



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

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 question relative to the Grovedale House and the community's vision for the future. The information from the surveys were 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



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PRESENTED TO KINGSVILLE COUNCIL	I-8
NOV 14 2016	

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.

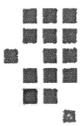
Opinion of probable Cost: \$165.00 to \$185.00 per square foot.

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
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