

leeward  
house  
THORNBURY



# Presentation Agenda

## **Introduction**

- Ownership
- Leeward House

## **Site Overview: What Exists Now**

- Current state of the property

## **Project Renderings & Vision: What is to Come**

- Architectural visuals and design highlights

## **Community & Economic Impact**

- Immediate impact – buildout phase
- Anticipated long-term impact on local businesses

## **Path Forward – How we can work together to make this happen:**

- Development Charges (DC) - Deferral Request
- Rationale for deferral – Hotel/Motel model

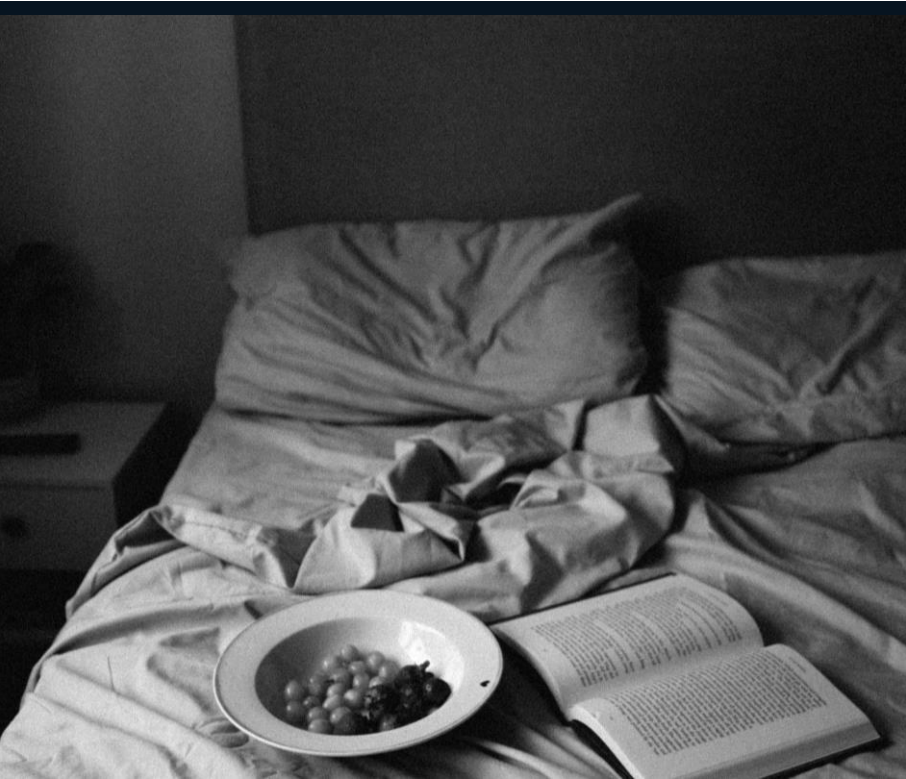
## **Questions**

lh





# Introduction & Project/Development Overview



## **Who is Behind This:**

- Ownership has 30 plus years in the hotel, resort, golf, spa, ski and winery business
- Experience in building and developing in the hospitality industry
- Currently invested/own property in Thornbury's Core
- Family has residence in Thornbury as well

## **Development Overview:**

- A 10-room boutique motel in the heart of Thornbury located at 53 Bruce Street South
- All king suites catering to the mid to upper-tier market segment
- Year-round outdoor thermal cycle

## **Leeward House – The Brand:**

- An experiential hospitality brand that inspires guests through a strong sense of place and discovery
- Elevated Hospitality - anticipating the needs of our guests - every element and design has a purpose
- All Season – our experiences transform with the season and the Town - from coastal living in the summer, to fall and winter activations – each season offers an opportunity for discovery and inspiration







GASTROPUB

Current Site



# Site Overview: What Exists Now





# Site Overview: What Exists Now





# Site Overview: What Exists Now



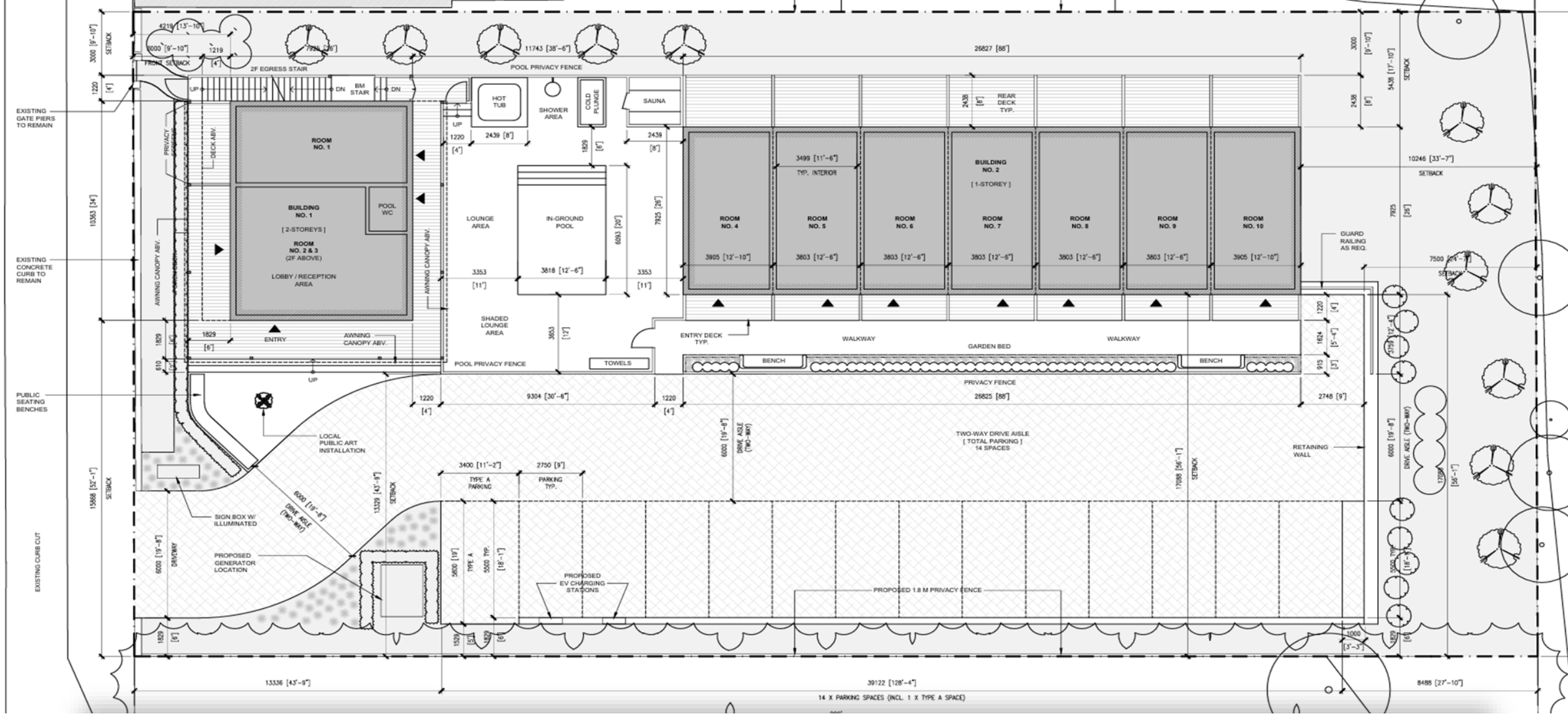


# Our Vision...Potential Impact on Thornbury's Downtown

- A natural extension of the downtown core
- Strategically placed buildings that continue the street scaping and character that exists
- Respectful and thoughtful architecture that respects the history
- An ode to the past

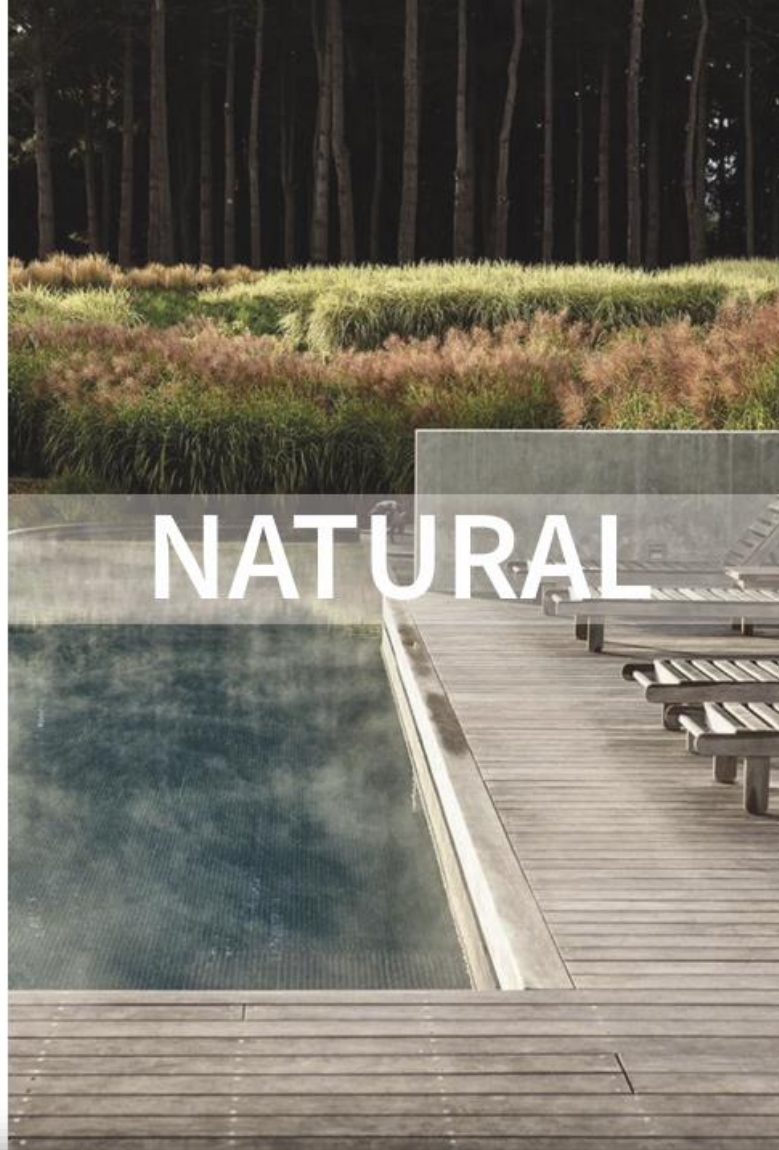






What's to Come : Site Plan





The Mood & General Feel



# The Vision



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View from Bruce St. South

This architectural rendering depicts a modern, two-story residence with a prominent gambrel roof. The upper portion of the house is clad in light-colored horizontal siding, featuring a large, circular window set into the gable. A dark, flat roof extension covers the ground floor, which is finished with dark horizontal siding and large glass windows. A wide, covered porch with light-colored wooden support posts runs along the front of the house. The property is landscaped with a gravel driveway on the right, a dark wooden walkway on the left, and a low black metal fence separating the walkway from the house. Various plants, including tall grasses and a small white brick planter, are visible. Several people are shown in the scene to provide a sense of scale: two people walking on the left, a group near the porch, and two people standing on the gravel area to the right. The background is filled with tall, slender trees under a clear sky.



An architectural rendering of a modern, two-story house. The house features a dark, flat roof and large glass windows. A woman in a floral dress stands on a balcony on the upper floor. The ground floor has a large glass front and a wooden deck with modern armchairs and a small table. A man and a woman are standing on the deck. In the foreground, there is a low hedge and a black metal fence. A paved path runs along the right side of the house, where a man and a woman are walking. The background shows tall trees and a clear blue sky.

View from Bruce St. South





View from Bruce St. South



A modern outdoor patio area featuring a large, circular concrete fire pit in the foreground with a star-shaped metal fire grate. The patio is paved with light-colored stone tiles and is furnished with several lounge chairs and sofas with light-colored cushions. In the background, there is a swimming pool and a large, white, modern building with a gabled roof. The area is surrounded by lush green trees and a wooden fence. A person in a white robe is walking in the background near the pool.

## Pool View—Thermal Cycle



A photograph of a modern outdoor walkway. On the left is a white building with vertical siding and arched windows, partially obscured by a wooden fence. On the right is a wall with horizontal wooden slats. A paved path leads into the distance where two people are walking. The foreground features a planter with green plants and purple flowers.

# Guest Room Walkway



A modern outdoor terrace with wooden walls and a large glass door. The terrace is furnished with a dark wooden sofa, a coffee table, and two armchairs, all with light-colored cushions. A potted plant is visible on the left. The terrace is enclosed by a wooden wall and a glass door, and is surrounded by trees and foliage. The text "Guest Room Terrace" is overlaid in the center.

## Guest Room Terrace





Lobby/Lounge





## Lobby/Lounge





The image shows a spacious and elegantly furnished King Suite. On the left, a walk-in shower is visible, featuring white square tiles, a decorative blue and white tile border, and a gold-colored showerhead. Adjacent to the shower is a large, dark wood vanity with a thick, natural stone countertop and a white rectangular sink. The vanity has gold hardware and a towel rack with white towels. Above the sink are two oval mirrors with gold frames, and a single gold sconce light is mounted on the wall. To the right of the vanity is a king-sized bed with a dark wood headboard and footboard, dressed in white linens. A patterned rug is placed on the floor between the vanity and the bed. In the background, a large glass door opens onto a private outdoor deck with a white picket fence, a wicker chair, and a small table. The room has a vaulted ceiling with white wooden beams and a dark blue and white checkered floor. A lamp on a side table is visible near the glass door.

## King Suite





## King Suite







# Economic Impact



## Immediate Impact : Build-Out & Operational Phase

### Local Trades

- Contracts have been awarded to landscapers, carpenters, electricians, roofers ect... all as result of the build phase of this project

### Employment

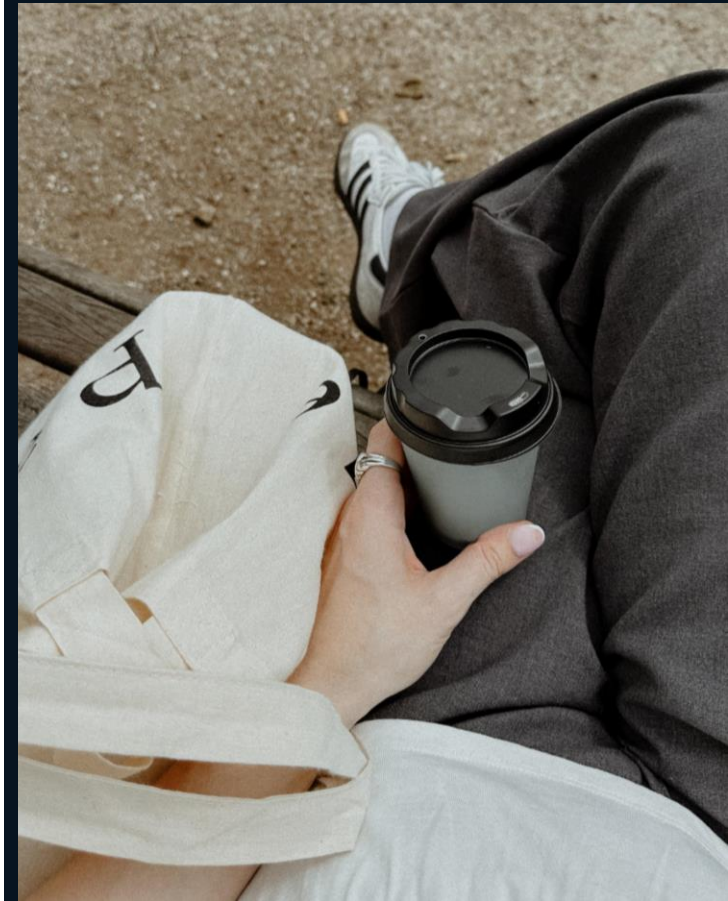
- Fulltime, stable and well-paying jobs in great working environment

## Short / Long-Term Economic Impact

- Local Activations – community involvement with local purveyors, artisans, retailers, ect..
- Collaborations in the form of hosted onsite events to spur positive economic activity and awareness

## Lasting/Continuous Economic Impact

- Estimated to foster \$525,000 to \$590,000 plus in direct economic spending – based on industry standards of \$75-1\$00/per person and forecasted baseline occupancy rates
- 44k – 50k/month





# Path Forward

- I am asking that we work together on a deferral term of the DC charges in order to make this project move forward
- The DC fees are simply too high to absorb into a viable financial model unless spread out over time – this creates a win-win scenario for all as outlined
- Motel/Hotel vs Developer of Residential Model - Cash flow is simply different

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