

## MANAGEMENT REPORT

**Date:** April 20, 2026  
**To:** Mayor and Council  
**From:** André Morin, CAO  
**Report Number:** COU26-047  
**Attachments:** Appendix 0: Draft Management Report: Grand Trunk Renewal Project Implementation Strategy and Next Steps;  
Appendix 1: Grand Trunk Costing Report: Community Facilities & Grand Trunk Building;  
Appendix 2: Grand Trunk Master Plan;  
Appendix 3: Exploring the Feasibility of a Community Complex as Part of the Grand Trunk Master Plan;  
Appendix 4: Council Workshop #3

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**Title:** Grand Trunk Renewal Project — Workshop Series Update and April 27 Report Introduction to Recommendations

**Objective:** To provide an overview of work completed to date in 2026 on the Grand Trunk Renewal Project, including the Council workshop series, and to introduce a draft staff report outlining proposed next steps for the project.

The attached draft report is being provided in advance of Council's consideration of recommendations on April 27, 2026, to support informed public input and Council discussion.

No decisions are being made as part of this report.

**Background:** At its meeting of November 24, 2025, Council considered report [COU25-152 Grand Trunk Renewal Project: Update and Next Steps Toward Market Readiness](#). Council's discussion reflected a desire for additional context before proceeding to the implementation decisions the project requires, particularly around the shared community facility, the Grand Trunk superstructure, and the City's role as a funding partner.

In response, staff delivered a three-part workshop series between January and April 2026. Workshop 1 provided context on municipally led development and brownfield

redevelopment. Workshop 2 focused on the project vision, community facility partnerships, and preliminary costing. Workshop 3 addressed the long-term financial strategy and project pathways. Workshop materials are available on the City's Engage Stratford platform.

Concurrently with the workshop series, staff facilitated the completion of the *Grand Trunk Costing Report: Community Facilities & Grand Trunk Building* (Appendix 1), providing detailed costing for community facility options and superstructure retention scenarios. The study is attached as part of the draft April 27 report (Appendix 0).

### **Analysis:**

The workshop series and supporting technical work have brought the Grand Trunk Renewal Project to a point of decision readiness. The three workshops collectively addressed the key areas of complexity that Council identified in November 2025 — the approach to municipally led development, the scope and cost of the community facility, the treatment of the superstructure, and the City's long-term financial capacity to support the investment.

The attached draft management report, prepared for Council's consideration on April 27, 2026, presents the analysis and recommendations that have emerged from that process. It is structured around three integrated directions:

- A proposed municipal capital contribution of up to \$15 million toward a shared community facility, to be developed in partnership with the YMCA of Three Rivers and the Stratford Public Library
- An approach to downtown parking that integrates Grand Trunk site considerations into the Downtown Parking Study currently underway
- A market sounding process to assess private sector interest in the development of the Grand Trunk site

The draft report is attached for review in advance of the April 27 meeting (Appendix 0). Council will have the opportunity to hear from members of the public and other interested parties at the April 20<sup>th</sup> Special Meeting before considering the recommendations at the Regular Council meeting on April 27.

### **Financial Implications:**

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

The current work is included in the 2026 budget.

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

No decisions are being made at this time. Financial implications are outlined in the attached draft report and will be subject to Council consideration on April 27, 2026.

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

Future decisions on the Grand Trunk site, particularly regarding the community facility and superstructure, will have implications for the City's Asset Management Plan. These are addressed in the attached draft report.

**Legal considerations:**

Development and partnership agreements will be considered in the next phase of the project.

**Alignment with Strategic Priorities:**

**Work Together For Greater Impact**

This report aligns with this priority by initiating the Grand Trunk Renewal project through formal development models.

**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.

**Staff Recommendation: THAT the Report titled, "Grand Trunk Renewal Project – Workshop Series Update and April 27 Report Introduction to Recommendations" (COU26-047), be received for information.**

**Prepared by:** Emily Robson, Corporate Initiatives Lead  
**Recommended by:** André Morin, CPA, Chief Administrative Officer