

Waterfront Neighbourhood Centre Facility Needs Assessment



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Waterfront Neighbourhood Centre
627 Queens Quay West
Toronto, Ontario
L4G 2N3

Front and back page image credit: Rick Vyrosto

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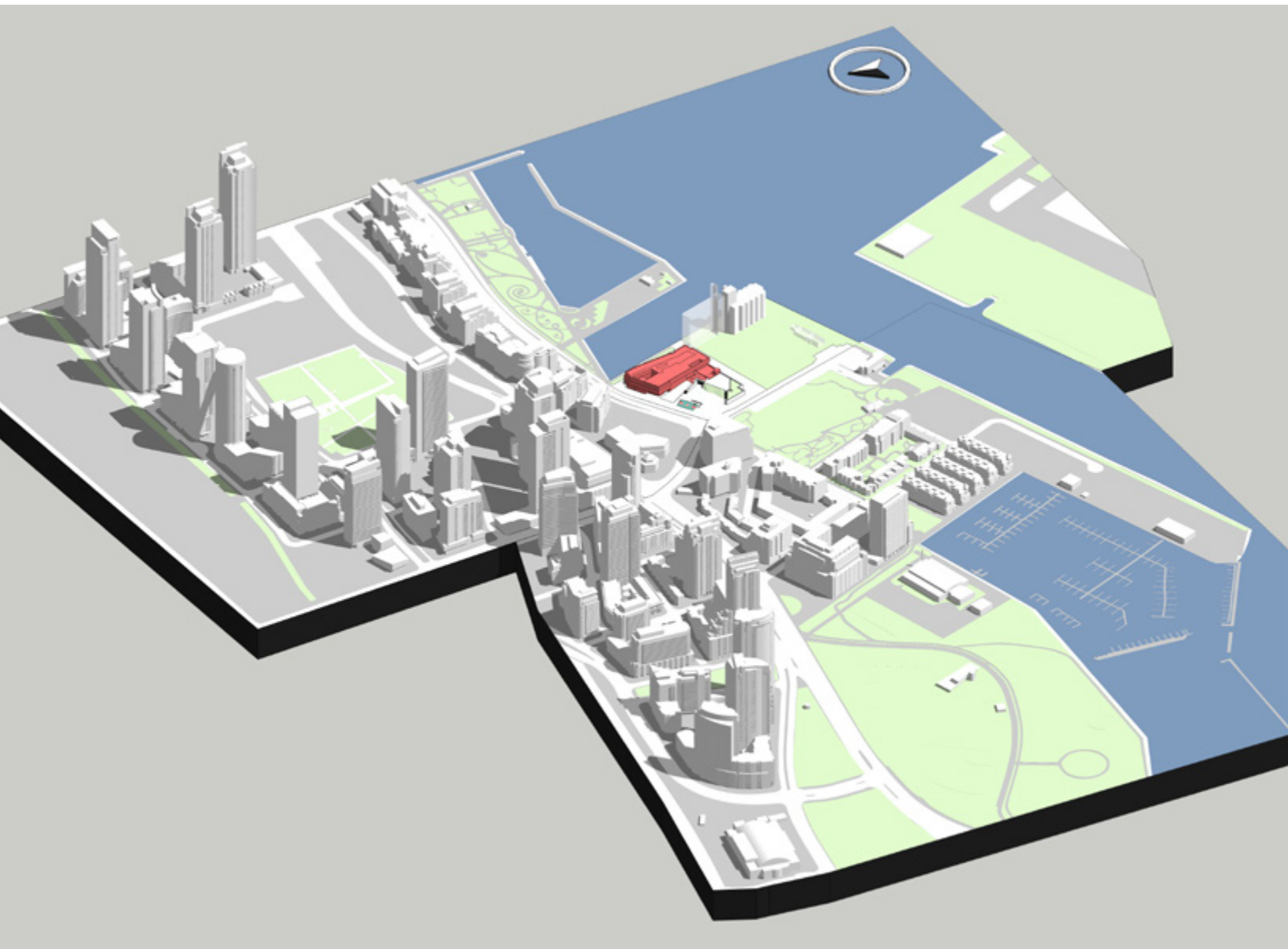


Figure 1: Waterfront Neighbourhood Centre Site Context

Executive Summary

This document is a catalogue of small, medium and large ideas for improving the Waterfront Neighbourhood Centre. These ideas were recorded through a series of conversations with community centre clients and staff, and developed into preliminary concepts by MJMA Architects for additional consultation and study.

The resultant ideas and concepts have been structured into the three categories as summarized below.

IMPROVING TODAY | These are a series of 'quick fix' ideas for improving the Waterfront Neighbourhood Centre in the near term without need for extensive building alterations.

BUILDING TOMORROW | This is a more ambitious set of ideas for undertaking interior and exterior building alterations, and are recommended for additional study and consultation. Several of these ideas are intended to create synergies with adjacent public realm improvements being undertaken as part of the Bathurst Quay Streetscape and Public Realm Plan.

PLANNING FOR THE FUTURE | These ideas are the beginning of a discussion about a possible indoor pool facility on the adjoining Canada Malting property, and the opportunity such an investment could present for expanding and improving the Waterfront Neighbourhood Centre.

On a go-forward basis, these ideas and concepts will serve to provide inputs into the City of Toronto's proposed long-term capital strategy for Association of Community Centres (AOCCS) and other appropriate City-owned assets as per the City of Toronto's 2018 Downtown Community Services and Facilities Strategy¹; assist in the coordination of various capital improvement projects identified in the Bathurst Quay Neighbourhood Plan²; guide the WNC Board of Directors long-term strategic planning process; and provide support for various funding and grant applications.

1.0 Background

In 2016 the Waterfront Neighbourhood Centre (formerly Harbourfront Community Centre) celebrated 25 years of operation. WNC is located in the City of Toronto's downtown Bathurst Quay Neighbourhood primarily serving the city's West Waterfront, but is open to all city residents. Since established in 1991 by City Council, the community centre has experienced the effects of the neighbourhood's unprecedented growth in population and development.

On July 4, 2017, Toronto City Council adopted the Bathurst Quay Neighbourhood Plan ², a plan that "presents a vision, guiding principles, and actions that provide a framework for a complete community on the waterfront" (p 1). The Plan recommended enhanced community services and facilities, including a City aquatic facility and an improved Waterfront Neighbourhood Centre to meet the increasing program needs of the rapidly growing waterfront community, as part of the long-term vision for the community. The Bathurst Quay Neighbourhood Plan ² also included a series of targeted near-term actions including a needs assessment for the Waterfront Neighbourhood Centre. Subsequently to the adoption of this report, MJMA - MacLennan Jaunkalns Miller Architects was contracted to complete the Waterfront Neighbourhood Centre's Facility Needs Assessment to meet the City's planning directions.

1.1 Objectives

The purpose of the Waterfront Neighbourhood Centre (WNC) Facility Needs Assessment is to describe the current WNC site and facility, how well it currently functions and to document spatial needs of planned programs, evolving user needs and functions. Outcomes of the study will assist the WNC Board of Management in their strategic decision-making efforts.

The study outlines a series of strategic directions for WNC that include possible renovation, reconfiguration and/or expansion of the WNC facility in order to accommodate small, medium and long-term needs and objectives. The resultant ideas and concepts have been structured into the three categories: Improving Today, Building Tomorrow, and Planning for the Future.

1.2 Waterfront Neighbourhood Centre – Profile

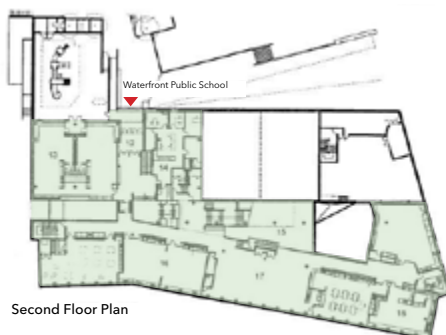


Figure 2: City of Toronto, Case Studies: Growing Up, Neighbourhood - Waterfront Neighbourhood Centre

Waterfront Neighbourhood Centre was established in 1991. Waterfront Neighbourhood Centre is an Association of Community Centres (AOCC) agency of the City of Toronto. The AOCC board model is a unique hybrid between a City agency and an independent not-for-profit community-based organization. The City determined the AOCC model was the best service delivery model for the community in order to meet existing and adapt to future community needs within our waterfront Ward ¹². The core administration costs related to the Centre are funded by the City and the programs are funded through various grants, donations, programs and rental fees.

WNC is located at 627 Queens Quay West in a three story multi-use city owned facility at the southeast corner of Queens Quay west and Eireann Quay. Located at the heart of the thriving Bathurst Quay Neighbourhood this 107,298 sq. ft²⁰ facility houses:

- The community centre on its first floor (44,950 sq. ft^{20b});
- St Stephen's Child Care Centre also located on the first floor and;
- Waterfront Public School (K-8) and City School (alternative high school) on the second and third floors.

The WNC site runs along Toronto's unique waterfront, adjacent to the Canada Malting silos and across from Little Norway Park. To the south is Billy Bishop Airport, to the north and west is the Fort York neighbourhood and to the north and east lies the CityPlace neighbourhoods of the Railway Lands Central and West. The Bathurst Quay Neighbourhood Plan ² provides further descriptive detail to the context and character of this once former industrial neighbourhood.

WNC provides services to the Waterfront West community primarily, but is open to all city residents, greeting over 1,177 daily visitors in 2017 and offers a safe and

supportive environment for a diverse, multicultural neighbourhood. In addition to offering 537 annual programs with 86,294 hours of service, resourced by 79 staff and 958 volunteers¹⁶, WNC provides neighbourhood development initiatives to build community, self-capacity and services that are far reaching, targeting all sectors of the population. WNC also provides a vehicle for the City to connect to the neighbourhood, especially to youth, recent immigrants, seniors, people living with disabilities, those dwelling in condominium apartments and co-operative housing, those with low income, those living in the 5 neighbourhood Toronto Community Housing Corporation (TCHC) buildings, and the homeless. WNC is unique as it is part of Toronto's non-profit human services sector, involved in developing strategies to address the quality of life, health and well-being of the community, as well as providing recreational needs. Currently there are no City of Toronto Community Recreation Centres west of Yonge and in the south-west quadrant of Downtown Service area. These areas are serviced by AOCCs such as the WNC¹. Attachment A contains a map detailing community services and facilities serving Toronto's downtown neighbourhoods.

1.3 Neighbourhood Growth Context

Since opening in 1991, WNC has been impacted by the growth of Toronto's waterfront and downtown core. At that time, it was estimated by City Planning that the future projected population of the waterfront neighbourhood would range from 6,180 to 7,110³; while the Railway Lands and the Bathurst-Spadina and Spadina Sub-Centre Developments, which also fall within the service area of WNC, were projected to bring in approximately 10,000 additional people over the course of their development³. It was expected that WNC would service these populations until these areas had adequate amenities in place to support their own population growth. However, the TOcore Downtown Community Services & Facilities Strategy¹ identifies that the City's Community Recreation Centres "will be unable to accommodate all needs relative to the population growth over the next decade" (p.37) within their existing and/or within future planned facilities in current development.

In 2011 the total population for the Waterfront West, Waterfront Central and King-Spadina neighbourhoods were 35,821¹. According to the Downtown Community Service & Facilities Strategy¹ "in the last five years, the Downtown population grew by 38,300 people or 19%, nearly five times the rate of growth for the City of Toronto. Waterfront West and King-Spadina continued to account for most of this growth with 18,000 new people" (p.2) – far surpassing the original projections for WNC's service capacity.

1.3.1 TOcore: Downtown Plan

Toronto's Official Plan has encouraged residential development in these mixed use areas and the core residential population is growing rapidly. The Waterfront West community continues to be one of the fastest growing neighbourhoods as documented in the City of Toronto's Downtown Community Services & Facilities Strategy - a growth of 216% from 2006 to 2016 ¹, which is far more growth than anticipated in 1991.

As a result, WNC has had to quickly respond and adapt to changing environments and emerging needs in the neighbourhood. WNC's building that was new 20 years ago still serves the community well, however the rapid growth in the City's core is placing tremendous pressure on WNC's physical infrastructure, its human resources, and its volunteer capacity. In the last three years, WNC has expanded program offerings by 11.21% (2015)²², 9.69% (2016)²¹ and 5.65% (2017)¹⁷, and demand for public meeting and rental space faces similar growth pressures. The Centre is at its limits physically to respond. The future development of 545 Lake Shore Blvd West at the Rogers Media owned building, which sits directly across from WNC, is one of the last development sites and will place an additional service demand on the community centre. The recently released Downtown Plan Official Plan Amendment ⁴ and most particularly the accompanying 2018 Downtown Community Services and Facilities Strategy ¹ will set the direction for Downtown Toronto over the next 25 years, and it outlines the opportunities to address current and future facility gaps. Most importantly, the Downtown Community Services and Facility Strategy recommends that the City "review the future renewal, retrofit and/or expansion needs and opportunities for Association of Community Centres (AOCCS) and other City-owned community facilities (excluding facilities operated by Parks, Forestry and Recreation) serving the Downtown and to report back by the fourth quarter 2019 with a long-term capital strategy for AOCCS and other appropriate City-owned assets" (p.2).

1.3.2 Bathurst Quay Streetscape and Public Realm Improvement Plan

As the prime community service facility that delivers recreation and human services for Toronto's waterfront, WNC is also a stakeholder in the City of Toronto's Bathurst Quay Neighbourhood Plan Implementation – Streetscape and Public Realm Improvement Plan - Canada Malting Site and Eireann Quay ⁵, which will begin implementation in the fall of 2018. The Bathurst Quay Plan contains 6 distinct but overlapping capital improvement projects aimed at transforming under-utilized public spaces in the Bathurst Quay neighbourhood for greater



Image Credit: Rick Vyrosto

public use and enjoyment.⁶ A recent March 19, 2018 City staff report to the Mayor's Executive Committee entitled "Rehabilitation of Western Channel Dockwall and Adjacent Waterfront Lands" ⁶ speaks to the City's intent to undertake a number of improvements to make Toronto's waterfront more attractive, inviting and the streetscape safer. This will create a cultural hub, and encourage community engagement surrounding the Canada Malting silos with construction of a new public plaza and event space immediately south of the Waterfront Neighbourhood Centre. It proposes construction of a safer student/participant drop off location at the south end of WNC's building, and a new plaza and event space immediately adjacent to WNC. These developments represent exciting new opportunities to expand the capacity of WNC programming further and build on the success of WNC's community engagement. The Bathurst Quay Plan also intends to incorporate a community garden space adjacent to the malting silos, and to solicit WNC to act as the steward of this initiative ⁶.

1.3.3 Parks and Recreation Facilities Master Plan

The Parks and Recreation Facilities Master Plan ⁷ approved by Toronto City Council in 2017 made recommendations to the development of fifteen additional indoor swimming pools city-wide in response to population growth, including the growth taking place in Bathurst Quay and surrounding neighbourhoods. The Master Plan specifically lists a pool for the Waterfront West neighbourhood, referenced as partnered site - not funded¹ as a direction for Council ⁷. The WNC building

was originally designed for an expansion to the south of the existing facility to accommodate a pool within the Canada Malting lands.

In addition, the Master Plan identifies two new City of Toronto Parks and Recreation-run community centres ⁷ opening within neighbouring communities, which will provide amenities for those neighbourhoods.

Scheduled for the fall of 2019, the first facility to open is a collaboration between the City, the Toronto District School Board (TDSB), and the Toronto Catholic District School Board (TCDSB) to build a multi-use community facility next to Canoe Landing Park in the City Place neighbourhood.¹⁸

As stated by the City of Toronto ¹⁸ this new facility will include:

- Canoe Landing Community Recreation Centre (full recreation complement – no pool)
- Canoe Landing Child Care Centre
- Bishop Macdonell Catholic Elementary School, serving 550 children from kindergarten to grade eight
- Jean Lumb Public School, serving 550 children from kindergarten to grade eight.

(Toronto.ca – Canoe Landing).

This integrated multi-use facility is one of the last City-building pieces for the CityPlace community. The new facility will be located at the corner of Fort York Boulevard and Brunel Court, next to Canoe Landing Park, north of Lakeshore Boulevard and Waterfront Neighbourhood Centre.¹⁸

According to City Planners, a second facility is also planned to open in 2022¹. One Yonge Street Community Centre will be located at the south/east corner of Harbour Street and Freeland Street. This facility will be similar to the traditional full recreation program component offered in the City's recently built York Community Centre located at 115 Black Creek Drive, estimated at approximately 51,000 sq. ft., and will contain a pool of similar size. It will not include similar weight room facilities.

The development of these two additional Parks and Recreation centres were expected to take some pressures off the recreational programming demands for WNC, which now services these neighbourhoods. Unfortunately, the Downtown Community Services & Facilities Strategy ¹ now indicates otherwise based on predicted population intensification over the next decade.

In addition, social service supports for the waterfront community will remain limited to those provided by WNC. Neighbouring multi social service agencies are located further north within the Downtown core, the closest being St. Stephen's Community House and the closest two AOCC centres are Scadding Court and Cecil Community Centre. Attachment A from the Downtown Community Services and Facilities Strategy¹ depicts the Human Social Service Program Locations by Sub-Sector as listed in the TOcore Facilities Strategy Map 8, pg. 51.

1.3.4 Population Service Needs

WNC works in partnership with residents and community-minded organizations to create a safe and supportive environment for people of all ages. WNC strives to engage all community members in an atmosphere of belonging, diversity and accessibility through its programs, services and facilities. As a cornerstone of the community, WNC also advocates for the needs of this ever changing neighbourhood and responds particularly to the needs of community members who are at risk, vulnerable, marginalized, or isolated.

WNC's Strategic Planning Committee identified four points of extreme service pressures based on the population growth and subsequent service needs of these populations:

1. Young families with newborns to preschool age children living in apartments/condos;
2. Young university/working age singles or couples;
3. Seniors; and,
4. Diverse youth facing barriers to school and employment.



Image Credit: WNC Photo Archives



Image Credit: WNC Photo Archives

Over the last two years several research reports have confirmed these trends. Social Planning Toronto released its report in June, 2017 – *Demographic Change in Toronto's Neighbourhoods: Meeting Community Needs Across the Life Span*⁸, which identified that in the "Waterfront Communities-The Island neighbourhood, the overall population increased by 153.9% in the past 10 years" (p.10). Further, population growth has been even greater among preschool age children in this neighbourhood at 173.5% since 2006⁸ – the highest in the City. To the west the Niagara neighbourhood, and to the east, the Bay Street Corridor also saw high growth and those families are accessing services of WNC, regardless of the travel distance⁸.

Similarly, among Toronto neighbourhoods, the report identifies Niagara as having the highest percentage of working age adults at 80.8% of its total population⁸. It is closely followed by Waterfront Communities-The Island at 75.6%⁸, with Waterfront having the highest change in growth rate of 157.2%⁸.

Additionally, the report identifies that the Waterfront Communities-The Island had the highest percentage population increase among youth aged 15-24 years at 218.1%⁸ and at the other end of the spectrum the Waterfront Community-The Island also had the highest percentage population increase among seniors at 103.3%⁸, confirming the pressure demands felt by WNC over the last few years.

In 2018 the Toronto Foundation released *Toronto's Vital Signs*⁹ which highlighted that seniors outnumbered children for the first time in Toronto's history (pg. 10). Therefore, more than ever, people are leading increasingly isolated lives that could have far-reaching consequences for the health and welfare of populations, particular seniors. WNC's innovative seniors support program Neighbour 2 Neighbour is a "friendly-visiting" program with volunteers who provide meaningful social connection by visiting and doing activities with local seniors. It was highlighted in a CBC documentary news¹⁰ report during the Toronto Vital Signs press launch as an example service model to combat social isolation facing neighbourhoods like Waterfront. The report notes that neighbourhoods facing steeply rising populations are more vulnerable to the outcomes of social isolation.

The City of Toronto TOcore Neighbourhoods Population Profiles¹¹ prepared in 2016 project a 75% future growth rate from 2011 to 2016 and a 90% future growth rate from 2011 to 2041.

This report identified that 97% of households in Waterfront West live in condominiums and that the area houses the most adults aged 25 to 34 years within the Downtown Core¹¹. Furthermore, 50% of the Waterfront West population lives alone and 25% of the couples are without children¹¹.

Yet the neighbourhood had the 3rd most newborns from 2011 and 2014 in the Core and was 2nd in the number of people moving into the neighbourhood within the last 5 years¹¹. Although WNC neighbourhood ranked 2nd of the 16 Downtown neighbourhoods for highest median household income at \$70,000, 6.6% of the population receive social assistance and 5.4% are unemployed, ranking 6th for unemployment in the Core¹¹. WNC has experienced greater demands for fee assistance over the past few years (\$40,735 in fee assistance in 2016¹⁵; \$44,247 in 2017¹⁶), due in part to new social housing/Toronto Community Housing (TCH) buildings opening in CityPlace, adding to the existing social housing apartment buildings located in Waterfront (2 TCH/4 co-op housing).

1.4 Program Precedent – Inventory Current Facility Programs & Services

WNC's building facility is a City of Toronto owned facility and is a shared use/ multi-purpose facility, covered by a Lease and Shared Use Agreement between the City and the Toronto District School Board (TDSB). The building was opened in October 1997. There are spaces and facilities within the building that are shared and used by both the community centre and two schools. The floor area for WNC is approximately 44, 950 sq. ft. of the 107,298 sq. ft. multi-service facility^{20(a)(b)}.

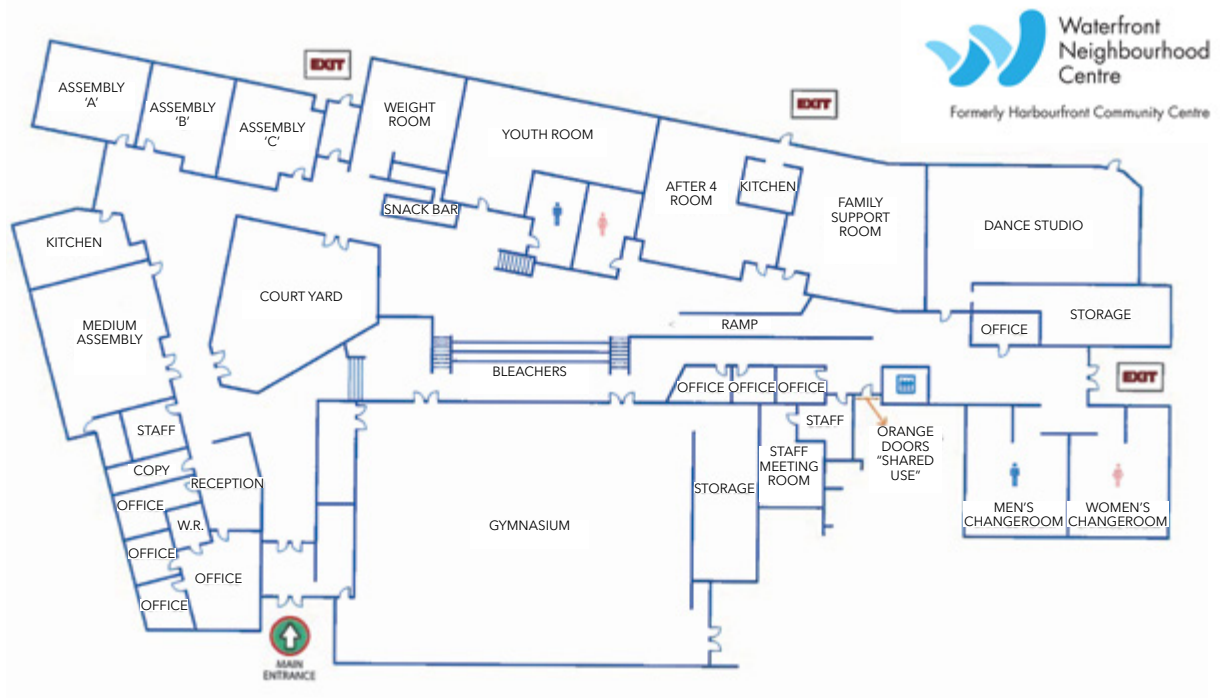


Figure 3: Waterfront Neighbourhood Centre (WNC) Existing Floor Plan

WNC's exclusive space is on the main floor of the building with ancillary shared spaces throughout the building. The main floor gym is used by TDSB during the day and is WNC's for use in the evening, during weekends, and on school holidays. WNC has exclusive outdoor space on the east side of the building, which includes a small community garden, preschool playground area and open public areas along the building side. The only other outdoor exclusive space for WNC is the basketball court co-located within the exclusive playground space of The Waterfront School on the western side. The building has a shared facility street level parking garage off Eireann Quay, with limited drop off parking for building participants. There is also a curb cut drop off parking area on Queens Quay, directly in front of the building, which was designed for Wheel-Trans accessibility drop off purposes, though this location's proximity to the busy Martin Goodman Trail poses difficulties for clients arriving by Wheel-Trans.

The City of Toronto Facilities and Real Estate division in accordance with the 2006 AOCC's City of Toronto Relationship Framework ¹² is responsible for providing the following support to the Board regarding its building and lands:

- Building maintenance under \$50,000. Building maintenance includes repairs to buildings that cost less than \$50,000 and do not qualify as capital maintenance;
- Maintenance of heating, ventilation and air conditioning systems (HVAC);
- Snow removal;
- Security;
- Utilities; and
- Capital maintenance over \$50,000. Capital maintenance includes building repairs that cost \$50,000 or more and have a lasting benefit of at least ten years. The responsibility and cost share for capital enhancements and improvements to the facility are determined on a case by case basis. Capital enhancements and improvements include changes to the facility that alter or improve the quality of space such as building renovations or building additions (pg. 35).

The Board is responsible for the following areas regarding the building and lands located at 627 Queens Quay West:

- Building operations; and
- Custodial services (pg. 35).

In June of 2015 the City of Toronto commissioned a Building Condition Assessment ²⁰. WNC's State of Good Repair Capital Replacement Plan (May 15, 2018, City of Toronto) is included in Attachment B.

As noted previously, the 2018 Downtown Community Services and Facilities Strategy¹ highlights that there is no comprehensive strategy for capital building improvements or expansions for the AOCC group of community centres and it recommends that the City “review the future renewal, retrofit and/or expansion needs and opportunities for Association of Community Centres (AOCCS) and other City-owned community facilities (excluding facilities operated by Parks, Forestry and Recreation) serving the Downtown and to report back by the fourth quarter 2019 with a long-term capital strategy for AOCCS and other appropriate City-owned assets”(p. 2) This Facility Needs Assessment is meant, in part, to provide an important input into that long-term planning process.

The now 22-year old centre is well used, serving 22,922 individuals in 2017¹⁶. WNC offers 537 programs per year, comprising 2,976 yearly sessions. WNC also has 958 volunteers who provide 24,068 hours of service to maintain our programs and/or volunteered to assist with building maintenance during corporate volunteer community clean up days¹⁷ – and in 2016, donated \$258,430 of in-kind capital improvements to the City of Toronto¹⁵. WNC’s Annual Report which includes financial statements can be accessed at <http://waterfrontnc.ca/about/>.

WNC is open 7 days a week and provides 86,294 yearly hours of service in 2017 resourced by 79 staff¹⁷. Public hours of operation are Monday to Friday from 9:30 a.m. to 9:30 p.m. with weekends from noon to 5 p.m. Private groups can rent space during these public hours and after hours. A normal operational day during the week can be from 7 a.m. to midnight and weekends from 9 a.m. to 10 p.m. In 2017 there were 1,171 hours of private, after hour rentals. Income from rentals supports the development of programs and the financial assistance program¹⁷.

Attachment C is a comprehensive Inventory of WNC Programs and Services for 2017. Space is at a premium and it is becoming harder to develop and offer new programs or accommodate all the community/rental groups who wish to find a space for their activities. WNC is at a 90% capacity rate on a regular basis. Further, there is no remaining office space for additional staff (presently there are 79 staff; regularly 53 staff per payroll) ¹⁷.

1.5 Community Consultation

Beginning early in 2016, representatives from Board of Management for the Waterfront Neighbourhood Centre and staff team began meeting as part of the discussions surrounding the development of the Bathurst Quay Neighbourhood Plan, continuing with discussions on how to best use the existing facility in light of what was occurring in the neighbourhood. The need for an expanded building to include a new community aquatic facility has also been a constant pressure for the last 20 plus years.

In conjunction with the City of Toronto Planning department, MJMA - MacLennan Jaunkalns Miller Architects, was contracted to complete the Waterfront Neighbourhood Centre's Facility Needs Assessment and a working group was struck to carry out the Facility Needs Assessment. During 2016 a series of stakeholder consultations were held to obtain feedback and catalogue small, medium and large ideas for improving the Waterfront Neighbourhood Centre facility. These ideas were recorded through a series of conversations with community centre clients, staff and board members over the course of the year. Feedback was solicited through a questionnaire feedback form and/or small group sessions held within the various centre program offerings led by the WNC management team and also in person through a one-day open house meeting where City planning, MJMA and WNC staff were present to answer questions. An unabridged stakeholder comment summary from the November 16, 2016 day long drop-in consultations ¹³ is included in Attachment D and participant feedback forms were recorded and reviewed. All feedback was provided to the Working Group team and this was followed by a brainstorming session late in November 2016 and larger session that included the full WNC Board of Management in December. During 2017, ideas were solidified into preliminary concepts and then structured into the three categories as summarized next.

IMPROVING TODAY | These are a series of 'quick fix' ideas for improving the Waterfront Neighbourhood Centre in the near term without need for extensive building alterations.

BUILDING TOMORROW | This is a more ambitious set of ideas for undertaking interior and exterior building alterations, and are recommended for additional study, consultation, and funding discussions. Several of these ideas are intended to create synergies with adjacent public realm improvements being undertaken as part of the Bathurst Quay Streetscape and Public Realm Plan.

PLANNING FOR THE FUTURE | These ideas are the beginning of a discussion about a possible indoor pool facility on the adjoining Canada Malting property, and the opportunity such an investment could present for expanding and improving the Waterfront Neighbourhood Centre.

2.0 Improving Today

This chapter represents a series of 'quick fix' ideas (both capital and operational) for improving the Waterfront Neighbourhood Centre in the near term without need for extensive building alterations.

Proposed Capital Upgrades (Building + Equipment)

2.1 Technology

In the past two decades, the single most significant change in public use effecting WNC's facility is the shift in participant's use of technology – use of the space for meetings by small businesses/community groups, as study spaces, as places to connect with others electronically via social media, use and demand for free internet, including training in use of technology, specifically among older adults and the expectation that there is instant access to electronic program information and registration status. All these demands have increased expectation for better ways to access electronic information and meeting the needs of participants depends on appropriate access to technology. Further, WNC is a non-profit business that depends on revenues from rentals and program fees that sustain all programs, including free program offerings. Technology systems must work in order to apply for grants, collect fees, rent spaces, to communicate with stakeholders, community members, volunteers and the general public etc. To meet these demands the following technology solutions have been identified:

1. Install Audio Visual presentation/meetings systems in all 8 meeting room plus gym and public gathering areas (Medium Assembly, Assembly A,B,C, Youth, Children's, Pre-School, Dance Studio, Gym, Public Gathering Areas.
2. Upgrade general wiring throughout building to allow for technical expansion.
3. Increase access to reliable Wi-Fi throughout the facility.
4. Purchase & install new telephone communication systems (current system is at end of life 18 years old), providing phones in all rooms to accommodate staff (in case of emergency/increase communication).
5. Expand building wide Public Address system to function in every room, to connect with building partners for security purposes and to facilitate expansion of south entrance as a participant drop off location.
6. Retrofit or relocate the mainframe computer server location to a temperature controlled environment as it is currently overheating, causing major system disruptions.

7. Upgrade computer server, to meet current network wiring standards which would then allow for the purchase of a secure online Program Registration Data Base similar to that in use at City of Toronto Community Recreation Facilities in order to improve customer access to program registration, reduce 2 - 4 hour in-person registration times, and to better track program participation levels.
8. Replace and install 2 new Program Display Monitors throughout building for public information purposes.
9. Create a public Wi-Fi communication lounge/meeting space with comfortable furniture within the existing Café and/or other common public space in the facility and explore the addition of an outside Wi-Fi meeting space for an expanded outdoor cafe.
10. Upgrade the outdoor electronic sign to a more reliable display of current program offerings and to advertise upcoming programs.
11. Install an electronic score board on basketball court.
12. Provide debit/credit payment options at café.

2.2 Green Initiatives & Sustainable Building Practices

As a Waterfront community, members are interested in engaging in “greening projects” and other environmental stewardship activities. This amplified awareness in everything “green” has implications on all aspects of service delivery including maintenance, programming, facility development and design.



Image Credit: WNC Photo Archives

Recently a partnership project undertaken by a group of University of Toronto's Engineering Students and WNC identified several energy-savings strategies for the facility. As a result, the City of Toronto has undertaken to initiate a Deep Retrofit Project ¹⁹ of the facility with 5 components: LED Lighting Project; BAS upgrades & energy conservation measures; Geo-exchange system (ground sources heat pump); Solar PV on roof and Energy Storage.

In addition, the following ideas were generated:

1. Provide additional green and recycling bins throughout centre with public educational signage/material to reduce overall waste generated by the facility.
2. Expand and improve landscaping around the building's exterior, expanding the current community garden on the eastern side to additional areas on the property, or on adjacent lands - i.e. mobile raised garden beds along the eastern waterside, in the public space plaza off the dance studio and on the Canada Malting lands under revitalization.
3. Explore the possibility of vertical gardening or living wall areas and a meditation/mindfulness outdoor space area within the garden areas.
4. Explore possibilities of a permanent greenhouse area on the property - i.e. along Queens Quay. This could be located at a bump out of the west window of the Medium Assembly room, allowing for that internal area to become an indoor/outdoor greenhouse addition. An alternative location is a greenhouse addition to the Dance Studio room/area on the south of the building.

Finally, around the world, we are seeing the effects of climate change and global warming. In August 2018, the WNC was flooded during a severe rain storm and sustained major capital damage. In the winter of 2014 WNC sustained severe flood damage to the gym as a result of extreme cold weather. To improve the ability of WNC to manage future weather events and ensure resilience in its operations and programming, it is recommended that:

1. An examination of the critical infrastructure in and around WNC be undertaken. These infrastructure would include electrical power supply and security, heating and cooling, water distribution and collection networks, surface water management, and vehicular and pedestrian safety.

2.3 Outdoor Play & Meeting Spaces



Image Credit: Dominic Chan

1. Expand the fence for the preschool playground on eastern side of building to include all of the grassed area, thereby creating two enclosed play spaces for different aged children and/or activities. Resurface the ground with permeable soft surface material to eliminate the current mud situation. Install a shade sail over the area.
2. Install security cameras by the south-west exterior daycare doors which lead to the shared-use hallway. Investigate

effective measures to keep the public from using this area as a public washroom i.e. consider fencing off this area and expanding it for additional outdoor storage. Replace the corroded metal storage lockers doors in these areas.

3. Add more outdoor benches and sturdy seating areas around the perimeter of the facility to allow seniors and others to relax, enjoy the water's edge, and take their lunch outdoors.
4. Explore ways to better activate the south laneway of the building in conjunction with the Canada Malting revitalization – painting a mural on the walls, provide sturdy seating areas and expand the garden to this area.
5. Improve all outdoor lighting for security purposes.
6. Add more outdoor heaters to inner courtyard area to prolong its use in cooler weather.

2.4 Indoor & Outdoor Fitness Spaces



Image Credit: WNC Photo Archives

1. Upgrade equipment in exercise rooms.
2. Provide secure cage storage for fitness equipment in existing shared use storage rooms.
3. Retrofit the existing indoor water fountain to include a refillable water bottle station.
4. Make operable the existing outdoor waterfront fountain on TDSB south playground and/or install an outdoor water fountain near WNC basketball court.

5. In tandem with the development of Toronto District School Board's (TDSB) playground master plan exercise for The Waterfront School, investigate fence solution (either temporary or permanent) to separate WNC's exclusive basketball court from the TDSB playground to maintain public access at all times and/or to facilitate exclusive rentals that generate additional funds to support programs.
6. Although an operational versus capital facility issue, expanding the public building operational hours Monday to Friday between 6 a.m. to 9:30 a.m. and on weekends between 8 a.m. to 12 noon and between 5 p.m. to 9:30 p.m. would provide more opportunities for public gym use and meeting room use, also allowing for the expansion of all programs types. Currently these hours are not funded by the City but through private rental use. Demand for the use of the gym particularly by youth, young adults, seniors, for children's programs, and private rentals is high.

2.5 Family Program Spaces



Image Credit: WNC Photo Archives



1. Expand facilities for baby and child care, including change tables, high chairs, and more accessible feeding areas in program area, café area and in public washrooms.
2. Investigate the capital renovation requirements and possibility of expanding the offerings of the family programs by obtaining a day nursery license for the existing playrooms.
3. Find a solution to greatly needed additional stroller parking spaces during program times.
4. Add additional moveable, outdoor and indoor large gross motor play equipment for preschool age children and its subsequent storage space solutions, to meet the program needs of young children living in small spaces.

2.6 Parking Garage/Delivery Area



Image Credit: Dominic Chan

As a result of City of Toronto's Bathurst Quay Streetscape and Public Realm Improvement Plan^{5,14}, the following changes are suggested for WNC's parking garage/delivery area, in conjunction with these plans:

1. Provide key card remote control access to the first garage door and with the addition of the new drop-off and pick up space to the south of the building, free up 5 parking spaces for staff/visitor parking within the garage in the former drop off area.
2. Reconfigure the garbage bin area in conjunction with the streetscape improvements to Eireann Quay.
3. Create a community mural on the face of the parking garage walls to improve the attractiveness of the area, to complement the streetscape improvements.
4. Explore feasibility of additional equipment storage on walls of the parking garage and reconfigure storage in Receiving and Garbage Rooms.
5. Modify the parking entrance internal building door to allow for large deliveries.

2.7 Public Washrooms

1. Provide for a transgender/accessible single washroom.
2. Provide stronger air hand dryers in washrooms and change rooms.
3. Provide additional diaper waste receptacles in all washrooms and family rooms.
4. Provide for a first aid resting cot area within the south washroom/change areas, modifying the change area to allow for a private space.

2.8 Additional Space Needs – Expanded Programs

During community consultations, participant groups repeatedly mentioned the need for additional space in general. An additional 8,500 sq. ft. (790m²) or more could be utilized immediately by the community:

1. A dedicated senior's program room. (2000 sq. ft.)
2. Private meeting space to conduct sensitive community support outreach and other counselling type programs for vulnerable clients. (1000 sq. ft.)
3. Additional youth space for a drop-in homework help area and "store-front" space for youth entrepreneurial and employment job skill building related activities. (2000 sq. ft.)
4. Two additional smaller meeting rooms to operate children's summer programming. (1000 sq. ft.)
5. A public "living room" type of space open at all times for adults in the community to meet others informally, and/or to have small meetings, with access to free Wi-Fi. (1000 sq. ft.)
6. A permanent meeting room/office space for volunteers to store their belongings, sign in, plan with others and meet with various staff. Currently there is no space for volunteers during the summer as the office is taken over by summer camp staff. (500 sq. ft.)
7. More office and meeting space in general for WNC staff current needs and program expansion needs. (1000 sq. ft.)

WNC struggles to find alternative accessible and affordable space solutions for expanded programs. Options that could be explored to meet the demand for expanded space are partnerships with the school facility after hours and during summers. Most schools in other communities are heavily used after hours and play an important role in contributing to supporting the broader community needs. The Downtown Community Services and Facilities Strategy ¹ report notes that "a more detailed assessment of outdoor spaces should be undertaken on

a site- by- site basis” (p. 17) to ensure the 24/7 community access, however, this could also apply to the use of indoor space by the community.



Image Credit: WNC Photo Archives



Image Credit: Rick Vyrosto

In addition, partnership with potential new developments that are likely to impact community needs further could be explored. For example the future development of 545 Lake Shore Blvd. West, the Rogers Media-owned building, which sits directly across from WNC, could include the possibility of providing community benefits such as: supplementary administration office space for WNC within the complex; additional community open ended generic meeting/program room spaces to meet the program needs of all ages; and store front commercial space for youth entrepreneurial and employment job skill training related activities, as examples to meet the above mentioned expansion needs of WNC.

Alternatively, expansion into available City space in the Canada Malting Administration building would provide for program expansion as noted above, and/or synergies for a public café area shared with another building partner.

Finally, to meet the identified program needs, as a quick operational fix to program demands, extending the public building hours in early morning Monday to Friday and on weekends in general would allow for the possible expansion of all programs types, at least initially for access to the weight and gym spaces and for children’s activities as mentioned previously in 2.4.



Image Credit: WNC Photo Archives



Image Credit: WNC Photo Archives

3.0 Building Tomorrow

This chapter represents a more ambitious set of ideas for undertaking interior and exterior building alterations, and are recommended for additional study and consultation. Several of these ideas are intended to create synergies with adjacent public realm improvements being undertaken as part of the Bathurst Quay Streetscape and Public Realm Plan.

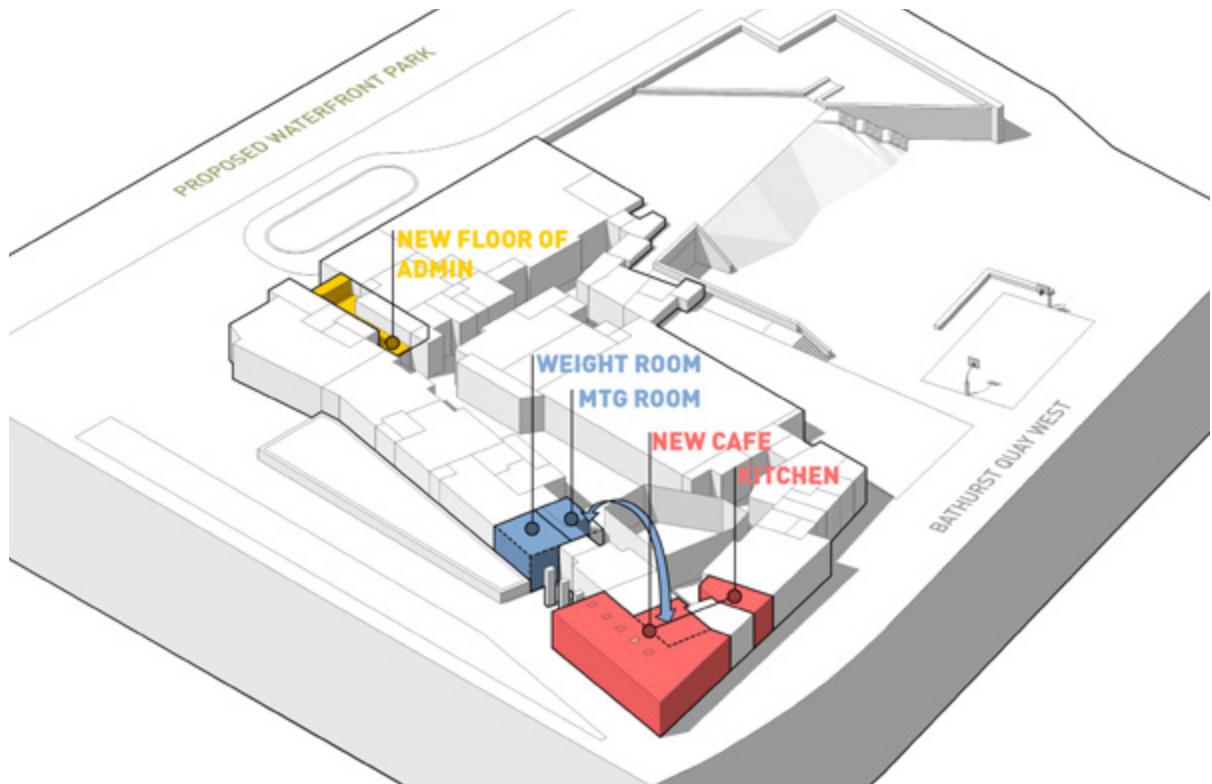


Figure 4: WNC Proposed Plan Diagram

Note on Cost Estimates

Preliminary Cost estimates for the WNC renovations and additions are for capital construction cost only and exclude land costs, legal costs, environmental remediation, and external Project Management. These estimates assume stipulated sum tenders. "Soft Costs" are in addition to the estimated construction costs and should be added to produce a Project Budget. These additions include design consultant fees at +/- 7% (of final construction cost) for the architect, structural engineer, mechanical & electrical engineer, landscape architect, civil engineer, specifications consultant, code consultant, basic AV, security and acoustic consultant. All of these consultants may not be necessary for each project. Separate fees for survey, geotechnical and environmental investigation may add

2% of construction cost. Furnishing, Fixtures and Equipment (FFE) may add 4% of construction cost. Kitchen and Restaurant equipment should be estimated based on kitchen equipment specifications. Kitchen consultants should be retained to confirm the configuration and equipment of revised kitchen facilities. Security and communications may be added to the existing system; upgrading of some or all of the system may be involved.

3.1 Optimizing the South Entrance (Revision + Office Loft + First Aid Room + Single Washroom)

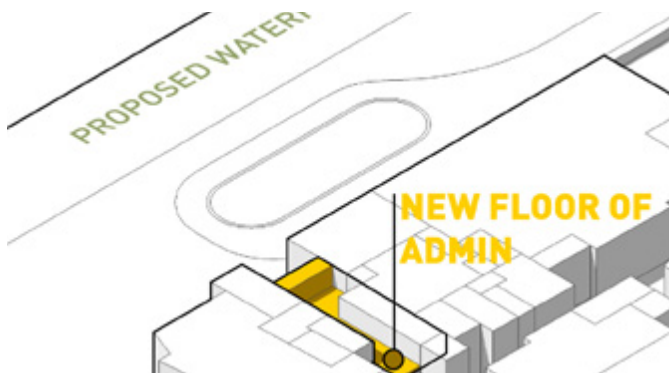


Figure 4: WNC Proposed Plan Diagram – Enlarged

The South entrance can accommodate a new, safe vehicle drop off, particularly for WNC's most vulnerable clients accessing the City's Wheel-Trans service, solving the safety conflicts with the current drop off on Queens Quay West in the middle of bike lanes and the congested conflict with taxis off Eireann Quay. New high-level lighting, safe, non-slip

walking surfaces, flush curbs, safety markings and a sheltering entrance verandah can provide a weather protected new entrance to the WNC facility now, and act as a connector to future construction of additional recreation and aquatic program components. New paving and curbs, safety bollards, lighting and landscaping would result in a construction cost of \$150-\$250K. A new roof enclosure, if desired, would require new column footings, steel structure and roofing, lighting and connection to the existing wall structure, and would result in a construction cost of \$300K-\$650 K depending on building area.

A new office mezzanine can be constructed in the location of the tall south entrance hall. This would require new lateral support channels running north-south along the existing walls with a new floor joist system spanning east-west supporting a non-combustible construction floor. The new floor area would require floor finishes and a half-height or guard height wall at a new exit stair and new hydraulic elevator or lift.

Sprinkler and electrical revisions will be necessary. New lighting, power and data connections will be necessary on both 'levels' of this new office area. New millwork may be required on the ground floor at the facility entrance. The cost of construction (Including the new elevator) would be between \$200,000 to \$300,000 depending on finishes. OBC code review would be necessary for exiting and occupant load changes to the existing building and to determine any fire rating configuration for this addition.

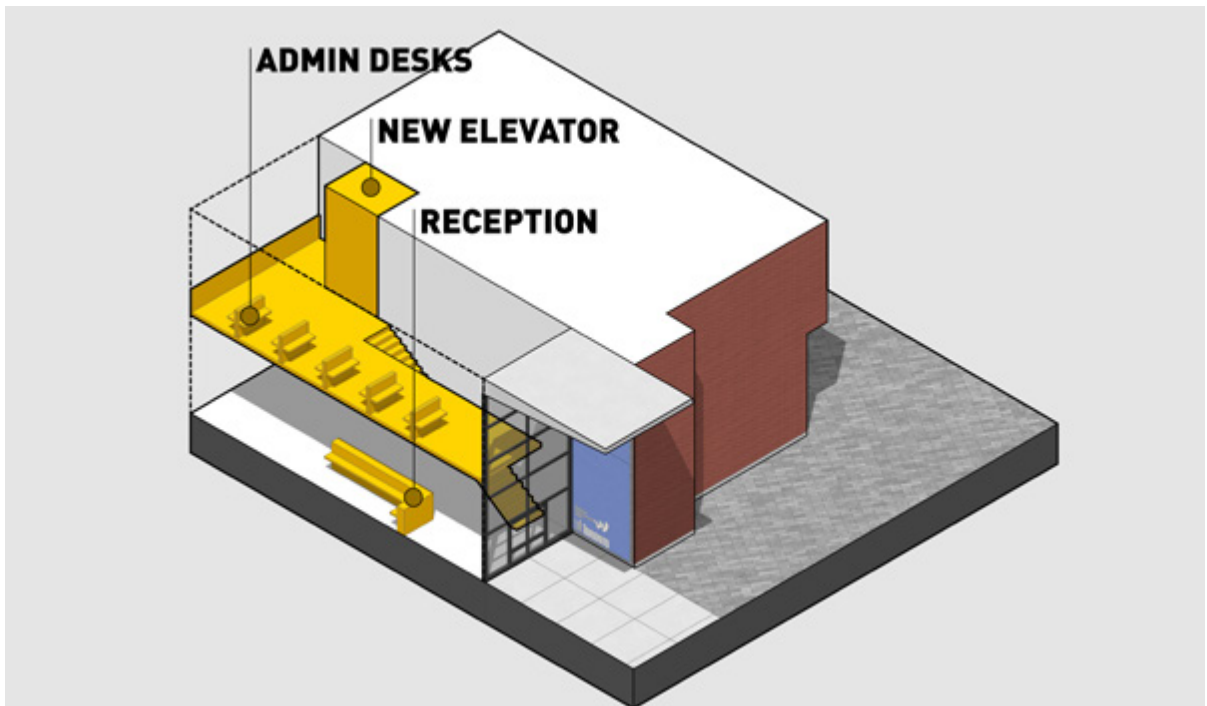


Figure 5: WNC Proposed South Entrance Diagram

The South entrance is not currently a public access point, as the doors are for safety egress only. This area has no indoor/outdoor public waiting area or seating for the public, particularly for those that are disabled, nor does it have a WNC staff public greeting area and accompanying security features, as does the main entrance off Queens Quay West. This area does have three staff offices, two that are cubicle type offices that were added to accommodate staff and program expansions. This area would have to be rethought and reconfigured to incorporate possible new office mezzanine.

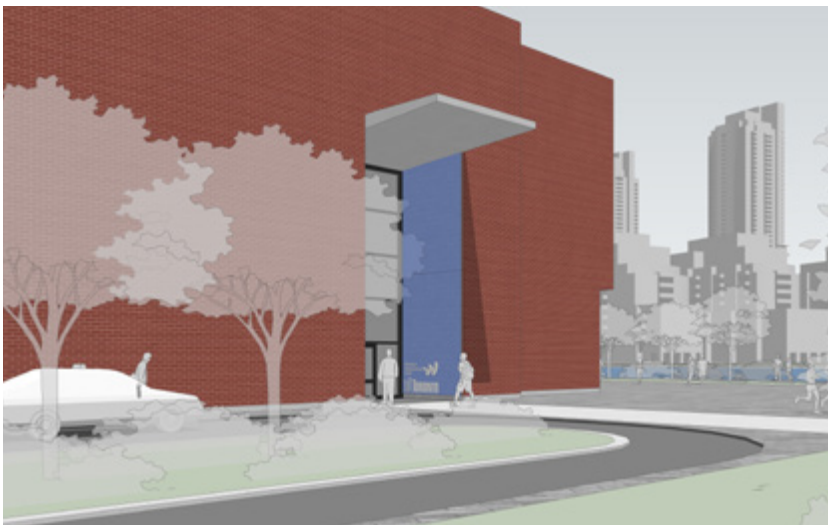


Figure 6: WNC Proposed South Entrance Render

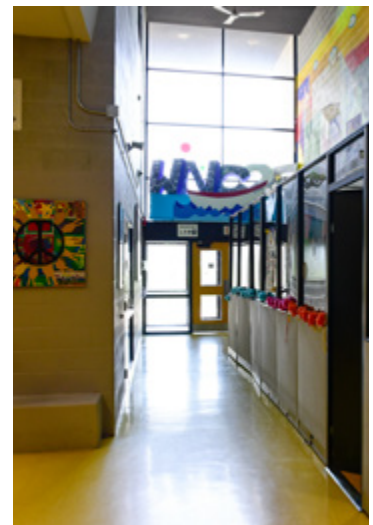


Image Credit: Dominic Chan

The south entrance area is tight for space as it also includes two large change/shower/washrooms which are large spaces and underutilized in their current form. These change rooms were originally designed to support the future pool, planned for the south of the building. The future construction of an adjoining aquatic facility would most likely house these functions, therefore consideration could be given presently to reconfigure these changes rooms and area to function more efficiently such as:

1. Provide a smaller change and shower area leaving the current washroom facility sizes;
2. Add a single use barrier free, genderless single bathroom with disabled change facilities, (noting the need for breast feeding/diaper changing components in all bathrooms);
3. Add an area for first-aid room/cot facility somewhere in this area or identification of an alternative location option as this function is presently missing within the building;
4. Create a respectful AODA conforming, waiting area for Wheel-Trans which requires the drop off area to be seen by the driver to facilitate pick-up;
5. Revamp the current office space, taking advantage of the double storey ceiling for possible additional loft offices, including a secondary reception greeting area for the building (or form of communication with the main reception area by the public to allow for access and/or emergencies when staff are not present);
6. Relocate and/or add additional security cameras and/or emergency buttons and proper WNC directional signage, including electronic notice boards for the public.



Image Credit: Dominic Chan



Image Credit: Dominic Chan

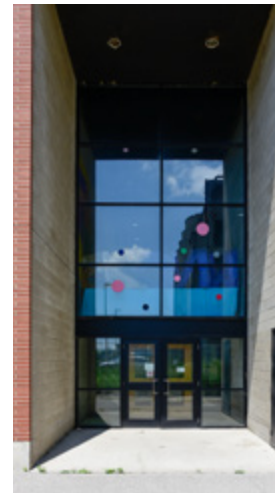


Image Credit: Dominic Chan

3.2 Café Relocation

Consideration of the refurbishment of the existing café within its current location and/or relocation of the existing café space was a popular theme in all stakeholder conversations.

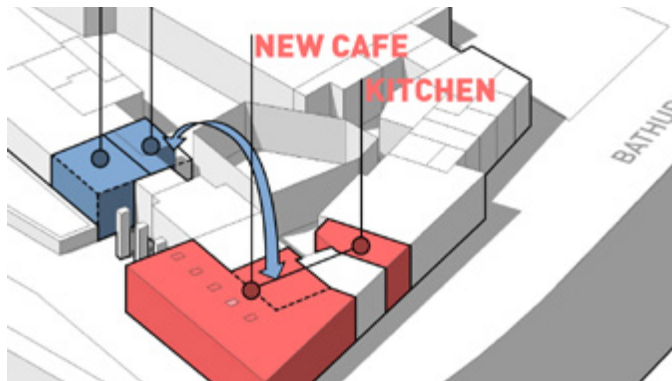


Figure 4: WNC Proposed Plan Diagram – Enlarged

Moving the café area closer to the main kitchen by repurposing Assembly Meeting Room A directly across from the kitchen would conglomerate these functions, making for more efficient kitchen operations and the possibility of an extended outdoor patio anchored on the north-east corner of the building on Queens Quay West. However, this option would also result in the loss of a prime

meeting room. The eastern face of the WNC building has remarkable skyline and harbour views, excellent connectivity and exposure to existing and planned public open spaces, and proximity to the popular waterfront trail system. This affords an ideal location for the construction of a successful café and special event space. Furthermore, the attractiveness of this location could likely support competitive market rents and expanded operating hours, thereby generating additional revenue to support valuable WNC programs. WNC shall explore various possible implementation approaches, including the possible issuance of a Request for Expression of Interest to potential café vendors.



Figure 7: WNC Proposed Café Relocation Render

A new café area can be built at the north-east corner of the existing building, allowing for enhanced visibility, exterior access and the possibility of an outdoor café area facing the quay.

The size of the addition has been estimated at approximately 1,000 sq. ft. and the base construction cost would be approximately \$500,000. Additional costs could include exterior landscaping, hard surfacing, exterior lighting. The cost of restaurant equipment would depend on the type of service. We assume that this facility will not require NFPA level suppression for grease-laden vapours (for example deep frying equipment.)

Construction cost estimates should be elevated with a 'soft cost' contingencies to estimate the final project cost. This may include, surveys, testing and inspection, professional fees, FF&E, security systems, audio/visual installations and signage.



Image Credit: Rick Vyrosto



Image Credit: Rick Vyrosto

3.3 Weight Room Relocation + Expansion of Eastern Meeting Rooms

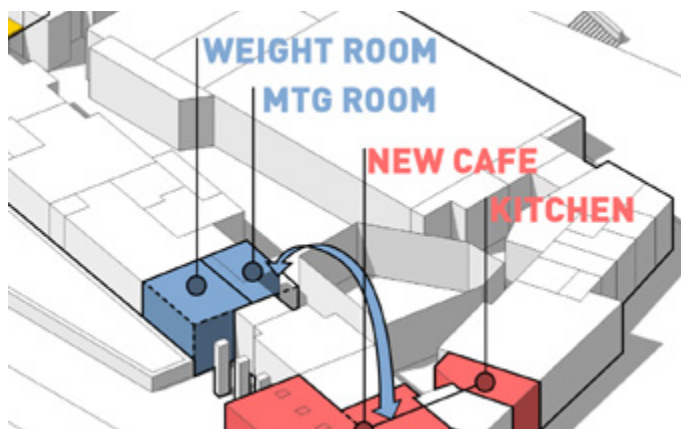


Figure 4: WNC Proposed Plan Diagram – Enlarged

If the café were to be relocated, the former café area, including the surrounding seating area, could be repurposed. Several options could be considered:

1. Enclosing the former café area into an alternative smaller meeting room and leaving the weight room in its present location.

2. Relocating the Weight Room to Assembly C. Enclosing the former café area into an alternative smaller meeting room making up for the loss of Assembly Room A, creating 2 meeting rooms from the former Weight Room and/or one larger meeting room.
3. Expanding the eastern face of the building, thereby enlarging the current Weight and Dance Studio rooms. Relocating the functions of the weight room to an expanded dance studio would combine fitness related functions. Expanding the current weight room and café area could then provide a large and/or two smaller program/meeting/rental spaces.
4. Moving the weight room to an expanded pool/fitness facility altogether is another possibility. Although most condominium buildings have their own fitness facilities there are buildings, including the social housing buildings that do not have these accommodations. Seniors, women and youth particularly use WNC facilities as they are low cost and they feel more comfortable with the space.



Image Credit: Rick Vyrosto

The existing café can be enclosed to form a new weight room. New walls capable of supporting mirrors, wall mounted exercise equipment and ballet barres will be required to extend to the underside of existing structure to maintain acoustic privacy. New resilient flooring and acoustic ceiling finishes will be necessary in this room. Sprinkler and electrical (lighting and power) revisions will be necessary. The cost of construction of a new weight room would be between \$100,000 to \$175,000.

The existing weight room can be repurposed to a simple meeting room. Cleaning, painting and new flooring may be necessary. The cost of simple refurbishment of this area would be approximately \$7,500. Alternatively, the weight room could be relocated to Meeting Room C and both the existing weight room and café area could function as meeting rooms.

3.4 Courtyard Enclosure

The existing courtyard is a central public area within the WNC providing a public common room during summer months and propane heaters occasionally extend the use of the area into early fall and spring in good weather. To address the requirement for more multi-purpose space, the existing courtyard can be enclosed with a moveable translucent roof structure to maintain open use during warm weather and to allow for closed operation during the winter months during inclement weather. A retractable enclosure could move in a telescoping manner, allowing for a stacked open position. The aluminum framed structure could be glazed with 25mm polycarbonate translucent panels.



Image Credit: Rick Vyrotsky

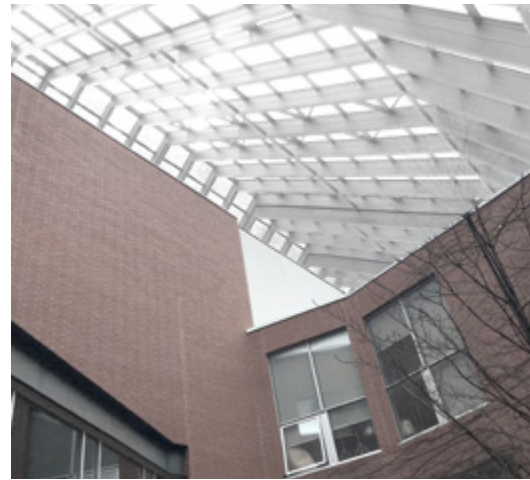


Figure 8: WNC Proposed Courtyard Enclosure Render

The structural impact of the additional framing would have to be reviewed, the lightweight structure would add minimum additional roof load and wind load to the existing structure. The retractable roof material cost would be between \$250-\$300K depending on insulation levels. Installation, provision of new curbs and roofing, and a dedicated roof mounted mechanical unit for the courtyard area would add approximately \$375K for a construction estimate total of \$675K.

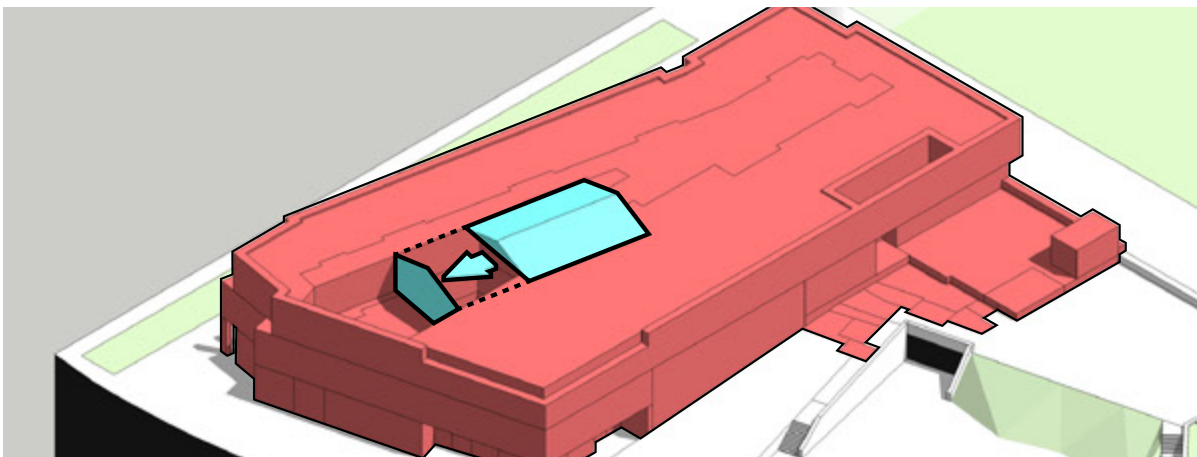


Figure 9: WNC Proposed Courtyard Enclosure Diagram

4.0 Planning for the Future

The City of Toronto's 2017 Parks and Recreation Facilities Master Plan identifies fifteen⁷ city-wide candidate districts and sites for the construction of new indoor pools associated with community recreation centres. One such district is identified as "Waterfront West", and the City-owned Canada Malting property at 5 Eireann Quay is a possible suitable location for additional investigation, as was originally planned for in the design of the current building. Should the City of Toronto undertake additional investigation of the Canada Malting property, the following ideas provide a starting point for discussing how the construction of an indoor pool facility connected to and/or co-located with the WNC facility could create valuable synergies and opportunities for community centre expansion.

4.1 Pool + Sport Facility + Gym + Expanded Program Rooms



Image Credit: Rick Vyrosto

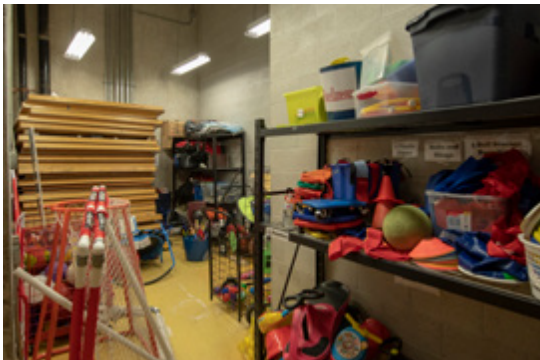


Image Credit: Rick Vyrosto



Image Credit: Rick Vyrosto

The opportunity of an expanded facility could offer the following opportunities:

1. Provide a physical link, between the pool facility and the community centre and provide a more direct link between the school on the 2nd floor, in order to maintain better separation of uses;
2. In tandem with design of the indoor pool, explore construction of a space either beside, or on top of the pool facility that could house a second gym and could be shared between all parties.
3. A walking/running track within the expansion design was a desirable for the community.
4. Provide a second exclusive WNC gym, available during the day and evening for additional expanded WNC recreational programming. This would provide the additional space for high demand recreational programs not currently accommodated within the existing shared use gym. The existing WNC gymnasium could continue

to be used in its current function - for recreational activities, as flexible community meeting and special event space. Large activity spaces such as gyms are in high demand by high-rise dwellers - children and youth need space to climb and run, seniors need safe walking and mobility support program space, young adults enjoy team and competitive activities and everyone needs space to meet others, which range from formal meetings, large celebrations and special events. As identified in the TOcore Neighbourhood Population Profile 11, the Waterfront West community has the highest population living in high-rises, at 97% and with a growing population, two gyms would best support their unique urban recreational and social needs.

5. Participant groups repeatedly mentioned the need for additional space in general, in total up to 8,500 sq. ft. 790m²) or more could be programmed immediately and alternative community meeting/program spaces should be planned for in a new expanded facility, as noted above in Section 2.8.



Image Credit: Rick Vyrosto

5.0 Next Steps

The following recommended next steps will guide future strategic decisions and actions by the Waterfront Neighbourhood Centre staff and Board of Management, as they collaborate with the City of Toronto, WNC partners and stakeholders, to further test, expand, consult, refine and put into action the short, medium and long-term ideas of this report.

1. Provide Input into the City of Toronto's Long-term AOCC Strategy

In 2018, Toronto City Council directed City Planning to establish an Inter-Divisional Working Group to review the future renewal, retrofit and/or expansion needs and opportunities for Association of Community Centres (AOCCS), and to report back by the fourth quarter 2019 with a long-term capital strategy for AOCCS (and other appropriate City-owned assets). This document shall provide the primary basis for WNC's consultation with the future AOCC Working Group, and shall serve to demonstrate the priority need for consideration of long-term capital improvements at the WNC.

2. Help to Inform Section 37 Discussions

Many of the capital improvement projects recommended in this report are suitable recipients of Section 37 funding. This report shall be used by WNC management staff and Board of Directors to provide the Ward Councillor and City Planning staff non-binding input on use of current and future Section 37 agreements negotiated in relation to area development applications.

3. Support Donations and Grants

WNC regularly relies on donations and grants from various community, business and government financial partners and agencies. The recommendations contained in this report shall help to inform grant submissions, and to illustrate that various capital improvements could be assisted by generous donations from WNC's partners.

References

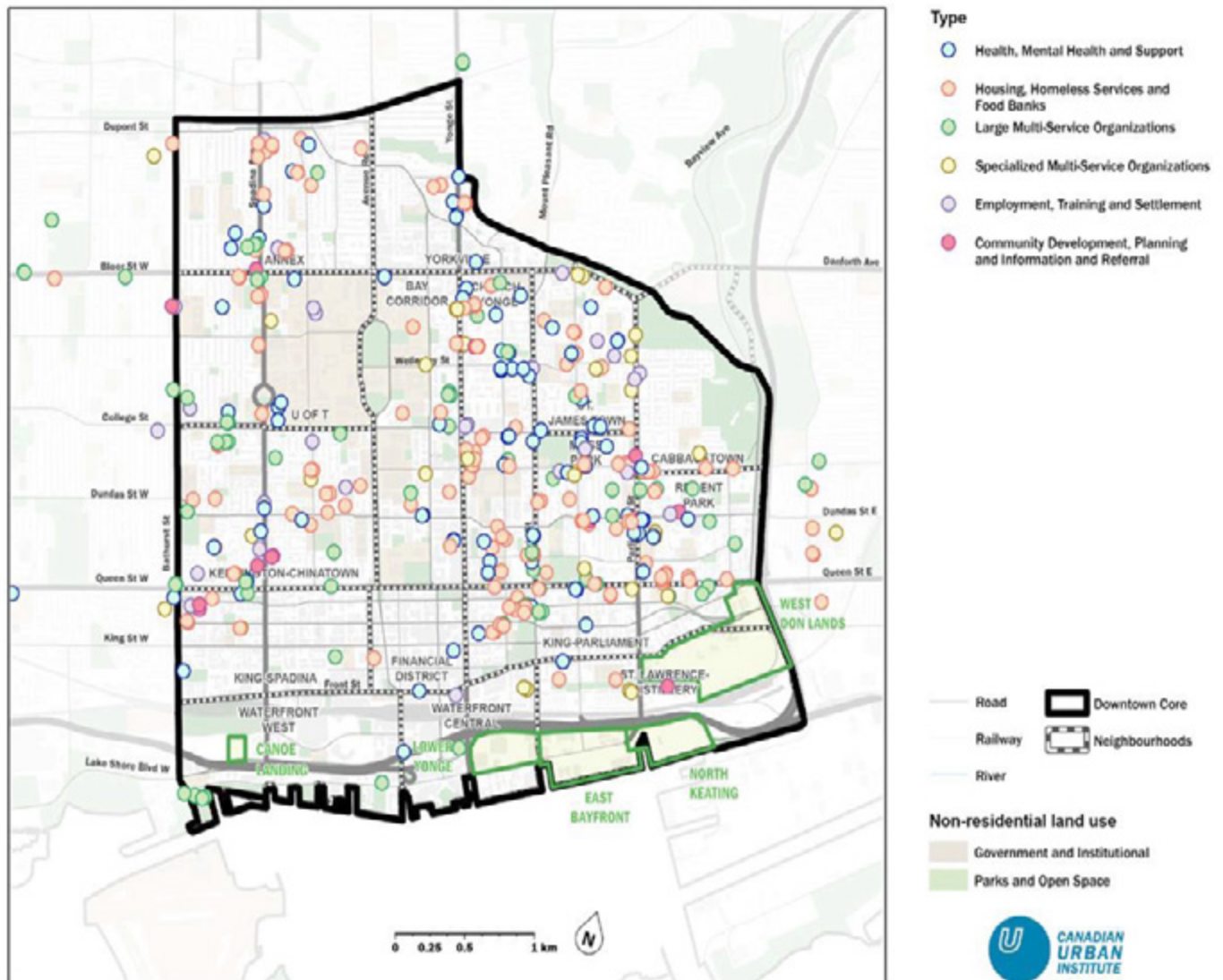
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Waterfront Neighbourhood Centre

Attachments

Attachment A: From The City of Toronto Downtown Community Services and Facilities Strategy Map



Sourced from: City of Toronto (2018). Downtown Community Services and Facilities Strategy [Map] Retrieved from <https://www.toronto.ca/wp-content/uploads/2018/04/8ebb-city-plan-ning-to-core-csf-strategy.pdf>

Attachment B: City of Toronto Facilities State of Good Repair (SOGR) by Events for Waterfront Neighbourhood Centre



Facilities Management -SOGR by Events
627 Queens Quay West
15-May-18

Building	System	Event/Projects	In Budget	0 2018	72,000 2019	1,226,000 2020	1,703,000 2021	55,000 2022	1,177,000 2023	0 2024	16,000 2025
Waterfront Neighbourhood Centre	Building Envelope	Exterior Wall Rehabilitation	No, not in Captor		1,000	32,000					
Waterfront Neighbourhood Centre	Building Envelope	Exterior Windows and Doors Replacement	Yes, budgeted in Captor								
Waterfront Neighbourhood Centre	Building Envelope	Roof Replacement – Conventional Built-up Roof	No, not in Captor			61,000	1,294,000				
Waterfront Neighbourhood Centre	Electrical Systems	Diesel Supply System Upgrade	No, not in Captor								4,000
Waterfront Neighbourhood Centre	Electrical Systems	Fire Alarm Panel	No, not in Captor					4,000	78,000		
Waterfront Neighbourhood Centre	Electrical Systems	Lighting System Replacement (Interior)	No, not in Captor		8,000	184,000					
Waterfront Neighbourhood Centre	Interior Elements	Recoating of Interior Concrete Floor	No, not in Captor		2,000	38,000					
Waterfront Neighbourhood Centre	Interior Elements	Repainting of Interior Walls and Ceiling	No, not in Captor			1,000	25,000				
Waterfront Neighbourhood Centre	Interior Elements	Replacement of Interior metal Doors and Aluminium Windows	No, not in Captor					6,000	121,000		
Waterfront Neighbourhood Centre	Interior Elements	Replacement of Kitchen Cabinets and Millwork	No, not in Captor								7,000
Waterfront Neighbourhood Centre	Mechanical Systems	Building Automation System Upgrade	No, not in Captor		57,000	797,000					
Waterfront Neighbourhood Centre	Mechanical Systems	Cabinet and Baseboard Heater Replacements (Electric)	No, not in Captor					2,000	35,000		
Waterfront Neighbourhood Centre	Mechanical Systems	Chiller Replacements	No, not in Captor					27,000	538,000		
Waterfront Neighbourhood Centre	Mechanical Systems	CO Detection System Replacements	No, not in Captor		1,000	24,000					
Waterfront Neighbourhood Centre	Mechanical Systems	Cooling Tower Replacements	No, not in Captor					9,000	229,000		
Waterfront Neighbourhood Centre	Mechanical Systems	Domestic Hot Water Heaters Replacement	No, not in Captor		2,000	53,000					
Waterfront Neighbourhood Centre	Mechanical Systems	Fan Coil Units Replacement	No, not in Captor					3,000	75,000		
Waterfront Neighbourhood Centre	Mechanical Systems	Glycol System Replacement	No, not in Captor					4,000	101,000		
Waterfront Neighbourhood Centre	Mechanical Systems	Replacement of Plumbing Fixtures	No, not in Captor								5,000
Waterfront Neighbourhood Centre	Mechanical Systems	Storm & Sanitary Sump Pump Replacements	No, not in Captor		1,000	18,000					
Waterfront Neighbourhood Centre	Site Work	Replacement of Asphalt and Concrete Pavement	No, not in Captor			18,000	384,000				
Waterfront Neighbourhood Centre	Vertical Transportation	Elevator Control Modernization	Yes, budgeted in Captor								

000	395,000	481,000	5,125,000
2025	2026	2027	2018 - 27 Total
			33,000
	11,000	234,000	245,000
			1,355,000
000	103,000		107,000
			82,000
			192,000
			40,000
			26,000
			127,000
000	157,000		164,000
			854,000
			37,000
			565,000
			25,000
			238,000
			55,000
			78,000
			105,000
000	108,000		113,000
			19,000
			402,000
	16,000	247,000	263,000

CAPTOR STATUS (S#) EXPLAINED:

S0 - subproject/event has no more cash flow in 2017; line item will not appear again in next distribution

S1 - in-flight subproject/event that was previously approved and scheduled to be completed by 2017; has no further cash flows in 2018

More explanation (extracted from budget submission guidelines):

S1 : Prior Year (No 2018 and / or Future Year Cost / Cash Flow Budget Impact)

Sub-projects in this category were previously approved, but no cost is required for 2018 and/or future years, although there may be a 2018 cash flow projected (carry forward). Project will not be revisited for approval. Sub-projects with this status are essentially to be closed.

S2 - in-flight subproject/event that was previously approved and scheduled to be completed beyond 2017, still has cash flows in 2018 or beyond

More explanation (extracted from budget submission guidelines):

S2 : Prior Year (With 2018 and / or Future Year Cash Flow)

This pertains to a sub-project that was previously approved and has year 2018 and/or future year cash flow. Project will not be revisited for approval but will be presented for cash spending authorization.

S3 - Change in Scope, new funding request for approval to adjust previously approved cash flows of 2018 or beyond for an S2 subproject/event

More explanation (extracted from budget submission guidelines):

S3 : Prior Year - Change of Scope 2018 and/or Future Year Cost/Cash Flow)

This pertains to a sub-project that was previously approved, for which there is a change in cost or the nature of the project requested in the year 2018 and/or future year commitment. Project / sub-project must be revisited if there is a change in scope. Budget only the incremental change using a new sub-project. The sub-project should not be called 'change in scope,' but rather a more descriptive/informative name, i.e. "Toronto Reference Library - increase construction costs."

S4 - new funding request for approval to start a subproject/event in 2018

More explanation (extracted from budget submission guidelines):

S4 : New - Stand-Alone Project (Current Year Only)

This pertains to a new sub-project, which is discrete/stand-alone, in the year 2018.

S5 - new funding request for approval to start a phase subproject/event in 2018; request approval for 1st phase only; each subsequent phase will be requested approval separately

More explanation (extracted from budget submission guidelines):

S5 : New (On-going or Phased Projects)

This pertains to a new sub-project that is on-going in nature or has distinct phases. Approval in 2018 does not necessarily result in a future year commitment, but must be re-assessed each year relative to current priorities and/or service standards.

S6 - future year subproject/event that is scheduled in 2019 and beyond

More explanation (extracted from budget submission guidelines):

S6 : New - Future Year (Commencing in 2019 & Beyond)

This pertains to any new (future year) sub-project planned beyond the current year time frame.

S7 - below-the-line: request increase in budget envelope correspondingly so that subproject will be included for seeking approval to start in 2018

Attachment C: Waterfront Neighbourhood Centre Comprehensive Inventory of Programs and Supporting Partners (2017)

Family Programs

Babies Dance with Me
Baby and Me Literacy Workshops
Baby and Me Yogalates
Baby Program Drop-In
Caregiver and Tots Ballet
Children's Ballet & Fairy Tales
Children's Creative Movement Level 1 - Tuesday
Children's Soccer
Family Drop-In - Tuesdays/Thursdays
Family Gym
Kinder Rhythm
Learn & Play
PEEP & PEEP for Tots
Read, Rhyme & Sing (OEYC)
Ready, Set, Grow
Sing with Me Parents & Children
Together We Fit
Tots Dance with Me
Tumble Tots Gymnastics
Wednesday Evening Family Drop-In

Children Programs

After School Program
Advanced Ballet
Cartooning Fun
Children's Ballet
Children's Basketball
Children's Floor Hockey
Children's Indian Classical Dance
Children's Modern Jazz
Hip Hop for Kids
Homework Club
Kids in the Kitchen
Kids Karate
March Break Camp
Musical Theatre for Kids
PA Day Program
Room 13 Art Studio for Children
Sports for Change
Summer Day Camp
Tumble Kidz Gymnastics

Tween/Youth Programs

Boys Club/Young Men's Club
City School Lunch Program
Eat Up, Meet Up! Older Youth Cooking

Get Jobs for Youth (GJY)
Girls Club/Young Women's Club
Homework Help
Lunch Time Lounge - City School
March Break Program
PA Day Program
Room 13 Multimedia Studio
Teen Lounge
Tumble Tweens
Tween Boys Club
Tween Girls Club
Tween Lounge
Tween Lunch Program
Tween Sports
YLIT (Youth Leaders in Training)
Youth Advisory Committee
Youth Basketball
Youth Cooking
Youth Drop-in Sports
Youth Info, Support & Referrals
Youth Lounge
Youth Summer Leadership

Seniors Programs

Adult and Seniors Community Kitchen
Afternoon Tea and Social
Book Club
Chronic Pain Self-Management Program
Computer Training
Easy PC/Computer Help for Seniors
Elders Advisory Committee
Euchre and Bridge Games
Funky Fitness - Intermediate
Fusion Gold
Gentle Fitness
Gentle Yoga
Grandparents Nest
Horticultural Therapy Club
Legacy Committee
Line Dancing
Mood Walks
Neighbour 2 Neighbour / N2N 2.0
Older Adults Games Day
QiGong 18
Seniors Community Potluck & Monthly Birthday Celebrations
Share the Music - Orchestra/Ukulele

Spanglish Lessons Club
Stretch
Studio 60 Senior Art Program
Tai Chi for Seniors

Community Development/Other Services

Community Connect Food Gardens
(outdoor & courtyard)
Community Knitting & Crochet Group
Community Outreach
English As Second Language Program (ESL): Beginner
English As Second Language Program (ESL):
Intermediate
Food Access Program
Good Food Market/FoodShare - 150 Dan Leckie Way
Homeless Support
Job Search/Resume Assistance
Clothing Program
The Waterfront Good Food Market - 25 Bishop Tutu
Translation Services
Transportation/TTC
WNC Community Computers
WNC Neighbourhood Support & Referral Services
WNC Subsidy Program

Fitness, Wellness & Dance

Absolutely Abs
Be Like Bey
BLT Express
Body Sculpt and Condition
Cardio Pump
Pilates
Prenatal Yoga
Tai Chi
Target Toning
TIME (Together in Movement and Exercise)
Yoga
Zumba

Adult Sports & Fitness Passes

Co-ed Adult Badminton
Co-Ed Adult Basketball
Co-ed Adult Volleyball
Co-ed Adult Volleyball
Co-ed Ping Pong
Indoor Adult Soccer
Weight Room
Women Only Weight Room

Ball Courts

Indoor & Outdoor Courts

Special Events/Workshops

Anti-Bullying Awareness
Annual General Meeting
Be A Bud - Summer Camp fundraisers
Black History Celebration Family Movie Night
Black History Celebration of Food in the Café Area
Black History Celebration Seniors Youth & Children
Presentations
Black History Scavenger Hunt for Children & Youth
Children's Holiday Party
Community Development Holiday Dinner
Family Fun Day
Garden Harvest Party
Girls Group Presentation
Holiday Bear Photos fundraiser
Holiday Community Grocery Card Drive
Horticulture Therapy Club - AGO Trip
Horticulture Therapy Club - Christmas in August
Horticulture Therapy Club - Edwards Garden
Horticulture Therapy Club - McMichael Gallery
Horticulture Therapy Club - Niagara Trip
International Women's Day
Latin Hispanic and Islamic Heritage Month
Celebrations
Mood Walks AGO Trip
N2N 2.0 Live Music Event
National Literacy Day Celebration for Seniors
Neighbour 2 Neighbour 2.0 Holiday Party
Neighbour 2 Neighbour 2.0 Launch at Waterfront and
George Brown College
Party on the Waterfront 25th Anniversary Gala
Room 13 Multimedia Studio DJ Workshop
Seniors Information & Active Living Fair
Seniors Programs Holiday Lunches
Seniors Program Trips - St. Lawrence Market & Sugar
Beach
Tween Holiday Dinner
Youth Holiday Dinner

Seniors Workshops

Martin Luther King Jr Day
Bell Let's Talk Information Session
Black History Month Presentation
Chronic Pain Self-Management Program

Cognitive Memory Test Baycrest Centre
 Earth Day
 Easter Activities - 25 Bishop TuTu
 Elder Abuse Awareness Day and Presentation
 Energy Healing Workshops
 Financial Literacy Workshop
 Garage Sale - Good Food Market
 Healing Touch Training Workshop
 Healthy Feet and You South Riverdale CHC
 Heart 2 Homes Meals Presentation
 Heart and Stroke Presentation
 Human Rights Day
 Living Life To The Full - CMHA and Queen West CHC
 Manicures at TCHC for Women's Day
 Medic Alert Foundation of Canada Information Session
 Mental Health Week
 Mindfulness Workshops
 National Day of Mourning
 National Senior's Day
 Pink Shirt Day
 Purple Day The Global Day of Epilepsy Awareness
 Rare Disease Day
 Remembrance Day Activities
 Toronto Senior's Strategy 1.0 Survey/Workshop
 U of T SciChat
 World Water Day

City of Toronto

Children's Services
 Community Police Liaison Committee - 14 Division
 Community Services Partnership Program
 Facility Management Real Estate Services
 Parks, Forestry & Recreation
 Shelter, Support & Housing Administration
 Toronto Police Services (14 & 52 Division)
 Toronto Public Health
 Toronto Public Library - Fort York

Government Partners

Government of Canada - Canada Summer Jobs, New Horizons for Seniors
 Government of Ontario - Ministry of Education
 Government of Ontario - Ministry for Seniors and Accessibility (formerly Seniors Affairs), SALC, SALC Special Grant
 Government of Ontario, Ministry of Tourism\Sports & Culture, Recreation Communities Fund
 Public Health Agency of Canada (PHAC) - Community Action Program for Children
 Ontario Trillium Foundation - N2N 2.0

Corporate/Community Volunteer Events

Aramark - Building Community Volunteer Day (ABC)

CIBC Mellon - Healthy Snack Packs
 Corby Spirit & Wine - Responsib'All Volunteer Day
 LEVEL5 Strategy Group - Neighbour 2 Neighbour
 Holiday Dinner, Summer Day Camp BBQ & Activities
 Porter Airlines - Community Holiday Dinner, Toys & Grocery Card Drive
 Salesforce - Seniors Holiday Party
 SnapChat - Youth event
 Sobeys - Magical Wishes Family Holiday Party
 Starbucks (Toronto) - Volunteer Day of Service
 TELUS (Toronto) - Volunteer Day of Giving
 Toronto Bathurst Lions Club - Holiday Party

Agencies & Community Partners

Art Gallery of Ontario (AGO)
 Bathurst Quay Neighbourhood Association (BQNA)
 Brands Canada
 Canadian Mental Health Association
 CityPlace Residents Association (CPRA)
 College Montrose Children's Place - EarlyON Child & Family Centre (formerly Ontario Early Years)
 Central Toronto CHC
 Choose Health Ontario - SRCHC
 Central Local Health Integration Network (LHIN)
 Dance Ontario
 Evergreen Brickworks
 Family Service Association - Growing Up Healthy
 Downtown (GUHD)
 Good Food Market/FoodShare - 150 Dan Leckie Way
 Harbourfront Centre
 Harbourfront Chorus
 Kensington-Bellwoods Community Legal Clinic
 Kids Up Front Foundation Toronto
 Liberty Village Toastmasters
 Middle Childhood Matters
 Older Adults Centres of Ontario (OACAO)
 PARC - Parkdale Activity Recreation Centre
 Parkdale Community Health Centre
 Social Planning Toronto
 St. Stephen's Community House Childcare
 The Bentway Conservancy
 The City School (TDSB)
 The Neighbourhood Group Community Services (TNG) - OTF Grow Grant - N2N 2.0
 The Waterfront Good Food Market - 25 Bishop Tutu
 Toronto Bathurst Lions Club
 Toronto Community Housing Corp (TCHC)
 Toronto Island Canoe Club
 Toronto Library
 Toronto Neighbourhood Centres (TNC)
 Toronto Public Health
 Trinity-Spadina - EarlyON Child & Family Centre (formerly Ontario Early Years)
 Waterfront BIA

Waterfront Montessori Children's Centres
Waterfront Public School (TDSB)
West Neighbourhood House
Youth Employment Services (YES)

Corporate Partners

Aramark Canada
Bargains Group
Billy Bishop Toronto Airport
BizSys Inc.
Canadian Tire Jumpstart Foundation
Corby Spirit & Wine
D&C Distribution
Canadian National Exhibition
Harbourfront Dental
Harbourfront Eye Care
Harmony Marketing
Kids Up Front Foundation
Lakefront Clinic & Medical Pharmacy
LEVEL5 Strategy Group
Loblaw Companies
Music Together® Amici School of Music
Neo City Café
Nieuport Aviation
Porter Airlines
PortsToronto
Queens Quay Terminal
SalesForce
Seeds of Change Canada
SnapChat
Sobeys (Fort York & Toronto)
Sony Pictures Canada
Starbucks (Toronto)
Tanamera Tropical Products
TELUS (Toronto)
Tim Hortons Foundation

Party on the Waterfront - 25th Anniversary Gala

Sponsors

Porter Airlines - Gala Sponsor, Raffle
Corby Spirit & Wine - Alcohol Sponsor
Steam Whistle Brewery - Beer Sponsor
Momfuku Shoto - Raffle
Downtown Ford - Raffle
Neo City Café Catering - Dinner Sponsor
Tailored Pants - Samantha Clark, Logo Designer
Alexanian Flooring - Brantford / Bob Taylor
BE Salon
BizSys Inc.
Childhood Champions
City of Toronto
CN Tower
CS&P Architects
D-One Marketing & Productions & Technology

Management / Dominic Chan
Fit Chicks
Fort York National Historic Site
Hand & Stone Massage & Facial Spa
Harbourfront Eye Care
Honda Indy Toronto
Investors Group Financial Services - E. Kim McKenney
Il Ponte Cucina Italiano Ristorante
Keg Steakhouse + Bar (Toronto)
Lakeshore Medical Pharmacy Queens Quay
Lid Lounge
Little Kickers
Maple Leaf Sports & Entertainment (MLSE)
Momentum to Wellness Studio
Modetta Performance Gear (MPG)
National Ballet of Canada
Premium Health Solutions
Rick Vyrostocko Photography
Shashi's Indian Cooking - Shashi Jain
The Ballroom Bowl
Toronto Community Housing Corp (TCHC)
Touti Gelati & Café
Waterfront BIA

College, Universities and Schools

Centennial College
George Brown College
Humber College
National Academy of Health & Business
Ryerson University
Seneca College
Toronto District School Board - Cooperative Program
Students
University of Toronto

Attachment D: WNC Facility Needs Assessment Unabridged Stakeholder Comment Summary - November 16, 2016



WATERFRONT NEIGHBOURHOOD CENTRE FACILITY NEEDS ASSESSMENT:

Unabridged Stakeholder Comments From

Daylong Drop-In Consultation- November 16th, 2016

**Think TODAY: How well does the building accommodate current programming?
What current uses would benefit from improved and/or expanded space?**

- I think a Women's only fitness classroom would be terrific or even a bigger gym
- The current gym is way too small and a lot of people are complaining about that
- I think the centre has hosted/developed a remarkable mix of programs and events since its early days.
- It's worked hard to accommodate the existing and growing population base
- There are some terrific staff members
- Need new equipment in exercise rooms
- Monitor condition of exercise equipment
- More cleaning/maintenance staff
- Expand weight room
- Temperature control/climate control in gymnasium
- Open up locker room/change area
- Art room expanded
- Proper workout centre
- Proper outdoor café on waterfront overlooking waterfront
- Café is too noisy
- Café would benefit if it is in a quieter location of the building
- Outdoor café may bring other potential participants
- I would like to see additional youth mentoring
- Basketball program is excellent
- Pool
- Bigger space in the gym

- Meditation/mindfulness room – due to everyday stress – just more space
- Facilities for babies, change tables, high chairs, more accessible feeding areas
- Debit/credit payment options at café
- Increased WiFi accessibility
- Phones in all rooms to accommodate staff (in case of emergency/increase communication)
- Please add a pool
- Enhance the kitchen to provide a more restaurant feel – for more community use, Irish Pub or high end restaurant on the water where the brick building is
- Get some landscaping going, especially improve the sea wall
- Basketball courts are quite busy, more outdoor play area would be a boost
- Exercise room could be enlarged, more music activities, a recording studio
- An outdoor patio with food on the east side would be great
- Weight room expanded, room 13 expanded windows
- Please give us (make) a kitchen for seniors, we get very uncomfortable not to have access of kitchen during potluck and party
- I appreciate the café (NeoCity) being part of this great space
- More baby time, longer hours and more days
- Less circle time at baby time
- Get rid of carpet and have plastic mats – more hygienic
- This location can benefit with an outdoor patio café, currently not a lot of people are aware of the restaurant and the high quality of food
- Upgrade PA system
- Database system online registration
- Upgrade outside sign, Bigger signage
- Parking, pool
- Enclose courtyard to make use all year
- Renewable clean energy
- Rewire building network upgrade
- Store front café
- Running track – built in gym
- Bigger weight room
- Accessible doors wider
- Ramp by the reception area – open reception area
- Dedicated room for seniors
- Stronger air hand dryer

- Green house
- Indoor/outdoor bleachers
- Expand kitchen
- Proper staff room, mini library room, quiet meditation room, steam room sauna
- Outdoor café with an outdoor entrance, there is a lot of programs with parents that would like coffee while their children are in sports
- I believe the space is not as accommodating as it should be, expansion would definitely benefit the programs for babies as well as the café so customers don't feel crowded and wheelchairs can move easier
- Generally good
- Outdoor café with an outdoor entrance
- It could be a lot better people on wheelchairs and baby carriages usually suffer from lack of space
- I find a lot of people have to squeeze themselves through especially when kids and baby programs are running
- More space will benefit everyone and make moving around faster and safer

Think TOMORROW: Is the building able to meet the needs of a growing waterfront community? What future uses will the centre need to accommodate?

- I definitely think we need more space for different programs, considering this community is growing, etc. more condo going up and family growing
- Community swimming pool was part of the original plan, but it never came to fruition. Neighbourhood could really use one.
- Some local condos have pool, but the majority of the buildings in immediate Bathurst Quay have no such amenities. Closest community pool might be Trinity Bellwoods? Many of us used to go to Ontario Place in the summer for relief from the heat, but that option was removed, as you know, several years ago
- Specialized rehab equipment for seniors and people with disabilities, specialized physiotherapists and trainers
- Indoor walking/running track
- Additional gymnasium space, ice skating rink, more on-site parking
- Skating rink, swimming pool, more meeting rooms available for study/rent

- Dedicated multimedia room/music arts
- Rock climbing wall for all – (physical activity)
- Must studio for youth (arts)
- Mountain bike trail (physical activity and skills)
- Community Garden/Greenhouse & Herbs Gardens
- Fruit trees (edible)
- An outdoor café that will overlook our beautiful waterfront
- Outdoor café or outdoor patio café
- More seniors programs
- More and more people are choosing to raise their children in the downtown core so just more space to accommodate more programs
- Restaurant and café open at community centre hours
- Outdoor eatery/extension of café
- Pool! (sauna and family change rooms)
- Yoga/tines facilities (hot yoga, dance studio, spinning classes)
- More offices for staff (desk space)
- Extensions of program spaces/more program rooms
- More storage rooms (maybe one strictly for family programs)
- Windows! Let's appreciate our amazing location/view!
- No – more seniors and more youngsters in the area – rooms are small and always busy
- More space for children, reduce traffic around the area
- Current infrastructure does not support the Billy Bishop traffic, taxis etc.
- Taxis should be re-directed to Ontario Place with a shuttle service to and from the airport – better still close the airport and convert the space to a park or museum
- Piscina – pool for TCHC tenants co-ops some condo people as well
- Better baby change facilities!!
- High chairs, kids feeding area
- Lots more space
- Lots more parking
- Dedicated room for seniors
- Unfortunately the café is not accommodating for people with disability due to the way it's designed. Also the need to accessibility and to open up the space so we can provide more services to more people
- The location of this centre is amazing but poorly taken advantage of
- More seniors and kids uses

- The building seems isolated and would benefit from an outdoor seating patio or eatery overlooking the lake and the cityline
- This building will benefit from more space and openness
- Wheelchairs can't move freely
- Café can be more disability friendly since it is hard to see anything if you are in a wheelchair

Think BIG: What is the number one improvement you would make to this building today?

- There are times when space seems over-run/overcrowded. So more space available for active programs. Perhaps there's a way to adopt the boardroom-type spaces when there're not being used to that those spaces could be used for activities that normally require the in demand space such as the gymnasium. I think the fitness gym/weight room could benefit from more space and equipment
- Expanded/additional dance studio (maybe where courtyard area is now)
- Move courtyard to east side and relocate dance studio to interior courtyard space
- Pool and tennis court – more outdoor recreation space, skating rink in winter
- Accessibility from road the exercise rooms for people with disabilities needs to be close to the drop off entrance
- Huge demand from sports leagues that willing to pay for space for sports
- Better traffic control/safety around the recreation centre due to increased volume with Port Airport
- Relocated café to another part of the building
- Expand the café – Food is great!
- Would love an outdoor café or coffee patio (outside)
- This area needs this! Will give the centre better exposure
- Need to move current café to a quieter place in or outside of the building
- It would good to have an outdoor café by the lake
- I would like to see an outdoor café separated from the centre or at least with an east entrance
- Renovations – its an older building needs update look
- Security – There's children in the building and anybody from all walks of life is easily entered
- Pool!

- Remove the nearby airport so the outdoor space could be reclaimed without worries over effects of pollution on children's health
- Expand it to include an indoor swimming pool and recording studio
- Add space for tennis courts
- Weight rooms, more windows, pool
- Coffee shop open longer and higher quality offerings and healthier options
- I would like to see outdoor café with an outdoor entrance there is a lot of progress with parents that would like coffee while there children are in sports
- Add a pool and a library branch

Think LITTLE: What small improvement(s) would make this building work better for its users?

- Improved sound system
- Change rooms
- Better informed/more front desk staff
- Update to room changes
- More water fountains/water bottle stations
- Stage, bleachers in gym
- Café open on weekends
- In lieu of funding down the road I would make immediate changes by reallocating where you run programs i.e. café can go to the northeast corner away from all the noise!
- Open on weekends
- Improved volleyball equipment
- Nets, poles
- Not sure, has amazing stuff already
- Keep it cleaner
- More music activities
- Loft for offices in bleachers area!
- Better notifications of changes to opening hours/program changes
- Accessibility
- Link to the water
- Parking/drop off area



Formerly Harbourfront Community Centre



October 2018