

PHASE P – Police Station (SPS HQ)

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Phase P – POLICE STATION – The development of the SPS HQ is a renovation and an addition to the existing YMCA. The proposed addition will be on the west side of the building and will include a first-storey garage designed to conceal the movement of apprehended individuals from public view as they are transferred from the police cruiser to the booking and processing area. Above the garage, office space will be created.

Renovations will involve adding the floor to the third storey within the existing gym to create additional office space. Furthermore, the first-storey extension over the pool area will serve as an ideal location for the booking and processing area as well as holding cells, since it is adjacent to and at the same level as the garage addition. These modifications will increase the building's total area to 50,800 square feet. Other interior renovations will include removing the shallow end deck of the pool to provide level access to the former pool tank, allowing this space to be developed into a multi-level SWAT training room. The number of change rooms required will be fully renovated to a new condition, and the remaining basement areas will be converted into a handgun range, fitness room, and file storage. The upper levels of the building will be fully renovated to provide the necessary office spaces.

Additionally, a new HVAC system will be installed. The building's steel structure will facilitate renovations to easily convert it into a post-disaster facility. The existing building will also undergo recladding, with insulation values upgraded to current standards, and a new main entrance, marked by a bold cantilevered canopy, will be located on the south side, facing Falstaff Street. This building could accommodate a three-storey addition with a basement on the east side, adding 14,500 square feet for a total building area of 73,700 square feet.

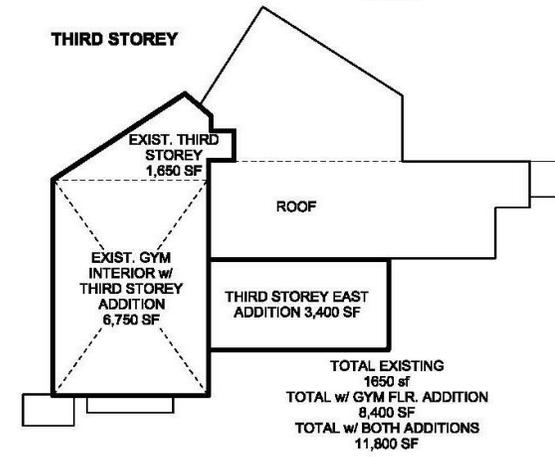
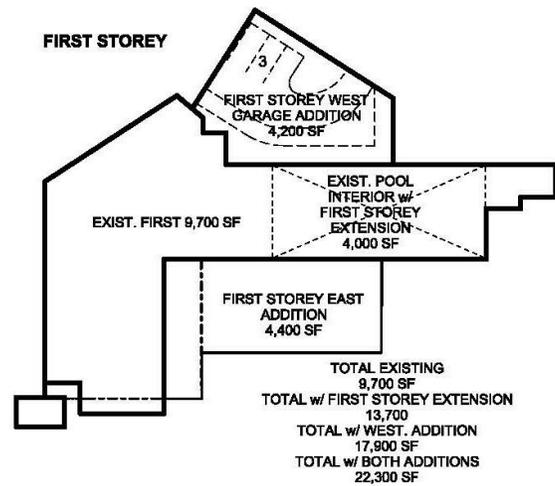
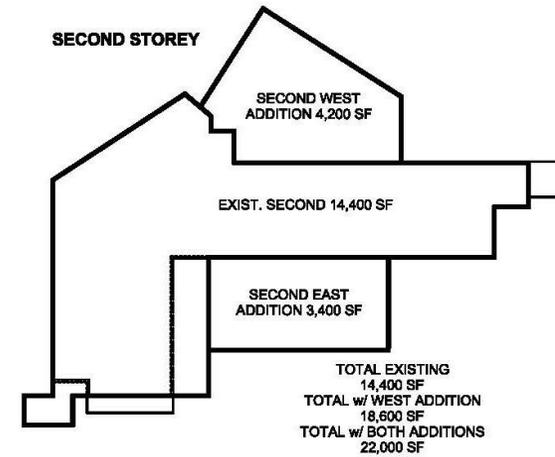
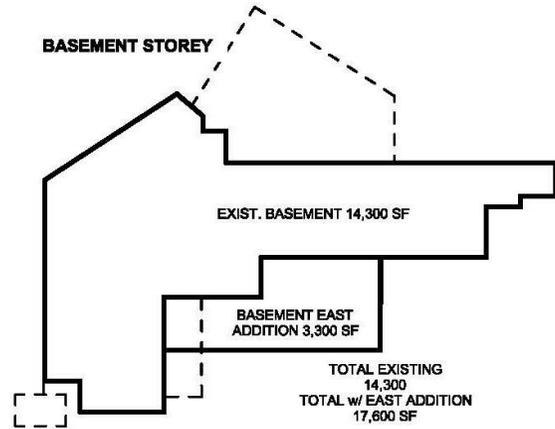
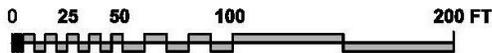
If Council purchases the existing YMCA and repurposes it into SPS HQ, it will provide funds for the YMCA to invest in their development in the GTR Building. If SPS wants to move sooner rather than later, this phase would follow immediately after the YMCA opens in the GTR Building.

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- Area plans of repurposed existing YMCA

TOTAL EXISTING BUILDING AREA
40,050 SF
TOTAL EXISTING BUILDING w/ FIRST STOREY FLR. EXTENSION OVER POOL
44,050 SF
TOTAL EXISTING BUILDING w/ THIRD STOREY FLR. ADDED IN GYM
46,800 SF
TOTAL EXISTING BUILDING w/ FIRST STOREY EXTENSION & THIRD STOREY IN GYM
50,800 SF
TOTAL EXISTING BUILDING w/ FIRST STOREY EXTENSION & THIRD STOREY IN GYM w/ FIRST STOREY GARAGE & SECOND STOREY OFFICE WEST ADDITION
59,200 SF
TOTAL EXISTING BUILDING w/ FIRST STOREY EXTENSION w/ THIRD STOREY IN GYM w/ FIRST STOREY GARAGE & SECOND STOREY OFFICE WEST ADDITION & THREE STOREY OFFICE EAST ADDITION
73,700 SF



PHASE P – Police Station - Site

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