

*ouse, Owen Sound, Canada.*

# Public Meeting Presentation

September 11, 2023

1235 -1259 3rd Avenue East, Owen Sound  
FC Entertainment and Hospitality Inc. (Royal Rose Court)  
Official Plan and Zoning By-law Amendment  
Files OPA13 and ZBA49



# FC Entertainment and Hospitality

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- Founded by Nick Ainis and Jennyvi Infante Albelo
- Development, construction, industrial engineering, wedding and event planning backgrounds
- Overseen successful construction of complex adaptive heritage reuse projects
- Long family history of operating successful restaurant and catering businesses

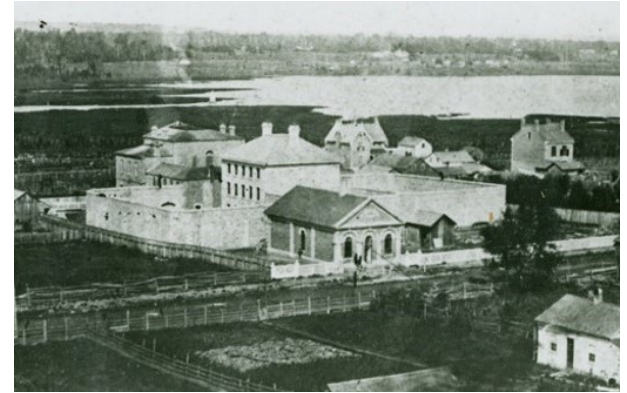
Project combines this expertise, experience and their entrepreneurial spirit to bring these heritage buildings back to life as a vibrant business and facility adding to the vitality of Owen Sound.



# History of Buildings

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1853	Courthouse constructed
1854, 1869, 1877	Jail constructed (3 phases)
1885, 1888	Courthouse additions
1889	Governor's Residence constructed
1960 -1985	Courts move, becomes Police HQ
2011 - 2012	Jail/Governor's Residence vacated
2013	Ownership of Jail transferred to City
2019	All buildings vacant



# Process of Disposal of Jail and Courthouse Buildings

- 1985 – 1986 Courthouse listed, taken off market
- 2014 City looks for alternative institutional uses, buildings declared surplus
- 2021 City issues RFP for disposal, no bids received
- 2022 City awards sale to FC Entertainment and Hospitality (“FCEH”) on basis that proposal involved near full retention and no substantial demolition



# Required Development Approvals Milestones

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Under **Agreement of Purchase and Sale** , FCEH must achieve milestones mandated by the City starting from the date of closing on **May 27, 2022**, as follows:

## Pre-Consultation

- ✓ 6 months by November 27, 2022 (held)

## Submit Formal Planning Applications

- ✓ 12 months by May 27, 2023 (submitted)

## Receive Planning Approvals

- 18 months by November 27, 2023 (in process)

## Building Permit Issuance/Construction Start

- 24 months by May 27, 2024

# Development Proposal

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Jail and Courthouse feature robust and enduring stone construction representative of historical judicial buildings built in Ontario, buildings lend themselves well to adaptive reuse ensuring their long-term viability and use.

The vision for the project is to rehabilitate and adaptively reuse existing heritage buildings with minimal alterations and virtually no demolition to accommodate the following proposed uses:

- Entertainment and event venue;
- Visitor accommodation and places of entertainment;
- Community facilities such as a gallery, museum and other institutional uses; and
- Business services.

Proposal seeks to implement a carefully curated reuse program to further accentuate and enhance the prominent heritage features and design attributes of the existing buildings, while making them more accessible to the general public.

# Technical Review and Considerations

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In accordance with pre-consultation checklist, comprehensive and complete list of supporting technical studies was submitted including:

- Planning and Urban Design Rationale Report (TPP)
- Stage One Archaeological Assessment (WSP Canada Inc.)
- Heritage Impact Assessment & Urban Design Brief (Boldera Architects)
- Functional Servicing Brief (Crozier)
- Noise Impact Study (RWDI)
- Transportation Impact Study (Crozier)
- Parking Justification Study (Crozier)

FCEH has worked collaboratively with City administration, politicians and staff throughout the purchase, pre-consultation and planning approvals process to ensure a complete, comprehensive and well-conceived and designed proposal for consideration by Staff and Council.

# Proposed Development Achieves Key Planning Objectives

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The Development Proposal effectively implements important policy and planning objectives at the Provincial, Regional and local level, including:

- Provincial Policy Statement;
- County of Grey Official Plan; and.
- Owen Sound Official Plan

These policy and planning directions focus on matters related to heritage resources, economic development and prosperity, job creation and tourism. Further the Development Proposal follows the urban design direction set out through the Owen Sound Official Plan.



# Development Proposal - Statistics

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## SITE AREA

6434 square metres

## GFA

2050 square metres

## STOREYS

3-storeys

## PARKING

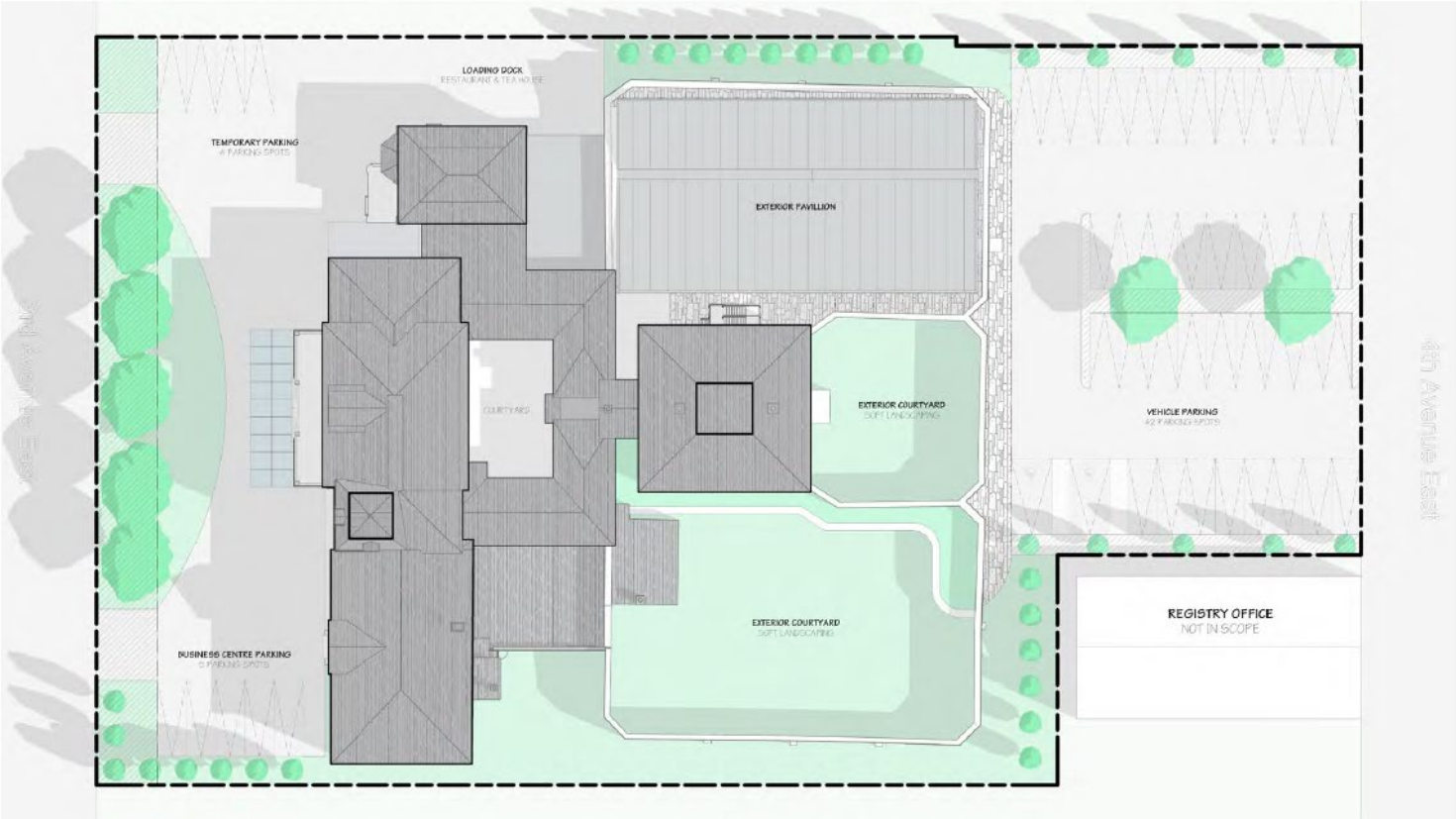
45 on-site

75 off-site

## LOADING

1 loading space

# Development Proposal – Site Plan



# Development Proposal – Ground Floor Plan

Royal Rose Court Architectural Design Brief

**Color Legend**

- BOH
- BUSINESS CENTRE
- ENTERTAINMENT
- EXTERIORS
- RECEPTION
- RESTAURANT
- WEDDING VENUE

**Glass Pavilion**  
A multi-functional facility that can accommodate larger events. This will be the only new, freestanding building to be proposed for this development.

**Restaurant & Tea Room**  
An upscale dining experience, open to the general public, and inviting everyone to visit the building and experience a part of Owen Sound's history.

**Glass Connection**  
Replacement of the existing brick for a modern, transparent window wall, showcasing the activity inside the building.

**Discovery Walkway**  
Enclosed pedestrian entrance from the parking to the reception area of the building. It will offer visitors views of the gardens and have an interactive gallery showcasing the history of the building.

**Exterior Garden**  
Beautifully groomed gardens to offer visitors a relaxing and calm environment while visiting the historical building. These gardens may be used to host events and entertainment.

**Business Centre**  
A new facility that will offer business incubation, co-working spaces, and rental office suites to local business startups and entrepreneurs.

**Boldera**

**Rethinking Architecture, Sustainably.**

# Development Proposal – Second Floor Plan

Royal Rose Court Architectural Design Brief

**Color Legend**

- BOH
- ENTERTAINMENT
- RESTAURANT
- WEDDING VENUE

**Courtyard**  
An outdoor amenity to be used as an extension of the restaurant and to host events for the public.

**Entrance Portico**  
Reconstruction of the original entrance portico and canopy.

**Cocktail Bar**  
Themed cocktail bar, opened to the general public, offering a variety of local products, beverages and a glimpse of the history of the jail.

**Bridal Suites**  
Elegant and sophisticated bridal suites to support the wedding venue component of the facility.

**The Courtroom**  
The most prestigious and iconic room of Royal Rose Court, available for business and personal events, including smaller wedding ceremonies and receptions.


**Boldera**

Rethinking Architecture, Sustainably.

# Development Proposal - Third Floor Plan

Royal Rose Court    Architectural Design Brief

Color Legend  
ENTERTAINMENT



**Speakeasy Bar**  
An exclusive area of the cocktail bar available to the general public, themed as a speakeasy bar to evoke the history of the prohibition era.

**Boldera**

Rethinking Architecture,  
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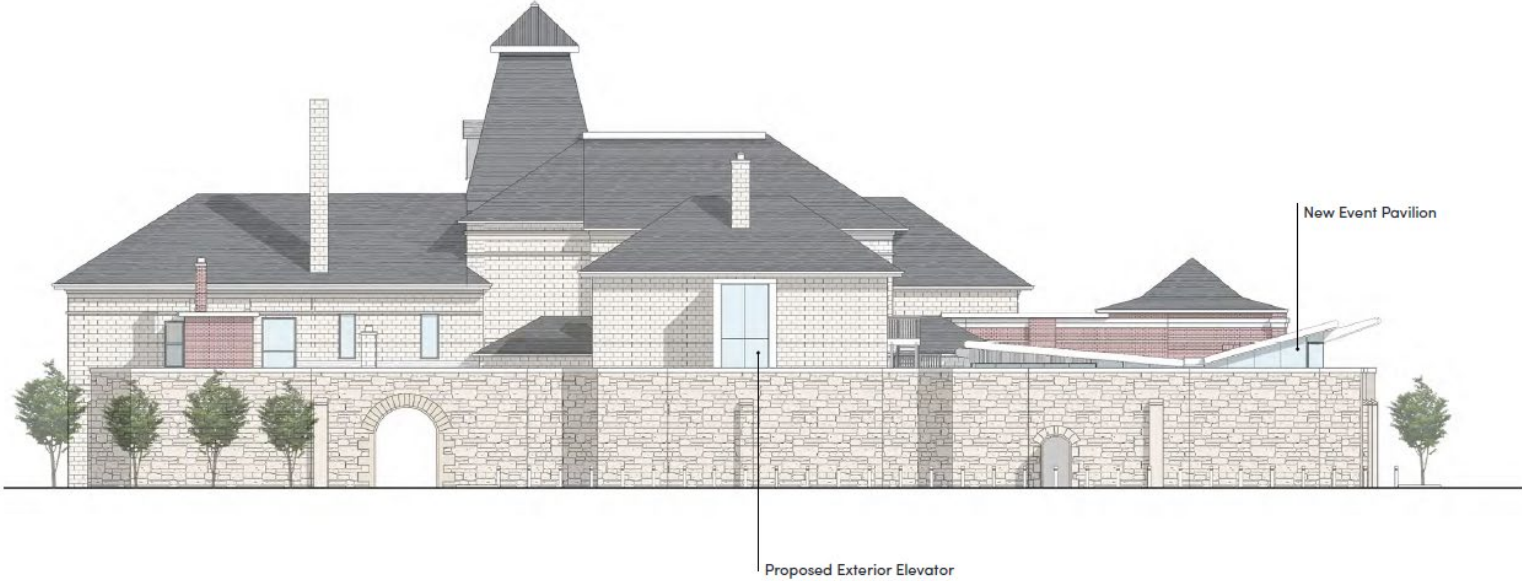
# Development Proposal - West Elevation

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# Development Proposal - East Elevation

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# Development Proposal – North Elevation

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# Development Proposal – South Elevation

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# Development Proposal – Courthouse and Link to Governor's Residence

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1235 & 1259 3<sup>rd</sup> Avenue East, Owen Sound

# Development Proposal – Courthouse South Entrance



# Development Proposal - Main Entrance and Portico



# Other Planning and Operational Considerations

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Number of other planning, operational or general considerations addressed through submission or raised during review of application and proposal:

- Parking adjustments
- Loading refinements
- Noise attenuation
- Wild life (Chimney Swifts)

We are pleased to discuss these considerations further following the presentation.

# Proposed Parking Approach

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## Parking Supply

- Proposed parking approach reconciles need/demand with current site configuration and heritage preservation focus
- Parking has been comprehensively studied by Transportation Consultant in consultation with City Staff
- Recommends provision of 40 parking spaces on-site and another 75 spaces to be secured off-site within 500 metres, for a total of 115 spaces
- Translates into a parking ratio of approximately 1 space per 29 square metres of GFA, which is consistent with surveyed sites and acceptable to staff

# Proposed Parking Approach

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## Parking Management Strategy

- Parking Management Strategy is to be formally required and prepared as part of the future site plan approval to address provision of approximately 65 additional spaces within the Downtown area and through other partners
- Parking Management Strategy will also address other measures to manage parking effectively such as shuttles, valet parking, downtown on-street parking, private leasing agreements, cash-in-lieu, supervision by event staff, distribution of pre-event information and directions, as well as potential use of electronic applications

# Benefits & Opportunities

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The proposal for Jail and Courthouse establishes significant benefits and opportunities for the City and County:

- Creation of a new, unique event venue that will fill a need and breathe new life into the building, neighbourhood and community.
- Preservation and adaptive reuse of important cultural and built heritage resources with minimally invasive changes and compatibility with the neighbourhood.
- Numerous economic development opportunities including:
  - Creation of new full-time and part-time jobs and employment ;
  - Support for tourism and other spin-off effects (restaurants, hotels, retail and tourist attractions)
  - Other inputs into local economy through use of local contractors, trades, suppliers