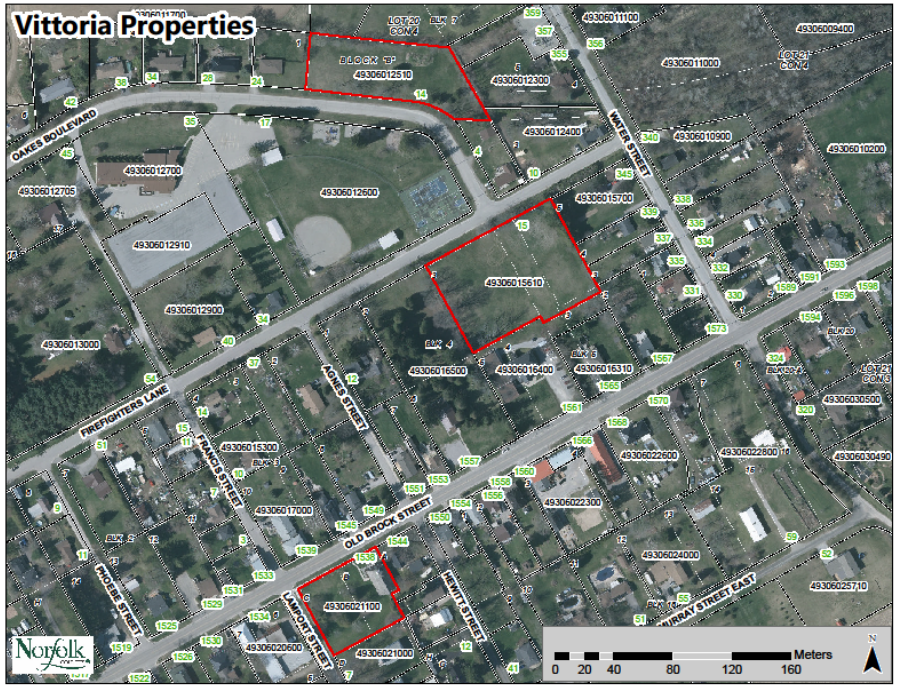
VITTORIA PROPERTIES PUBLIC MEETING



norfolkcounty.ca

Vittoria Old Town Hall



Vittoria Old Town Hall Property

Address: 1538 Old Brock Street, Vittoria, ON

Two Parcels of Land – Building and Parkland – combined 0.73 acres



Vittoria Old Town Hall Property

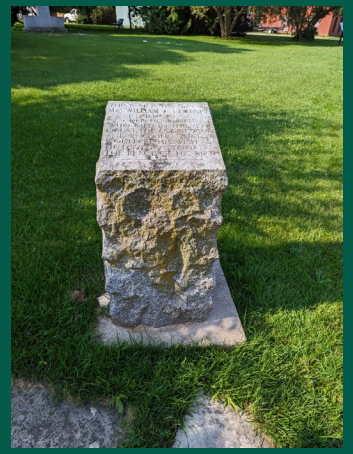
Parcel 1: Vittoria Old Town Hall - Building

- Original Public Hall in Vittoria built in 1860s but destroyed by fire. Vittoria Old Town Hall, as it currently exists, was re-built in 1879. One of three important buildings completing the courthouse square in the heart of Vittoria.
- One of sixteen (16) Norfolk County owned facilities with a Heritage Designation under the Ontario Heritage Act. Designated building features include: all four elevations including doorways, all windows and returns of the eaves, roof line and cupola.
- Includes entire building and portion of sidewalk and accessibility ramp into facility
- Does **not** include entire septic tank and tile bed system
- 234.77 m^2 (2,527 ft^2) of useable space. Includes stage, meeting space, washrooms, serviced kitchen and mechanical / electrical rooms.

Vittoria Old Town Hall Property

Parcel 2: Parkland / Site Features

- Backs onto 7 Lampert Street (Anglican Church property)
- Utilized as park space / green space – Norfolk County operated and maintained
- Includes 3 unique site features: Park monument, United Empire Loyalists and The Long Point Settlement interpretive signage and Township of Charlotteville monument and flagpole







Vittoria Old Town Hall – Recent History

- Since Norfolk County inception, the Vittoria Old Town Hall has been operated as a bookable meeting/event space
- In 2020, Norfolk County issued a Call for Submissions from community partners to operate or support community facilities to reduce taxpayer support for facilities.
- Norfolk County entered into a license agreement with Ames Distilling Ltd. in December 2021.
- Capital project included within the 2022 Capital Budget included $300,000 for the exterior restoration of the Vittoria Old Town Hall –windows, bell tower, brick repointing and fascia/soffit.





Vittoria Old Town Hall – Building Concerns

- RFP issued in February 2022 for architectural/engineering services for exterior restoration. Engineering firm, John G. Cooke & Associates, was successful Proponent and has extensive experience in leading similar heritage restoration projects throughout Canada.
- During detailed engineering design phase additional building deficiencies were identified which require repair prior to proceeding with previously identified work. Consists of stone masonry foundation repairs, structural stability repairs required to the street-facing load-bearing brick masonry walls and chimney masonry rehabilitation.
- Due to extensive repairs required along with broader trend of significant increases in construction inflation, the revised project budget provided by John G. Cooke increased by $525,000 to $825,000 in early 2023.
- Due to the extensive building deficiencies and the extended timeline for repair, it was mutually agreed to terminate the license agreement with Ames Distilling in early 2023.

Vittoria Old Town Hall - Building Concerns



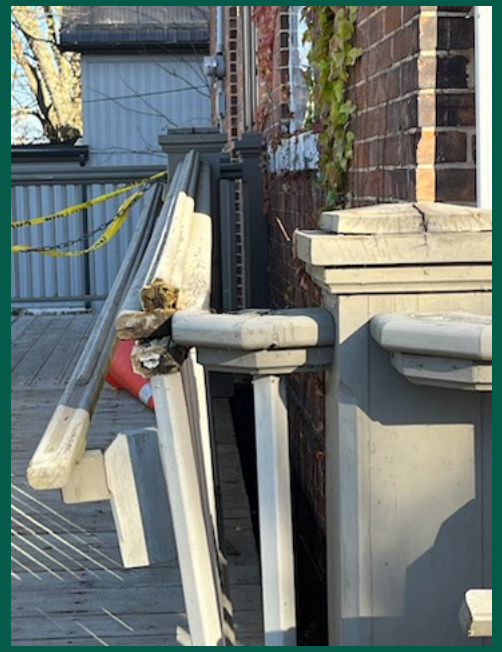




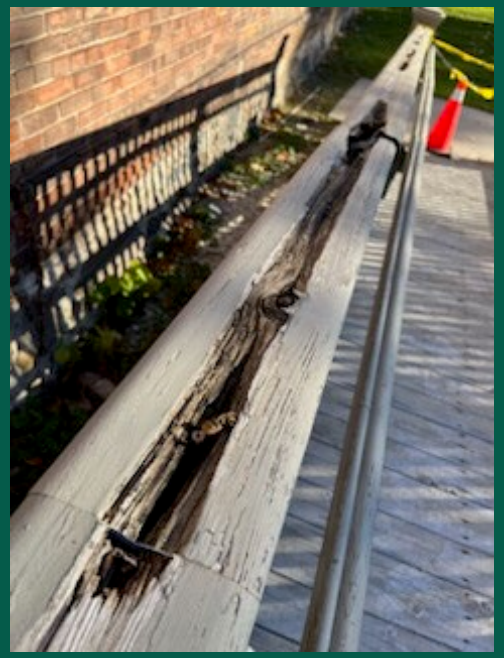
Vittoria Old Town Hall – Building Concerns

- Due to excessive construction inflation, it is now expected that the estimated cost of the building repairs would be $925,000.
- Should trends continue, it is expected to be a $1,000,000 project in 2025.
- In 2022, all Norfolk County facilities were assessed by a 3rd party engineering firm – building condition assessment. The assessment of the Vittoria Old Town Hall in 2022 identified a minimum of $245,000 in additional capital needs required to the Hall over the next twenty (20) years. Includes items such as: roof replacement, mechanical/electrical equipment replacements, interior finishes, etc.
- Additional capital needs identified do not include any building improvements such as building accessibility upgrades (washrooms), energy efficiency upgrades or building/site security likely required in the future.

Vittoria Old Town Hall - Building Concerns







Vittoria Old Town Hall Operations

- Facility currently unsafe for public use – not currently a bookable space until repairs are completed
- Close proximity to Vittoria & District Community Centre (350 meters)
- Declining usage between 2016 and 2019 (revenues declined from $8,058 to $4,383)
- Operating costs of $25,800 annually and rising

Thank you!