



Grand Trunk Railway
Shops

McKENZIE MAIN FLOOR
STRATFORD MAIN FLOOR
STRATFORD MID FLOOR
YMCA MAIN FLOOR
TOTAL INDOOR SPACES
TOTAL PARKING SPACE
PLUS 3 MOTOR COACH

Restore or Ignore?

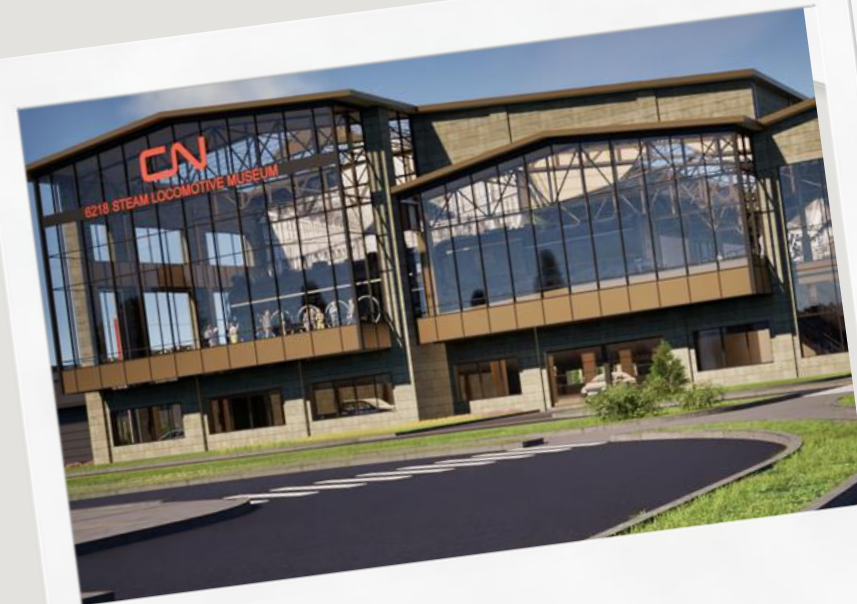
Cost Comparison & Project Options - The Bottom Line



Why **restore** the GTR Shops?



- Keep the existing building and its embedded carbon
- Respects Stratford history and the role the building played
- Leaves the site available for future development: parks & green space, housing, parking, university, retail and commercial space, etc.
- Keeping an existing building means it's easier to fund and attain grants through the Natural Resources Canada Retrofit Hub
- Designed to be future-oriented, allowing for changes in how its spaces are used: Adaptable Shell
- Renewal Plan allows more space for more uses identified through community engagement in the Council-endorsed GTR 2018 Masterplan, and is flexible enough to accommodate new uses
- The Renewal Plan is more cost-effective because there is less soil remediation and it uses the existing shell of the GTR Shops, which represents about 60 percent of the cost of a new building.
- Originally engineered to carry an overhead crane rated at 200 tons — a robust steel frame structure that can support additional new floors



Renewal Plan Restores GTR Shops to provide multiple community benefits



In 2018, the City, with community engagement, developed a Master plan for the renewal and use of the GTR shops. The Renewal Plan incorporates multiple shared community facilities inside the GTR Shops as part of the key elements in the 2018 Masterplan, and includes:

Community Space: **172,000 sq ft**
Comparison - Rec Complex: 155,500 sq ft
Indoor Parking: 305 spaces / 162,665 sq ft
Outdoor Parking: 637 spaces / 191,100 sq ft



Both City **Build New** Options **Ignore** the 2018 Masterplan



One option is **75,000 sq ft**, which includes a 10,000 sq ft childcare, an atrium, a library, and the YMCA. How does this math work when the current YMCA is 42,000 sq ft and the Library program is for 40,000 sq ft?

The other option is **100,000 sq ft**. Both **Build New Plans** proposed by the City for the GTR site **ignore the value and potential of using the 163,000 sq ft GTR superstructure**. Instead, they **develop less** - a new, smaller building on the site **with fewer facilities**. The 100,000 sq ft option includes:



YMCA
33,000 sq ft



Aquatic Centre
19,300 sq ft



Childcare
98 spots, 10,000 sq ft



Library
35,000 sq ft



Medical Clinic



Heritage Space



Concourse & Entry
2,700 sq ft



Performing Arts



Event Space



Restaurant



Parking:
740 outdoor



Residential



The 100,000 sq ft proposed is more than half the area of the existing building. Why ignore it and not use it?

The City's proposal would eventually lead to:

Demolish two-thirds of the GTR Shops for parking, and

Leave the remainder as an unused shell to be used as an outdoor event space.

Require more remediation of contaminated soil.

What the **Renewal Plan** gets you that the Build New Plan doesn't



The Renewal Plan transforms a historical city landmark into a beautiful space, and provides:

- More flexible shared community space
- Revenue generated from developing the residential building covers the construction cost of the concourse and entrances. Property taxes generated from the residential building help offset the ongoing operating costs of the concourse and entrances
- A new, future-ready use for a building that shaped the history of Stratford



How much will it cost?

The City's Build New Plan— facility-by-facility costs



YMCA
\$21.6M



Aquatic Centre
\$12.6M



Childcare
\$6.5M



Library
\$22.9M



Medical Clinic



Heritage Space



Concourse & Entry
\$1.6M



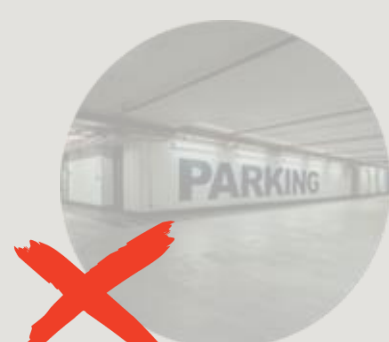
Performing Arts



Event Space



Restaurant



Parking:
740 outdoor



Residential

Total Project Cost

The 100,000 sq ft Build New Plan is reported to cost **\$65.4 million** — \$654 per square foot, **plus parking, plus soil remediation**. Both the City's Build New proposals shrink several facilities from the sizes previously identified and drop **five facilities entirely**: Medical Clinic, Performing Arts, Restaurant, Heritage Space, Event Space/Hub and residential are not part of this proposal.

Sizes and costs shown here reflect the City's current Build New proposal, not the Renewal Plan's. Details are available in the "Renewal Plan & Build New Plan - Comparison Spreadsheet" and the "Master Spreadsheet" at gtrshops.ca.



How much will it cost?

The Renewal Plan — facility-by-facility costs



YMCA
\$23.6M



Library
\$27.7M



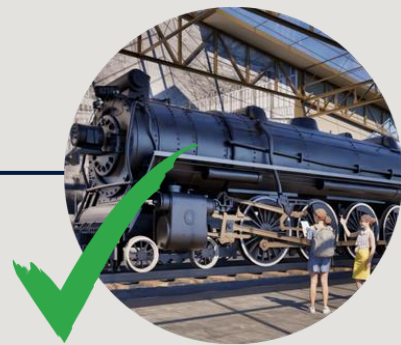
Aquatic Centre*
\$18.3M



Childcare
\$6.1M



Medical Clinic
\$7.9M



Heritage Space
\$5.2M



Concourse & Entry
\$10.0M



Performing Arts
\$14.0M



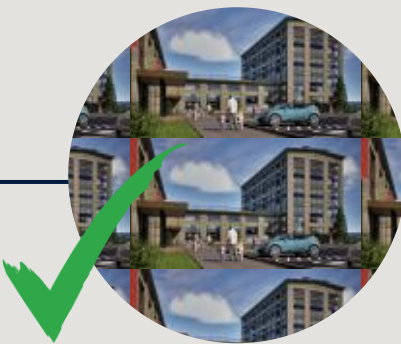
Event Space
\$3.0M



Restaurant
\$2.5M



Parking
305 indoor
637 outdoor



Residential
52-unit condo



Total Project Cost

The Renewal Plan total cost is **estimated at about \$143 million** — about \$415 per square foot, including parking. **Each facility finances the cost of its own space** by buying or renting it; the concourse and pool-site remediation are funded from the residential apartment's profit, and parking pays for itself from parking revenue.

The Renewal Plan's full, tenant-by-tenant cost breakdown. Detail is available in the "Renewal Plan & Build New Plan - Comparison Spreadsheet" and the "Master Spreadsheet" at gtrshops.ca.



How much will it cost?



Build New Plan on site - Apples to Apples comparison — with the same facilities and floor area as the **Renewal Plan**, using the GTR Shops



The Renewal Plan is estimated to cost approximately \$143 million. Cost per sq ft: \$415

Note: The Renewal Plan includes site parking development costs



The Build New Plan is now estimated at \$156-\$161 million. Cost per sq ft: \$418-\$433

Note: priced to the same program as the Renewal Plan, including parking; range reflects open-air vs. enclosed parking garage options.



How the costs compare

Three plans, side by side



PLAN	TOTAL COST	COST PER SQ FT
Build New Plan — as currently proposed	\$65.4 million	\$654
Renewal Plan	\$143 million	\$415 (includes parking)
Build New Plan — matched to the Renewal Plan’s full program	\$156–\$161 million	\$418–\$433 (includes parking)

Who provided this cost estimate?

It was independently prepared by estimators who work for Canada's largest construction company. The cost estimate is based on the proposal drawings prepared by Robert Ritz, with quotes from local contractors and suppliers. The estimator notes that the Renewal Plan **shell development costs per square foot are about half those for constructing a new building**, as in the Build New Plan.

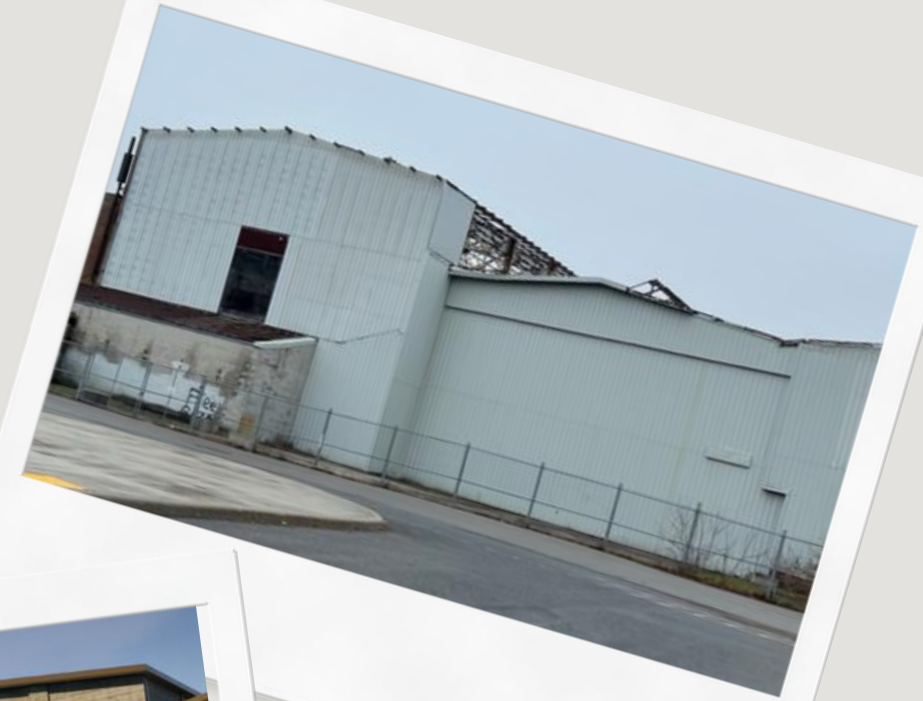
The Renewal Plan is more cost-effective because there is **less soil remediation** (estimated at \$2 million per acre) , and it **uses the existing shell of the GTR Shops**, which represents about 60 percent of the cost of a new building. For more details, see “Renewal Plan & Build New Plan - Comparison Spreadsheet” and the “Master Spreadsheet” at gtrshops.ca.



Why **restore** the GTR Shops with the **Renewal Plan**?



- Based on the apples-to-apples comparison, the **Renewal Plan saves \$13 to \$18 million** compared to a matched Build New
- Not a \$143 million bill to taxpayers — **each facility** other than the Library, the apartment, and parking **is independently financed**
- Every group that steps forward brings the Grand Trunk closer to reality
- A shared facility means the **costs are shared** between those who use it
- This design is based on the uses and facilities identified in the Council-endorsed 2018 GTR Masterplan **that are excluded from the current Build New Plan**
- Soil remediation (estimated at \$2 million per acre) is needed only where the pool addition is built — a Build New disturbs the entire site
- Reserves the rest of the site for future development: parks & green space, housing, parking, university, retail and commercial space, etc.
- It is **designed to be future-oriented**, allowing for changes in how spaces are used
- The flexible design can be modified to eliminate certain features to reduce costs



Why is Renewal worth it?

You get more benefits!



The Renewal Plan costs more - but you get more facilities as listed below:

FACILITY	METHOD OF FINANCING	BENEFIT
Flexible Performance Art Space and Theatre	Fundraising, grants and borrowing financed by rental income	Needed space for community based live performing
Urgent Care/Medical Clinic	OHIP funded	Provides non-emergency medical care and for families that need a primary care physician
Restaurant	Private financing	Provides food service to the entire facility
Retail/Commercial Space	Future development in inefficient areas of the parking garage by private financing	Future growth within the structure, leaving site parking available for future development
Community Event & Multi-use Space	Fundraising, grants and borrowing financed by rental income	Shared by community spaces within the building, as well as outside public groups
Locomotive 6218 Heritage Site & Event Space	Fundraising, grants and borrowing financed by rental income	Locomotive 6218 is the cultural anchor of the Grand Trunk Locomotive Repair Shops development
Concourse & Entrances	From apartment profit, not from a tax levy	Provides user circulation and enhances connectivity between the shared spaces
Indoor Parking Garage	Municipal parking revenue	Convenient indoor parking with indoor access to concourse atrium and shared community spaces above

What happens now?



If you support the **Renewal Plan** or would like the City to consider it as part of the future of the GTR site:

It's your turn to take action -

- i. Let the Councillors and Mayor know that you back this proposal.
- ii. Encourage the City to publish its own complete, all-phase figures so the community can compare full numbers side by side.
- iii. Share the exciting details about the site's future with your friends and family, emphasizing how this proposal will benefit us all for many generations to come!

Next Steps to Move this Project Forward

1. Verify the building's ability & required upgrades to support the proposed development.
2. Refine and Develop the plan further to determine more detailed costs... remediation required for grant applications & fundraising targets
3. Partners must commit to the project and fundraise for the cost of their space

Let's make it a goal to have this project in progress for the City's 2032 Bicentennial, where our history and our future come together

