Albert Street.

Due to the recent Albert Street realignment by the City of Stratford, **the City approval of this zoning change should have a condition on the Sally's Place Property at 220 Albert Street that all vehicles, including staff, guests, residents, and visitor vehicles MUST be able to park on the subject property exclusively.**

Additionally, there should be a condition ensuring that the Sally's Place Property at 220 Albert Street will now and in the future NOT be allowed to run any commercial restaurant / food service, bar / pub or sell any alcoholic or cannabis products.

We want to ensure that the City of Stratford who just spent millions to turn Albert Street into a bike, family, child friendly street does not allow it to become a commercial street. The public park opposite the subject property should not be impacted by the hotel/inn proposed.

The residents of Albert Street want to ensure we remain a family friendly area where kids can use the park, cyclists have a safe street to use instead of Ontario Street and any uses are considerate of the existing residents.


Regards,

Susan Mackie
[REDACTED]

MY CONCERNS RESPECTING THE ZONE CHANGE APPLICATION TO 220 ALBERT STREET



Dominic Clarke
To  Alexander Burnett

 Follow up. Start by June 9, 2025. Due by June 9, 2025.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

MY CONCERNS RESPECTING THE ZONE CHANGE APPLICATION TO 220 ALBERT STREET

Dear Mr. Burnett,

Further to my discussion with you, I am forwarding my concerns respecting the Zone Change Application to 220 Albert Street.

In summary, I oppose the Zone Change Application for the reasons set out below. If, however, the Application were to be approved, I would ask that strict limitations be placed on the scope of the proposed commercial activities so as to minimise the deleterious effects on the residential character of Albert Street.

My concerns, which lead me to oppose the approval of the Zone Change Application, are as follows:

(i) One consequence of approving the Application will be to remove three units of long term rental space from the Stratford housing market to be replaced by, in effect, three short term rental units similar to Airbnb units. This seems contrary to the Council's policy of supporting long term rental units given the cost of home ownership in Stratford. There is no good reason why this Application merits a deviation from the Council's good housing policy. This concern is linked to (iii) below. If this Application is approved why not others? Further requests for replacing much needed long term rental space with Airbnb type units can be easily anticipated. Only by declining to approve this Change Application can brakes be put on an undesirable reduction in the long term rental market.

(ii) The regulations governing "inns" appear to be similar to Airbnbs and less onerous than those respecting bed and breakfasts. Of particular concern in this regard is the lack of requirement that there be on site adult supervision or that the owner live on site. As I understand it, the owner is not proposing to live on site and there is no indication that there will be another adult responsible for maintaining a quiet environment in residence. The proposed development does not allow for this. The residents of Albert Street will, therefore, have no responsible adult to communicate with in the event of any disturbances. This puts the quiet residential nature of Albert Street at risk from a loosely regulated establishment which could well become a problematic party house. The least onerous way for the City to

avoid this is not to approve the Change Application. If it were to approve the same, the City will be faced with having to enforce limitations on the use of 220 Albert Street. The City does need this inconvenience.

(iii) The Change Application will alter the character of Albert Street. It is currently a quiet residential area. It is not a commercial street, as is Ontario Street. Approval of the Change Application will risk opening the floodgates for other similar applications respecting other long term rental properties on or adjacent to Albert Street. There is nothing in this Application which makes it unique. If granted, it will lead to other applications and a still further erosion of Stratford's limited long term rental market both on Albert Street and in other residential areas. Only by declining to approve this Change Application can this undesirable development be prevented.

(iv) Added to the above is the proximity of the neighbourhood playground on Albert Street, which is unsupervised. Additional commercial traffic combined with unsupervised and largely unregulated short term renters are inconsistent with the safe use of the playground. Again, the least onerous way for the City to avoid this potential problem is not to approve the Change Application. If it were to approve the same, the City will be faced with having to enforce limitations on the use of 220 Albert Street to protect the safety of children using the park. The City does need this inconvenience.

(v) I understand that Ms Headley is the owner of two establishments on Ontario Street which are run in a similar manner to the proposed "inn" on Albert Street. There are a number of concerns which arise from this situation:

(a) The three properties have now been legally combined and the fence separating the Albert Street property from the adjoining Ontario Street property removed. This raises the spectre of traffic being able to traverse the properties directly to and from Albert and Ontario Streets. Even in the event the Change Application were to be granted, I have concerns about this possibility and request that regulation be put in place preventing this: in other words a substantial permanent fence. The difficulties of enforcing any such regulation without a permanent fence are obvious. Effective enforcement would be onerous on the City. The easiest way to avoid the problem is not to approve the Change Application.

(b) The use of Ontario Street properties as inns should not be seen as a precedent justifying approving the Change Application on Albert Street. Unlike Ontario Street, Albert Street is a quiet, residential street. It is not the commercial neighbourhood that is Ontario Street. In this regard, even if the Change Application were to be granted, I would request that severe limitations be placed on the scope of commercial activities which could be permitted. In

this regard, I would request a complete prohibition of sales of food, alcohol and drugs on and from 220 Albert Street. Further, there should be a strict limitation on the number of people who could be present at 220 Albert Street (whether in the house or outside) at any time. Again, there should be a requirement of a permanent fence, without a gate, to prevent occupants moving between 220 Albert Street and Ms Headley's other properties. As set out above, approving the Change Application will result in the City being faced with unnecessary enforcement obligations if it is to protect the residential character of Albert Street. The easiest way to avoid the problem is not to approve the Change Application.

Thank you for taking the time to consider the foregoing concerns.

Dominic Clarke



From: [Lorraine Gordon](#)
To: [Alexander Burnett](#)
Subject: Sally's Place on Albert St. - concerns
Date: June 6, 2025 2:56:41 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Burnett,

I am very concerned and dismayed to see the proposal for changing the zoning for 220 Albert Street from Residential Third Density to Mixed-Use Residential. Altering the now triplex to an inn would change the character of Albert Street, a quiet residential street, to a more commercial environment. *Sally's Place* doesn't belong on Albert Street if it's slated to be an inn. The inn designation means there is no on-site supervision. Should the tenants become disruptive there is no one to direct a complaint to. I can only see problems and chaos for those of us living on the street.

As well, there is a very busy park across the street from the building. If you change the zoning to an inn it raises a lot of safety issues.

I understand the fences have been removed between the buildings. That results in a thoroughfare from Ontario Street to Albert Street which could bring more traffic to Albert Street.

Despite your letter's claim that "all required parking spaces for an inn with three dwelling units may be located within the existing driveway" if you're adding additional units I don't believe there will be adequate parking. There are enough parking issues on the street already.

When I bought my home I was welcomed into a tranquil neighbourhood. One where everyone knew one another. I trust the City can maintain this way of life for all of us.

Lorraine Gordon



From: [Pat Reavy](#)
To: [Alexander Burnett](#)
Cc: [Pat Reavy](#); [Denis Beatty](#)
Subject: Concerns re Rezoning Application 203-25; 220 Albert Street
Date: June 7, 2025 1:49:51 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Burnett,

We are writing to convey our lack of support for Rezoning Application 203-25; 220 Albert Street.

A) Undermines the Residential Character of Albert Street between Nile and Front

When we thought about moving to Stratford, the realtor showed us many beautiful properties but all of them were on very busy streets e.g. the corner of Waterloo and Elizabeth. Then we found [REDACTED]; built in 1923 on a quiet residential street near the wonderful Optimist Playground.

The Optimists obviously believed that this was a safe, quiet, residential area or they would not have invested the resources to create such a jewel for families in the City. The City also demonstrated their commitment to the residential character of this street when they included multiple traffic-calming initiatives in their 2024 very expensive sewer- and street- upgrading project..

B) Reduction of Long-term Rental Units

Many of the larger triplexes on this section of Albert Street, have offered long-term rental units for decades, thus supporting the City Council's desire to protect this type of accommodation in Stratford. If successful, this Rezoning application will remove at least 3 long-term rental units from the City's portfolio.

C) Commercialization Implications of this Application

The rezoning application for 220 Albert Street is attempting to alter the use and character of our neighbourhood. If successful, it will set a precedent for

Ms. Headley and/or other "investors" to replicate the "inn" concept, removing even more long-term rental accommodation. In addition this type of establishment is commercial, has no capacity-limitations in the current bylaws, and has no on-site supervision to monitor safety, disturbances or illegal activity.

D) Apparent Lack of Respect for Neighbourhood Dynamics, Values and Proximity to a Large Neighbourhood Children's Playground

Seem to be reflected in Ms. Headley's:

- 1) application to the Province to have the properties of 299 and 295 Ontario Street and 220 Albert Street identified legally as one commercial property,
- 2) removing the fence between the Ontario Street properties and 220 Albert without prior approval,
- 3) cutting down a large, mature, seemingly healthy tree without the neighbours knowing if this was approved,
- 4) creating an unregulated "road" from Ontario to Albert Street without approval
- 5) installing a large business sign on the front yard of 220 Albert (which now is illuminated at night by a bright light)

ALL before the rezoning application was tabled with the City.

Thank you for providing an opportunity to comment on Rezoning Application 203-25 and for including them in the report to Council.

Pat Reavy and Denis Beatty



From: [Katharine Beverly](#)
To: [Alexander Burnett](#)
Subject: Re: Zone Change Application Z03-25 (220 Albert St)
Date: June 8, 2025 10:37:57 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Burnett,


We are writing to express our concerns In regards to the Zone Change Application to 220 Albert Street.

We oppose Zone Change Application Z03-25 to permit the conversion of the existing triplex at 220 Albert St. into an inn for a number of reasons.

- 1) Permitting 220 Albert St. to be converted into short-term rentals would result in the loss of 3 rental units. These units were homes - homes in a stable neighbourhood, in a good location, which allowed people to be part of our community. Transforming these housing units into short-term rental units means that there will be 3 fewer housing options for residents.
- 2) The use of the euphemistic term "inn" is a deceptive way to describe this business. Sally's Place has their other short-term rental properties (on Ontario St.) listed on Airbnb. It seems misleading to call an Airbnb facility an inn.
- 3) Rezoning 220 Albert St from an R3 Zone (which allows for a mix of residential buildings) to an R3/MUR Zone (permitting the operation of a short-term rental business) will set a dangerous precedent for the city at large by encouraging more landlords to turn existing housing into lucrative short-term rentals. This is not in the best interest of Stratford residents and does not fit well with the City's purported aim of creating more housing that is stable, "available, affordable, appropriate, and achievable".
- 4) The large business sign at the front of the yard, which is brightly illuminated at night, negatively impacts the residential character of the neighbourhood.
- 5) The loss of social capital is one of the negative community consequences which arise from short-term rentals. Knowing our neighbours fosters feelings of trust, connection, reciprocity (very helpful for eldercare), security, and builds cohesive networks in our neighbourhood. And another negative community consequence is, to reiterate our first point, that there will be fewer housing options for the community in general.

Thank you for your consideration of our concerns.

Katharine Beverly & Larry Beattie



Sally's Place



June 9th, 2025

RECEIVED
CITY OF STRATFORD

JUN 09 2025

BUILDING AND PLANNING
SERVICES

Dear Mr. Ritsma, Mayor, City of Stratford Council members, Planning Dept. And Neighbours:

Re: Sally's Place - Sally Headley, Zone Application Change Z03-25 for 220 Albert St.

My name is Barbara Spears and I have worked for Sally Headley for 16 years and continue to be a full support in these lovely homes. Sally's Place, a home away from home, at 295 and 299 Ontario Street are fully furnished apartments and rented out to the festival guests in the summer and longer term guests in the winter.

I support the zoning change for 220 Albert Street as there is an extreme need for the short term rentals in the summer for guests/tourists to come and spend their money in our beautiful city while shopping, visiting the many restaurants and purchasing festival tickets. There are so many guests that I have had to turn away as we had been already booked and having 3 more units will help accommodate these guests.

We house people in the middle of buying and selling their homes, people who live in a trailer park over the summer and come to us over the winter and teachers or doctors and even the fire chief has stayed with us at Sally's Place. Foreign factory workers are our major guests during the off season and are waiting for 220 Albert Street to be open.

Sally has hired many workers to help keep this business running like cleaners, a bookkeeper, a maintenance man and myself who take all the bookings and have loved visiting with the many guests who come to stay with us. A lot of our summer customers are repeats and are like family who I have become very close to over the years.

Sally has enjoyed coming to Stratford and living here every six month of the year and in previous years has had a working visa and a student visa which enabled her to graduate from the University of Waterloo with an Honours Bachelor of Arts in English Literature degree. After a few visitor extensions and applications for another working visa, last week she was approved again and is thrilled.

This is great news for Sally as she happily loves to decorate and put her own touch into the renovations she is completing at 220 Albert Street and will be able to stay and watch her dream come true.

On behalf of Sally, myself and staff here at Sally's Place, we appreciate your consideration into approving the zone change. If you have any questions or concerns, please feel free to contact Sally or myself at [REDACTED] please drop in. Thank you.

Warm Regards,

Barbara Spears
Manager
Sally's Place

JUN 09 2025
June 9, 2025

BUILDING AND PLANNING
SERVICES

Dear Mr. Martin Ritsma, Mayor and City of Stratford Council

Re: Zone Change Application Z03-25, Sally's Place, c/o Sally Headley

I write to you in support of Sally Headley's application for a zone change of 220 Albert St. to enable her to rent out her tri-plex on a short term basis running as an "inn". The "inn" meaning she does not have to live on the premises.

This property at 220 Albert St. has been merged on title with her other two properties running as Sally's Place located at 295 & 299 Ontario St. in Stratford. Sally's Place has provided short term and long term accommodations for over 20 years. Sally Headley has invested \$2-3 million dollars into these properties and her Canadian, American, Asian and European guests have brought oodles of money into this city by their shopping, fine dining, purchasing of theatre tickets and exploring this city and area.

It is important for you to know that Sally Headley is an American. As she is a non-resident of Canada, she is required to file UHT (Underused Housing Tax) returns with the Canadian government as well as filing Canadian and U.S. Tax returns. This new filing requirement for non-residents took effect January 1, 2022. The UHT rules require Sally to rent out her units for at least 180 days on a long term basis each year. If she does not, there is a 1% charge on the FMV (fair market value) or the assessed value of the property to be remitted to the Receiver General of Canada. eg. 1% on \$800,000 equals \$8,000.

You can see why Sally and Barbara Spears, the manager try very, very hard to have the apartments rented out long term for half the year, and short term for the other.

Sally has been fortunate to have the need met by a large manufacturing company in Stratford who annually requires apartments for 3, 4 months or more at a time and she also has people from campgrounds who love the outdoors and live in their trailers for most of the year and need a temporary stay during the winter months.

Sally currently has a waiting list for people to rent her 220 Albert St. tri-plex. She knows if the zone change is approved, she must apply for a short term rental license with the city and collect and remit the 4% Municipal Accommodations Tax as she already does with her 295 & 299 Ontario St. properties.

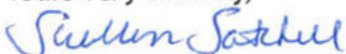
Barbara and Sally are very grateful to you who have supported her and also the hiring of additional staff to help in enforcing the rental by-laws in place.

Last week Sally was very pleased to finally hear that her working visa has been approved and she will be able to stay in Canada for a couple more years and live at 220 Albert St.

Thank you very much for taking the time to read and process your decision in hopes of approving the zone application change.

Each application is unique and if you are worried about Sally's predecessors, she has a will in place leaving "Sally's Place" to 2/3 to her grandchildren who love Canada just as much as she does and 1/3 to a Canadian Stratford resident.

Yours very sincerely,



Suellen Satchell, Bookkeeper of Sally's Place

From: [REDACTED]
To: [Alexander Burnett](#)
Subject: Please include my comments for the public meeting
Date: June 9, 2025 8:50:37 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

**Zone Change Application Z03-25
Sally's Place (c/o Sally Headley)
220 Albert Street
Plan 20 E PART LOT 222
City of Stratford**

Dear Mr Burnett,

Please include my comments for the public meeting.

I fully support the change to an Inn for 220 Albert St.

We have Inns throughout the city who have applied and successfully been approved as a commercial Inn. The proximity to theatres, restaurants and shopping will have a positive impact to the economic viability of the downtown core.

I appreciate this applicant came forward to register as a legal accommodation as we have hundreds of unlicensed accommodations who fly under the radar, not contributing economically to the city or abiding by fire safety and building code regulations.

Barb Shaughnessy,

From: [Michael Reneau](#)
To: [Alexander Burnett](#)
Subject: Sallys Place Application Z03-25
Date: June 10, 2025 3:47:39 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Alexander,

I in receipt of a application for a zone change and I was compelled immediately to drop a note saying that we are in full favour of this request

The property is (as I am sure you know if you have done a visit) ideally set up for this scenario with ample parking and property and the building/property itself is in great repair. The street and adjacent area already have B&B and in fact a multiroom facility has been approved at Nile.

The town needs more inn facilities for the Theater and the customers that come to our town - this is a win-win for business and tourists alike. Sally is a well known excellent operator and it will be an improvement to the neighbourhood with minimal disruption from what is already there. I am confident that what is done to the home will improve its value and of those around.

Sally's team are professional with a long track record of success, teamwork, fair play, support and mostly - doing it by the book - i see no reason why this will not be duplicated here.

In my opinion there are many projects that are approved in this town that make one's head spin with little value - this is not one of them. Do the right thing and fast track this zone change through - for all the benefits it will provide - it's a no brainer.

See you in a few weeks

Very best and sincerely

MJR

--



Michael J Reneau - Owner
The Strat Guest House