

ABOUT THE PROJECT

Adaptive Reuse Study

The Municipality of North Grenville is exploring potential future uses of the former Oxford Mills Township Hall as a public facility. Giaimo, architects and heritage consultants, have been engaged by the Municipality to undertake community consultation and develop 3 conceptual design options for the adaptive reuse. While each option offers different programming, capacity, and costing, all options will be flexible spaces that include the following key components:

Heritage Conservation

The building is designated under Part IV of the Ontario Heritage Act, as well as designated as a National Historic Site. As such, this project will follow the policy and guidelines set out by *Ontario Heritage Act, Standards and Guidelines for Conservation of Historic Places in Canada* (Second Edition), and *Designation Bylaw 11-08*.

Environmental Sustainability

Adaptive reuse is inherently sustainable, as it reuses the existing building and embodied carbon. The design will also introduce new sustainability features that will improve the building's energy efficiency and reduce operational carbon.

Accessibility

Accessibility upgrades per AODA requirements will be part of the project, including the addition of a: front entrance ramp, barrier free paths, elevator, and ground floor washrooms including a universal washroom. Future design phases will take into account diversity of the needs of the community, and strive for a higher level of accessibility across a spectrum of abilities.

SITE VISION

Creating a Destination Area

This adaptive reuse project could be the first step towards establishing a larger "Maplewood Complex" where the building is integrated with the adjacent park and buildings through an enhanced public realm, streetscaping, and connected community programming.

Image: Geohub, annotated by Giaimo

Maplewood Complex

1. Former Township Hall
2. Maplewood Hall
3. Civic Square
4. Future Expansion Area
5. Works Garage and Yard
6. Maplewood Park
7. Parking
8. Landscape Screening
9. Enhanced Streetscaping



OPTION 1

This option emphasizes a cost-effective approach by maintaining the original building footprint and allowable occupancies with minimal interventions. Washrooms are accessible from the exterior for outdoor events.

Cost Estimate

Option 1A \$ 1,440,000.00

Option 1B \$ 1,360,000.00

Second Floor Capacity

Seated 60 persons

Standing 60 persons

150 is the total building capacity

Co-working Lounge



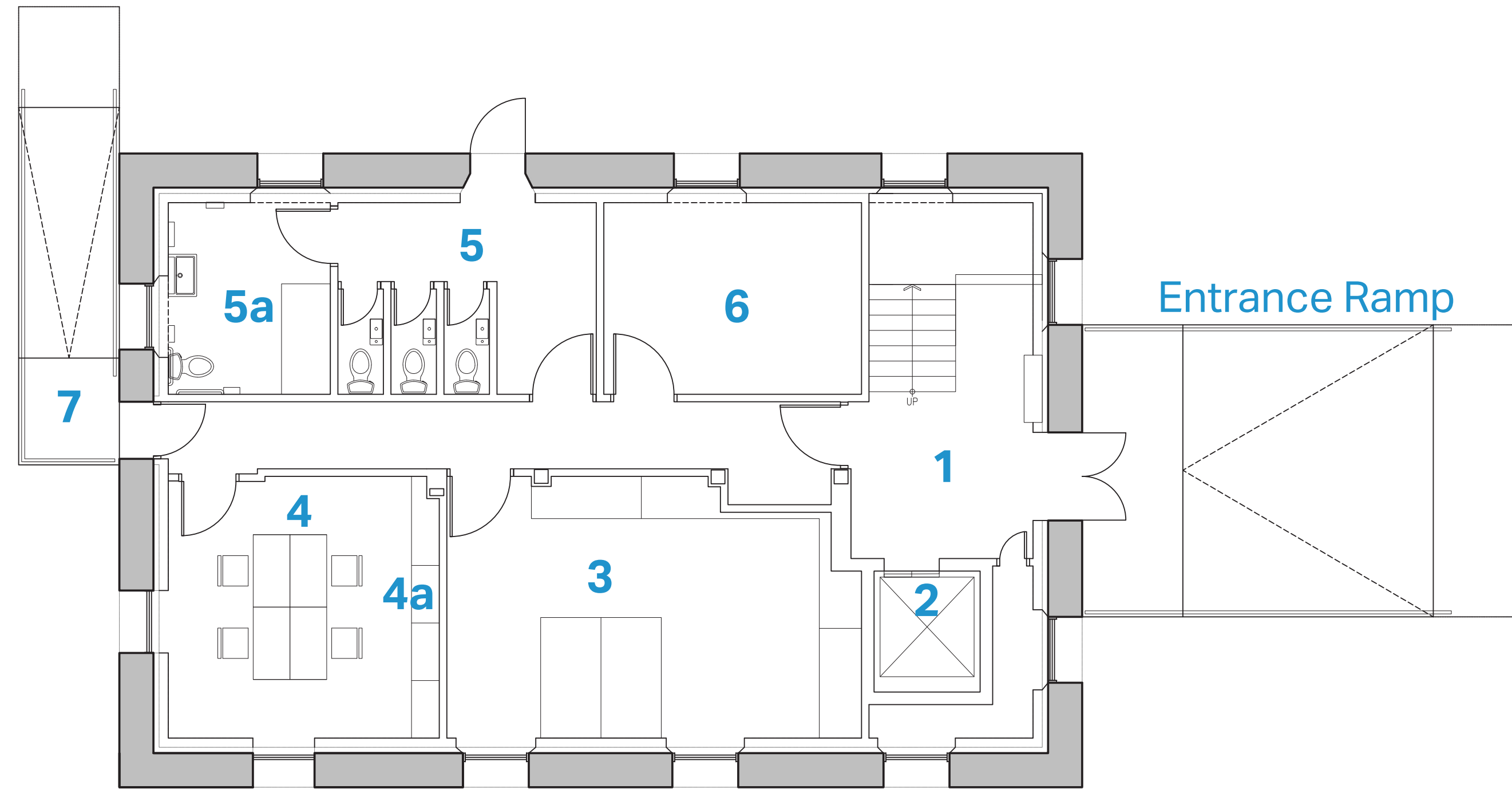
Maker Lab



Tool Library



Flexible Venue Space



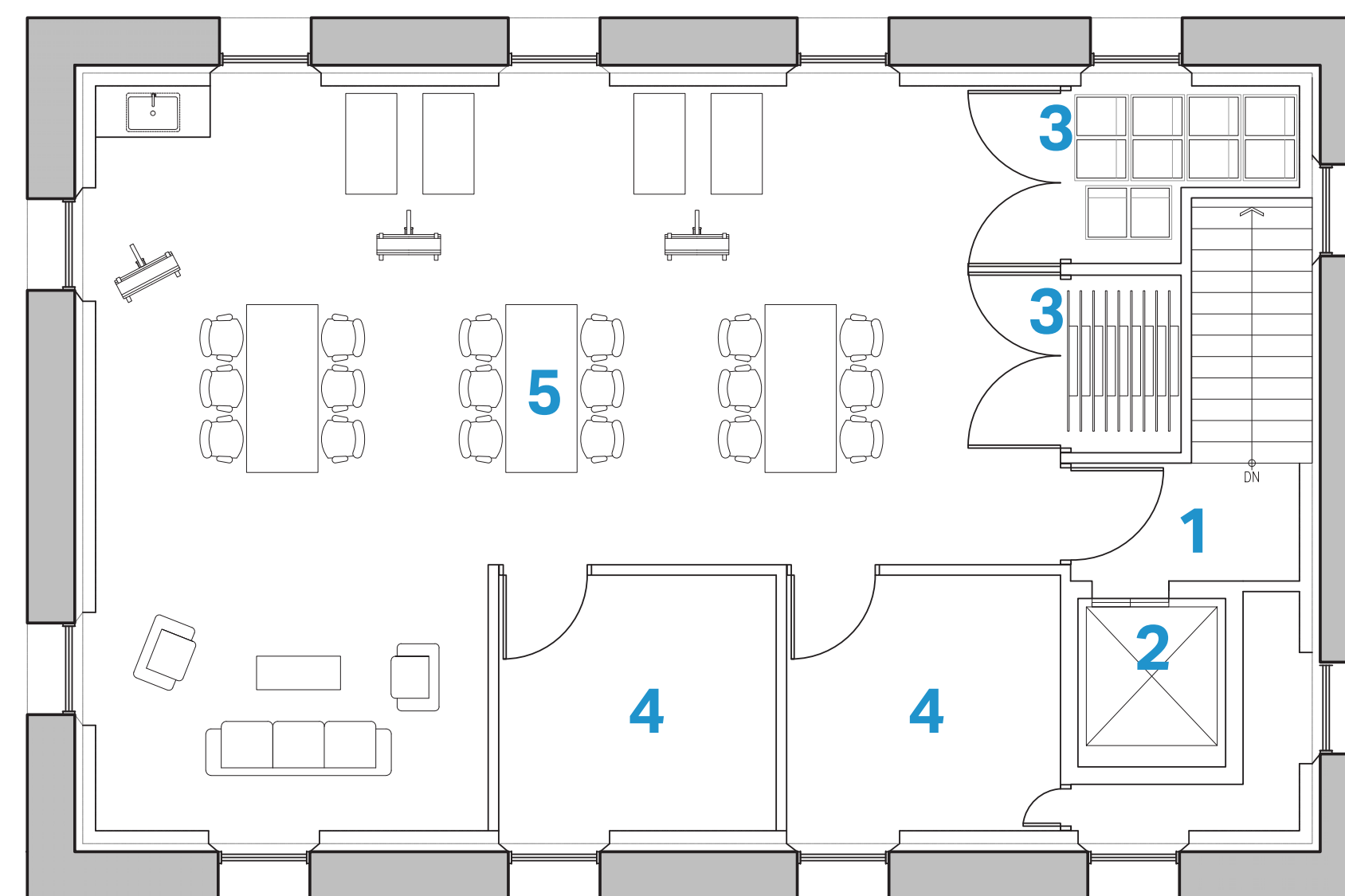
Level 1

- 1. Entrance/ Fire Exit
- 2. Elevator
- 3. Tool Library
- 4. Office

4a. Locked Storage

- 5. Washrooms
- 5a. Universal Washroom
- 6. Media Studio
- 7. Rear entrance ramp

Option 1A



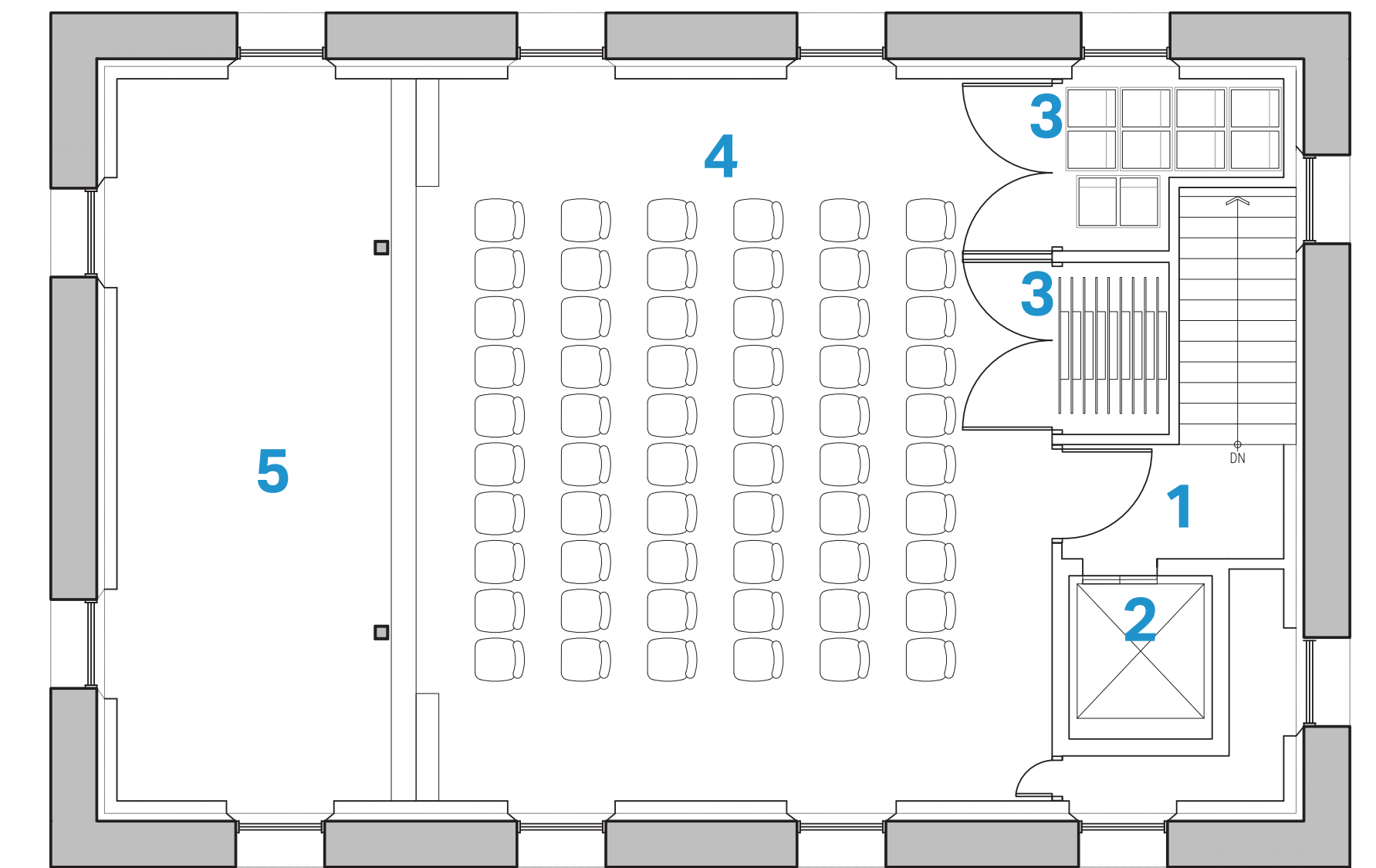
Level 2

- 1. Exit Stair
- 2. Elevator
- 3. Storage

4. Media Studio

- 5. Co-working area/ studio space

Option 1B

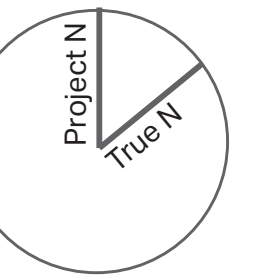


Level 2 (Option 1B)

- 1. Exit Stair
- 2. Elevator
- 3. Storage

4. Event area

- 5. Existing Stage



OPTION 2

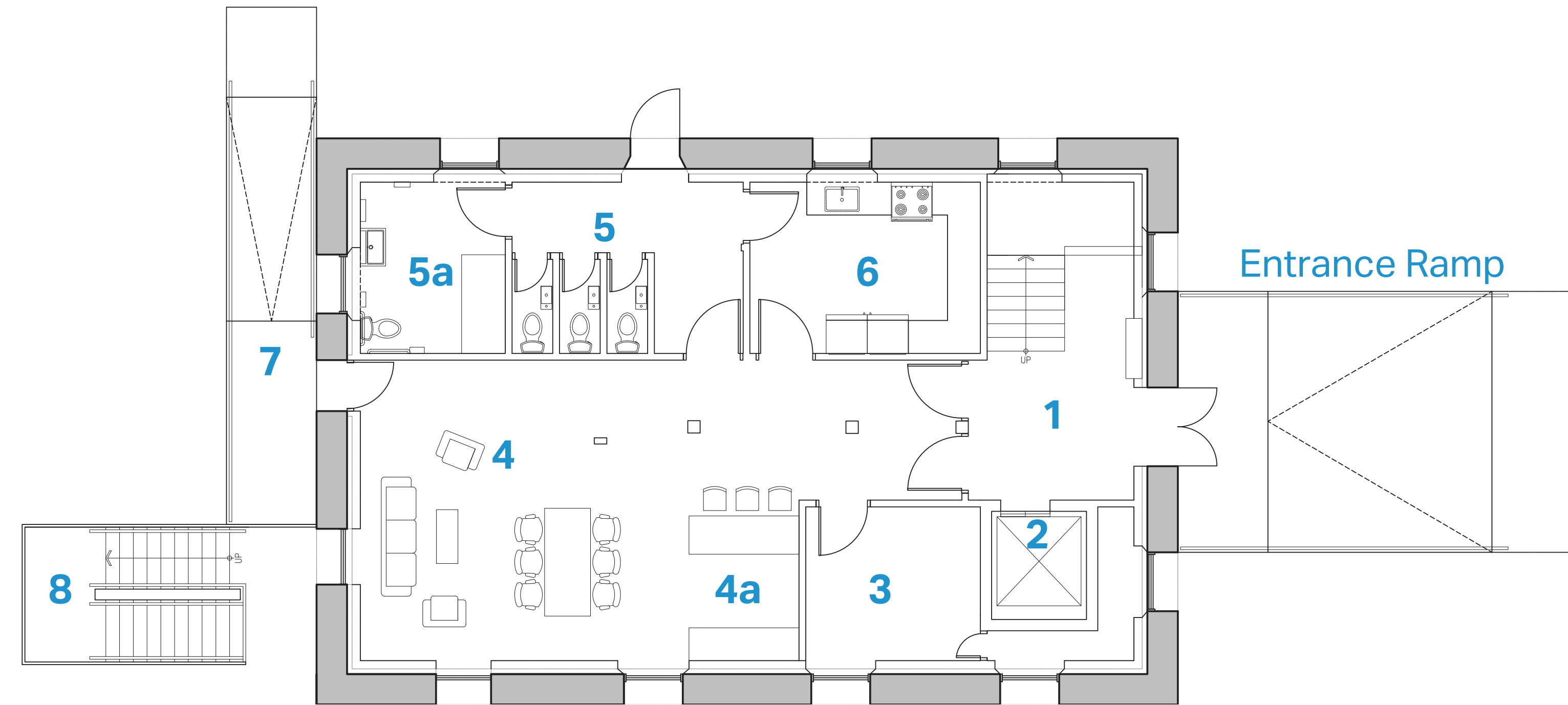
This option is similar to option 1, however it adds a kitchen and allows for a slight increase in second-floor venue space capacity by adding an exterior exit stair. Washrooms and kitchen are accessible from the exterior for outdoor events.

Cost Estimate \$ 1,705,000.00

Second Floor Capacity

Seated 80 persons
Standing 150* persons

*150 is the total building capacity



Level 1

- 1. Entrance/Fire Exit
- 2. Elevator
- 3. Storage Room/Office
- 4. Co-Working Lounge
- 4a. Cafe/Bar

5. Washrooms

- 5a. Universal Washroom
- 6. Small Kitchen
- 7. Rear entrance ramp
- 8. New exterior exit stair

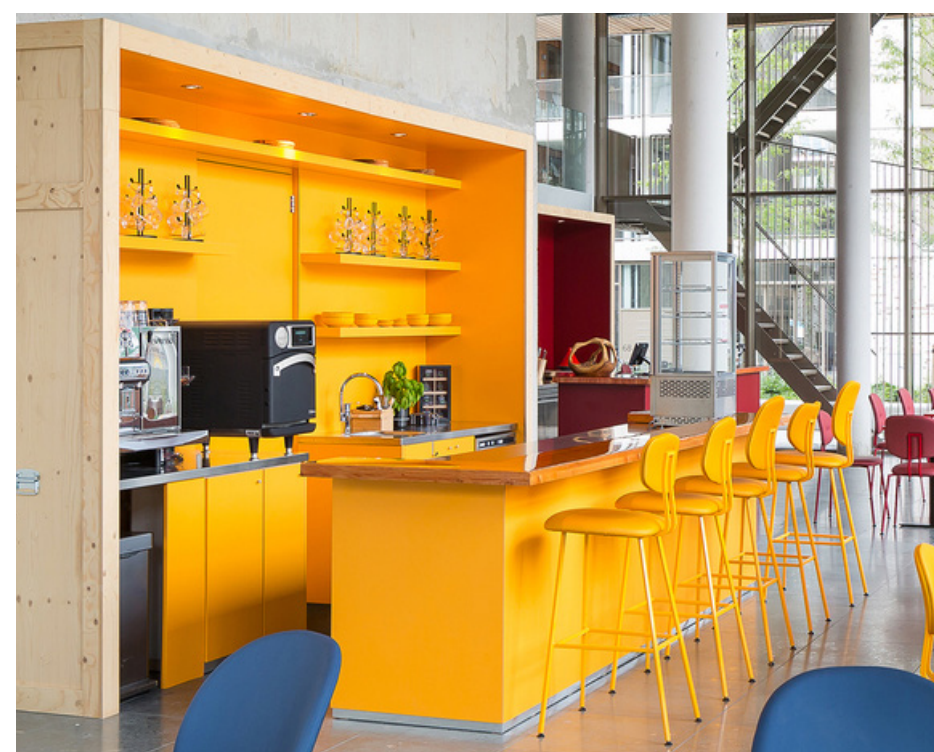
Co-working Lounge



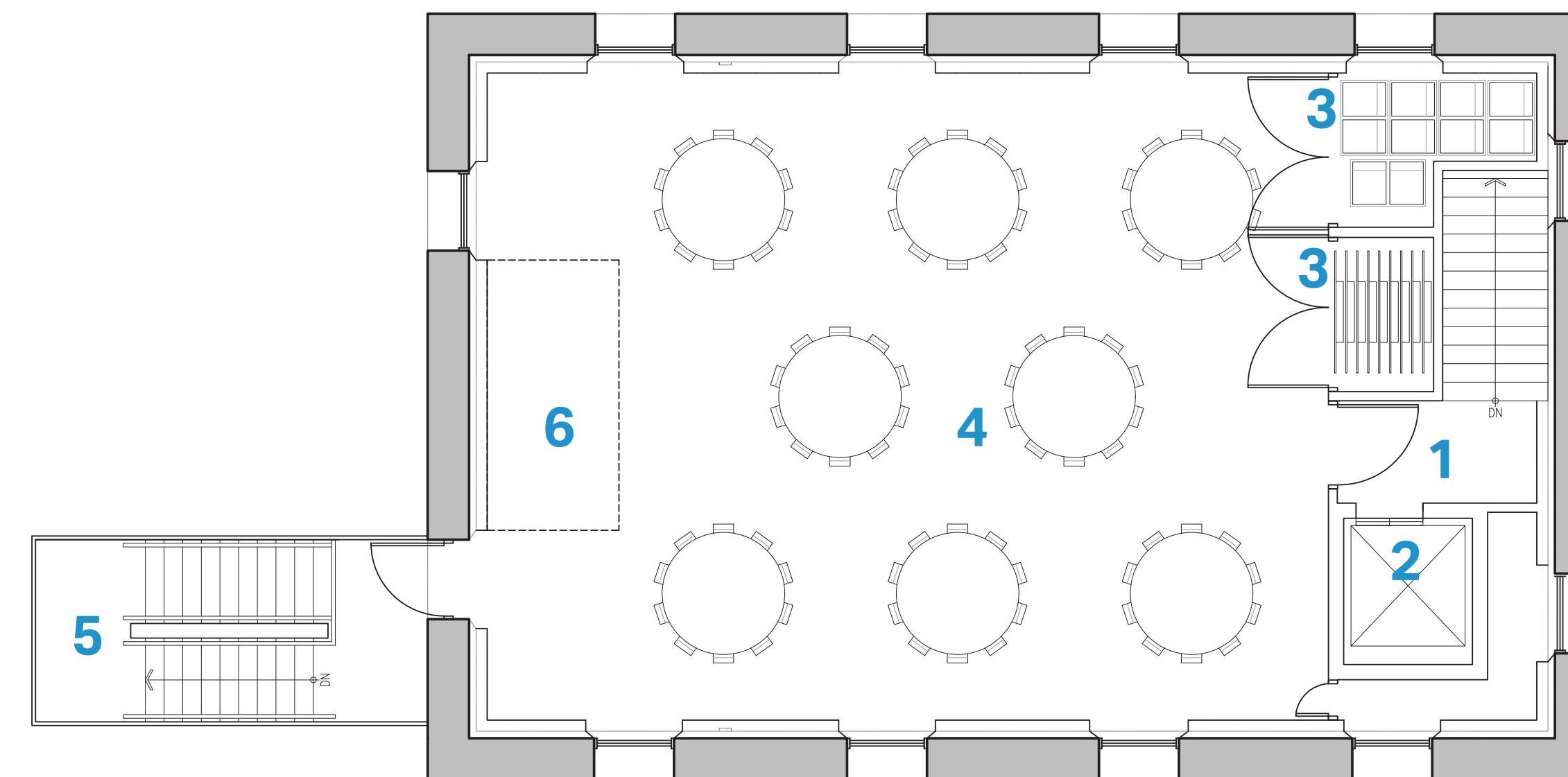
Offices/Meeting Rooms



Cafe/Bar



Flexible Venue Space

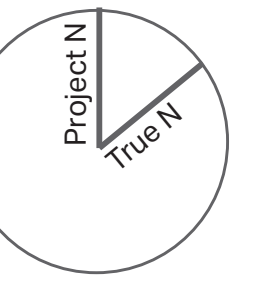


Level 2

- 1. Exit Stair
- 2. Elevator
- 3. Storage

4. Event area

- 5. New exit stair
- 6. Removable Stage



OPTION 3

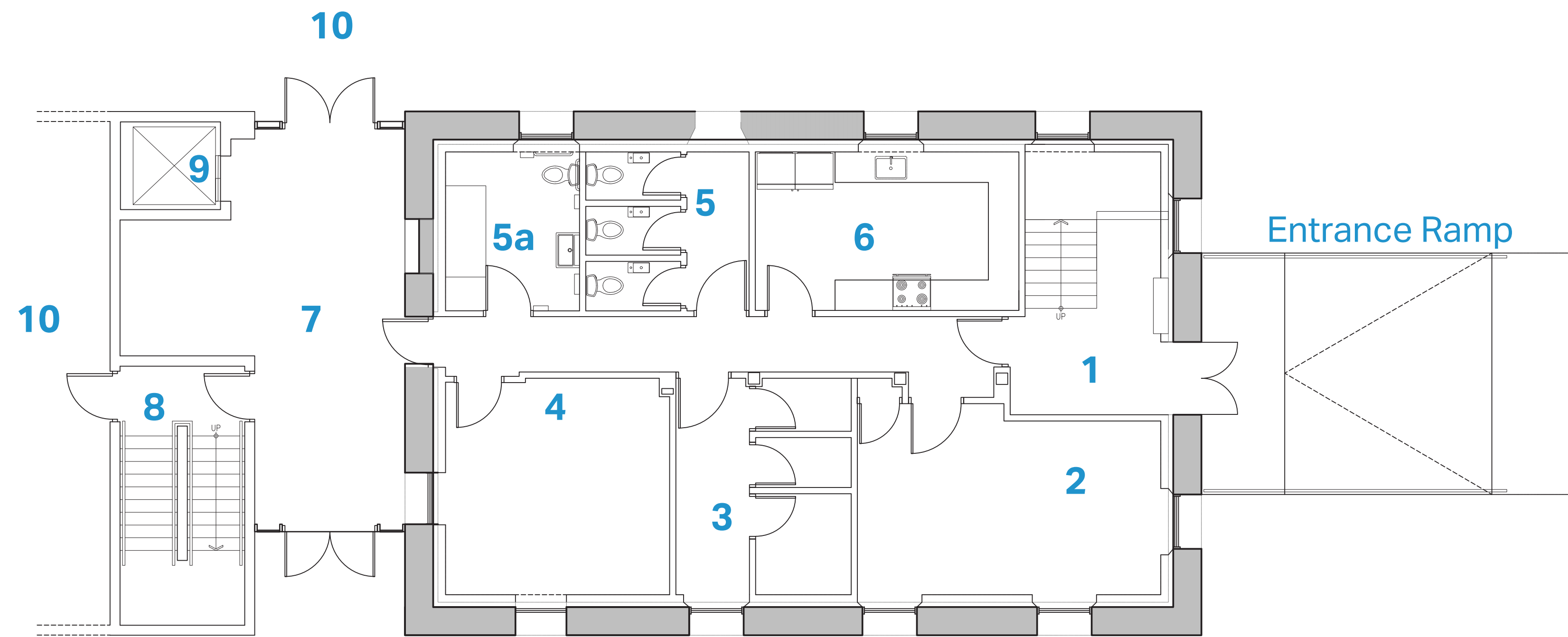
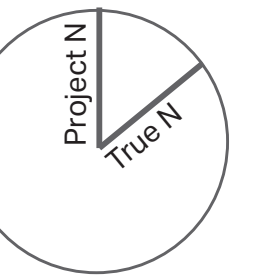
This option increases the second-floor venue space capacity by moving the elevator into a new exterior addition, along with the exit stair. This addition would also allow for future phases of building expansion if desired. While programming is flexible, this option focuses on creating an arts and music hub.

Cost Estimate \$ 2,220,000.00

Second Floor Capacity

Seated 100 persons
Standing 150* persons

*150 is the total building capacity



Level 1

- 1. Entrance/Fire Exit
- 2. Large Media Studio
- 3. Music Rooms
- 4. Small Media Studio
- 5. Washrooms

5a. Universal Washroom

- 6. Kitchen
- 7. Lobby
- 8. New exit stair
- 9. Elevator
- 10. Future Expansion

Kitchen



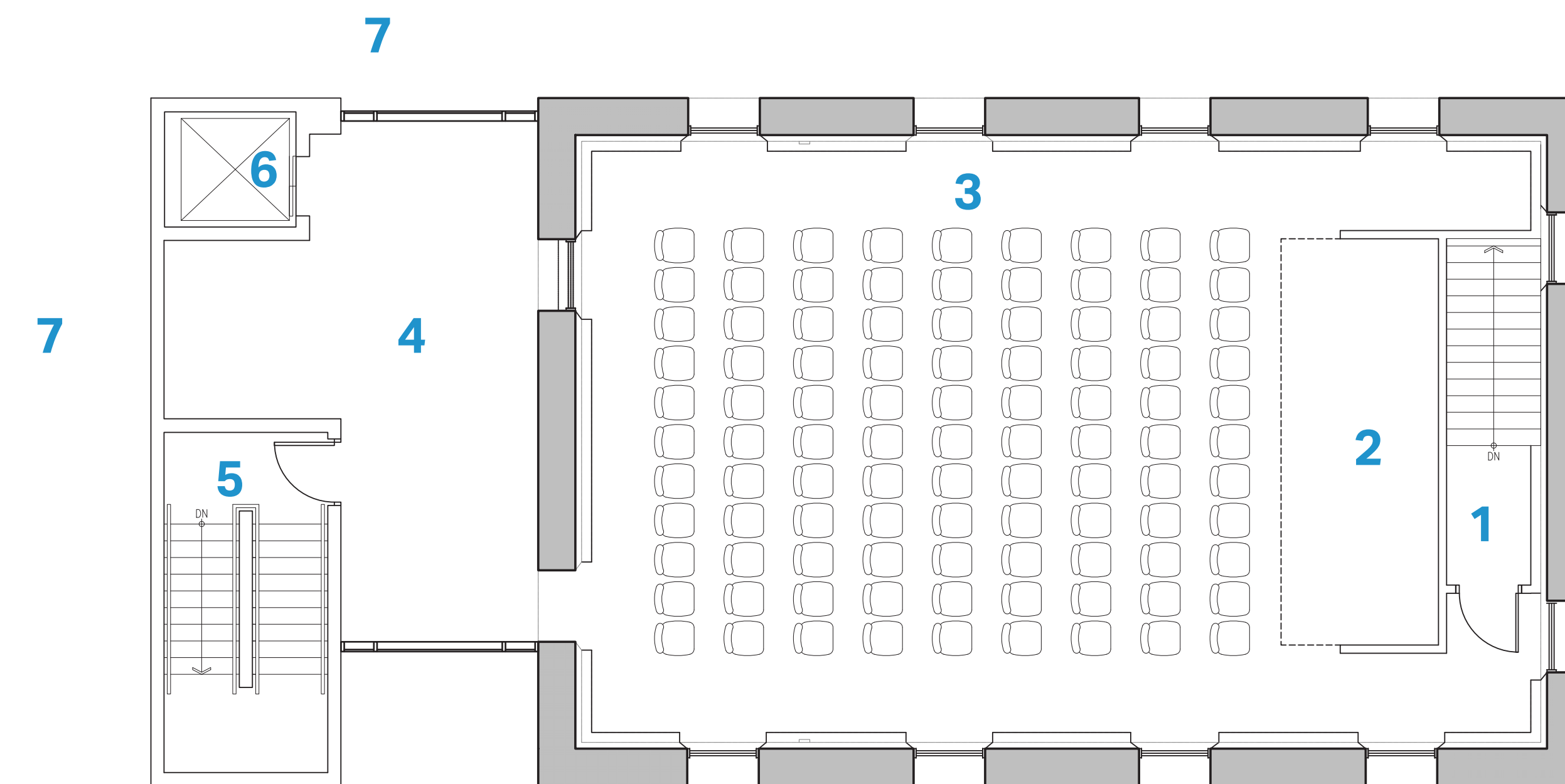
Music Rooms



Media Studio



Flexible Venue Space



Level 2

- 1. Exit Stair
- 2. Stage/Storage
- 3. Audience area

4. Lobby

- 5. New exit stair
- 6. Elevator
- 7. Future Expansion

Alternative Use Scenarios

