



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

Date: February 11, 2025
 Time: 4:00 P.M.
 Location: City Hall Auditorium

Ad-Hoc Committee Present: Dan Mathieson - Chair Presiding, Mayor Martin Ritsma, Barb Cottle, Franklin Famme, Mark Vandenbosch, Paul Parlee, Ron Dodson, Stephen Mitchell, Trudy Jonkman, Ryen Ropp-Robinson, Zachary Schultz

Regrets: Melanie Hare, Nic Flanagan

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

Also Present: Peggy, Vacalopolous, Working Group Members, Members of the Public

1. Call to Order

The Chair called the Meeting to Order.

Land Acknowledgement.

Moment of Silent Reflection.

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 declared at the February 11, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting.

3. **Adoption of Previous Minutes:**

Motion by: Mark Vandenbosch

Seconded by: Paul Parlee

THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated December 16, 2024 be adopted as printed including the attachments.

Carried

4. **Delegation Requests**

Robert Ritz presented to the Committee regarding options for the Grand Trunk redevelopment. Highlights of the presentation included:

- locating the Locomotive 6218 on the second level at the east end of the building;
- site access options;
- parking under the buildings;
- sites for private development using existing services on Downie and St. Patrick Street being developed first;
- recommending retaining a traffic consultant and economic strategist.

Emily Robson confirmed a land economist has been retained for this project.

5. **Business Arising from Previous Minutes**

5.1 Shared Community Facilities & the GTR Opportunity

Discussion: Peggy Vacalopoulos presented to the Committee on exploring the feasibility of a new community complex in the City of Stratford. Highlights of the presentation included:

- funding and operational models including Third-Party Facilities, Shared Facilities and Municipally Owned and Operated Facilities;
- comparisons with municipalities who have completed similar facilities;
- estimated cost of a new facility is \$48.5M to \$76.5M;
- include complementary spaces to avoid duplication;
- implement strong Memorandums of Understanding (MOU) and non-competition clauses;
- start early with grants and funding initiatives;
- rationale to move forward includes community needs, supporting the United Nations Sustainable Development Goals and addressing the TRC (2015) Calls to Action.

A discussion took place regarding the potential impact on property taxes in the event the City is required to borrow funds to complete the project, the importance of the Indigenous Strategy and incorporating information of similar municipal projects which have failed in the next phase of the research.

Motion by: Franklin Famme

Seconded by: Stephen Mitchell

THAT the report titled Exploring the Feasibility of a Community Complex as part of the Grand Trunk Master Plan be received.

Carried

5.2 Updated Key Recommendations & Rationale for Council Consideration

Discussion: Emily Robson presented key recommendations for consideration by the Committee noting the Committee considered four key recommendations offered by staff at the December 16, 2024 meeting. The updated motions include feedback provided by the Committee and

others stakeholders. These recommendations are to be presented to Council for consideration on February 24, 2025

A discussion took place regarding the updated motions noting the need to determine if Council is willing to invest in the project before reviewing actual space needs of each of the community partners.

*Ron Dodson is now absent at 5:13 p.m.

*Mayor Ritsma is now absent at 5:14 p.m.

Ms. Robson confirm the Committee will have the opportunity to provide input on the Expression of Interest for both residential development and the development of any potential parking or mobility structures. Joani Gerber stated there are a number of challenges relating to parking and an Expression of Interest is a starting point to develop solutions.

In response to questions from the Committee Joan Thomson stated the 2025 budget includes funds for advancement of work on the site, however, the use of funds must be at the direction of Council as staff do not have the authority to spend money without approval.

*Mayor Ritsma is now present at 5:18 p.m.

Dan Mathieson confirmed the motions have been brought back to the Committee as members raised concerns that they did not have the opportunity to see the motions a final time.

A discussion regarding the potential of a developer for the property took place.

Motion by: Franklin Famme

Seconded by: Paul Parlee

THAT staff be directed to pursue the shared community facility option as outlined in report COU25-XXX, which includes investment from the City in addition to funding from external sources and operational partners;

AND THAT Council direct staff to proceed with the exploration of the design, development, and operations of a shared community facility, and report back with a detailed plan outlining the project scope, a range of potential costs, and funding options for Council's consideration.

Carried

Motion by: Franklin Famme

Seconded by: Paul Parlee

THAT Council direct staff to develop and Expression of Interest to solicit proposals for housing development on the GTR Site, with a focus on the parcel known as 2D.

Carried

Motion by: Franklin Famme

Seconded by: Paul Parlee

THAT Council direct staff to develop an Expression of Interest to solicit proposals for the development and operation of a parking and mobility solution on the GTR site.

Carried

6. New Business

None noted.

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

No report provided.

7.5 Infrastructure & Environment

No report provided.

7.6 Working Group Coordinators

No report provided.

7.7 Staff Update

No discussion.

8. Date of Next Meeting

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is Monday, March 17, 2025 in the Auditorium at City Hall.

9. Adjournment

Motion by: Mayor Ritsma

Seconded by: Trudy Jonkman

THAT the February 11, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn.

Carried

Meeting Start Time: 4:30 P.M.

Meeting End Time: 5:37 P.M.