



The Corporation of the City of Stratford
Ad-Hoc Grand Trunk Renewal Committee
MINUTES

Date: March 17, 2025

Time: 4:00 P.M.

Location: City Hall Auditorium

Ad-Hoc Committee Present: Mayor Martin Ritsma, Barb Cottle, Franklin Famme, Mark Vandenbosch, Nic Flanagan, Paul Parlee, Ron Dodson, Trudy Jonkman, Ryen Ropp Robinson, Zach Schultz

Regrets: Dan Mathieson - Chair Presiding, Melanie Hare, Stephen Mitchell

Staff Present: Emily Robson - Corporate Initiatives Lead, Joani Gerber - CEO of investStratford, Adam Betteridge - Director of Building and Planning Services, Tim Wolfe - Director of Community Services, Victoria Trotter - Recording Secretary

Also Present Joe Svec – Svec Group, Rock Wang – UrbanEdge Advisors, Working Group Members, Media, Members of the Public

1. Call to Order

The Chair called the Meeting to Order.

Land Acknowledgement.

Moment of Silent Reflection.

Respect in the Workplace Statement.

Regrets were provided from Joan Thomson - Chief Administrative Officer, Melanie Hare, Stephen Mitchell and Dan Mathieson.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

None were declared at the March 17, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting.

3. Adoption of Previous Minutes:

Motion by: Paul Parlee

Seconded by: Trudy Jonkman

THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated February 11, 2025 be adopted as printed.

Carried

4. Delegation Requests

None were scheduled.

5. Business Arising from Previous Minutes

5.1 Follow-Up on Key recommendations to Council

Mayor Ritsma stated unanimous support from Council was received on the four recommendations at the February 24 meeting.

In response to questions Mayor Ritsma stated 4 members of Council were absent from the February 24 meeting.

6. New Business

6.1 Development Strategy: Planning and Process

Joe Svec, Svec Group and Rock Wang, President, UrbanEdge Advisors have been engaged to prepare and present development scenarios for the

Grand Trunk site. They presented on the development context in Stratford and key considerations. Highlights of the presentation included:

- comparing the implications of locating a new community facility in the superstructure versus elsewhere on the GTR site;
- the scope of work and timeline includes the following:
 - gathering relevant inputs from the committee and staff;
 - evaluation of scenarios;
 - presentation of scenarios;
 - RFP with private sector input;
 - review of tenders, interviews, adjustments to plan;
 - finalize concept and funding model with partner;
 - execution;
- site objectives include public space and community uses, residential development, and parking
- will assess cost difference between repurposing the GTR building and reusing heritage building;
- western portion of the building is on contaminated land and appears to have the least amount of land value;
- housing demand suggests rental building with wood frame construction and surface parking;
- likely interest from existing regional landlords.

A discussion took place following the presentation. Highlights of the discussion included:

- there is currently no call on the market for condominium ownership;
- current zoning permits housing and a range of other uses;
- important to determine what servicing is currently on the site and what can be accommodated in the future;

- Expressions of Interest will assist in determining what type of private sector interest there currently is for the site;
- there is a specific designation for the Grand Trunk site in the Official Plan;
- consultants will come back to the Committee with various options and the costs attached to them for consideration

7. Working Group and Staff Updates

7.1 Partnership

No report provided.

7.2 Vision, Planning & Architecture

No report provided.

7.3 Real Estate, Legal & Finance

No report provided.

7.4 Communications, Advocacy, Civic Engagement

John Kastner noted as a result of the recommendations being approved by Council, the Communications, Advocacy and Civic Engagement Working Group will begin working with the City on probable or permissible options for activation including tours of the location and working with the youth representatives on the Ad-Hoc Committee to gain a youth perspective.

7.5 Infrastructure & Environment

Stephen Cooper noted the Working Group has been reviewing the work completed by staff and are going to follow up and confirm the baseline for completed environmental work.

7.6 Working Group Coordinators

No report provided.

7.7 Staff Update

Emily Robson stated the Q3 and Q4 status update was attached to the agenda for review. An updated work plan will be presented at the April meeting.

8. Date of Next Meeting

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is Tuesday, April 22, 2025 in the Auditorium, City Hall.

9. Adjournment

Motion by: Mark Vandenberg

Seconded by: Nic Flanagan

THAT the March 17, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn.

Carried

Meeting Start Time: 4:00 P.M.

Meeting End Time: 5:50 P.M.