GANANOQUE TOWN HALL ADDITION

NEED FOR TOWN HALL EXPANSION

In the winter of 2016 +VG Architects was engaged for the addition and renovation of the Gananoque Town Hall building. Our team has been working cooperatively with a steering committee in order to refine the needs and requirements for the project. The design material presented today represents the preliminary design of the town hall addition. The project proposes an addition to the rear of the building that matches the existing structure in scale and stature and a renovation of the old town hall to improve accessibility and undertake much needed building improvements. The addition is sited in order to have almost no visual impact from King Street and is separated from the original structure by a double-height atrium.

Multiple designs were considered in the early stages of this project. The options presented today are the designs that best suit the space needs of the different staff the will occupy the town hall. The design not only represent the current needs of the town, but consider growth into the future. By removing many of the service spaces from the McDonald house we will be able to restore parts of the building back to its former glory. The project will also address many deficiencies and repairs that have been long overdue improving the long-term viability of the building as a town hall while preserving the heritage of this important cultural landmark.

FIRST PUBLIC OPEN HOUSE

+VG Architects has organized this open house with the Town of Gananoque in order to present the progress to date on this exciting project. The purpose of the open house is generate new ideas and gather feedback.

The comments gathered from the open house will be carefully considered and carried forward in developing the design of the town hall addition. Please review the content presented today and share you comments where you see fit. The panels presented today will be available online on the Town of Gananoque website.

MCDONALD HOUSE

MEAFORD TOWN HALL, MILTON, ON +VG Architects

HERITAGE CONSERVATION

GUIDING PRINCIPALS IN THE CONSERVATION OF HISTORIC PROPERTIES

The following guidelines and principals provide a framework for appropriate architectural conservation. This list was developed by the Ontario Heritage Trust and acts as a touch-stone that +VG uses to evaluate our projects. Our goal is to avoid any adverse impact to important assets the contribute to the cultural heritage of this region. For the Gananoque Town Hall Renovation the main objective is to improve the long-term viability of the site as the town hall while restoring portions of the house that have fallen into disrepair.

1. **Respect for documentary evidence**
   Do not base restoration on conjecture. Conservation work should be based on historic documentation, such as historic photographs, drawings and physical evidence

2. **Respect for the original location**
   Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. **Respect for historic material**
   Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. **Respect for original fabric**
   Repair with like materials, to return the resource to its prior condition without altering its integrity.

5. **Respect for the buildings history**
   Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

6. **Reversibility**
   Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. **Legibility**
   New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. **Maintenance**
   With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

ABOUT THE JOHN MCDONALD HOUSE c. 1831

INSERTS TEXT ABOUT MCDONALD HOUSE

BRIEF HISTORY
CHARACTER DEFINING ELEMENTS OF THE BUIDLING

PROJECT OBJECTIVES

PROJECT OBJECTIVES

RESTORE EXISTING BUILDING AND REPAIR DEFICIENCIES

INCORPORATE NEW ADDITION TO THE REAR OF THE EXISTING BUILDING

CONSOLIDATE MULTIPLE MUNICIPAL OFFICES IN ONE LOCATION

INTRODUCE NEW COUNCIL CHAMBERS ON-SITE

IMPROVE ACCESSIBILITY IN COMPLIANCE WITH APPLICABLE STANDARDS

INCREASE PARKING AND IMPROVE SITE CIRCULATION

MINIMIZE IMPACT OF NEW DEVELOPMENT ON HERITAGE BUILDING

THE TEAM

+VG ARCHITECTS - PRIME CONSULTANT

PLANT - LANDSCAPE ARCHITECT

VRM -
MECH., ELEC., STRUCTURAL, CIVIL ENGINEERING

CANYON LOGICS - 3D SCANNING SURVEYORS

SITE LOCATION

3D SCAN OF THE SITE

SITE STRATEGY

The town hall site is not only the location of the McDonald House, but also hosts a number of important civic events throughout the year. The redevelopment of the site plan involves positioning the addition and the added parking in a way that does not impact the views of the town hall from the street. The key objectives for the redevelopment of the site are listed below.

EXPAND PARKING WITH MINIMAL IMPACT ON EXISTING TREES

MAINTAIN THE INTEGRITY OF THE SITE AND VIEWS OF THE EXISTING BUILDING

IMPROVE VEHICLE AND PEDESTRIAN CIRCULATION

GENERATE NEW LANDSCAPE MASTERPLAN IN COLLABORATION WITH LANDSCAPE ARCHITECT TO PLAN FOR FUTURE USES ON THE SITE

3D SCAN OF SITE

NEXT STEPS

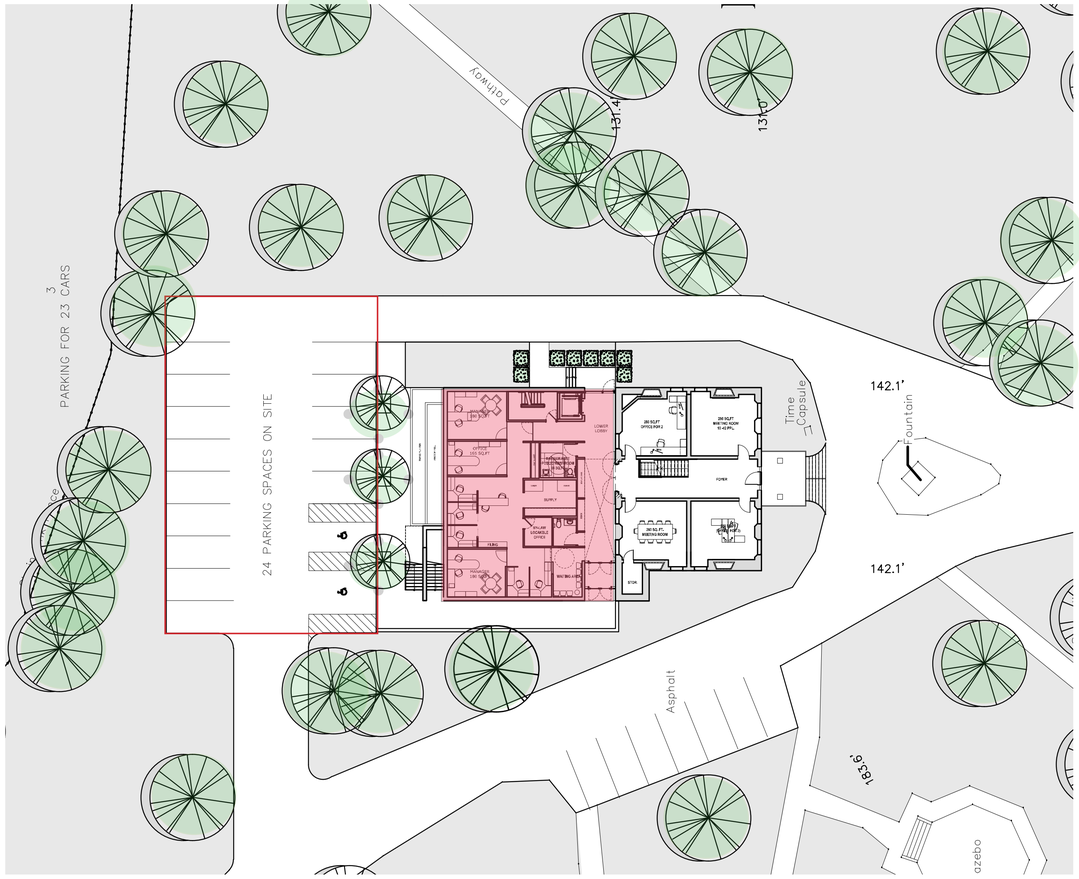
PERFORM INVENTORY OF EXISTING TREES TO IDENTIFY WHICH MUST BE MAINTAINED, TRANSPLANTED, OR REMOVED

CONFIRM DESIGN AND CONFIGURATION OF PROPOSED CHANGES TO THE PARKING LOT

DEVELOP NEW STORM WATER MANAGEMENT PLAN AND POST-DEVELOPMENT DRAINAGE PLAN WITH CIVIL ENGINEERS

VIEW TOWARDS PARK STREET

SITE PLAN



SITEPLAN

AREA OF NEW ADDITION

NEW PARKING LOT

SITE STATISTICS

AREAS

SITE AREA. . . . . .

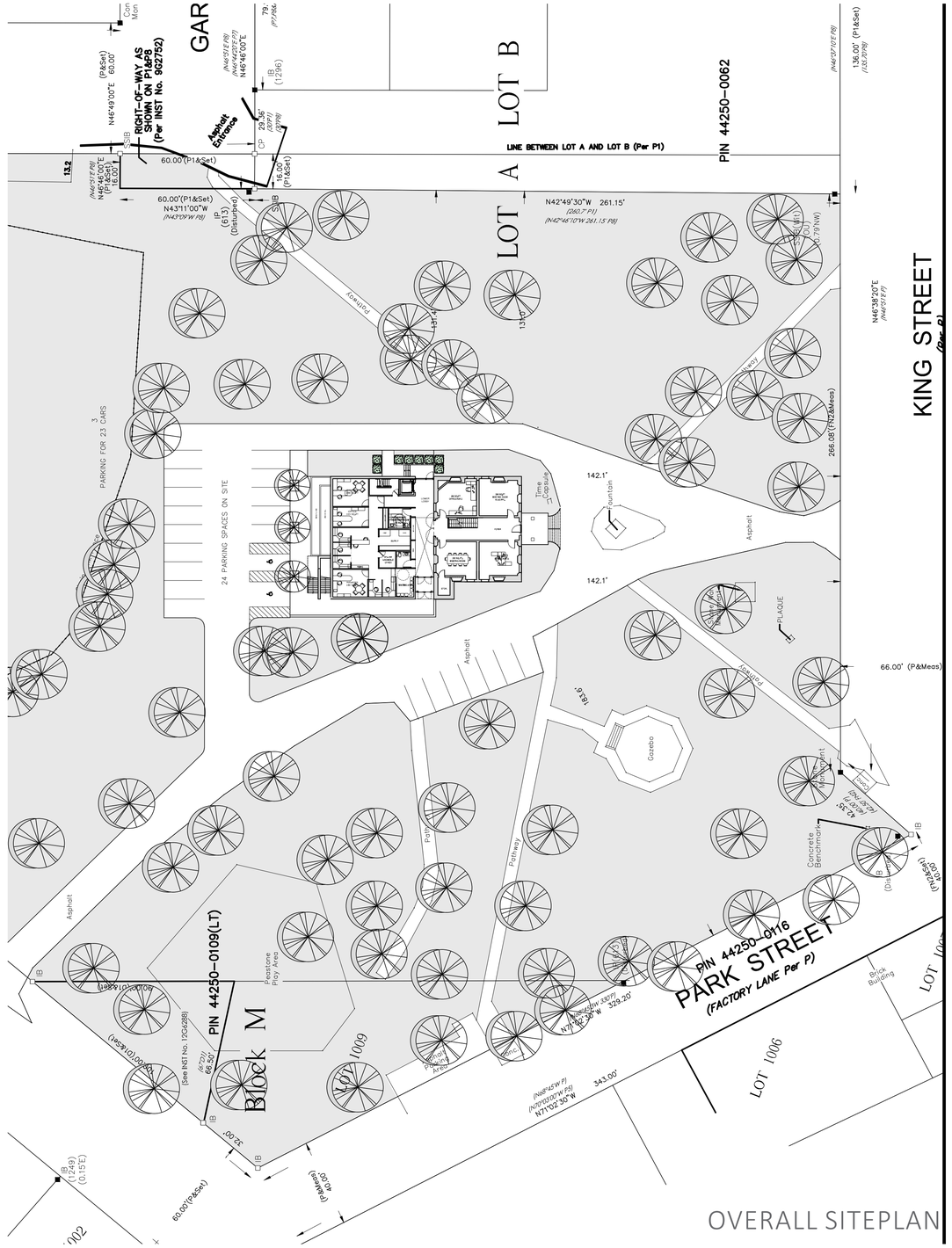
BUILDING AREA. . . . . .

BUILDING G.F.A . . . . . .

PARKING

PARKING STALLS . . . . . .

ACCESSIBLE PARKING STALLS . .

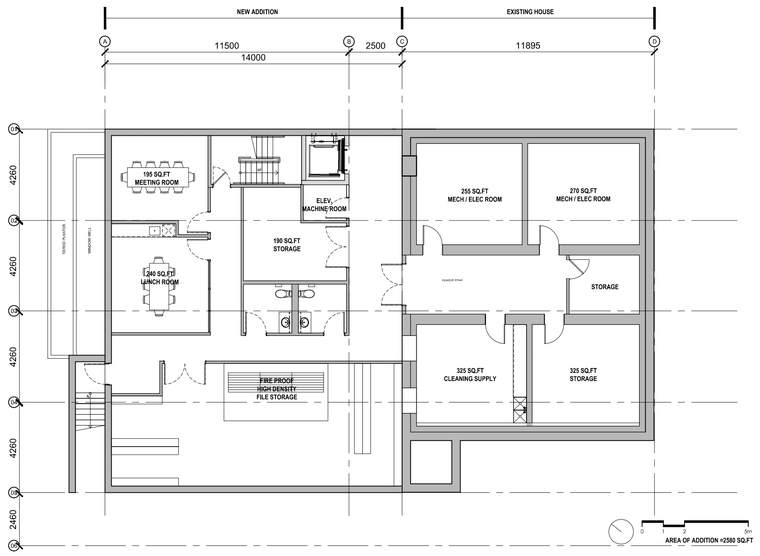


OVERALL SITEPLAN

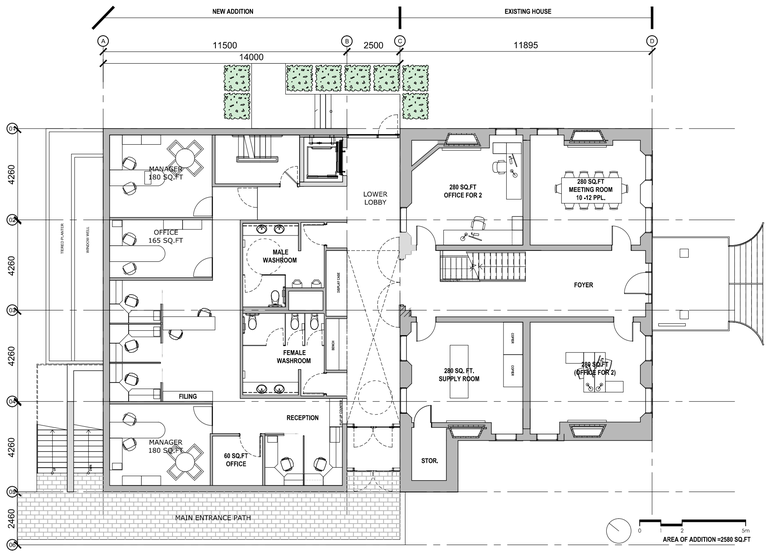
+VG ARCHITECTS THE VENTIN GROUP LTD

THE CORPORATION OF THE TOWN OF GANANOQUE
Canadian Gateway to the 1000 Islands

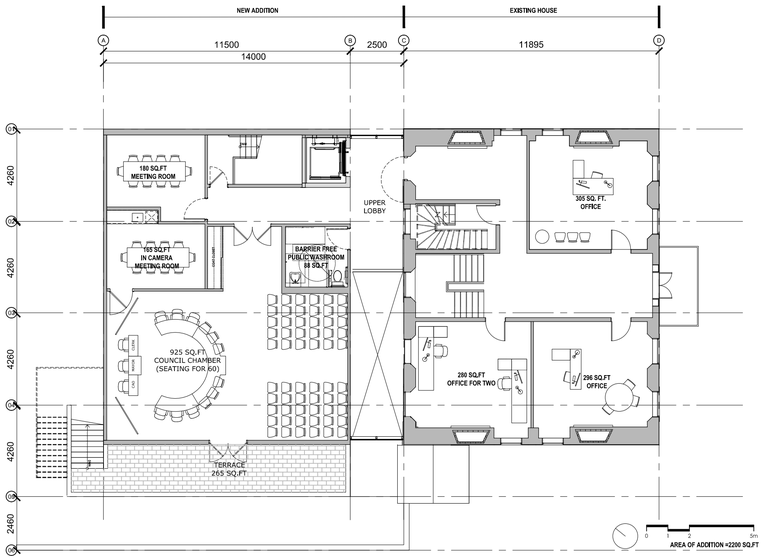
OPTION ONE



BASEMENT PLAN

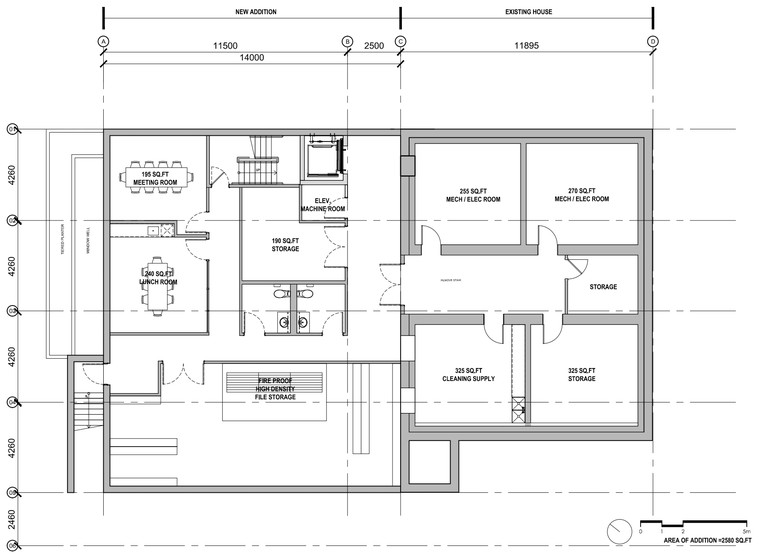


GROUND FLOOR PLAN

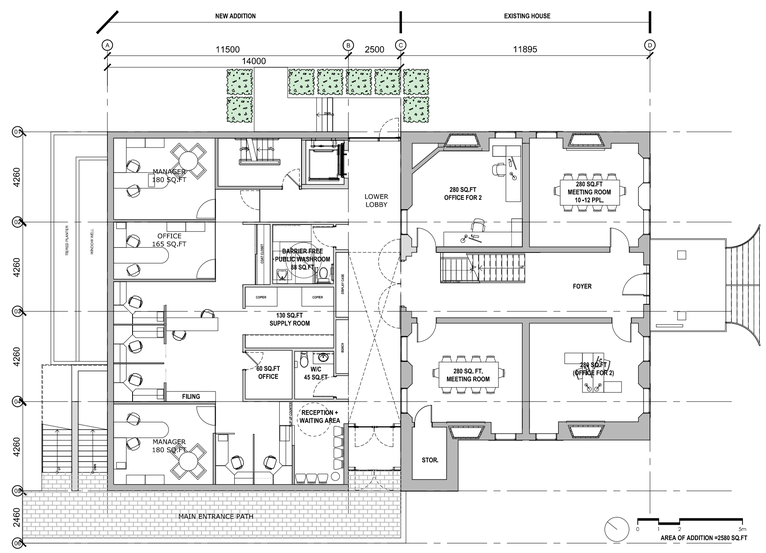


SECOND FLOOR PLAN

OPTION TWO



BASEMENT PLAN



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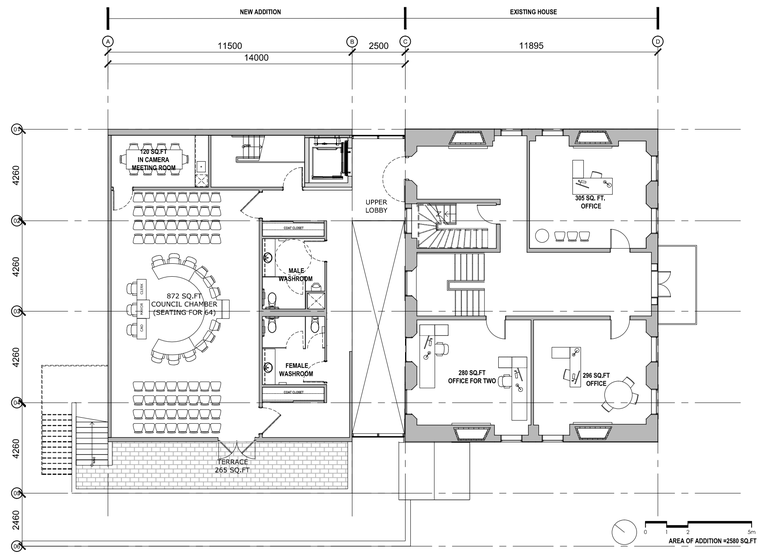
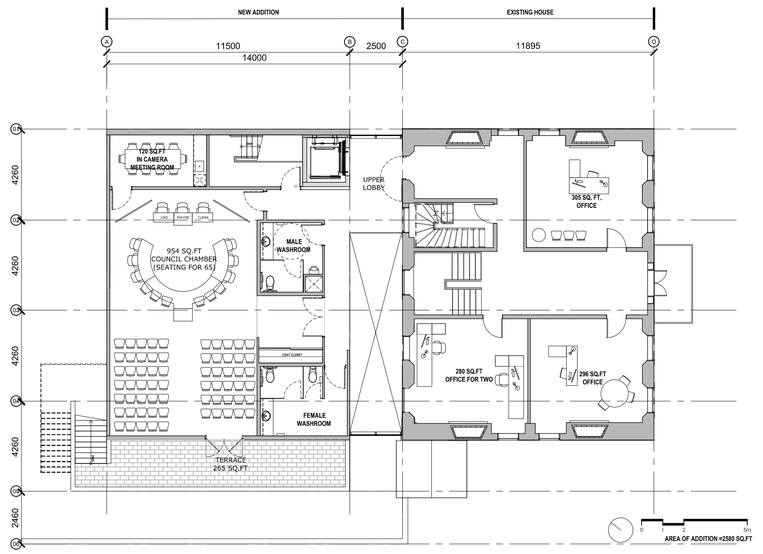


SECOND FLOOR PLAN OPTION A



SECOND FLOOR PLAN OPTION B

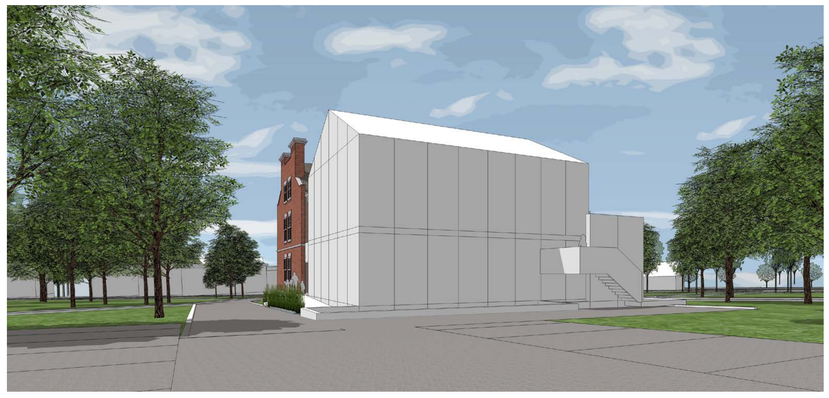
PERSPECTIVE - OPTION 1

VIEW 1

VIEW 2

VIEW 3

VIEW 4



VIEW 5

VIEW 6

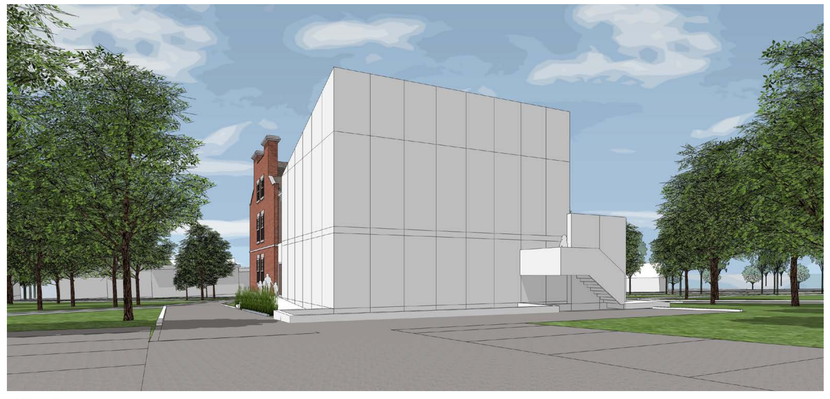
PERSPECTIVE - OPTION 2

VIEW 1

VIEW 2

VIEW 3

VIEW 4



VIEW 5

VIEW 6

DISCUSSION

TELL US WHAT YOU THINK?

QU’EST-CE QUE TU PENSES?

https://www.surveymonkey.com/r/gantownhall