

# **PHASE Y – YMCA & Apartment Building**

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**Phase Y – YMCA** – The development of the Community Aquatic Centre addition with a seven lane 25m Olympic pool, activity pool, learn to swim pool and splash pad operated by the YMCA. On the first storey, which is a two-level space, the YMCA offices and change rooms are located in the 65-foot bay, and a 32-space parking garage is in the 70-foot bay for future expansion. There is no second storey. On the third storey, there is a YMCA entrance from the Concourse Level, featuring a gym and squash courts in the 70-foot bay, with a fitness room and other amenities in the 65-foot bay. The eight-storey, 52-unit Apartment is built over the Olympic pool, with a 52-space parking garage beneath the Aquatic Centre, providing vehicle and service access to Cooper Street. An elevator within the YMCA provides accessibility between levels, and the Apartment and its Parking Garage are served by two high-speed traction elevators. The Apartment building is connected to the Concourse Level via an enclosed, elevated walkway through the Aquatic Centre, which also serves as a Viewing Gallery for the pools. Over time, the 40-foot bay first-storey parking could be developed into retail shops with north wall storefronts.

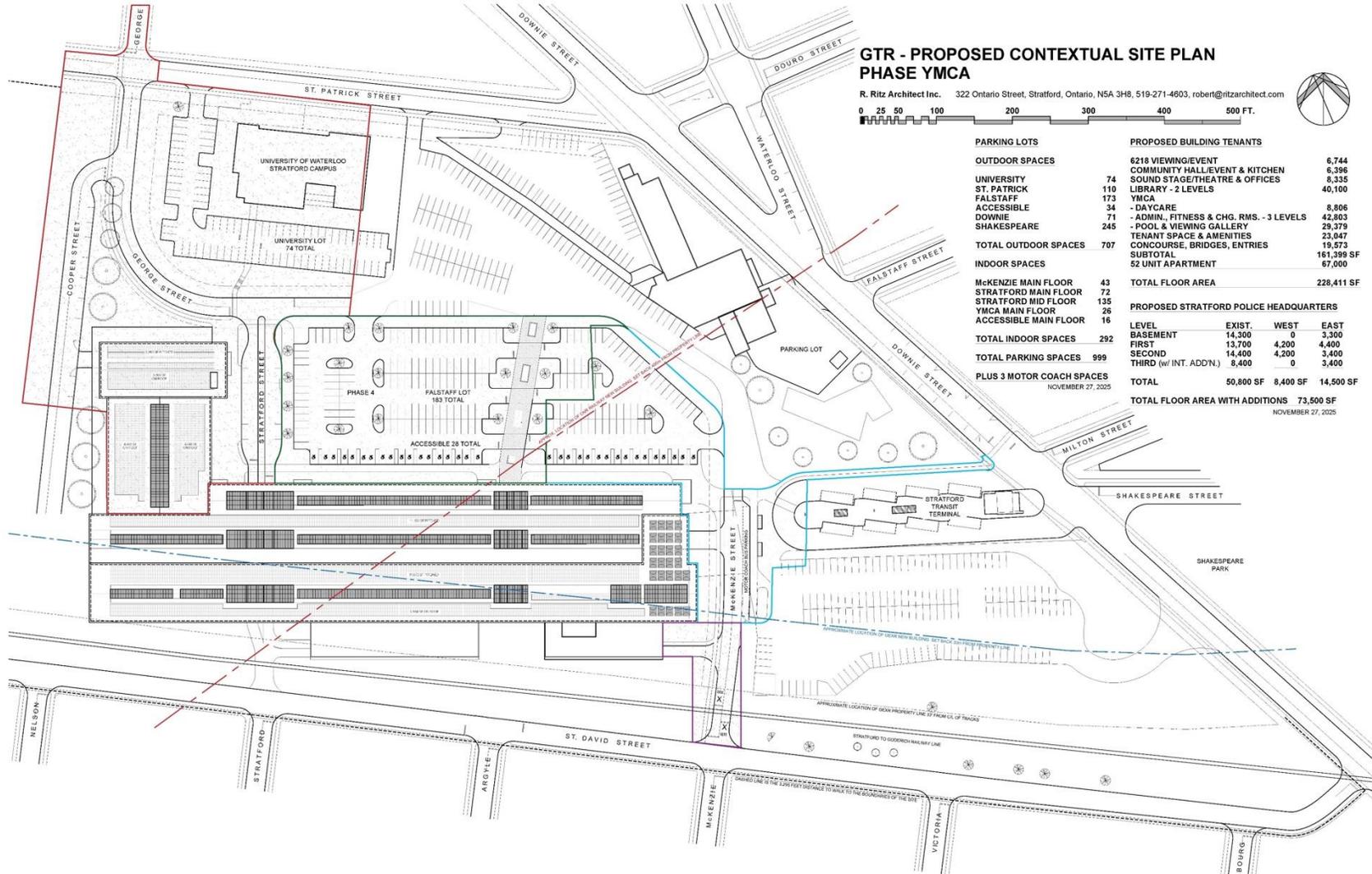
This phase is dependent on the sale of the existing YMCA building. If Council decides to place SPS HQ at the existing YMCA, it will provide funds for the YMCA to invest in the GTR building. If SPS wants to develop the existing YMCA sooner rather than later, Phase Y would be among the first phases to proceed.

The profit from the Apartment will cover the cost of soil remediation in the area where both the Aquatic Centre and the Apartment are located. Additionally, these funds will cover the capital costs to develop the three entrances and the building's common spaces. The taxes generated by the Apartment will also help cover the building's common-area operating costs.



# PHASE Y - YMCA & Apartment Building - Site

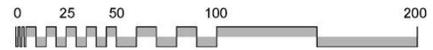
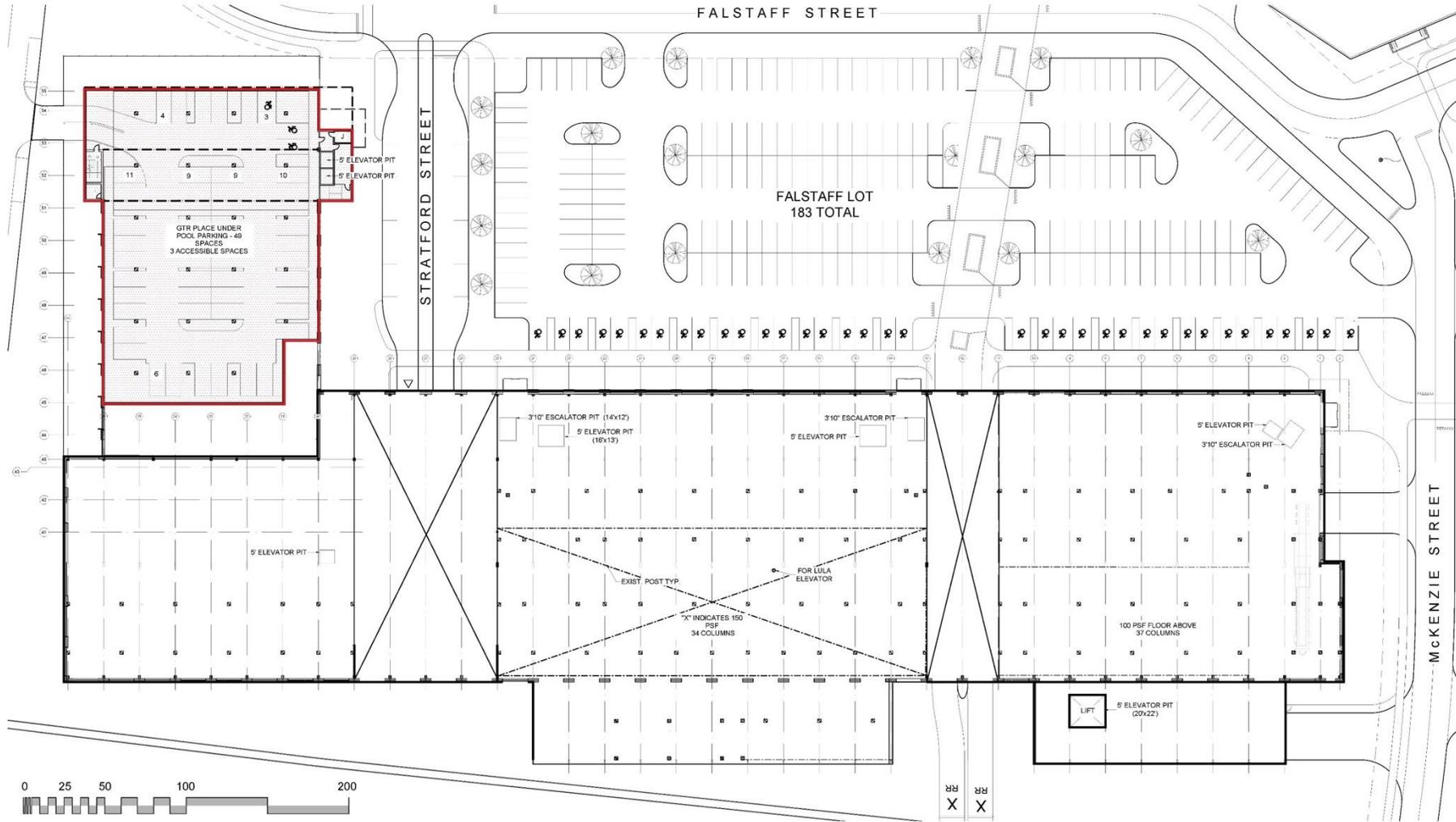
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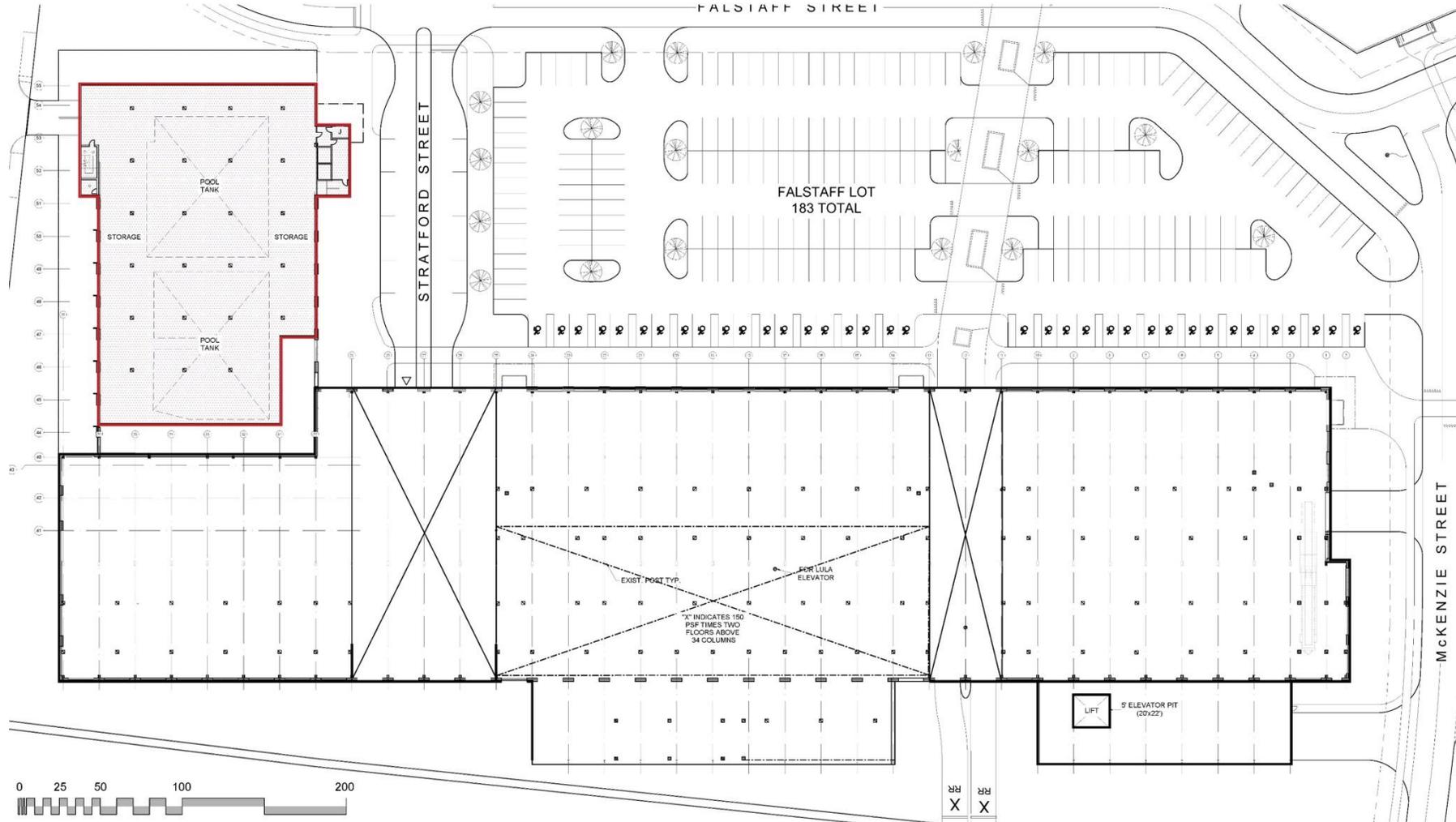
## - Basement 2

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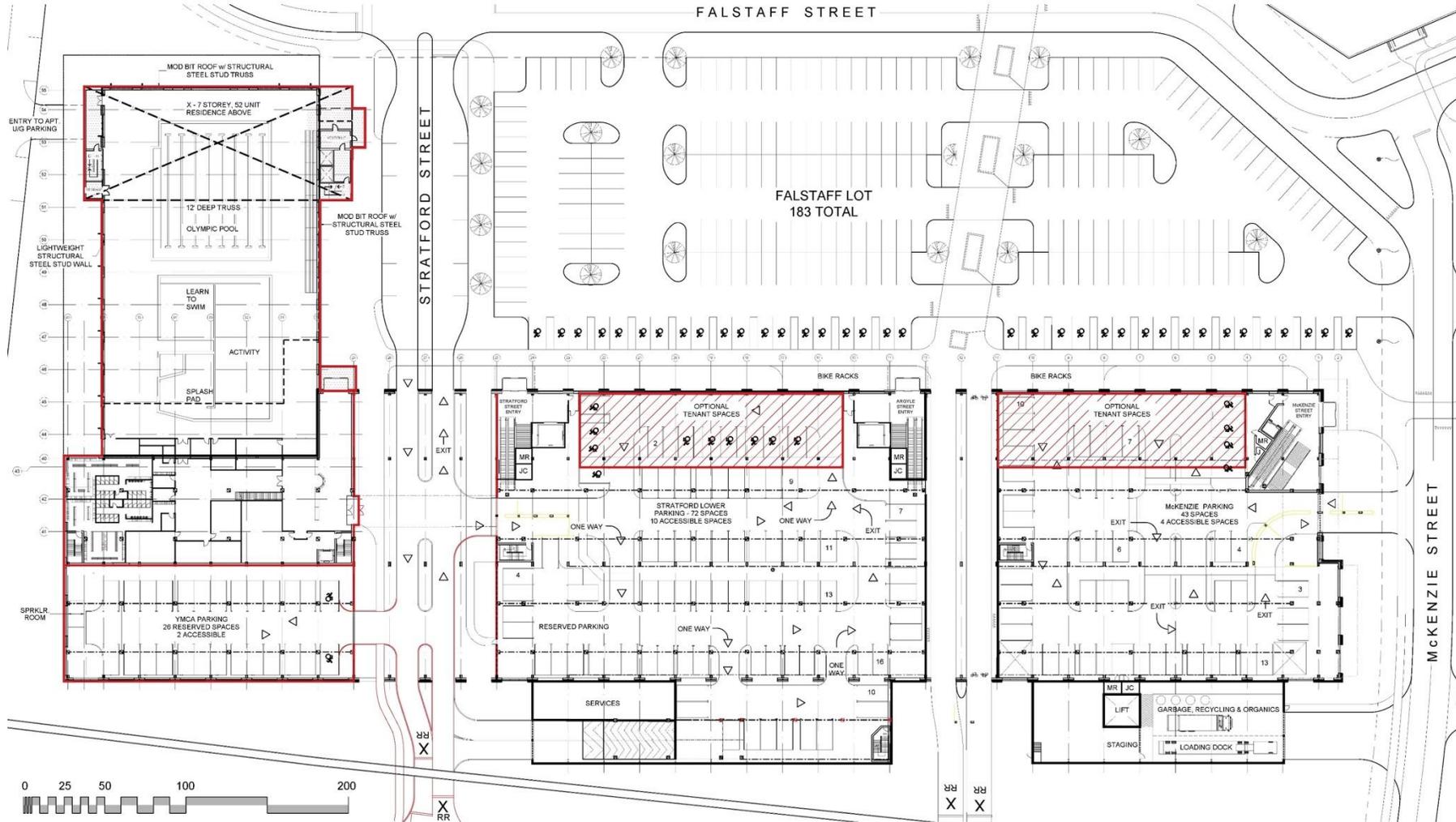
# PHASE Y – YMCA & Apartment Building - Basement 1

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# PHASE Y – YMCA & Apartment Building - First

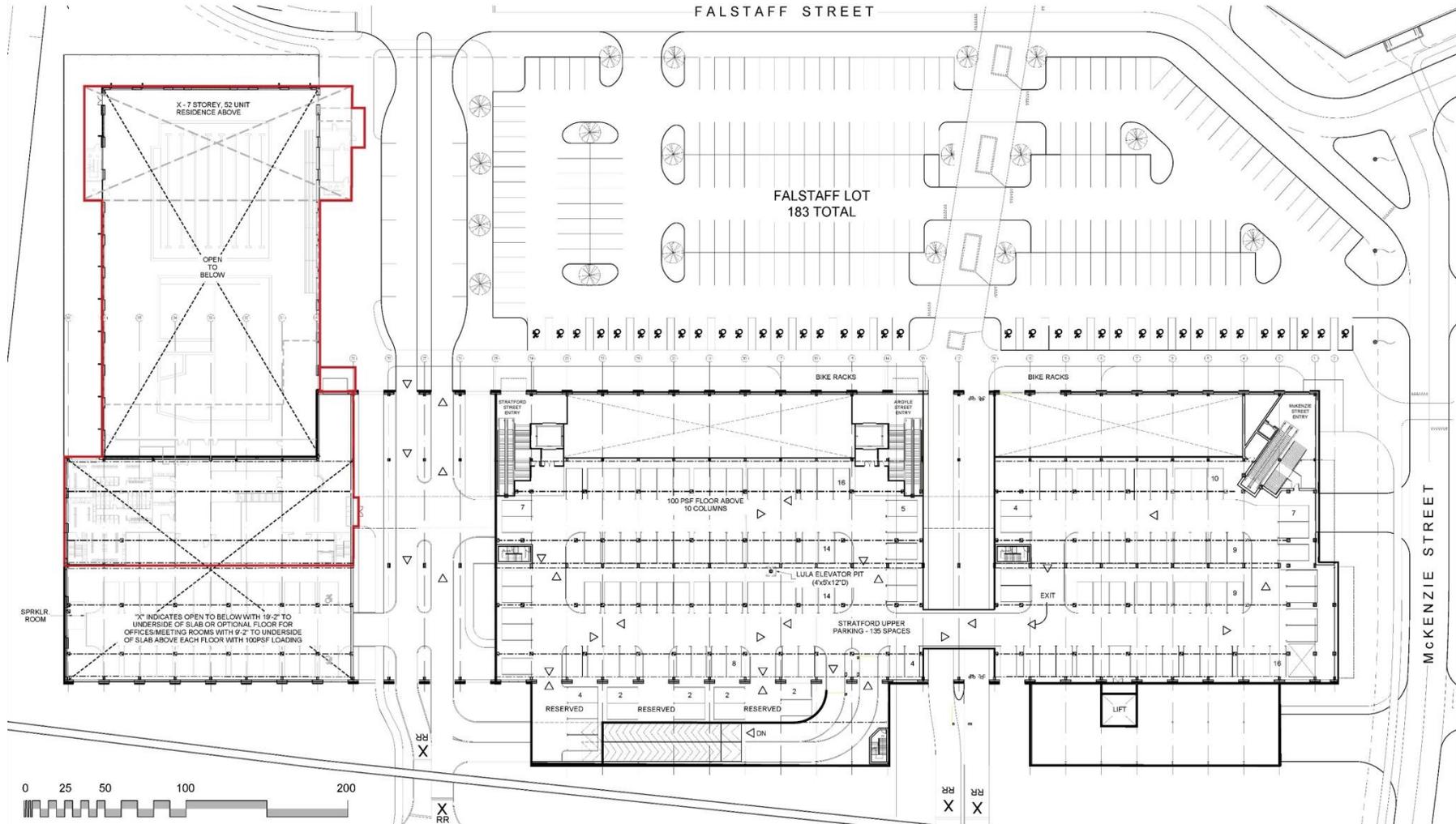
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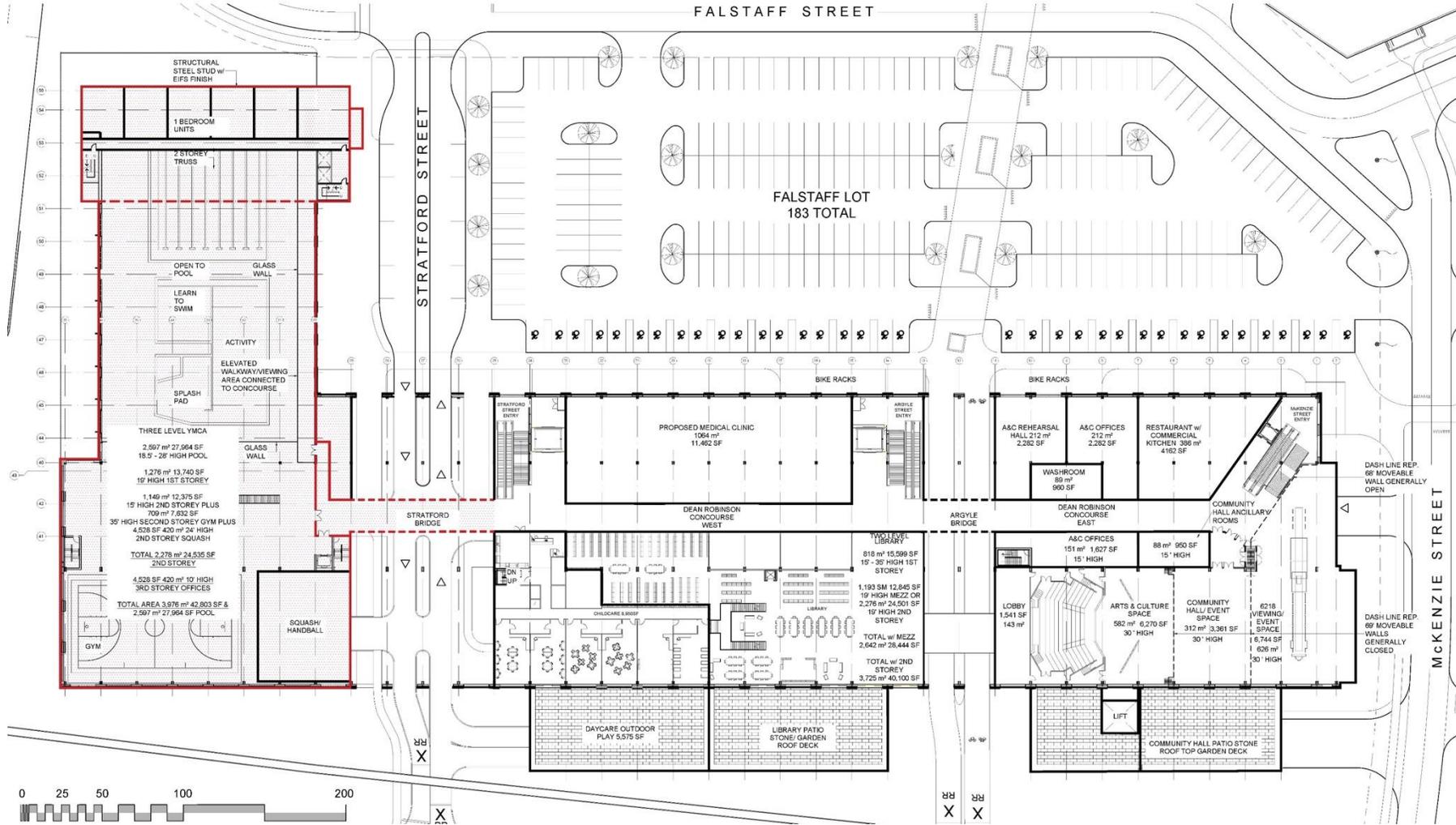
# PHASE Y – YMCA & Apartment Building - Second

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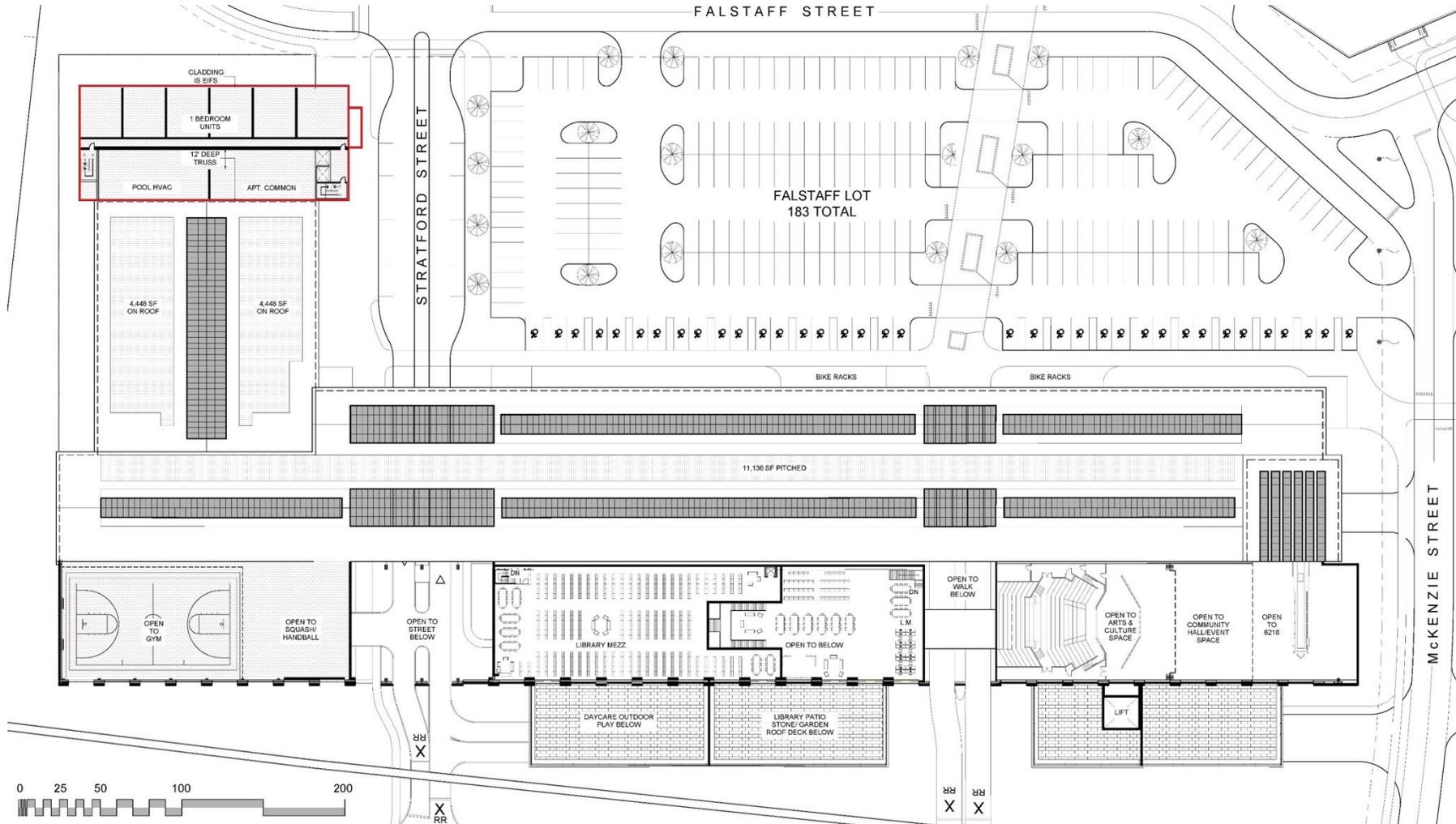
# PHASE Y – YMCA & Apartment Building - Third

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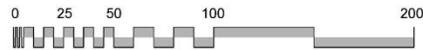
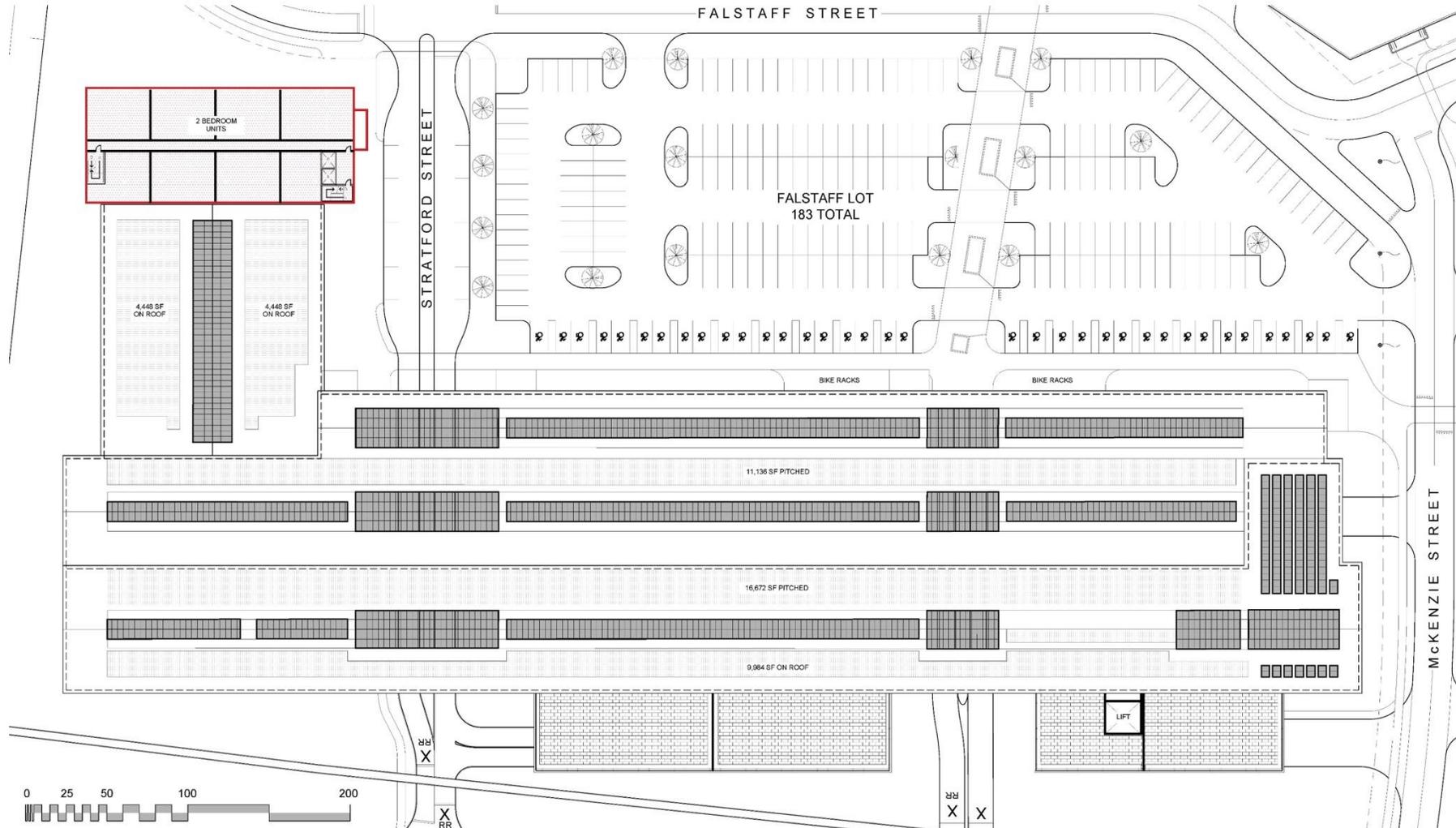
# PHASE Y – YMCA & Apartment Building – Fourth/Roof

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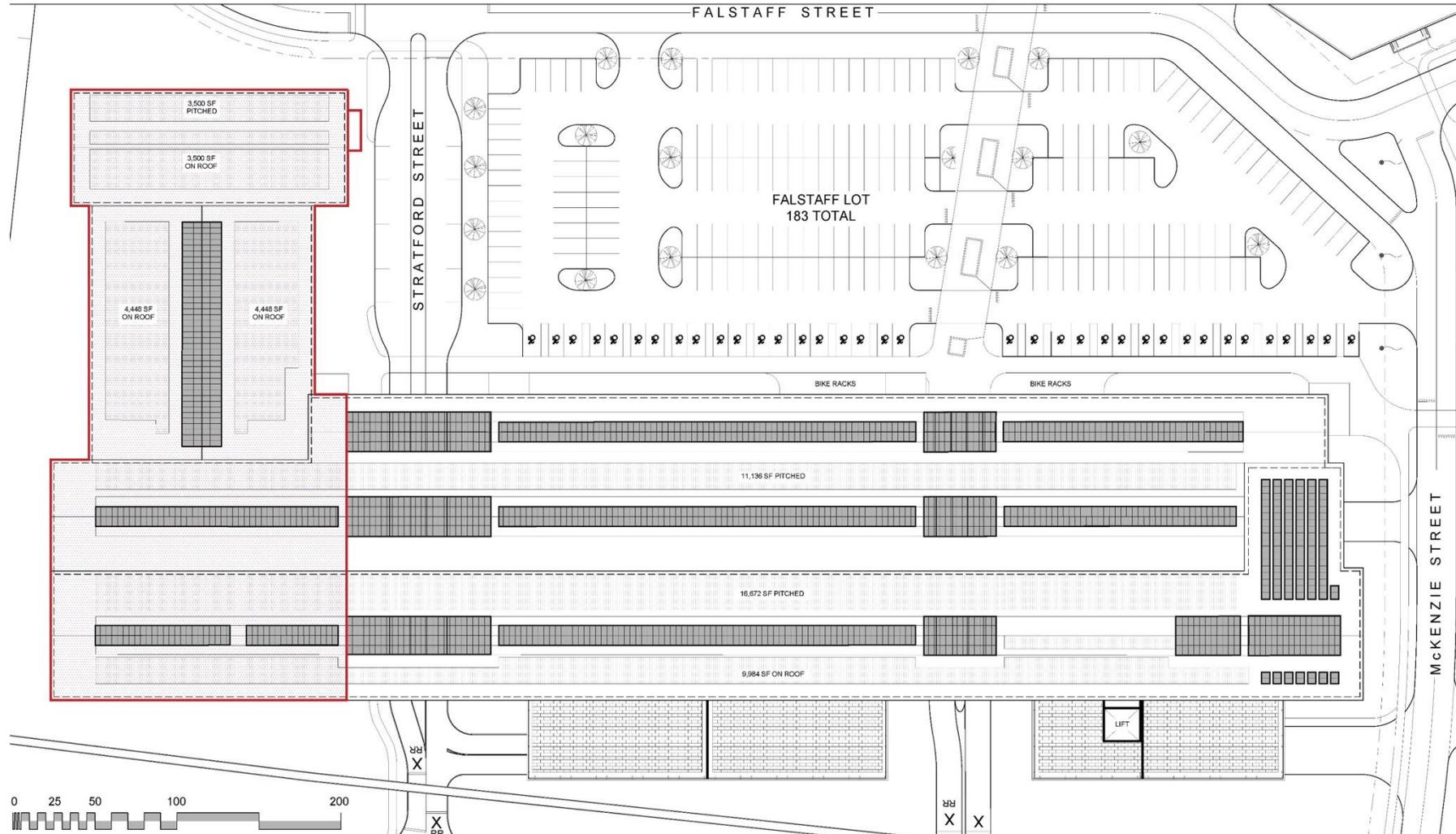
# **PHASE Y – YMCA & Apartment Building** **– Roof/Fifth to Eighth**

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# PHASE Y – YMCA & Apartment Building – Roof

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# **PHASE Y – YMCA & Apartment Building** **– Elevations**

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