



## Ad-Hoc Grand Trunk Renewal Committee

<b>Working Group:</b>	<b>Vision, Planning &amp; Architecture</b>
<b>Report Date:</b>	<b>August 18, 2025</b>

### **Requested Committee Direction:**

The report is for information only.

### **Discussion Points:**

#### *Visual Representation of Vision and Guiding Principles*

- City staff have prepared a package of the Vision, Guiding Principles and Activity Cluster diagram to be shared back to the public on the website. This package can also be shared with our updated messages to the community.

#### *Indigenous Engagement and Consultation*

- The Working Group strongly recommends that City Council and staff continue to advance the Indigenous engagement process in the next phases of the Project.

#### *Review of Grand Trunk Master Plan*

- The Working Group has reviewed the Grand Trunk Master Plan (2018) to identify areas that should be updated to reflect the work of the AHC, in particular the Vision and Guiding Principles and Council's direction over the last 2 years and pending the outcome of the pre-development studies.
- The pre-development studies include:
  - Initial costing and feasibility of new and/or renovated community facility
  - Site planning and engineering
  - Costing and feasibility of adaptive reuse of the superstructure as an outdoor amenity
  - Analysis of the residential market opportunity including yield, servicing, costing, financials, affordability, and land value

### **Overview of Previous Month:**

#### **AHC Mandate related to VPA working group:**

- Refresh Vision and Guiding Principles
- Engage the Community
- Review of the Grand Trunk Master Plan 2018

#### **Work Complete to date**

- Vision and Guiding Principles (and community consultation)

- Endorsed Recommendations to Council: Housing, Parking, Community Facilities and Interim Activations
- Key program/land uses proposed for the site (based on dialogue with the Y, SPL, UW, SLAAA, and community groups)
- Market input (Mark Conway and Svec Group)

#### **Work Underway (by staff and Svec Group):**

- Analysis of development scenarios, based on Council direction to proceed with Scenario 2 for the next phase of work.

#### **Work Done this month (VPA with other working groups)**

- VPA and Chairs met on August 6, 2025, to review the Grand Trunk Master Plan 2018 and identify areas to be refined and updated later this fall or winter in order to reflect the outcomes of the AHC work and align with current Council directions.
- The purpose of updating the 2018 Master Plan is to provide a clear and current framework document to guide the redevelopment of the site for Council, partners, and the Stratford community. The updating of materials is recommended to occur once further Council direction is determined on a preferred redevelopment scenario. This will occur after the AHC mandated timeline.
- The following updates to the Master Plan document were identified:
  - Create a concise and clear language document that can be easily read by multiple audiences.
  - Add Indigenous land acknowledgement and insight from First Nations engagement (pending)
  - Update the context section to reflect the current community needs (diversity, housing needs, SLAAA, current economic context, etc.) and acknowledging the potential role of the GTR in the City's future
  - Replace the Vision and Guiding Principles with Council endorsed 2024 version
  - Expand the history of the Site to acknowledge the traditional territories of the First Nations and the cultural/social significance of the Grand Trunk facilities for Stratfordians
  - Update and consolidate the Process section to reflect recent AHC process and community input; revise language to remove the word Community "Hub"; potential to have a more detailed consultation process summary as an appendix if needed
  - Update Vision and Guiding Principles to 2024 version; utilize colour code throughout other sections to demonstrate how the Guiding Principles are applied or implemented through the Key elements and directions in later sections.
  - Revise Key Elements to reflect July Council direction and others i.e. Community facility to go on the site but not in the GT Building and a strategy for the super structure
  - Key directions and schedules to be updated (street and block network, etc.) to:
    - reflect outcomes of the development scenarios analysis;

- ensure alignment with the Guiding Principles (an emphasis on pedestrian/walkable environment, inclusive community and design principles related to universal design and accessibility.
  - include direction related to community space both indoor and outdoor open space;
  - revise land use map to reflect revised uses envisioned and be less focussed on academic and institutional uses
- Recommendations and next steps – to be updated to reflect current status.
- In order to capture the knowledge and output of the AHC work, there is potential for each of the Working Groups to provide input on the next steps in the process Grand Trunk Renewal Process. Next steps from VPA perspective include:
  - Update the Master Plan to create a current Reinvestment Framework document (or new master plan) to inform next steps in the process
  - Determine the location and scale of the shared community facility
  - Initiate the required environmental approvals (RSC)
  - Prepare/revise the conceptual street and development block schedule and infrastructure designs (streets, servicing)
  - Identify phasing for long term renewal
  - Create a “meanwhile” and animation uses strategy and construct the infrastructure to support this (portables, electricity, initial remediation to create safe venue, lighting, etc.)
  - Prepare a workplan and workback to Phase 1 of reinvestment of the GTR
  - Prepare a concept design and strategy for gathering and event space/common in the superstructure
  - Prepare a parking strategy and plan for the GT site and surrounding City facilities

#### Key questions of City Staff

1. How to ensure alignment with the overall Official Plan review and in particular the amount and type of housing to be planned for on the Grand Trunk Site.
2. Confirm that key aspects of the Vision and Guiding Principles have been considered in the development scenarios.
3. Pls provide an update of Indigenous Protocol and outreach strategy

#### **Overview of Upcoming Month:**

<b>Item #</b>	<b>Item/Action</b>	<b>By Whom</b>	<b>By When</b>
1	Finalize graphic package for Vision, Guiding Principles and Clusters of Activities as the Vision 2024	Emily	Aug 31
2	Coordination with Communications and Engagement WG and City Communications staff on update to website and eblast out of Vision, Guiding Principles graphic materials	Emily. VPA, CEWG	Aug 31
3	Finalize Indigenous engagement Protocols	Emily	

4	Report/Update to Council on Indigenous Engagement Protocols	Emily	Indigenous engagement protocols are on hold at this time, as the staff who were leading this work are no longer with the organization.
5	Initial Outreach and Engagement with Indigenous Communities	WG	
6	Working with the Infrastructure and Environment Working Group and others, confirm key approvals required, timelines and next steps to implement the GTR	WG	Aug 31, 2025
7	Identify key areas to update Master Plan site plan concept - based on scenario analysis (June)	WG	July 31 (for Aug 25 AHC meeting)
8	Finalize areas for Master Plan update and recommendations on next steps from VPA perspective	WG	Sept 8 (for Sept AHC meeting)