

THE CORPORATION OF THE TOWNSHIP OF BROCK

MUNICIPAL ADMINISTRATION BUILDING

PLANNING COMMITTEE

SESSION TWENTY-TWO

THURSDAY, DECEMBER 13, 2012

The Twenty-Second Meeting of the Planning Committee of the Township of Brock, in the Regional Municipality of Durham, was held on Thursday, December 13, 2012, in the Municipal Administration Building Council Chamber.

Members present: Mayor: W. Terry Clayton
Regional Councillor: Debbie Bath
Councillors: Mike Manchester
Randy Skinner
Walter Schummer
Keith Shier
W.E. Ted Smith

Staff Members present: CAO & Municipal Clerk Thomas G. Gettinby
(recording the minutes)
Deputy Clerk Christopher Harris
Clerk's Assistant Becky Murray

I. CALL TO ORDER

Chair Debbie Bath called the meeting to order at 7:00 p.m.

II. DECLARATION OF PECUNIARY INTEREST N I L

III. CONFIRMATION OF MINUTES – N I L

IV. DEPUTATIONS

- (1) **7:00 p.m.** – King Square Limited, Mr. Paul Kearns – Preliminary proposal for a resort development complex in Beaverton

Mr. Paul Kearns, Director of Enterprise Planning Department, and Becky Liang, Senior Manager, from King Square Limited provided a presentation on a preliminary proposal for a resort development complex in Beaverton. The following information was presented.

A Four-Seasons State of Art Resort: Right On Lake Simcoe for Families and Corporations

Design Concepts: King Square Understands and Supports Brock Township's Vision & Strategic Directions

- Enhancing the Quality of Life of Present & Future Residents
- Creating A Balance between the Residential, Commercial and Employment Sectors
- Developing A Dynamic and Diversified Economy
- Strengthening and Integrating Natural, Cultural and Heritage Resources
- Enhancing Public Areas (ie. Lake Simcoe waterfront, the downtown will be developed to support local tourism and improve recreational and cultural opportunities.)

Design Concepts: Serve Durham Region & Revitalize Township of Brock

- Enhance Quality of Life: Open New Resort Service Facilities to Public, Upgrade Existing Community Needs
- Sustainability: Environmental Friendly and Responsible
- Diversified Economy: Generate hundreds of Long-term Direct and Indirect Jobs as well as immediate local Construction Jobs; Inject over \$100M Investment; Pump into Economy with significant Property Taxes and new Business Revenues, especially through Tourism

Economic Impact Analysis of Beaverton Hotel Condominium on Regional and Town Area Development

Direct Employment

- The resort shall generate roughly 100 direct employment opportunities, which includes hotel managers, hotel staff, restaurant managers, servers, and cooks. It will also generate full/part time job opportunities for maintenance and transportation, etc.

Indirect Employment

- Eight condo buildings and one complex building shall create great need for construction labourers.
- Other indirect employment comprises retail, restaurant, travel, bank, education, transportation, medical services and public services.

Fiscal Revenue

- \$130 million property value can generate \$1.56 million property tax annually.
- Millions in HST created each year will benefit the economy of Ontario as well as Canada.

Relevant Services

- Housing approximately 2000 residents; 480 units.
- Banquet hall and swimming pool for entertainment and social events.
- Agriculture market and baseball field.
- Golf club, yacht centre, beach attractions & public event centre.

Site Location

- Beaverton fairgrounds and 100 foot wide corridor to Lake Simcoe.

Mr. Kearns provided an illustration drawing. The drawing featured eight, eight storey buildings facing South-West, a convention centre with a bridge connecting to the community centre and landscaping. He advised that the community centre, convention centre and curling club would be for public use and the condominiums for private use.

Beaverton Hotel Style Condominium (Preliminary Proposal)

1. Construction Plan

- Purchase new land source.
- Construct baseball field and agricultural products market.
- Repair & rehabilitation of existing buildings.
- Five-year business subsidies for existing buildings.
- Provide public parking facilities.

2. Essential aid needed from the Town Government

- Obtain 100' wide landscape corridor to the Lake.
- Assist Planning Act approvals.
- Defer the due date of Development Charge reasonably.
- Assist with required Environmental approvals.

3. Site Data Summary

- Site area covers 60,845 square meters; land use type is hotel style condominium.
- Eight 8-storey condominium buildings will be constructed; there are 60 condominium units in each building with 6,158 square meter floor area. In total, there are 480 units with 49,264 square meter floor area. There will be 1, 2 and 3 bedroom units.

- A 2-storey complex building will be constructed. The first floor comprises hotel lobby and swimming pool, the second floor is a banquet hall. Total floor area is 2,150 square meters. The banquet hall occupancy will be 500.
- Total Floor Space Index is 0.84.
- Building Coverage is 12.4 %.
- Parking space: 730.
- Landscape Coverage: 40.7%.

Ms. Liang advised that people can rent or buy units in the condominiums.

Mayor W. Terry Clayton enquired as to how the rental and/or ownership would work. Mr. Kearns advised that the condominiums are real estate and that each unit will be sold. The owner may choose to live in the unit or rent the unit to others. Ms. Liang advised that the condominiums will be managed by a professional management corporation and that all eight buildings will have security.

Councillor Walter Schummer enquired if there is a hotel aspect to the condominiums in which visitors to the convention centre could stay there and was advised in the affirmative. He further enquired if there will be centralized booking and was advised in the affirmative.

Councillor Walter Schummer enquired as to the company's previous development experience. Mr. Kearns advised that King Square Limited has a six year history. He advised that in Markham, at 16th Avenue and Woodbine, King Square is developing two hotel style condominiums, one condominium and a community centre complex.

Councillor Walter Schummer asked if King Square will be the management company. Mr. Kearns advised that these details are still to be discussed, but that it could be outsourced.

Councillor Walter Schummer addressed the existing Beaverton-Thorah Community Centre and the bridge that will connect it to the convention centre. He enquired if King Square will revitalize the building and whether a subsidy will be provided and was advised in the affirmative. Mr. Kearns advised that the revitalization will need to be discussed further.

Councillor Walter Schumer enquired whether the 40% of green landscape coverage includes grass, trees, plants, etc. but no pavement and was advised in the affirmative.

Councillor W.E. Ted Smith enquired if the resort will be family or senior oriented. Mr. Kearns advised that the demographics have not yet been determined but the vision is for seniors and families.

Councillor W.E. Ted Smith enquired as to what constitutes a reasonable development charge delay and was advised that this is to be discussed.

Councillor W.E. Ted Smith enquired as to the timeline for this project and was advised that this is being assessed. He further enquired as to the order of construction. Ms. Liang advised that the convention centre would be the initial phase and that the condominium towers would be built as demand warrants.

Councillor Keith Shier enquired as to the benefits of the resort to the community. Mr. Kearns advised that the resort will help with the Township's vision and strategic directions. He further advised that the convention centre, community centre and curling club will be open to all residents of Brock and that there will be many employment benefits.

Councillor Keith Shier requested clarification that the management group will be promoting the resort to bring people into the community. Mr. Kearns advised in the affirmative and noted that they will be promoting other amenities in the area as well.

Councillor Mike Manchester enquired if some of the parking is underground and was advised not. Councillor Mike Manchester expressed concern that the drawing did not appear to have an adequate amount. Ms. Liang showed the site plan and advised that there will parking around the buildings and the perimeter of the resort.

Councillor Mike Manchester enquired if the hotel section would be dedicated to one building and was advised that each building would qualify.

Councillor Mike Manchester enquired if relocating the ball diamonds/fairgrounds is a top priority and was advised in the affirmative. He further enquired if the swimming pool would be open to public access and was advised in the affirmative.

Councillor Walter Schummer addressed the illustration drawing and enquired as to why the design for the top two stories is different. Ms. Liang advised that they are larger units, similar to penthouses. Councillor Walter Schummer enquired if they are a part of the hotel and was advised in the affirmative.

Councillor Randy Skinner requested clarification on the ponds shown on the site plan. Ms. Liang advised that the intention is to introduce water from the lake throughout the resort complex to enhance the landscape.

Councillor Randy Skinner enquired as to the impact the resort will have on local roads. Mr. Kearns advised that a formal traffic study will be prepared.

Chair/Regional Councillor Debbie Bath enquired whether types of streetscape have been proposed. Ms. Liang advised not but a landscape designer will be consulted.

Chair/Regional Councillor Debbie Bath enquired as to the timing for construction. Ms. Liang advised that post site plan approval and permits, construction would be completed within five years.

V. COMMUNICATIONS REFERRED OR SUBMITTED TO COMMITTEE – N I L

VI. REPORTS OF SUBCOMMITTEES – N I L

VII. GENERAL ITEMS & ENQUIRIES

(1) Public Questions and Clarification

Ms. Brenda Cooper, 6 Albert Street – asked how our community can support 2,000 more people. Mayor W. Terry Clayton advised that the infrastructure in Beaverton will support up to 10,000 people. He further advised that the developer would be responsible for infrastructure on the property.

Ms. Cooper enquired how we intend to obtain the 100 foot corridor to the lake. Mayor W. Terry Clayton advised this will form part of negotiations with herself.

Mr. Dan Finn, 12 Main Street West – advised that there is no real connection to a hotel as none of the buildings will be designated as a hotel as it will be a rental from the owner. Mr. Finn advised of the need for a hotel in Beaverton. Mr. Finn advised that residents can only use the lake 60 days per year and enquired how everyone will have a view of the lake. Mr. Kearns advised that King Square Ltd. does understand the climate in Brock and the resort will be designed to accommodate all four seasons. Mr. Kearns thanked Mr. Finn for his comments.

Mr. Brain McGregor, Seventh Street – enquired as to the projected selling price of the units and was advised that the price per unit has yet to be determined.

Ms. Ann Ellis, Cedarhurst Beach Road – enquired as to what is to be built at the harbour. Mr. Kearns advised no buildings just streetscaping and further beautification. Ms. Ellis enquired what the target market for the resort is. Ms. Liang advised that persons from Greater Toronto Area (GTA) looking to buy retirement or vacation property.

Mr. Peter Prust, Sideroad 17 – advised that he thinks it is a great opportunity for the Township. He acknowledged that it is very preliminary and that further consideration is needed. He advised that 45% of residents in Brock work outside of the municipality and that this is a great employment opportunity. He enquired if market research has been conducted. Ms. Liang advised that preliminary research has been done but no formal reports have been completed. She further advised that the direct employment would be within Brock and surrounding areas.

Mr. Prust further enquired if there is a market for the proposal. Ms. Liang advised that the lake and surrounding area is beautiful and can bring lots of tourism to the area.

Mr. Prust requested an overview of King Square Ltd. previous experience. Mr. Kearns advised that developments are in progress in the City of Markham, with a completion date set for April, 2014.

Mr. David Jackson, 60 Beechwood Avenue – enquired if the existing curling club is in the project. Mr. Kearns advised that the curling club will remain with the municipality but it will be within the resort. Mr. Jackson enquired if the surrounding streets such as Albert Street, Main Street, and Simcoe Street will be upgraded. Mr. Kearns advised that this would be negotiated as part of the development project. Mr. Jackson concluded by advising that he likes what he sees as the Township is in need of more development.

Mr. David Thompson, Sideroad 15, Ramara Township – asked where the Beaverton Agricultural Society will be moved to. Chair/Regional Councillor Debbie Bath advised that nothing has been determined as of yet. Mayor W. Terry Clayton advised that some suggestions have been made but the intent is for staff to meet with curling club and fairboard to discuss this aspect.

Mr. Thompson expressed concern that the ball diamonds will be lost and enquired if they will be addressed first and was advised in the affirmative. He enquired as to the fairboard buildings. Chair/Regional Councillor Debbie Bath advised that they will be a part of the negotiations.

Mr. David Rhead, Thorah Park Blvd. – expressed concern that the condominium/hotel concept is confusing and that better clarification is needed. Mr. Kearns advised that this is a preliminary proposal and, based on discussions and input, consideration of a hotel may be given.

Mr. David Jackson, 60 Beechwood Avenue - advised that he does not want to see the developers in the same situation as the Trump Tower complex in Toronto and expressed the need for a distinction between the condominium and hotel.

Mr. Brian McGregor, Seventh Street – enquired as to the next steps moving forward. Mayor W. Terry Clayton advised that it is very preliminary at this time. He explained that if King Square Ltd. decides to submit an application, the planning process will be followed and public meetings will occur in Beaverton.

Ms. Paula Warder, 204 Morrison Street – enquired as to the vision for the waterfront and was advised that it is too early to address the waterfront vision at this time.

Mr. Bruce Thaxter, B1596 Concession Road 4 – enquired if the access to the Beaverton Harbour will be part of the resort. Mayor W. Terry Clayton advised that only the lands on top of the hill will be part of the resort, not the roadways.

Mr. Don Dalzell – requested clarification that if Council makes a motion to accept the preliminary proposal that nothing can proceed pending a planning application from the developers. Chair/Regional Councillor Debbie Bath advised in the affirmative.

Ms. Brenda Cooper, 6 Albert Street – enquired if there will be a referendum on the potential sale of the fairgrounds property. Chair/Regional Councillor Debbie Bath advised that the proposal is very preliminary and that a referendum has not been considered. She further advised that the property in question is currently owned by the municipality.

Ms. Carol Thompson, 507 Favas Road, Woodville – advised that she likes the idea and encouraged Council to move forward with it.

Mr. Murray Bridstone – enquired how these developers contacted us with this proposal. Chair/Regional Councillor Debbie Bath advised that they approached the municipality.

Ms. Margaret Munro – enquired if the look of the resort can be changed and was advised in the affirmative as this is a preliminary proposal.

Mr. Gary Morrison, Port Perry – thanked the group for their presentation to the Township and encouraged them to get community participation during the development process.

Resolution No. 1-22

MOVED BY W. Terry Clayton that the Planning Committee receive for information the presentation from King Square Ltd. Further, that the presentation be referred to staff for a report to specifically address the presentation’s reference to the “Construction Plan” issues, “Essential Aid Needed from the Town Government,” and required planning and other approvals for this proposal.

MOTION CARRIED

(2) Councillor Walter Schummer

Councillor Walter Schummer thanked King Square Ltd. for the presentation and the public for their attendance.

(3) Councillor Keith Shier

Councillor Keith Shier thanked the members of the public for attending the meeting.

(4) Councillor W.E. Ted Smith

Councillor W.E. Ted Smith thanked all those in attendance.

(5) Councillor Randy Skinner

Councillor Randy Skinner thanked the residents for attending the meeting this evening.

(6) Councillor Mike Manchester

Councillor Mike Manchester thanked the members of the public for attending the meeting.

(7) Mayor W. Terry Clayton

Mayor W. Terry Clayton thanked everyone for attending the meeting and suggested that if anyone has questions, Council members will stay to answer them.

(8) Chair/Regional Councillor Debbie Bath

Chair/Regional Councillor Debbie Bath introduced Kathy Weiss, Director Economic Development and Tourism, Durham Region. She thanked King Square Ltd. for their presentation and the members of the public for attending.

VIII. ADJOURNMENT

Resolution No. 2-22

MOVED BY W. Terry Clayton that we do now adjourn at 8:23 p.m.

MOTION CARRIED

CHAIR

SECRETARY