Mill Courtland Community Centre

Established in 1986, Mill Courtland Community Centre's origin story is defined by a grassroots approach, co-led by dedicated City of Kitchener staff and volunteer members affiliated with local neighbourhood associations. Many of the centre's well-attended and beloved initiatives have emerged in response to community needs and aspirations. Today, the centre is bursting at its seams. The relatively small building envelope and site footprint are insufficient when contrasted to the large number of services and dynamic programs delivered, and the centre's distinct intergenerational legacy. The current Mill Courtland Community Centre and site configuration can no longer contain the community-building that has characterized this special place for over three decades.

Centring Jay Pitter's equitable placemaking and design approaches, and community contributions, University of Waterloo planning students contributed images and precedents to help local stakeholders collectively visualize their future community centre. We are committed to deeply considering the community's preferences, priorities and concerns. We also welcome additional insights and ideas.

Let's get started…

Review the overview statement, and equitable placemaking and design interventions unpacked on each community engagement board.

Assess the equitable placemaking and design interventions, keeping in mind that they are for illustrative purposes only. This means that an emphasis should be placed on the general concepts and principles, not finite design details.

Express the equitable placemaking and design interventions that resonates with you or cause concern. Also, please provide us with additional concepts and insights.

Imagine… We invite you to contribute a bold and/or hopeful idea outside the bounds of concepts presented on the thematic boards. Please note that while these (and all other ideas will be deeply considered), final decisions will be made based on a 3-5 collective community priorities, available resources and existing municipal policies.

Centring Jay Pitter's equitable placemaking and design approaches, and community insights, University of Waterloo planning students contributed images and precedents to help local stakeholders collectively visualize their future community centre. Specifically, the practice would like to acknowledge: Adrian Chee, Alyssa Marie Soldo, Anthony Mo, Awais Zia Awan, Ayush Patel, Caitlyn McCarthy, Danica Halum, Danny Xue, Elizabeth D'Cruze, Emily Calabrese, Emily Jean Clarkson, Evan McGregor, Hamza Khwaja, Harsh Trivedi, Jasdeep Brar, Jenny Yerim Kim, Julian Lee, Linda Jiahui Zhao, Mathushan Thilakanathan, Matthew Jay, Meaghan Gonsalves, Meaghan Lee, Melinda Tasnádi, Melissa Jade Greco, Michelle Owen, Mika'il Dhanani, Noah Boyes, Nyan Dawan, Owen Sluga, Penelope Horn, Rachel Young, Ritika Nair, Sabrina Chan, Samantha Willock, Steven Joseph Payne, Taylor Chiu, Trevor Li, Tyson Johnson-Campbell, Will Martin and Zyan Khan.

Exterior - Front and Side

The front and side of buildings articulate an invitation. Proposed placemaking and design interventions include creating a more welcoming front entrance, dramatically improving pedestrian safety at the side of the building, integrating better access and noise control through landscaping and addressing parking flow.

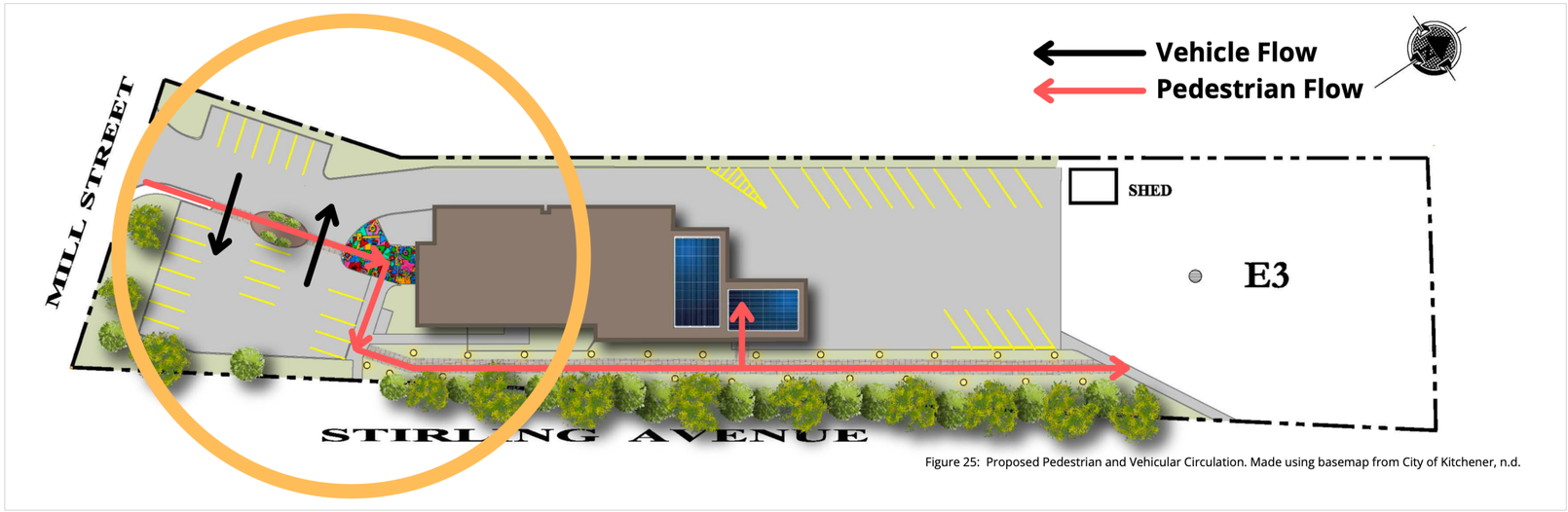


Figure 25: Proposed Pedestrian and Vehicular Circulation. Made using basemap from City of Kitchener, n.d.

Image 1:

Pedestrian Walkway: Connecting the Front of the Building to the Back to Create a Pedestrian and Cyclist-Oriented Design

Improve the parking area for better car flow into and out of the centre's parking lot as well as pedestrian safety for those crossing the parking lot to get to the building.



Image 2:

Pre-School Play Area Improvements

Update the pre-school side play area with new, accessible play equipment and surfaces as well as improved safety fencing.



Image 3:

Improved Front Signage

Update the front building signage to be a more visible welcome to the community centre, which could also better display and advertise activities and programs.



Image 4:

Vegetative Buffer Along Stirling Ave

Install a vegetative buffer such as bushes and trees planted in a linear, dense manner to create a natural "fence," which would also create a sound barrier between the roadway and building.



Image 5:

Bike Parking Shelter

Install a covered and protected bike parking area to increase bike safety and encourage more cycling to the centre for transportation.

	Which equitable placemaking and design concepts resonate with you?
	Which equitable placemaking and design concepts concern you?
	Which equitable placemaking and design concepts would you like to add?

Image 1: Boyes, N., Chiu, T., Clarkson, E.J., Dawan, N., Jay, M., Kim, J.Y., Lee, J., Lee, M., Martin, W., Trivedi, H. (Group 4) *Pedestrian Walkway* [Illustration] (2022, April 7). Business Case: Mill Courtland Community Centre, p.17

Image 2: Brar, J., Calabrese, E., Chan, S., Dhanani, M., Halum, D., Horn, P., Li, T., McGregor, E., Xue, D., (Group 9) *Rendering of proposed seating and playground area to the south of the building* [Illustration] (2022, April 7). Business Case Mill-Courtland Community Centre, p. 21

Image 3: Group 9, *Rendering of site frontage, showing new sign, landscaping, and improved pedestrian infrastructure* [Illustration] (2022, April 7). Business Case Mill-Courtland Community Centre, p. 16

Image 4: Gill, T. (2020, April 9) Revised plans show enhanced buffer for cycle track on Maple Street. City of Fayetteville. https://www.fayettevilleflyer.com/2020/04/09/revised-plans-show-enhanced-buffer-for-cycle-track-on-maple-street/ Vegetative buffer idea from: Chee, A., Gonsalves, M., Greco, M.J., Nair, R., Owen, M., Patel, A., Payne, S.J., Sluga, O., Tasnādi, M., Zhao L.J. (Group 3) (2022, April 7). Business Case Mill Courtland Community Centre, p. 24 - 25

Image 5: Image 5: Group 4, *An example of a public bike cage with u-racks inside in Fort Collins Colorado* [photograph] (2022, April 7). Business Case: Mill Courtland Community Centre, p.12. Source: Bike 'n Ride cage at South Transit Center, Fort Collins, Colorado, Xnatedawgx (2016, October 16) Wikimedia Commons, https://commons.wikimedia.org/wiki/File:Bike_%27n_Ride_cage,_STC.jpg, Attribution-Share Alike 4.0 International license

Exterior - Back

The back of the community centre contains many well-loved, grassroots placemaking elements such as the permagardens and cob oven that are critical to integrate in the enhanced design. Also, this area of the site presents the best opportunity to expand the building's footprint while enhancing flexible, external placemaking space for all-season activities.



Image 1:

Building Extension

Expand the indoor building space as a replacement for the portable, which could house activities, like the music program, and contain more storage space.



Image 2:

Improved Green Space and Parking Area

Improve the green space area (e.g., seasonal skating rink and lawn area) as well as the parking area (e.g., flexible basketball play area) to better facilitate outdoor activities.



Image 3:

More Community Gardens

Increase space for urban agriculture through the introduction of more community garden opportunities.



Image 4:

Shaded/Sheltered Gathering Space

Enhance the cob oven to better facilitate outdoor gathering by ensuring space for social gathering (e.g., picnic tables and seating) is sheltered from the elements and accessible to all users.

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Image 1: Boyes, N., Chiu, T., Clarkson, E.J., Dawan, N., Jay, M., Kim, J.Y., Lee, J., Lee, M., Martin, W., Trivedi, H. (Group 4) *Rendering of Proposed Extension to Rear of Building.* [Illustration] (2022, April 7). Business Case: Mill Courtland Community Centre, p.18-21

Image 2: Chee, A., Gonsalves, M., Greco, M.J., Nair, R., Owen, M., Patel, A., Payne, S.J., Sluga, O., Tasnádi, M., Zhao, L.J. (Group 3) *Figure 11: Rear Activity Space* [Illustration] (2022, April 7). Business Case Mill Courtland Community Centre, p.13

Image 3: Community Garden (n.d.) Toronto Green Community (2022) https://www.torontogreen.ca/what-we-do/community-garden/

Image 4: Campbell, T., D'Cruze, E., Johnson-Awan, A.Z., Khwaja, H., McCarthy, C., Soldo, A.M., Thilakanathan, M., Willock, S., Khan, Z., Young, R. (Group 6) *Figure 14. Cobb oven and proposed outdoor kitchen/patio* [Illustration] (2022, April 7). Mill Courtland Community Centre Business Case Plan 403, p.17

Interior

Improvements to the building envelope (roof, windows, foundation etc.) and interior spaces should prioritize responsiveness to existing and future programming, enhancing all building envelope sub-systems (heating, ventilation, electricity etc.) and promote comfort for community stakeholders engaged in both formal and informal activities.

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Image 1:

Improved Building Flow and Navigation

Enhance indoor building areas, such as hallways and rooms, so they are easily navigated and are not too narrow.



Image 2:

More Storage Areas

Increase the amount of storage space inside the building to support various activities and programs.



Image 3:

Air and Water Purification

Install drinking fountains that have filtered water and air purification systems to improve indoor ventilation and air quality.



Image 4:

Natural Light

Improve natural light opportunities within the building so fluorescent lighting is not always required.

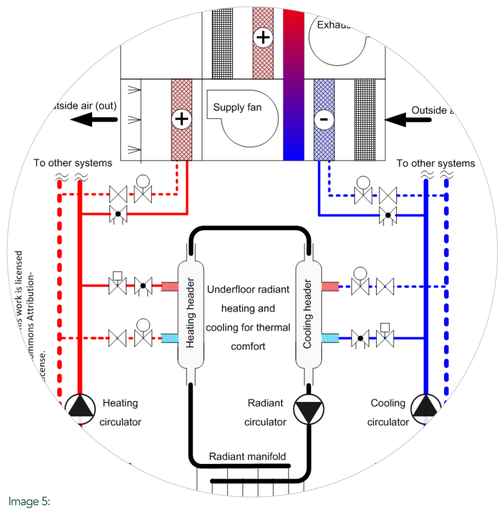


Image 5:

Consistent Heating and Cooling

Update heating, ventilation and cooling systems so temperatures remain consistent and comfortable across all seasons.



Image 6:

Flexible, Multi-Purpose Spaces

Ensure new, expanded, or improved indoor spaces are designed in a way that allows for multi-purpose flexible use that supports different types of programming.

Image 1: Architect Emil Dervish designed the Underhub language school, in Kiev, Ukraine (n.d.) Top 10 Wayfinding Solutions, Fuzeinteriors (n.d.) https://fuzeinteriors.co.nz/10-best-wayfinding-systems/

Image 2: Master Cabinets (n.d.) Product: School & Day Care Centre Cabinets https://mastercabinetswa.com.au/day-care-school-cabinets-perth/

Image 3: (Photograph: girl filling up water bottle, n.d.) Kuzmanovic, J.(2019, September 27) Red filter water fountains are safe–despite student belief. Blueprint.com https://southblueprint.com/17914/features/the-411-on-the-safety-of-water-fountains-with-red-filter-lights/

Image 4: Winchester house, Lloyd, J. (2007, December 9) Wikimedia Commons, https://commons.wikimedia.org/wiki/File:Several_skylights_bring_light_to_the_most_remote_rooms._(2118756599).jpg, Creative Commons Attribution 2.0 Generic license

Image 5: Example of a radiant based HVAC system. Drawing has been simplified by removing some components, Bean, R. (2010, September 14) Wikimedia Commons, https://upload.wikimedia.org/wikipedia/commons/0/07/Radiant-based-HVAC-system-for-heating-and-cooling.png License at http://www.healthyheating.com/legal.htm

Image 6: Guilford Rec Centre Multi-Purpose Room (n.d.) Guilford Recreation, Centre City of Surrey (2022) https://www.surrey.ca/sites/default/files/styles/16x9_1920w/public/2020-10/guildfordreccentremultipurposeroom.jpg?h=82f92a78&itok=N3dTBa-X

Accessibility

Ensuring a place is universally accessible benefits everyone. An accessible space responds to both visible and invisible disabilities and diverse ways of navigating the world. Placemaking and design interventions such as ramps, clear wayfinding, stable surfaces and thoughtful lighting design contribute to accessibility. Equally important, accessibility is also predicated on social and economic factors that allow everyone to experience a sense of belonging, agency and joy in spaces.



Image 1:

Tactile Elements

Install tactile elements, which could include braille signage as well as textures on walls and other surfaces, to help orient people who are blind or have low vision.



Image 2:

Accessible Building Elements

(e.g., light switches, door openers)

Ensure elements like light switches, drinking fountains, and building doorways are universally accessible, including lowered buttons and wide doorways to accommodate assistive mobility devices.



Image 3:

Accessible and Inclusive Outdoor Amenities

Extend access to amenities such as washrooms and drinking water to outside the building. This includes the provision of appropriate lighting for community stakeholders who require visibility without making other community stakeholders hyper-visible in ways that diminish their safety and dignity.



Image 4:

Improvements to Outdoor Space

Ensure outdoor spaces are accessible to all users, including leveling surfaces so they are easily used by people with assistive mobility devices and strollers, installing external railings on the building for those who need extra support, and including ramps to help people navigate any grade changes.

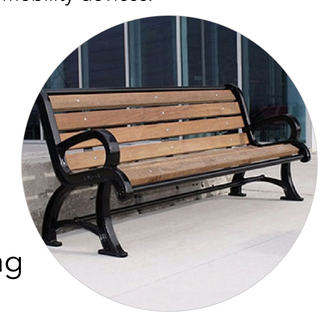


Image 5:

Accessible Outdoor Seating

Increase accessible seating, which includes elements designed for the comfort of all users, such as a back rest, but not elements designed to inhibit use, such as a middle arm rest that discourages lying down.



Image 6:

Wayfinding Improvements

Update wayfinding with indoor and outdoor signage to improve site navigation, such as a map of the centre and directional elements to point to different rooms and spaces.



Image 7:

Improvements to Outdoor Amenities

(e.g., gardens, playground, cob oven)

Enhance outdoor amenities to be universally accessible, which could include creating raised garden beds as well as installing accessible playground equipment for children of all abilities, both physical and cognitive.

	Which equitable placemaking and design concepts resonate with you?
	Which equitable placemaking and design concepts concern you?
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Image 1: Tarkett (2022) Product: Tactile Stripes https://professionals.tarkett.com/en_EU/collection-C000285-tactile-strips

Image 2: Stanley Technologies (2022) Product: Touchless Door Innovations for Better Access https://www.stanleyaccess.com/sites/stanleyaccesstechnologies.com/files/styles/scroll_slider_630x633/public/media/2021-12/wave%20to%20open_0.jpg?h=0f6e73a1&itok=hp-JNRfv

Image 3: Regent Lighting Solutions (n.d) Featured Product: Promendade. [Photograph: light in situ at Alexander Park, Pietermaritzburg, Kwazulu-Natal] https://www.regentlight.co.za/projects/urban-regeneration/alexander-park/

Image 4: Beldon Outdoors (2022) Product: Wooden Bench with Cast Frames https://www.belson.com/Vintage-Style-Wood-Park-Bench

Image 5: Elkhart Concrete (n.d.) Product: Ada Ramp https://www.elkhartconcrete.com/ada-ramps.html

Image 6: India Mart (2022) Product: Rectangular Acrylic Name Plate for Office https://www.indiamart.com/proddetail/name-plate-21278834548.html

Image 7: (rasied gardeing beds on concrete pad n.d.)[Photograph] Quallslqualls, L. (2017, August 7) New raised garden beds thriving at Cleveland Manor, Midland Daily News https://www.ourmidland.com/news/article/New-raised-garden-beds-thriving-at-Cleveland-Manor-11738496.php

Sustainability

Sustainable placemaking and design interventions reduces the negative impact of buildings on the environment, fosters local biodiversity and combats the climate crisis. Responding to these and other complex sustainability imperatives includes expanding/improving green spaces, increasing building efficiency and proactively designing to address extreme weather events. Sustainability also refers to contributing to the overall longevity of places, people and all living beings.

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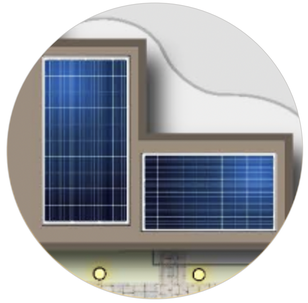


Image 1:

Solar Panels

Update the building roof with solar panels to transform the sun's light into energy that can be used to power elements within the building in a more sustainable way.



Image 2:

On-Site Composting

Increase waste diversion through a compost system for organic waste from the building, which could then be used for fertilizing community gardens.



Image 3:

Rainwater Harvesting

Improve rainwater capture through installing bins that collect rainwater from impermeable surfaces, like a building roof, and direct the water to be stored and used for irrigation.

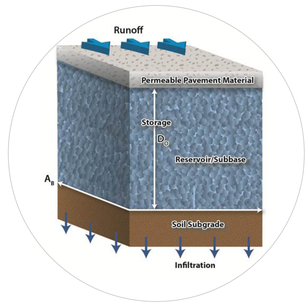


Image 7:

Permeable Pavement

Install permeable pavement to allow rainwater to penetrate surfaces, such as a parking lot, rather than run off into storm sewers, which will lessen strain on stormwater infrastructure and allow groundwater to recharge.



Image 5:

Green Wall

Install a greenwall close to the entrance to create connectivity between the permagardens and other exterior greenspaces while creating an informal focal gathering point for community members.



Image 6:

Green Roof

Install a green roof and/or a green wall, which can help keep buildings cool, reduce stormwater runoff and contribute to local biodiversity.



Image 4:

Bird and Bat Boxes

Improve wildlife habitat onsite by introducing bird and bat boxes, which are small structures that provide shelter.



Image 8:

Bioswales and Rain Gardens

Plant bioswales and/or rain gardens to increase local biodiversity, but also help capture, clean, and store excess rainwater and divert it from the stormwater system.

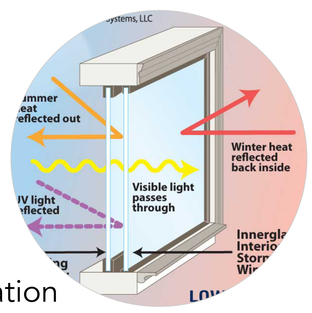


Image 9:

Better Sealed Windows and Building Insulation

Reduce thermal bridging, which is when heat is transferred from inside to outside the building, and improve energy efficiency by installing double-glazed windows and better building insulation.

Image 1: Boyes, N., Chiu, T., Clarkson, E.J., Dawan, N., Jay, M., Kim, J.Y., Lee, J., Lee, M., Martin, W., Trivedi, H. (Group 4) *Figure 28: Site Plan Showcasing Proposed Addition. Made using basemap from City of Kitchener, n.d.* [Illustration] (2022, April 7). Business Case: Mill Courtland Community Centre, p.19

Image 2: Brar, J., Calabrese, E., Chan, S., Dhanani, M., Halum, D., Horn, P., Li, T., McGregor, E., Xue, D., (Group 9) *Figure 15. Compost tumbler on the University of Waterloo Campus (Small, 2014).* [Photograph] (2022, April 7). Business Case Mill-Courtland Community Centre, p. 31

Image 3: Chee, A., Gonsalves, M., Greco, M.J., Nair, R., Owen, M., Patel, A., Payne, S.J., Sluga, O., Tasnádi, M., Zhao, L.J. (Group 3) *Figure 23: Rainwater Collection System* [Photograph] (2022, April 7). Business Case Mill Courtland Community Centre, p.24. Source: https://depositphotos.com/

Image 4: Campbell, T., D'Cruze, E., Johnson-Awan, A.Z., Khwaja, H., McCarthy, C., Soldo, A.M., Thilakanathan, M., Willock, S., Khan, Z., Young, R. (Group 6) *Figure 6. Bird Box Home* [Photograph] (2022, April 7). Mill Courtland Community Centre Business Case Plan 403, p. 9. Source: The Importance of Bird Houses (2014) The Gardening Cook https://thegardeningcook.com/benefits-of-bird-houses/

Image 5: Group 6, *Figure 9. Living Green Wall* [Photograph] (2022, April 7). Mill Courtland Community Centre Business Case Plan 403, p. 10. Source: Tirelli, G. (2019) Top 10 Benefits of Living Green Walls, eco bnb https://ecobnb.com/blog/2019/04/living-green-walls-benefits/

Image 6: Group 3, *Figure 22: Zero Maintenance Green Roof* [Photograph] (2022, April 7). Business Case Mill Courtland Community Centre, p.23. Source: Extensive green roof by ZinCo Green Roof Systems, Baldwin, E. (n.d.) An Architect's Guide To: Green Roofs https://architizer.com/

Image 7: Group 4, *Figure 20: A diagram of a permeable pavement system with no underdrain.* [photograph] (2022, April 7). Business Case: Mill Courtland Community Centre, p.13. Source: Minnesota Stormwater Manual, 2021. Retrieved from https://stormwater.pca.state.mn.us/index.php/Calculating_credits_for_permeable_pavement

Image 8: Group 4, *Figure 23: Example of a dry swale bioswale.* [photograph] (2022, April 7). Business Case: Mill Courtland Community Centre, p.14. Source: MLSmith, 2017. Retrieved from https://wiki.sustainabletechnologies.ca/wiki/Swales#/media/File:MLSmith_swale.jpg

Image 9: gi6 low e glass, Maghriby2660 (2014, October 21) Wikimedia Commons, https://commons.wikimedia.org/wiki/File:Innerglass-low-e-illustrati.jpg, Attribution-Share Alike 4.0 International license. (https://creativecommons.org/licenses/by-sa/4.0/deed.en)



Imagine...

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