Grand Trunk Railway
(GTR) Shops

IT'S A CHESS GAME

Where we are at

R. RITZ ARCHITECT INC.

IT'S A CHESS GAME: Where we are at

RR

SPS HQ at Scotiabank Data Centre or the Existing YMCA

1. Except for the New Police Headquarters, the GTR building's size can accommodate all the civic needs under one roof.

2. If all move into the GTR Building, there will be an empty YMCA. The only way the YMCA will move is if it is purchased. With those funds, the YMCA would invest in developing a new home in the GTR Building.

3. **Council** holds the **key to advancing the development of the GTR Building**. It is a **win-win** situation if they purchase the existing YMCA and repurpose it into the New Police Headquarters. How? **The funds used to buy** the existing **YMCA for** the **Police, the YMCA uses on** their development of the **GTR Building.**

4. **If** the **City** chooses to **buy elsewhere**, those **funds DO NOT go to the GTR Building** but instead to some private entity that **does not benefit the taxpayer** with the development of the GTR Building.

5. If the **City buys a property (SBDC) that generates tax revenue, it loses that revenue, reducing funds available to finance the GTR Building and placing** a **greater burden on** the remaining **taxpayers**.

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SPS HQ at Scotiabank Data Centre or the Existing YMCA

The Council's decision should first and foremost benefit taxpayers and advance the GTR project**.**

If Council purchases the SBDC for **the SPS HQ**, the YMCA will likely not find a buyer and will **not be a prime tenant in the GTR Building**.

If the YMCA is not in the GTR building, **then the Library**, with its affiliation with the YMCA, will also **not be in the GTR Building.**

Instead, the Library will be a new build as part of the pool and change room additions to the refurbished existing YMCA.

With this scenario**, the GTR Building** will be **demolished** or **vacant** for many years.

IT'S A CHESS GAME: Where we are at

SPS HQ at Scotiabank Data Centre or the Existing YMCA

Council can make this a **Win-Win** for both SPS and the YMCA, benefiting taxpayers and advancing the GTR project.

Instead of buying the SBDC, Council should allocate the property tax revenue and the funds required to purchase it to repurpose the existing YMCA into SPS HQ.

The YMCA will use the funds received from the purchase and invest in a new YMCA at the GTR Site.