



# Staff Report

## Community Services

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**Report To:** Accountability and Transparency Committee  
**Meeting Date:** January 16, 2025  
**Report Number:** CS.25.001  
**Title:** Tennis Court Survey for 130 King Street West  
**Prepared by:** Ryan Gibbons, Director Community Services

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### A. Recommendations

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THAT Council receive Staff Report CS.25.001, entitled "Tennis Court Survey for 130 King Street West";

AND THAT Council approve the survey to be released to the public;

AND THAT Council directs staff to bring the final report to Council April 22, 2025.

### B. Overview

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This report is being provided to the Accountability and Transparency Committee in alignment with the terms of reference, section 2, Mandate:

"Collaborating with Communications staff to ensure all elements of accountability and transparency are engrained into every Town communication vehicle including surveys."

The report also includes the timeline changes that are required to complete the process which does not align with the direction provided by Council December 16, 2024.

### C. Background

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At the November 18, 2024 Committee of the Whole meeting, staff presented report [CSOPS.24.063](#), Options for use of 130 King St. West Property. At the December 2, Council meeting the following direction was provided to staff:

B.9.4 Options for use of 130 King St. West Property, CSOPS.24.063

Moved by: Councillor Hope

Seconded by: Councillor Porter

THAT Council receive Staff Report CSOPS.24.063, entitled "Options for use of 130 King St. West Property";

AND THAT Council directs staff to complete a community engagement process to consider recreational uses of 130 King St. West;

AND THAT Council directs staff to provide up to \$10,000 from the Working Capital Reserve to complete a community engagement process

Yay (5): Deputy Mayor Bordignon, Councillor Hope, Councillor Maxwell, Councillor McKinlay, and Councillor Porter

Absent (2): Mayor Matrosovs, and Councillor Ardiel

The motion is Carried (5 to 0)

At the December 9, 2024 Committee of the Whole meeting, Kev Rostami presented a deputation requesting support for a racquet facility at 130 King St. W, Thornbury. The following direction was provided to staff at the December 16, 2024 Council meeting:

Moved by Councillor Hope

Seconded by Councillor Porter

THAT Council of the Town of The Blue Mountains receive for information the deputation of Kevin Rostami and Tom Kern, Georgian Bay Community Racquet Centre Re: Four-Court Tennis Development Leveraging Existing Town Assets at 130 King Street West;

AND THAT Council direct staff to provide a staff report in response to the requests contained in the deputation of the Georgian Bay Racquet Centre, by the end of March, 2025.

The motion is Carried (4 to 0)

## **D. Analysis**

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At the December 16 meeting, Council directed staff to bring a report back to Council by the end of March, 2025. After working through the meeting schedules and time required to administer the survey, staff will not be able to meet the timeline. The earliest Council meeting that a report could be presented to is April 22, 2025, if all timelines are met through the process and no delays occur. The following schedule has been included to show key dates:

December 16 – Council consideration / direction to staff confirmed

January 8 – Reports due for Accountability & Transparency Committee

January 16 – Accountability & Transparency Committee

February 3 – Accountability & Transparency recommendations considered by Committee of the Whole

February 18 – Council provide direction on Accountability & Transparency Committee recommendations

February 24 - Release survey

March 7 – Survey closes

March 28 – Reports due for Committee of the Whole

April 7 – Report / survey results to Committee of the Whole

April 22 – Council consideration / direction to staff confirmed

Staff are recommending that this survey be completed to understand how the entire community would like the property to be developed for recreational purposes. Council has received a wide range of feedback about this property and how it should be used. This will allow staff to provide Council with information from the entire community and ultimately provide staff with direction on the development of the property.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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None at this time

## **G. Financial Impacts**

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Up to \$10,000

## **H. In Consultation With**

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Kent Waugh, Managing Partner – The W Group

## **I. Public Engagement**

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This process will include a public survey to help inform a recommendation for the use of a property known as 130 King St. W. The survey will be available online and will be communicated in partnership with the Strategic Initiatives Department through signs on Town property, the Town website, social media and email to subscribers.

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Ryan Gibbons, Director Community Services [directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca).

## **J. Attached**

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1. W Group – Proposed Survey

Respectfully submitted,

Ryan Gibbons  
Director Community Services

For more information, please contact:  
Ryan Gibbons, Director Community Services  
[directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca)  
519-599-3131 extension 281



DRAFT

## 130 King Street West Property Development Survey



The Town of the Blue Mountains is exploring opportunities for the rezoning and development of the 130 King Street West property in Thornbury. The property is 2.9 acres and is currently home to 2 outdoor tennis courts. We are looking for input from residents for the future development of recreational uses for this property.

**Share your vision by letting us know what features and amenities would help you get the most out of the 130 King St. West property.**

### Page 1\_Intro Questions

To help us better understand your connection to 130 King Street West, please answer the following.

1. How far do you live from this property?
  - 1 to 2 blocks away
  - 3 to 4 blocks away
  - 5 to 6 blocks away
  - 7+ blocks away

3. How familiar are you with the property (used by the Cameron Shores Tennis Club)?

- I am not aware of this property
- I am aware of the property but I have never been to the property
- I have used trails / walked on the property (See Question 4)
- I have used the Tennis Courts (See Question 4)
- Other - please specify: \_\_\_\_\_ (See Question 4)

4. Do you currently visit the property for any activities?

- No
- Yes - please specify: \_\_\_\_\_

## Page 2\_Features and Amenities

We are exploring potential recreational uses in the development of this property. Please review the following list and select the features or amenities you would like considered or incorporated.

Select all that apply.

### ACTIVE ACTIVITIES

- Seasonal ice skating rink/ path
- Basketball courts/ ball hockey surface
- Splash pad
- Outdoor pool
- Toboggan Hill
- Beach / grass volleyball courts
- Pickleball courts
- Tennis courts
- Walking trails
- Biking trails
- Paved paths

### PASSIVE ACTIVITIES

- Amphitheatre / performance space
- Naturalized plantings / shade trees
- Sheltered areas
- Public art / sculptures

### AMENITIES

- Lighting
- Drinking water fountain
- Fully-serviced washrooms
- Picnic Tables (new)
- Benches (new)
- Other - please specify: \_\_\_\_\_
- No Opinion [Exclusive]

## Page 3\_ Tennis Court Amenities

The property is currently home to two tennis courts in need of renovation.

1. Do you support or oppose the following number of tennis courts on this property (for public use)?

No Opinion | Strongly Oppose | Oppose | Neutral | Support | Strongly Support

- Two uncovered tennis courts
- Four uncovered tennis courts
- Four covered tennis courts (with covered/bubble structure for winter use only)

2. How likely would you or your family be to use the tennis courts on this property?

- Very likely (weekly or more)
- Somewhat likely (monthly)
- Occasionally (a few times per year)
- Unlikely
- Never
- I don't know (new)

3. Are you familiar with the Georgian Bay Racquets Centre proposal for this property?

- No, not at all
- Yes, somewhat familiar
- Yes, moderately familiar
- Yes, very familiar

## Page 4\_Georgian Bay Racquets Centre

The Town of the Blue Mountains has received a proposal from Georgian Bay Racquets Centre for the potential development of a year-round Racquets Facility on this property. Here is a brief description and list of amenities included in the proposal:

### PROPOSED FACILITY DESCRIPTION

The proposed facility will transform the 130 King St W site into a fully public, municipally owned facility. The immediate focus is on delivering a high-quality, outdoor four-court facility, with design considerations for potential future indoor operations through a seasonal bubble covering from October to April.

The proposed racquets facility and ancillary features would occupy approximately just 38% of the property, preserving 62% as green space to maintain environmental benefits and flexibility for future enhancements per the needs of the Town.

The detailed space allocation is as follows:

Courts and Bubble Structure (39,400 sq ft)

- 4 Tennis Courts and Related Space: 36,000 sq ft
- Bubble Infrastructure Clearance: 2,000 sq ft
- Mechanical Room Allowance: 400 sq ft
- Emergency Exits and Access: 1,000 sq ft

Clubhouse Facilities (2,000 sq ft)

- Main Clubhouse Structure: 1,350 sq ft
- Entry Plaza/Patio: 650 sq ft

Parking Facilities (7,200 sq ft)

- 20 Standard Parking Spaces (180 sq ft each): 3,600 sq ft
- Drive Aisles and Circulation: 3,600 sq ft

Total Space Allocation:

- Total Property Area at 130 King St W: 127,195 sq ft
- Total Proposed Developed Area For 4-Court Year Round Tennis Facility (including Parking): 48,600 sq ft (38%)
- Remaining Green Space: 78,554 sq ft (62%)

1. Please indicate your level of support or opposition for the Town considering this proposal.

No Opinion    Strongly Oppose    Oppose    Neutral    Support    Strongly Support

2. What comments and/or concerns do you have regarding this proposal? (Optional)



3. If the Georgian Bay Racquets Centre proposed tennis facilities were available at this location, how likely would your family be to use the facility?

- Very likely (weekly or more)
- Somewhat likely (monthly)
- Occasionally (a few times per year)
- Unlikely
- Never

## Page 5\_Next Steps

This section will provide some information on next steps in this planning process and allow for further open-ended/general feedback.

Are there any other comments or suggestions you would like to provide? (optional)

## Demographics

1. Please select the option that best describes yourself:

Full-Time Resident (Live in The Blue Mountains Year-Round)

Part-time Resident (Live in The Blue Mountains for 6 to 11 Months Per Year)

Seasonal Resident (Live in The Blue Mountains for less than 6 Months Per Year)

I own property, but I do not live in The Blue Mountains

I am not a resident and I do not own property in the Town of The Blue Mountains

2. Where is your property located in the Town of the Blue Mountains?

- Banks
- Blue Mountain Village
- Camperdown
- Castle Glen
- Clarksburg
- Craigleith
- Duncan
- Egypt
- Gibraltar

- Heathcote
- Kolapore
- Lora Bay
- Loree
- Osler
- Ravenna
- Red Wing
- Sandhill
- Slabtown
- Swiss Meadows
- Thornbury
- Victoria Corners
- N/A
- Prefer not to answer

3. How long have you been a resident and/or owned property in the Town of The Blue Mountains?

- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- 20+ years

4. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to answer

5. Please tell us how many people live in your household (including yourself) who are:

|  |   |   |   |   |           |                      |
|--|---|---|---|---|-----------|----------------------|
| Adults (aged 18 and older)             | 0 | 1 | 2 | 3 | 4 or more | Prefer not to answer |
| Young adults (aged 13-17)              | 0 | 1 | 2 | 3 | 4 or more | Prefer not to answer |
| Children (aged 5-12)                   | 0 | 1 | 2 | 3 | 4 or more | Prefer not to answer |
| Pre-school children (aged 4 and under) | 0 | 1 | 2 | 3 | 4 or more | Prefer not to answer |

6. Do any members of your household make use of accessibility aids?

- No
- Yes, please describe...