



## **Stratford City Council Committee of the Whole Open Session**

### **MINUTES**

Date: Tuesday, January 27, 2026

Time: 2:02 P.M.

Location: Council Chamber, City Hall

Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor McCabe, Councillor Nijjar, Councillor Wordofa

Staff Present: André Morin - Chief Administrative Officer, Audrey Pascual - Deputy Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Miranda Franken - Council Clerk Secretary, Emily Robson - Corporate Initiatives Lead, Stuart Filson - Supervisor of Planning Policy & Placemaking, Johnny Bowes - Manager of Asset Management

Also Present: Joani Gerber - Chief Executive Officer, investStratford, Melanie Reasbeck - Project Coordinator, investStratford, Joe Svec and Rock Wang - Svec Group, Melanie Hare - Partner with Urban Strategies, Cory Bluhm - Executive Director of Economic Development, City of Kitchener, Marcus Hammoud - Project Manager and Environmental Scientist, WSP Canada, Members of the Public and Media

**1. Call to Order:**

Mayor Ritsma, Chair presiding, called the Meeting to Order.

Councillor Hunter and Councillor Sebben provided regrets for this meeting.

Respectful Conduct Statement

**2. Declarations 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 to otherwise comply with the *Act*.

Name, Item and General Nature Thereof

No disclosures of pecuniary interest were made by a Member at the January 27, 2026, Committee of the Whole, Open Session meeting.

**3. Grand Trunk Workshop:**

**3.1 Welcome and Purpose of Meeting**

The Chief Administrative Officer noted the Grand Trunk workshop will be one of two, possibly three workshops. The January 27, 2026, workshop is to provide Council with information regarding processes and the opportunity to hear from experts. The Workshops are to ensure Council has the information and opportunity to ask questions and make good decisions. The CAO reminded those in attendance that this meeting is not for decision making.

The Corporate Initiatives Lead commented that Council had questions remaining after the Regular Council meeting on November 24, 2025, and the workshops are to separate the questions into general concepts with site specific information to be presented at the February 26, 2026, workshop.

**3.2 Development Process Overview**

Joani Gerber, Chief Executive Officer for investStratford, introduced speakers Joe Svec & Rock Wang of Svec Group.

Joe Svec and Rock Wang, referring to a PowerPoint presentation, provided an overview of the Development Process.

A discussion was held between Members of Council and the speakers following the presentation.

Joani Gerber left the meeting at 2:59 p.m. and returned at 3:01 p.m.

### **3.3 How Cities Define Desired Outcomes for Major Sites and Balance Community Benefit, Feasibility, and Risk**

The Director of Building and Planning Services introduced speaker Melanie Hare, Partner with Urban Strategies.

Melanie Hare, referring to a PowerPoint presentation, provided an overview of the Grand Trunk Renewal project and how cities define desired outcomes for major sites and balance community benefit, feasibility, and risk.

A discussion was held between Members of Council and the speakers following the presentation.

The Committee of the Whole recessed at 3:32 p.m.

The Committee of the Whole reconvened at 3:40 p.m.

### **3.4 City of Kitchener Land Development Practices**

The Corporate Initiatives Lead introduced speaker Cory Bluhm, Executive Director of Economic Development for the City of Kitchener.

Cory Bluhm, referring to a PowerPoint presentation, provided an overview of the City of Kitchener Land Development Practices.

A discussion was held between Members of Council and the speakers following the presentation.

### **3.5 Typical Practices & Strategies in Brownfield Redevelopment**

The Director of Infrastructure Services introduced speaker Marcus Hammoud, Project Manager and Environmental Scientist at WSP Canada.

Marcus Hammoud, referring to a PowerPoint presentation, provided an overview of Typical Practices & Strategies in Brownfield Redevelopment.

A discussion was held between Members of Council and the speakers following the presentation.

### **3.6 Discussion, Key Takeaways and What's Next**

The Corporate Initiatives Lead followed by the Chief Administrative Officer provided an overview of the workshops topics that had been presented and outlined the focus of the February 26, 2026, workshop.

#### **4. Date of Next Workshop:**

Thursday, February 26, 2026, at 10:00 a.m. in Council Chambers located at Stratford City Hall, 1 Wellington Street.

#### **5. Adjournment:**

**Motion by** Councillor Nijjar  
**Seconded by** Councillor Wordofa

**THAT the January 27, 2026, Committee of the Whole Open Session Meeting adjourn.**

**Carried**

Meeting Start Time: 2:02 P.M.  
Meeting End Time: 4:51 P.M.

"Martin Ritsma"  
Mayor - Martin Ritsma

"Audrey Pascual"  
Deputy Clerk – Audrey Pascual