

Centre des  
anciens  
combattants de  
CLARE  
Veterans Centre



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# Part of Tourism Public Spaces Project

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# Main project objective

Modernize the building in a way that activates it as a bustling community hub that will serve all residents and visitors to the Municipality of Clare for years to come. This goal can be achieved by addressing the following three key elements:

- Modernizing the overall look of the building to have a stronger presence on the street and in the community
- Increasing the energy efficiency of the building envelope
- Increasing the overall accessibility and universal design of the building

New proposed façade look



















# New Entry

Create new entry with lots of light (windows), seating and an equitable access for all

- A new larger foyer area was added to the front of the building which serves multiple purposes:
- a waiting area for parents whose children are at dance class on the lower level.
- an extra “over flow” area for large events
- the main entrance is now turned away from the North, providing a windbreak at the entry
- allows for a more welcoming entrance by providing much more glazing and height. This new entry design will now look more like a “community centre”.

## New ramp/stairs entry

The new main entry ramp/stairs will be covered by an overhang. This overhang can be a panelized material as well. Lighting can be integrated into the underside to ensure adequate illumination during evening events.

- The new 5' wide ramp on South West side will lead into new entry (resulting in allowing us to abolish old ramp on North West side)
- New windows are proposed on the front and the addition. The existing windows, if deemed to be in good shape, can remain on the sides and rear of the building.

# ENERGY EFFICIENCY

- The design has the same amount of south facing roof space as the existing building, allowing for maximum solar PV array space.
- 2” rigid insulation boards can cover the entire existing building, and the new cladding can be installed on top. Detailed assemblies will be developed in the next design phase.
- New windows in front will be on west side, which is prone to overheating. There are a number of options to eliminate this:
  - Specifying glass with a coating to reduce the solar heat gain
  - Installing blinds
  - Locating a heat pump/AC head in this new foyer area to ensure overheating is reduced.
  - Specifying some of the windows to be operable to allow for cross ventilation.

# Equality vs Equity

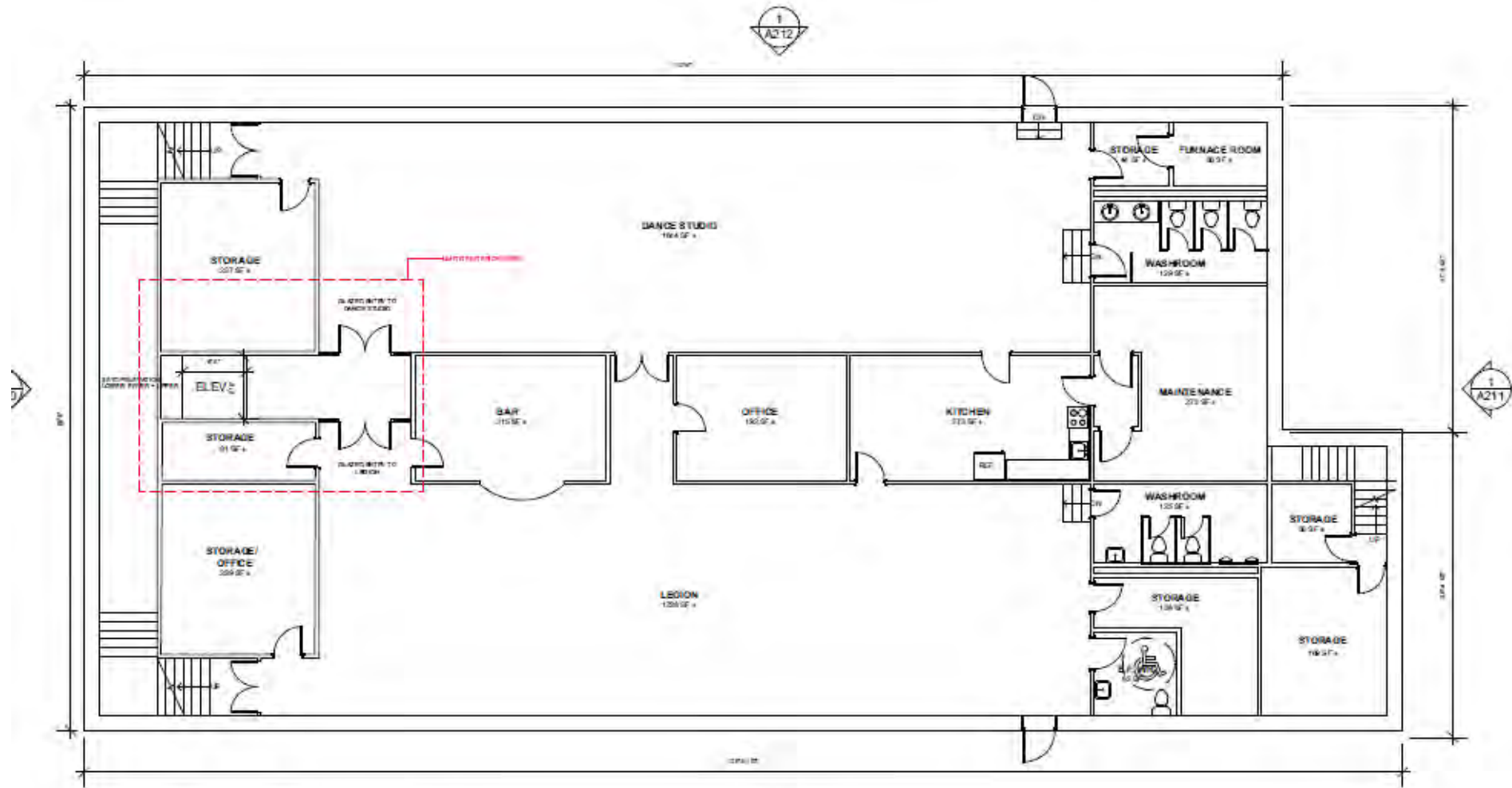
- "**Equality** is about sameness; it focuses on making sure everyone gets the same thing. **Equity** is about fairness; it ensures that each person gets what [the person] needs.

# Accessibility

- Installation of an elevator with access to all 3 levels

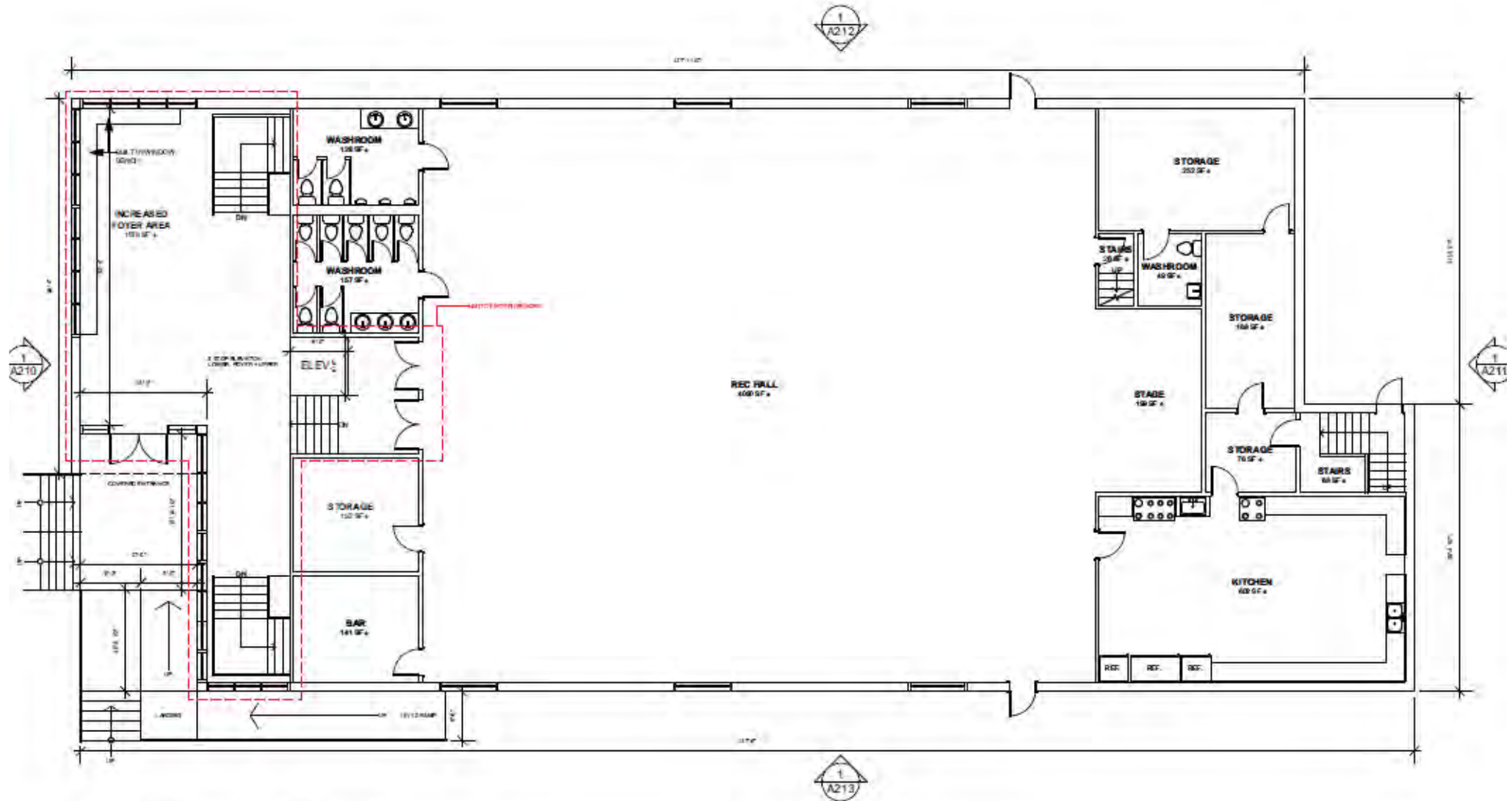






2 **NEW LOWER FLOOR PLAN**  
 Scale: 3/32" = 1'-0"

A213



1 NEW MAIN FLOOR PLAN  
 Scale: 3/32" = 1'-0"

# 3 options

## "Small" option

- 750 lb. capacity LULA elevator. The cab would be 42" x 66". The pit requirements for this are quite minimal, only 4". The price, including shipping to the site, engineering submission, inspection, license, and installation is \$35,529.00 + HST. Whitman offers service contracts province-wide.

## "Medium" option

- 1400 lb. capacity LULA lift with a cab size of 42" x 60". The pit size for this unit similarly is only a few inches. Quote \$85,000 with service contracts across the entire province including Clare.

## "Large" option

- A machine room-less commercial-style elevator with a cab size of 79" x 52".  
Quote \$130,000, (plus additional associated construction to install) with a 4'-0" pit needed to be dug below the lowest level complete with all associated drainage components.

# Recommendation- Large option

- Can accommodate a stretcher.
  - Would allow us to remove North side exterior ramp.
- Ease of carrying equipment/supplies from floor to floor.
  - A standard elevator would allow for heavy/bulky items to be easily transported in the elevator instead of across ramps and stairs. Many instances come to mind- bands with equipment, Veterans Association bar stock, supplies and kitchen stock, caterers with food and supplies, all our Gran Fondo event equipment that has to be moved from the basement, etc...

# Costing

- New façade costing not part of original proposal
  - Rhad can assist later with costing
  - We can modify future funding applications to include new façade costs
- Elevator quotes have been received
- Accessibility Funding program application deadline July 13<sup>th</sup>
  - Max \$100,000 grant available
  - No minimum funding contribution required from Municipality
  - Staff prepared to submit by deadline with council's approval