



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

Date: December 16, 2024
 Time: 4:00 P.M.
 Location: Tim Taylor Lounge
 353 McCarthy Road W., Stratford

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

Regrets: Melanie Hare

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

Also Present: Herb Klassen, Karen Haslam, Stephen Cooper, Ray Harsant, Working Group Members, Members of the Public

1. Call to Order

The Chair called the Meeting to Order.

Greetings were provided from Christin Dennis, (Gzhiiquot), Aamjiwnaang Frist Nation, Sixties Scoop Survivor, organizer and facilitator of the Tipi of Huron

Perth. Mr. Dennis discussed how Indigenous engagement could enhance the Grand Trunk project.

Dan Mathieson welcomed the two new members of the Committee, Ryen Ropp-Robinson and Zachary Schultz.

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 December 16, 2024 Ad-Hoc Grand Trunk Renewal Committee meeting.

3. **Adoption of Previous Minutes:**

Motion by: Mayor Ritsma

Seconded by: Mark Vandenbosch

THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated November 18, 2024 be adopted as printed. Carried.

4. **Delegation Requests**

None were scheduled.

5. **Business Arising from Previous Minutes**

5.1 **Master Plan to Business Plan**

Discussion: Dan Mathieson introduced Mark Conway noting he is the President of NBLC, a Toronto-based firm that provides planning, market, and financial guidance to the real estate industry. As an Urban Planner and Economist, Mr. Conway collaborates with developers and governments to assess feasibility and develop business cases for various projects.

Mr. Conway presented Cooper Block Master Plan to Business Plan.

Highlights of the presentation included:

- forecasting demand for Master Planned uses;

- Forecasting an annual population increase of 6,641;
- population growth from older demographic groups;
- migration largely from the Greater Toronto Area (GTA), London and Waterloo;
- estimated overall demand of housing averaging 208 new units per year;
- Cooper Block is aligned several aspects of market demand including walkability, proximity to downtown and potential co-location with community amenities;
- immediate demand for all forms of rental housing;
- consider City Led infrastructure planning versus Developer Led;
- forecasting costs and revenue and develop a cashflow analysis.

A discussion took place following the presentation. Highlights of the discussion included:

- provided funding is available the environmental concerns and infrastructure should be completed;
- community benefits can be negotiated with the sale and disposition of parcels;
- parking considerations for both housing and general use.

*Mayor Ritsma now absent at 4:50 p.m.

5.2 Environmental Remediation Options Q & A

Discussion: Taylor Crinklaw, Director of Infrastructure Services presented on environmental and infrastructure. Highlights of the presentation included:

- focus to date has been on the revitalization of the historical building for use as a community hub;
- Record of Site Condition (RSC) has been granted for a portion of the historical building;
- municipal services and site access are needed ;
- existing structure is to remain in Parcel 1B;

- Parcels 2A, 2B, 2C and 2D would require similar environmental action;
- Limited or no remediation is required for roads and parking areas.

A discussion took place regarding the potential environmental work required for more sensitive uses and the potential for changes to the roadways.

*Joan Thomson, Taylor Crinklaw and Adam Betteridge now absent at 5:30 p.m.

5.3 Key Recommendations for Consideration

Discussion: Joani Gerber reviewed the proposed recommendations related to housing and mobility noting the following:

- previous work has been completed on 2D, therefore it is the easiest parcel to bring to market;
- parking and mobility could include bike and car shares in the future;
- expressions of interest (EOI) will be completed to gauge interest;
- once expressions of interests (EOI) are reviewed they will be reviewing and scoring provided;
- environmental does not need to be completed prior to an EOI;
- 437 parking spaces are currently on the site;
- development will require alternate parking solutions.

*Joani Gerber now absent at 5:46 p.m.

Emily Robson reviewed the proposed recommendations related to interim uses and the community hub. Highlights included:

- staff will bring finding from engineering and architectural investigations regarding interim uses to a future meeting;
- a motion to Council would request direction on whether or not they are willing to consider a significant investment in a shared community facility.

*Tim Wolfe now absent at 6:13 p.m.

Motion by: Ron Dodson

Seconded by: Franklin Famme

THAT Stratford City Council directs staff, with support as needed from the Ad-Hoc Grand Trunk Renewal Committee, to develop an Expression of Interest to receive proposals addressing housing on the GTR site focusing on the Parcel known as 2D. Carried

Motion by: Paul Parlee

Seconded by: Mark Vandenbosch

THAT Stratford City Council directs staff, with support as needed from the Ad-Hoc Grand Trunk Renewal Committee, to develop an Expression of Interest in accordance with the policy to receive proposals to build and operate a parking/mobility solution on the GTR site. Carried

Motion by: Mark Vandenbosch

Seconded by: Stephen Mitchell

THAT Stratford City Council direct staff to pursue background research on temporary and interim uses for the GTR site and associated next steps including cost estimates and bring the finding back to Council for consideration.

Motion by: Ron Dodson

Seconded by: Trudy Jonkman

THAT staff provide Stratford City Council with an update on discussions between the YMCA, Stratford Public Library and the City of Stratford on a shared facility at the Grand Trunk site, including an estimated range of municipal investment required to develop a shared community facility for their consideration. Carried

The Committee requested staff bring back the research regarding municipal investments in shared community facilities in January for review and discussion.

5.4 Partnership Working Group Findings and Recommendations

Discussion: Herb Klassen and Karen Haslam, Partnership Working Group Co-Chairs completed an activity with members of the Committee and Working Groups demonstrating the multitude of potential partnerships in the community and how they can work together.

*Mark Vandenbosch now absent at 6:55 p.m.

5.5 Committee Survey Findings and Next Steps

Discussion: Barb Cottle reviewed the report on the Committee Survey Findings noting each of the four members reviewed the data and provided a statement of their findings, then combined the statements into one report.

Committee members discussed the potential of moving meetings out of the Council Chambers as the layout is not conducive to facilitating group discussion and the alternative options to live streaming the meeting. Members determined that the January meeting should take place in the Auditorium at City Hall, if available. The committee will then assess their preference between the Tim Taylor Lounge and the Auditorium.

Motion by: Franklin Famme

Seconded by: Trudy Jonkman

THAT the Ad-Hoc Grand Trunk Renewal Committee meetings be moved to an alternate suitable room based on availability.

Carried

Motion by: Franklin Famme

Seconded by: Barb Cottle

THAT the Working Group Co-ordinator's Report dated December 8, 2024 be received for information. Carried

Motion by: Barb Cottle

Seconded by: Ron Dodson

THAT Working Groups, Chairs, Co-Chairs and Working Group Coordinators review their roles, responsibilities and over all Committee process and structures;

AND THAT suggestions related to the process and structures be provided to the Corporate Initiatives Lead for proposing amendments to more effectively undertake the Ad-Hoc Grand Trunk Renewal Committee's mandate. Carried

6. New Business

6.1 Discussion on Next Steps in Developing the Grand Trunk Building

Discussion: Dan Mathieson facilitated a discussion regarding segmenting the project and narrowing the focus to specific topics such as roadways. Members of the committee expressed their appreciation for the open

discussion at today's meeting and the recommendations brought forward by staff for the committee's consideration.

7. Reports of the Working Groups

7.1 Partnership

7.2 Vision, Planning & Architecture

7.3 Real Estate, Legal & Finance

7.4 Communications, Advocacy & Civic Engagement

7.5 Infrastructure & Environment

7.6 Working Group Coordinators

7.7 Staff Update

8. Date of Next Meeting

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is January 20, 2025. The location of the meeting will be confirmed.

9. Adjournment

Motion by: Nic Flanagan

Seconded by: Ron Dodson

THAT the December 16, 2024 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn. Carried

Meeting Start Time: 4:02 P.M.

Meeting End Time: 7:18 P.M.