



292 Brunswick Ave
Toronto ON
M5S 2M7
www.tranzac.org

Date: January 23, 2026

Office of Councillor Dianne Saxe
Ward 11 – University–Rosedale
100 Queen St West, Toronto, ON

Dear Councillor Saxe,

On behalf of the TRANZAC, thank you for the opportunity to submit this capital upgrade proposal. We are deeply grateful for your time, your support, and your interest in strengthening performance venues and cultural spaces in Ward 11.

TRANZAC is a not-for-profit, community-rooted arts venue operating three dedicated performance spaces at 292 Brunswick Avenue. We are open seven days a week and host live performances and community events year-round. Our model is intentionally low-barrier, with no cover charge and no drink minimum, and many events operate on a pass-the-hat basis where audience contributions go directly to artists.

The enclosed proposal outlines TRANZAC's priority capital upgrades to support long-term sustainability, accessibility, and climate resilience across our facility. These upgrades are focused on two areas:

1. **HVAC upgrades** (heat pump electrification and building envelope improvements) to support safe, reliable, year-round operation during extreme temperatures.
2. **Washroom upgrades** (universal, gender-neutral reconfiguration) to improve accessibility, privacy and safety, water efficiency, ventilation performance, and long-term reliability.

Across all upgrades, TRANZAC will prioritize environmental sustainability, electrification-readiness, accessibility, and long-term facility resilience to support high-volume public use and ensure the venue remains safe, functional, and welcoming for artists, patrons, and the broader community.

Thank you again for your consideration. We would be pleased to provide any additional information that may be helpful.

In gratitude,

Laurie-Ann Goodwin
TRANZAC Executive Director

1. Organization & Facility Overview

1.1 Organization Summary

TRANZAC (Toronto Australia-New Zealand Club) is a community-rooted, not-for-profit arts venue in Ward 11, operating three discrete performance spaces at 292 Brunswick Avenue. TRANZAC was incorporated in 1965 and has evolved over decades from a private social club into a vibrant and welcoming cultural space dedicated to providing low-barrier access to performing arts and artists.

TRANZAC is a high-volume venue with year-round public use, open seven days a week, and hosting live performances every day. In addition to its artistic programming, TRANZAC functions as a neighbourhood “third place” where people gather regularly for live performance, community connection, and accessible cultural experiences.

TRANZAC owns and stewards its facility, which allows the organization to preserve and sustain an affordable performance home for Toronto’s arts community while carrying the responsibility of maintaining and upgrading aging infrastructure so the venue remains safe, accessible, and viable in the long-term.

1.2 Performance Activity & Community Reach

Each year, TRANZAC:

- hosts **more than 1,500 performances**
- supports approximately **70 artist residencies**
- Plays host to **more than 25,000 unique visits a year**
- This activity is delivered on a tight operating margin and sustained by a small, dedicated team of part-time staff, alongside a committed Board of Directors and active membership community.

TRANZAC is a multidisciplinary, multi-generational cultural hub, hosting a wide range of artistic and community activity including community theatre, multi-genre musical performance, open mics, comedy, spoken word and storytelling, screenings, union mixers, meetings, drop-in afternoon jams, interdisciplinary performance, dance, and visual art. Across these three performance spaces, TRANZAC hosted 1,312 music events/rentals and 274 non-music performance events/rentals in 2025. The building also houses the Toronto Zine Library on the second floor.

1.3 Facility Overview: Three Performance Spaces

TRANZAC operates three distinct performance spaces within a single 5,500 sq. ft. facility, enabling a year-round cycle of performances, residencies, rehearsals, gatherings, and community use across multiple disciplines.

Main Hall (3,000 sq. ft.) - Capacity: 150 standing / 120 seated

The Main Hall is a flexible venue for larger performance events, festivals, theatre productions, screenings, spoken word events, and more. It includes a professional-grade Meyer sound system, raised stage, fully equipped backline (regularly serviced), private green room, customizable lighting, a high-quality laser projector, retractable screen, a baby grand piano, and other amenities. Technician and bar service are available.

Southern Cross Lounge (680 sq. ft.) - Capacity: 55

The Southern Cross Lounge is a cozy, intimate performance space and the home of TRANZAC's Performance Residency program, one of the largest in Canada, alongside a variety of one-off shows. The Southern Cross Lounge is TRANZAC's beating heart - a vibrant hub of artistic activity and a vital space for performers to connect closely with community members.

Living Room (484 sq. ft.) - Capacity: 45

The Living Room is an intimate space ideal for small performances, readings, private gatherings, workshops, panels, roundtables, rehearsals, and more. The room can be configured to suit event needs, with a standard performance area at ground level. By offering this space at cost for rentals whenever possible, TRANZAC helps reduce financial barriers for community groups and independent artists who need an affordable place to gather and present work.

Note: The remaining 1,336 sq. ft. includes shared support spaces such as circulation areas, storage, and office/administrative space, as well as the Toronto Zine Library.

1.4 Public Access Model and Financial Constraints

TRANZAC operates as a low-barrier community arts venue. There is no cover charge to enter the venue and no drink minimum. Many events operate on a pass-the-hat model, with voluntary audience contributions directed to artists. A significant portion of programming is offered on a Pay-What-You-Can or No-One-Turned Away basis, helping ensure community members can access live performance regardless of income.

TRANZAC's purpose is explicitly community-serving and arts-focused, including creating opportunities for artists to gain experience, exposure, mentorship, and earn revenue.

As a result of this low-barrier approach, TRANZAC operates on a narrow margin and is highly dependent on earned revenue. The majority of TRANZAC's operating income comes from bar sales, room rentals, and parking, and rentals are intentionally offered at cost to support community access. While this revenue supports day-to-day operations and high public use, it does not reliably generate surplus for major capital upgrades, which is why targeted capital investment is essential for long-term facility resilience.

2. Capital Upgrades Requested

2.1 Rationale for City Investment in Capital Upgrades

TRANZAC owns and stewards its facility and is responsible for maintaining safe, functional performance spaces with consistent year-round public use. Like many community-serving organizations, TRANZAC has been able to address urgent needs through repairs and targeted fixes as issues arise. However, the scale and impact of true capital upgrades go beyond what patchwork maintenance can achieve.

Strategic upgrades to core building systems will improve reliability and climate resilience, and will enable electrification and efficiency improvements with measurable and significant environmental benefit. City capital investment is essential to bring TRANZAC's building systems to a modern standard, reduce ongoing disruption and emergency repairs, and sustain the facility as essential cultural infrastructure for Ward 11. Capital upgrades will strengthen TRANZAC's ability to:

- **modernize infrastructure in a climate-forward way**, supporting electrification, efficiency, and climate resilience so the building remains viable and responsible over the long term
- **keep performances running safely and reliably year-round**, even during extreme heat or cold, so artists and audiences are not turned away and events are not cancelled
- **support high-volume public use** across three active performance spaces by ensuring the building can handle the daily demands of a year-round performance schedule
- **improve accessibility and visitor comfort**, so the venue is welcoming and usable for a wider range of patrons, including seniors, disabled community members, and trans and non-binary patrons
- **reduce emergency closures and costly reactive repairs**, shifting limited resources away from crisis response and toward stable operations and community programming

These upgrades will protect reliable public access to TRANZAC's three performance spaces and strengthen the organization's long-term sustainability.

2.2 Priority Capital Upgrade Areas

TRANZAC is requesting support toward capital upgrades in two priority areas:

1. **HVAC and building envelope upgrades** (heat pump electrification, improved efficiency, and climate resilience)
2. **Washroom upgrades** (universal accessibility, privacy-forward design, improved ventilation performance, and water efficiency)

2.3 HVAC & Building Envelope Upgrades

2.3.1 Existing Conditions

- The building is served by three rooftop HVAC units that support year-round operations across TRANZAC's three active performance spaces
- Existing rooftop equipment includes approximately 2.2-ton (2003), 7.5-ton (2003), and 20-ton (2016) systems.
- Two of the three units are well past typical life expectancy. The third unit, installed in 2016 is now approaching mid-life and has also shown reliability concerns, reinforcing the need for an integrated HVAC modernization plan rather than continued reactive repairs.
- The building envelope includes single-pane windows and exterior doors with limited thermal performance and air sealing, which increases heating and cooling demand in winter and summer.
- HVAC is controlled through standard programmable thermostat controls (not a building automation system), which simplifies controls compatibility for upgraded equipment and supports energy savings by reducing heating and cooling loads during off-hours.

2.3.2 Key Issues/Limitations

- **End-of-life infrastructure risk:** Two rooftop units are well past life expectancy, and the third unit is approaching mid-life, reinforcing the need for a full-site HVAC upgrade plan rather than phased reactive replacement.
- **Extreme heat vulnerability:** During extreme heat events, HVAC and climate control failures have caused indoor temperatures to become unsafe for public occupancy, resulting in closures and event cancellations that create a domino effect for artists, renters, and scheduled programming.

- **Reactive repairs are costly and unsustainable:** Because failures are unpredictable, TRANZAC has relied on emergency service calls and urgent repairs, which are expensive, disruptive, and do not resolve underlying system limitations.
- **Climate conditions are worsening:** Increasingly frequent and intense extreme weather events place additional strain on aging equipment, raising the risk of breakdowns precisely when safe cooling is most needed.
- **Efficiency limitations increase operating pressure:** Older rooftop systems are less energy-efficient and more expensive to maintain, making it harder to operate sustainably while keeping the venue usable and comfortable year-round.
- **Building envelope increases HVAC demand:** Single-pane windows and aging exterior doors with limited thermal performance contribute to heat gain in summer and heat loss in winter, increasing demand on mechanical systems, adding expense and energy use, and reducing overall performance and comfort.
- **Electrification requires coordinated enabling work:** Transitioning to heat pumps requires coordinated planning across equipment selection, rooftop loading capacity, ductwork performance, controls compatibility, and in-building electrical distribution.
- **High-volume public use requires reliability:** With year-round, high-occupancy use across three performance spaces and a low-barrier public access model, TRANZAC requires HVAC infrastructure that is dependable under intensive use. Repeated emergency interventions are costly and unpredictable, and they directly undermine the venue's ability to keep programming affordable and accessible.

2.3.3 Proposed Capital Upgrade

Scope: A comprehensive HVAC modernization and electrification upgrade, including replacement of rooftop HVAC equipment with heat pump-based systems and building envelope improvements (windows, exterior doors, and thermal sealing), to improve heating and cooling reliability across TRANZAC's performance spaces, reduce reliance on fossil fuels, strengthen climate resilience during extreme temperatures, and improve overall energy efficiency and operating stability.

- Replacement of three (3) rooftop HVAC units with electrified heat pump-based systems designed to provide both heating and cooling
- HVAC contractor site assessment and estimate-level costing to support equipment sizing, installation planning, and identification of required enabling work

- Two rooftop structural reviews (engineering confirmation) to validate roof loading capacity and installation requirements (one review for the two smaller units, and one for the larger unit), with potential for structural reinforcement requirements depending on findings
- Guardrails and rooftop walkway adjustments as required to accommodate equipment footprint, clearance, and safe rooftop access for installation and maintenance
- Installation logistics required for rooftop replacement work, including crane lifts, site coordination, safety measures, and temporary use of the parking lot for crane setup
- Removal and disposal of existing rooftop units, and installation of new rooftop heat pump systems, including labour, rigging, and rooftop access requirements
- Final testing, commissioning, and setup to ensure reliable heating and cooling performance across TRANZAC's performance spaces
- Building envelope upgrades to reduce heating/cooling demand and improve efficiency, including removal and replacement of existing single-pane windows with energy-efficient windows and required finishing work
- Replacement of exterior doors with high-performance insulated doors and associated masonry/thermal sealing work to reduce air leakage and improve building envelope performance

2.4 Washroom Upgrades

2.4.1 Existing Conditions

- TRANZAC's washrooms support year-round public use across all three performance spaces.
- The main floor includes two communal washrooms, each containing one wheelchair accessible stall.
- **Current fixture and layout configuration:**
 - One washroom contains three exposed urinals plus one stall (wheelchair accessible).
 - The other washroom contains three stalls, including one wheelchair accessible stall.

2.4.2 Key Issues/Limitations

- **Environmental inefficiency and water use:** Existing washroom fixtures present a significant opportunity for modernization and water-efficiency improvements.
- **Water inefficiency tied to odour mitigation:** The existing system is a high-level cistern urinal system that automatically flushes three urinals on a fixed cycle regardless of time of day. While this helps manage odour in the short term, it results in significant unnecessary water use and reflects the limits of temporary workarounds rather than addressing underlying ventilation and plumbing issues through a true modernization upgrade.
- **Accessibility concerns:** The hallway leading to the washroom with three stalls includes two tight corners, which can be difficult for larger mobility devices to maneuver through. The washrooms do not currently have angled mirrors, and some fixtures (paper towel dispenser, powered hand dryer) are positioned high on walls.
- **Inclusive access, privacy, and safety:** While both washrooms are designated gender-neutral, the current fixture mix and layout creates an uneven experience for patrons. Patrons using the washroom without urinals have expressed discomfort and safety concerns when it is used by men, which undermines inclusive access in practice.
- **Persistent odour issue (urinal washroom):** The washroom containing the exposed urinals has an ongoing odour issue due to lack of sufficient venting that affects performance venue use and event rental experience. Prior mitigation efforts have included targeted plumbing interventions (including pipe powerwashing) and fixture replacements (including urinals), but the issue has not been fully resolved through patchwork repairs.
- **Washrooms are a core public-facing facility:** washroom conditions directly affect audience experience, rental appeal, and community accessibility.
- **Upgrades are needed not only for function, but for dignity, safety, and long-term operational viability**

2.4.3 Proposed Capital Upgrade

Scope: A full washroom upgrade and reconfiguration into a universal, gender-neutral layout, featuring fully enclosed stalls and a shared handwashing area, designed to improve accessibility, privacy, water efficiency, ventilation performance, and long-term reliability. All upgrades will be delivered as AODA-compliant and code-compliant work, including Ontario Building Code (OBC) plumbing requirements and Electrical Safety Authority (ESA) standards.

- New layout and configuration to support privacy-forward, fully enclosed stalls and consistent gender-neutral access
- Architectural redesign and accessibility-informed review (including input from people with lived experience) to ensure the upgraded washrooms are practical, inclusive, and code-aligned
- Permitting process to support code-aligned construction
- Project management and coordination to support delivery, scheduling, and execution
- Full demolition of existing washrooms (and associated hallway areas as needed to support reconfiguration)
- Drain camera scoping to assess existing drain quality, routing, sizing, and constraints
- Replacement/reconfiguration of drains and water lines to upgrade system performance
- Relocation and installation of new plumbing components and durable, water-efficient fixtures to reduce water waste and improve long-term performance
- New shared sinks/vanity area, including sinks, counters, mirrors, accessories, and touchpoints as required
- Framing, electrical, lighting, and finishing as required for the new layout and stall configuration
- Flooring/tiling, painting and final finishing
- Ventilation upgrades (exhaust fans, ducting, and controls) to reduce odours and improve air quality
- Accessible stall safety and support features, including grab bars and clear maneuvering space
- Improved wayfinding and inclusive signage to support universal access and a clear user experience
- Temporary washroom facilities during construction to support continued operations during the upgrade

3. Request Amount & Budget

3.1 Overall Budget Summary

TRANZAC is requesting City capital upgrade funding in the amount of \$551,805 to support priority capital upgrades focused on HVAC electrification and washroom modernization. The budget below reflects the full amount required to complete meaningful, upgrade-level improvements. TRANZAC will prioritize environmental sustainability, electrification-readiness, accessibility, and long-term facility resilience across all upgrades.

Line item	Amount (CAD)
HVAC Upgrades (heat pump electrification + building envelope improvements + enabling work)	\$ 360,052
Washroom Upgrades (modernization, accessibility, privacy and safety, ventilation + water efficiency)	\$ 141,589
<i>Subtotal (HST included)</i>	\$ 501,641
<i>Contingency (10%)</i>	\$ 50,164
TOTAL REQUEST	\$ 551,805

3.2 HVAC & Building Envelope Upgrades Budget Detail

Line item	Amount
Windows material (supply + delivery)	\$ 29,200
Windows installation (stud-to-stud instal)	\$ 20,330
Exterior door replacement (2 high-performance insulated doors)	\$ 10,600
Door Installation	\$ 1,000
Masonry repairs for thermal sealing	\$ 2,500
Structural engineering review for two small units	\$ 5,000
Structural engineering review for large unit	\$ 5,000
Guardrails/rooftop walkway adjustments for 2 small units	\$ 15,000
Guardrails/rooftop walkway adjustments for 1 large unit	\$ 15,000
Rooftop heat pump replacement for two small units (incl. crane + labour allowance)	\$ 100,000
Rooftop heat pump replacement for one large unit (incl. crane + labour allowance)	\$ 115,000
<i>Subtotal</i>	\$ 318,630
<i>HST (13%)</i>	\$ 41,422
TOTAL	\$ 360,052

3.3 Washroom Upgrades Budget Detail

Line item	Amount
Architect, design support, and permits	\$ 9,000
Project management and coordination	\$ 12,300
Drain camera scoping/site investigation	\$ 2,000
Demolition	\$ 8,000
New fixtures (toilets + sinks, including installation allowance)	\$ 20,000
Tiling and flooring	\$ 12,000
Fully enclosed stall framing and construction	\$ 20,000
Vanities, mirrors, and accessories	\$ 12,000
Electrical upgrades	\$ 6,000
Painting and finishing	\$ 2,000
Ventilation upgrades	\$ 10,000
Drain and water line upgrades	\$ 6,000
Temporary washrooms during construction	\$ 4,000
Wayfinding and inclusive signage	\$ 2,000
<i>Subtotal</i>	\$ 125,300
<i>HST (13%)</i>	\$ 16,289
TOTAL	\$ 141,589

4. Community Benefit and Outcomes

City investment in capital upgrades at TRANZAC will strengthen the long-term viability of a high-volume performance venue operating three dedicated performance spaces with year-round public use.

TRANZAC's model is intentionally low-barrier, with no cover, no drink minimum, and a pass-the-hat model and bar profit splits that direct revenue back to artists. In addition to TRANZAC-led activity, the venue supports a wide range of independent artists, presenters, arts organizations, and community groups who rely on accessible, affordable performance space to deliver public events year-round.

4.1 Outcomes for TRANZAC as an Organization

These capital upgrades will be transformative for TRANZAC's ability to operate as a reliable, climate-resilient, year-round performance venue by:

- **moving the facility from patchwork maintenance to true modernization**, upgrading core systems to a standard that can sustain high-volume public use long-term
- **strengthening year-round operational resilience**, enabling the venue to remain safely open and functional during extreme heat and cold
- **reducing service disruptions across three active performance spaces**, supporting reliable delivery of programming, rentals, and the bar operations that help sustain low-barrier access
- **reducing ongoing financial drain from emergency repairs and repeated service calls**, freeing limited resources for stable operations and community-serving activity
- **improving accessibility and inclusive facility function in practice**, supporting safer and more dignified public use for a wider range of patrons, artists, and performers
- **strengthening earned revenue stability over time** by reducing facility-related barriers to rentals and improving the venue's ability to host events consistently
- **increasing organizational capacity over time**, supporting increased performance activity and community use by improving overall facility functionality and reliability
- **aligning TRANZAC's commitment to community access with sustainability-focused facility upgrades** that would otherwise be out of reach

4.2 Outcomes for the Community TRANZAC Already Serves

TRANZAC supports more than 1,500 performances annually, reaches more than 25,000 audience members per year, and supports approximately 70 artist residencies. These upgrades will deliver major direct benefit to the artists, audiences, and presenters who already rely on TRANZAC at high volume by:

- **strengthening overall venue reliability and capacity**, enabling TRANZAC to sustain and increase public performance activity across three active performance spaces over time
- **reducing preventable disruptions and cancellations**, protecting audience access and ensuring artists can present work as scheduled
- **improving year-round viability and climate resilience**, so performances and community activity can continue safely during extreme heat and cold
- **improving accessibility and inclusive public use in practice**, so a wider range of community members can participate fully in venue activity
- **improving overall usability and functionality**, making TRANZAC a more dependable and welcoming place to attend performances, present work, and gather
- **supporting more public events over time** by reducing facility limitations that currently restrict performance activity and community use

4.3 Outcomes for the Broader Community

City investment in TRANZAC's capital upgrades will strengthen a uniquely high-use, low-barrier performance venue in Ward 11. TRANZAC's community impact is driven by the combination of three dedicated performance spaces under one roof, a year-round schedule of public activity, and an intentionally accessible model that reduces barriers to attendance, including no cover and no drink minimum for patrons, alongside voluntary audience contributions directed to artists, and an affordable bar menu that helps keep the space welcoming.

Upgraded, climate-resilient and accessible facilities serve the community by creating consistent, year-round opportunities for community members to gather, participate in cultural activity, and access live performance in an affordable setting. TRANZAC already serves approximately 25,000 people each year, and these upgrades will create capacity to reach more community members over time by improving facility reliability, accessibility, and long-term functionality.

This investment will deliver broader public outcomes by:

- **protecting and strengthening year-round public access to live performance and community events** across three active performance spaces
- **supporting low-barrier participation** by protecting an accessible venue model for community members who may not be able to afford ticketed cultural experiences
- **strengthening a public-facing platform for independent artists and community presenters**, ensuring performance space remains available outside of commercial venues
- **supporting safer and more inclusive public participation** by improving accessibility and usability for a wider range of community members
- **protecting a heavily used community gathering space**, supporting connection and public life through frequent events and cultural activity year-round
- **creating capacity for increased public performance activity and participation over time** by improving reliability, accessibility, and overall facility functionality
- **aligning facility upgrades with City climate priorities** through improved efficiency and electrification readiness that supports long-term sustainability

Appendix A: Letters of Support

The following letters of support are included to demonstrate TRANZAC's year-round community impact and to affirm the urgent need for capital upgrades that strengthen accessibility, sustainability, and long-term operational resilience.

A1. Letter of Support – Annabelle Chvostek

A2. Letter of Support – Christian Mueller, Ph.D.

A3. Letter of Support – David Dacks (Labyrinth)

A4. Letter of Support – David Woodhead

A5. Letter of Support – Heather Slater (Against the Grain Theatre)

A6. Letter of Support – Mic Jones and Kelsey White (Undisciplined Collective)

A7. Letter of Support – Michael Zarathus-Cook (Cannopy Magazine)

A8. Letter of Support – Nick Fraser

A9. Letter of Support – Peter Johnston, Ph. D.

A10. Letter of Support – Wolfgang Moeder (Harbord Village Residents' Association)

To whom it may concern,

Friday, Jan 23, 20026

I am writing to you with regard to the Tranzac, a beloved arts and community venue in the heart of the city. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) is a diverse hub of culture in our city. There is just no other place like it. Creative magic happens there on the regular. It also provides a friendly space for experimentation, a launching pad for new performers and a place for seasoned performers to birth and share evolving works.

My name is Annabelle Chvostek and I am a Juno nominated singer/songwriter and musician who has performed at Tranzac in multiple iterations. In the past years I have been co-directing and co-writing with the ETT (elementary teacher's union) Choir in full day workshops at the Tranzac and am currently presenting a residency of experimental music, song and collaboration with dance and tech. Tranzac is the perfect space for community gatherings, and for trying out uncharted sparks of creative action, within an intimate, interconnected culture of support and appreciation.

Tranzac is a win-win space – accessible to audiences with their by donation shows, and equally for artists who seek a compassionate hustle free space in which to share something special. I've played a lot of places around the world, and this one is completely unique.

It is a miracle that the Tranzac exists at all, when you consider the economic climate of downtown Toronto in 2026. But it is a beehive of activity. On any given night, its three main floor performance venues are abuzz with people doing what they do... and audiences revelling in their efforts, and supporting them directly, as they pass the hat, which ensures that it is a welcome home to all, and accessible to everyone who passes through its doors.

But like all old buildings, the Tranzac is in need of a number of upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.

Sincerely,

Annabelle Chvostek
Annabellemusic.com
MQGV Record

To Whom It May Concern at the City of Toronto,

I am writing in support of an application by the Tranzac (at 292 Brunswick Avenue, Ward 11) for funding to make needed capital upgrades.

As a beloved arts and culture venue hosting a wide range of media in the heart of Toronto, the Tranzac has long been a hub of creative and community activity. It is a place where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation.

I have spent countless hours at the Tranzac enjoying all that it has to offer as an audience member for any number of performances and events. In addition, I belong to the Tranzac as a dues-paying member.

The Tranzac's three performance spaces -- Main Hall, Southern Cross, and Living Room -- are practically a second home for me. I appreciate what these spaces make possible not only for myself but also for a variety of independent artists. Generally there is no cover charge, and voluntary donations go directly to the artist.

The City as a whole benefits from the venue's well-established open-door policy that makes it an accessible, essentially barrier-free community centre for the public to enjoy.

Like many older buildings, however, the Tranzac is in need of several upgrades to sustain its extensive use. To ensure its long-term sustainability, environmental efficiency, and expanded accessibility, these upgrades include:

- An overhaul of the Tranzac's HVAC system (for both heating and cooling) with the installation of an energy-efficient heat pump -- so that the venue stays safe to use all year round regardless of changing weather conditions.
- A substantially augmented electrical system as part of the HVAC overhaul to increase the system's capacity and reliability -- so that events run smoothly each and every day.
- Overall improvements to the washroom facilities making them function better -- so that access and privacy are enhanced while maintenance issues are reduced.

These upgrades to the Tranzac's aging infrastructure will eliminate the need for costly one-off, patch-work repairs that are simply not sustainable in the long run.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. Toronto would be a poorer place without it.

Thank you very much for your consideration.

Sincerely,

Christian Mueller, Ph.D.

Member of the Harbord Village Residents' Association (HVRA)

Recognized by the HVRA as a "Community Builder" for Volunteer Service

217 Brunswick Avenue, Toronto, Ontario M5S 2M4

To whom it may concern,

I am writing to you with regard to the Tranzac, a beloved arts and community venue in the heart of the City. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) has been a hub of creative and community activity for decades, hosting a wide range of disciplines and genres, where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation.

My name is David Dacks and I am the executive director of Labyrinth Ontario. For the past two years, the Tranzac has hosted us in a residency capacity where we program modal music from Central and West Asia to an audience composed primarily of newcomers from those regions. Our audiences deeply appreciate that the Tranzac supports our programming, which gives this extended community a place to hang out and be together in downtown Toronto – a rarity for a community which tends to travel from north of the city to sell out our shows each and every month. This residency is just my latest interface with the Tranzac. Over the years I have programmed many events as an arts administrator, performed and DJed at various times, and most importantly, have been an audience member for all kinds of events, from kids' programming to highly experimental music.

Everyone who patronizes the Tranzac knows that its existence is something of an anomaly to start with – a music venue in the middle of a residential neighbourhood. I have witnessed its struggles to maintain harmony with its neighbours, cope with major repair and tax bills, and, like so many other venues, struggle through the pandemic on a wing and a prayer. Simply put, the Tranzac's resilience is incredible and through thick and thin, they host hundreds if not thousands of artists and audience members every year.

The Tranzac has consistently employed considerate staff, from bartenders to executive directors, who have sought to keep prices affordable and spaces to be accessible. Whether dealing with management as an artist or audience member, I know I'll be welcome and I make sure to pay at the top end of sliding scale price scheme, or stuff a \$20 in the tip jar. This place and the community it cultivates, is worth it.

Having run a music venue, I know that the Tranzac is in need of a number of upgrades to its physical space, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements

required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the City's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The City would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.

I wish you well in your deliberations.

Sincerely,

David Dacks

Executive Director

Labyrinth Musical Workshop Ontario

January 21, 2026

Att'n : City of Toronto

re: Support for the Tranzac Club

To whom it may concern -

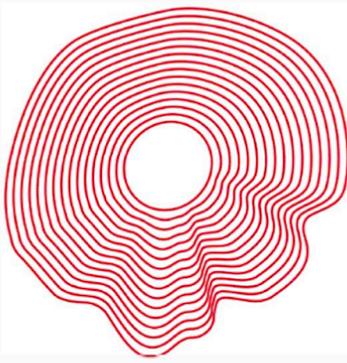
I am currently on my way to the Folk Alliance International conference in New Orleans, Louisiana, to perform and make contact with others in the field. It is at times like this that I often mention the Tranzac Club in Toronto to my peers, describing it as a unique venue in the world, not simply as another club or hall for performance but as a cooperative venture designed to encourage development of artists and their craft, be it music, dance, theatre or anything else. In my extensive travels I have rarely encountered anything like it. I have personally seen the growth of my own career, repertoire, ensemble, and even my appreciation of others' musicality at the Tranzac, particularly in the Southern Cross room, where even the most daring music is greeted with open arms.

Please extend your financial support for the Tranzac's capital upgrades to the fullest extent possible – it is certainly a major part of Toronto's cultural offerings to the world.

With many thanks,

David Woodhead

Tel: 416-531-5547
cell 416-276-4629
woodway@sympatico.ca



Against the Grain Theatre

192 Spadina Ave., Suite 300, Toronto, ON M5T 2C2
info@againstthegraintheatre.com • atgtheatre.com

January 22, 2026

To whom it may concern,

I am pleased to offer my enthusiastic support for The Tranzac's application for capital improvement funding.

As a peer organization working in Toronto's arts ecosystem, we have long known the Tranzac as an essential and irreplaceable cultural venue in Ward 11. Operating three active performance spaces under one roof, the Tranzac provides a rare, low-barrier home for independent artists and theatre companies such as ours, experimental work and community-driven performance. Its no-cover, no-minimum model, with artists supported directly through voluntary audience contributions, makes it one of the most accessible and welcoming arts spaces in the city.

In an increasingly challenging economic climate, The Tranzac continues to function as a hub of artistic activity, fostering intergenerational exchange and sustaining grassroots cultural life at a scale few venues can match. Its ongoing viability is critical not only for artists and audiences, but for the health of Toronto's broader creative ecology.

The proposed capital upgrades, including energy-efficient HVAC improvements, more accessible and functional washrooms, and related infrastructure work, are both necessary and forward-looking. These investments will strengthen the building's sustainability, improve accessibility and ensure that The Tranzac can continue to serve its community reliably for decades to come.

I strongly urge the City to support this application. The Tranzac is one of Toronto's true cultural gems, and its preservation and improvement will have great benefit to the local arts and culture ecosystem and the community it serves.

Thank you for your consideration.

Heather Slater
Executive Director
Against the Grain Theatre

To whom it may concern,

I am writing to you on behalf of Undisciplined collective with regard to the Tranzac, a beloved arts and community venue in the heart of the city.

Undisciplined is an inter-arts collective that produces workshops, zines, exhibitions, performances, and residencies. Since its founding in 2023, Undisciplined has engaged 200 workshop participants, has featured 60 artists in public presentations, and collaborated with 50 artists in the production of new work. None of this would have been possible without the support of the Tranzac, who has supplied Undisciplined with an ongoing residency since 2024. The Tranzac provides Undisciplined with a consistent venue for programming at no cost, and as a DIY collective run by disabled artists and limited government funding, this support has been instrumental to our collective's livelihood and growth. At the Tranzac Undisciplined hosts monthly low-cost workshops, runs performances open to the public, has been featured in gallery shows, and meets with collaborators to produce new work. What's more is that the space is accessible, both literally and in their residency application process. There is no other space in Toronto that provides this level of support to grassroots, emerging arts collectives like The Tranzac.

It is a miracle that the Tranzac exists at all, when you consider the economic climate of downtown Toronto in 2026. But it is a beehive of activity. On any given night, its three main floor performance venues are abuzz with people doing what they do... and audiences revelling in their efforts, and supporting them directly, as they pass the hat, which ensures that it is a welcome home to all, and accessible to everyone who passes through its doors.

But like all old buildings, the Tranzac is in need of a number of upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.
I wish you well in your deliberations.

Sincerely,
Mic Jones & Kelsey White
Undisciplined Collective
January 22nd, 2026



CANNOPY MAGAZINE

To whom it may concern,

I am writing to you in my capacity as Chief Editor of Cannopy Magazine concerning The Tranzac, a beloved arts and community venue in the heart of the city. Situated at 292 Brunswick Avenue, The Tranzac has been a hub of creative and community activity for decades, hosting a wide range of disciplines and genres, where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation.

Along with presenting [a concert series at The Tranzac](#), Our magazine recently detailed the importance of The Tranzac to Toronto's cultural scene in a feature piece titled [The Tranzac: A Case Study in Third Places](#). For a snapshot of how pivotal The Tranzac has been for this city's music scene, allow me to quote a few lines from that piece:

On any given night, there's something worthwhile happening in one of The Tranzacs three performance spaces: from experimental jazz trios in the smaller "Southern Cross" room, to large concerts in the Main Hall, to intimate poetry readings in the Living Room. Beyond merely providing space, The Tranzac's magic lies in how these spaces are filled. Alternating between rentals and residencies, one-off shows and weekly performances, there's a steady and pleasantly incoherent stream of artists appearing in one of the over 1,400 shows the venue hosts every year. I first visited the Southern Cross in December 2011, walking through the doors with no clue what show was on (which turned out to be an experimental noise band). I've spent many evenings in the Southern Cross over the past decade, especially last summer, watching the comings and goings of this uniquely conspicuous hub.

[Additional commentary by artist Michael Palumbo]: Third places have been essential to my growth as an artist and to the development of Exit Points. The Tranzac is where I first engaged with the free-improvisation community and where I've tested curatorial ideas like the Cool New Instruments Night, a platform for instrument designers and performance artists to present prototypes for new instrument designs. The Southern Cross room has been pivotal, offering a free booking option that allows me to experiment with programming, such as providing performance opportunities for my former students outside of academic settings. It's a DIY space where artists manage their own setups and operate the PA system, fostering artistic and professional growth. With its multiple rooms, lesson spaces, and zine library, I see The Tranzac functioning as a cultural production meets community centre.

Like all old buildings, The Tranzac is in need of a number of upgrades, to ensure that it can support the community's extensive use lauded above, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support The Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without The Tranzac, and it deserves your support.

Thanks very much for your consideration.

Sincerely,
Michael Zarathus-Cook
Chief Editor - Cannopy Magazine



Nick Fraser
Music Instructor, Faculty of Music
204 Emerson Ave, Toronto, ON M6H 3T6

To whom it may concern,

I am a 49-year-old jazz drummer and composer. I am writing to you regarding the Tranzac, a beloved arts and community venue in the heart of the city. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) I've been performing at the Tranzac for over 25 years, and I believe it to be one of the most vital venues for the arts in Toronto. The Tranzac Jazz Series began in 2001, with a loosely knit community of artists performing there regularly. This community has thrived and become one of the most fruitful and diverse "scenes" in the city and the Tranzac acts as an incubator for the musical activity of that group of artists. Through this series and others, the Tranzac has become a centre for creative music in Toronto, representing the scope of the music scene in Toronto, not only in the realm of jazz, but also in folk, pop, and experimental music. The Tranzac hosts a thriving community of emerging and established artists. It is a place where sustainable careers are forged through collaboration, coaching, mentorship, and inspiration. Art happens at the Tranzac day in and day out. A typical night at the Tranzac will find a group of musicians performing, a community theatre group rehearsing, a song circle/fiddle session, and an art exhibit by a local painter. The Tranzac is fuelled by the creativity of the artists who populate it. Community and creativity are real things, and spaces like the Tranzac are increasingly rare.

Like all old buildings, the Tranzac needs upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long-term sustainability, environmental efficiency, and expanded accessibility. These include replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term. I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration and I wish you well in your deliberations.

Sincerely,

A handwritten signature in black ink, appearing to be "Nick Fraser".

Nick Fraser, musician.

22 Jan 2026

To whom it may concern,

My name is Pete Johnston, and I am composer, bandleader, and music educator based in Toronto. I moved to the city from Halifax, Nova Scotia in 2001 to pursue graduate work in music, earning a PhD in Ethnomusicology from York University. In addition to my freelance music work I am a lecturer in jazz and popular music studies at University of Toronto and Toronto Metropolitan University.

I writing to you with regard to the Tranzac, a beloved arts and community venue in the heart of the city. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) has been a hub of creative and community activity for decades, hosting a wide range of disciplines and genres, where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation. Upon arriving in Toronto from Halifax I immediately found a musical and social home at the Tranzac, and 25 years later it remains my favourite place to both listen to and play music in the world. I've travelled plenty as a musician, and not found a place like it anywhere else. Aside from my regular attendance as a listener, I have performed at the Tranzac many times over the decade with my bands See Through Trio, Stranger Still, and Molehill, co-presented a 3-day long annual creative music festival (Somewhere There Creative Music Festival), and co-hosted birthday parties and literary events.

What makes the Tranzac special is its accessibility - both physically and in terms of cover charges for events - and wide-ranging programming. It's downtown location near public transit and no-stairs interior make it accessible to anyone, and the "pass the hat" policy in the Southern Cross Lounge means that no one who wants to hear some music will be turned away. I tell folks who will be passing through Toronto to just drop in to the Tranzac and see what's happening - if they don't like the music one night, go back the next night and they are likely to hear something inspiring. There are few other venues I know of where one can hear old time fiddle music, free jazz, klezmer, and punk rock all in one night without even going outside. But one can do just that at the Tranzac.

As an educator, I encourage my students to go to the Tranzac to listen and to book performances there; my first performances in Toronto were at the Tranzac when I was a student, and it gives me great joy to know that many of my students have now had the same experience. The Tranzac is a place where young artists can develop, experiment, and try new things in front of a friendly crowd. On any given night in the Southern Cross Lounge you can hear a set by students who are just figuring out their craft followed by a set of seasoned veterans with international careers. All while the Family Room next door may be hosting a poetry reading and the Main Hall filled with children having a dance party.

The interdisciplinary nature of the Tranzac is truly special; it is the envy of musicians who live in other cities, many of whom make the Tranzac their venue of choice when they are touring through. It is a miracle that the Tranzac exists at all, when you consider the economic climate of downtown Toronto in 2026. But stop in on any evening and you will see how important a place it is to the creative community in Toronto.

But not everything is perfect at the Tranzac, of course. Like all old buildings, the Tranzac is in need of a number of upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.
I wish you well in your deliberations.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Johnston".

Peter Johnston, Ph.D.
Toronto Metropolitan University and University of Toronto

HARBORD VILLAGE RESIDENTS' ASSOCIATION

Box 68522, 360A Bloor St. W.
Toronto, ON M5S 1X1
email: info@harbordvillage.com
website: www.harbordvillage.com



January 22, 2026

To whom it may concern,

I am writing to you with regard to the Tranzac, our beloved arts and community venue in the heart of Toronto. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) has been a hub of creative and community activity for decades, hosting a wide range of disciplines and genres, where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation.

The Tranzac is located within the area represented by the Harbord Village Residents' Association. It is a no-profit organization run by its members and hosts a wide range of events, from concerts to arts to community events. Many of our members use or visit the Tranzac often.

The Tranzac provides a space that is affordable for both the artists as well as the visitors (no cover charge, no drink minimum, artist remuneration relies on voluntary audience contributions directed to artists). Especially independent artists can find an affordable space to perform. The three active performance spaces allow for larger and smaller events to take place.

But like all old buildings, the Tranzac is in need of a number of upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long-term sustainability, environmental efficiency, and expanded accessibility. These include replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

The HVRA strongly supports the Tranzac's proposed capital upgrades. We have been a champion for reducing CO₂ emissions via our Net Zero carbon project (<https://harbordvillage.com/projects/netzero-carbon-project/>), through which we also promote the installation of energy-efficient heat pumps in the neighbourhood. This also aligns with the TransformTO Net Zero Strategy of the city.

This institution plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.

Sincerely,

Wolfgang Moeder

Chair Harbord Village Residents' Association

Appendix B: Construction Schedule

B1. Summary of Capital Upgrades Project

The HVAC, building envelope, and washroom upgrades will be carefully coordinated to minimize operational disruption and consolidate required closure periods wherever possible.

Total overall project duration is estimated at approximately 12-18 weeks. The majority of this period consists of engineering coordination, design, permitting, and equipment procurement, during which the building remains fully operational.

The HVAC units upgrade (approximately 1-2 days of active shutdown) will be scheduled within the same planned washroom renovation closure window so that all work requiring full building shutdown occurs during a single, coordinated closure period during a traditionally lower-usage period (August).

The washroom upgrades are estimated at approximately 12 weeks total, including design, permitting, demolition, and reconstruction. The most disruptive portion of this work is expected to require approximately two weeks of full building closure.

Guardrail and rooftop walkway adjustments will occur following HVAC installation and do not require building closure.

B2. HVAC & Building Envelope Upgrades Construction Schedule

B2.1 - Phase 1 - Pre-Construction & Engineering (4-6 Weeks)

- Product selection meeting
- Engineering coordination meeting
- Structural engineering reviews and rooftop load confirmation
- Engineering approval, including any required design adjustment
- **Building remains fully operational during this phase.**

B2.2 - Phase 2 - Building Envelope Upgrade Material Procurement and Installation (8 weeks procurement + approximately 5-7 days onsite installation)

Note: Envelope procurement will occur concurrently with HVAC equipment procurement and engineering coordination.

- Window removal and replacement
 - Estimated product lead time: approximately 8 weeks
 - On-site removal and installation: approximately 5 days
 - Work can be completed during daytime hours to allow evening operations to continue

- Exterior door replacement
 - Estimated duration: approximately 1 day per door
 - Work can be completed during daytime hours with no full building shutdown required
- Masonry repairs and thermal sealing
 - Estimated duration: 1 day
 - Work can be completed during daytime weekday before venue opening with no full building shutdown required
- **Building remains fully operational during this phase**

B2.3 - Phase 3 - HVAC Equipment Procurement (8-10 Weeks)

Note: This phase overlaps with Phase 1 & 2 where possible

- Order heat pump units following engineering confirmation
- Manufacturer lead time for fabrication and delivery
- **Building remains fully operational during this phase.**

B2.4 - Phase 4 - Installation & Commissioning (Up to 2 Weeks)

This phase includes a two-week installation window to allow for sequencing and rooftop access work. Within that window:

- Decommissioning and removal of existing rooftop units
- Crane lift and placement of new units
- Electrical enabling work as required
- Ductwork modifications, if required
- Mechanical and electrical reconnection
- Controls setup, testing, calibration, and startup confirmation
- Active unit removal and replacement work is expected to take approximately 3-4 days.
- Guardrail and rooftop walkway adjustments will be completed after installation.
- **Full building shutdown is anticipated for approximately 1-2 days during active unit changeover.**
- **Building can reopen immediately following successful startup and commissioning.**

B2.5 - Overall HVAC & Building Envelope Upgrade Project Duration

Total duration approximately 12-18 weeks, with 1-2 days of shutdown coordinated within the washroom closure period.

B3. Washroom Upgrade Construction Schedule

B3.1 - Phase 1 - Pre-Construction & Engineering (4-6 Weeks)

- Drain scoping and findings provided to architect

- Final design and confirmation
- Code compliance review, including AODA accessibility review
- Submit and obtain necessary permits
- **Building remains operational during this phase.**

B3.2 - Phase 2 - Project Management Mobilization (1 Week)

- Scheduling of trades and deliveries
- Ordering of materials and fixtures
- **Building remains operational during this phase.**

B3.3 - Phase 3 - Demolition (3 Days)

- Install temporary washroom facilities (portapotties)
- Demolition of existing washrooms
- **Building remains operational during this phase with temporary washrooms in place.**

B3.4 - Phase 4 - Rough-In & Interior Construction (4 Weeks)

Work Items (*Note: some elements can overlap*):

- Drain replacement - 5 days
- Framing - 5 days
- Water lines - 2 days
- Electrical rough-in - 2 days
- Ventilation adjustments - 2 days
- Acoustical insulation - 1 day
- Drywall - 5 days
- Tiling - 5 days
- Painting - 3 days
- Stall door installation - 5 days
- Trim installation - 3 days
- Fixture installation including AODA-specific fixtures - 2 days
- **Building status:**
 - **Operational during 2 out of 4 weeks.**
 - **Planned total shutdown of building for approximately 2 weeks during the most disruptive rough-in and finishing activities that involve water and electrical shutoffs.**

B3.5 - Overall Washroom Upgrade Project Duration

Total duration approximately 12 weeks, including 2 weeks of consolidated building shutdown.

Appendix C: Additional Letters of Support

The following additional letters of support further affirm TRANZAC's year-round cultural impact and reinforce the urgent need for capital upgrades that strengthen accessibility, climate resilience, environmental sustainability, and long-term operational reliability.

C1. Letter of Support – Tania Gill

C2. Letter of Support – Sue Foster, NAGs Players

Tania Gill
552 Saint Clarens Ave
Toronto, ON
M6H 3W7
www.taniagill.ca
taniagill@hotmail.com

Jan 25, 2026

To Whom it May Concern,

I am writing to strongly support City investment in the Tranzac's capital upgrades, so it can continue to be a reliable, low-barrier, well-loved and important performance venue, while expanding its ability to serve artists and audiences over time.

Investment in the Tranzac is a fantastic idea. This place gives hugely to artists and a large community of people.

Who am I?

I am a jazz pianist, improviser and composer. I have performed extensively with many of Canada's most highly esteemed musicians– in jazz, avant-garde, pop, country, world music, new music, and multi-disciplinary performances for over twenty-five years.

I teach music in the jazz faculties of both the University of Toronto and Humber Polytechnic.

I am also a founding board member of Music Declares Emergency Canada (musicians speaking out about the need for action on the climate crisis and working to green the music industry).

My relationship with the Tranzac:

I have performed at the Tranzac at least once a month (and often several times a week) consistently since 2001. The Tranzac has been central to my life as a musician in Toronto, as it is to many others! Though I also perform regularly at other major clubs, festivals and theatres across the country (in many bands over the years), for me the Tranzac remains the most important venue in Toronto for supporting and welcoming high quality, and honest artistic musical exploration, and for supporting the most meaningful projects of which I am a part. Musicians from a diversity of genres, communities and age-ranges also call it home. The Tranzac is a creative incubator that I hugely value being part of. Many projects and bands, including mine and ones I am in, build their work by performing at the Tranzac, and then tour across Canada or internationally, make important albums, and interact integrally with Canadian music generally.

I've also performed in festivals at the Tranzac with musicians from out-of-town, have watched many shows there, and have attended community events. These include weddings and Celebrations of Life for dear friends; my son has grown up with a tradition of shopping in the Tranzac Winter Holiday Gift Fair; I have participated in various workshops and jams at the Tranzac; I have organized political events at the Tranzac; I have also helped organize climate rallies with help from Tranzac sound technicians and community members.

Sustainability:

I am very excited that the capital upgrades in this case are being viewed through an environmental and sustainability lens. People desperately want action on the climate crisis. Young people are worried about their futures. We know that emissions from buildings are a significant source. Many people can learn and benefit from community level examples of heat pumps and successful retrofits. The Tranzac is a community that will talk openly about retrofit successes providing a helpful example to others.

Our community wants capital building investments to be sustainable and low carbon.

In addition, simply put we need a warm-in-the-winter, cool-in-the-summer, safe building to support the very important community and artistic work happening in the Tranzac.

Community Importance of the Tranzac

I wholeheartedly endorse this quote from a Tranzac board member: The Tranzac “supports creative adventurism and celebrates tradition...It is home to elders and beginners, superstars and nobodies... Every walk of life is welcome at the Tranzac. People feel at home, supported, and free to be whoever they are — or who they imagine themselves to be. Neighbours and artists, thinkers and creators are given the chance to gather in community, share ideas, and enjoy a frosty pint at the Tranzac! And all of it is happening right smack dab in the middle of this big, diverse city, every day of the week. Magic!”

The Tranzac operates three active performance spaces under one roof (the Main Hall, the Southern Cross Lounge, and the Living Room).

The Tranzac is low barrier. Performances in the Southern Cross room are always Pay-What-You-Can to the hat and there is no drink minimum. This supports everyone feeling valued and welcome regardless of their ability to pay money.

I hope that the City will help fund sustainable capital improvements to the Tranzac.

THANK YOU for reading this letter.

Sincerely,



Tania Gill

www.taniagill.ca

NAGs Players
c/o The Tranzac
292 Brunswick Avenue
Toronto, Ontario

February 12, 2026

To whom it may concern,

I am writing to you with regard to the Tranzac, a beloved arts and community venue in the heart of the city. The Tranzac, situated at 292 Brunswick Avenue (in Ward 11) has been a hub of creative and community activity for decades, hosting a wide range of disciplines and genres, where generations interact, ideas are exchanged, and artists and audiences explore and celebrate both tradition and experimentation.

The NAGS Players ("the NAGs") are a community theatre group and have been an integral part of the Tranzac since 1976, having been formed by members of the Nomads Rugby Club who were part of the Tranzac's Australia-New Zealand community. The Nomads built and equipped the Tranzac's stage that the NAGs continue to use for three productions a year - a spring show, a fall show, and a winter pantomime. Some of our current audience members have even been attending shows since 1976! Over the years, the NAGs have supported Tranzac several times during financial crises, and we have a vested interest in the preservation of the building as a creative community hub.

For theatre, the Tranzac is a unique space with its cabaret-style seating that allows theatregoers to enjoy a drink at their table while watching a show. Reasonable rental rates allow our group to keep ticket prices affordable, helped by the fact that we are non-profit and all performers/crew work on a volunteer basis. For the Ward 11 population, this provides fun and accessible entertainment right on their doorstep.

It is a miracle that the Tranzac exists at all, when you consider the economic climate of downtown Toronto in 2026. But it is a beehive of activity. On any given night, its three main floor performance venues are abuzz with people doing what they do... and audiences revelling in their efforts, and supporting them directly, as they pass the hat, which ensures that it is a welcome home to all, and accessible to everyone who passes through its doors.

But like all old buildings, the Tranzac is in need of a number of upgrades, to ensure that it can support its community's extensive use, and to meet the demands of a changing climate. To that end, the Tranzac is planning to embark on substantial upgrades that will ensure its long term sustainability, environmental efficiency, and expanded accessibility. These include: replacing the HVAC system (for both heating and cooling) with energy-efficient heat pumps; improving the washrooms to allow for more privacy, accessibility, functionality, and water efficiency; and adjacent improvements required to support these endeavours. These upgrades will eliminate

the need for costly and temporary patch-ups and repairs, and will ensure that the venue remains reliable, functional, and environmentally responsible in the long-term.

I urge you to support the Tranzac's proposed capital upgrades to the fullest extent possible. This institution is one of the city's true gems, and plays a crucial role in Toronto's creative and community ecosystems. The city would be a poorer place without the Tranzac, and it deserves your support.

Thanks very much for your consideration.
I wish you well in your deliberations.

Sincerely,
Sue Foster
NAGs Players
416-450-8215