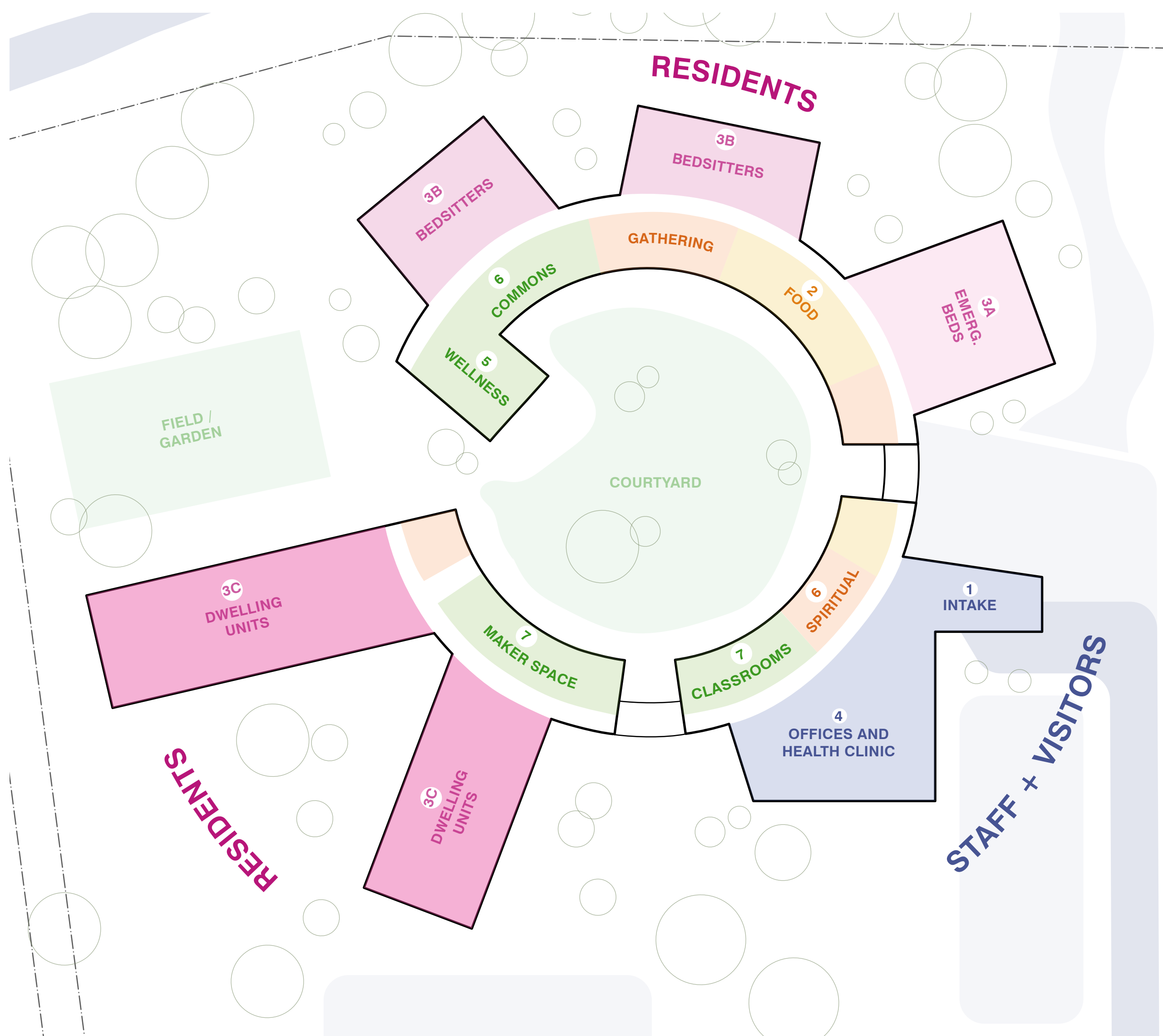


# THE HUB - PROPOSED PROGRAM DESIGN



Site plan of building with directions of arrival.

## PLAN DIAGRAM



## SITING THE HUB

The Hub is setback from the road to gain more privacy for residents and to better immerse the building community within the landscape. Approach from both the trail and the road are given equal weighting.

## DESIGN APPROACH

After considerable discussions and workshops with the Action Team, visiting the site and broader community, and evaluating the potential of the site, we have developed a design approach that has a few collective design priorities, including:

- a welcoming building design that fosters inclusive and safe support for all residents and staff;
- a building that creates "neighborhoods" so that residents feel that they belong to a community within the larger community;
- a building that effectively organizes private / public realms, calm / active spaces, and individual / collective spaces;
- a building that harnesses natural light, materials, and a strong integration with landscape and exterior views for all residents.

## PROJECT ORGANIZATION

The Hub is organized into an inner ring of collective, active, social spaces, and an outer ring of individual, calm, private spaces. Specifically, the inner ring includes cafeteria, lounges, workshops, a wellness centre, and a spiritual space, while the outer ring has various groupings of beds and bedrooms to support the housing continuum needed for the wellbeing and success of residents. These parallel programs are oriented around a generous courtyard space that encourages views across to adjacent portions of the building. The landscape spaces create belonging across the Hub, but also invite views within the community to see what is happening in other parts of the Hub. The exterior windows of inner ring allows for generous natural light into the social spaces, while private bedrooms are more modest in their use of windows.

The arrival wing (in blue) contains all of the primary administrative and health spaces to address any urgent need of a resident or visitor. Residents (in pink) are distributed in groups across the Hub to allow for a smaller community feeling to the building, and separation of residents by bed type allows residents to be among peers but have access the wider housing continuum. Linking these private and administrative programs is an inner ring of activity rooms (in orange, green, yellow) supporting the community through food, reflection, conversation, exercise, and learning.

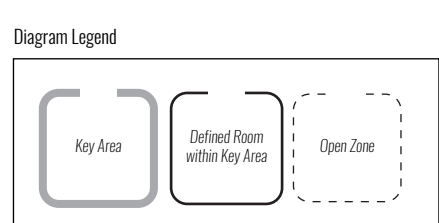
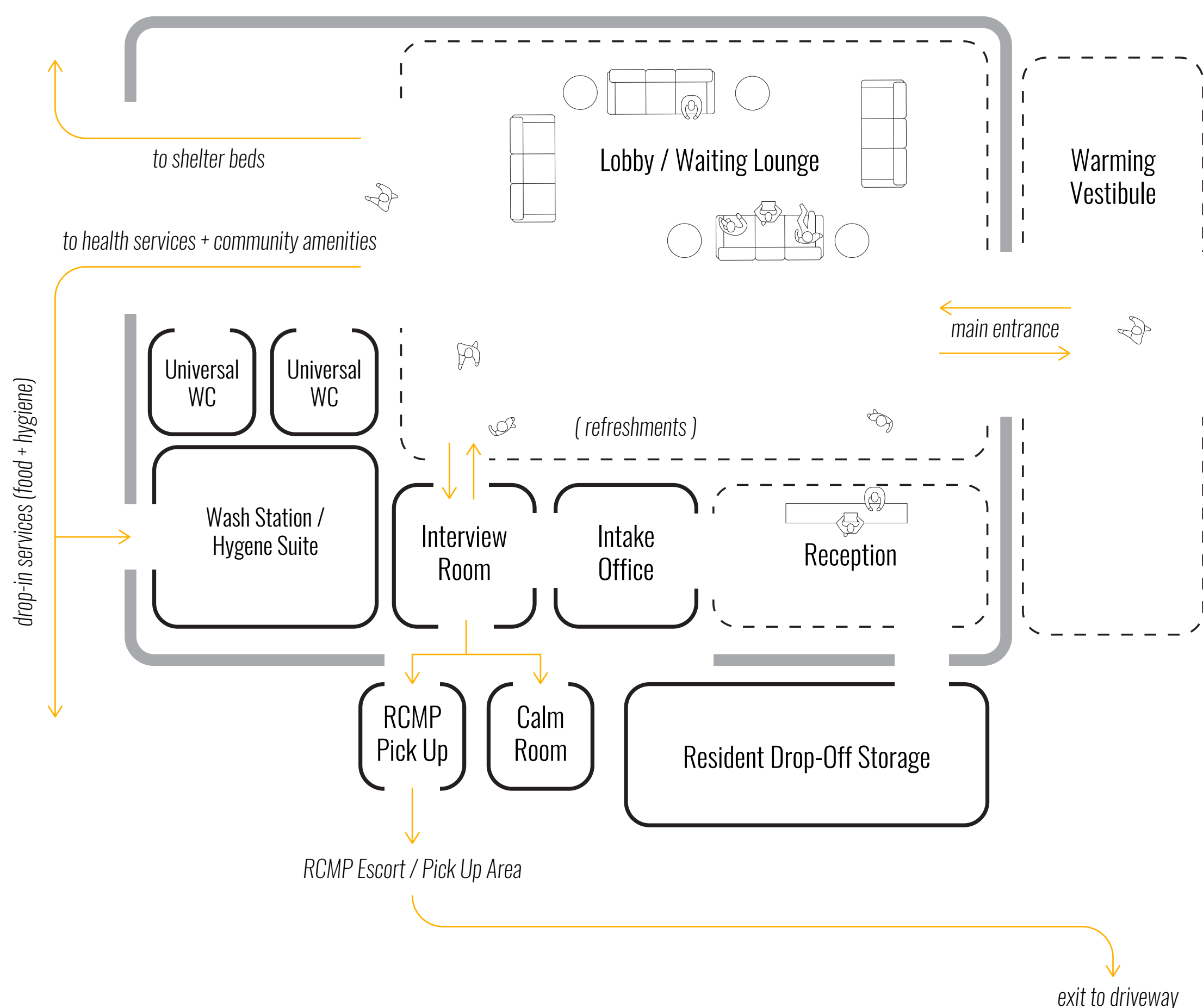


# 1. INTAKE + ENTRY LOBBY



Conceptual Rendering of Entry / Lobby Space

## PLAN DIAGRAM



## A BRIGHT + WARM WELCOME

Welcome to the Hub!

The entry lobby to the Hub will be an active and communal space for residents and guests. The entry lobby is intended to be open, bright, warm, and welcoming.

## DESIGN APPROACH

The Main Entrance of the Hub will act as the primary access point to the building for both residents and visitors.

Within the entry lobby, there will be a lounge area with refreshments for residents and visitors, comfortable seating for groups and individuals, as well as washrooms and a simple hygiene suite for visitors who wish to bathe.

Visitors will be greeted by a receptionist, who will help point them toward the amenities they are looking for, or begin the process of intake for prospective residents.

The Intake Office will be a touchdown point for the intake staff.

The Interview Room will house the intake interviews between intake staff and new residents. The interview room will have two doors. The main door leads a prospective resident or visitor to the services they are looking for including shelter/housing, food, health services, and social and community programs.

In a standard interview process, the new resident will head toward their shelter bed from the lobby. If a prospective resident becomes belligerent, the staff member can lead them to the calm room off on a private, internal hallway; to the RCMP pick up area where an unruly guest may be escorted off premises by the RCMP privately, out of view of the guests in the lobby.

## KEY ADJACENCIES

- + SHELTER
- + HEALTH CLINIC
- + WELLNESS CENTRE

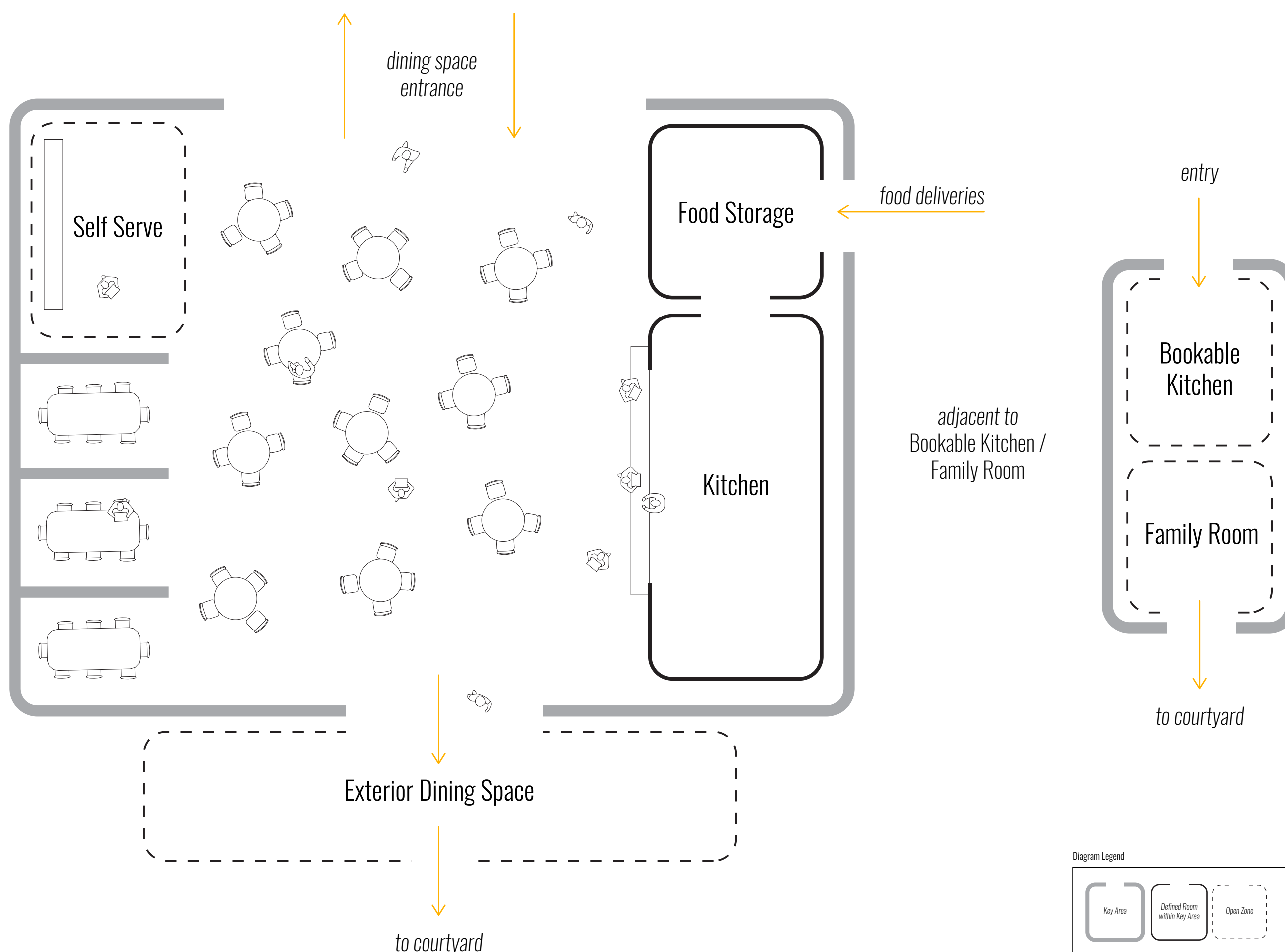


## 2. DINING + KITCHEN



Conceptual Rendering of the Dining Hall

### PLAN DIAGRAM



### DINING HALL

The dining hall will have a prominent location in the Hub, and open up into the courtyard allowing for dining both inside and outside, and visual connections throughout the building.

### DESIGN APPROACH

A commercial-style kitchen will provide food for the residents of the Hub, as well as visitors, through a service window between the dining hall and the kitchen.

Smaller eating nooks will be provided for those looking for an alternative eating space to the large hall. These nooks will remain open to the larger hall, with half-walls simply dividing space and creating a smaller defined area for those uncomfortable in the more open space.

The dining hall will have access to the central courtyard, inviting residents to enjoy their meals outdoors when the weather allows.

Beyond the dining hall, a smaller domestic style bookable kitchen will be provided. This space will be used for residents who may be hosting family who wish to cook a meal together, as well as for cooking and food-based workshops. This space will not be directly connected to the larger dining hall, but rather a quiet, more private space.

### KEY ADJACENCIES

- + SHELTER
- + BOOKABLE KITCHEN / FAMILY ROOM
- + ENTRY



# 3. HOUSING CONTINUUM



## HOUSING FIRST, HOUSING FOR ALL

The Hub's primary function will be to provide housing for individuals experiencing homelessness in Happy Valley - Goose Bay. Providing vulnerable populations with safe, secure housing plus access to essential programs and services is a 'Housing First' best practice, which facilitates mental health and addictions recovery

Housing First involves moving people experiencing homelessness into stable and long-term housing, with supports. The goal is to encourage housing stability and improved quality of life for persons served by Housing First and, to the extent possible, foster self-sufficiency.

It also means a person-centred approach to each individual's unique needs including culturally appropriate mental health, addictions, wellness, and spiritual supports necessary to begin healing and rebuilding their lives. Housing First has been a proven approach to addressing homelessness and is being implemented in cities across Canada.

The Housing Continuum is divided into 3 categories: Emergency Shelter, Bedsitters (Transitional Housing), and Supportive Housing Dwelling Units.

- The Emergency Shelter will provide short term housing for those in immediate need of shelter.
- The Bedsitter Rooms will be individual private rooms for individuals who will be residing in the Hub for a longer stay.
- The Supportive Housing Dwelling Units will provide a full one bedroom apartment to house an individual for a longer term.

**HOUSING NUMBERS:**

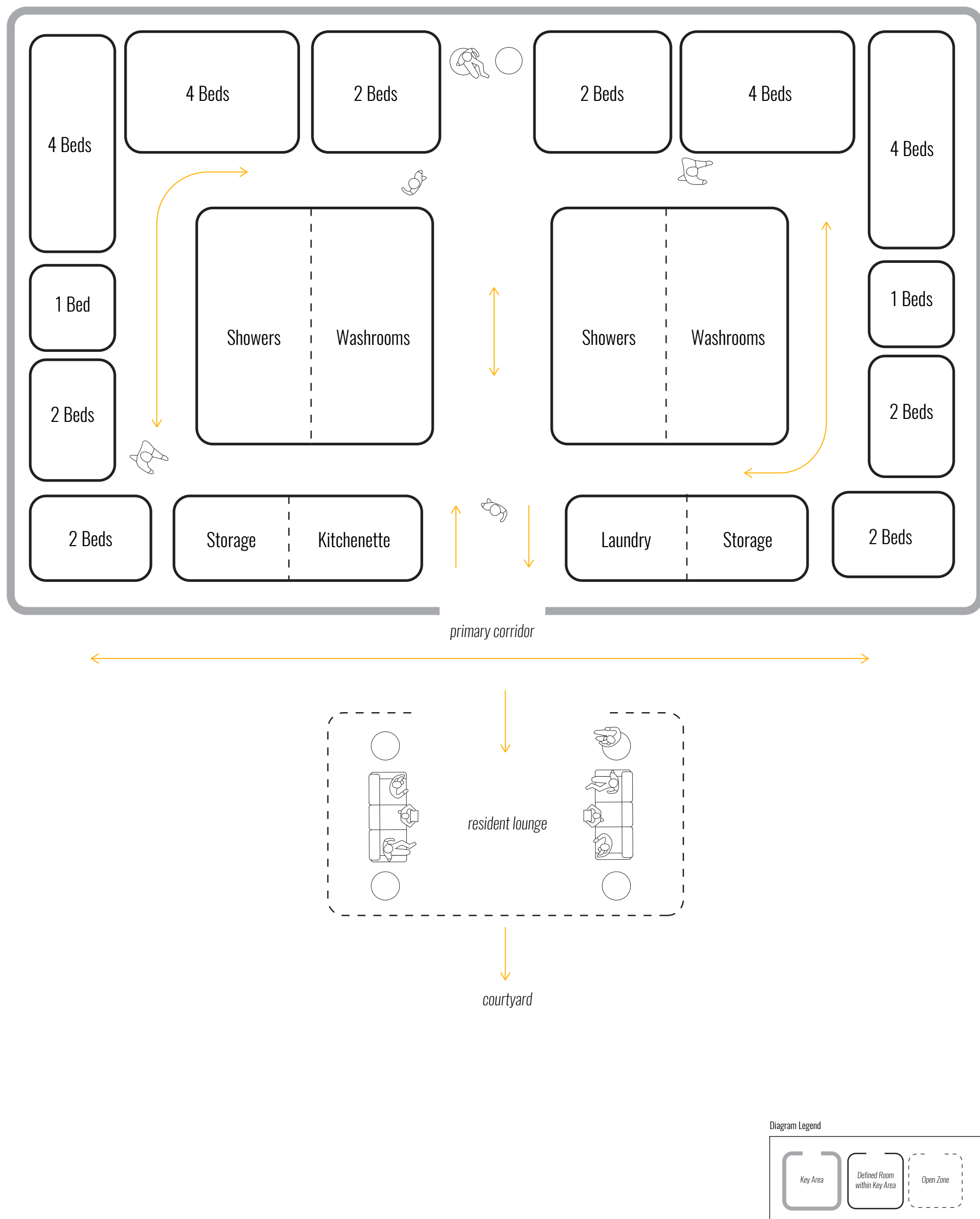
EMERGENCY SHELTER (SHARED BEDROOMS): 30 BEDS

BEDSITTER ROOMS (SINGLE BEDROOMS): 30 BEDS

SUPPORTIVE HOUSING (1 BEDROOM DWELLING UNIT): 20 UNITS

Conceptual Rendering of a Bedsitter Neighbourhood from the perspective of the resident lounge.

## PLAN DIAGRAM



## 3A. EMERGENCY SHELTER



Conceptual Rendering of a shared group room in the Emergency Shelter

### EMERGENCY SHELTER

The Emergency Shelter will provide low barrier short term housing for vulnerable folks in immediate need of shelter.

The Emergency Shelter will be comprised of shared group rooms ranging from 1 - 4 individuals per room to give the clients a range of options to choose from to suit their comfort and preference, with a total of 30 available emergency beds.

The rooms will be organized into one cohesive 'neighbourhood', complete with washroom and shower hubs, and a kitchenette. Staff will take care of the Emergency Shelter client's laundry in an adjacent laundry room.

Universally Accessible beds will be provided, as well as a bathing room provided for residents who require assistance in bathing, or otherwise cannot utilize the typical shower stall.

### KEY ADJACENCIES

- + ENTRY
- + DINING / KITCHEN
- + CLINIC / COUNSELLING



## 3B. BED SITTER - SINGLE ROOMS



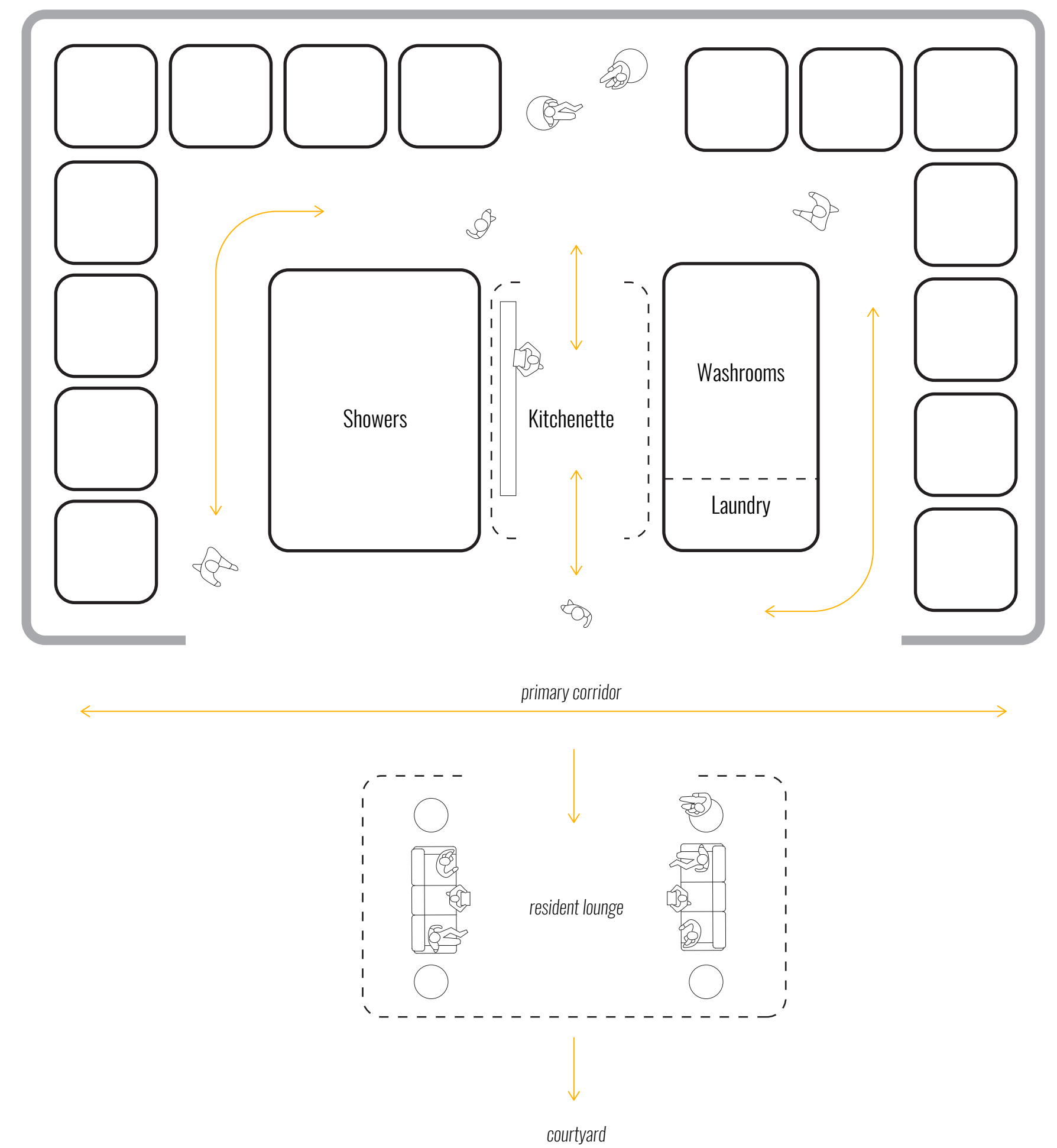
### BEDSITTER ROOMS

The transitional housing option, or the Bedsitter Rooms, will provide a private bedroom for residents. These rooms will be situated within two 'neighbourhoods' along the primary circulation path, facing a resident lounge and the courtyard beyond.

Each neighbourhood will include a kitchenette, resident laundry, as well as showers and washrooms for the Bedsitter residents. The Bedsitter Rooms will include a bed, desk, closet, and chest of drawers to hold the resident's belongings.

While the rooms will provide privacy and personal space, the neighbourhood arrangements of the rooms will invite socialization and community amongst residents. Beyond this, their proximity to community spaces and services are intended to encourage residents to take advantage of the amenities available.

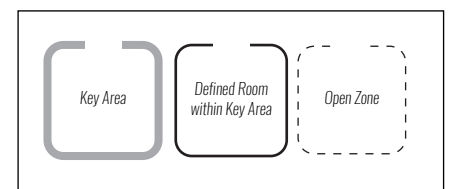
### PLAN DIAGRAM



### KEY ADJACENCIES

- + DINING / KITCHEN
- + COMMUNITY SPACES
- + WELLNESS CENTRE

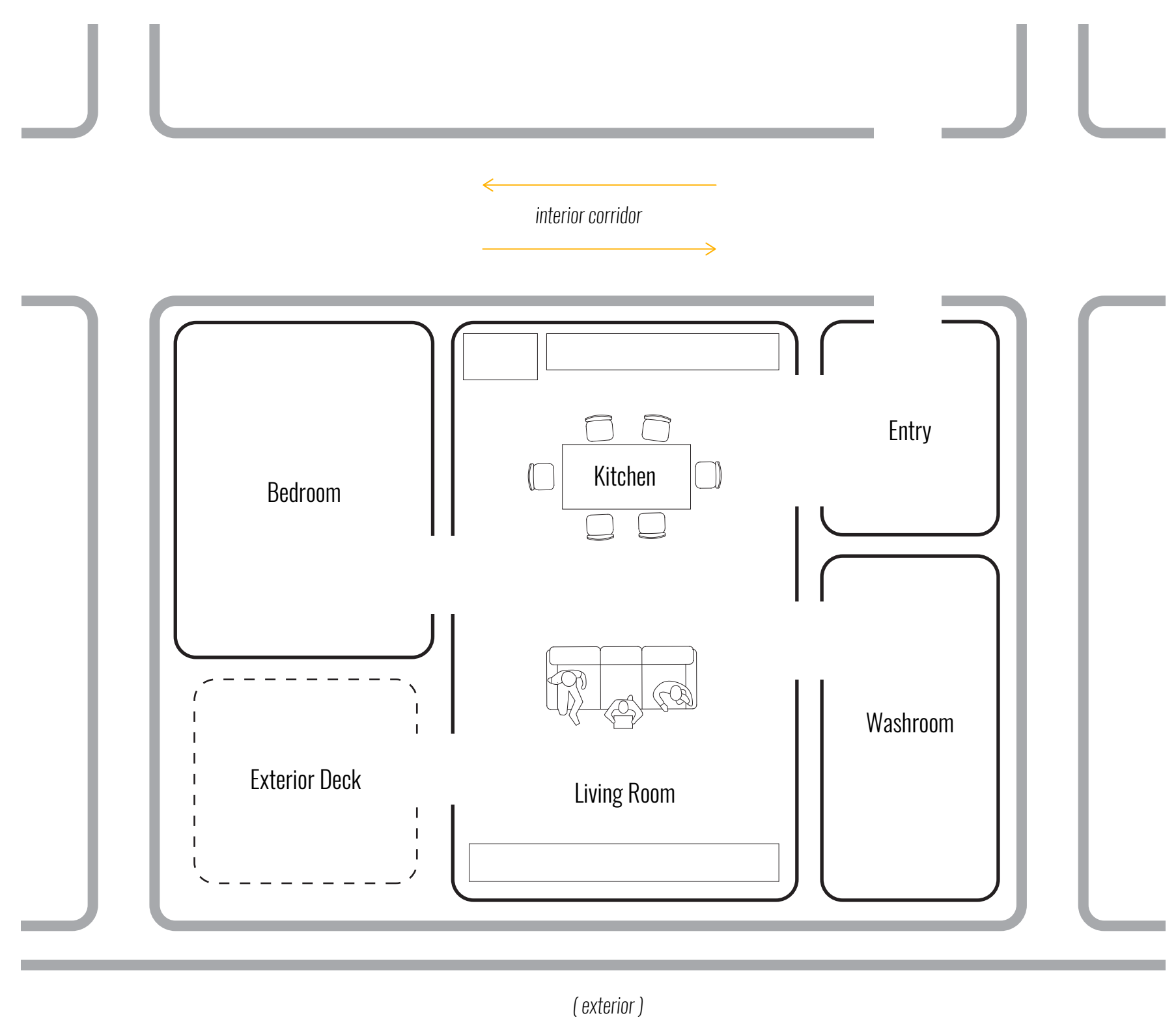
Diagram Legend



## 3C. SUPPORTIVE HOUSING



### PLAN DIAGRAM

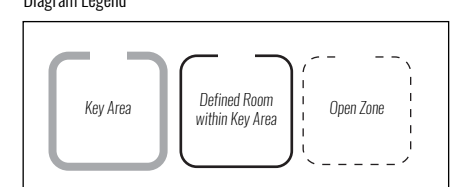


### DWELLING UNITS

The final housing type, the Supportive Housing Dwelling Units, are a one-bedroom apartment. These units will provide residents with even more autonomy, while keeping their connection to the Hub's amenities and community.

Each Dwelling Unit will be comprised of an open concept kitchen and living room, one bedroom, a full washroom, and a personal exterior deck. Within the Supportive Housing wings of the building there will also be shared laundry, and a lounge space.

Diagram Legend



### KEY ADJACENCIES

- + DINING / KITCHEN
- + SKILLS BUILDING / MAKER SPACES
- + WELLNESS CENTRE

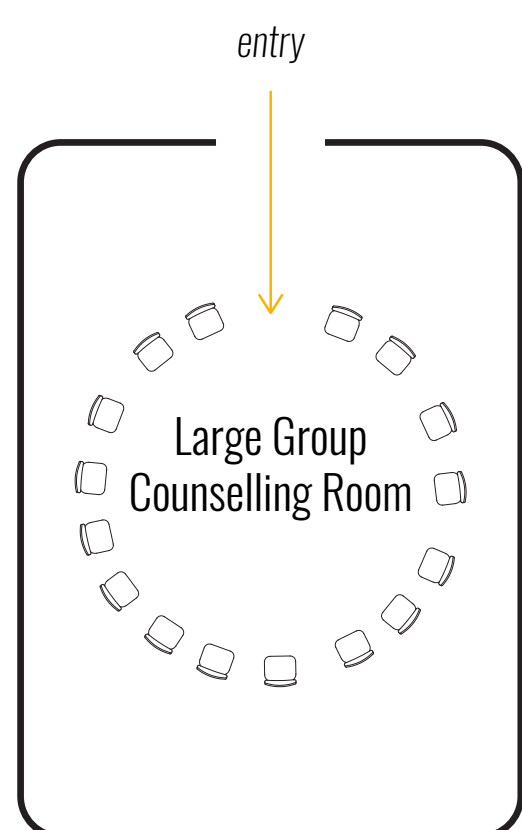
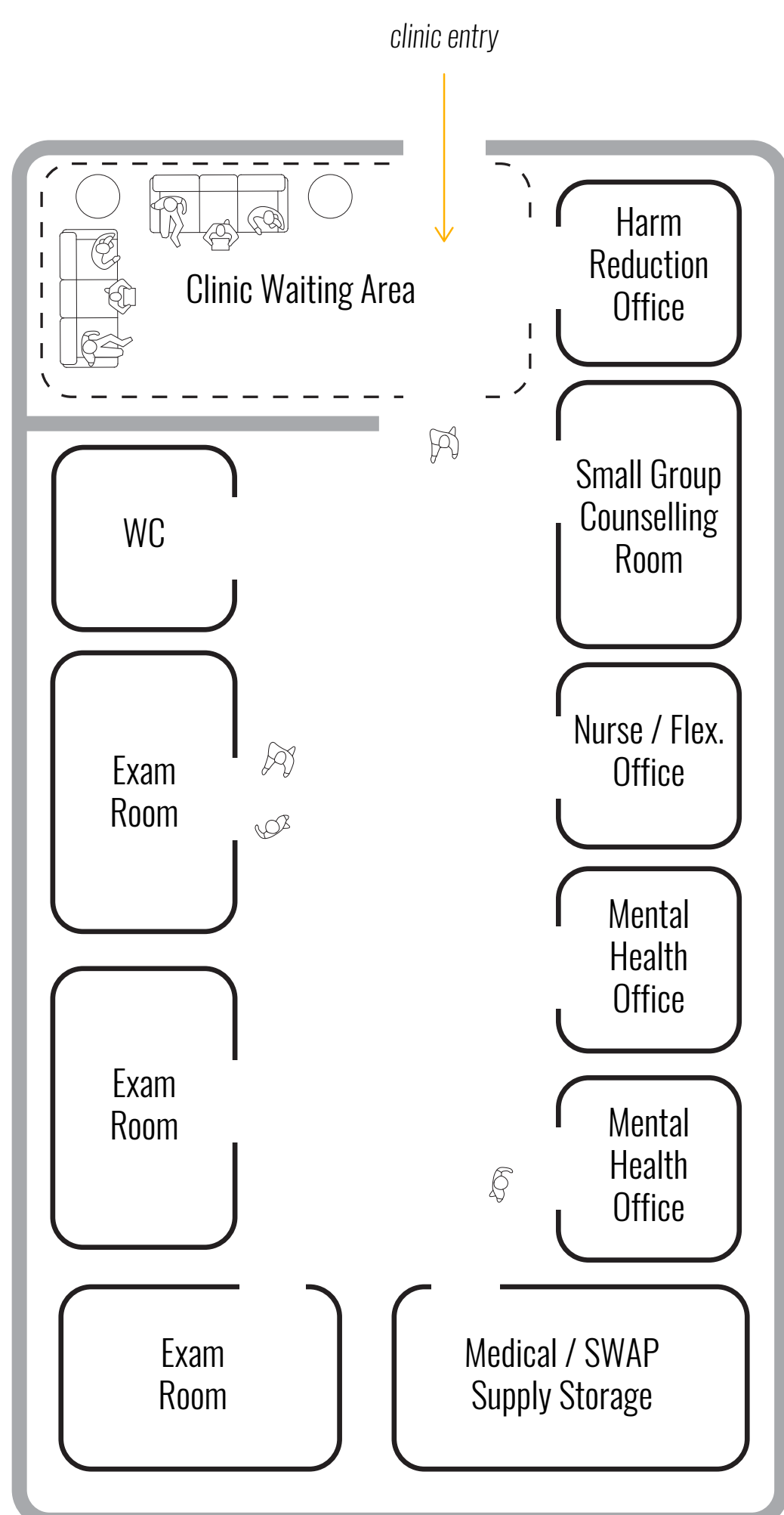


# 4. MEDICAL CLINIC AND COUNSELLING

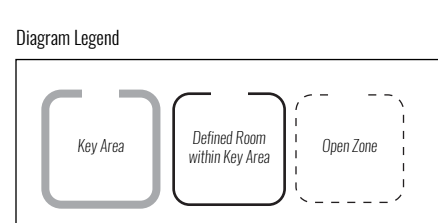


Conceptual Rendering of Group Counselling Space

## PLAN DIAGRAM



Adjacent to Large Group Counselling Room



## CLINIC + COUNSELLING

Approximately 85% of individuals experiencing homelessness suffer from a chronic health condition. NL Health Services, Labrador Grenfell Zone, will support individuals with on-site care as well as connections to off-site services. These will be wrap-around health services that address physical and mental health, and addictions and harm reduction supports.

## DESIGN APPROACH

The clinic will be available for use by residents of the Hub, as well as visitors. It will be located close to the entrance, while remaining discreet in nature. The waiting room will prioritize privacy for the guests of the clinic providing a secure and comfortable space for patients to await services.

The clinic will have the following spaces:

- 3 primary care exam rooms
- 2 mental health offices
- one flex office for visiting providers such as a nurse practitioner and/or other health providers.

Beyond the medical clinic and one-on-one counselling, the Hub will also provide spaces for other varieties of counselling and support. Two additional group counselling rooms will be available - one for small groups, and one for larger groups such as addictions supports.

Harm reduction will be of utmost importance throughout the Hub, and the clinic will also house a Harm Reduction Office as well as SWAP Supplies.

## KEY ADJACENCIES

- + ENTRY / HYGIENE SUITE
- + SHELTER
- + OFFICES



Conceptual Rendering of Mental Health Office



Conceptual Rendering of Medical Exam Room



# 5. WELLNESS CENTRE



Conceptual Rendering of Entry / Lobby Space

## PLAN DIAGRAM

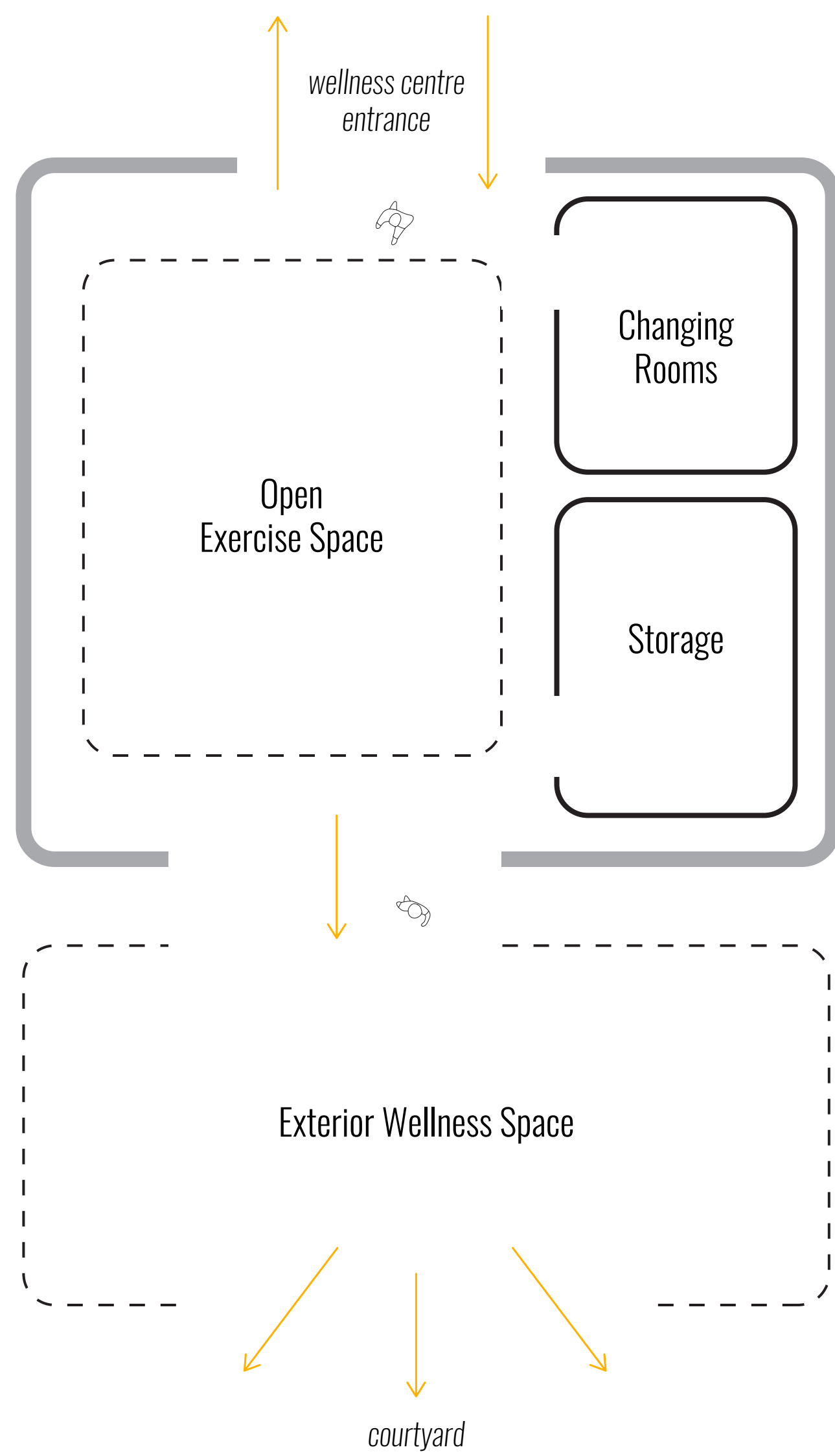
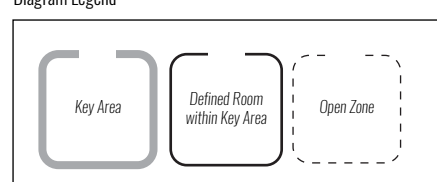


Diagram Legend



## WELLNESS CENTRE

Physical wellness is a vital aspect of overall health, and contributes greatly to the development of a healthy lifestyle. The Hub will provide both indoor and outdoor recreational space dedicated to physical activity, sports, and physical well-being. Exercise is a highly demanded activity as part of a spectrum of wellness that will uplift residents and bring people together.

## DESIGN APPROACH

The Wellness Centre will be a dedicated space for residents to exercise and practice physical wellness.

The space will be flexible in nature to accommodate and provide wellness programs of many types, such as classes, organized group sports and individual exercise. The space will open up onto the courtyard to allow residents and guests to participate in physical activity outdoors in the fresh air and sunshine (when weather allows.)

The Wellness Centre's visual connection to and ability to engage the courtyard space is intended to act as an invitation to the rest of the building, encouraging others to engage in sports and activity, and join in the fun.

## KEY ADJACENCIES

- + ENTRY
- + ALL HOUSING TYPES
- + COURTYARD

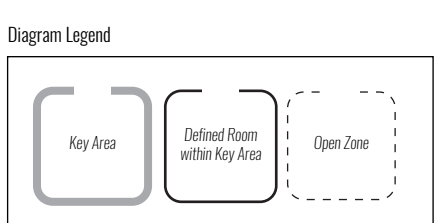
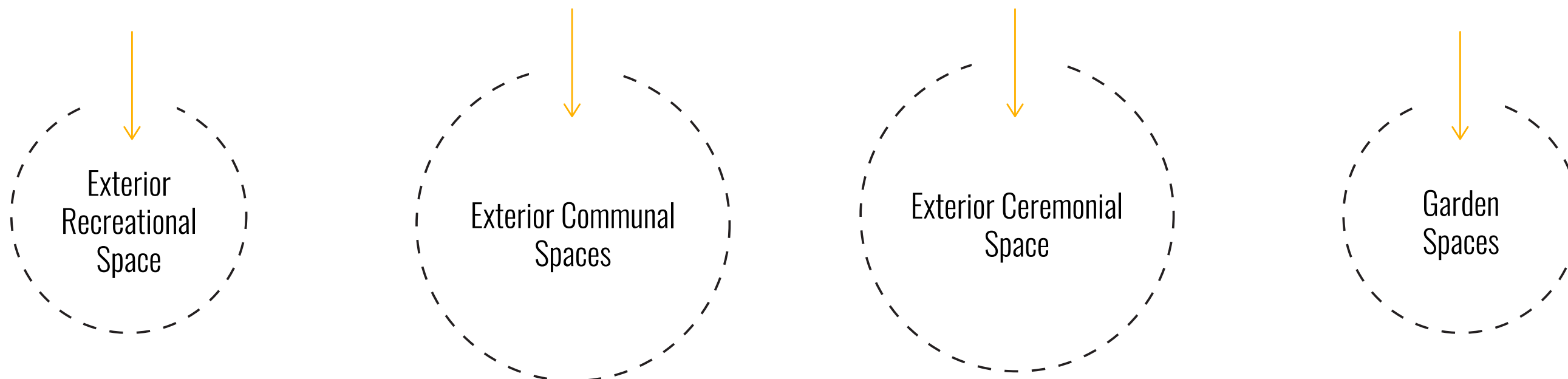
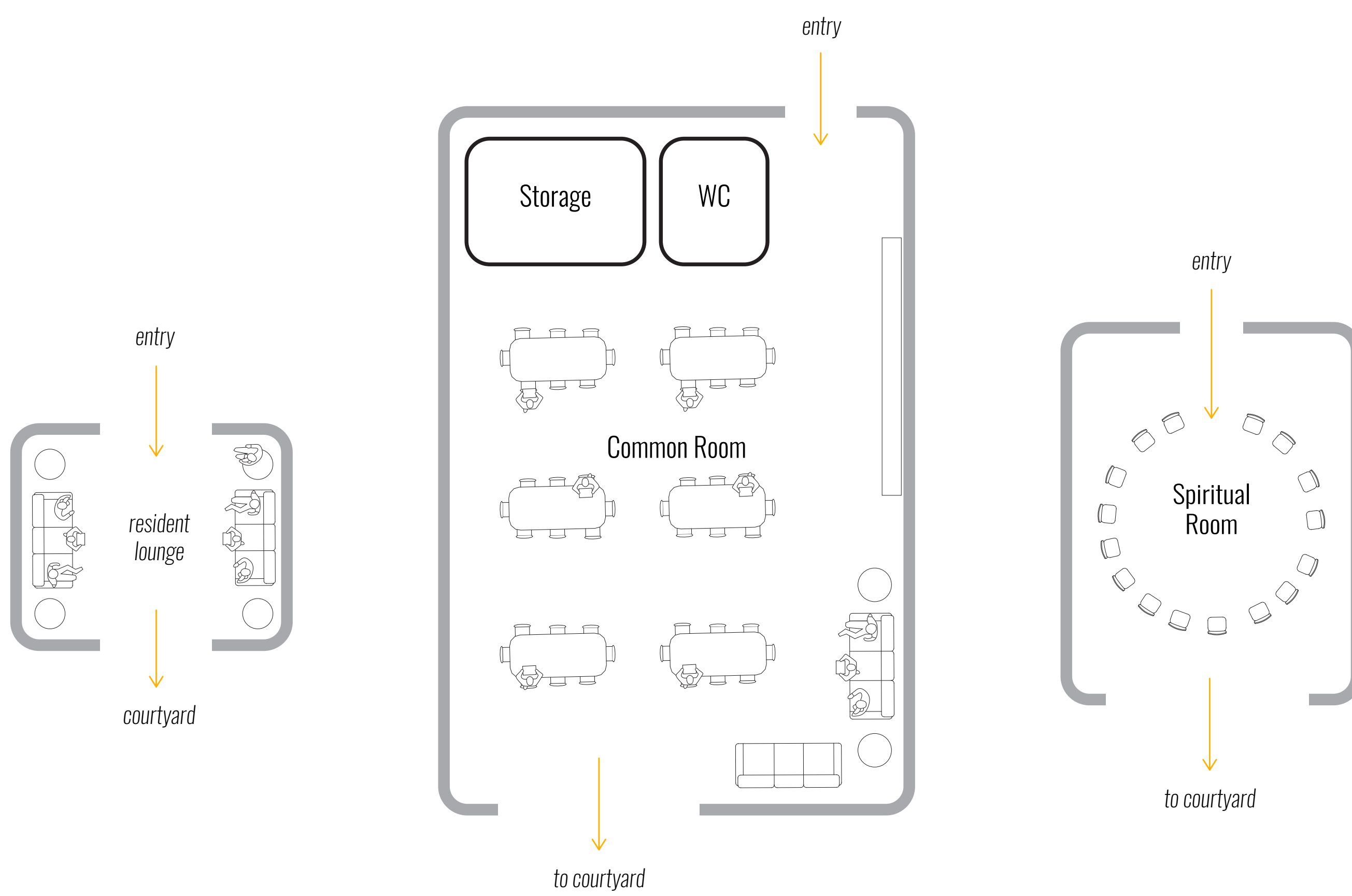


# 6. COMMUNITY + COMMON SPACES



Conceptual Rendering of Common Room

## PLAN DIAGRAM



Conceptual Rendering of Courtyard Space during Summer. Key areas of the Courtyard such as the Community Fire Circle can be maintained and used during Winter Months

## COMMUNITY AND SOCIALIZING

The Hub will encourage residents and guests to engage in building community together through socializing and community-based programming through a variety of communal spaces ranging from resident lounges, to a common room, to spaces dedicated to Indigenous cultural practices. These spaces are intended to foster community and provide a space to celebrate and encourage Indigenous cultural heritage.

## DESIGN APPROACH

Social and Community building space will prioritize connections to the courtyard, creating the ability for all activities to have interior and exterior functions. Connections to the courtyard will also create connections to nature and the other key spaces around the building, inviting residents to join in and participate in socializing and building community.

Indigenous Culture will be centered as a top priority in the Hub's programming and services. A dedicated Spiritual Room will provide space for individuals to gather and engage with vital aspects of their culture, promoting the benefits of spirituality in the process of recovery and purpose building.

Exterior spaces such as a community fire circle will also be cultivated within the courtyard to further engage and connect individuals seeking a greater connection to their culture and community. Gardens will allow residents and guests to participate in learning to cultivate and tend to the natural environment, with a focus on culturally significant plants and medicines.

## KEY ADJACENCIES

- + ALL HOUSING TYPES
- + ENTRY
- + COURTYARD



# 7. MAKER SPACES + SKILLS BUILDING



Conceptual Rendering of Maker Space

## PLAN DIAGRAM

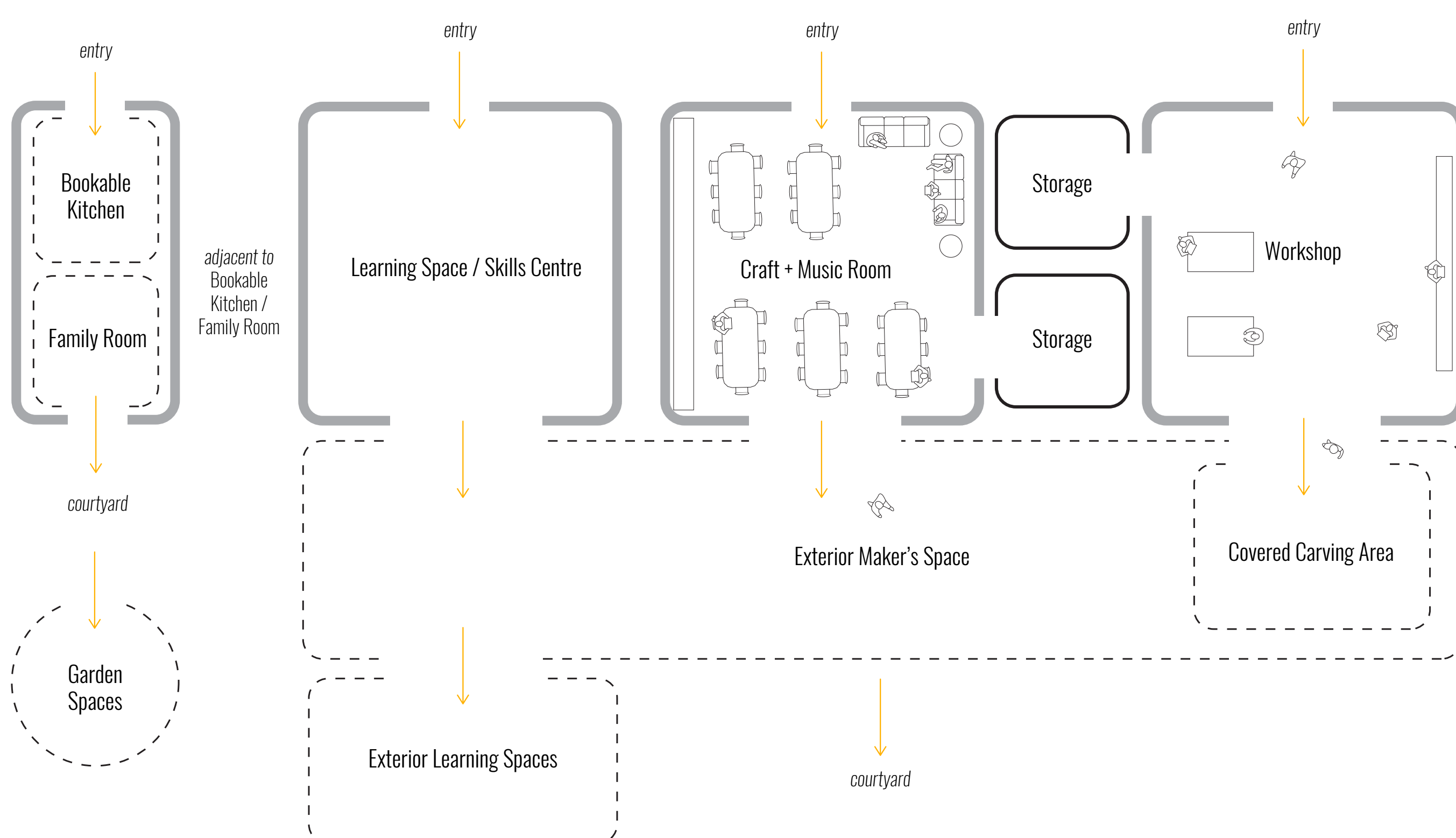
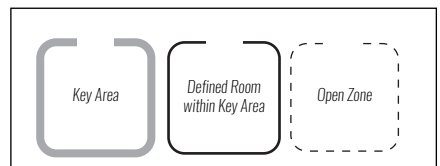


Diagram Legend



## MAKING, BUILDING, LEARNING

Making, building, and learning provide an outlet for individuals to express themselves, process their experiences, as well as offering a meaningful avenue to pass down cultural practices. The Hub will contain several spaces dedicated to creating, and skills building for residents and guests alike providing ample space for residents to create; whether it be sculpture, textile works, music, dancing, and more.

## DESIGN APPROACH

There are four primary aspects of programming included under the Maker Spaces + Skills Building umbrella:

- The Craft + Music Room will provide a space for crafting and music making, both individually and in group settings. Knowledge can be shared by residents and visitors alike on culturally significant crafting practices, music, and dance, increasing cultural connections, self confidence, and inviting active participation in community building
- A Workshop will similarly allow residents to participate in learning and teaching skills such as carving and carpentry, allowing individuals to work hands on and develop skills to support their life, cultural, and employment skills.
- The Learning Space / Skills Centre will provide space for flexible learning and knowledge sharing on any number of topics, acting as an informal classroom for residents to learn, educate themselves, and further develop their life skills. Conversations are on-going with the local College of the North Atlantic to potentially partner with the Hub in developing classes and programming to help support the provision of skills learning and education for residents.
- The Bookable Kitchen can be used to facilitate knowledge sharing on cooking, food preparation, and cultural practices to help build both confidence and life skills in the residents and guests of the Hub. Being beside the family room, these spaces will also support residents spending time with their family and community ties.

These key spaces will also have direct connections to the courtyard, allowing for activities to flow in and out of the interior and exterior creative spaces. Residents will be encouraged to find meaning and purpose in the exciting process of creation, which in turn can connect residents and guests to social enterprise initiatives. These spaces encourage residents to practice creative processes that bring value to their daily lives and build long term skills.

## KEY ADJACENCIES

- + COURTYARD
- + ALL HOUSING TYPES
- + ENTRY