



**SUBJECT PROPERTY**



DISCLAIMER: This map is based on current information at the date of production.

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CITY OF ST. JOHN'S





Location of 716 Water Street, view showing existing building and site context

## Project Description

First Light is a registered non-profit organization that serves the urban Indigenous and non-Indigenous community alike by providing programs and services rooted in the revitalization, strengthening and celebration of Indigenous cultures and languages in the spirit of trust, respect, and friendship.

First Light currently owns and operates out of several properties across the city of St. John's, and is looking to reorganize their operational programming across these locations in order to better serve their community. As a part of this transition First Light is looking to renovate The Shanawdithit Shelter, located at 716 Water Street, in order to better accommodate their social support housing programming.

## Existing Building

The existing facility at 716 Water Street (shown above) consists of 2 distinct structures connected via a small link. The original structure closest to and facing Water Street is a collection of public programming spaces for First Light as well as their offices/ meeting spaces. This portion of the current structure is a 2 storey wood framed building with full basement. Public programming is located in the basement and main level with more private office spaces on the second level. The newer Annex to the rear of the original building consists of a mix of emergency shelter / transitional housing rooms of various sizes with associated support spaces, (kitchen, laundry, eating area, etc.).

As it stands, the building is dated, largely inaccessible, and does not use its space economically. Beyond the layout of the interior of the building, the site design and parking lot are inadequate for First Light's needs.



Street-Facing Facade of 716 Water Street showing lacking parking, inaccessible entry

## Adaptive Re-use

This Conceptual Design for the Renovation of 716 Water Street aims to:

- Accommodate First Light's programmatic requirements in a welcoming, comfortable, and safe environment
- Create inviting community spaces for the building's residents
- Increase access to outdoor spaces for residents
- Update the dated street-facing facade
- Provide dignified living spaces within which the residents of the building can feel safe and at home



# Site Plan Diagram

This site plan diagram shows the proposed concept design for the First Light renovation of 716 Water Street.

This Concept Design Includes:

- Updated exterior cladding and welcoming facade
- An accessible Principal Entrance
- An updated Community Space with Kitchen, Living Room, and large Exterior Deck
- 8 x 1 Bedroom Units @ 515 ft<sup>2</sup>
- 1 x 1 Bedroom Unit @ 566 ft<sup>2</sup>
- 1 x 1 Bedroom Unit @ 578ft<sup>2</sup>
- All units capable of meeting Accessibility Requirements
- Private Exterior Outdoor Space off of all units
- Basement storage
- Updated Garage



## LEGEND

1. 716 Water Street
2. New Accessible Principal Entrance
3. New Elevator and Fire Stair
4. Admin. Entrance
5. Redesigned Parking Lot (15 spaces)
6. New Garage for Site Maintenance and Snow Removal, with additional Community Space within
7. New Exterior Community Space



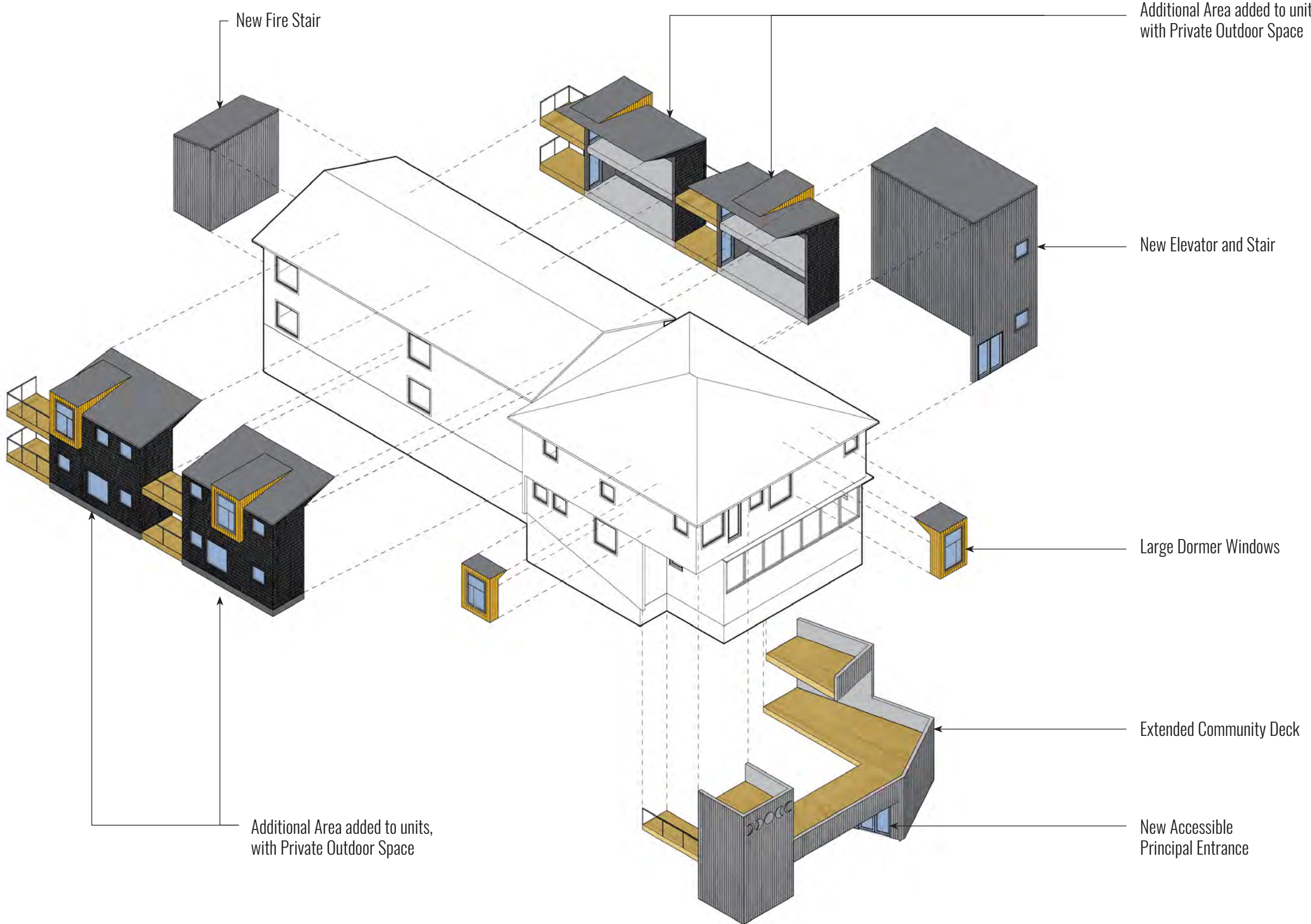
# Massing Diagram

This diagram shows a simple massing diagram of the renovation to the existing building.

The Existing Building is shown in white, with the additions Indicated in colour.

This diagram shows:

- The additional living space added to each unit
- Private Outdoor Space for each unit
- An updated facade with extension of existing community deck
- Large dormer windows in each of the second floor units
- A new elevator and two new fire stairs



Additional Area added to units, with Private Outdoor Space

New Elevator and Stair

Large Dormer Windows

Extended Community Deck

New Accessible Principal Entrance

Additional Area added to units, with Private Outdoor Space



Revised Design









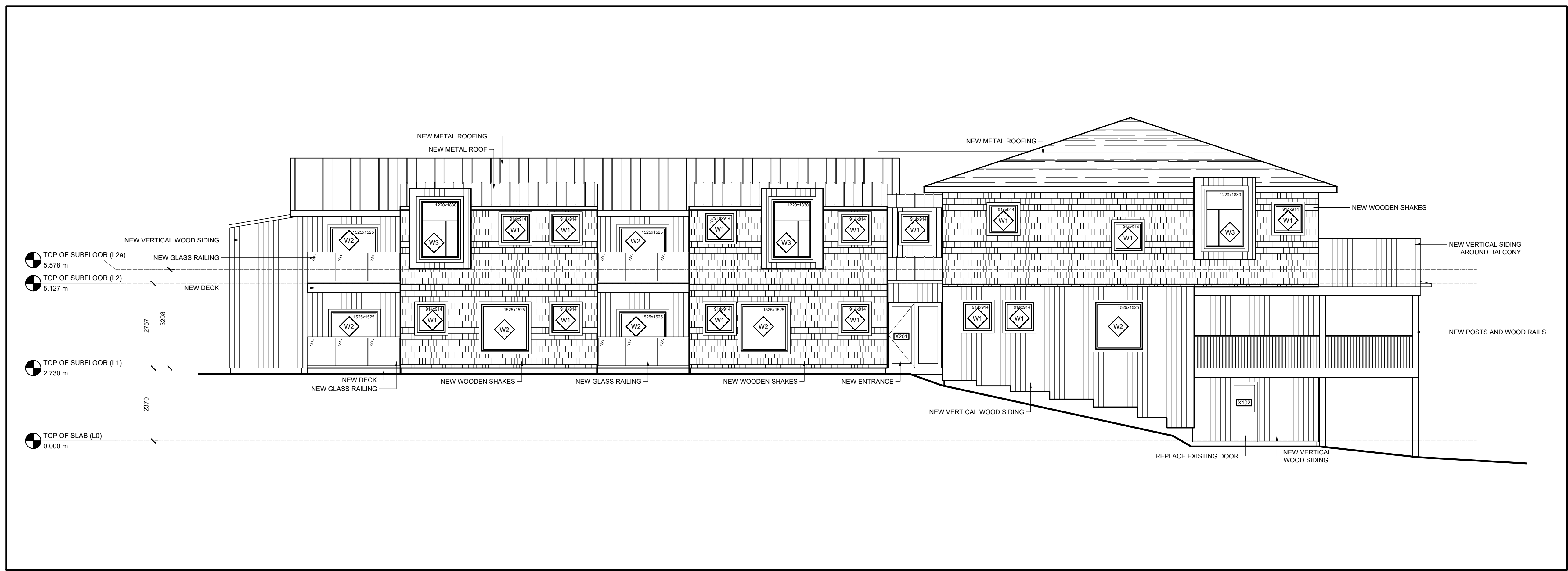


*Concept design for the First Light renovation of 716 Water Street, view from back of property*

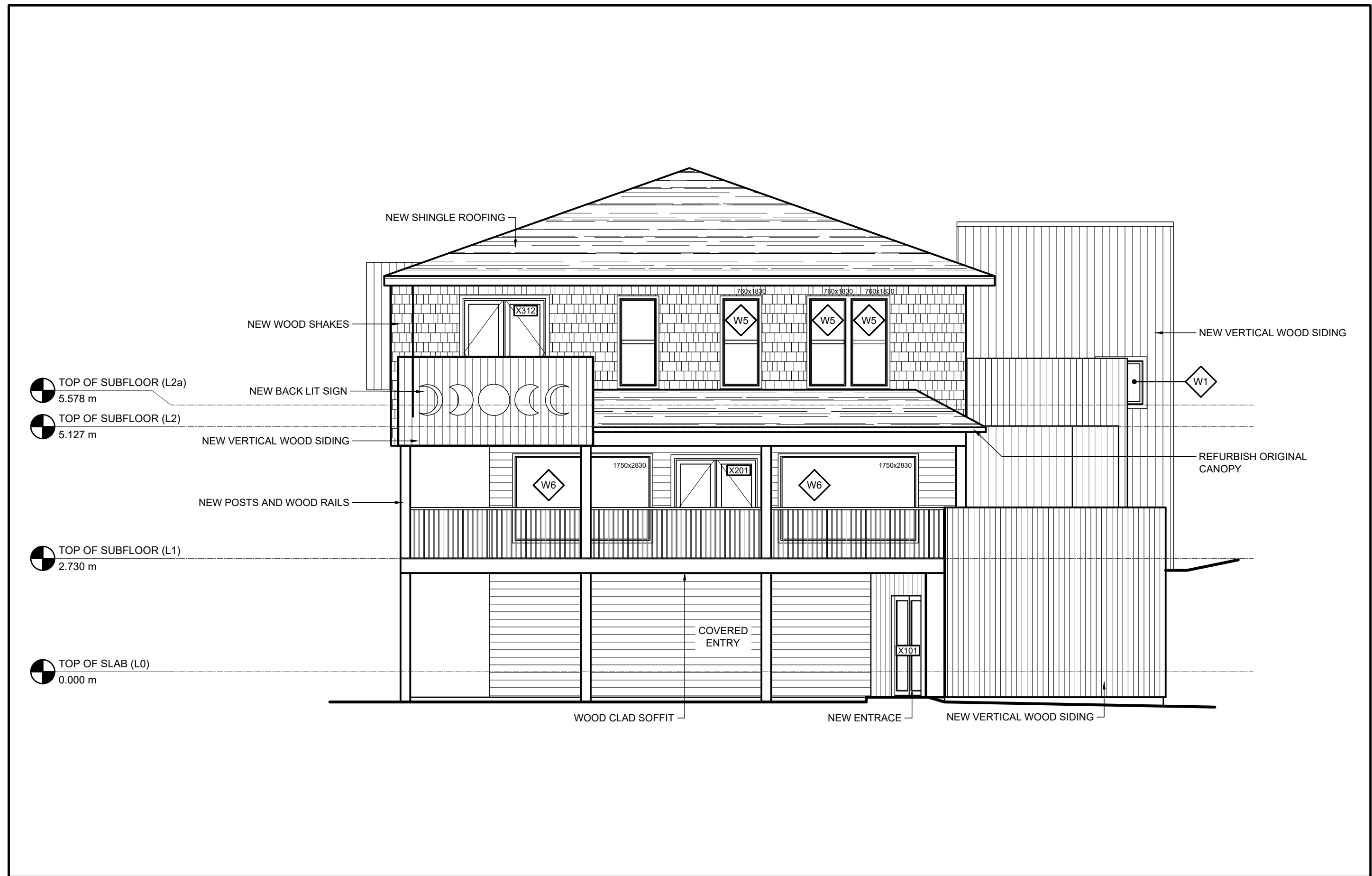
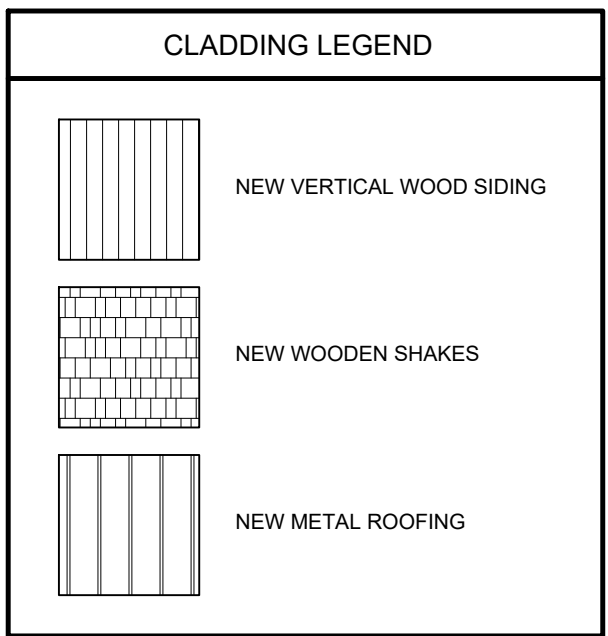


**NOTES**

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2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS OTHERWISE NOTED.
4. CONFIRM CONDITIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.
5. ENSURE ALL PERMITS AND APPROVALS ARE IN PLACE BEFORE COMMENCING WORK.
6. LOCATE ALL BURIED SERVICES PRIOR TO COMMENCING EXCAVATION WORK.
7. TOPSOIL AND SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
8. WHERE POSSIBLE, RETAIN EXISTING VEGETATION.



**2 SOUTH PROPOSED ELEVATION**  
SCALE: 1:75



**1 EAST PROPOSED ELEVATION**  
SCALE: 1:75

STAMP	NORTH REF.
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No.	By	DESCRIPTION	Date
2	CW	ISSUED FOR DEV. PERMIT	2022-07-19
1	KF	ISSUED FOR COORDINATION	2022-04-22

**REVISIONS**

**WOODFORD**  
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CLIENT  
**FIRST LIGHT**

PROJECT  
**716 WATER STREET RENOVATION**

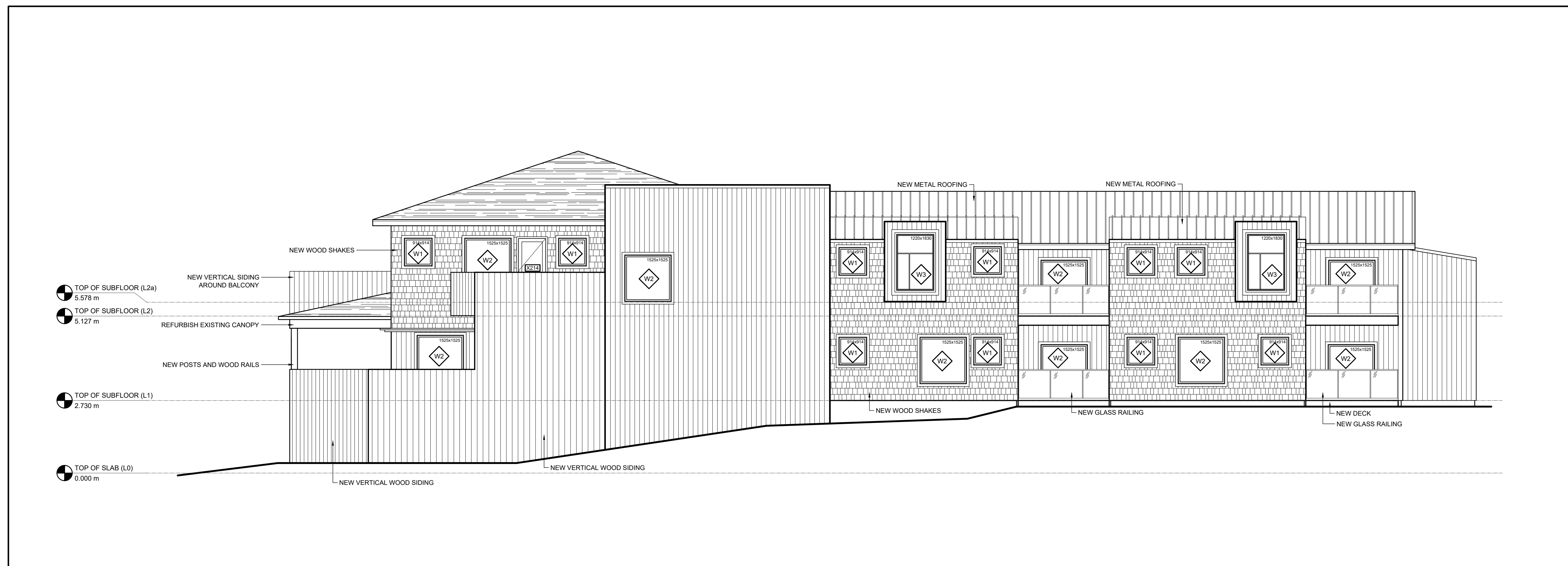
DRAWING  
**PROPOSED ELEVATIONS**

DESIGNED CW	DRAWN KF	SCALE
APPROVED CW	DATE 2022-04-20	SHEET
PROJECT NO. 2020-010		A301

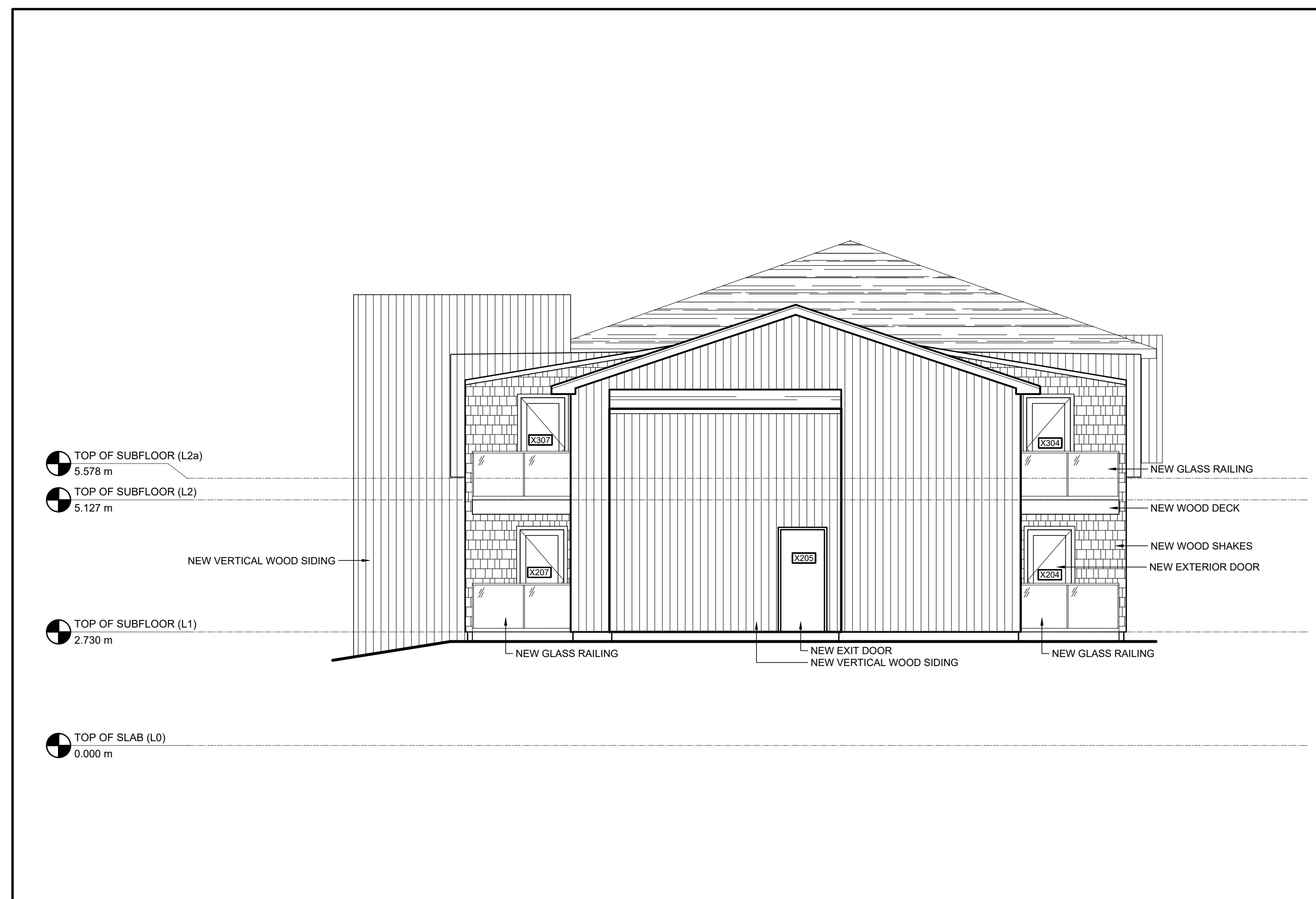
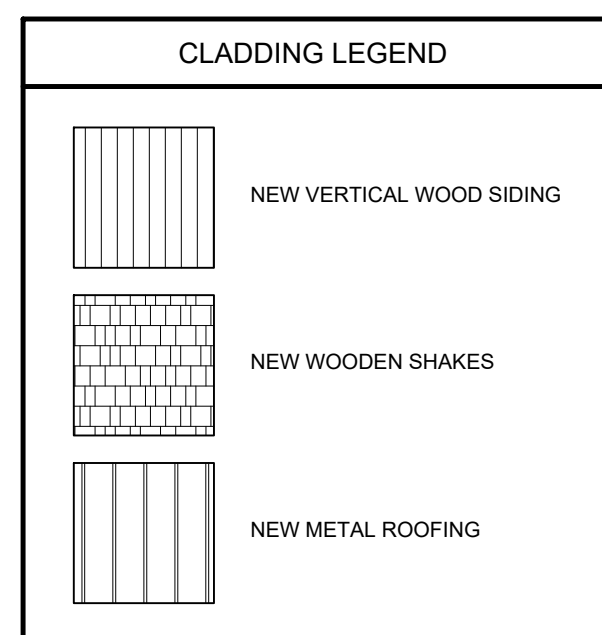


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2 NORTH PROPOSED ELEVATION  
SCALE: 1:75



1 WEST PROPOSED ELEVATION  
SCALE: 1:75

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CLIENT  
**FIRST LIGHT**

PROJECT  
**716 WATER STREET RENOVATION**

DRAWING  
**PROPOSED ELEVATIONS**

DESIGNED CW	DRAWN KF	SCALE
APPROVED CW	DATE 2022-04-20	SHEET
PROJECT NO. 2020-010		A302