



July 13, 2022

Town of Gravenhurst
3-5 Pineridge Gate
Gravenhurst, Ontario
P1P 1Z3

Attention: Adam Ager, Manager of Planning Services

Dear Mr. Ager:

Re: Application by Renaissance Leisure Group (2004) Inc. (the “Applicant”) for certain zoning by-law amendments for lands located at 1209 Muskoka Beach Rd.

We are pleased that the Applicant clarified at the public meeting held on June 28, 2022 how it viewed rooms were to be counted pursuant to the Official Plan.

The Applicant’s planner stated that:

“The proposal, or sorry the application, is for 183 hotel rooms. I want to be very clear that we are not proposing any more than 183 hotel rooms and that would include the existing 55 rooms that are on site today in the remaining East Wing. So it is an additional 128 rooms and those are single rooms. There is some confusion that there are 2-bedroom rooms but the way the by-law is written, it is per room and we are speaking about per room. Some proposals to offer what may be called lock off rooms, so there are 2-bedroom rooms, we would actually be reducing our overall room count and unit count. It would actually be in the range of 160. So I want to be really clear that the application is not to exceed 183 rooms. That is the max amount.”

This is consistent with our understanding of Official Plan Section C7.8.1.2a), which provides that: “The maximum density of development shall not exceed 30 units per gross hectare. For the purpose of the section, Unit shall mean: a) an individual room in a hotel;”

As noted in our June 28, 2022 letter, to provide some context, OPA 10 approved in 1980 and repeated in zoning by-law P692-80 applicable to the subject lands at that time, provided that the maximum density of development shall not exceed 30 units per gross hectare (12 units per gross acre) and, for purposes of

this plan, unit shall mean: i) An individual room or suite in the hotel provided that each room with sleeping facilities in such suite shall be considered a hotel unit.

Please note that the current provision refers to “an individual room” and not a bedroom or “each room with sleeping facilities”.

We refer to an excerpt from the Applicant’s plans regarding its proposed 2016 hotel expansion, a copy of which is attached. As you will see, the single bedroom unit has a bedroom and a living room (which could have a pull-out couch) and, ignoring the bathroom, would count as two rooms. The 2-bedroom unit has two bedrooms and a living room, which would count as three rooms.

You can appreciate that our concern was piqued due to the references to 2-bedroom units in the Applicant’s planning report, Section 3.1, first paragraph, sixth line and fifth paragraph, first line, which stated, among other things, that there will be a mix of one bedroom and 2-bedroom units and the 2-bedroom units will be designed so that the second bedroom can be used as part of the unit as a whole or separately locked off from the remainder of the unit.

Finally, we note that the Applicant indicated that the one block of condominium townhouse units previously constructed on the subject site (out of a proposed seven blocks totalling 45 units) will be demolished, so that it does not add to the room count. Please consider making the demolition and withdrawal of approval for the 45 townhouse units a condition of approval.

We greatly appreciate if this could be reflected in your staff report.

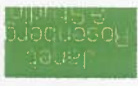
Yours very truly,



Ken Pearce

Director, Vice-President and Secretary
Muskoka Lakes Association

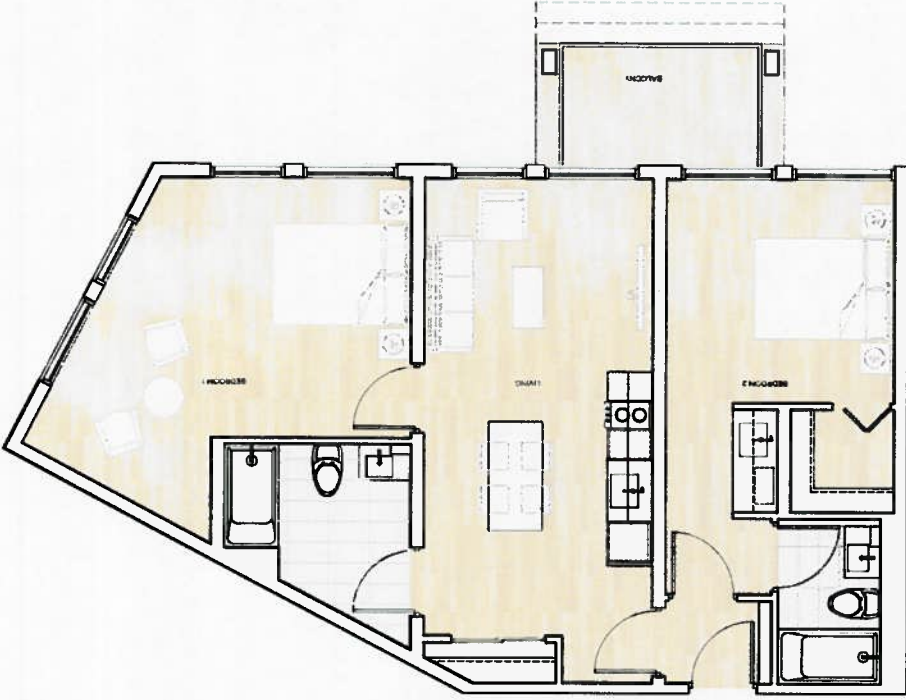
cc Melissa Halford, Director of Development Services
Stephen Fahner, Northern Vision Planning Ltd.
Anne Stanway, President, South Muskoka Lake Community Association
Deborah Martin-Downs, President, Muskoka Lakes Association
Laurie Thomson, President, Friends of Muskoka



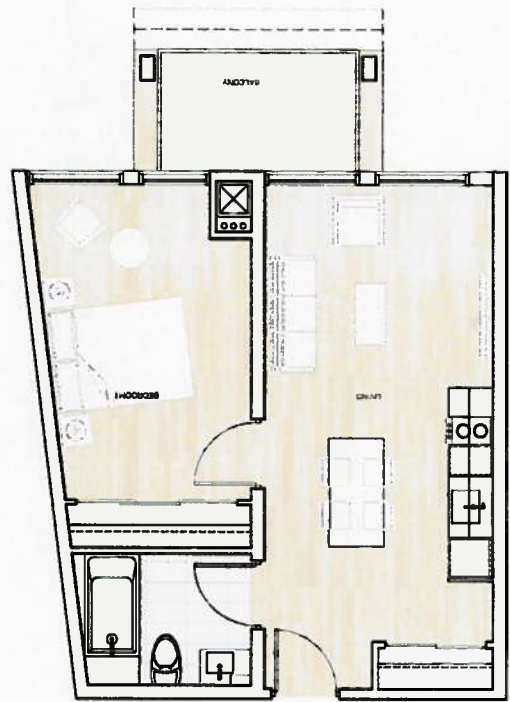
1:50
2-BEDROOM CORNER UNIT



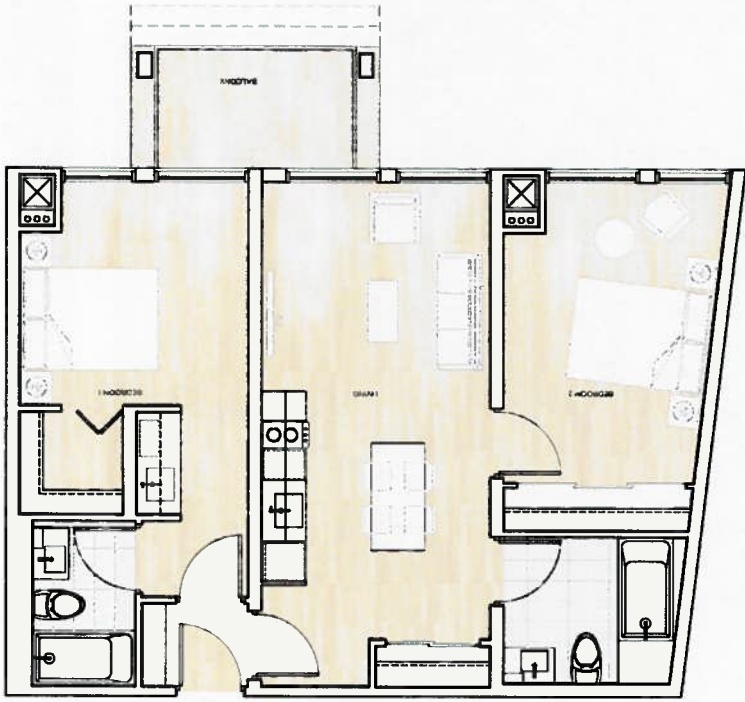
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2-BEDROOM CORNER TYPICAL UNIT



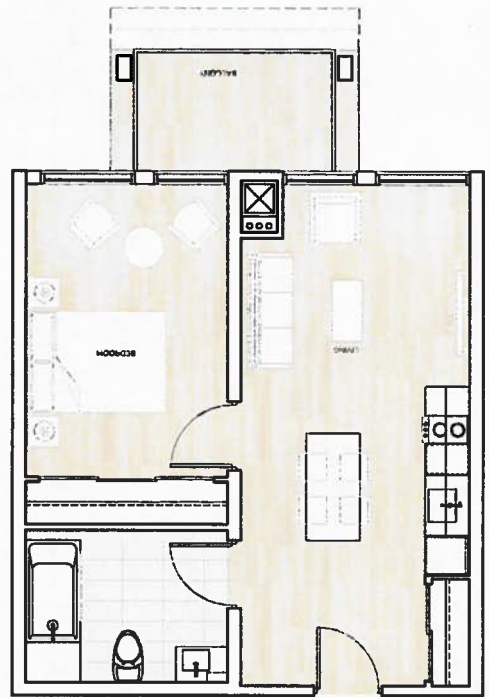
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1-BEDROOM TYPICAL ANGLED UNIT



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2-BEDROOM TYPICAL ANGLED UNIT



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1-BEDROOM TYPICAL UNIT



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2-BEDROOM TYPICAL UNIT

