



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

Date: May 20, 2025
 Time: 4:00 P.M.
 Location: City Hall Auditorium

Ad-Hoc Committee Present: Dan Mathieson - Chair Presiding, Mayor Martin Ritsma, Barb Cottle, Franklin Famme, Melanie Hare, Nic Flanagan, Ron Dodson, Stephen Mitchell, Trudy Jonkman, Zach Schultz

Regrets: Mark Vandembosch, Paul Parlee

Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Emily Robson - Corporate Initiatives Lead, Tim Wolfe - Director of Community Services, Victoria Trotter - Recording Secretary, Melanie Reasbeck - investStratford

Also Present: Joe Svec - Svec Group, Rock Wang - UrbanEdge Advisors, Paul Brown, Working Group Members, Media, Members of the Public

1. Call to Order

The Chair called the Meeting to Order.

Emily Robson introduced Melanie Reasbeck of investStratford and noted she will be working with the Committee.

Land Acknowledgement.

Moment of Silent Reflection.

Respect in the Workplace Statement.

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 May 20, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting.

3. Adoption of Previous Minutes:

Motion by: Mayor Ritsma

Seconded by: Nic Flanagan

THAT the Minutes of the Ad-Hoc Grand Trunk Renewal Committee of The Corporation of the City of Stratford dated March 17, 2025 be adopted as printed.

Carried

4. Delegation Requests

4.1 Request for Delegation from ShelterLink Youth Services

Discussion: Cate Trudeau, Executive Director of ShelterLink Youth Services presented on their organizations interest to be a part of the Grand Trunk Renewal Site. Highlights of the presentation included:

- organization was formed in 1989;
- their vision is to make youth homelessness in Perth County a rare, brief and non-recurring experience;
- provide various outreach services including prevention;
- provide shelter services including 24/7 support;
- 107 youth were served in 2023-2024;
- average length of stay in shelter was reduced to 99 days in 2023-2024;

- current space presents significant limitations in comfort and safety;
- age and structure restricts ability to renovate;
- interested in partnering with the YMCA and Stratford Public Library;
- require approximately 7,000 sq ft;
- are able to raise capital for the project.

Motion by: Ron Dodson

Seconded by: Trudy Jonkman

THAT the report from ShelterLink Youth Services be received.

Carried

4.2 Request for Delegation by Paul Brown of Stratford Homecare Symposium

Discussion: Paul Brown provided a report on the 2025 Homecare Symposium noting the event was well attended and received with a focus on homecare, primary care and older adult needs.

Motion by: Melanie Hare

Seconded by: Barb Cottle

THAT the reported provided by Paul Brown regarding the Stratford Homecare Symposium be received.

Carried

5. Business Arising from Previous Minutes

5.1 Committee Input: Interim Uses, Community Facility Planning & Development Approach

Discussion: Emily Robson, Corporate Initiatives Lead, provided an update on three key areas of the Grand Trunk Renewal Project: interim uses of the site, early planning for a shared community facility, and the approach to preparing development scenarios.

Ms. Robson stated staff have engaged a structural engineer, architect and health and safety consultant to assess whether limited public access could be permitted at the Grand Trunk building and initial assessments are nearing completion.

Ms. Robson noted staff are preparing summer programming for the adjacent parking lot area with estimated costs for temporary signage, lighting, safety equipment, washrooms, event infrastructure, etc. at \$30,000 to \$40,000. Ms. Robson is requesting feedback from Committee members on the interim use of the site.

A discussion took place on the proposed interim uses. Highlights of the discussion included:

- potential for an inflatable art installation;
- parking must remain available outside of the event times;
- small scale tours are permissible;
- activation on the site may assist in engaging the community.

Franklin Famme no longer present at 5:00 p.m.

5.2 Interactive Briefing: What's Shaping Development Options for the Grand Trunk Site

Discussion: Joe Svec and Rock Wang presented an early analysis on the development scenarios for the Grand Trunk Site including land use configurations, infrastructure considerations and trade-offs. Highlights of the presentation included:

- currently in the development concept phase;
- key project components include remediation, YMCA, library, parking garage and housing;
- environmental remediation ranges from \$5 million to \$10 million dependent on the concept chosen;
- the roof structure is not suitable for adding modern roof panels;
- to build a structure inside the current structure is a \$126 million program;
- to renovate and build onto the current YMCA with a portion of the structure used as open-air space for community is a \$43 million program;
- a decision on the structure is required to move to Phase 2.

A question and answer period took place regarding the presentation. Highlights of the discussion included:

- the cement in the structure would need to be capped for environmental purposes;
- YMCA structure is in good shape to renovation and does not require remediation;
- the City would need to provide land adjacent to the YMCA for renovations and addition of other services such as the library;
- vapors from contamination come through the cement in the structure.

Stephen Mitchell is no longer present at 6:00 p.m.

Emily Robson will circulate the presentation for the Committee to review and provide feedback.

6. New Business

6.1 Refreshing the Grand Trunk Master Plan

This item is to be placed on a future agenda for discussion.

7. Working Group and Staff Updates

7.1 Partnership

No report provided.

7.2 Vision, Planning & Architecture

Report presented in Item 6.1.

7.3 Real Estate, Legal & Finance

No discussion.

7.4 Communications, Advocacy, Civic Engagement

No discussion.

7.5 Infrastructure & Environment

No report provided.

7.6 Working Group Coordinators

No report provided.

7.7 Staff Update

No discussion.

8. Date of Next Meeting

The next Ad-Hoc Grand Trunk Renewal Committee Meeting is June 16, 2025 in the Council Chamber, City Hall.

9. Adjournment

Motion by: Nic Flanagan

Seconded by: Melanie Hare

THAT the May 20, 2025 Ad-Hoc Grand Trunk Renewal Committee meeting adjourn.

Carried

Meeting Start Time: 4:06 P.M.

Meeting End Time: 6:11 P.M.