

Toronto Kiwanis Boys and Girls Clubs



Facility Study - 101 Spruce Street

December 2008

Phase One



Facility Review, Consultation, and Space Lists

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1. INTRODUCTION

Keith Loffler McAlpine Architects have been retained by the Toronto Kiwanis Boys and Girls Clubs to assist in the process of assessing the current facility located at 101 Spruce Street in Toronto, identifying the **constraints** and **opportunities** at hand, and preparing a guideline document including schematic layouts and cost budgeting for the purpose of consolidating the Club's **needs, goals, and direction** for the coming years.

This report (phase one) outlines the results of our review of the current facility in terms of its location, physical condition, and functional layout as well as documents the findings of our consultation with facility board members, staff, and community stakeholders. Based on this review and consultation, we have prepared and included **programme space lists** for both the current facility and an "ultimate vision" facility (independent of location), as well as a programme space list recommended for adaptation of the 'ultimate vision' to the current facility.

The information in this report provides a basis for the next phase of work preparing **schematic design options** and associated high-level outline **capital cost budgets** that serve as a guide for the facilities future development .

2. EXECUTIVE SUMMARY

Based on the current property zoning, the existing facility is considered **legal non-conforming** (its size exceeds zoning limitations and its use as a Club is not allowable). It can be continued to be used as such and modifications can be made, however if increasing the level of non-conformity adjustments to the zoning by-law are required. Should the building be demolished, new construction would be required to conform to the current zoning limitations. Exterior modifications would likely be subject to design review and approval for historic preservation. The building's physical structure appears in good order, its exterior envelope requires foundation and roof repair/replacement of thermal protection systems, and its interior requires upgrading of finishes and repair of minor damage. Life safety systems are operational (albeit out-of-date) and should be substantially upgraded if extensive renovations are considered. Mechanical systems are currently inefficient, nearing the end of their life span, and should be replaced. Electrical systems should be updated accordingly to be in compliance with current code standards.

There is a general consensus that the current configuration and condition of the facility do not properly support the goals of the Toronto Kiwanis Boys and Girls Clubs and its user membership, and that if the facility is to remain in its present location and meet its current vision, **extensive renovations** are required. If the facility is to be relocated, there is opportunity to obtain a more appropriate **purpose-designed space** to better support both current and additional programs. The demographic of the current user membership indicates that to best continue to serve the existing users, a new location would best be within similar proximity to Gerrard Street as the present facility. The existing facility is approximately 15,500 sq. ft. (gross floor area) and has the potential to incorporate 5,200 sq.ft. on an additional floor level within its envelope. At a new location, the facility would require in the range of 21,000 to 25,000 sq. ft. of floor area (preferably on as few levels as possible) to properly support the Club's goals.

The space lists for the existing facility, "ultimate vision" facility, and adaptation to 101 Spruce Street document and compare the current programme of spaces, the facility's requirements to effectively meet the needs of its programming goals (at any location), and a guideline to best accommodate the ultimate programming goals within the structural envelope of the existing building. The lists are intended to serve as a basis for **evaluating potential spaces/properties** under consideration should the facility be moved to a new location, and for **establishing consensus and direction** with respect to programming goals and requirements. The lists indicate that the majority of the "Ultimate Vision" programming requirements **can be provided** at the facility's current location.

3. CURRENT FACILITY - 101 SPRUCE STREET

3.1 Property / Building Data

The existing Boys and Girls Club is located in a converted church structure and has been in operation since the 1930's. The property is zoned for residential uses only, and as such its use for assembly purposes is considered **legal non-conforming** within the district. Several other physical aspects of the building are also considered legal non-conforming within the zoning of the property:

The current zoning, as outlined in the City of Toronto Zoning By-Law 438-86 and amendments, allows for the property to be developed to a maximum total gross floor area of 1.0 times the lot area which is approx. 7,300 square feet (84 feet by 87 feet). The current gross floor area of the building is approx. 9,640 sq. ft. (total on two floors) plus approx. 5,220 sq.ft. in the basement. Minimum zoning set-backs from the property lines are 18 feet at streets and 4 feet at interior sides. The existing structure encroaches on these minimums and is situated closer to the lot lines than permitted by today's development guidelines. The zoning allows for development on the property to be to a maximum height of approx. 39 ft. above grade level. The height of the existing structure is 47 ft. to the peak of the sloped roof and 58 ft. to the top of the north-east stair tower.

For purposes of comparison, to accommodate the current 9,640 sq. ft. of area at an alternate location within the neighbourhood zoning guidelines in a new two storey facility would require a minimum site of approximately 100 ft. x 120 ft. (12,000 sq.ft.), and in a one storey facility would require a minimum site area of approximately 120 ft. x 150 ft. (18,000 sq.ft.) with consideration for on-site parking/circulation requirements.

The structure itself is **not historically designated** by the City, however its location does fall within the **Cabbagetown South Heritage Conservation District**, which is an area defined by the City having a specific set of **planning guidelines** created and enforced by the City to protect and enhance the special historical character of the district. Any renovation work and/or redevelopment of the property is required to take these guidelines into consideration and if extensive would likely be subject to review by a Design Review Panel. This is intended to ensure that redevelopment within the district is respectful of the character of the area.

3.2 Building Review

A general visual walk-through and review of the building was carried out, and discussions took place with several staff members regarding the current condition and utilization of the building. The following is an overview of the issues noted which are **deemed significant** to this study. It is understood that previous inspections of the building have taken place and that identified maintenance/repair issues are being addressed on an ongoing basis.

3.2.1 Structure

The main structure of the exterior frame is solid brick masonry which shows no visible evidence of significant structural deficiencies. There are several areas which require minor repair to maintain cosmetics. The interior consists of structural steel column and beam framing from the basement level to the roof, which in turn supports wood floor framing/flooring as well as wood roof framing/sheathing. There are no visible signs of interior structural weakness present.

3.2.2 Roofing

The roofing consists of built-up sections on the areas of flat roof and asphalt shingles on the upper and middle areas of sloped roof. There are no visible areas of leakage with the exception of occasional moisture at the top landing of the south-west stairwell. Otherwise, no significant issues are reported. The roof coverings should, however, be monitored and maintained regularly as well as resurfaced prior to the limit of their life expectancy.

3.2.3 Exterior Envelope

The original exterior brick and stone facings appear in relatively good order with minor repairs required. The exterior wall assemblies offer very little insulating value, and require substantial modification if overall energy efficiency is to be achieved. The windows have been in place for approx. 20 years and should be replaced if exterior wall upgrades are carried out.

The basement masonry foundation walls have several areas subject to leaking, and are deteriorating as a result. The exterior side of the basement walls require installation of waterproofing to prevent further deterioration. The damaged areas require repair following completion of the waterproofing. Installation of foundation insulation is also required and should be completed in conjunction with the waterproofing installation.

Research has taken place with respect to drainage piping located beneath the basement floor slab-on-grade. Lens probing of the existing services indicates the possibility of damaged and/or broken piping and resultant discharge or leaking of waste into the soil under the floor. Further investigation and/or replacement of piping services is required.

The insulation and vapour barrier systems at the underside of the sloped roof areas appear deficient. Ice dams are reported in these areas which indicate that there is significant heat loss into concealed roof spaces. The ceilings in these areas require removal and installation of proper thermal barrier components is required.

3.2.4 Interior

Interior partitions consist primarily of stud framing and drywall with paint finish. Flooring is primarily vinyl tile with some areas of hardwood and ceiling finishes are a combination of painted drywall and suspended t-bar with acoustic tile. In several areas finishes are in the process of being upgraded/replaced as part of general maintenance.

3.2.5 Life Safety

The building is currently two-storeys and is equipped with a fire alarm system and a fire hose standpipe system. Albeit out-of-date, the systems are functional and are inspected annually by an independent inspection service. Should extensive renovation take place, the systems would require substantial upgrading and an automatic sprinkler system should be installed.

There are currently four exit stairs in the building which serve the ground and second floors, two of which serve the basement. The exit doors to the stairs have recently been upgraded and replaced. The locations of the stairs are based on the original use of the building as a church in order to provide two separate exits from each of the end loft spaces. The current layout with a full second storey requires only two of these stairs for exiting purposes and as such, additional functional area could be achieved in lieu of two non-required stairs.

3.2.6 Mechanical and Electrical Systems

There are currently eight separate high-efficiency furnace systems installed to provide both heat and air conditioning for the building. The systems each require an exterior condensing unit which are clearly visible on the exterior of the building. These systems have all been in operation for approx. 20 years and are nearing the end of their life expectancy. The layouts of the distribution of the systems appear highly inefficient and inadequate. The systems should be replaced by a consolidated system or pair of systems properly suited to the requirements of the facility in order to increase the efficiency and reduce maintenance requirements. This will have a substantial positive impact on the exterior appearance of the facility by eliminating the visible condensing units, as well as a substantial impact on the reduction of utility costs to operate the facility.

Plumbing and drainage systems have been modified on several occasions in the past years and with the exception of the drainage piping located below the basement floor, there appear to be no major deficiencies.

The electrical system in the building has also been in operation for approx. 20 years and should be updated accordingly should extensive renovation work be carried out.

4. CONSULTATION

Consultation took place with facility users, facility staff members, board members, facility alumni, and community stakeholders for the purpose of open forum discussion with respect to the existing Boys and Girls Club facility (its successes, failures, possibilities, and shortcomings), its current user demographic and market, its location in the served community, and its goals and vision for the future. The comments/feedback resulting from the consultation relate to a wide variety of aesthetic, functional and operational aspects of the facility and its goals.

For the purposes of this study, the results/comments have been grouped into three categories: those that pertain specifically to the facility if located at **101 Spruce Street**, those that pertain to the facility if located at **101 Spruce Street and/or a new location**, and those that pertain to the facility if located at a **new location only** (3.1, 3.2, and 3.3 below). In addition to this, a fourth category of comments pertaining to the geographic location of the facility has been included: those that relate to the facility's current and/or new location relative to the **demographic of the user membership** (3.4 below).

The relevant importance of each of the comments can be best evaluated based on an understanding of the driving vision and goals of the Toronto Kiwanis Boys and Girls Club. The current vision is included for reference:

"To provide a facility that maximizes and cost-effectively provides the children of Downtown East / Regent Park with a purpose-built facility for safe high quality social, recreational, and educational services."

4.1 101 Spruce Street

- **Restore the openness** of the entry floor configuration to its earlier state as a large space able to support a multitude of activities. The space **should have a stage** similar to the one which was removed and the space should support dinner and dance activities for up to 200 persons. The space could incorporate moveable partitions which would provide flexibility in programming and support of smaller meeting assemblies.
- There are **too many stairwells** which compromises the ability to provide **proper and effective security** within the facility, both for keeping track of the locations of persons as well as controlling access to the building given that each stair has a direct connection to the exterior.
- The division of floor space into smaller separate rooms and the creation of corridors generate a multitude of **'blind spots'** within the facility hindering **proper and efficient supervision** by staff. This condition limits the ratio of number of persons per staff member to less than optimal/achievable.
- The partial floor level changes at the second floor should be eliminated if possible.
- The lobby space at the main entrance should provide a **more welcoming image**. The administration offices should not be located on the main floor at the front entry and the **vending machines should be removed**.
- Alterations to the exterior of the building to reduce or eliminate the 'church' image would be beneficial.
- Washroom facilities for kids on the main floor would be beneficial.
- Extensive renovation of the existing building will require **relocating the facility to an interim location** during construction.

4.2 101 Spruce Street and/or a New Location

- The interior appearance of the facility should be less like a school (as it is currently) and more like an activity club where **kids can be seen**. There should be a **'wow' factor** visible once inside the main entry. A large open space which incorporates a **stage** is required and should be able to support a variety of activities including **community assemblies**.
- The facility must be able to be **secure from the exterior** as well as from the interior. A single main entrance (with a possible second entrance for youth) as well as a service entry is all that is required. An **open concept interior layout** is required which provides clear sight lines for **safety and supervision** by staff.
- The main entrance must be **wheelchair/stroller accessible** and sufficient lobby space at the same level of the entry is required for storage of coats, boots, bags and strollers. The front reception desk should be at the same level as the entry. An **elevator** is required in the facility which is accessible to patrons for access to all floors as well as suitable for **service use**.
- The **gymnasium should be full-size** and an associated **viewing area / mezzanine** should be provided. Operable screens for all viewing areas into the gym are to be incorporated. Adequate side space within the gym should be provided beyond the limits of the playing area. Equipment storage rooms as well as locker rooms with showers should be adjacent to the gym.
- A dedicated youth space/lounge should be provided (possibly with a separate exterior entrance) which is **sound isolated** from the remainder of the facility as well as from the exterior and which is able to support a variety of **arts-based activities**. A recording studio space associated with the youth space would be beneficial.
- A **separate room for dance** is required (to be larger than as currently provided).
- A **large kitchen** is required (at least equivalent in size to that of the existing kitchen) with adequate preparation space for large numbers of meals. A separate island would be beneficial for this purpose.
- Provide **fewer but larger spaces** which can be **multi-functional** and allow flexibility in their use. This would be more **cost-effective** by allowing more kids into the programs with the same number of supervising staff, and it would also allow the programming to adapt to a possible changing demographic of the kids in the community currently being served.
- Interior spaces should have **more natural light** than in the current facility. Non-operable windows could be considered in many spaces to provide increased security as well as **better energy efficiency**.
- A **games room** is required that is larger than the space currently provided. There is demand for use of up to eight ping-pong tables if sufficient floor area could be provided.
- A space **dedicated to computer learning** and computer games is required which can also function as an internet cafe. This space should be separate from the library/reading study area which requires sound isolation at various times.
- A cafe/eating space is required for serving meals to kids. It should be sized to accommodate **at least 120 kids** (200 if possible).
- Spaces not currently provided include a **fitness room** (possibly in conjunction with the gymnasium), **art gallery** space (possibly integrated into the lobby/circulation spaces), an outdoor gardening and **summer programming** space (possibly a roof-top area), and a **rock-climbing wall**.

- Back-of-house requirements include additional multi-functional **storage space**, improved washroom facilities including a **separate staff washroom**, a staff coat storage room with lockers, a **laundry room** and a storage room for deliveries which is lockable.
- Rooms used for crafts should have sinks for ease of clean-up.
- An **up-to-date communications system** is required throughout the facility which allows for paging room-by-room, floor-by-floor, or globally. The system should incorporate video/viewing capability of all areas.
- A small meeting room which can also be used for first-aid treatment is required adjacent to the entry lobby.
- Office/administration space is required for 5 individual staff members (including a minimum of 3 private lockable offices) as well as an equal amount of additional general office space.

4.3 New Location Only

- An **indoor play area** or 'play-place' and an **outdoor play area** / water park should be provided.
- A **theatre-type space** for the viewing of movies/presentations should be provided.

4.4 Current / New Location relative to Membership Demographic

- The vast majority of current users of the facility live **south of Gerrard Street**. In order to maintain the current membership of kids being served, or to increase the membership, it would be beneficial to either **remain in the current facility or relocate south** of (or closer to) Gerrard Street.
- If the facility is relocated south of Gerrard Street the influence its programs currently have on the kids it serves will likely be less effective. The kids living south of Gerrard are territorial and protective. Venturing outside of what they deem to be their protected environment is a **very positive influence** on their development. Much of what the facility provides can already be found south of Gerrard Street. Remaining in the current facility or within close similar proximity of Gerrard Street would be the best scenario. (note: comment by Toronto Police law enforcement for district south of Gerrard Street)
- **All options** should continue to be investigated, including 101 Spruce Street, other existing buildings in the neighbourhood, as well as opportunities in new developments. The facility, however, must remain located to enable the programs to continue to **serve the existing membership**.

5. SPACE LISTS

5.1 Current Facility Space List

This list identifies the spaces/rooms within the current facility and indicates the general comments received, net floor area, gross floor area, and net/gross ratio pertaining to each. The floor area information has been compiled from original building drawings and general on-site verification and may vary slightly from actual conditions. Further detailed verification will be carried out throughout the next phase of the study.

ITEM	SPACE	NOTES	NET AREA	GROSS AREA	RATIO
1.00	BASEMENT LEVEL		sq. ft.	sq. ft.	
1.01	Gymnasium	Full size gym would be beneficial... with sideline space	1,812	1,964	1.08
1.02	Gymnasium Storage	Additional storage required	455	535	1.18
1.03	Games Room	More visibility between rooms and natural light required	1,087	1,277	1.17
1.04	Games Room Storage	additional storage space required	70	89	1.27
1.05	Washrooms	Locker and shower facilities for gym required	148	215	1.45
1.06	Stair #1		163	264	1.62
1.07	Stair #3 and Gym Entry	Glazing to gym should be screenable	276	330	1.20
1.08	Mechanical Room 1	Mechanical system inefficient... should be consolidated	342	468	1.37
1.09	Mechanical Room 2	" " "	64	78	1.22
	Total Basement Level		4,417	5,220	1.18
2.00	BASEMENT MEZZANINE LEVEL				
2.01	Mezzanine Storage	Should allow for viewing into gymnasium	366	424	1.16
2.02	Stair #1		163	266	1.63
	Total Basement Mezzanine		529	690	1.30

Current Facility Space List cont.....

ITEM	SPACE	NOTES	NET AREA	GROSS AREA	RATIO
3.00	GROUND FLOOR LEVEL				
3.01	Reception	Should be at the same level as the entrance	132	142	1.08
3.02	Front Office 1	Should not be located at the front entrance	165	203	1.23
3.03	Front Office 2	" " "	100	126	1.26
3.04	Private Office 1	" " "	90	110	1.22
3.05	Private Office 2	" " "	82	100	1.22
3.06	General Offices	" " "	118	125	1.06
3.07	Coat Storage	Far too small and should be at entrance level	81	94	1.16
3.08	Activity Room 1	More visibility between rooms and natural light required	553	601	1.09
3.09	Activity Room 2	" " "	483	510	1.06
3.10	Activity Room 3	" " "	364	457	1.26
3.11	Lounge Room	Need space to serve meals to up to 120 kids	516	626	1.21
3.12	Kitchen	Large kitchen with preparation area required	344	373	1.08
3.13	Washroom	Washrooms needed for kids on the ground floor	122	142	1.16
3.14	Corridors	Too many corridors... more open concept required	725	772	1.06
3.15	Stair #1	Too many stairwells for proper security. Add floor area.	178	275	1.54
3.16	Stair #2	" " "	178	272	1.53
3.17	Stair #3	" " "	104	146	1.40
3.18	Stair #4	" " "	104	146	1.40
	Total Ground Floor Level		4,439	5,220	1.18

Current Facility Space List cont.....

ITEM	SPACE	NOTES	NET AREA	GROSS AREA	RATIO
4.00	SECOND FLOOR LEVEL				
4.01	Multi-purpose Room	Deemed undersized / associated storage required	1,323	1,412	1.07
4.02	Computer Centre	Should not be open and connected to games room	265	302	1.14
4.03	Booth		90	101	1.12
4.04	Activity Room 1	More visibility between rooms and natural light required	474	569	1.20
4.05	Activity Room 2	" " "	379	471	1.24
4.06	Activity Room 3	" " "	229	260	1.14
4.07	Washrooms	Additional washrooms required to enable serving more kids	108	138	1.28
4.08	Corridors	Should not have 1/2 floor levels which require steps	315	339	1.08
4.09	Stair #1	Too many stairwells for proper security. Add floor area.	192	272	1.42
4.10	Stair #2	" " "	192	272	1.42
4.11	Stair #3	" " "	104	142	1.37
4.12	Stair #4	" " "	104	142	1.37
	Total Second Floor Level		3,775	4,420	1.17
	SUMMARY				
	Total Basement Level		4,417	5,220	1.18
	Total Basement Mezzanine		529	690	1.30
	Total Ground Floor Level		4,439	5,220	1.18
	Total Second Floor Level		3,775	4,420	1.17
	Total Building Area		13,160	15,550	1.18

5.2 "Ultimate Vision" Facility Space List

This list is based on comments received during consultation as well as prototype facility planning and layout information provided by the Toronto Kiwanis Boys and Girls Club. An indication of the sizing/location guidelines for each space is noted, as well as the estimated net floor area required. The net/gross ratios indicated are based on building-type standards and serve to generate the overall facility gross floor area required.

It documents the facility's **recommended programme requirements** and serves as a guide for the evaluation of potential properties/buildings should the facility be relocated.

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
1.00	ACTIVITY SPACES					
1.01	Junior Games Room	requires acoustic isolation from adjacent spaces	150 larger	550	589	1.07
1.02	Youth Games Room	requires acoustic isolation from adjacent spaces	150 larger	850	910	1.07
1.03	Gymnasium	allow for double-height space (based on 50' x 84')	2,388 larger	4,200	4,326	1.03
1.04	Gymnasium Viewing	elevated floor level and adjacent to the gym	new space	200	216	1.08
1.05	Multi-purpose Room	based on dinner event for 200 persons	1,477 larger	2,800	2,912	1.04
1.06	Junior Arts Studio	should include counter and sink	70 larger	300	336	1.12
1.07	Youth Arts Studio	should include counter and sink	70 larger	450	504	1.12
1.08	Technology Centre	based on minimum 12 computer stations	35 larger	300	321	1.07
1.09	Computer Games Room	ability to close off space required	new space	150	164	1.09
1.10	Learning Centre / Library	close proximity to the technology centre	new space	350	375	1.07
1.11	Dance / Drama Studio	requires acoustic isolation from adjacent spaces	136 larger	500	535	1.07
1.12	Cafe / Lounge	based on serving 120 kids	647 larger	1,200	1,260	1.05
1.13	Music Room / Recording	requires acoustic isolation from adjacent spaces	new space	300	321	1.07
1.14	Fitness Room	should be adjacent to change rooms / lockers	new space	400	428	1.07
1.15	Rock Climbing	requires double-height space	new space	200	216	1.08
1.16	Theatre	suitable for small productions, film, music	new space	1,000	1,060	1.06
1.17	Play Room	sized to accommodate "play-place" equipment	new space	400	428	1.07
	Total Activity Spaces			14,150	14,899	1.05

"Ultimate Vision" Facility Space List cont.....

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
2.00	ACTIVITY SUPPORT SPACES					
2.01	Lockers/Showers/Change Rms.	2 showers, 2 wc fixtures, sinks, 12 lockers (each sex)	new space	600	642	1.07
2.02	Gymnasium Storage	gym equipment, chairs	145 larger	600	642	1.07
2.03	Multi-purpose Room Storage	suitable for tables, chairs, equipment.	new space	380	407	1.07
2.04	Stage	adjacent to / part of multi-purpose room	new space	180	194	1.08
2.05	Kitchen	adjacent to multi-purpose room and cafe	56 larger	400	428	1.07
2.06	Coat Room	includes space for strollers and bags	119 larger	200	216	1.08
2.07	Youth Centre Storage	equipment and supplies	same	90	100	1.11
2.08	Fitness Room Storage	equipment	new space	80	89	1.11
2.09	Theatre Storage	media and equipment	new space	40	46	1.15
2.10	Theatre Projection	equipment	new space	30	35	1.15
2.11	Dance / Drama Storage	equipment / props	new space	80	89	1.11
2.12	Cafe / Lounge Storage	chairs / benches / tables	new space	150	162	1.08
2.13	Music Room Storage	media and equipment	new space	40	46	1.15
	Total Activity Support Spaces			2,870	3,095	1.08
3.00	ADMINISTRATION SPACES					
	Reception	at grade-level main entry, highly visible	68 larger	200	216	1.08
	Private Offices	3 separate lockable rooms	278 larger	450	482	1.07
	General Offices	open office area adjacent to 1 or more private offices	70 larger	450	482	1.07
	Administration Storage	directly off of general offices	new space	200	230	1.15
	Staff Coat Room	near general offices and including lockable storage	new space	50	58	1.15
	Delivery Storage	located near service entry and elevator	new space	200	216	1.08
	Meeting / First Aid Room	adjacent to reception area	new space	120	131	1.09
	Total Administration Spaces			1,670	1,813	1.09

"Ultimate Vision" Facility Space List cont.....

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
4.00	SERVICE SPACES					
4.01	Washrooms	4 fixtures, 2 sinks each sex	70 larger	450	482	1.07
4.02	Staff Washrooms	2 fixtures, 1 sink each sex	new space	120	131	1.09
4.03	Exit Stairs	2 stairs located adjacent to exterior wall	1,200 smaller	400	428	1.07
4.04	Elevator	gearless traction w/ control closet at top floor	new space	50	58	1.15
4.05	Laundry Room	located in close proximity to elevator	new space	80	89	1.11
4.06	Mechanical Room	located on lowest level adjacent to exterior wall	42 smaller	300	321	1.07
4.07	Electrical Room	located adjacent to exterior wall	16 larger	80	89	1.11
4.08	Garbage Room	at grade level adjacent to elevator and service entry	new space	60	69	1.15
4.09	Janitor Room	located in close proximity to elevator	new space	40	46	1.15
4.10	Circulation / Corridors	assumed approx. 7% of total gross area	460 larger	1,500	1,575	1.05
	Total Service Spaces			3,080	3,286	1.07
	SUMMARY					
	Total Activity Spaces			14,150	14,899	1.05
	Total Activity Support Spaces			2,870	3,095	1.08
	Total Administration Spaces			1,670	1,813	1.09
	Total Service Spaces			3,080	3,286	1.07
	Total Facility Area			21,770	23,093	1.06

5.3 "Ultimate Vision" adapted to 101 Spruce Street Facility Space List

Modifications to the "Ultimate Vision" space list, based on the scenario of best accommodating the facility's programming goals **within the structural envelope** of the existing building, have been incorporated into this list. The net areas of the gymnasium and the multi-purpose room have been reduced based on accommodating the maximum area feasible within the confines of the existing building structure, and several of the activity and associated support spaces have been removed from the programme. The net/gross ratios have been modified to reflect the existing building's overall standard.

The total gross floor area is based on the premise that **one additional floorplate** can be accommodated within the building envelope due to the present overall floor-to-floor height available. The list serves as a guide for the development of functional design options in the phase of work to follow.

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
1.00	ACTIVITY SPACES					
1.01	Junior Games Room	requires acoustic isolation from adjacent spaces	150 larger	550	605	1.10
1.02	Youth Games Room	requires acoustic isolation from adjacent spaces	150 larger	850	935	1.10
1.03	Gymnasium	allow for double-height space (within extg. structure)	638 larger	2,450	2,891	1.18
1.04	Gymnasium Viewing	elevated floor level and adjacent to the gym	new space	200	236	1.18
1.05	Multi-purpose Room	dinner event for 200 persons (within extg. structure)	1,127 larger	2,450	2,646	1.08
1.06	Junior Arts Studio	should include counter and sink	70 larger	300	336	1.12
1.07	Youth Arts Studio	should include counter and sink	70 larger	450	504	1.12
1.08	Technology Centre	based on minimum 12 computer stations	35 larger	300	351	1.17
1.09	Computer Games Room	ability to close off space required	new space	150	176	1.17
1.10	Learning Centre / Library	close proximity to the technology centre	new space	350	410	1.17
1.11	Dance / Drama Studio	requires acoustic isolation from adjacent spaces	136 larger	500	560	1.12
1.12	Cafe / Lounge	based on serving 120 kids	647 larger	1,200	1,296	1.08
1.13	Music Room / Recording	requires acoustic isolation from adjacent spaces	new space	300	351	1.17
1.14	Fitness Room	should be adjacent to change rooms / lockers	new space	400	472	1.18
1.15	Rock Climbing	requires double-height space	new space	200	224	1.12
1.16	Theatre	not included		0	0	
1.17	Play Room	not included		0	0	
	Total Activity Spaces			10,650	11,992	1.13

"Ultimate Vision" adapted to 101 Spruce Street Facility Space List cont.....

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
2.00	ACTIVITY SUPPORT SPACES					
2.01	Lockers/Showers/Change Rms.	2 showers, 2 wc fixtures, sinks, 12 lockers (each sex)	new space	560	661	1.18
2.02	Gymnasium Storage	gym equipment, chairs	45 larger	500	590	1.18
2.03	Multi-purpose Room Storage	suitable for tables, chairs, equipment.	new space	240	281	1.17
2.04	Stage	adjacent to / part of multi-purpose room	new space	180	194	1.08
2.05	Kitchen	adjacent to multi-purpose room and cafe	56 larger	400	468	1.17
2.06	Coat Room	includes space for strollers and bags	69 larger	150	176	1.17
2.07	Youth Centre Storage	equipment and supplies	same	90	105	1.17
2.08	Fitness Room Storage	equipment	new space	60	71	1.18
2.09	Theatre Storage	not included		0	0	
2.10	Theatre Projection	not included		0	0	
2.11	Dance / Drama Storage	equipment / props	new space	60	70	1.17
2.12	Cafe / Lounge Storage	chairs / benches / tables	new space	100	117	1.17
2.13	Music Room Storage	media and equipment	new space	40	47	1.17
	Total Activity Support Spaces			2,380	2,780	1.17
3.00	ADMINISTRATION SPACES					
	Reception	at grade-level main entry, highly visible	68 larger	200	234	1.17
	Private Offices	3 separate lockable rooms	128 larger	300	351	1.17
	General Offices	open office area adjacent to 1 or more private offices	70 larger	450	527	1.17
	Administration Storage	directly off of general offices	new space	120	140	1.17
	Staff Coat Room	directly off of general offices	new space	50	59	1.17
	Delivery Storage	located near service entry and elevator	new space	120	140	1.17
	Meeting / First Aid Room	adjacent to reception area	new space	120	140	1.17
	Total Administration Spaces			1,360	1,591	1.17

"Ultimate Vision" adapted to 101 Spruce Street Facility Space List cont.....

ITEM	SPACE	NOTES	vs. current	NET AREA	GROSS AREA	RATIO
4.00	SERVICE SPACES					
4.01	Washrooms	4 fixtures, 2 sinks each sex	70 larger	450	527	1.17
4.02	Staff Washrooms	2 fixtures, 1 sink each sex	new space	120	140	1.17
4.03	Exit Stairs	2 stairs located adjacent to exterior wall	400 smaller	1,200	1,404	1.17
4.04	Elevator	gearless traction w/ control closet at top floor	new space	50	59	1.17
4.05	Laundry Room	located in close proximity to elevator	new space	80	94	1.18
4.06	Mechanical Room	located on lowest level adjacent to exterior wall	142 smaller	200	236	1.18
4.07	Electrical Room	located adjacent to exterior wall	16 larger	80	94	1.18
4.08	Garbage Room	at grade level adjacent to elevator and service entry	new space	60	70	1.17
4.09	Janitor Room	located in close proximity to elevator	new space	40	47	1.17
4.10	Circulation / Corridors	assumed approx. 7% of total gross area	100 larger	1,140	1,334	1.17
	Total Service Spaces			3,420	4,005	1.17
	SUMMARY					
	Total Activity Spaces			10,650	11,992	1.13
	Total Activity Support Spaces			2,380	2,780	1.17
	Total Administration Spaces			1,360	1,591	1.17
	Total Service Spaces			3,420	4,005	1.17
	Total Facility Area			17,810	20,368	1.14

6. SUMMARY

6.1 Current Facility - 101 Spruce Street

The existing facility/building exceeds the current zoning limitations for the property (use, floor area, set-backs, and height restriction). Given its length of time operating as such, it is considered **legal non-conforming** and can be continued to be used as such. Modifications can be made subject to design review and approval for historic preservation, however if modifications increase the level of non-conformity with zoning guidelines, adjustments to the zoning by-law are required. Should the building be demolished, new construction would be required to conform to the current zoning limitations.

The building structure has no visible signs of weakness. The exterior envelope requires remedial work to insulate and waterproof the foundations which are currently subject to leaking, and the insulation and vapour barrier systems at the undersides of the sloped roof areas require repair/replacement. The interior of the building shows signs of wear, however finishes and damaged elements are being replaced and repaired on an ongoing basis.

The life safety systems are operational, however out-of-date. If extensive renovations are to take place the systems should be substantially upgraded. Mechanical systems have been modified numerous times over the past and are currently inefficient. They are near the end of their life span and should be replaced. The electrical system should be updated accordingly in order to accommodate the items noted above and to comply with current code standards.

6.2 Consultation

With respect to 101 Spruce Street, comments indicate a general consensus that the current configuration and general condition of the facility do not properly support the goals of Toronto Kiwanis Boys and Girls Clubs and its user membership. The spaces are too small and inefficiently configured which is proving detrimental to providing both successful programming and proper supervision/security capability. If the facility is to remain in its present location and meet its current vision, **extensive renovations** are required.

If the facility is to be relocated, there is opportunity to obtain a more appropriate amount of floor area to provide both current and additional programs, with the possibility of achieving **purpose-designed space on a single floor level** (if located within new construction). The demographic of the current user membership indicates that to properly continue to serve the existing users, a new location would best be either south of Gerrard Street or within similar proximity to Gerrard Street as the present facility. Comments received from local law enforcement representatives indicate that a facility located north of Gerrard Street would **more positively serve users** residing within Regent Park.

The existing facility accommodates 15,500 sq. ft. with the possibility of inserting an additional floor level of 5,200 sq.ft. within its envelope should extensive renovations be considered. For the purposes of evaluating new locations, the facility requires 21,000 to 25,000 sq. ft. of floor area (as tenant or purchase) on as few levels as possible. If located north of Gerrard Street, it is very likely that a property with an area somewhat larger than the current facility and a multi-level configuration will be required.

6.3 Space Lists

A space list has been prepared for the existing facility at 101 Spruce Street which documents the current programme of spaces. It serves as a basis for comparison as the study progresses.

A second, "Ultimate Vision" space list, which has been prepared based on comments received during consultation and information provided by the Toronto Kiwanis Boys and Girls Clubs, documents the facility's requirements to effectively meet the needs of its programming goals for the community it presently serves. It can be used as a basis for evaluating potential spaces/properties under consideration should the facility be moved to a new location.

A third space list has been prepared which documents the changes to the "Ultimate Vision" space list required to adapt it to 101 Spruce Street based on the scenario of **best accommodating** the facility's programming goals **within the structural envelope** of the existing building. It assumes that extensive renovation is to take place and that floor area equal to one additional floor plate is inserted. The list indicates that with the exception of several activity spaces (not currently provided) and their associated support spaces, the majority of the "Ultimate Vision" requirements **can be provided** at the facility's current location.

The space lists establish the basis for preparation and development of functional design options in the next phase of the study. Lists will be prepared and modified for design options as they are developed, and serve for comparative purposes throughout the decision-making process.

7. ACKNOWLEDGEMENTS

Keith Loffler McAlpine Architects expresses thanks to the many individuals who have participated in this phase of the study. We thank the Kiwanis Club of Toronto Board Members, the Toronto Kiwanis Boys and Girls Clubs staff members, volunteers, alumni, and Board Members. We also thank Ian Edward, Executive Director of the Toronto Kiwanis Boys and Girls Clubs, and Chris Dunlop, President of the Toronto Kiwanis Boys and Girls Clubs Board of Directors for their advice and leadership.