
MINUTES

Affordable Housing Advisory Committee

Thursday, May 21, 2026 – 3:00 p.m.

Civic Square: (60 East Main Street, Welland, ON L3B 3X4)

Meeting Room C

HYBRID/ZOOM: <https://wellandca.zoom.us/j/82963314821>

Present: Councillor Adam Moote (**CAM**), Anthony Gatti (Task Force) (**AG**), Susan Mifsud (**SM**), Elizabeth Paprzycki, Project Development Habitat Niagara (**EP**), Paul Turner (Task Force) (**PT**), Leslie Bellingham (**LB**)

Absent with Regrets: Grant Munday, Director of Planning and Development (**GM**), Sherry Visser-Fleming (**SV**), Councillor David McLeod (**CM**), Stacey Baker (**SB**)

Also Present: Nicolas Aiello, Manager of Policy Planning (Staff Liaison) (**NA**)

MEETING CALLED TO ORDER AT: 3:05 P.M.

A. LAND ACKNOWLEDGMENT

“Welland is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOW-nee), and the Anishinaabe (Ah-nish-ihNAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Welland today. Welland stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.”

1. APPROVAL OF AGENDA

Mover: (CAM)

That the agenda for May 21, 2026, meeting of Affordable Housing Advisory Committee be approved, as presented.

CARRIED

2. DECLARATIONS OF INTEREST

2.1 Conflict of Interest – “Having reviewed the agenda, does any committee

member have a need to disclose a direct or indirect pecuniary interest with respect to today's agenda?"

THERE WERE NONE

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.1 Mover: (SM)

That the minutes of April 16, 2026, meeting of Affordable Housing Advisory Committee be approved as amended.

CARRIED

4. PRESENTATIONS – There were no presentations at this meeting.

5. DISCUSSION ITEMS

5.1 Marco's Peace and Politics Class

The committee discussed ongoing engagement with a Peace and Politics class at Notre Dame College school.

(NA) Stated that students in the class are currently exploring topics related to affordable housing and are participating in structured debates on complex and sometimes controversial issues.

(NA) Stated that these discussions are designed to challenge students to think critically and to evaluate differing perspectives, even those they may not personally agree with.

(CAM) Noted that students often presented creative and idealistic solutions, such as multi-generational housing, while panelists provided practical insights into real-world challenges such as financial constraints, cultural expectations, and systemic barriers.

(CAM) Recognized the value of this initiative in helping students better understand the realities of housing policy and development.

(CAM) Suggested strengthening engagement with the class by potentially sharing committee work, providing guest speakers, and encouraging youth involvement in affordable housing initiatives and local governance.

The committee agreed that follow-up discussions with the teacher would take place to explore these opportunities further.

5.2 Committee Land Acknowledgment

(SM) A revised land acknowledgement, prepared by (SV) and presented by (SM), was introduced for consideration.

(SM) Stated the revised version builds upon the traditional acknowledgement by explicitly connecting it to the work of the committee, particularly in relation to housing

development, land use, and historical impacts on Indigenous communities.

(SM) The revised statement acknowledges the ongoing effects of displacement and inequities in access to safe, affordable, and culturally appropriate housing for Indigenous people. It also introduces a commitment for the committee to approach its work with greater awareness, responsibility, and a focus on reconciliation and equitable decision-making.

(PT) Expressed strong support for the revised wording and agreed that it provided a more meaningful and action-oriented approach.

(NA) Suggested to include specific reference to the Six Nations of the Grand River.

(PT) Advised the draft will be circulated to all committee members for further review and feedback before being formally adopted at a future meeting.

5.3 Update: Affordable Housing Video

(PT) Provided an update regarding the committee's affordable housing video project. Stated the project has been temporarily paused due to competing priorities but is expected to resume in early June.

(SM) Re-affirmed that the messaging within the video must reflect a shared understanding among committee members.

(NA) Suggested that the committee identify a set of three to five core themes to guide the content and ensure consistency of the video.

The committee agreed that developing and reviewing draft content collaboratively would help ensure the final product accurately represents the committee's goals and values.

5.4 Update: Affordable Housing Projects

Deere Street

(NA) Reported that the Deere Street project is progressing well and is currently at the drywall stage of construction. Occupancy is anticipated for July 2026.

(SM) Stated there are ongoing discussions regarding potential partnerships with organizations such as the Hope Centre and the YWCA to support placement of residents.

(PT) The development will house approximately six individuals and is intended for residents with lower support needs to help ensure the success of the initial project.

Kilgore Street

(NA) Stated the Kilgore Street project is currently undergoing the site plan approval process. Stated that while initial reviews are completed quickly, it is common for multiple rounds of comments to be required. As a result, the timeline for approval could range from several weeks to a few months before construction can begin.

Crowthers Street

(NA) Stated the Crowthers Street project remains in a holding pattern as decisions are pending from key development partners. Stated conversations continue with involved

organizations, and further updates will be provided once direction is confirmed.

(NA) Stated the Southridge development, led by Nate Dirks, is advancing through both the site plan and funding application stages. Securing funding remains a significant challenge for the project currently.

(NA) Stated the regional project in the Dain City/Denistoun area is in its early stages. Stated that work is currently focused on land transfer arrangements and environmental assessments required before development can proceed.

6. MOTIONS – There were no motions at this meeting.

7. OTHER BUSINESS

(PT) Discussed an upcoming community event titled “compassionate community,” scheduled for May 28, 2026. The event has nearly reached full capacity, with over 300 tickets sold.

(SM) The event aims to bring together diverse sectors of the community, including education, healthcare, Indigenous groups, and social service organizations, to promote collaboration and reduce polarization. Follow-up engagement opportunities, including conversation cafés, are planned to continue dialogue within the community. Stated the keynote speaker will be Megan Sinclair, who will speak on themes of belonging and connection.

8. ROUNDTABLE - None

9. ADJOURNMENT

Mover: (SM)

That there being no further business, the meeting be adjourned at 3:37 P.M.

CARRIED