



Ad-Hoc Grand Trunk Renewal Committee

Working Group:	Real Estate, Legal and Finance Working Group
Report Date:	May 13, 2025

Requested Committee Direction:

The report is for information only.

Discussion Points (for information only):

Attendees: Franklin Famme (chair)
Paul Parlee
Mark Vandenbosch
Michael Doupe
Emily Robson (city of Stratford)
Melanie Reasbeck (investStratford)

Guests: Joe Svec (Svec Group)
Rock Wang (UrbanEdge Advisors)

Absent: Slyvia Chrominska
Jodi Meiering
Joani Gerber (investStratford)

The WG convened on May 13, 2025 and was joined by Joe Svec and Rock Wang who provided an update as to the status of their analysis for the project. They envision that there are four phases to the process being undertaken, with us presently being in "Phase 1", as outlined below:

Phase 1 – Development Concept: Evaluate and select development concept based on feasibility; market, financials, environmental, structure, and community needs. [July 2025]

Phase 2 – Test and Finalize Concept: Create one detailed development concept and go to market strategy. [Fall 2025]

Phase 3 – Market Sounding: Create detailed project program and interview selected developers for upcoming RFP for residential sale. [Winter 2025]

Phase 4 – Market RFP: Launch RFP, interview project teams, select proponent, negotiate program. [Spring 2026]

A slide deck was presented by Joe and Rock outlining their preliminary analysis of the GTR site, and several scenarios were discussed, with very rough and estimated costing:

Scenario 1 (Very costly) – A full buildout of the site including housing, structured parking, and a shared community facility within the Grand Trunk superstructure and a library. This approach would maximize site use but involve higher costs and complex construction logistics.

Scenario 2 (Lower cost) – Reuse of the current YMCA property and preserve a portion of the Grand Trunk structure as an open-air community space. It would include surface parking and more limited housing potential.

Alternate (Not yet costed) – Demolition of superstructure while keeping concrete base, building up with a fresh point, and include a 'tribute space' to honour the historical significance of the GTR.

A good discussion occurred relating to the scenarios. Ultimately, the project may be a combination of the above three depending upon the needs of the community and financial constraints of the city. Further analysis to be provided in June and brought back to the group for review and consideration.

Discussion Points (for information only):

n/a

Overview of Previous Month:

n/a

Overview of Upcoming Month:

Summary of work anticipated for the upcoming month.

Item #	Item/Action	By Whom	By When
	The next WG meeting will be in early June to review the report from Svec Group in advance to the full Ad Hoc Committee meeting scheduled for June 16, 2025.		