

DRAFT: GRAND TRUNK RENEWAL GUIDING PRINCIPLES

(July 7, 2024)

WHY

The Grand Trunk Site and building will be transformed into a generational asset that will support Stratford's goals of being a great place to live — a prosperous, inclusive, sustainable, and welcoming community to everyone.

The Grand Trunk Renewal process will begin by updating the project's original Vision Statement and Guiding Principles, which will outline what outcomes should be achieved in developing the site and the values that should guide the development's decision-making.

HOW

We will go about the Grand Trunk Renewal in ways that honour our Truth and Reconciliation responsibilities and recognize that Renewal will occur in phases, over time. The Grand Trunk Renewal will:

- ~~Honour our Truth and Reconciliation responsibilities~~
- Adopt new and innovative approaches to building community
- ~~Align with Stratford's priorities and strategies~~
- Build on Stratford's many strengths
- Contribute to Stratford's prosperity
- Cultivate positive relationships with partners
- ~~Ensure the Grand Trunk site welcomes and inspires us~~
- Follow a sound business plan & financial model
- Leverage the City's existing infrastructure investment while seeking partnerships to deliver new investment to service proposed development
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- ~~Contribute to Stratford's prosperity~~
- ~~Ensure the Grand Trunk site welcomes and inspires us~~
- ~~Adopt new and innovative approaches to building community~~
- ~~Align with Stratford's priorities and strategies~~
- ~~Cultivate positive relationships with partners~~
- Recognize that Renewal will occur in phases, over time.

WHAT

The Grand Trunk Site will be:

(REVISED) VISION

The Grand Trunk Site is an unprecedented opportunity to build a sustainable legacy for Stratford by creating a distinct place that serves the community and responds to our city's challenges – now and in the future.

The Site will provide places, services and amenities for residents and visitors through diverse uses such as housing, community space, parks and green space, education and recreation – generating a dynamic centre of activity that serves the full diversity of Stratford's population.

The revitalized Grand Trunk Site will create a strong identity, sense of place, and centre of gravity for the Grand Trunk Building, while expanding and connecting to the existing Downtown.

The Grand Trunk Site will be a place for all people, for all seasons. With places for people to live, work, play and exercise, learn, come together, celebrate and create, the Grand Trunk Site will bring new energy into the downtown and help Stratford address our shared challenges and progress towards our goals.

GUIDING PRINCIPLES

SUSTAINABLE + FISCALLY RESPONSIBLE

Create a Sustainable, Resilient, and Fiscally Responsible Community

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

- Using sustainability measures and technologies to reach net-zero carbon emissions
- Designing the site to be resilient to climate change
- Generating new revenue for the City through innovative uses of the site
- Pursuing partnerships and strategies that serve our diverse and evolving community and enhance public resources

CELEBRATE PAST + FUTURE FORWARD

Honour the Past, Address Current Needs, and Innovate for the Future

Our approach will balance respect for history with modern needs and future readiness by:

- Celebrating the site's history and heritage through adaptive reuse of the Grand Trunk Building
- Showcasing the social, cultural and economic story of the Lands
- Creating solutions that address contemporary needs and anticipate future challenges
- Developing spaces that are flexible and can adapt to changing community

INSPIRING + INCLUSIVE

Create an Inspiring, Inclusive, and Dynamic Community Meeting Point

Transform the Grand Trunk Site into a place that everyone can enjoy by:

- Fostering a sense of welcoming and belonging for all community members
- Promoting playfulness, curiosity, and opportunities for social gathering

- Celebrating innovation, culture, and creativity
- Designing vibrant spaces that are accessible and enjoyable in all seasons

DISTINCT, DIVERSE +MULTIFUNCTIONAL

Design Distinct, Diverse, and Multifunctional Urban Spaces

Create a vibrant and inclusive urban environment by:

- Incorporating higher-density buildings to meet diverse housing needs for all ages and abilities
- Highlighting the unique attributes and history of the Grand Trunk site
- Plan for a mix of living, learning, recreation and gathering spaces across the site and within buildings
- Creating public spaces that support recreation, culture, and community interaction
- Using the existing Transit Hub on site to create transit-friendly development and providing safe spaces for pedestrians and cyclists

CONNECTED + COMMUNITY-FOCUSED

Foster Connectivity and Community Wellbeing

Create a great place to live and support community wellbeing by:

- Offering attainable and affordable housing options that foster community
- Including amenities for everyday life, such as vibrant public spaces, day care, access to shopping, community gardens and kitchens, services, and multiple transportation options
- Building safe and inclusive environments that are welcoming to all
- Enhancing connectivity between the Grand Trunk site, downtown, ~~and~~ surrounding neighbourhoods and adjacent development sites.

THRIVING + VIBRANT

Cultivate Cohesive and Vibrant Community Spaces

Ensure the Grand Trunk site is active and engaging by:

- Providing spaces for living, life long learning, health, wellness, recreation, and entrepreneurship.
- Supporting social connections and inter-generational relationships.
- Facilitating communal gathering spaces that foster a strong sense of community.