

GENERAL COMMITTEE
COMMUNITY SERVICES DEPARTMENT
FACILITIES DIVISION

APPROVALS	
DIRECTOR	RA
CFO	
CAO	

REPORT CS 2022-03
FEBRUARY 8, 2022

SUBJECT: CIVIC SQUARE – FINAL DESIGN

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APPROVING DIRECTOR: ROB AXIAK, DIRECTOR OF COMMUNITY SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approve the final design of Civic Square presented in Report CS-2022-03 and related Appendix A, and to authorize staff to proceed with detailed design, costing, and the subsequent issuance of a tender.

BACKGROUND:

In the Fall of 2021, staff brought forward various design concepts for Civic Square to be discussed with council. Council provided staff with several ideas, suggestions, and recommendations to further refine the design. Below is a summary of the common comments heard by council:

Design Considerations from Committee Meeting (September 21st, 2021 R&C-2021-17):

- Consider fountain or feature to draw families into the space
- Focus on lighting and shade areas
- Create design opportunities with the Bridge and Courthouse
- Flexible but defined space to allow for various uses
- Purposeful and vibrant space for enjoyment
- Stage area for civic engagement and performances
- More open space for better opportunities to host events
- Consider four season use
- Consider the removal of a café / facility from this design citing view concerns and added competition in the downtown for another food establishment.

It should also be noted that some members of council were also interested in a basic design model, with only basic repairs to some of the notable areas of concern as opposed to a total redesign of the space. As these suggestions did not capture that majority of comments provided, a basic plan was not designed or costed at this time.

Civic Square should be a place where the community can come together for civic pride and recreation. Essentially, this project is introducing an urban park into the downtown as a key feature to help rejuvenate the downtown core. When completing the preliminary design and costing for this project, the design principles noted below were used to help guide the overall design. This includes 'defining the purpose' of the space.

Design Guiding Principles:

- To create a public space for civic engagement and social gathering
- To create a comfortable urban park plaza where people want to spend time
- Space should allow for animation, entertainment and civic engagement including a stage area, and temporary seating configurations
- A flexible, yet defined and purposefully vibrant space
- 4-season use
- Inclusion of public art potential and beautification of space
- Features and amenities to draw families into the space
- Safety and Security including lighting, open spaces, and roadway safety
- Focus on lighting and making a connection to the East Main Street Bridge and Court House
- Ensure ease of access and accessibility

As identified in section 4.3.2 of the council approved, Parks, Recreation & Culture Master Plan, 2019, an opportunity to further enhance civic square for better community use and animation was noted in the parks section of the master plan.

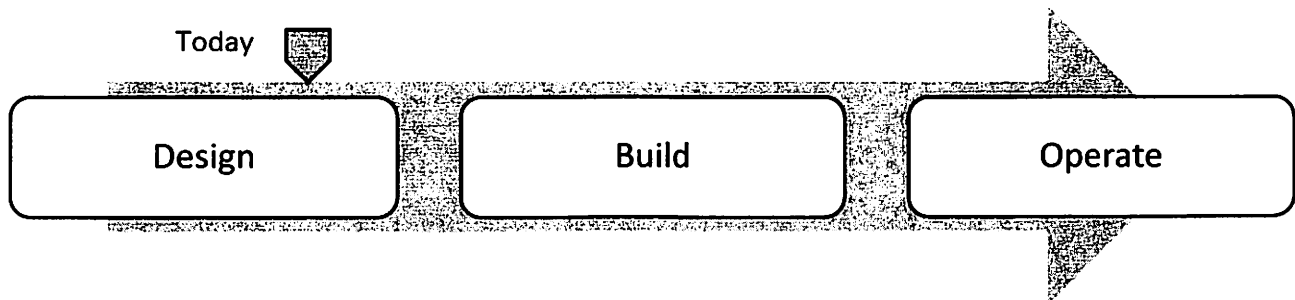
Civic Square Revitalization

"The City's vision to revitalize Civic Square (City Hall) includes a gathering space for many of Welland's special events such as movie nights, outdoor skating, Santa Claus Parade, and more. Revitalizing Civic Square can improve overall quality of life through "placemaking", which is the concept of reimagining and reinventing public spaces as the heart of the community. The vision for revitalizing Civic Square centres on improving pedestrian environments including enhancing signage, seating, lighting, and shade."

COMMENTS AND ANALYSIS:

The proposed design has been created and is shown in Appendix A of this report. Staff sought feedback from various stakeholders, including city council within the approved guiding principles noted above. The design before council as part of this report represents the collection of all feedback received to date in anticipation of finalizing a design that meets the needs of the majority, allowing staff to proceed into the next phase of detail design and costing. As shown in the diagram below, this project is in the preliminary

design and costing stage, should this design be approved by council, completing the detailed design and costing would occur, allowing staff to proceed to the tender process.



Recommended Design:

Shown in Appendix A, each drawing is unique and aligns with the design principles highlighted in this report. The proposed concept creates more socialization nodes which allows people to come together naturally. This concept also allows for more opportunities to animate the space through the potential of small performances, viewing movies or sporting events, or live music. Lastly, flexible seating configuration also allows for a grander area for city announcements, proclamations, and civic engagement. Various uses and flexibility of the space was key to this final design. The deletion of the potential café facility allowed for greater attention to be placed on functional and usable amenities such as the stage area and water feature. Seating area under natural shade, enhanced lighting and feature portable fire tables were also introduced to support year-round use.

Staff believe that this concept best aligns with the design principles noted in this report and reflects the vision of the overall use of this unique space. This design concept reimagines and reinvents this public space as the heart of the community.

Proposed Timelines:

Following the approval of the proposed conceptual design, adesso design inc. would commence the process of detailed design development, working drawings, specification creation, value engineering, costing and a subsequent tender. A tender award report would be brought to council prior to award. This process will take the remainder of 2022 to complete, with a proposed construction start date of early Q2 of 2023.

FINANCIAL CONSIDERATIONS:

Presently, there is a capital project with approved funding - Civic Square Plaza Revitalization - 10-439-18044. This account is used to support the soft costs which includes the design and administration costs for this project. The balance of funding is stated below and will be utilized for detailed design.

Account Title	Funds Available / Allotted	Funds Used to Date	Balance Available
Civic Square Design	\$150,000	\$45,767	\$104,233

The estimated total project cost prepared by the design consultant '*Adesso Design Inc, Landscape Architecture*' is **\$1,212,250.00 +HST** which includes a 30% contingency, site furnishings, site servicing, lighting, and the potential for public art. The funding source for the construction portion of this project has been earmarked in the Strategic Initiatives Capital account, 10-710-17095. Adesso Design Inc will continue with this project's deliverables and act as a consultant between the city and contractor once a tender award is approved. Adesso has been exceptional throughout this process, listening to input from all and creating a high-quality urban park design in Welland's downtown core.

CONCLUSION

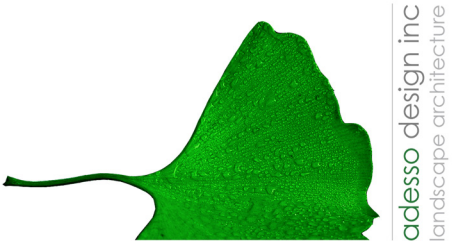
This project is an exciting opportunity for the city and the downtown with the introduction of the city's first urban park. This type of investment into the downtown core will create a new vision for the space and attract a variety of uses and animation. This location will truly become the heart of the city. Should council approve this report, staff will proceed into detail design and subsequent costing and tender. An exciting opportunity exists to bring vision into reality with this unique project, and fulfill a direction put forth as part of the council approved 2019 Parks, Recreation & Culture Master Plan for civic square.

ATTACHMENTS:

Appendix A – Final Design Overview Presentation

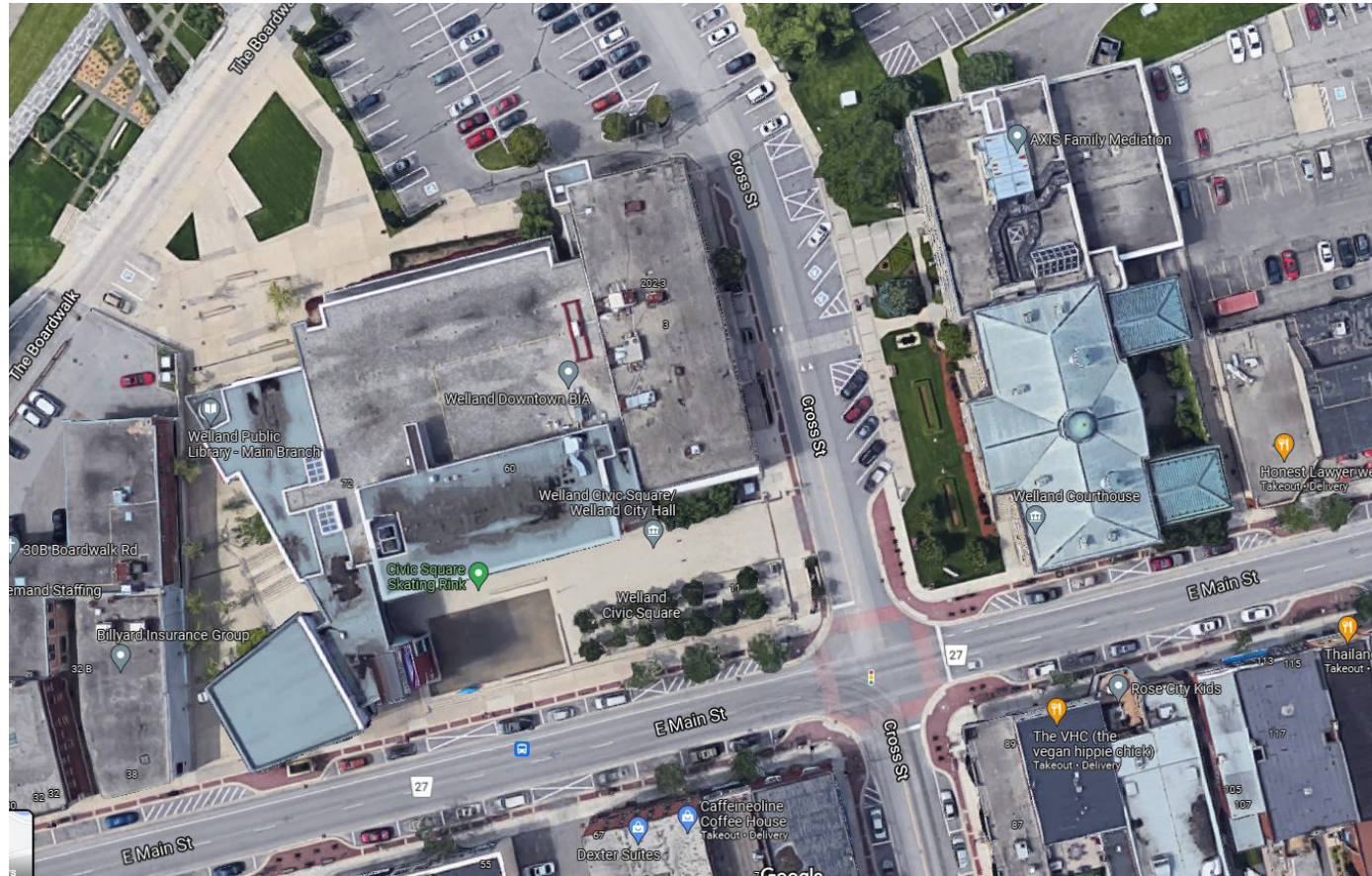
Welland Civic Square

Final Concept February 1st, 2022



Precedent Imagery

Welland Civic Square



Design Considerations from Committee Meeting

- No Container for Café and placement blocks views to Court House
- Café – Consider Seasonal Use / Mobile Vendors
- Consider Fountain or Feature to Draw families into the space
- Focus on Lighting and making a connection to the Bridge and Courthouse with lighting
- Flexible but Defined Space
- Purposeful Vibrant Space
- Stage Area for Civic Engagement / Performances
- More Open for Events
- Four Season Interest

Precedent Imagery
Welland Civic Square



Place Canotiers – Quebec City



Ground Sprays



Ground Sprays/Lights



Lounge Seating around Feature Tables



Seasonal Gatherings



Flexible Event Space

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Plan View (Summer)

Preliminary Landscape Concept
Welland Civic Square



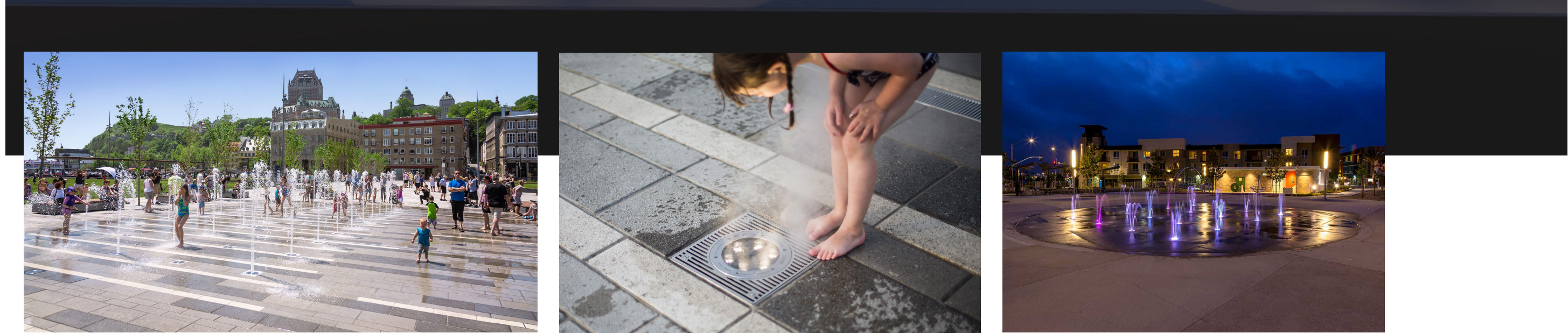
Final Concept – Birds Eye View from East Main St

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Birds Eye View from Corner of East Main St & Cross St

Preliminary Landscape Concept
Welland Civic Square

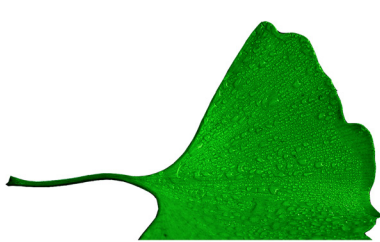


Final Concept – Water Feature(Dusk)

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Flexible Event Space



adesso design inc
landscape architecture

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Social Seating Space

Preliminary Landscape Concept
Welland Civic Square



Final Concept– Flexible Event Space

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Public Gathering / Civic Engagement

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Tree Lighting

Preliminary Landscape Concept
Welland Civic Square



Final Concept – Tree Lighting

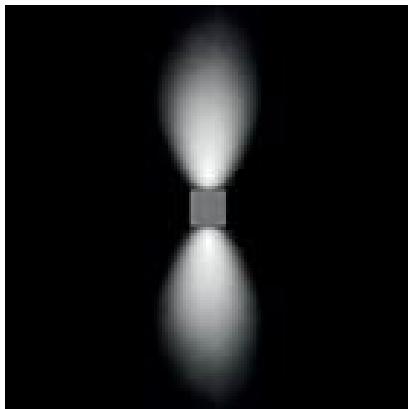
Preliminary Landscape Concept
Welland Civic Square



Final Concept – Plaza / Water Feature (Night View)

Lighting
Welland Civic Square

Column/Wall Lighting



2 Direction Wall Mount



Bollards



8ft Columns (Open Plaza)



Bollards (around Stage and among lowered seating space)

Lighting at Stairs



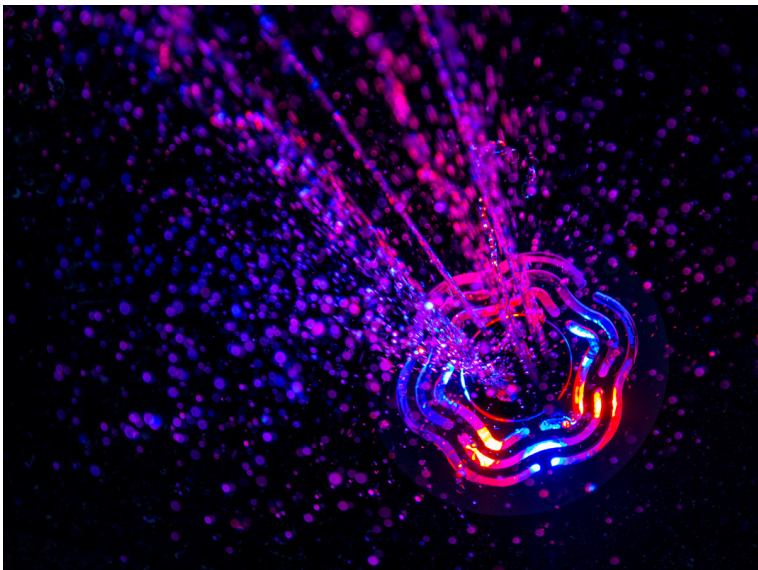
Recessed Stair Lights

Lighting at Flag Poles

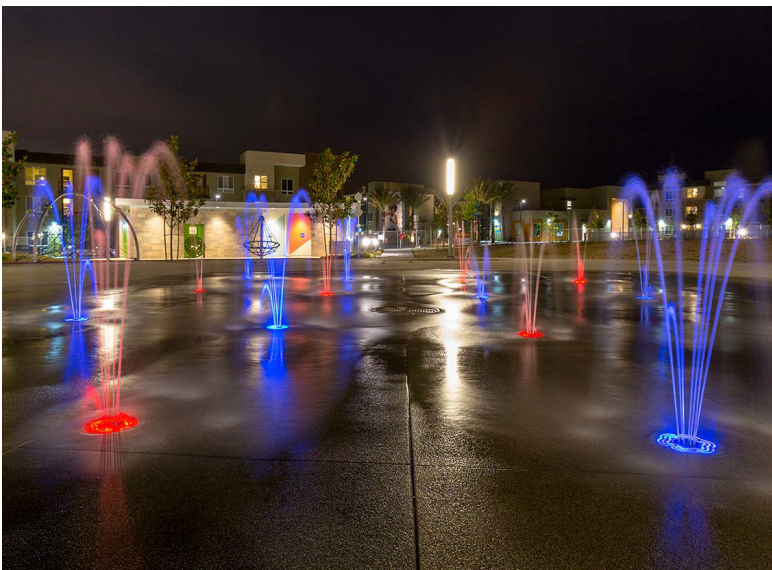


Landscape Flood Lights

Lighting at Splash Feature



Integrated lighting with ground sprays



Lighting in Lower Plaza Space



In Ground Lighting