

# **PROPOSED DEVELOPMENT at 195 BAGOT STREET**



essex



- **WE ARE LOCAL ENTREPRENEURS** who live and work in this community.
- **WE ARE COMMITTED TO PRESERVING AND REPURPOSING HISTORIC GEMS** such as the 1854 Grove Hotel in Kingsville
- **WE HAVE EXTENSIVE EXPERIENCE IN HOSPITALITY.**
- **WE ARE THE BEST OF THE BEST:** recognized as a TOP 25 SMALL HOTEL IN CANADA by Tripadvisor in 2019 & 2020.
- **WE ARE COMMITTED TO OUR COMMUNITY:** *The Hotel for Heroes Program.*

# WHO WE ARE



**THE HOTEL**  
+++ *for heroes*  
FREE safe stays for essential workers.





# STRAIGHT TO THE FACTS!

- The property is **underutilized** and has been an ongoing **expense to the taxpayers** of Essex for 13 years . As such, the property has been **deemed surplus** land by council.
- The Town does not have the **money for the required improvements or the ongoing maintenance of the Colchester Schoolhouse.**
- The Schoolhouse **does not hold official heritage status.**
- The property is currently **zoned - Green District G1.2** - which allows for **seasonal campground** living, fairground and other transient uses.
- The Town has a **current accepted offer on the property at fair market value based on recent appraisals.**
- The Hamlet of **Colchester has a Secondary Plan in place which details the vision for the area** with respect to growth and economic development and the immediate need for year-round accommodations and revenue generation activities to promote tourism.
- We are looking to invest over **\$2 million dollars into the local economy** at a time when many businesses are being closed during this pandemic.
- Our plan will attract and promote **tourism** while supporting existing **small businesses** and will continue to attract **new investment**
- Our plan will inject also inject over **\$1 million dollars annually** into the Colchester community
- Please understand our proposed development is **NOT an Airbnb** or unhosted venue - **but a professionally managed extension of the Grove Hotel.**



THE HAMLET  
*by the grove & company*

**Our vision provides a responsible WIN – WIN solution for all parties.**



# OUR VISION



THE HAMLET

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by the grove AND company

# UNIQUE ACCOMMODATIONS

- A unique, year-round, **BOUTIQUE ACCOMMODATION EXPERIENCE**.
- We intend to **UTILIZE AND REJUVENATE** the 1881 Colchester schoolhouse.
- There will be **14 INDIVIDUAL UNITS**, plus accommodations in the schoolhouse.
- We will offer on site **E-BIKE RENTAL SERVICE**.
- There is to be **AMPLE** onsite **PARKING** for all guests.



# SITE PLAN

DRAFT  
FOR  
DISCUSSION  
ONLY





# BIRD'S EYE VIEW



# VIEW FROM SULLIVAN





# LOOKING NORTH



# VIEW FROM NORTHWEST





# VIEW FROM BAGOT





# WHY THE HAMLET OF COLCHESTER?

## We share your **VISION** for the future

### How do we align with your community's values?

#### The Towns Stated Vision.....

- ✓ Promote and attract year-round tourism
- ✓ Fulfill the need for year-round roofed accommodations to attract more tourist-related activity
- ✓ Protect and enhance the area's diversity
- ✓ Recognize and preserve historical character
- ✓ Promote higher density development within the Hamlet to encourage more efficient use of existing services
- ✓ Develop underutilized lands in a way that complements and reinforces established community character
- ✓ Reuse and/or repurpose existing buildings
- ✓ Support of the local wineries, trails, local restaurants, marina area & community areas



# ADDITIONAL BENEFITS

- We bring our established brand and it's unique offerings to the Hamlet.
- We have a record of success and we will bring thousands of visitors and spending to the area.
- There will be a very positive spin off to existing local businesses
- Success will attract new investment to the area
- Our mission is to immerse our business into the fabric of the communities in which we do business.



# ADDRESSING CONCERNS

- We will **PRESERVE & REJUVENATE** the Colchester Schoolhouse  
\* We have met with and will continue to work with the Heritage Committee
- We will do what is necessary to **PROTECT** the Chimney Swifts
- We will enhance the **SENSE OF COMMUNITY**
- We will ensure that our development **BENEFITS THE COMMUNITY** through professional and experienced management by The Grove Hotel.
- The Town will address the **RELOCATION OF THE COMMUNITY GARDEN** and the need for occasional, seasonal public parking.





# In Closing

- **INVEST OVER \$2 MILLION DOLLARS** in to the local community.
- **SUPPORT** small business
- Create over **\$1 MILLION DOLLARS** of spin off economy for the community
- **ATTRACT** new business
- **PROMOTE TOURISM** and help put Essex and Colchester on the map.
- Provide an **IMMEDIATE SOLUTION** to the deterioration of the Colchester Schoolhouse.
- **FULLFILL** the towns **VISION** with respect to the CIP and Colchester Secondary Plan



*Thank you !*



THE HAMLET

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*by the grove <sup>AND</sup> company*