



The Corporation of the City of Stratford  
Ad-Hoc Grand Trunk Renewal Committee  
Open Session  
AGENDA

**Date:** Monday, August 25, 2025  
**Time:** 4:00 P.M.  
**Location:** City Hall Auditorium  
**Ad-Hoc GTR Committee Present:** Dan Mathieson - Chair Presiding, Mayor Martin Ritsma, Barb Cottle, Franklin Famme, Mark Vandenbosch, Melanie Hare, Nic Flanagan, Paul Parlee, Ron Dodson, Stephen Mitchell, Trudy Jonkman, Ryen Ropp-Robinson  
**Staff Present:** Adam Betteridge - Interim Chief Administrative Officer , Emily Robson - Corporate Initiatives Lead, Joani Gerber - CEO of investStratford, Tim Wolfe - Director of Community Services, Victoria Trotter - Recording Secretary, Melanie Reasbeck - Project Coordinator, investStratford

Pages

**1. Call to Order**

The Chair to call 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

**3. Adoption of Previous Minutes:**

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Motion by

**THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated June 16, 2025 be adopted as printed.**

**4. Delegation Requests**

*None*

**5. Business Arising from Previous Minutes**

**5.1 Thank you from Mayor Ritsma**

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*Mayor Ritsma, Vice Chair of the Ad Hoc Grand Trunk Renewal Committee*

**5.2 Staff Update**

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*Emily Robson, Corporate Initiatives Lead, City of Stratford*

*Melanie Reasbeck, Project Coordinator, investStratford*

**5.3 Refreshing the Grand Trunk Master Plan**

17 - 20

*Melanie Hare, Chair, Vision, Planning & Architecture Working Group*

**6. New Business**

**7. Working Group and Staff Updates**

**7.1 Partnership**

*Herb Klassen & Karen Haslam, Co-Chairs*

*No report*

**7.2 Vision, Planning & Architecture**

*Provided in item 5.3*

**7.3 Real Estate, Legal & Finance**

*Franklin Famme, Chair*

*No report*

**7.4 Communications, Advocacy, Civic Engagement**

*Andrew Hilton & John Kastner, Co-Chairs*

*No report*

**7.5 Infrastructure & Environment**

*Stephen Cooper, Chair*  
*No report*

**7.6 Working Group Coordinators**

*Alan Kasperski & Ray Harsant, Coordinators*  
*No report*

**7.7 Staff Update**

*Provided in item 5.2*

**8. Date of Next Meeting**

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is September 15, 2025 in the Auditorium at Stratford City Hall.

**9. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by

**THAT the August 25, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn.**

DRAFT



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

Date: June 16, 2025  
 Time: 4:00 P.M.  
 Location: City Hall Auditorium

Ad-Hoc Committee Present: Melanie Hare - Chair Presiding, Barb Cottle, Franklin Famme, Mark Vandenbosch, Mayor Martin Ritsma, Nic Flanagan, Paul Parlee, Ron Dodson, Stephen Mitchell, Trudy Jonkman, Zachary Schultz

Regrets: Dan Mathieson, Ryen Ropp-Robinson

Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Tatiana Dafoe – City Clerk

Also Present: Working Group Co-Chair, members of Ad-Hoc Committee Working Groups, Joani Gerber - CEO of investStratford, Melanie Reasbeck – investStratford, Krista Robinson - CEO of the Stratford Public Library, Mike Ennis – CEO of the YMCA of Three Rivers, members of the public and media, Joe Svec – Svec Group, Rock Wang – UrbanEdge Advisors

### **1. Call to Order**

The Chair called the Meeting to Order.

Land Acknowledgement.

Moment of Silent Reflection.

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Regrets were provided by 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 June 26, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting.

## **3. Adoption of Previous Minutes:**

**Motion by:** Mayor Martin Ritsma

**Seconded by:** Stephen Mitchell

**THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated May 20, 2025 be adopted as printed.**

**Carried**

## **4. Delegation Requests**

### **4.1 Delegation by Robert Ritz**

**Motion by:** Franklin Famme

**Seconded by:** Paul Parlee

**THAT the delegation by Robert Ritz regarding costing scenarios and methods of financing be heard.**

**Carried**

Robert Ritz, referring to a PowerPoint presentation, provided information on the costing scenarios and methods of financing. Highlights of the presentation included:

- the lands having been obtained through expropriation;
- there being 18 acres of land;
- there being approximately 1 acre of land left for development following commitment with the University, the transit hub, etc.;

- for a project of this magnitude, architects considering the site and adjacent neighbourhoods in the buildings design, so it becomes part of the fabric of the community;
- discussions around a new YMCA and Library having occurred over the past 10 year;
- the building being historically significant and there being an obligation to retain it;
- questioning whether solar panels can be added to support the structure;
- it being less expensive to add an addition to an existing building then to build new; and
- options and their associated costs being presented.

A member sought clarification on two numbers identified for demolition.

#### **4.2 ADDED - Delegation by Lesley Walker Fitzpatrick**

**Motion by:** Mayor Martin Ritsma

**Seconded by:** Franklin Famme

**THAT the delegation by Lesley Walker Fitzpatrick regarding options for the re-use of the Grand Trunk building be heard.**

**Carried**

Lesley Walker Fitzpatrick provided information on the options for the re-use of the Grant Trunk building. Highlights included:

- the re-use of buildings being a new precedent to protect heritage;
- it being a green building since it already exists;
- citizens voicing their wish for affordable housing, a library, and a community gathering space; and
- it being important to preserve the grand trunk superstructure.

## **5. Business Arising from Previous Minutes**

### **5.1 Svec Group**

The Chair provided the following information to the Ad-Hoc Committee:

- the Ad-Hoc Committee having learned a lot including that the Grand Trunk is of great cultural and heritage significance;
- a community hub being core and critical component but the scale and amount of City investment being decided by Council with the Ad-Hoc Committee providing advice;
- the vision and guiding principles developed by the Ad-Hoc Committee having been endorsed by Council, among which are fiscal responsibility, and the principles providing a key touchpoint in the advice given to Council;
- it being important to think of the transformative vision for the whole site long term but to also consider the initial phases;
- the revitalization of the site taking time;
- interim activation of the site being an important opportunity to signal change and generate interest;
- adaptive re-use of the facility for a community hub being a significant challenge with environmental, structural and cost implications; and
- the Ad-Hoc Committee being asked to provide comments and a general direction on the option to be recommended to Council who will then review and provide direction to the consultants.

A member expressed concern that information has not been provided on the structural integrity of the building and the current capacity of the structure.

The Consultants, Joe Svec of Svec Group and Rock Wang of UrbanEdge Advisors, referring to a PowerPoint presentation, provided an overview of the options identified and their corresponding opportunities and challenges. Highlights of the presentation included:

- the consultants being experts in developing feasible projects;
- it being more expensive to build within a building then outside of one;
- the consultants having been engaged to evaluate options within the stated objectives and to not evaluate the cultural significance;

- this being a four phase process: Development Concept, Test and Finalize Concept, Market Sounding, and Market EOI;
- the main question being how to deliver a complete community with housing, community uses and parking in the blocks on the site;
- option 1 being to place the community uses inside the Grand Trunk building and being the most expensive and risk option to deliver;
- option 2A being to place the community uses within the YMCA parcel and option 2B being to place the community uses outside the YMCA parcel;
- option 2 being a generally standard program;
- option 3 being to demolish the entire structure with the replacement uses to be determined and being the least costly;
- constraints creating financial premiums and increase risk of execution; and
- the roof requiring remediation.

Steve Cooper noted clauses were included in the 2012 report that the roof structure would require reinforcement and that the amount required depends on uses. There being support for keeping the building and figuring out an adaptive re-use.

Mike Ennis, CEO of the YMCA of Three Rivers stated the YMCA is a charity and a partner willing to look at options. It was noted partnerships are key.

Members of the Ad-Hoc Committee and Working Group members discussed the information presented. Support was given for pursuing Options 2A and 2B.

Joe Svec, Consultant, noted a developer who builds YMCA's has noted the cost is \$700/ft.

Potential uses in the building if options 2A and 2B are explored are: skating rink, BMX biking, farmer's markets, plays, a public square, etc.

It being clarified that option 2A contains a roof where water would not come in and option 2B would create shade but not be a watertight structure.



Zachary Schultz no longer present at the Ad-Hoc Committee meeting at 5:23 p.m.

Members discussed what building a building inside a structure would mean and entail.

The Interim Chief Administrative Officer left the Ad-Hoc Committee meeting at 5:24 p.m.

Members discussed the remediation required should the structure contain open trusses.

The Interim Chief Administrative Officer returned to the Ad-Hoc Committee meeting at 5:26 p.m.

It being estimated that a parking garage would contain 400-500 spaces.

Motion by: Ron Dodson

Seconded by: Barb Hacking

THAT the Ad-Hoc Grand Trunk Renewal Committee recommend to Stratford City Council that the Grand Trunk building not be demolished as outlined in Option 3.

A recorded vote was requested. Members discussed the motion. The motion was withdrawn.

A member expressed support for recommending Council consider Options 2A and 2B and that the majority of the building be retained as financially feasible.

Members discussed whether to include "financially" within the motion.

**Motion by:** Franklin Famme

**Seconded by:** Trudy Jonkman

**THAT the Ad-Hoc Grand Trunk Renewal Committee recommend Council support Options 2A Place Community Uses Within the YMCA Parcel and 2B Place Community Uses Outside the YMCA Parcel, and to preserve the majority of the building as feasible.**

A recorded vote was requested and undertaken on the motion.

In Support (9): Melanie Hare, Barb Hacking, Franklin Famme, Mark Vandenbosch, Mayor Martin Ritsma, Nic Flanagan, Ron Dodson, Stephen Mitchell, Trudy Jonkman,

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Opposed (1): Paul Parlee

Absent (2): Dan Mathieson and Zachary Schultz

**Carried**

## **5.2 Refreshing the Grand Trunk Master Plan**

This item was deferred to the July 21, 2025, Ad-Hoc Committee meeting.

## **6. New Business**

None scheduled.

## **7. Working Group and Staff Updates**

### **7.1 Partnership**

*Herb Klassen & Karen Haslam, Co-Chairs*

No report provided.

### **7.2 Vision, Planning & Architecture**

*Melanie Hare, Chair*

Report included under Item 5.2 on the agenda.

### **7.3 Real Estate, Legal & Finance**

*Franklin Famme, Chair*

No report provided.

### **7.4 Communications, Advocacy, Civic Engagement**

*Andrew Hilton & John Kastner, Co-Chairs*

John Kastner provided an update on the activation activities.

### **7.5 Infrastructure & Environment**

*Stephen Cooper, Chair*

No report provided.

### **7.6 Working Group Coordinators**

*Alan Kasperski & Ray Harsant, Coordinators*

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Ray Harsant noted the Working Group Chairs and Coordinators met and had a good discussion. They will be working to put together options and suggestions for review going forward and aim to complete the recommendations by September 1, 2025.

### **7.7 Staff Update**

*Joani Gerber, CEO, investStratford*

No update provided.

### **8. Date of Next Meeting**

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is July 21, 2025 in the Auditorium, City Hall.

### **9. Adjournment**

**Motion by:** Stephen Mitchell

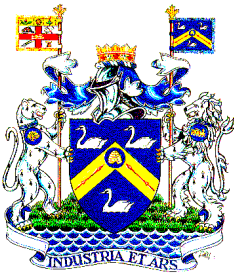
**Seconded by:** Franklin Famme

**THAT the June 16, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn.**

**Carried**

Meeting Start Time: 4:01 P.M.

Meeting End Time: 6:26 P.M.



**City of Stratford**  
**Office of the Mayor**  
**His Worship Martin Ritsma**  
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August 20, 2025

To the Grand Trunk Renewal Ad Hoc Committee and Working Group members,

On behalf of Chair Dan Mathieson and me as Vice-Chair and as a member of Stratford City Council, thank you for the time, wisdom, and commitment you've given to this committee.

About two years ago, we came together with a bold idea: that the Grand Trunk site could once again shape Stratford's future as profoundly as it once shaped our past. As this committee's term concludes at the end of September, it's a good time to appreciate how far we've come.

Together, we've built a vision that honours diverse community voices and sets out a practical, yet ambitious roadmap. It's not easy to steward a project of this scale, but we've struck a balance—laying the foundation for a neighbourhood that will rejuvenate this site and become a defining part of Stratford's next chapter.

The Master Plan revision recommendations, included in this package, demonstrate the evolution of our work together. They reflect our better understanding of the site's significance, its challenges, and our changing realities. That adaptability is a strength, and it will help ensure this project endures.

Once again, thank you. Your contributions will leave a legacy for future generations of Stratford residents.

With gratitude,

Martin Ritsma, Mayor

***Councillors***

*Brad Beatty ~ Lesley Biehn ~ Taylor Briscoe ~ Jo-Dee Burbach ~ Bonnie Henderson  
 Mark Hunter ~ Larry McCabe ~ Harjinder Nijjar ~ Cody Sebben ~ Geza Wordofa*



## Ad-Hoc Grand Trunk Renewal Committee

|                       |                                |
|-----------------------|--------------------------------|
| <b>Working Group:</b> | <b>Staff Report</b>            |
| <b>Report Date:</b>   | <b>Friday, August 15, 2025</b> |

### Purpose

This report provides an information update on several streams of work underway as part of the Grand Trunk Renewal Project. It outlines progress in implementing the Committee and Council directions from February 2025 (*COU25-019: Grand Trunk Renewal Project Key Recommendations*) and the Committee's June 2025 recommendation, endorsed by Council on July 14, 2025 (*COU25-084: Grand Trunk Site Update and Superstructure Scenario Considerations*), to advance Scenario Two (Keep Part).

The intent is to show how these directions are being actioned through interim site activations, and immediate technical work with Svec Group. Information is also provided on the end of the committee term celebration. This update is for information only.

### 1. Interim use of the Grand Trunk Building

As outlined in the February 2025 report (*COU25-019: Grand Trunk Renewal Project Key Recommendations*), Council directed staff to explore interim activations to build public awareness and engagement while long-term planning continues. This builds on ongoing Committee discussions about using the site to tell its story and the familiarize the community with the project.

### Confirmed Event: Trophy X Dream Weavers – Storytelling that Transforms Us

October 4–5, 2025 | Grand Trunk Site grounds, next to the Cooper Lot

This free, all-ages event will transform the site into a glowing village of ten intimate tents, each hosting a local storyteller sharing a personal moment of transformation, hope, or aspiration. Audience members will contribute reflections to a growing "community tapestry" inside each tent. Dedicated tents will feature youth storytellers. Co-presented by Trophy, Provocation Ideas Festival, City of Stratford, and investStratford, in collaboration with Pathways to Poetry Festival and Stratford Writers Festival. More details on this event are shared on the Provocation Ideas Festival page here: <https://www.provocation.ca/2025-events--stratford>.

## Additional Activations in Development

- Destination Stratford generously offered their large, LED “heart” for installation on the building exterior, bringing a fresh energy to the site through the fall.
- Tying-in with the heart’s energy, Destination Stratford plans a virtual “Hopes for Stratford” wall to collect public ideas online during the heart’s loan period. The Grand Trunk Project Coordinator will provide final details once confirmed.

## 2. Celebrating the Committee’s Work: Committee Social

October 27, 2025, | Stratford Country Club | 4:00-6:00

The Committee’s term concludes at the end of September 2025, as per the Terms of Reference. This event will celebrate the Committee’s accomplishments and express appreciation for the expertise and time contributed to shaping the renewed vision for the Grand Trunk site. Food and beverages will be provided.

## 3. Council Direction: Immediate Next-Phase Work with Svec Group (Key Council-Directed Deliverable)

This section is the core deliverable now underway as a direct result of the Committee’s June recommendation and Council’s endorsement on July 14, 2025 (*COU25-084: Grand Trunk Site Update and Superstructure Scenario Considerations*). It represents the immediate work that will return to Council in Q4 for direction before proceeding to the next stage. Following Council’s decision to advance Scenario Two (Keep Part), two immediate and interconnected pieces of work will begin:

- **Initial Feasibility Study (Q4 – Oct/Nov):** Explore broad land use approaches and block configurations (residential, mixed-use, institutional)
  - Identify key servicing and environmental constraints
  - Provide order-of-magnitude cost estimates for major site components
- **YMCA + Library Options Study (Q4 – Nov/Dec):** Assess current and future program needs for both partners in order to evaluate renovation, expansion, and hybrid building options. This work will also include cost estimates, lifecycle implications and phasing strategies. This will be done in partnership with the YMCA, Stratford Public Library and Community Services.

## Why focus on these now

Together, these two studies respond directly to Council's July 14 direction

- The YMCA + Library Options Study will define the space requirements, program elements, and preliminary costs for a shared community facility. This will inform the decision as to whether a new community facility should be a renovation and/expansion of the existing YMCA facility or built elsewhere.
- The Initial Feasibility Study will set the parameters for site-wide land use, servicing, and environmental considerations
- The results will form the scope of work and costing basis for the next set of deliverables: the Site Plan & Engineering Study, Grand Trunk Building Options Study (which will consider the costs associated with retaining a portion of the superstructure as an outdoor amenity), and Housing Market Package.
- Both studies will return to Council in Q4 for consideration before the City proceeds to the next project stage

## Next Steps

- Late August or early September (timing TBD): Destination Stratford heart installation/launch
- October 4–5: Trophy X Dream Weavers event
- October 20 or 27 (TBD): Committee Social
- Q4 2025: Completion of Initial Feasibility Study and YMCA + Library Options Study; presentation to Council

## GTR Strategic Timeline

| Month  | Meeting   | Meeting Topics & Deliverables  |
|--------|---|--|
| April  | <i>Cancelled</i> (April 22)   |  |
| May    | AHC Meeting (May 20)  | <ul style="list-style-type: none"> <li>• (DEFERRED TO JUNE) Proposal to revise the Master Plan from VPA WG</li> <li>• Presentation and discussion from Svec Group on development scenario work to date &amp; feedback</li> <li>• Findings from engineering investigations for assembly occupation, summer programming proposal &amp; recommendations</li> </ul>  |
| June   | <i>Deferred</i> Council Meeting (June 9)<br><br>AHC Meeting (Jun 16)                    | <ul style="list-style-type: none"> <li>• (DEFERRED) Management Report on findings from engineering investigations for assembly occupation, summer programming proposal &amp; recommendations</li> <li>• Presentation on scope of work for developing community facility proposal in partnership with YMCA x SPL &amp; any recommendations</li> <li>• Presentation and discussion of development scenarios &amp; recommendations from Svec Group</li> </ul> |
| July   | <i>Complete</i> Council Meeting (July 14)<br><br><i>Cancelled</i> AHC Meeting (July 21) | <ul style="list-style-type: none"> <li>• Management Report with update on Master Plan revision process, scope of work for developing community facility proposal in partnership with YMCA x SPL, development scenarios from Svec Group &amp; recommendations</li> <li>• <del>Discussion on Master Plan revision and recommendations</del></li> </ul>   |
| August | AHC Meeting (August 25)   | <ul style="list-style-type: none"> <li>• Discussion on Master Plan revision and recommendations</li> </ul>   |

| Month   | Meeting                         | Meeting Topics & Deliverables                                   |
|---------|---------------------------------|---|
| Sept.   | AHC Meeting<br>(September 15)   | • Finalize Master Plan revision and recommendations             |
| October | Council Meeting<br>(October 14) | • Management Report on Master Plan Revision and recommendations |

### **Legend**

Project      AHC Master Plan Revision

Streams:    Interim Uses & Activation

Community Facility Concept

Residential and Parking Development





## Ad-Hoc Grand Trunk Renewal Committee

|                       |  |
|-----------------------|--|
| <b>Working Group:</b> | <b>Vision, Planning &amp; Architecture</b> |
| <b>Report Date:</b>   | <b>August 18, 2025</b>                     |

### **Requested Committee Direction:**

The report is for information only.

### **Discussion Points:**

#### *Visual Representation of Vision and Guiding Principles*

- City staff have prepared a package of the Vision, Guiding Principles and Activity Cluster diagram to be shared back to the public on the website. This package can also be shared with our updated messages to the community.

#### *Indigenous Engagement and Consultation*

- The Working Group strongly recommends that City Council and staff continue to advance the Indigenous engagement process in the next phases of the Project.

#### *Review of Grand Trunk Master Plan*

- The Working Group has reviewed the Grand Trunk Master Plan (2018) to identify areas that should be updated to reflect the work of the AHC, in particular the Vision and Guiding Principles and Council's direction over the last 2 years and pending the outcome of the pre-development studies.
- The pre-development studies include:
  - Initial costing and feasibility of new and/or renovated community facility
  - Site planning and engineering
  - Costing and feasibility of adaptive reuse of the superstructure as an outdoor amenity
  - Analysis of the residential market opportunity including yield, servicing, costing, financials, affordability, and land value

### **Overview of Previous Month:**

#### **AHC Mandate related to VPA working group:**

- Refresh Vision and Guiding Principles
- Engage the Community
- Review of the Grand Trunk Master Plan 2018

#### **Work Complete to date**

- Vision and Guiding Principles (and community consultation)

- Endorsed Recommendations to Council: Housing, Parking, Community Facilities and Interim Activations
- Key program/land uses proposed for the site (based on dialogue with the Y, SPL, UW, SLAAA, and community groups)
- Market input (Mark Conway and Svec Group)

**Work Underway (by staff and Svec Group):**

- Analysis of development scenarios, based on Council direction to proceed with Scenario 2 for the next phase of work.

**Work Done this month (VPA with other working groups)**

- VPA and Chairs met on August 6, 2025, to review the Grand Trunk Master Plan 2018 and identify areas to be refined and updated later this fall or winter in order to reflect the outcomes of the AHC work and align with current Council directions.
- The purpose of updating the 2018 Master Plan is to provide a clear and current framework document to guide the redevelopment of the site for Council, partners, and the Stratford community. The updating of materials is recommended to occur once further Council direction is determined on a preferred redevelopment scenario. This will occur after the AHC mandated timeline.
- The following updates to the Master Plan document were identified:
  - Create a concise and clear language document that can be easily read by multiple audiences.
  - Add Indigenous land acknowledgement and insight from First Nations engagement (pending)
  - Update the context section to reflect the current community needs (diversity, housing needs, SLAAA, current economic context, etc.) and acknowledging the potential role of the GTR in the City's future
  - Replace the Vision and Guiding Principles with Council endorsed 2024 version
  - Expand the history of the Site to acknowledge the traditional territories of the First Nations and the cultural/social significance of the Grand Trunk facilities for Stratfordians
  - Update and consolidate the Process section to reflect recent AHC process and community input; revise language to remove the word Community "Hub"; potential to have a more detailed consultation process summary as an appendix if needed
  - Update Vision and Guiding Principles to 2024 version; utilize colour code throughout other sections to demonstrate how the Guiding Principles are applied or implemented through the Key elements and directions in later sections.
  - Revise Key Elements to reflect July Council direction and others i.e. Community facility to go on the site but not in the GT Building and a strategy for the super structure
  - Key directions and schedules to be updated (street and block network, etc.) to:
    - reflect outcomes of the development scenarios analysis;

- ensure alignment with the Guiding Principles (an emphasis on pedestrian/walkable environment, inclusive community and design principles related to universal design and accessibility.
  - include direction related to community space both indoor and outdoor open space;
  - revise land use map to reflect revised uses envisioned and be less focussed on academic and institutional uses
- Recommendations and next steps – to be updated to reflect current status.
- In order to capture the knowledge and output of the AHC work, there is potential for each of the Working Groups to provide input on the next steps in the process Grand Trunk Renewal Process. Next steps from VPA perspective include:
  - Update the Master Plan to create a current Reinvestment Framework document (or new master plan) to inform next steps in the process
  - Determine the location and scale of the shared community facility
  - Initiate the required environmental approvals (RSC)
  - Prepare/revise the conceptual street and development block schedule and infrastructure designs (streets, servicing)
  - Identify phasing for long term renewal
  - Create a “meanwhile” and animation uses strategy and construct the infrastructure to support this (portables, electricity, initial remediation to create safe venue, lighting, etc.)
  - Prepare a workplan and workback to Phase 1 of reinvestment of the GTR
  - Prepare a concept design and strategy for gathering and event space/common in the superstructure
  - Prepare a parking strategy and plan for the GT site and surrounding City facilities

#### Key questions of City Staff

1. How to ensure alignment with the overall Official Plan review and in particular the amount and type of housing to be planned for on the Grand Trunk Site.
2. Confirm that key aspects of the Vision and Guiding Principles have been considered in the development scenarios.
3. Pls provide an update of Indigenous Protocol and outreach strategy

#### **Overview of Upcoming Month:**

| <b>Item #</b> | <b>Item/Action</b>   | <b>By Whom</b>         | <b>By When</b> |
|---------------|--|------------------------|----------------|
| 1             | Finalize graphic package for Vision, Guiding Principles and Clusters of Activities as the Vision 2024  | Emily                  | Aug 31         |
| 2             | Coordination with Communications and Engagement WG and City Communications staff on update to website and eblast out of Vision, Guiding Principles graphic materials | Emily.<br>VPA,<br>CEWG | Aug 31         |
| 3             | Finalize Indigenous engagement Protocols   | Emily                  |                |

|   |   |       |  |
|---|---|-------|--|
| 4 | Report/Update to Council on Indigenous Engagement Protocols   | Emily | Indigenous engagement protocols are on hold at this time, as the staff who were leading this work are no longer with the organization. |
| 5 | Initial Outreach and Engagement with Indigenous Communities   | WG    |  |
| 6 | Working with the Infrastructure and Environment Working Group and others, confirm key approvals required, timelines and next steps to implement the GTR | WG    | Aug 31, 2025   |
| 7 | Identify key areas to update Master Plan site plan concept - based on scenario analysis (June)  | WG    | July 31 (for Aug 25 AHC meeting)   |
| 8 | Finalize areas for Master Plan update and recommendations on next steps from VPA perspective  | WG    | Sept 8 (for Sept AHC meeting)  |