

# **PHASE S – Stratford Entrance, Childcare, Library, Clinic, West Concourse**

RR



# **PHASE S – Stratford Entrance, Childcare, Library, Clinic, West Concourse**

RR

**Phase S – Stratford** – the development of the Childcare, Library, Medical Clinic and West Concourse. The timing for this phase will depend on when these tenants can secure funding to develop this section of the building.

The project entails developing a Childcare facility operated by the YMCA, serving 98 children, with an outdoor play space on a rooftop patio. Additionally, it will include a 40,000 square feet two-level Library with exterior windows on three sides and access to a dedicated rooftop patio. Accessibility between levels within the Library is provided by a LULA. The Library's area may be reduced if it shares facilities with the theatre, event space, and the 6218 display area. This phase also includes developing an 11,460 SF municipally managed Medical Clinic.

Vertical access from the entrance level at grade is via a large elevator and stairs to the second-level parking and to the third-storey Concourse Level, with space for two future escalators.

The Parking Garage POS will be moved to the interior of this entrance, replacing the Temporary North Entrance.

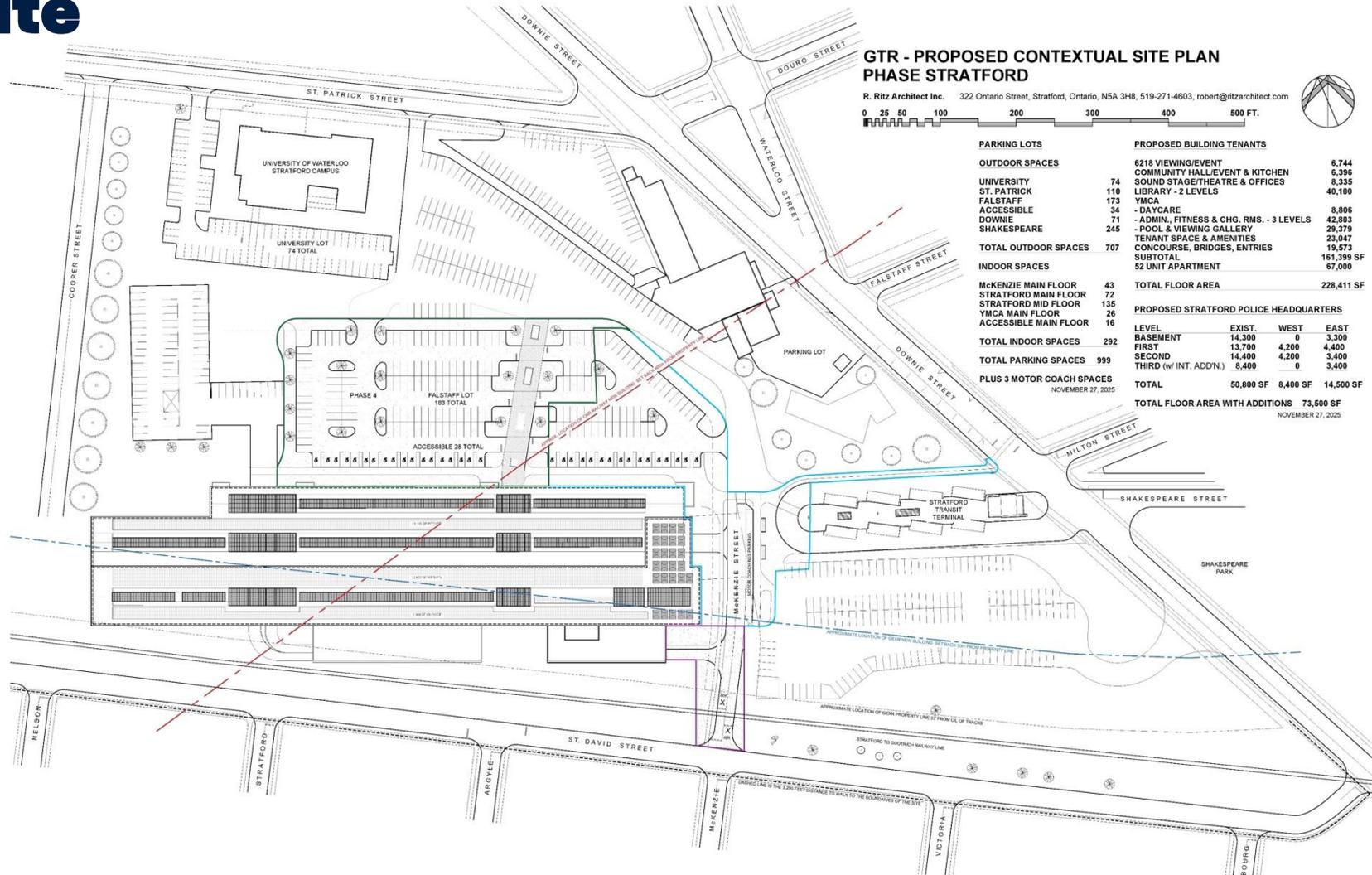
A living wall honouring the region's indigenous peoples is proposed for installation above and around the elevator.



# PHASE S – Stratford Entrance & West Concourse

RR

## - Site



### GTR - PROPOSED CONTEXTUAL SITE PLAN PHASE STRATFORD

R. Ritz Architect Inc. 322 Ontario Street, Stratford, Ontario, N5A 3H8, 519-271-4603, robert@ritzarchitect.com

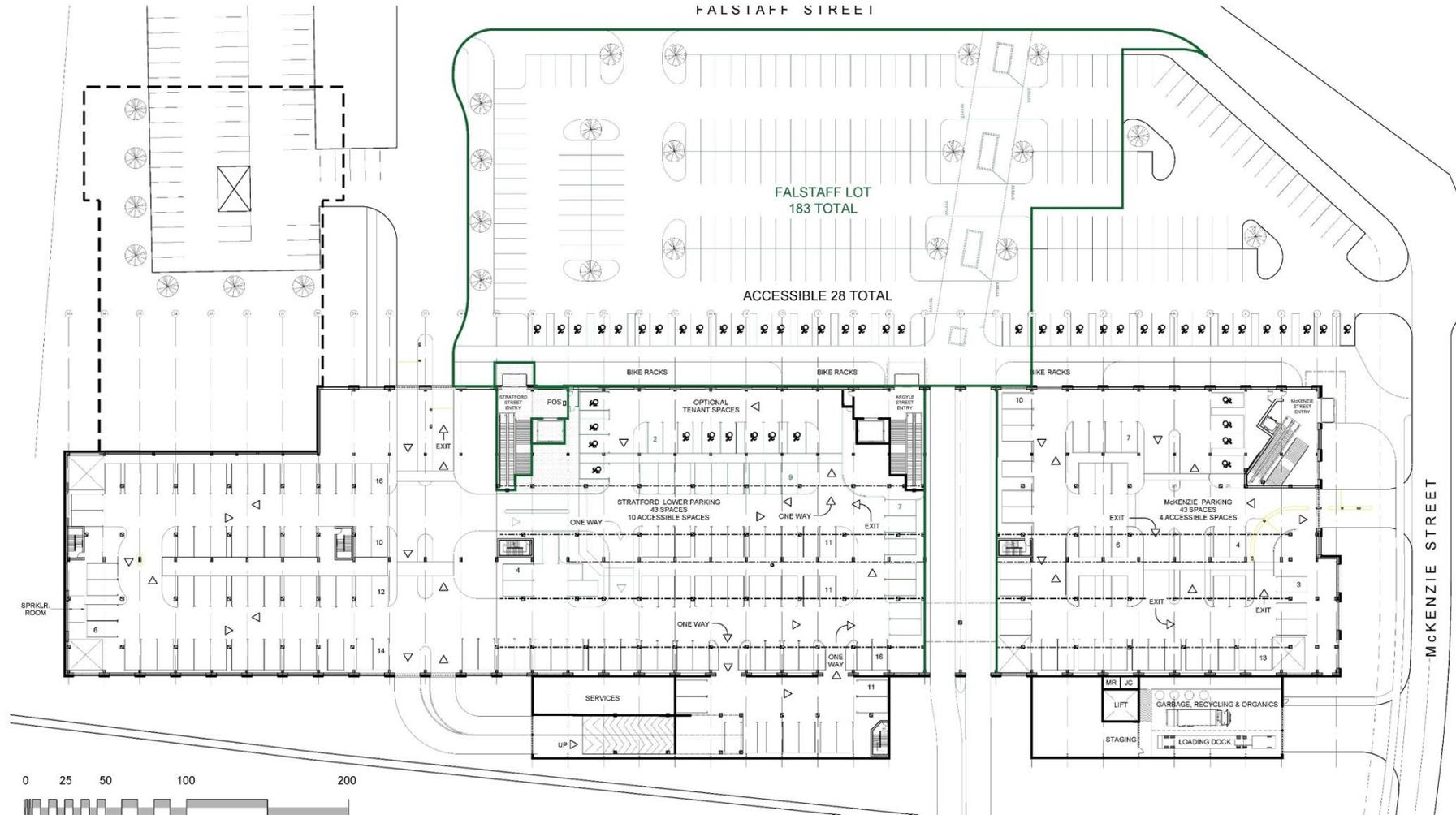


PARKING LOTS		PROPOSED BUILDING TENANTS	
UNIVERSITY	74	6218 VIEWING/EVENT	6,744
ST. PATRICK	110	COMMUNITY HALL/EVENT & KITCHEN	6,396
FALSTAFF	173	SOUND STAGE/THEATRE & OFFICES	8,335
ACCESSIBLE	34	LIBRARY - 2 LEVELS	40,100
DOWRIE	71	YMCA	
SHAKESPEARE	245	- DAYCARE	8,806
<b>TOTAL OUTDOOR SPACES</b>	<b>707</b>	- ADMIN., FITNESS & CHG. RMS. - 3 LEVELS	42,803
<b>INDOOR SPACES</b>		- POOL & VIEWING GALLERY	29,379
MCKENZIE MAIN FLOOR	43	TENANT SPACE & AMENITIES	23,047
STRATFORD MAIN FLOOR	72	CONCOURSE, BRIDGES, ENTRIES	19,573
STRATFORD MID FLOOR	135	<b>SUBTOTAL</b>	<b>161,399 SF</b>
YMCA MAIN FLOOR	26	52 UNIT APARTMENT	67,000
ACCESSIBLE MAIN FLOOR	16	<b>TOTAL FLOOR AREA</b>	<b>228,411 SF</b>
<b>TOTAL INDOOR SPACES</b>	<b>292</b>	<b>PROPOSED STRATFORD POLICE HEADQUARTERS</b>	
<b>TOTAL PARKING SPACES</b>	<b>999</b>	LEVEL	EXIST. WEST EAST
<b>PLUS 3 MOTOR COACH SPACES</b>	<b>NOVEMBER 27, 2025</b>	BASEMENT	14,300 0 3,300
		FIRST	13,700 4,200 4,400
		SECOND	14,400 4,200 3,400
		THIRD (w/ INT. ADDN.)	8,400 0 3,400
		<b>TOTAL</b>	<b>50,800 SF 8,400 SF 14,500 SF</b>
		<b>TOTAL FLOOR AREA WITH ADDITIONS</b>	<b>73,500 SF</b>
			NOVEMBER 27, 2025



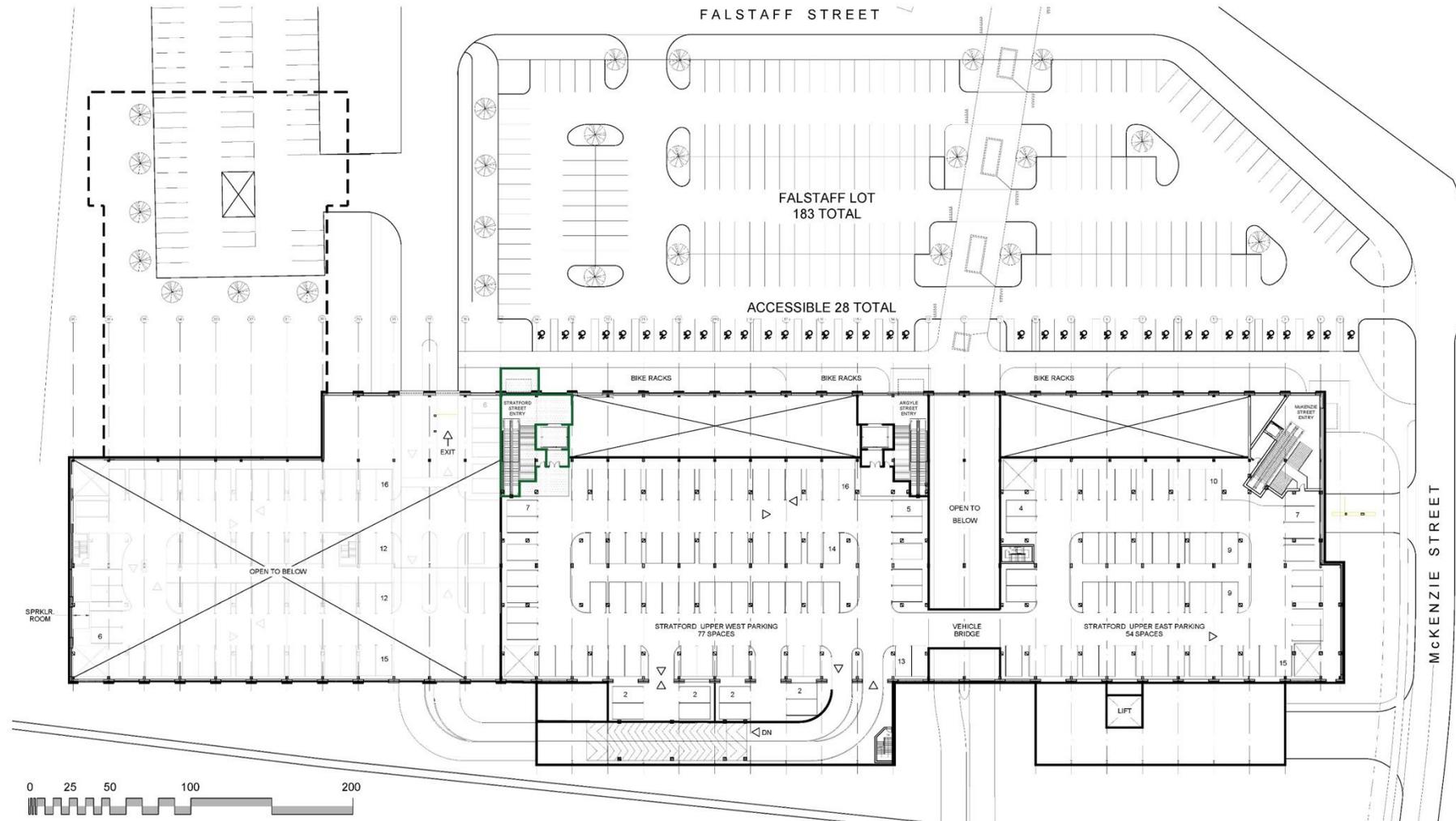
# **PHASE S – Stratford Entrance & West Concourse** RR

## **- First**



# **PHASE S – Stratford Entrance & West Concourse** RR

## **- Second**

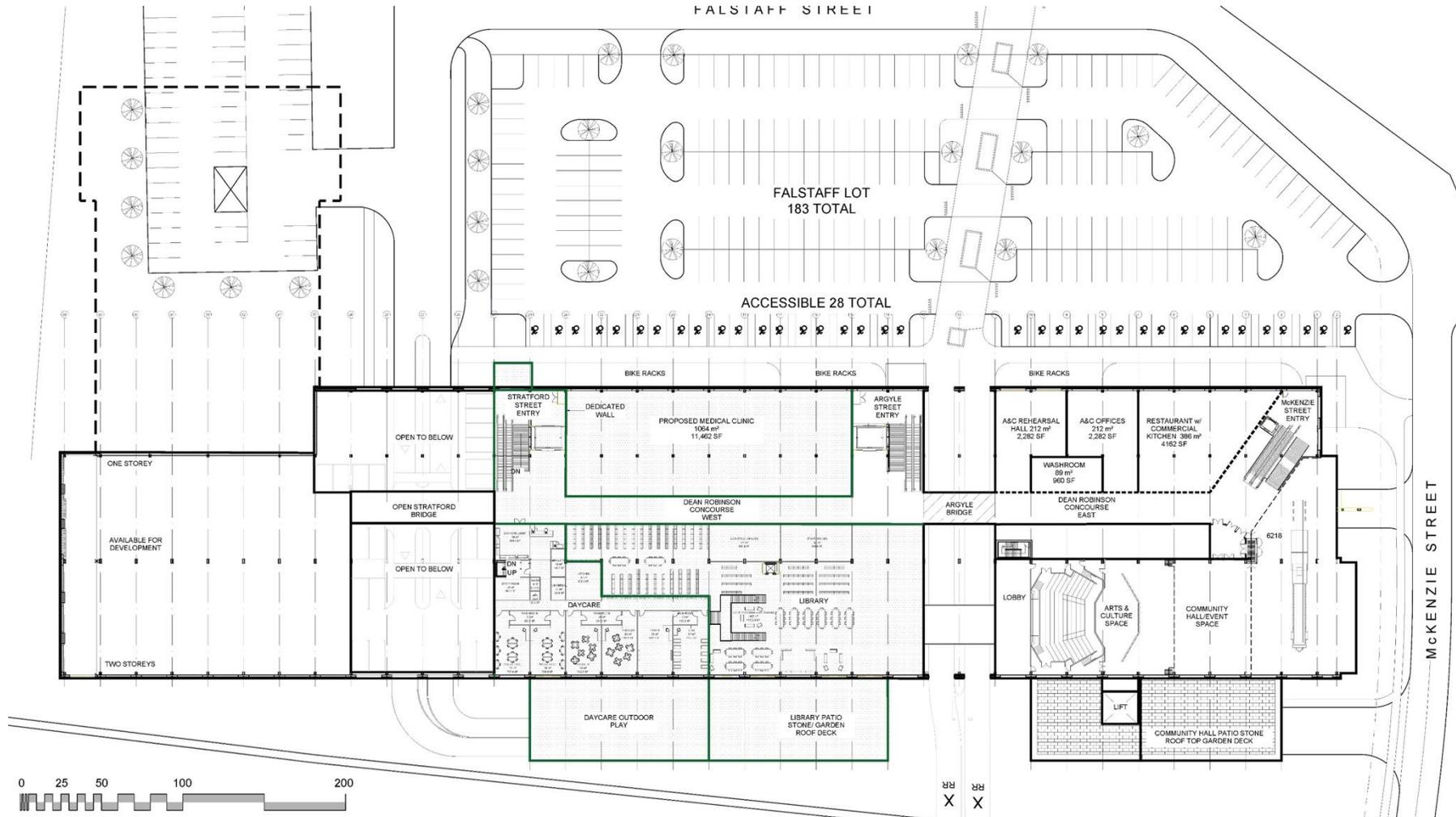




# PHASE S – Stratford Entrance & West Concourse

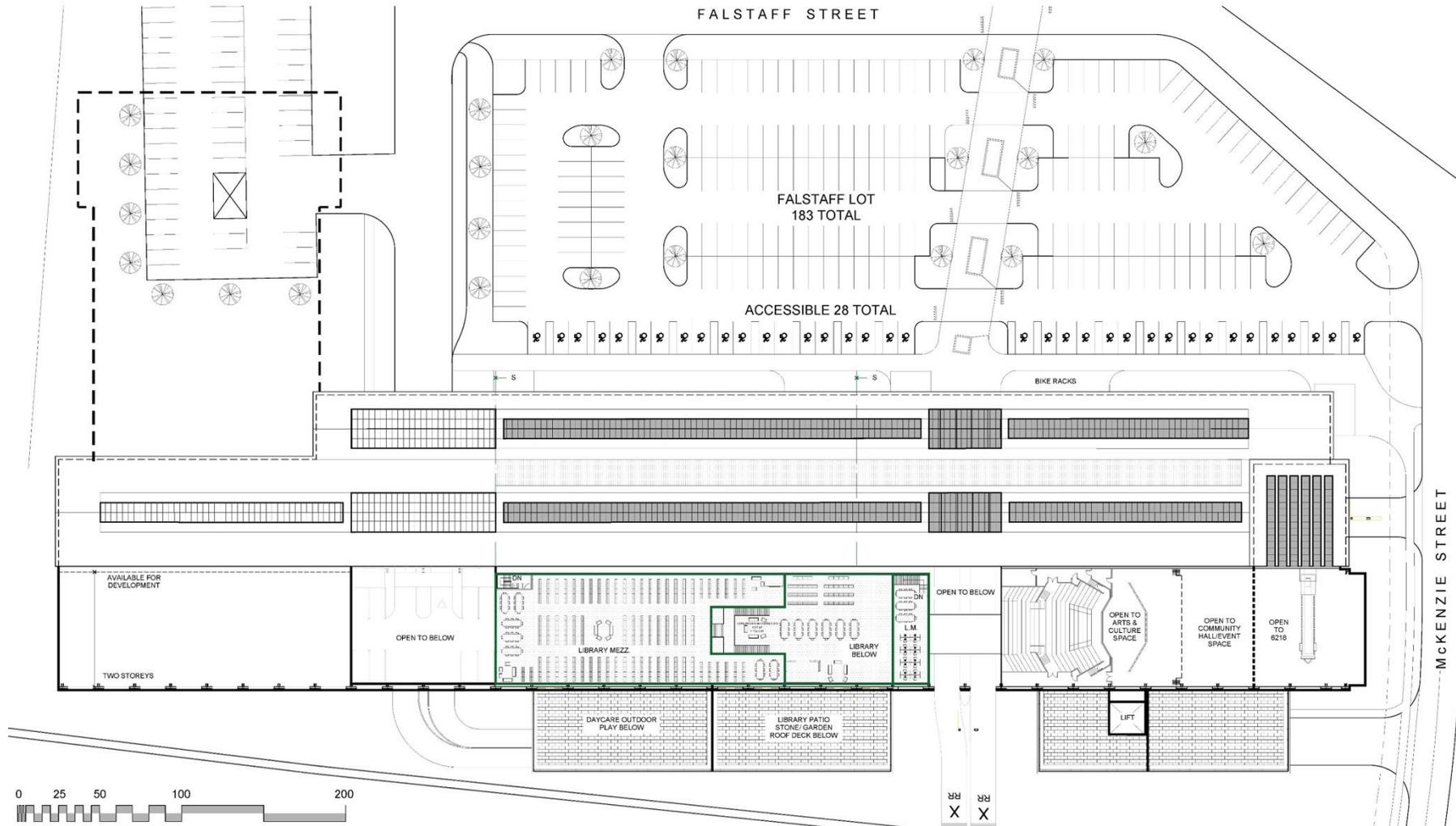
## - Third - Concourse

RR



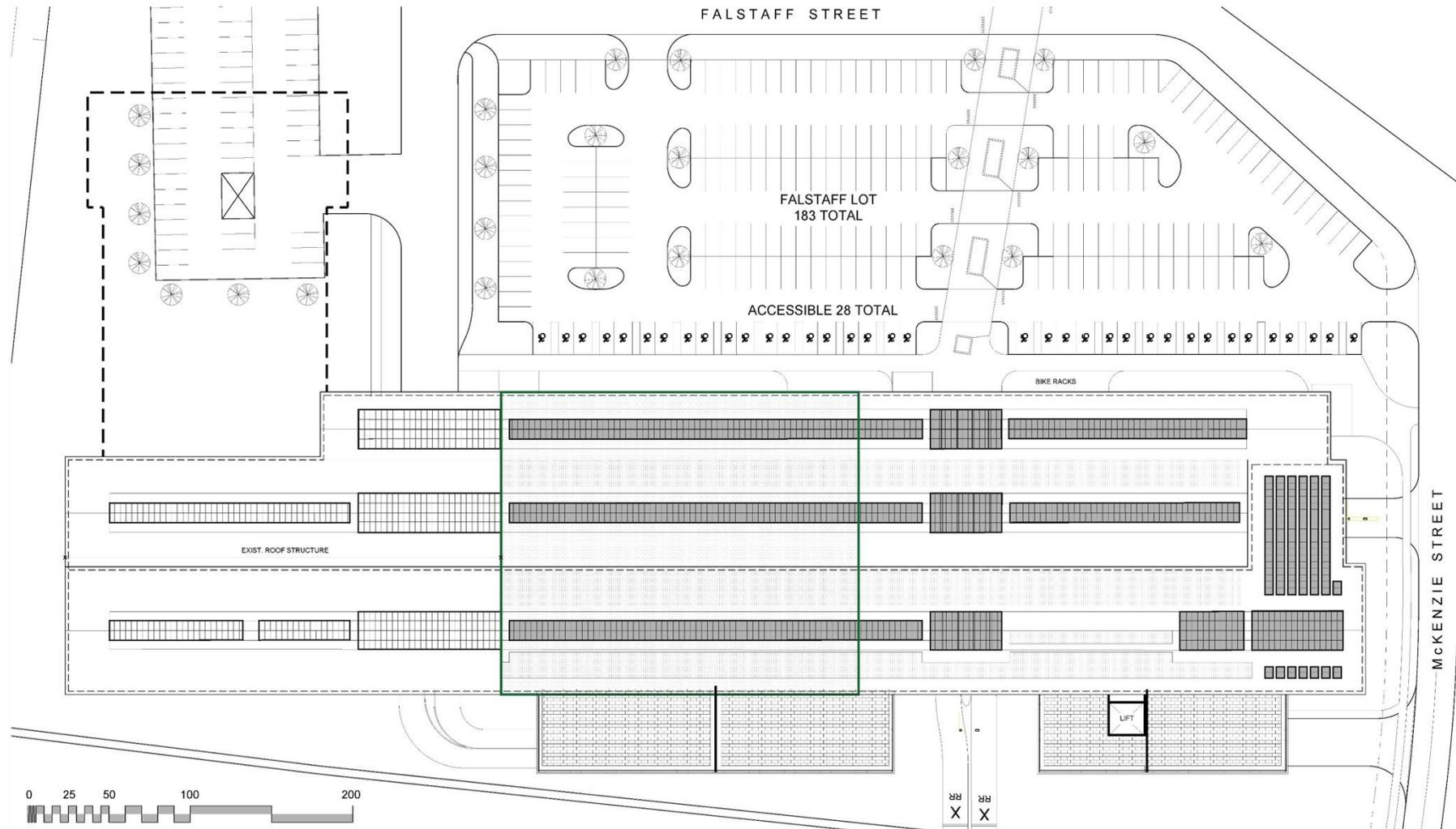
# **PHASE S – Stratford Entrance & West Concourse** RR

## **- Fourth**



# **PHASE S – Stratford Entrance & West Concourse** RR

## **- Roof**



# **PHASE S – Stratford Entrance & West Concourse** RR **- Elevations**

