Phase 1 Options at a Glance

Land Stewardship Working Group | Faith Formation, October 25, 2026 | 69 and 71 Stirling Ave N and 241 Weber St E

The options differ mainly in **how much ownership, say and responsibility Stirling keeps**.
Today's conversation is about direction. Nothing today commits Stirling to build or to spend money.

◄ *Less Stirling control* *More Stirling control* ►

	Option 1 Donate the land	Option 2 Work with a partner	Option 3 Stirling independent
In brief	Give the land to an organization that builds and runs affordable housing.	Build and run the housing with one or more partners. Stirling's share of ownership and say is negotiated.	Stirling builds and owns the housing through its own not-for-profit, hiring experts as needed.
Stirling's ownership	None after the gift.	Could range from minority to majority.	100%.
Stirling's say	Only conditions attached to the gift (what is possible is still to be confirmed).	From influence over design, tenants and some units, up to a majority say shared with partners.	Full.
Stirling's ongoing role	None.	For example, board seats on a new not-for-profit.	Owns and governs the not-for-profit and hires a property manager. All long-term responsibility stays with Stirling.
Outside help needed	None; the recipient does the development.	A development manager and a long-term partner. One organization could fill both roles.	A development manager, builders and a property manager. Possibly smaller partners, not necessarily long-term.
Financial implications for Stirling	No financial commitment once the land is donated.	The land is Stirling's main contribution. Costs include legal fees for a partnership agreement, setting up a not-for-profit and possibly start-up funds for a development manager. Terms to be negotiated.	A minimum of about $10 million upfront, comparable to Habitat's outlay on its roughly 60-unit Kitchener site. Income only once debt is paid down.
Reconciliation	The fullest expression if the land goes to OAHS, but Stirling has no further role.	Through tenancy, design and use of space (for example, space for Indigenous artists), and possibly a dedicated Phase 2. Indigenous consultation continues in November.	As for Option 2, with Stirling carrying it alone.
Examples	OAHS (Ontario Aboriginal Housing Services); Union Co-op.	• Union Co-op • Thresholds Homes and Supports • St. Paul's Lutheran partnered with Beyond Housing and Parents for Community Living	Historic St. Paul's Lutheran, Kitchener: have a "not-for-profit" corporation which in turn is building on their site. Will have both market-rate and affordable units.
To consider	Are we prepared to give up the land and any ongoing say?	How much say do we want to keep, and with whom? What responsibility are we willing to accept?	Do we have the money, people and energy to carry this for 20+ years?

The working group's view. We recommend Option 2, working with a partner. Donating ends Stirling's say in how the land serves the community, and going it alone would take at least about $10 million and long-term capacity we may not have. Option 2 needs a development manager and a long-term partner.
We want to hear whether you agree, and what you need to know.

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