

Y project nominated for provincial awards

Extensive restoration project has converted former YMCA into 136 apartment units

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The company behind the reconstruction and revitalization of the former Peterborough YMCA building into the Y Lofts apartment building has been nominated for awards based on the design.

The Y Lofts, located at the corner of George Street and Murray Street in downtown Peterborough, retains the outer facade of the historical YMCA building originally built in 1895.

The 136-unit rental building offers luxury apartments ranging from 475-square-foot studio apartments to 1,700-square-foot, three-bedrooms units at monthly rents between \$1,570 to \$3,650.



CLIFFORD SKARSTEDT EXAMINER

The Y Lofts has been nominated for Building Industry and Land Development Association awards.

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Atria Development Corp., which oversaw the repurposing of the structure, has recently been nominated for two 2021 BILD awards for best new community plan underdevelopment and best mid-rise building design for Y Lofts.

The annual awards for devel-

opers, home builders, architects and designers in the Greater Golden Horseshoe Area are presented by the Building Industry and Land Development Association.

It's exciting that Y Lofts has been recognized for the design and hard work put into the construction, said Atria president

Hans Jain. "We are quite excited, we have had a lot of interest and we have been lucky enough on previous projects and conversions to receive similar awards," Jain said. "We are quite honoured and flattered, it is a true testament to the Atria team, the community, council and staff."

He said a lot of work went into getting the building to its current look and esthetics.

"There were a lot of unknowns and one of the big things is there were no accurate drawings, you have a lot of renovations done over the years, it is kind of hard to tell where walls ended, how the building was

built," Jain said. "What we found, which was really interesting, is multiple walls and ceilings were built on top of each other."

That created unforeseen costs due to structural, electrical, and engineering reworks during the interior demolition, he said.

"We spent a lot of money to dismantle the interior and understand how the building was put together," Jain said.

Due to the age of the building and its historical designation, many of the older electrical, mechanical and structural systems had to be worked around or scrapped completely to bring the building up to modern building codes.

"All that could be dismantled and, as we moved everything, there would be issues with the brick to repair, all the windows had to be replaced in historical context, so very expensive, time consuming," Jain said.

"The heritage community was quite impressed by the effort, we had to bring in the right contractors and every time you open a wall you see something that needed repairing."

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