



**Grand Trunk Railway  
(GTR) Shops**

**RECAP**



**Does the City need a Developer?**

**R. RITZ ARCHITECT INC.**

# ◀ RECAP - DOES THE CITY NEED A DEVELOPER?

RR

## Developer's Key Responsibilities

- i. **Vision and planning:** Identify and assess a potential development opportunity and create a vision for the project, often in collaboration with planners and architects.
  - ii. **Financing and acquisition:** Secure the necessary funding for the project and purchase the land or existing property.
  - iii. **Permits and approvals:** Navigate the complex process of obtaining all required public approvals, zoning permissions, and building permits from local authorities.
- i. **Design and construction management:** Oversee the design team and hire and manage the general contractor, who will build the structure according to the plans, codes, and timeline.
  - ii. **Project execution:** Manage the day-to-day aspects of the project, ensuring it stays on budget and schedule, and coordinate the activities of various subcontractors and suppliers.
  - iii. **Marketing and sales:** Handle the marketing of the property and ultimately sell or lease the completed units or buildings to customers or tenants.



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## How the City Generates Income

- Property Taxes
- Develop and rent or sell Parking
- Develop and Sell Land – Industrial Park

## The City is the Developer.

- Buy and Develop Land to rent or sell Parking
- Develop and Sell Land – Industrial Park
- Buy Land and Develop Recreation Facilities

## Conclusion

Since the City has the land for the building, a use for the building and the financing for construction.

**The City DOES NOT need a developer.**

