



**Grand Trunk Railway
(GTR) Shops**

HOW WE GET THERE



You Build it in Phases

R. RITZ ARCHITECT INC.



HOW WE GET THERE: YOU BUILD IT IN PHASES

RR

By making it smaller **by dividing into three major sections** by putting the streets south of St. David Street over the tracks and through the building, creating a west, center and east section.

1. Each section is then divided into parts for the primary uses.

- a. **West** – YMCA with a parking garage, change rooms and offices on the first storey with a pool addition on the north side and with the gym, fitness and other uses are on the Concourse level. A 52-unit apartment building is above the north end of the pool located at the farthest point from the CNR marshaling yard and the CNR London and GEXR Goderich rail corridors.
- b. **Center** - Library, Childcare, as well as a municipally managed Medical Clinic to attract doctors to the City on the Concourse Level over the two-storey parking garage.
- c. **East** – Across from the transit hub are the Community Spaces since it is one bus ride to the site. This section includes Locomotive 6218 in the east portion, Event Space for senior's or youth activities or space shared with the Library in the center portion and a Performing Arts Space with a focus on good acoustics in the west portion, as well as other tenants to support these uses on the Concourse Level over the two-storey parking garage.





HOW WE GET THERE: YOU BUILD IT IN PHASES

RR

2. The Sections are Connected with a Common east-west third-storey Concourse

- a. Like an indoor shopping mall.
- b. Instead of stores, the tenants are community facilities for the citizens to use and share.
- c. Provides easy movement between all parts of the building.
- d. Permits easy access to shared spaces.
- e. Permits the possibility of interaction between the users of each part, a Community Hub.

3. The Project is Phased

- a. To make ready the building so when the major users generate funding, grants or loans they can develop their space and move into the building.
- b. The phasing is flexible after the base building is ready with either part developed at different time.
 - i. Not necessarily in sequences such as east to west.
 - ii. It could be west to east or west and part east, and as the other uses retain funding, they would move in.





HOW WE GET THERE: YOU BUILD IT IN PHASES

RR

4. The Phases – From East to West

- a. Phase R – Rehabilitate and modify the existing structure
 - i. As per the 2012 Structural analysis,
 - ii. As amended with an updated structural review.
- b. Phase B – Develop two storey Parking Garage and third storey Concourse Level
- c. Phase M – McKenzie Entrance & Locomotive 6218 Museum
- d. Phase A – Argyle Entrance & East Concourse
- e. Phase S – Stratford Entrance & Centre Concourse
- f. Phase Y – YMCA & Apartment Building
- g. Phase P – Police Station

With the apparent urgency of the Police Station, Phases Y and P may be first along with the Childcare and Library Portion of Phase A. **By beginning with Phase Y, profit is generated** from the apartment building that finances most of the capital cost of the Third Storey Concourse Level and Street Entrances and the property taxes finance most of their operating costs.

