



Staff Report

Community Services

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: May 26, 2025
Report Number: CS.25.025
Title: Options for 130 King St. W and Engagement Response
Prepared by: Ryan Gibbons, Director of Community Services

A. Recommendations

THAT Council receive Staff Report CS.25.025, entitled "Options for 130 King St. W and Engagement Response";

AND THAT Council direct staff to include an addition to the 2026 budget for the consideration of re-zoning and development of 130 King St. W;

AND THAT Council direct staff to include the following elements in the addition to the budget request: replacement of 2 outdoor tennis courts, formalized recreational trail, formalized parking and formalized access;

AND THAT Council direct staff to negotiate an agreement with the Cameron Shores Tennis Club for the use of the tennis court for 2025 only, subject to a review of the courts for safety, provision of insurance, taxes and lease fee of \$1,100.00 (one thousand one hundred dollars).

B. Overview

This report is seeking direction from Council on the use of 130 King St. West following the public engagement feedback that has been received.

C. Background

March 27, 2023 – Deputation from the Cameron Shores Tennis Club – Request for continued Council support.

July 10, 2023 - Direction – Council direct staff to consider the future use of the property.

August 14, 2023 – Deputation - Events for Life requests Council support for the allocation of serviced land.

August 28, 2023 – Direction – Staff directed to work with Events for Life to identify needs and report back.

November 27, 2023 – Staff Report FAF.23.180 – Direction – further explore all options for potential land.

January 15, 2024 – Staff Report CSOPS.24.011 – Committee of the Whole Recommended that Council directs staff to investigate and report to Council on combined inclusive recreation programming use, complete a valuation of the lands.

January 29, 2024 – Council direction – added Beaver Valley Community Centre property.

July 10, 2024 – Staff Report CSOPS.24.024 – Considering property for Events for Life at Beaver Valley Community Centre.

July 15, 2024 – Direction – to work with Events for Life on an agreement for the Beaver Valley Community Centre property.

November 18, 2024 – Staff Report CSOPS.24.063 – Options for use of 130 King St. W.

December 2, 2024 – Direction – complete a community engagement process.

December 9, 2024 – Deputation – Georgian Bay Racquet Initiative – request for use of 130 King St. W.

December 16, 2024 – Direction – Provide a staff report in response to the requests contained in the deputation from the Georgian Bay Racquet Initiative.

February 3, 2025 – Staff Report CS.25.202 – seeking direction regarding the survey and PIC.

February 18, 2025 – Direction - to conduct a survey for the recreational uses of 130 King St. W, conduct a PIC and bring a staff report to Council by June 2, 2025.

April 7, 2025 – Staff Report CS.25.013 – Response to Georgian Bay Racquets Initiative.

April 22, 2025 – Direction – for staff to actively collaborate with the Georgian Bay Racquets Initiative to identify viable Town owned properties and to formally meet with Georgian Bay Racquets Initiative every 3 weeks (2 meetings) and report back to Council by June 2, 2025.

May 8, 2025 – Public Information Centre – feedback received by staff through dialogue, comment cards and the website.

D. Analysis

The property at 130 King St. W is recommended for rezoning to Open Space subject to consultation with the Town Planning division. This allows for the inclusion of recreational amenities as identified by public feedback.

Continued dialogue between the Town and residents is emphasized. If direction is provided to include this project in the 2026 budget for consideration, staff will provide additional opportunities for community feedback at the appropriate stages of the project. This ensures

that community needs are accurately reflected in development plans, when the appropriate level of information is available.

If direction is not provided, staff will seek direction for future use of the land.

Survey Report Insights:

“The majority of respondents considered naturalized plantings/shade trees (75%) and walking paths (63%) to be very important or important.”

“Survey results indicate the highest level of support was for maintaining two uncovered tennis courts, with 57% of respondents either supporting or strongly supporting that option, while only 20% expressed opposition.”

“In contrast, opinions were more divided regarding four uncovered courts, with 44% in favour (*strongly supported* and *supported*) and 38% opposed (*strongly opposed* and *opposed*).”

“The most polarized responses were for four covered courts: while a substantial 47% strongly supported this option, the highest strong support rating of any, opposition was also significant at 38% (*strongly opposed* and *opposed*), showing a sharp divide in community preferences.”

“In general, driving is likely to be the most prevalent mode of transportation to reach 130 King St. West Park, according to 48% of respondents. Walking and biking are the next most popular choices for 29% and 19%, respectively.”

Cameron Shores Tennis Club Request:

The Cameron Shores Tennis Club have requested the use of the existing tennis courts on the property for 2025. The recommendation seeks direction for staff to enter into an agreement with the Tennis Club for 2025 only, subject to payment of property taxes, a lease fee, insurance, etc. The agreement would need to be to the satisfaction of legal counsel and the Director of Community Services.

If outdoor tennis court replacement is completed in the future on this property, staff recommend a model similar to public courts in The Blue Mountains, where the courts are available to all residents, but a group may enter into an agreement with the Town for specific hours for a fee, leaving all other hours available for public play.

E. Strategic Priorities

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

To be considered if the project is added to the 2026 budget.

G. Financial Impacts

Revenue

2025 Cameron Shores Tennis Club Property Tax – approximately \$700.00

2025 Cameron Shores Tennis Club Lease - \$1,100.00

Expenses

Community Engagement Process - \$10,000

Re-Zoning and Parkland Development – Costs and funding to be determined if direction is provided to include in the 2026 budget process.

H. In Consultation With

Kent Waugh, W Group

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Information Centre which took place on May 8, 2025. Those in attendance for the Public Information Centre were encouraged to provide comments either through the QR code access provided at the Public Information Centre or on the comment cards that were provided. Any comments regarding this report should be submitted to Ryan Gibbons, Director of Community Services directorcs@thebluemountains.ca.

J. Attached

1. Public Comment Matrix
2. 130 King St. W Survey Report

Respectfully submitted,

Ryan Gibbons
Director of Community Services

For more information, please contact:
Ryan Gibbons, Director of Community Services
directorcs@thebluemountains.ca
519-599-3131 extension 281

Report Approval Details

Document Title:	CS.25.025 Options for 130 King St. W and Engagement Response.docx
Attachments:	- Att-1-Public-Comments-Matrix.pdf - Att-2-130-King-St-W-Survey-Report.pdf
Final Approval Date:	May 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Ryan Gibbons - May 16, 2025 - 9:49 AM