#### **PROPOSED DEVELOPMENT** at 195 BAGOT STREET

- 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.







#### **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.

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





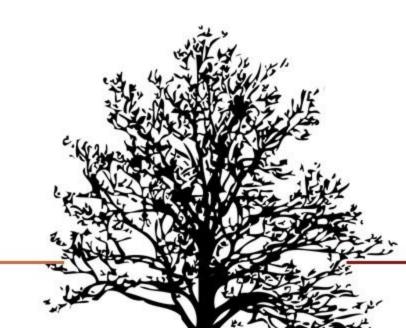
## **OUR VISION**



## 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



#### **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 char

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.
- FULFILL the towns VISION with respect to the CIP and Colchester Secondary Plan







