

# Grand Trunk Renewal Project by Workstream

Updated: May 14, 2025

## Context:

On February 24, 2025, Council endorsed key directions to advance the Grand Trunk Renewal Project. The workstreams outlined below represent a coordinated strategy that will move the project toward development. These include:

- Advancing interim uses of the site
- Developing a shared community facility
- Pursuing residential development (including Parcel 2D)
- Exploring parking and mobility solutions

Further, the Ad Hoc Grand Trunk Committee will lead a revision of the Master Plan to be considered by Council in Fall 2025.

## 1. Interim Uses / Activations

This stream focuses on activating the site in the near term, demonstrating progress, and enabling limited public use of the space while long-term development is underway. The workstream builds public awareness and momentum by inviting the community to enjoy the Grand Trunk Site.

- Spring 2025: Engineering investigations and costing exercises are underway to assess use of the GTR superstructure
- June 9, 2025: Council will receive a report seeking direction to proceed with the next phase of building feasibility work, providing an update on summer programming plans and associated costs, and presenting options related to siding removal Summer/ Fall 2025: Summary programming and site visits

## 2. Community Facility

This stream tackles the development of a shared-use community facility, involving the YMCA, potentially the Stratford Public Library and other community partners, to meet community needs. The next steps in this workstream require the findings of the development strategy to determine facility location and integration with other uses.

- Spring 2025: Partner discussions to develop community facility concept
- July 14, 2025: Council will receive a Management Report outlining a capital funding strategy, including anticipated municipal contributions, partner funding, fundraising potential, and government grants

## 3. Residential Development

This stream positions the Grand Trunk site as a key opportunity for new housing, including affordable and mixed-income development on the site, including Parcel 2D. Development parcels must be confirmed through Svec Group's development strategy.

## 4. Parking and Mobility

This stream addresses the site's long-term access and parking needs, including structured parking to support new development and downtown capacity. Development parcels must be confirmed through Svec Group's development strategy.

## 5. AHC Work: Master Plan Revision

This Committee-led stream will synthesize all project directions into a revised Grand Trunk Master Plan. It represents the culmination of the Committee's work and sets the foundation for implementation. This work integrates public engagement, partner input, and site analysis into a unified planning document.

- May 20, 2024: The Committee will review a proposal from VPA to revise the Master Plan and receive Svec Group's initial site scenarios

- Aug–Sept 2024: Committee-led refinement of the revised plan
- October 2024: The updated Master Plan is presented to Council

## Cross-Cutting Support: Sitewide Development Strategy

The development strategy underpins all streams by identifying:

- Potential configurations of housing, public space, a community facility, and structured parking
- Trade-offs associated with different uses and site layouts
- Cost, phasing, infrastructure needs, and value generation
- Market viability and delivery models

Site scenarios will be reviewed by the Committee in May, with refined recommendations shared with the Committee in June and management reporting going to Council July 14, 2024. These inputs are critical to confirming land use directions and enabling subsequent planning.

- May 20, 2025: Review and discussion of factors impacting development
- June 16, 2025: Review and discussion of development scenarios
- July 14, 2025: Council review and direction on preferred development scenario

## GTR Strategic Timeline 2025

| Month     | Meeting                      | Meeting Topics & Deliverables   |
|-----------|------------------------------|---|
| April     | Cancelled (April 22)         |   |
| May       | AHC Meeting (May 20)         | • Proposal to revise the Master Plan from VPA WG  |
|           |                              | • Presentation and discussion from Svec Group on development scenario work to date & feedback   |
|           |                              | • Findings from engineering investigations for assembly occupation, summer programming proposal   |
| June      | Council Meeting (June 9)     | • Management Report on findings from engineering investigations for assembly occupation, summer programming proposal  |
|           | AHC Meeting (Jun 16)         | • Presentation on scope of work for developing community facility proposal in partnership with YMCA x SPL   |
|           |                              | • Presentation and discussion of development scenarios & recommendations from Svec Group  |
| July      | Council Meeting (July 14)    | • Management Report with update on Master Plan revision process, scope of work for developing community facility proposal in partnership with YMCA x SPL, development scenarios from Svec Group & recommendations |
|           | AHC Meeting (July 21)        | • Discussion on Master Plan revision and recommendations  |
| August    | AHC Meeting (August 18)      | • Discussion on Master Plan revision and recommendations  |
| September | AHC Meeting (September 15)   | • Finalize Master Plan revision and recommendations   |
| October   | Council Meeting (October 14) | • Management Report on Master Plan Revision and recommendations   |

### Legend

#### Project Streams

AHC Master Plan Revision

Interim Uses & Activation

Community Facility

Concept

Residential and Parking Development