



Committee Report

To:	Warden Hicks and Members of the Committee of the Whole
Committee Date:	April 27, 2022
Subject / Report No:	HDR-AF-07-22
Title:	Request for Proposal for Architectural Services 396 14 th Street Owen Sound Project
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	All
Status:	Recommendation adopted by Task Force as presented; Endorsed by Committee of the Whole May 12, 2022; Endorsed by County Council May 26, 2022 per Resolution CC47-22;

Recommendation

- 1. That Report HDR-AF-07-22 regarding the request for proposal for architectural services for 396 14th Street Owen Sound project be received for information.**

Executive Summary

Plans are underway to renovate a property at 396 14th Street West Owen Sound into 12 supportive units. The property will provide housing and on site supports to individuals on the Grey County By Name List that are experiencing homelessness.

Allan Avis Architects was awarded the architectural contract for the 14th Street supportive housing project. The first phase of the contract is the development of a schematic design for the building.

Allan Avis Architects has provided a draft schematic design of the building that includes 12 supportive units, office space for staff and community supports and a hub area for a variety of uses.

Background

In recognition of the need for supportive housing in Grey County, plans to renovate a property at 396 14th Street West Owen Sound into 12 supportive units are underway. The property will provide safe and stable housing and on site supports to individuals on the Grey County By Name List that are experiencing homelessness.

This supportive housing project will be key in providing individuals opportunity to move to a supported living environment to learn skills, engage in community supports and develop relationships. These supports are imperative to a future successful independent tenancy.

Architectural Services

Allan Avis Architects was the successful candidate for architectural services for the 14th Street Project. Part of the first phase of the contract is the development of a schematic design for the building.

The draft schematic design includes 12 supportive one bedroom units, an office area for staff and community services and a hub area for a variety of uses.

12 Supportive Housing Units

- Two dedicated barrier free units for wheel chair or walker access.
- The remaining units will have barrier free designs including grab bars in bathrooms, heightened toilets, showers, wide doorways, open concept.
- All 12 units will have a kitchenette consisting of a built-in stove top, fridge and microwave.
- Furniture will be provided and the bed will transition with the owner.
- All materials in the units will be low maintenance and durable.
- Internet access will be supplied.
- Each unit will be able to control heat and cold.

General Building

- A common area will be available for tenant use
- Heat pumps for heating/cooling units
- Energy Efficient Doors and Windows
- New Cladding on Front
- New Roof
- New mechanical room
- Generator or battery backup system to provide hydro for Life Safety systems and warming areas.

Staff and Community Services Area

- Offices will be available for staff and community services
- Some office areas will have a sink for primary care
- A staff accessible washroom
- A staff kitchen area
- Storage area
- A separate area for a Hub will provide access for programming and space rentals. This space will have a separate entrance from the units, fobbed entrance and a separate outside entrance so not to interfere or give access to residents when in use.

Next Steps

Once the Schematic Design is approved and revisions completed, the architect will carry on with the exterior design, site plan and detailed Bid Documents.

As part of the Schematic Design and Development Phase Allan Avis Architects will complete the following:

- prepare for the Client's review and approval, design development documents consisting of drawings and other documents appropriate for site plan approval
- the architect will provide a cost estimate for the project as to current construction values
- Oversee a grading plan and servicing feasibility study
- Provide expertise on sustainable design, following best strategies with a focus on environmentally friendly initiatives and energy efficiency.

Timelines

Once the next set of drawings are received staff will submit for site plan approval with the City of Owen Sound.

It is hoped site plan approval and an RFP for contracted services will be out for tender in May with construction starting in June. Estimated completion for the renovation is March 2023.

Legal and Legislated Requirements

There are none.

Financial and Resource Implications

Architectural services to be funded from Social Services Relief Fund Phase 4

Relevant Consultation

- Internal: Planning
- External: Allan Avis Architects

Appendices and Attachments

[Request For Proposal – Architectural Services for 396 14th Street Owen Sound](#)

[2025 - 20220408 Schematic Design Floor Plan - Revised](#)



Floor Plan Legen

- Circulation and Support Spaces
- Dwelling Units
- Meeting Rooms and Common Areas
- Offices and Staff Areas

ONTARIO BUILDING CODE INFORMATION

BUILDING AREA = 15,915 W (1,441.7 M²)
 CLASSIFICATION = GROUP C - 3,2,2,4/1
 NUMBER OF STOREYS = 1
 NUMBER OF STORIES = 1
 SPRINKLERS NOT REQUIRED
 STAIRWELL SYSTEM NOT REQUIRED
 ROOF RATIO NOT REQUIRED
 COMBUSTIBLE & NON-COMBUSTIBLE PERMITTED
 NO RATIO ON STRUCTURE
 FIRE ALARM SYSTEM IS REQUIRED
 EXITS FROM FLOOR ARE REQUIRED
 OCCUPANT LOAD = 3.4/1 Minimum Number of Exits
 = 14 STAFF - GROUP C
 = 25 - GROUP C (NOT INCLUDED IN WATER CLOSET COUNT)
 = 20 PEOPLE IN HUB/PROGRAMS - GROUP D
 = 14
 = 2 MALE, 2 FEMALE + 1 UNIVERSAL TOILET ROOM

TOTAL WASH-ROOMS REQUIRED (GROUP D)

Ground Floor Plan

AAA Project No.: 2025.00
Schematic Design
April 8, 2022

INTERIOR RENOVATIONS FOR:

Grey County Supportive Housing

396 14th Street West, Owen Sound

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