



FCMHS

Frontenac Community Mental Health Services

FACILITY DESCRIPTION

**New Housing Development for Frontenac Community Mental Health Services
31 Lyons Street
Kingston, Ontario**

Frontenac Community Mental Health Services is constructing a multi-unit housing complex on Lyons Street in Kingston, Ontario. The development will consist of 43 suites with 2 bachelor units, 36 single bedroom units and 5 two bedroom units for a total of 48 beds. Each unit is designed with a full kitchen and each bedroom has an ensuite bathroom with bathtub/shower.

This is an affordable housing project with 10 beds dedicated to people who have a mental illness and a developmental disability and two beds will be allocated to victims of sexual abuse. The other 36 beds will be enjoyed by people who require safe, secure and low cost housing. Rent supplements will be available to tenants who are unable to meet the lower-than-market rent cost of the unit.

The project has taken over two years to plan with three different sources of funding from municipal, provincial and federal sources. The first two sets of funds totalled 27 suites at \$70,000 per unit. The last set of financing provided an additional 16 suites at 121,000 per unit. FCMHS has taken on a mortgage of 2.9 million dollars to provide the required financing of the project. There is no ongoing governmental assistance to cover the operating costs of the project. Energy saving options are being incorporated into the current development with plans for future opportunities as financing opportunities permit.

FCMHS provides provincial and national leadership on the attributes of the provision of safe affordable housing with supports as required by the tenants. In the continuation of this strength, this housing project will focus on the tenant's individual strengths and the provision of the required supports as required. Other partners who are involved in the support element of the project include Ongwanada and Community Living Kingston.

Construction of the road has begun and it is hoped that the project will be substantially completed by March 31, 2010.

Facility Description

The site is located on the east side of the Lyons Street road allowance between Elliott Street and Kirkpatrick Street. Lyons Street is currently not a through street from Elliott to Kirkpatrick, a length of roadway approximately 100 m long will be constructed to link the existing north and south ends of Lyons Street. The construction of this municipal roadway is being carried out by Frontenac Community Mental Health Services with technical oversight and financial support from the City of Kingston. The road construction will include the extension of all services (sanitary, storm, water, hydro, natural gas, telephone, cable) in order to provide connections to the building site. The roadway will have a sidewalk and streetlighting to match the existing portions of Lyons Street. The road design includes some traffic calming features to reduce the volume and speed of traffic that may use this residential stretch of road. These features include: a narrowing of the new roadway; a narrowing of the existing curbs at Elliot Street and Kirkpatrick Street; speed humps; and, trees on the west side adjacent to the Queen Elizabeth Collegiate & Vocational Institute.

The building site will provide for surface parking, bicycle storage, a play area and a landscaped exterior patio. The size of the site will permit the construction of future phases of additional residence buildings. A tree preservation plan has been established to identify the existing trees on the site that should be protected during construction. A 1.8 m

wooden fence will be constructed on the east side of the property to provide separation between the site and the adjacent commercial properties which front on Division Street. The site will also have a geothermal field consisting of 15 drilled holes of approximately 300 feet deep. These will provide tempered water to the building which will then be further heated in the winter to provide building heat and cooled in the summer to provide air conditioning to the facility.

The building is approximately 3,100 square metres and four storeys in height. The construction is a slab on grade with no basement. The foundation system is a poured concrete wall bearing on the rock below grade. The structure above grade will consist of a combination of hot rolled steel and a light steel framing system for the walls, floors and roof. The light steel framing will permit the construction to continue through the winter months. These wall and floor panels are precut and assembled into panels in a shop and transported to the site for installation. The wall panels arrive with exterior sheathing already installed thereby closing in the building quickly. This type of construction also permits the work to be carried out with very little waste from material being cut on site.

The exterior finishes for the building will consist of a combination of masonry on the walls of the ground floor and stucco on the three upper floors. Windows will be thermally broken, double glazed vinyl windows. The walls will be insulated to an R-20 level while the built up roof system will incorporate an R-40 insulation level.

The building is equipped with 2 hydraulic passenger elevators. The ground floor will have: dwelling units; a common room, with washroom, for use by the residents for large gatherings; an office area; a laundry room with multiple washing machines and dryers; and, service spaces for mechanical, elevator and electrical equipment.

The building incorporates barrier free design from the designated parking spaces to all suites being available with fully accessible washrooms.

The building will be fully sprinklered and will have fire hose cabinets and extinguishers distributed throughout all floor levels. A fire alarm system will also be installed.

The mechanical system will permit individual suite temperature control with each having its own hybrid heat pump unit which will tie into the geothermal system to provide both heating and cooling. The mechanical system will also include an energy recovery system built into the ventilation system to capture the energy from air being exhausted from the building. The combination of the mechanical systems and the building envelope design will result in a building that will have an energy consumption approximately 75% of that of a conventional building.

If the construction budget permits, the building will also incorporate solar panels on the south elevation to supplement the domestic hot water system. The structure is also being designed to accommodate future photovoltaic panels mounted on the roof. These panels would be used to convert solar energy into electricity which would be sold back into the hydro distribution grid.

The Consultants on this project are:

ARCHITECT

Colbourne & Kembel, Architects Inc. -- Heather Clark Kembel, OAA, MRAIC, LEED® AP

STRUCTURAL

Roney Engineering Limited
Consulting Structural Engineers

CIVIL ENGINEER

Josselyn Engineering Inc.

LANDSCAPE:

The Scott Wentworth Landscape Group

MECHANICAL -- PLUMBING

Atira Engineering

MECHANICAL – HVAC

Ameresco Canada Inc.

ELECTRICAL

Atira Engineering

GEOTECHNICAL

DBA Engineering Ltd.

Construction is being carried out by Ameresco Canada Inc.

For further information contact

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