



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

PRESENTED TO KINGSVILLE COUNCIL  NOV 14 2016	I-8
---	-----

**Date:** October 18, 2016  
**To:** Mayor and Council  
**Author:** Tim Del Greco, Manager of Facilities and Properties  
**RE:** Kings Landing Update

---

### **AIM**

To provide Council with an update regarding the former Kings Landing Restaurant.

### **BACKGROUND**

The Town negotiated a purchase / lease back arrangement with 811454 Ontario Limited in January of 2014 for the property formerly known as the Kings Landing Restaurant. The purchase agreement set out the following basic terms:

- Purchase price of \$675,000 made up of
  - four cash payments of \$143,750 each made annually from 2014 – 2017
  - two charitable receipts issued for \$50,000 each made annually from 2014-2015
- 811454 Ontario Limited leased back the space paying the town \$900 (plus HST) per month plus utilities for the period from January 2014 – January 2018.

In the fall of 2015, the owners of Kings Landing decided to retire early and gave notice to end their lease of the property by December 31, 2015.

The long term plan has been to renovate the facility and incorporate the property into the adjacent Mettawas Park Development.

## **DISCUSSION**

In the summer of 2016 ROA Studio Inc. visited the property and provided the CAO with a brief summary of observations as well as high level pricing for several different construction options. A copy of this report is attached in Appendix I. The report highlights a general cost comparison between a complete renovation versus a new build. These figures are as follows:

Type of Construction:	Cost per square foot / Total Cost (6900 sq.ft.):
Rebuilding a new facility	\$165 - \$185 / \$1,138,500 - \$1,276,500
Renovation of the existing facility	\$210 - \$220 / \$1,449,000 - \$1,518,000

It was also observed during site visits to Kings Landing that the facility is in poor condition. There are numerous structural concerns and issues with the foundation, walls, roof and outdoor patio. As well, the interior layout of the facility poses many challenges in terms of accessibility and would require significant alteration. Therefore, it is evident that the majority of existing building materials would be torn out and replaced during a renovation. Considering this as well as the lower cost of a rebuild, serious thought should be given to demolition of the current facility in order to make way for a new build. Please see Appendix II which includes additional comments from the Chief Building Official.

In terms of funding, \$380,000 was approved in the 2016 Capital Budget for phase 1 of a Kings Landing Renovation. As well, a Federal Grant request was submitted in 2015 with the hopes of securing additional dollars. Unfortunately, this request was rejected in January of 2016 due to lack of funding within the program. A significant amount of funding is still required in order to complete a renovation or a rebuild as made evident by the figures above.

In addition to funding, more information relating to future needs (and purposes) of this facility is required prior to Municipal Services commencing the design process with an architectural firm. This information should be derived from a public input session as well as recommendations from the Manager of Programs and should attempt to answer some of the following questions:

- What is the purpose of the renovated or rebuilt facility? Event or user group rentals? If so, what type of rentals? Public washrooms? Shelter? Outdoor patio? Is a kitchen required?
- Is the preference to rebuild a new/modern facility or to renovate and preserve heritage with the existing facility?

- What amenities would the public like to see in a renovated or rebuilt facility?
- What does the facility need to accommodate in terms of occupancy load?
- Can we meet the demands of the public with our current facilities without Kings Landing?

Determining the scope and purpose of this facility will then allow for the hiring of an architectural design firm to create detailed plans, specifications and renderings. Once completed, these documents can be used for tendering in order to obtain accurate pricing from local construction contractors and for Council approval.

### **LINK TO STRATEGIC PLAN**

*Promote our amenities, including recreation facilities, parks, human services, heritage and culture and other attractions in the Town of Kingsville, as assets to support quality of life.*

### **FINANCIAL CONSIDERATIONS**

\$380,000 was approved in the 2016 Capital Budget for phase 1 of a Kings Landing Renovation. It is anticipated that a significant amount of funding is still required in order to complete a renovation or rebuild.

### **CONSULTATIONS**

Municipal Services

Administration Management Group

ROA Studio Inc.

**RECOMMENDATION**

Recommend Council approve the Manager of Programs host a public input session and provide a report back to Council on the response as well as her recommendation regarding the scope and purpose of a renovated or rebuilt Kings Landing.

Respectfully submitted:

Tim Del Greco

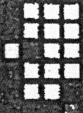
Tim Del Greco, P.Eng  
Manager of Facilities and Properties

Andrew Plancke

G.A. Plancke, Civil Eng. Tech (Env)  
Director of Municipal Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, CET  
C.A.O.



**RO studio inc.**  
67 KING ST. WEST CHATHAM ON

The Corporation of the Town of Kingsville  
2012 Division Road North  
Chatham, Ontario N9Y 2Y9

June 19, 2016

**Attention:** Mrs. Peggy Van Mierlo-West  
**RE:** Kings Landing Preliminary Evaluation

Dear Peggy,

As per our discussions on site, below I have outlined a brief summary of our preliminary visual observation together with our structural consultants to give you an idea of the potential issues you may be facing with the existing current facility.

At this time ROA studio and associated Structural consultants have not been engaged to prepare a comprehensive building condition report of the facility; the purpose of the meeting was to have a brief look at the existing conditions and to prepare a brief preliminary overview of problematic conditions encountered. From this brief overview we have also prepared a high-level Opinion of Probable cost for 2 potential direction paths:

**Option 'A' - New Facility** designed to integrate / mimic the existing architectural features.

**Option 'B' - Restoration** of the existing facility.

From the High level observation we have also prepared for your evaluation our Opinion of Probable Cost for each option. I would like to outline that at this time the evaluation above was based on observation of the general physical condition of the subject property, and materials only; review of Mechanical, Electrical, plumbing, fire were not reviewed.

#### **OPTION 'A' - NEW FACILITY**

Construction of a new facility either on the existing site or adjacent site to accommodate the proposed program:

##### **Parameters of the new building design:**

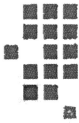
OBC 2012 compliant  
Victorian style Architecture  
Large open assembly space to accommodate a variety of assembly functions.  
Single Storey, wood framed  
Slab on grade  
Exterior facade cladding to be 20% masonry veneer, 80% cladding to be siding.  
Re-purposing of existing cornice / capital trim details present in the existing building. If existing components cannot be re-purposed new detailing to be provided based on the existing style.

**Opinion of probable Cost: \$165.00 to \$185.00 per square foot.**

**First Floor: 5,000 square feet or as required under the new program.**

Note the above costing is based on facility only, not including any Civil work (Parking, sidewalks etc...)  
We have also assumed that Municipal services are present at the road. (Water, storm, sanitary, power).





#### **OPTION 'B' - RESTORATION OF EXISTING FACILITY**

Repurpose existing facility to accommodate the proposed new program:

##### **Parameters for the renovations:**

OBC 2012 compliant

Restore / Maintain the existing Architectural style - Restoration to the existing facade (2 storey)

Completely remove all cladding materials Interior & exterior to expose all structural elements for review

Install new structural members as necessary.

Installation of intermediate and perimeter foundation walls in accordance to our site observations.

New complete M+E systems and distribution

Entire new interior finishes due to the fact all the structural systems must be exposed.

New Exterior facade cladding to be 20% masonry veneer, 80% cladding to be siding.

New Roof system

New Windows + Doors, characteristics / design to mimic existing.

Re-purposing of existing cornice / capital trim details present.

**Opinion of probable Cost: \$210.00 to \$220.00 per square foot.**

**First Floor: 5,100 square feet**

**Second Floor: 1,800 square feet**

Note the above costing is based on facility only, not including any Civil work (Parking, sidewalks etc...)

We have also assumed that Municipal services are present at the road.(Water, storm, sanitary, power)

The above outline of the existing building is not for the purpose of a Life Safety compliance to the Ontario Building Code, and accessibility standards although during the brief site visit it was visible the numerous code infringements both from a Life Safety compliance and also Barrier Free.

As discussed at our site briefing we (ROA) advises the Municipality to have the fire department conduct a site evaluation to assess the requirement of a life safety study and conformance of the existing current facility.

If you have any questions on the information above, please do not hesitate to give me a call.

Regards,

Yours truly,

ROAstudio inc.



Marco Raposo | CEO  
Director of Design | B.Arch.



**Tim Del Greco**

---

**From:** Peter Valore  
**Sent:** August-24-16 12:20 PM  
**To:** Tim Del Greco  
**Cc:** Peggy Van Mierlo-West  
**Subject:** Grovedale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Tim,

After today's managers meeting I was requested to forward you comments for your report on the Town owned facility.

They existing Grovedale site was inspected by Andrew Plancke Director of Municipal Services, Tim Del Greco Manager of Parks and Facilities and Peter Valore Chief Building Official. The inspection revealed the building has not been maintained in a manner that restoring it would make financial sense, it is my opinion that a new build would cost less and provide more in way of options. Whomever designs the building will need to apply for a permit and provide a data-matrix upon application for a building permit. Due to the current condition which is vacant and some structural concerns it is also my recommendation this building be demolished sooner than later. This will help with any likely Property Standards issues in the future.

Regards,



Peter Valore  
Chief Building Official/By-Law Enforcement Officer  
Development Services Department  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305 Ext # 625  
[www.kingsville.ca](http://www.kingsville.ca)

This email message is for the sole use of the intended recipient and may not be copied. If you are not the intended recipient, please destroy all cc



Please consider the environment before printing this email.