

## WORKING DRAFT OF GTR GUIDING PRINCIPLES (v4 March 15, 2024)



### SUSTAINABLE + FISCALLY RESPONSIBLE

Guiding Principle: **Demonstrating Sustainable Development and Creating Resilient Community**

The Grand Trunk development will ensure environmental, social and financial sustainability by including the following:

- Aim for a minimum of net-zero carbon emission buildings and site design by adopting leading sustainability technologies
- Achieve financial sustainability by developing mutually beneficial partnerships that serve the community and make smart use of taxpayer funds
- Contribute positively to the Stratford tax base over time
- Build on the City's investment in infrastructure such as roads, sidewalks, bike paths, and green space by securing partners who will contribute development capital



### INCLUSIVE + CONNECTED

Guiding Principle: **Create long term, attainable and adaptable housing options while promoting health and wellbeing**

Within the Grand Trunk site create new homes and urban housing options that foster community by:

- Designing places and spaces that encourage social cohesion and foster a sense of connection and belonging
- Offering diverse housing/living options for people of all ages and means that respond to changing demographics and future needs
- Embracing all in this inclusive environment, irrespective of colour, culture, gender, belief, age, abilities, or identity
- Planning for access to daily needs, wellness care and healthy food options
- Creating connections to, within and from the Grand Trunk site and the surrounding community
- Designing first for walking, rolling and cycling
- Advancing convenient pedestrian and cycling connections to the Train and GO/ONEXBUS service



## INTEGRATED + HARD WORKING

Guiding Principle: **Create integrated, multi-purpose spaces and places**

Encourage a vibrant mix of uses within buildings and across the Grand Trunk Site, on each block and in each phase of the project's development, including:

- Residential, commercial, retail and institutional spaces (that contribute to the long-term economic and social prosperity of the City of Stratford)
- Community spaces for recreation, culture, health and wellness, and collaboration
- Public open spaces that encourage community gathering and celebration
- positive relationships with GT Site reinvestment partners (developers, infrastructure, facilities)



## CELEBRATE PAST + FUTURE FORWARD/(RESILIENT)

Guiding Principle: **Design for the Past, Present and Future**

Ensure designs for the Grand Trunk site acknowledge the past, meet the moment and look to the future. The story of community, resilience and reinvention should be reflected in the design by:

- Celebrating built and cultural heritage and 'the stories' of the building and site
- Employing economic models which contribute to the current and long-term prosperity of Stratford
- Responding to current and anticipated community needs
- Complementing the Downtown
- Creating sustainable parking solutions for current on-site parking
- Integrating resiliency in design so that buildings, spaces and places can adapt to the changes in the community and climate



## "THRIVE AND VIBE"

Guiding Principle: **Create a series of cohesive and vibrant places to allow people to thrive in Stratford**

In redevelopment of the Grand Trunk Site, prioritize partnerships that

- Meet the housing, learning, health, wellness and recreation needs of all ages in the community
- Create inclusive spaces that encourage lively, safe and inspiring interactions
- Support innovation and local entrepreneurship
- Bring people together to grow food and "break bread"
- Build connections within the community and beyond
- Strengthen Stratford as a place for residents and local economy to thrive



## **DISTINCT + DIVERSE**

Guiding Principle: **Design a distinct and urban community that responds to the diverse needs of all citizens**

Utilize the Grand Trunk site, an 18-acre public asset, to deliver an innovative and new urban development that responds to the diverse needs of the community by:

- incorporating higher density buildings tailored to the diverse needs of residents and visitors, spanning older adults, students, low-income households, and families
- ensuring adaptive reuse of the Grand Trunk building and superstructure
- designing for ample sunlight and microclimate conditions allow for all season enjoyment of open spaces, sidewalks, and courtyards
- providing ample public, landscaped and green spaces while fostering walkable and bike-friendly public spaces
- incorporating spaces for community gardening and urban farming
- prioritizing liveability and health in the design of buildings - through green roofs, access to air and nature and informal social interaction are daily occurrences.
- enriching the existing downtown business and resident experience.
- expediting the implementation and development approvals process



## **INSPIRING + PLACEMAKING**

Guiding Principle: **Cultivate an enhanced sense of place and inspiration for Stratford**

The development of the Grand Trunk Site will harness the energy of this community and offer moments of joy for all ages with elements that:

- Foster a sense of welcoming and belonging
- Honour our Truth and Reconciliation responsibilities
- Promote playfulness and informal interaction
- Celebrate and inspire innovation, culture and creativity
- Create inter-generational spaces/models that will be a legacy for future generations of Stratford (integrating places for daycare, seniors housing and UW)
- Demonstrate innovation in new models of community building
- Create new energy, experiences and opportunities for the people for live, visit, work, learn and play here