

WOODSTOCK CIVIC SQUARE &

CITY HALL EXPANSION

Council Presentation - April 2025



WOODSTOCK CIVIC SQUARE





Dundas St.

Finkle St.

Woodstock Museum

City Hall

Market Centre

Simcoe St.

- A COVERED STAGE
- B SPACE FOR TEMPORARY FOOD SERVICES
- C BATHROOMS (2), STORAGE AND UTILITY BUILDING
- D ICE TRAIL REFRIGERATION EQUIPMENT (OPEN TOP)
- E ZAMBONI STORAGE
- F ICE RINK/CONCRETE WALKING PATH
- G WATER JETS
- H INTEGRATED PLANTER WITH SEATING AND WOODEN PERGOLA
- I HERITAGE FOUNTAIN AND CENTRE OF WOODSTOCK MEMORIAL
- J SCULPTURAL PLAY FEATURE
- K CONTEMPLATION AREA (POTENTIAL EXPANSION OF MUSEUM SQUARE)
- L MARKET STREET WITH POWER AND WATER BOLLARDS FOR EVENTS AND OVERHEAD STRING LIGHTS
- M REBUILD STEPS TO FACE MARKET STREET
- N OUTDOOR WORK STATIONS
- O TEMPORARY AND ACCESSIBLE PARKING FOR CITY HALL
- P INTEGRATED PLANTER WITH SEATING
- Q BENCH SEATING
- R CLUSTER SEATING WITH TABLE
- S BIORETENTION GARDEN
- T POTENTIAL PUBLIC ART LOCATION
- U BIKE LANES

Cultural Node Activity Transect



Art Walk

Market Street



Memorial Walk

Contemplative Area



OCTOBER 2022



SITE ELEMENTS

- A** STREET TREES IN SOIL CELLS
- B** STREET TREES IN PLANTERS
- C** EXISTING TREE TO REMAIN
- D** HERITAGE FOUNTAIN AND CENTRE OF WOODSTOCK MEMORIAL
- E** PLAZA SIGN
- F** CURVED BENCHES AND TABLES
- G** COMMUNAL TABLES
- H** CUSTOM DOUBLE SIDED BENCHES
- I** PERGOLA
- J** WATER FEATURE PLAY
- K** FLEXIBLE OPEN SPACE PLAZA (WINTER RINK)
- L** FEATURE FRAMES (LIGHTING)
- M** STAGE WITH ACCESSIBLE RAMP
- N** ACCESSIBLE PARKING (4 SPOTS)
- O** STREET PARKING
- P** BUS STOP
- Q** LARGE PLANTERS (TREES)
- R** FLEXIBLE TABLES AND CHAIRS
- S** ROLLED CURB WITH IMPRINTED AND COLOURED ASPHALT ROADWAY
- T** REMOVABLE BOLLARDS
- U** MEMORIAL WALKWAY (INTERPRETIVE SIGNAGE)
- V** SHRUB BEDS
- W** UPDATED STREETScape (REMOVED PARKING)
- X** BIKE RACKS AND MOVEABLE PLANTERS
- Y** CATENARY LIGHTING
- Z** THEATRE SIGNAGE
- AA** EXISTING GENERATOR
- AB** FLAGS

REVISED CONCEPT: WOODSTOCK CIVIC SQUARE

MUSEUM SQUARE ZONES

- WATER PLAY PLAZA**
 - » children water jet play
 - » playful bench swings and seating
 - » heritage and interpretive signage
 - » Civic Square signage

- ACTIVITY ZONE**
 - » Woodstock main gathering area
 - » winter skating rink
 - » stage and performance area
 - » access to City hall

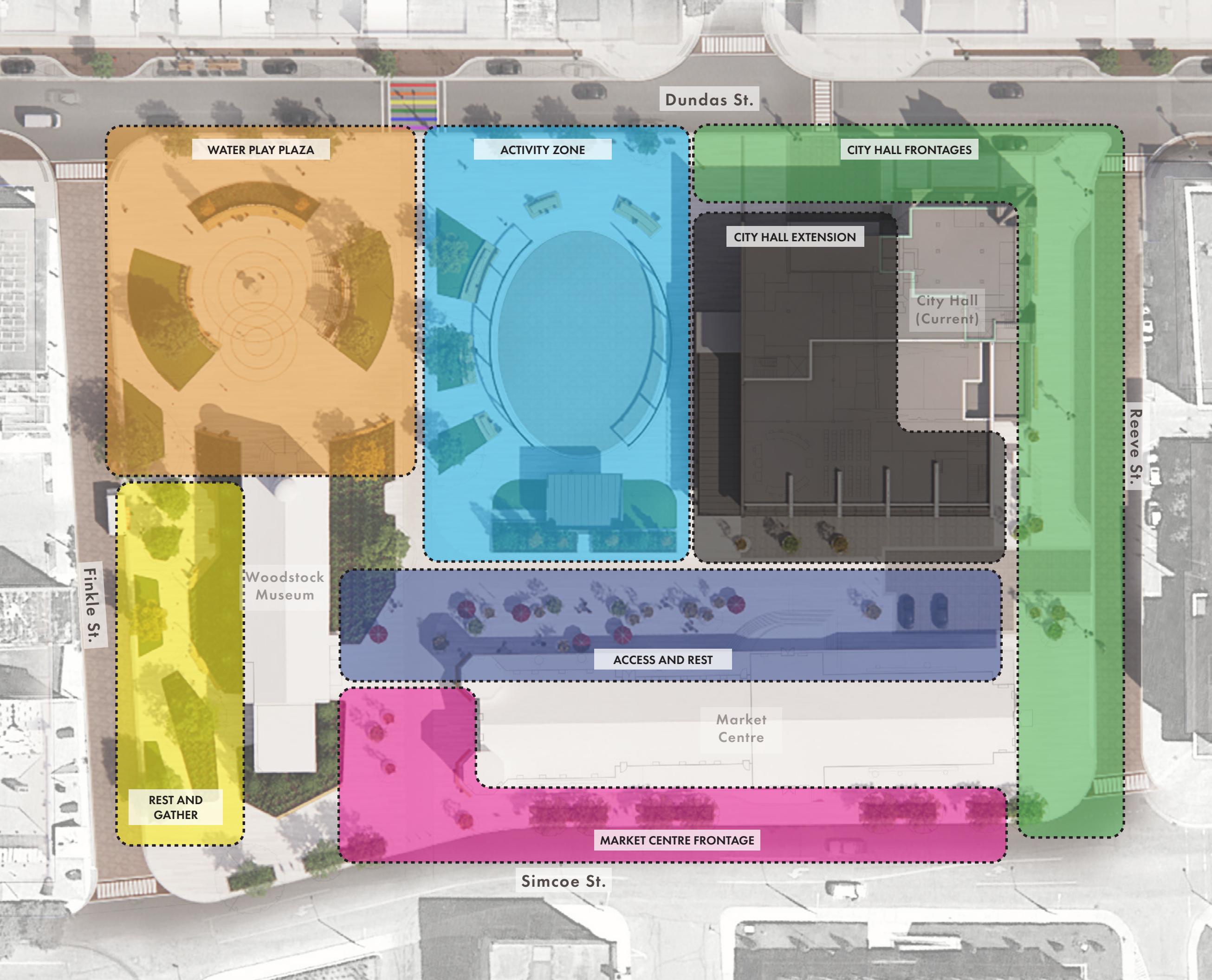
- CITY HALL EXTENSION**
 - » extension to City Hall to expand offices and future needs
 - » provides public washrooms and storage space
 - » provides new main entrance to City Hall and connections to Downtown Woodstock
 - » refer to Architectural package

- CITY HALL FRONTAGES**
 - » relocated bus stop
 - » addition of on street parking in strategic areas
 - » update to Reeve St. to include rolled curbs and impressed and coloured asphalt
 - » clean and accessible extension of the Square with clear connection to rest of Downtown

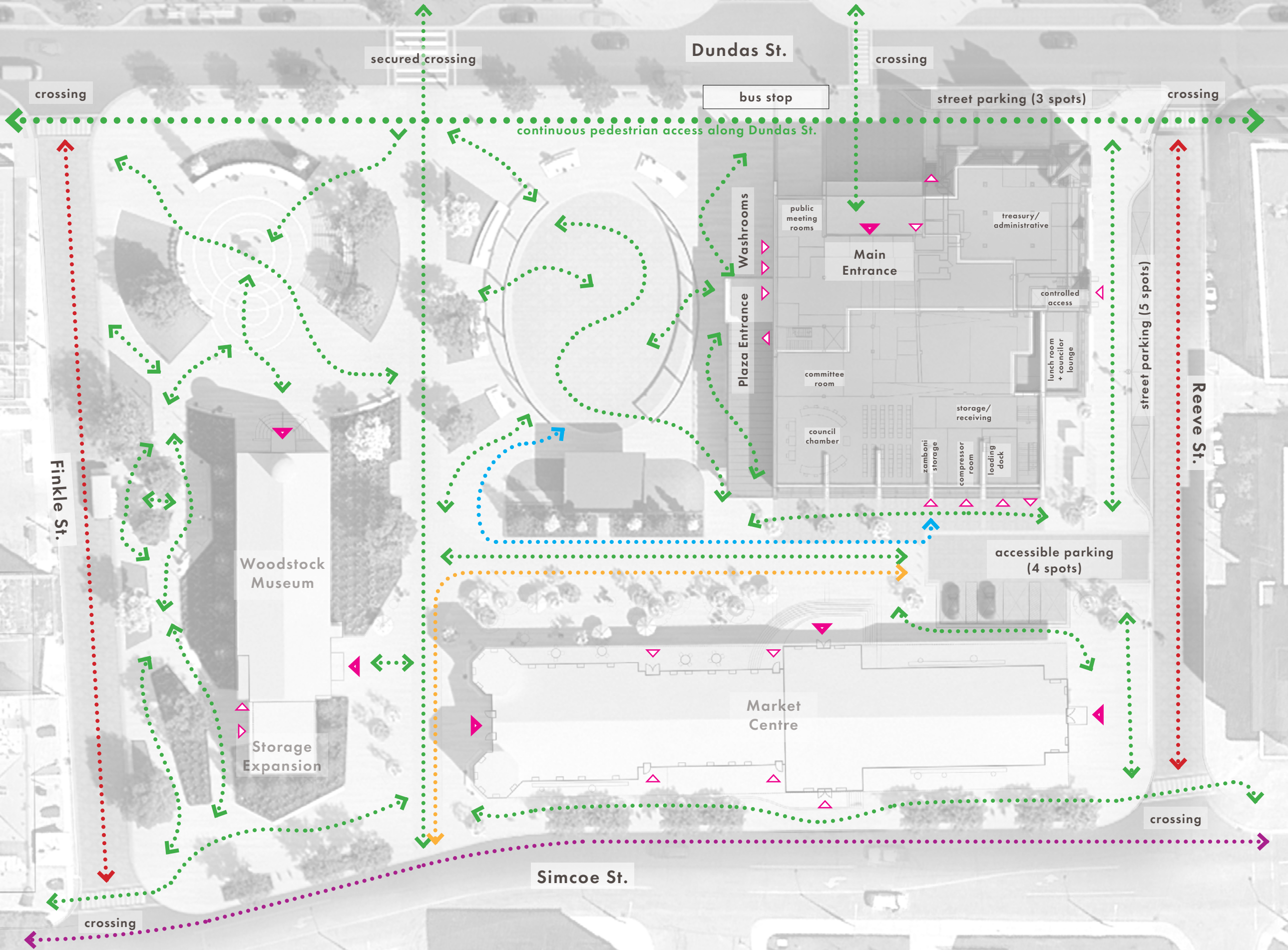
- ACCESS AND REST**
 - » movable planters to support small trees
 - » movable tables and chairs
 - » expanded stairs and clear access to Market Square
 - » maintenance and emergency access
 - » accessible parking

- MARKET CENTRE FRONTAGE**
 - » remove on street parking and expand public access and clearway from East to West
 - » enhance street frontage and add street trees and furnishing for clear connections
 - » expanded bike parking adjacent to future proposed bike lanes on Simcoe St.

- REST AND GATHER**
 - » meandering pathways with preserved trees and canopy
 - » communal tables and chairs to support gathering spaces
 - » catenary lighting
 - » shrub beds
 - » update to Finkle St. to include rolled curbs and impressed and coloured asphalt

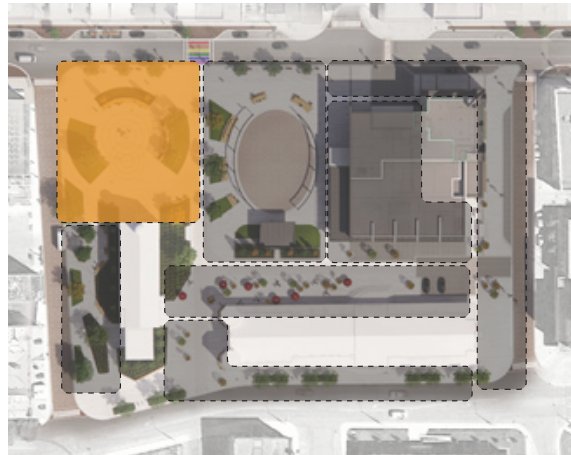


CIRCULATION + ACCESS

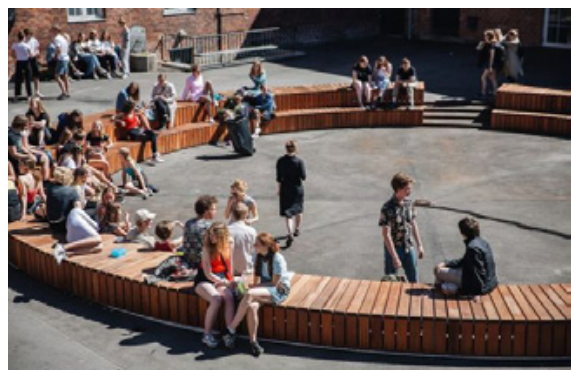


- PEDESTRIAN
- MAINTENANCE, EMERGENCY AND STAGE ACCESS
- SHARED PEDESTRIAN AND VEHICULAR
- ZAMBONI ACCESS
- BIKE LANES (FUTURE)
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE

WATER PLAY PLAZA



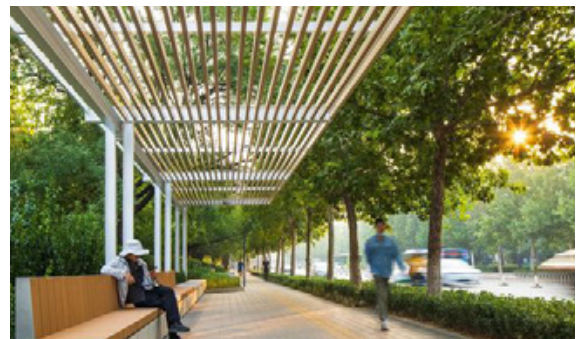
- » restore fountain and remove bottom basin
- » playful water jets within banding
- » interpretive signage within banding
- » Museum Square entry signage
- » preserve existing good stature trees
- » playful swings and variety of seating types to promote gathering and interaction
- » reconfigure Woodstock Museum stairs to allow for access and step seating
- » maintain views to Woodstock Museum
- » allow for a safe play area by buffering users from nearby roadways
- » upgrade Finkle St. to include rolled curbs and impressed and coloured asphalt



- A STREET TREES IN SOIL CELLS
- B PLAZA SIGN
- C EXISTING TREE TO REMAIN
- D HERITAGE FOUNTAIN AND CENTRE OF WOODSTOCK MEMORIAL
- E PERGOLA
- F CURVED BENCHES AND TABLES
- G BENCH SWINGS
- H INSET INTERPRETIVE SIGNAGE
- I HERITAGE FOUNTAIN AND CENTRE OF WOODSTOCK MEMORIAL
- J WATER FEATURE PLAY
- K WOODSTOCK MUSEUM LARGE SEAT STEPS
- L FLAG POLES



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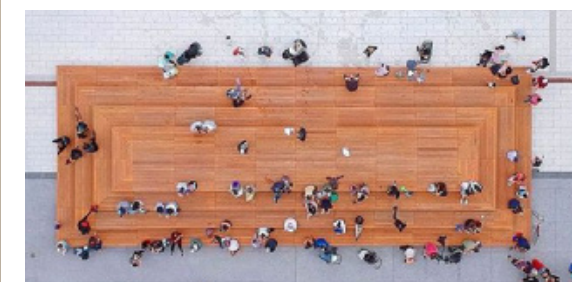
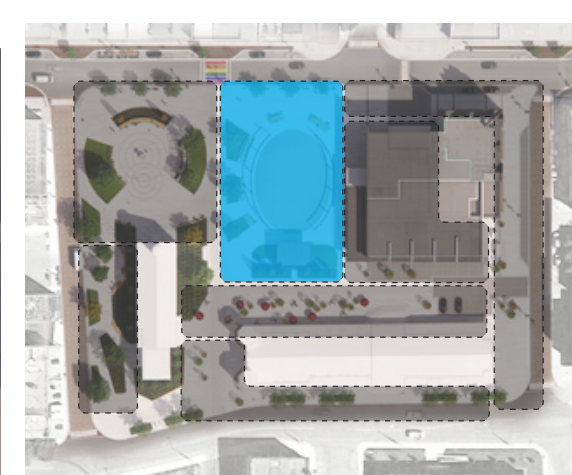




CIVIC SQUARE



ACTIVITY ZONE



- » continuous access to Downtown Woodstock
- » main gathering space
- » winter skating rink
- » event space with stage
- » accessible ramp to stage
- » custom benches that include multi tiered seating
- » public washroom access
- » City Hall access
- » feature canopy that supports lighting onto gathering space
- » ability to host multiple gathering possibilities including:
 - stage performance
 - winter skating rink
 - movie night (projector from stage)
 - temporary public art
 - spontaneous performances
 - arrival point to City Hall
 - market days and event space
 - people watching (social connections)

- A STREET TREES IN SOIL CELLS
- B CUSTOM MULTI TIERED BENCHES
- C PUBLIC WASHROOMS
- D CITY HALL ACCESS
- E STAGE
- F ACCESSIBLE RAMP TO STAGE
- G STAIR ACCESS TO STAGE
- H OPEN GATHERING SPACE (WINTER SKATING)
- I FEATURE CANOPY (LIGHTING AND POTENTIAL PUBLIC ART FEATURE SUPPORT)
- J CONNECTION TO DOWNTOWN WOODSTOCK



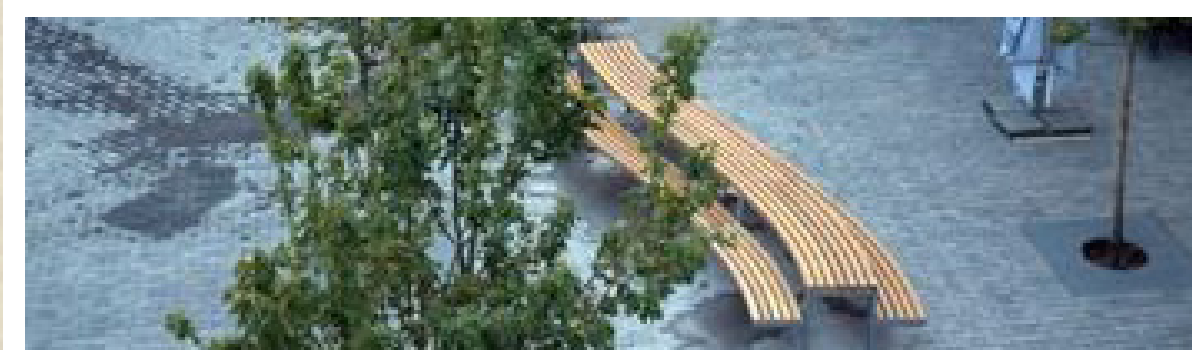
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REST AND GATHER



- » meandering pathways with preserved trees and canopy
- » communal tables and chairs to support gathering spaces
- » catenary lighting
- » shrub beds
- » update to Finkle St. to include rolled curbs and impressed and coloured asphalt
- » zone for quiet relaxation

- A SHRUB BEDS
- B STORAGE EXPANSION FOR WOODSTOCK MUSEUM
- C CONTINUOUS TABLE AND CHAIRS
- D CATENARY LIGHTING
- E MEANDERING PATHWAYS
- F ROLLED CURB AND ACCESS FOR FOOD TRUCKS
- G WOODSTOCK MUSEUM ENTRANCE
- H LARGE MOVABLE PLANTERS (SMALL TREES)
- I MOVABLE TABLES AND CHAIRS

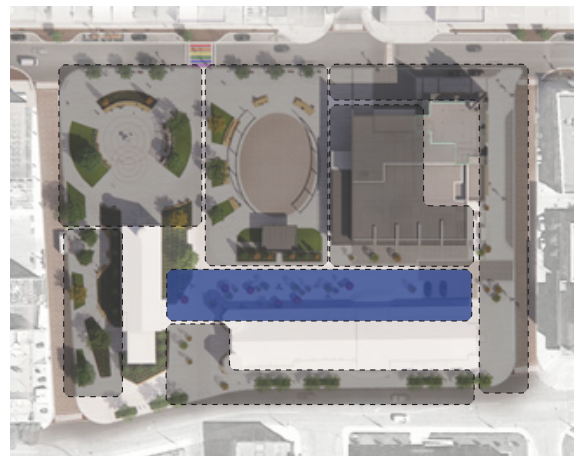


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ACCESS AND REST



- » emergency and maintenance access to site
- » stage access
- » loading access to City Hall
- » enhanced entrance to Market Centre
- » movable tables and chairs
- » flexible and movable large planters to allow for small trees
- » extension of Market Centre uses
- » accessible parking spaces

- A** STAGE
- B** MOVABLE TABLES AND CHAIRS
- C** ACCESSIBLE PARKING SPACES
- D** CITY HALL STORAGE AND LOADING
- E** ENHANCED ACCESS TO MARKET CENTRE
- F** MAINTENANCE AND EMERGENCY ACCESS
- G** REMOVABLE BOLLARDS
- H** LARGE MOVABLE PLANTERS (SMALL TREES)

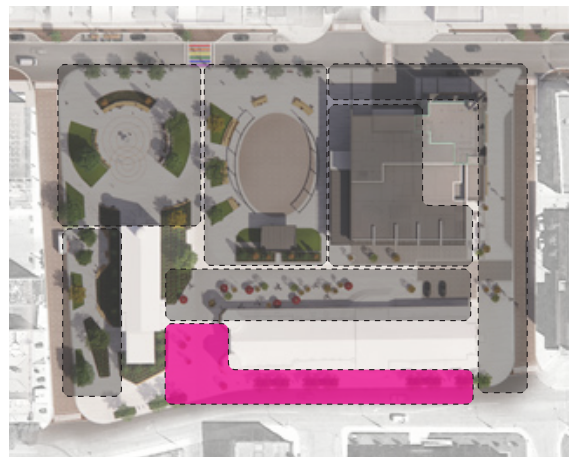


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MARKET CENTRE FRONTAGE



- » emergency and maintenance access to site
- » remove on street parking to enhance pedestrian connectivity and accessibility
- » install curbed planters and street trees
- » enhance lively street frontage with furnishing, bike parking and accessibility

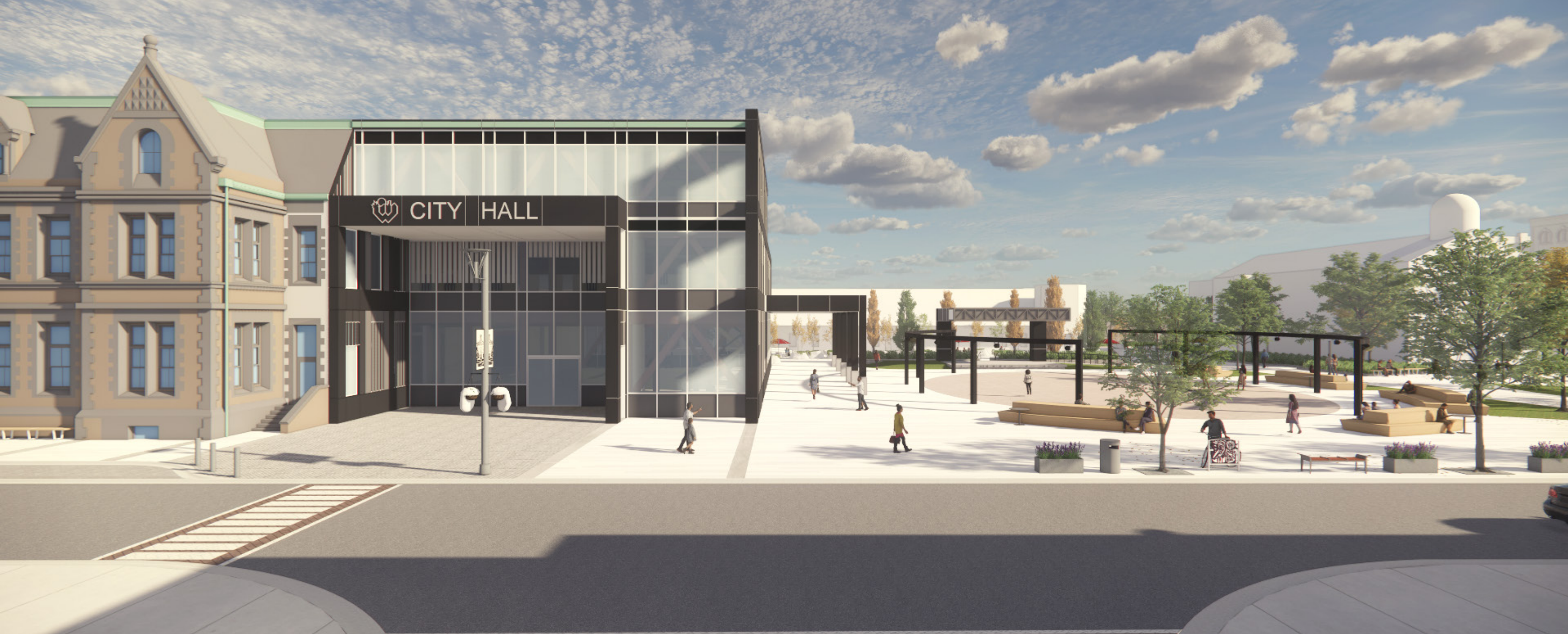
- A STREET TREES IN SHRUB BEDS
- B BENCH AND TABLES
- C CUSTOM BIKE PARKING
- D LARGE MOVABLE PLANTERS
- E ON STREET BIKE LANE (FUTURE)
- F MAINTENANCE AND EMERGENCY ACCESS
- G REMOVABLE BOLLARDS

CITY HALL FRONTAGES



- » continuity and access to Dundas St.
- » accessible main entrance to City Hall off Dundas St.
- » crosswalk and terminus views into City Hall
- » temporary parking on either side of City Hall
- » projection lighting onto old City Hall
- » bus stop at terminus of Riddell St. to avoid blocking views and access to new City Hall entrance
- » impressed and coloured asphalt on one way Reeve St.

- A CUSTOM PAVING TO CITY HALL ENTRANCE
- B BENCHES
- C SHORT TERM PARKING
- D PROPOSED BUS STOP LOCATION
- E CROSSWALK TO ALIGN WITH CITY HALL ENTRANCE
- F IMPRESSED AND COLOURED ASPHALT







OCT 2022

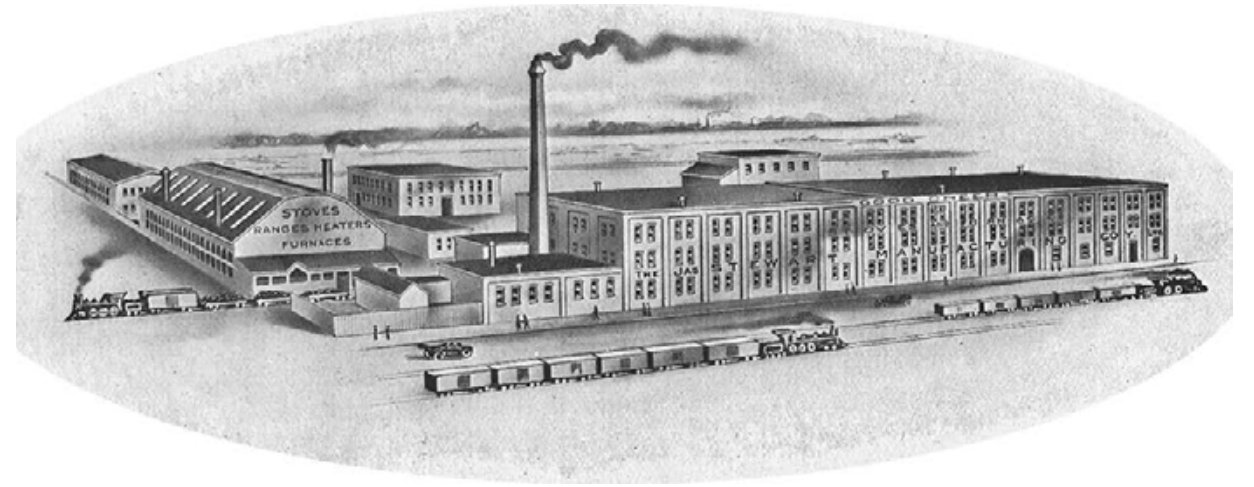
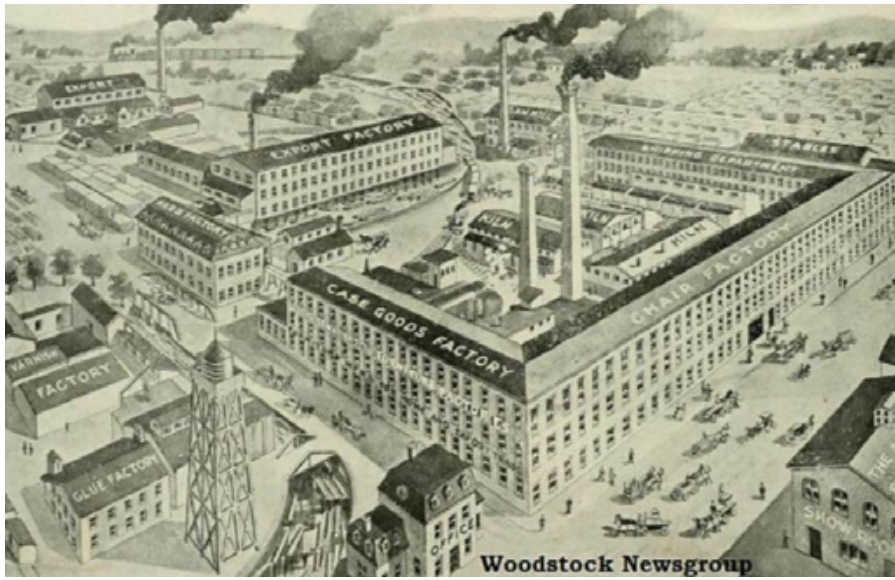


MARCH 2025

CONCEPT EVOLUTION

CITY HALL EXPANSION AND RENOVATION





Daught of
D. RICHARDS
MANUFACTURER OF
LAUNDRY & TOILET SOAPS.

Woodstock, Ont. *Jan'y 28th 1901*

Mr W. G. Dunbar
Pickering

Per Hutch 63 TERMS *3% 30/d* SHIPPED BY *R. G. Y. R.*

<i>With R. A. Brantings goods</i>				
✓ 1	<i>Gr Apple Peack</i>	<i>Wet Bog</i>	<i>360</i>	<i>360</i>
✓ 1	<i>" # 30</i>		<i>240</i>	<i>240</i>
✓ 3	<i>doz Muck Yar</i>	<i>box</i>	<i>125</i>	<i>125</i>
				<i>\$72.5</i>



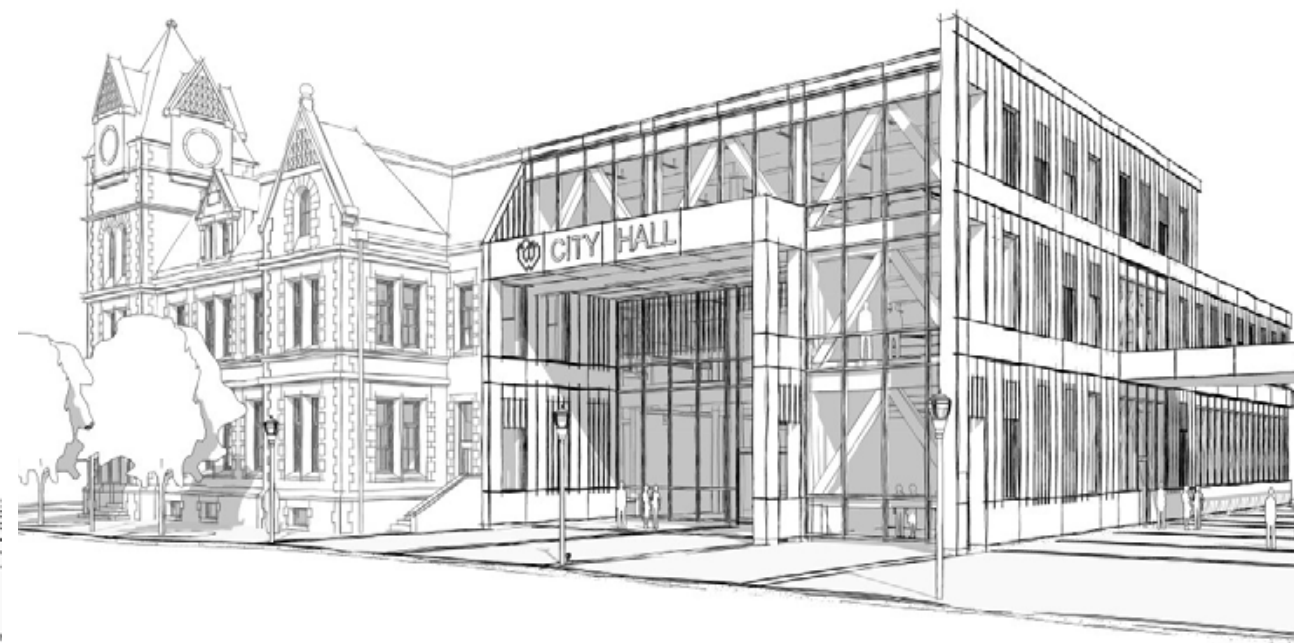
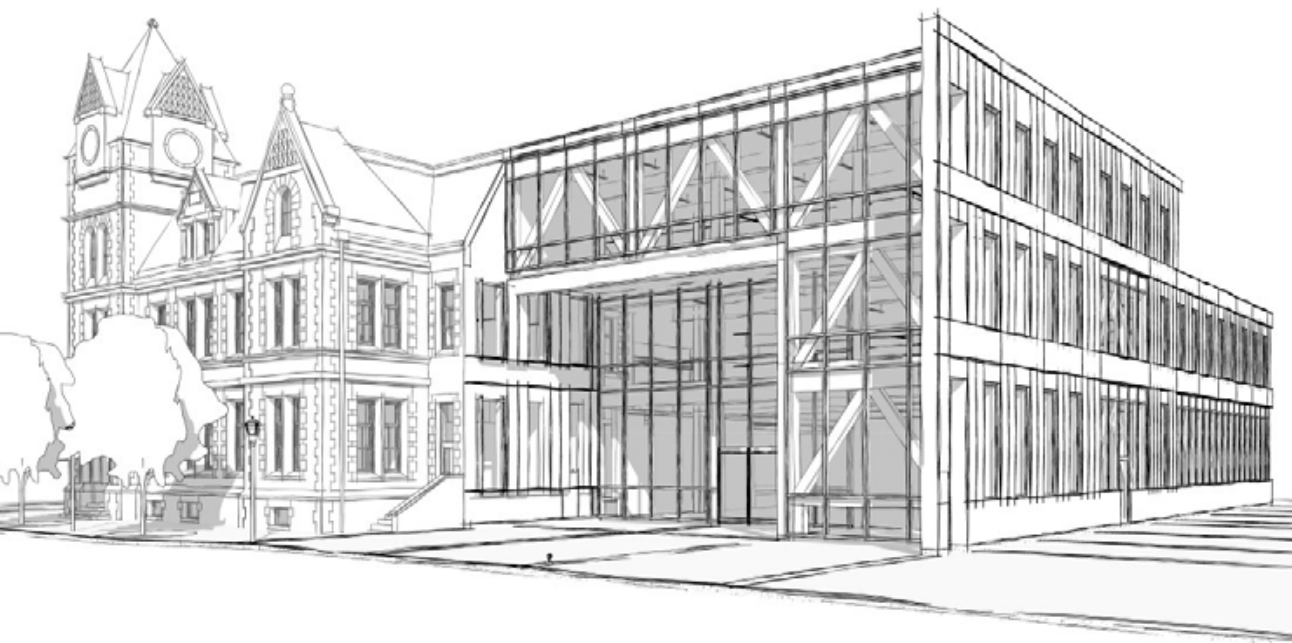
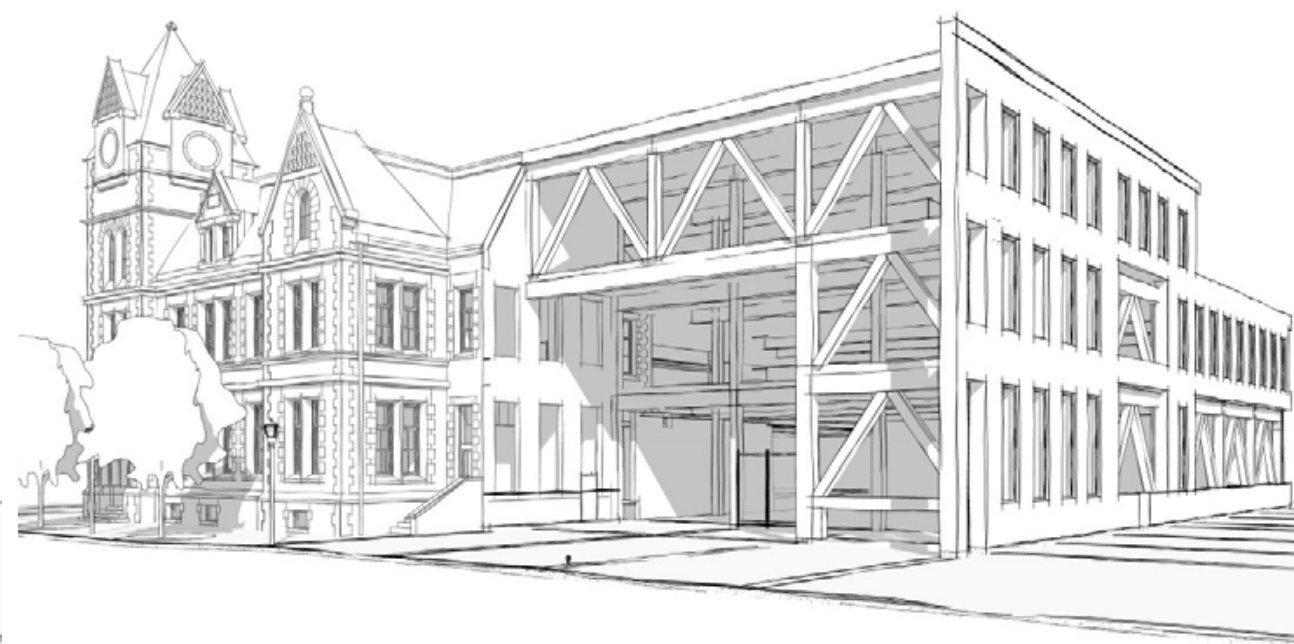
- » Wood board and batten siding
- » Dimensional lumber framing
- » Timber structure
- » Mass masonry brick
- » Steel structure where optimal
- » Large windows for natural light
- » Honest and exposed structure
- » Rational design and standardized structural grid

CONCEPTUAL DESIGN INSPIRATION



- A** Using the past to inspire the future and help create a narrative in the current design
- B** Characteristics of rationality, simple and repetitive structure that is exposed to create interest and openness between the interior and exterior spaces.
- C** A departure from an existing heritage component yet pays respect to the scale and prominence of the existing.
- D** An honest use of materials, exposing structural elements and creating a soft transition from exterior to interior.
- E** Considering the appearance during all times of day and the opportunity to have the building transform at night and having the façade change throughout the day during the transition from natural to artificial lighting.

CONCEPTUAL DESIGN PRECEDENTS



- » Simple structural grid
- » Step back from Dundas
- » Height to match the existing building
- » Mass Timber Frame
- » Simple Repetition of building Facades
- » Solar Shading

DESIGN CONSIDERATIONS



Northwest corner view at Dundas Street, daytime



Northwest corner view at Dundas Street, dusk



Southwest corner view at Market Street, dusk



Southwest corner view at Market Street, daytime



Southeast corner view at Reeve Street, dusk



Southeast corner view at Reeve Street, daytime



Dundas Street entrance, dusk



Dundas Street entrance, daytime



Council Chamber exterior, dusk



Council Chamber exterior, daytime



West façade view from Civic Square, dusk



West façade view from Civic Square, daytime



Stage at Civic Square, dusk



Stage at Civic Square, daytime



A



A



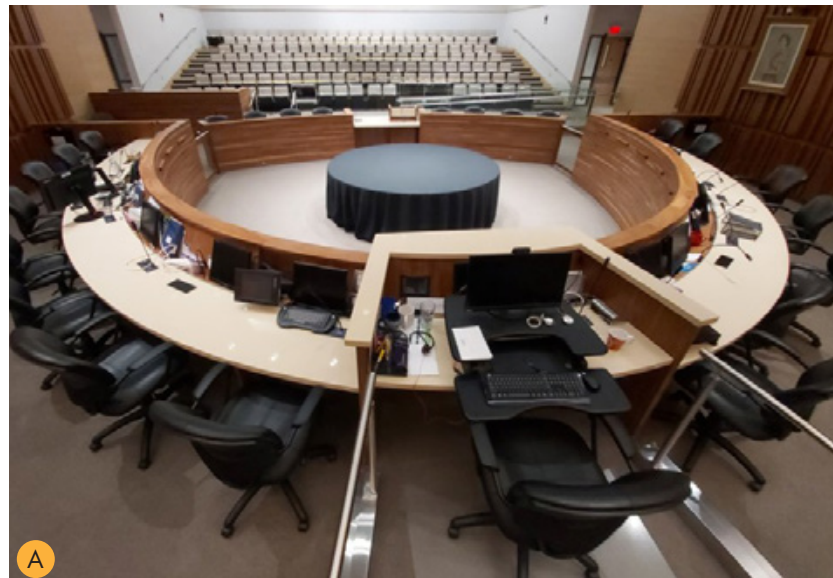
B



B



A



A



B

A Guelph City Hall - Designed by Moriyama & Teshima Architects, 2009

B Oxford County Building - Designed by Tillman Ruth Robinson Inc., 2008

Design Goals

- » Heritage Preservation and Renewal
- » New Council Chamber, Public Lobby and Intake Counter
- » Civic Square Integration

PRECEDENT STUDIES

Totals	Current Staff	Future Staff	Existing Benchmark		Future		Growth		Notes
			sq.ft.	m ²	sq.ft.	m ²	sq.ft.	m ²	
Administrative Services - Treasury	11	22	3,219	299	5,472	508	2,253	209	Some public access.
CAO & Communication	6	12	1,232	114	2,342	218	1,109	103	
Clerk's Department	6	12	1,136	106	2,102	195	966	90	
Council	1	1	3,692	343	5,907	549	2,215	206	First floor - needs public access.
Economic Development	7	14	1,603	149	2,805	261	1,202	112	Some public access.
Human Resources	9	18	1,771	164	3,364	313	1,594	148	
IT Department	7	14	1,914	178	3,349	311	1,435	133	Move from third floor, need quiet spaces.
Support Spaces and Common Areas	4	8	22,370	2,078	35,793	3,325	13,422	1,247	
Totals	51	101	36,937	3,432	61,133	5,679	24,196	2,248	Concept Design Area: 56,334 sq ft (5,233.6 sm)

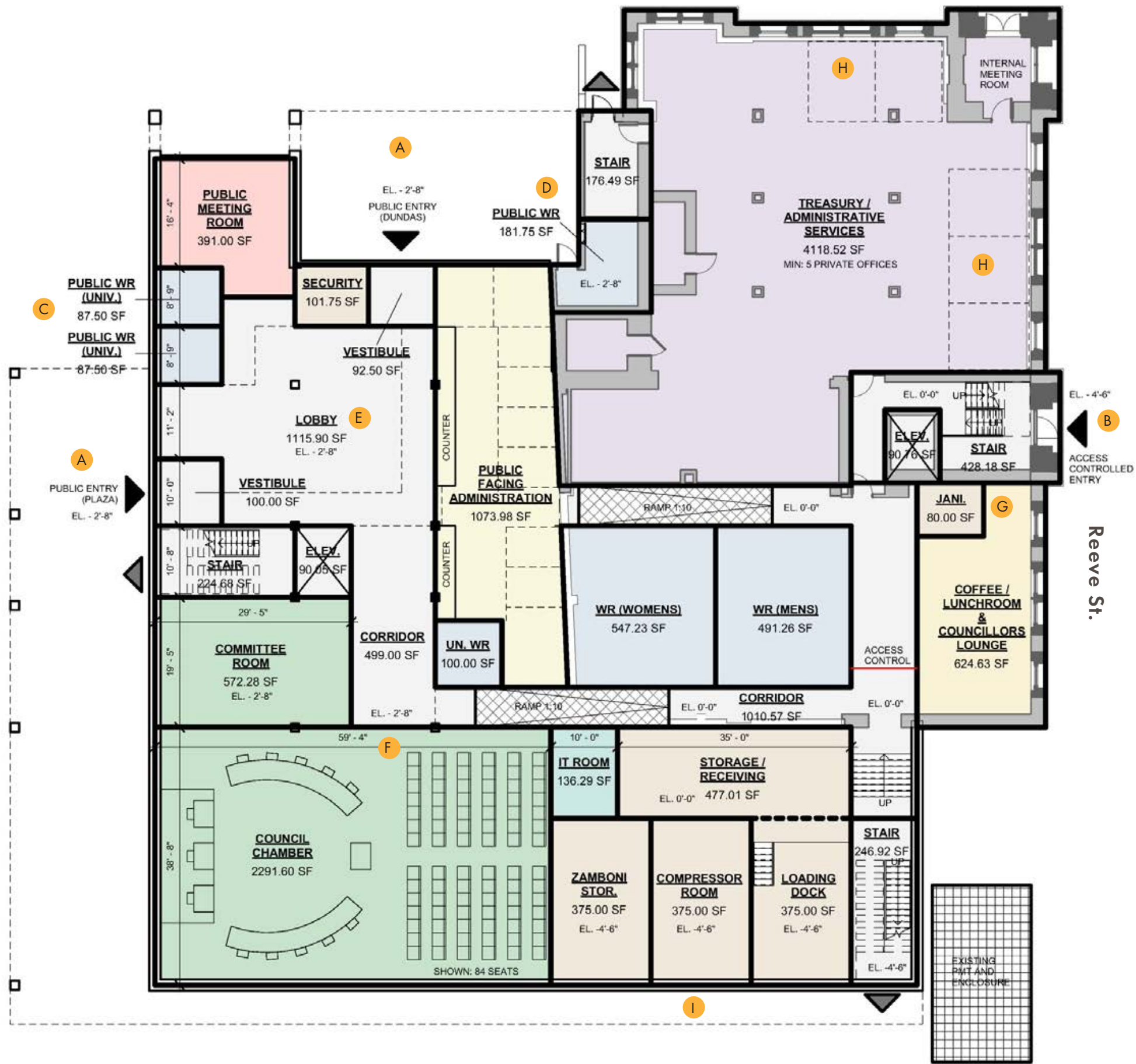
Design Notes

- » Precedent: Guelph City Hall, Oxford County Administration Building - specifically, the public lobby/intake area
- » Basement: Existing basement OK, new basement area to tie in
- » Need new elevator
- » Need exit stair to serve both existing and addition

Programming Priorities

- » Welcoming Entry
- » Accessibility and Improved Circulation
- » Improved Staff-to-Public Interface
- » Space for Growth

BUILDING PROGRAM



ELEMENTS

- A** NEW PUBLIC ENTRIES FACING DUNDAS STREET AND CIVIC SQUARE
- B** REEVE STREET ENTRY MAY BE CONTROLLED ACCESS FOR STAFF
- C** PUBLIC WASHROOMS FACING CIVIC SQUARE
- D** EXISTING PUBLIC WASHROOM COULD BE REOPENED OR REPURPOSED
- E** DOUBLE-HEIGHT LOBBY WITH SERVICES COUNTER
- F** ENLARGED COUNCIL CHAMBER WITH EXPANDED PUBLIC SEATING
- G** LUNCHROOM ON EACH FLOOR
- H** PRIVATE OFFICES WITHIN EACH DEPARTMENT
- I** RECEIVING AND EQUIPMENT TO SUPPORT CIVIC SQUARE ACTIVITIES

AREA PLAN: FIRST FLOOR

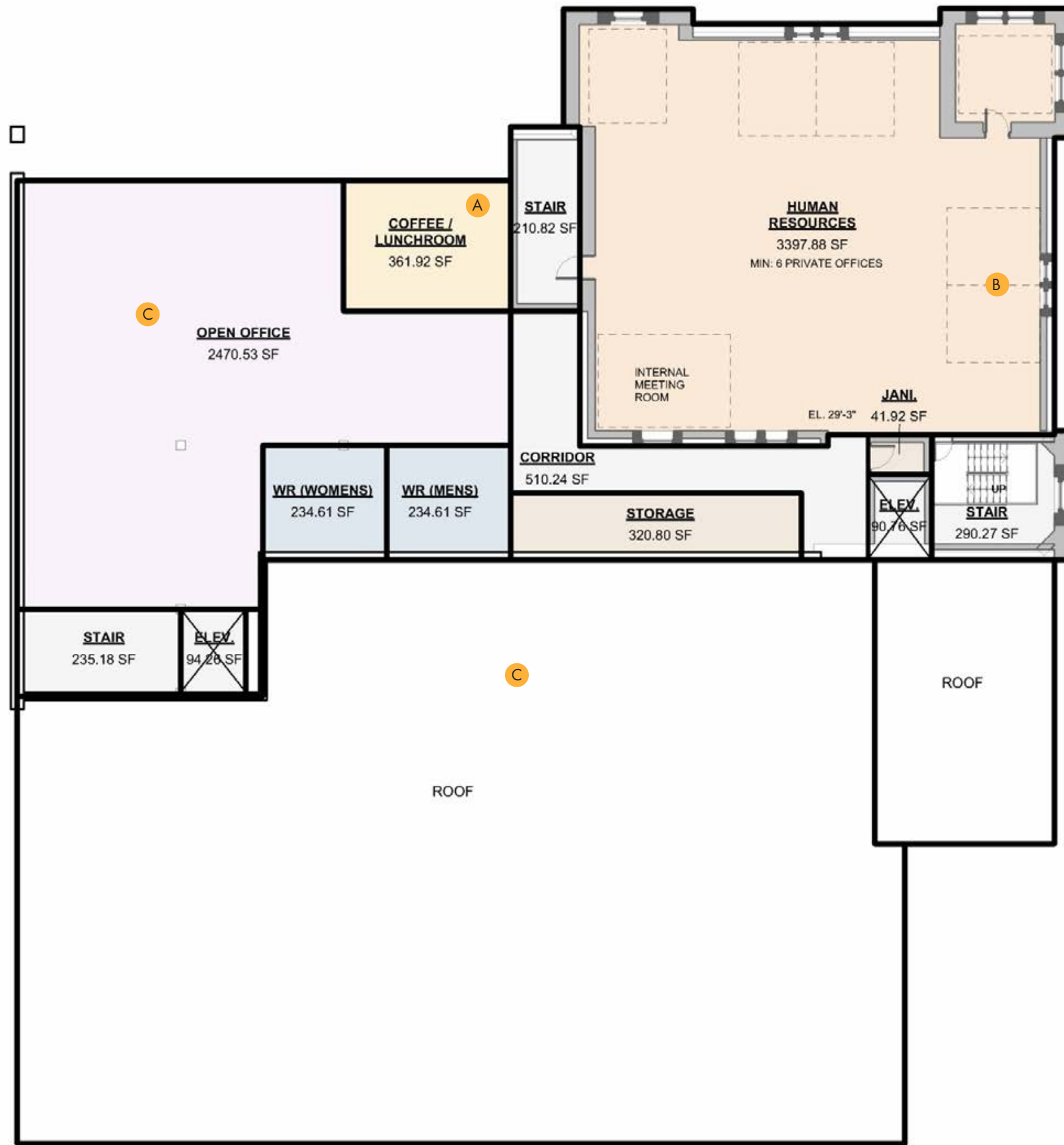
ELEMENTS

- A** LUNCHROOM ON EACH FLOOR
- B** PRIVATE OFFICES WITHIN EACH DEPARTMENT
- C** CENTRAL MEETING ROOMS
- D** MEETING ROOM NEAR MAYOR'S OFFICE FOR RECEIVING SPECIAL GUESTS



Reeve St.

AREA PLAN: SECOND FLOOR

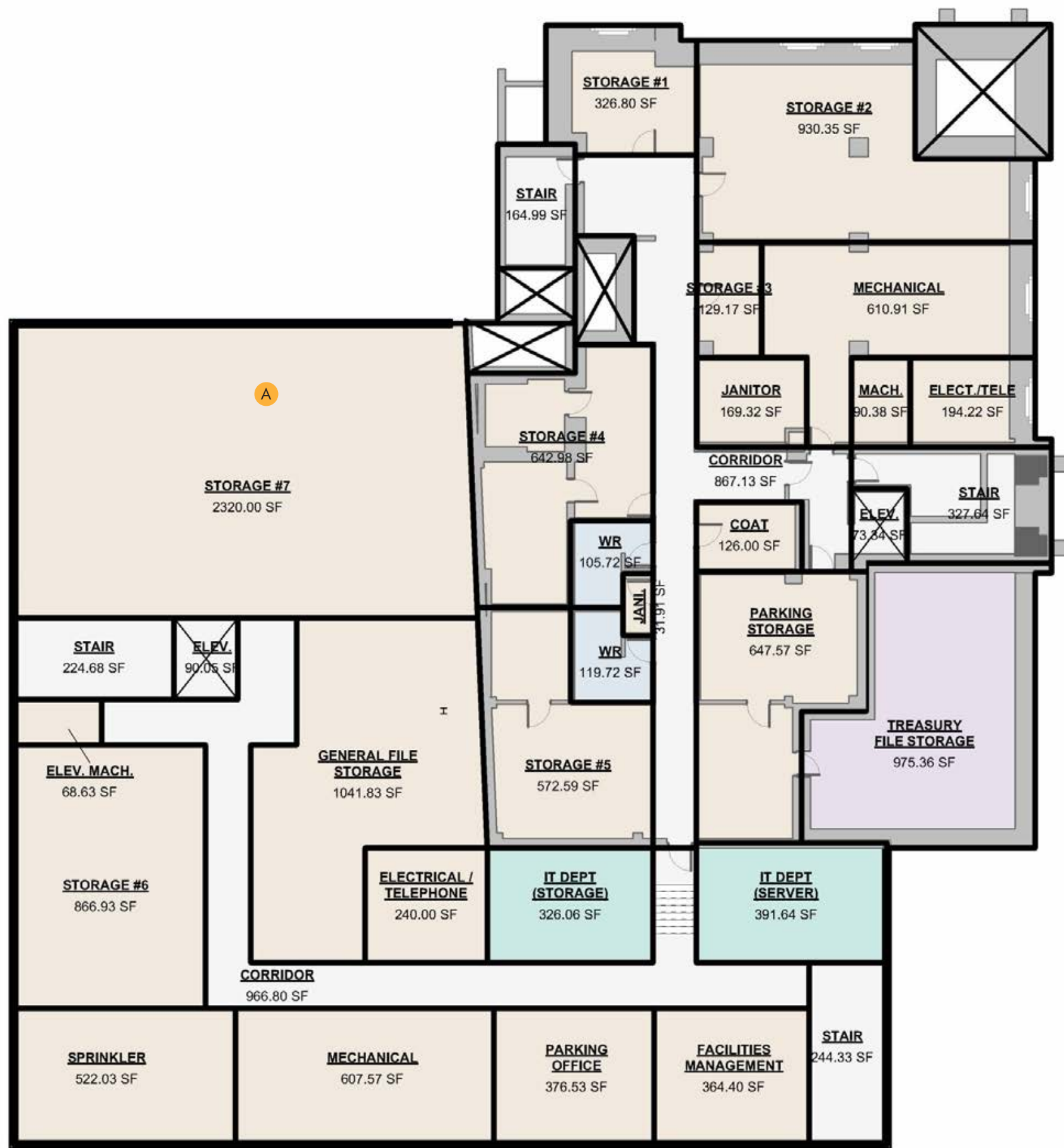


ELEMENTS

- A** LUNCHROOM ON EACH FLOOR
- B** PRIVATE OFFICES WITHIN EACH DEPARTMENT
- C** FLEXIBLE SPACE FOR FUTURE GROWTH

Reeve St.

AREA PLAN: THIRD FLOOR



ELEMENTS

- A FLEXIBLE SPACE FOR FUTURE GROWTH

AREA PLAN: BASEMENT

PRELIMINARY COSTING



WOODSTOCK CIVIC SQUARE

DESCRIPTION	COST
General requirements	\$133,000.00
Site preparation	\$23,350.00
Removals	\$327,374.00
Earthworks	\$14,800.00
Roadworks	\$375,550.00
Softscape	\$179,200.00
Hardscape	\$2,171,955.00
Site Furnishing	\$837,510.00
Skating Plaza, Water Plaza	\$910,000.00
Wayfinding	\$194,000.00
Decorative Lighting	\$668,660.00
Irrigation	\$60,975.00
15% Contingency	\$884,456.10
SUB-TOTAL (Not Including Taxes):	\$6,780,830.10

CITY HALL EXPANSION AND RENOVATION

DESCRIPTION	COST
CONSTRUCTION COST SUMMARY ADDITION	
Net SF Construction Cost	\$11,217,413.04
General Conditions, Overhead and Profit	\$1,682,611.96
Permits and Fees	\$280,435.33
Design Contingency	\$1,121,741.30
Construction Contingency	\$1,121,741.30
Escalation Allowance	\$2,458,339.21
Total Cost:	\$17,882,282.14
CONSTRUCTION COST SUMMARY RENOVATION	
Net SF Construction Cost	\$3,680,766.25
General Conditions, Overhead and Profit	\$552,114.95
Permits and Fees	\$92,019.16
Design Contingency	\$368,076.63
Construction Contingency	\$368,076.63
Escalation Allowance	\$806,654.10
Total Cost:	\$5,867,707.83
SUB-TOTAL (Not Including Taxes):	\$23,749,989.97

THANK YOU!
QUESTIONS?

