

Planning Considerations Community Wellbeing Office Building Tyendinaga Mohawk Territory

This document outlines the planning considerations that are to be incorporated into the Community Wellbeing Office Building that will serve the Mohawks of the Bay of Quinte at Tyendinaga Mohawk Territory. In an effort to provide effective and efficient health and social services, this new building is required to address inadequate offices and service space within existing buildings and will accommodate Mohawk Family Services, Home and Community Care, Home Support and Social Assistance. These considerations were garnered through discussions that took place on Thursday, July 24, 2008 based upon the following consultations:

- 9:00 am meeting with department representatives and technical resource persons to discuss space needs, desired adjacencies, public image and internal operations
- 11:00 am meeting with the Director of Finance and Administration to discuss financial and scheduling constraints
- 1:00 pm meeting with the Chief Administrative Officer, the Director of Finance and Administration, the Technical Services Manager and a representative from the civil and structural engineering sub-consultant to discuss master planning issues such as the other facilities that are being planned for the site, vehicle access, parking, storm water management, topography and soils conditions

THE SITE MASTER PLAN

The location for the project is on the south side of York Road in between S Elyle Lane and Sadie's Lane on Tyendinaga Mohawk Territory. The topography of the site is relatively flat and the area consists primarily of agricultural fields with a small treed/brush section along the eastern edge of the parcel.

Construction has commenced on a Police Services Building that will be located near to the centre and along the north edge of the property. A new Administration Building is also in the planning stages and will be located east of the Police Services Building close to the eastern edge of the identified parcel of land.

The area to the south of the new Administration Building has been set aside for the Community Wellbeing Office Building and it has been discussed that the three (3) new structures would form somewhat of a campus. As such, the north elevation of the facility will have a direct relation to the new Administration Building and the south elevation will be able to take advantage of the more naturalized and treed area to the south. It is anticipated that the south face will provide for quieter and more contemplative uses and a strong and direct relationship to the outdoors can be achieved through the incorporation of an appropriate landscaping plan. The west elevation will face the Police Services Building and will contribute to the campus quality that is being envisioned for the three (3) separate structures.

VEHICLE ACCESS AND PARKING

It was discussed that the main access roadway will be positioned at a radial position off of the significant curve that occurs in York Road along the north edge of the property. This will best facilitate the viewing of oncoming traffic in both direction and represents optimal ingress and egress for the site. As such, visitors, users and staff will be approaching the Community Wellbeing Office Building heading in a southeast direction.

Since the new Administration Building is located along at the northeast corner of the site, it is proposed that a more centralized and shared parking lot will be constructed that will be designed in an efficient and straightforward manner to facilitate both visitor orientation as well as seasonal maintenance that includes snow removal.

It is also desired to have parking lots designed so that visitors and users have direct access to main entrances. The portions of the parking lots designated for staff use are to be located closer to the controlled staff entrances that are to be incorporated into the floor plans.

STORM WATER MANAGEMENT

As previously mentioned, the site is relatively flat. A small drainage ditch runs through the parcel and drains in a northeast direction.

Given the height of the water table, the flatness of the site and the relatively shallow groundcover that exists over bedrock, special attention will be required to accommodate storm water management. During preliminary discussions, a desire was expressed to construct the required ponds as positive landscape features that would:

- accommodate required retention volumes
- reinstate drought resistant, self seeding and indigenous plant species which would then contribute to the overall interpretation of the site
- lend themselves to the overall campus quality of the site either through the initial construction or as part of a long term landscape plan

INTERNAL LOCATION OF SERVICE SUITES AND AMENITIES

As stated, the public parking areas will be on the north and west sides of the Community Wellbeing Office Building and the south side will be best suited for quiet and discreet uses.

Mohawk Family Services – Given the confidentiality and acoustic control that is required, it is proposed to locate the Mohawk Family Services suite on the southeast side of the facility. Counseling areas and offices will take advantage of views to the naturalized landscape areas to south and may open directly to exterior patios and defined areas when desired.

Home and Community Care – It is proposed to locate Home and Community Care on the southwest side of the facility. Consideration will be given to locating the medical exam rooms as close as possible to the greeting area to facilitate those that are waiting for appointments. One (1) of two (2) staff entrances will be provided on the west side to allow for direct access to designated staff parking areas.

Home Support – It is proposed to locate Home Support on the northeast side of the facility. A service area will be provided in association with the garage and storage area that will be designed to facilitate the transfer of maintenance equipment, beds, wheelchairs, donated goods, etc. One (1) of two (2) staff entrances will be provided on the north side to allow for direct access to designated staff parking areas.

Social Assistance - It is proposed that Social Assistance will be located on the north side of the facility to allow for convenient access by the membership. The design will include a second means of egress exclusively for staff to be utilized at their discretion.

Amenities – Amenities such as the teaching lodge, greeting space, main conference room and children’s play room will be located on the northwest side of the facility. As these areas will be in full view to visitors and users approaching the facility from the access road, they will comprise the ‘front door’ of the Community Wellbeing Office Building. Consideration will be given in the design to facilitate the ‘after hours’ use of these facilities.

Other Considerations – In developing the floor plans, every effort will be made so that all offices and amenity spaces will have windows. Rooms not requiring natural light such as storage rooms, files, etc., will be located to the interior of the facility.

NEXT STEPS

Based upon the functional program that has been posted on the dedicated website and the planning considerations contained within this document, Two Row Architect will commence with the design of a facility that takes into consideration:

- the requirements of the functional program
- building function and expansion potential
- appropriate aesthetic and cultural aspects
- life safety and environmental impact
- integration into the overall character of the community, the community plan and adjacent buildings