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Date: May 11, 2017
To: Mayor and Council
Author: M. Durocher, Parks and Recreation Program Manager
RE: Grovedale House Community Response
Report No.: PR-2017-02

AIM

To provide Council with an update regarding community input regarding the future development and programming opportunities for the Grovedale House.

BACKGROUND

The historic Grovedale House was originally a two-storey inn, with a balcony around the second floor and was built in 1886. Over time the building deteriorated and became a haven for rumrunners during prohibition. In 1945 new owners renovated it as a house and tavern. It was renovated in 1989 to add a kitchen and more dining area and served as the Kings Landing Restaurant until its closure in January 2016.

The Town of Kingsville purchased this building with consideration being given to a total makeover restoring the structure to its former Victorian splendor. The initial plan was to restore the façade, recreating the two-Storey porch that wrapped around the building. The inclusion of wheelchair-accessible washrooms and a transformation of the 1886 building into premier banquet and facility space was considered. In 2017 the Town of Kingsville was successful in its submission to Canada 150 for a Grant in the amount of \$181,500 to assist in the refurbishment of accessible features for the building.

In Early February 2017 a Survey was designed to obtain community input into future plans for the Grovedale House. 592 people responded to the survey covering a number of questions relative to the Grovedale House and the community's vision for the future. The information from the surveys was consolidated and on February 23 and 28 public input sessions were held at the arena to obtain more defined feedback from community members with respect to these survey results which would assist in the vision for the property for the future.

The on line feedback provided the following insights:

1. Most Important Feature of Current Site-Location

How to best utilize this location

1. Walking paths and board walks
2. Ensure view of the water
3. Keep the Beach clean
4. Natural amphitheater
5. Bike Paths
6. Keep historic building features
7. New building
8. Move community garden from access to this site
9. Retention of trees
10. Toddler playground

2. Activities that would be desirable at this site

1. Symphony presentations
2. Art and Wine classes
3. Natural playground
4. Workshops
5. Community Use like Lakeside-most popular choice

3. Changes to existing Building, Retro Fit with new Façade, New Building

1. Preserve Building, restore façade-30% looking for this
2. New Building-most popular direction-70% of responses

DISCUSSION

Types of Events at Grovedale

The public input sessions held at the arena provided participants with condensed survey results and participants were asked to comment on the following topics:

64% of survey respondents wanted to see Cultural Events staged at the Grovedale and participants were asked to list what type of events that preferred. The responses obtained were as follows:

Concerts-51%

Arts and Crafts events-54%

Workshops-54%

Facility type New or Re-furbished

The survey revealed that 52% of survey respondents wanted a new multi-use facility with the majority of responses indicating a preference toward a building similar in design to Lakeside Park Pavilion. Participants at the input sessions further noted the need for the facility to be a hybrid with green aspects to it, provide for open concept design on one level and retain the historical feel of the current building and include ample accessible parking. The Canada 150 grant will also support a new build provided that it doesn't exceed the footprint of the existing building.

Upon review of the survey and the public input sessions it is evident that respondents are looking for a building to replicate Lakeside Park Pavilion. The Recreation Master Plan cites a high priority need for additional programming and community areas within the town that:

Have space that should be designed to be flexible enough to accommodate a variety of programs and activities and include supporting amenities such as a kitchen and storage area.

Provide for expansion of cultural opportunities was identified in the survey and the community input sessions and is further supported by the Town's Recreation and Master Plan in item 8.4 which cites: *"Provide a higher level of cultural opportunities to visitors and resident of the Town, with only 51% of residents currently satisfied (as of May 2013) existing cultural opportunities in Kingsville."*

At time of writing this report Lakeside Park Pavilion has the following openings for public weekend events from May 12 2017- December 31 2018

October 7 2017
January 13 2018
March 10 2018
March 17 2018

The popularity of Lakeside pavilion verifies the need for additional community and cultural programming space available in the municipality. Residents have indicated that the Grovedale location is desirable due to its proximity to the water and historical nature of the building and they would like to see Cultural Events staged at this site. In addition to cultural programming participants in the community input sessions and survey responses also indicate that priority should be given to the following items with regard to this site:

Improved Beach Cleaning
Amphitheatre
Bike Paths/Walking Paths
Community Gardens
Maintenance of trees
Community access

LINK TO STRATEGIC PLAN

To promote the general betterment and positive self-image and attitude of our community using the identified strengths that exist in the community.

FINANCIAL CONSIDERATIONS

The October 18 2016 Council Report-T. Del Greco indicated that the approximate cost to rebuild the facility would be \$1,276,500. This does not include architectural renderings needed prior to the RFP process.

CONSULTATIONS

Peggy Van Mierlo West-C.A.O
Tim Del Greco-Manager of Facilities
Town of Kingsville Senior Management
Grovedale Survey-592 responses
User Group Sessions-20 participants

RECOMMENDATION

That council approve Municipal Services to move forward with the next step of this project, in keeping with the parametres as defined by the public information sessions

Maggie Durocher
Maggie Durocher B.H.K (Hons)

Peggy Van Mierlo-West
Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer