



## **STRATFORD CITY COUNCIL ADDENDUM**

Adoption of Addendum to the Regular Council Agenda:

Motion by

**THAT the Addendum to the Regular Agenda of Council dated August 14, 2023, be added to the agenda as printed to include the following:**

### **7.0 Orders of the Day:**

7.10 Mid-Year Update – Grand Trunk Block Redevelopment Strategy (COU23-100)

Attachment – Management Report dated August 14, 2023

Motion by

**Staff Recommendation: THAT the Report titled, "Mid-Year Update – Grand Trunk Block Redevelopment Strategy" (COU23-100), be received for information.**

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## MANAGEMENT REPORT

**Date:** August 14, 2023  
**To:** Mayor and Councillors  
**From:** Joan Thomson, Chief Administrative Officer  
**Report #:** COU23-100  
**Attachments:** None

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**Title:** Mid-Year Update – Grand Trunk Block Redevelopment Strategy

**Objective:** To provide City Council with a mid-year progress update on the Grand Trunk Block Redevelopment.

**Background:** On January 24, 2023, City Council approved an Action Plan to advance the redevelopment of various parcels contained within the Grand Trunk Block. This report provides an update on progress and changes to date during 2023.

### **Analysis:**

#### **Mid-Year Plan Update:**

##### Environmental Permitting

Given the challenges associated with environmental permitting, and the implications for many future parcel by parcel developments at the site, staff led an effort early in 2023 to confirm an alternative permitting process with the Ministry of Environment Conservation and Parks (MECP). This new streamlined process was documented in writing to Ministry staff and confirmed during an online meeting. The time required for environmental approvals is now expected to be approximately one year compared with over 4 years experienced for the YMCA/Community Hub portion of the existing historic structure.

This specific 18-acre site has already been extensively evaluated from an environmental perspective. This modified process is intended to address administrative delay only and will not diminish proper environmental remediation prior to construction. Protection of human health and the natural environment will remain the top priority during redevelopment activities.

## Establishment of Ad-Hoc Grand Trunk Renewal Committee

This committee was established earlier in 2023 to provide support and a forum for input and exchange of ideas on the renewal of the Grand Trunk Building. The committee chair was appointed in July. All members of the committee are expected to be appointed by October with committee activity commencing at that time.

## Action Plan Projects

This Action Plan approved earlier in 2023 includes six (6) parallel projects to maintain the momentum achieved in 2022 as described below.

- Long-Term Care Facilities in Block 2D and 2E
- UW Student Residence Building
- YMCA/Community Hub Building
- Design of Site Roadways and Utilities/Services
- Update to Site Layout Drawing to Illustrate each Developable Parcel
- Community Hub Fundraising

The status of each project is provided below.

### 1. Long-Term Care Facilities in Block 2D and 2E

Environmental field investigations were completed in January 2023. Staff and the long-term care developer worked diligently during the February to April period to create a feasible and timely approach for property remediation and MECP approvals. However, timing constraints related to provincial funding caused the developer to shift efforts to a different property within the City. There are currently no other proposals to develop a long-term care facility at the site.

### 2. UW Student Residence Building

The University of Waterloo (UW) is currently undertaking a building location study to determine the optimal location for a new student residence building. UW has retained an architectural firm to complete this initial conceptual design assignment. There is regular liaison between UW staff and the City's project manager. UW has yet to commit to construction of this new building and the dates shown below are speculative based on anticipated project stages.

<b><i>Task</i></b>	<b><i>Target Dates</i></b>
1) Completion of location study	October 2023
2) UW Internal Feasibility Review	Fall 2023/Winter 2024

3) Strategy for Environmental Permitting	Fall 2023
4) MECP Consultation	Winter 2024
5) Streamlined Permitting Process	2024
6) Receipt of Approval to Construct	Prior to Year End 2024
7) Remedial Measures Completed by City	2024
8) Construction	Possible by Early 2025

**Note:** Based on a prior Agreement with UW, the City is responsible for remedial measures on the 8 acres designated as current and future UW lands.

### 3. YMCA/Community Hub Building

Staff are currently seeking to begin the preliminary scoping effort with the YMCA and it's architect. It is anticipated that design scoping will begin in the fall of 2024.

<i><b>Task</b></i>	<i><b>Target Dates</b></i>
1) MECP Environmental Approval	Issued in 2022
2) Preliminary Scoping with YMCA Architect	Fall 2023/Winter 2024
3) Community and Stakeholder Input	Early 2024
4) Architectural Design and Costing	2024
5) Community and Stakeholder Input	Late 2024
6) Final Draft Project Details and Budget	Late 2024
7) City Council and YMCA Endorsement	Early 2025
8) Construction	2025

### 4. Design of Site Roadways and Utilities/Services

The design of internal roadways and all needed site services is currently underway. Finalizing these designs is contingent on the YMCA and UW confirming the precise locations of their future facilities. For example, the original YMCA floorplans extended well beyond the limits of the existing historic structure. Given the knowledge gained from recent building restoration work, the YMCA may choose to locate its entire facility within the historic building and save the expense of a new structure.

<i><b>Task</b></i>	<i><b>Target Dates</b></i>
1) Detailed Topographic Survey	Completed by Staff in 2022
2) Legal Survey	Complete
3) Conceptual Servicing Plan	Complete subject to UW input
4) Preliminary Design	Underway

- 5) Final Designs for Roads and Utilities/Services Winter 2024
- 6) Staged Construction Activities Beginning Late 2024

#### 5. Update to Site Layout/Developable Parcels

<i><b>Task</b></i>	<i><b>Target Dates</b></i>
1) Detailed Topographic Survey	Completed by Staff in 2022
2) Legal Survey	Complete
3) Conceptual Layout Options	Late 2023
4) Confirmation of YMCA and UW Parcels	Late 2023
5) Options Assessment for Existing Building	Fall 2023
6) Completion of Updated Site Layout	Early 2024

#### 6. Community Hub Fundraising

It is premature to begin fundraising prior to updating the YMCA/Community Hub concept later in 2023. The Ad Hoc Grand Trunk Renewal Committee will play a key role establishing a fundraising plan.

### **Financial Implications:**

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

The 2023 Capital Budget for the Cooper Block project currently includes \$2.5 million which is sufficient to fund all the necessary environmental, servicing, design and management expenditures as outlined in the Action Plan. These funds are available in the Grand Trunk Community Hub [GTCH] reserve fund.

Funding for construction of internal roadways and services will likely be carried forward to 2024 pending approval through the normal budget process.

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

Funding for 2024 will be included in the Draft 2024 budget for Council's consideration.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Widening our Economic Opportunities**

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

**Alignment with One Planet Principles:****Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

**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.

**Travel and Transport**

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

**Material and Products**

Using materials from sustainable sources and promoting products which help people reduce consumption.

**Staff Recommendation: THAT the Report titled, "Mid-Year Update – Grand Trunk Block Redevelopment Strategy" (COU23-100), be received for information.**

**Recommended by:** Joan Thomson, Chief Administrative Officer



## **STRATFORD CITY COUNCIL ADDENDA**

Adoption of Addenda to the Regular Council Agenda:

Motion by

**THAT the Addenda to the Regular Agenda of Council dated August 14, 2023, be added to the agenda as printed to include the following:**

### **7.0 Orders of the Day:**

#### **7.7 Resolution - Community Transportation – Legal Partnership Agreements, 2024 Financial Information and Ridership Data (COU23-095)**

Following finalizing of Report COU23-095 correspondence was received from the Ministry of Transportation Ontario (MTO) regarding additional funding that may be available for the Community Transportation Grant Program (CT project).

Municipalities have been advised that if additional funding is required to assist with financial shortfalls until the end of the pilot program in March 2025, that a request can be submitted by September 29, 2023. Requests will be reviewed and approved on a case-by-case basis. If approved, this funding, along with our already approved CT allocation, must be used by March 31, 2025.

Further, recipients that are willing to submit a council resolution committing to long-term, ongoing funding for their CT projects will be prioritized for this funding. Should the City wish to transition into the Gas Tax program after the end of the CT Program, submission of a council resolution will be a requirement to be eligible for the Gas Tax program.

On Thursday August 17<sup>th</sup> City Staff have been invited to attend a question and answer session with the MTO to further discuss the above announcement.

Provided for the information of Council.

- 7.11 Tender award – T – 2023 – 47 - Balcony Repairs for 45 Buckingham Drive, Stratford and 270 Queen Street West, St. Marys, Ontario (COU23-101)

Attachment – Report COU23-101 dated August 14, 2023

Motion by

**Staff Recommendation: THAT the Tender (T-2023-47) for Balcony Repairs at 270 Queen Street West, St. Marys, be awarded to Quality Connect Construction Inc. at a total cost of \$101,550.00, including HST;**

**THAT the Tender (T-2023-47) for Balcony Repairs at 45 Buckingham Drive, Stratford, be awarded to Registon Building Restoration Ltd. at a total cost of \$142,000.00, including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreements for Tender T-2023-47.**

#### **11.0 Reading of the By-laws:**

- 11.10 To authorize the acceptance of a tender and the entering into and execution of a contract with Quality Connect Construction Inc. for balcony repairs at 270 Queen Street West, St. Marys (T-2023-47).

Attachment – Draft By-law 11.10

- 11.11 To authorize the acceptance of a tender and the entering into and execution of a contract with Registon Building Restoration Ltd. for balcony repairs at 45 Buckingham Drive, Stratford (T-2023-47).

Attachment – Draft By-law 11.11



## MANAGEMENT REPORT

**Date:** August 14, 2023  
**To:** Mayor and Council  
**From:** Jeff Wilson, Manager of Housing  
Kim McElroy, Director of Social Services  
**Report #:** COU23-101  
**Attachments:** Bid Summary – 270 Queen Street West, St. Marys – Balcony Repairs  
Bid Summary – 45 Buckingham Drive, Stratford – Balcony Repairs

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**Title:** Tender award – T – 2023 – 47 - Balcony Repairs for 45 Buckingham Drive, Stratford and 270 Queen Street West, St. Marys, Ontario

**Objective:** To obtain Council approval to award tender T – 2023 – 47 - Balcony Repairs for 45 Buckingham Drive, Stratford and 270 Queen Street West, St. Marys.

**Background:** MTE Consultants undertook a structural investigation of the balconies located at 45 Buckingham Drive, Stratford and 270 Queen Street West, St. Marys, owned by the Perth & Stratford Housing Corporation, and determined there were deficiencies which needed to be remedied to ensure the integrity of the balconies and the safety of tenants. A tender was released on July 11, 2023, and the submission period closed on August 2, 2023. There were 15 plan takers for the project, 11 registered companies attended the site with 9 submissions being formally submitted. All submissions met or exceeded the criteria in the tender including attendance at the mandatory site visit prior to submission. Staff engaged MTE Consultants to support the administration of this tender and project.

**Analysis:** Balcony repairs and revitalizations at these buildings had been anticipated to occur over the next ten years and have been included in capital budget projections. However, following inspections and testing by MTE Consultants, it was recommended that the structural deterioration required repair. MTE Consultants provided the investigation and testing, design and tendering, and construction review and contract administrations services at a quoted cost of \$43,500.

Following the recommendation of MTE Consultants, staff are recommending that the tender be awarded to Quality Connect Construction Inc. at a cost of \$101,550.00 including HST for 270 Queen Street West, St. Marys and to Registon Building Restoration Ltd. at a cost of \$142,000.00 including HST for 45 Buckingham Drive,

Stratford, as each were the lowest bidder for the respective building. References and qualifications were verified for each contractor.

### **Financial Implications:**

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

The 2023 budget for balcony repairs was \$35,000. At \$243,550, this is a difference of \$208,550. Staff are working to identify savings from other capital projects or to partner with other levels of government to secure funding for this project.

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

The balcony repairs are being done ahead of schedule. With the repairs, the balconies can be expected to last a further 40 to 50 years. As such, the asset management plan and the 10-year forecast will be updated.

### **Alignment with Strategic Priorities:**

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

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

**Not applicable:** This report does not directly relate to one of the One Planet Principles.

**Staff Recommendation: THAT the Tender (T-2023-47) for Balcony Repairs at 270 Queen Street West, St. Marys, be awarded to Quality Connect Construction Inc. at a total cost of \$101,550.00, including HST;**

**THAT the Tender (T-2023-47) for Balcony Repairs at 45 Buckingham Drive, Stratford, be awarded to Registon Building Restoration Ltd. at a total cost of \$142,000.00, including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreements for Tender T-2023-47.**

<b>Prepared by:</b>	Jeff Wilson, Manager of Housing
<b>Recommended by:</b>	Kim McElroy, Director of Social Services
	Joan Thomson, Chief Administrative Officer



Bid Summary – T-2023-47 for Balcony Repairs at 270 Queen Street West, St. Marys

1. Quality Connect Construction Inc.:	\$101,550.00
2. Registon Building Restoration Ltd.:	\$159,200.00
3. TGV Construction Group Inc.:	\$160,200.00
4. Riviera Restoration Services Ltd:	\$222,645.00
5. Brook Restoration Ltd.:	\$255,979.00
6. SST Group of Construction Companies Ltd:	\$288,410.00
7. K.I.B Building Restoration Inc:	\$352,430.00
8. Icon Restoration Services Inc.:	\$356,346.30
9. Tradition Construction Inc:	\$383,596.05



Bid Summary – T-2023-47 for Balcony Repairs at 45 Buckingham Drive, Stratford

1. Registon Building Restoration Ltd.:	\$142,000.00
2. Riviera Restoration Services Ltd:	\$151,325.00
3. Quality Connect Construction Inc.:	\$175,000.00
4. Brook Restoration Ltd.:	\$236,815.00
5. TGV Construction Group Inc.:	\$270,450.00
6. Tradition Construction Inc:	\$361,654.56
7. K.I.B Building Restoration Inc:	\$395,312.00
8. Icon Restoration Services Inc.:	\$466,244.75
9. SST Group of Construction Companies Ltd:	\$606,990.00



**BY-LAW NUMBER XX-2023  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the acceptance of a tender and the entering into and execution of a contract with Quality Connect Construction Inc. for balcony repairs at 270 Queen Street West, St. Marys (T-2023-47).

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**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, ("the Municipal Act, 2001"), provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. That the tender (T-2023-47) of Quality Connect Construction Inc. for balcony repairs at 270 Queen Street West, St. Marys, be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
2. The accepted amount of the tender (T-2023-47) for balcony repairs at 270 Queen Street West, St. Marys, is \$101,550.00, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of August, 2023.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2023  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the acceptance of a tender and the entering into and execution of a contract with Registon Building Restoration Ltd. for balcony repairs at 45 Buckingham Drive, Stratford (T-2023-47).

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**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, ("the Municipal Act, 2001"), provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. That the tender (T-2023-47) of Registon Building Restoration Ltd. for balcony repairs at 45 Buckingham Drive, Stratford, be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
2. The accepted amount of the tender (T-2023-47) for balcony repairs at 45 Buckingham Drive, Stratford, is \$142,000.00, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of August, 2023.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe