

# Kawartha Downs Revitalization



# Romspen Introduction

## Kawartha Downs Revitalization

Romspen and Kawartha Downs both celebrating 50 years

# Team Introduction

- **Marc Downing, Senior Associate, MJMA Architecture & Design**
- **Jim Bailey, P.Eng. Vice President, External Services, Cambium Inc.**
- **Wes Kingdon, Traffic Engineer, D.M. Wills Associates Limited.**
- **John Levie, Servicing Engineer, Clearford**
- **Christian Chan, Planner, C2 Planning**
- **Dr. Lawrence Jackson, Archaeologist, Northeastern Archaeological Associates Limited**
- **Gary Pritchard, Indigenous Consultation, 4 Direction of Conservation Consulting Services**
- **Richard Weldon, Managing Partner, Romspen Investment Corp.**

# Project Overview

**Kawartha Downs Revitalization**

# Our Vision

- Building on 50 years of successful operating history at Kawartha Downs
- Create a commercial hub (hotel, slots, bingo, large concert venue, fairgrounds)
- Bring well-paying jobs to the area, with strong focus on agriculture and tourism
- Bring a comprehensive servicing solution that can spur employment growth in the area, including the Airport and other neighbouring industrial properties
- Build a broad range of housing types to compliment the commercial re-development once the revitalization is underway



**Peterborough  
Municipal Airport**

**Kawartha  
Downs**

**Millbrook  
BIA**

**Regional Plan**



**Existing Site**

# A Comprehensive Integrated Revitalization Development





Entertainment



Residential



hotel

exist  
parking

event  
centre

site  
services  
facility

exist  
casino

overflow  
parking

tractor pull

outdoor  
amphitheatre

soccer  
fields

exist racetrack

parking

county rd 28

syer line



# Residential Development

# Land-use Planning

**Kawartha Downs Revitalization**

# **There are two real planning components**

**The Kawartha Downs lands for all intents and purposes is already zoned. Detailed site and servicing plans are what is being proposed.**

**The residential component is the real focus in terms of planning approvals to permit the proposed residential uses.**

Yes, the lands are agricultural. But your plans says they should be employment (commercial entertainment). Those employment lands are not heavy or noisy industrial uses. They include: *hotels and motels; meeting facilities; convention facilities; gaming facilities; theatres and entertainment auditoriums; and recreation facilities and supporting uses and services such as parking, restaurants, and associated accessory uses.*

That is why we see no conflict.

Horse racing is not everyday and is not a big noise maker (auto racing was eliminated).

- Concerts too are not everyday and can be restricted to acceptable hours and noise levels.
- The rest of our proposal is passive agricultural/commercial uses designed to work well with the neighborhood while creating jobs.



Site Photos



Site Photos



123 single detached

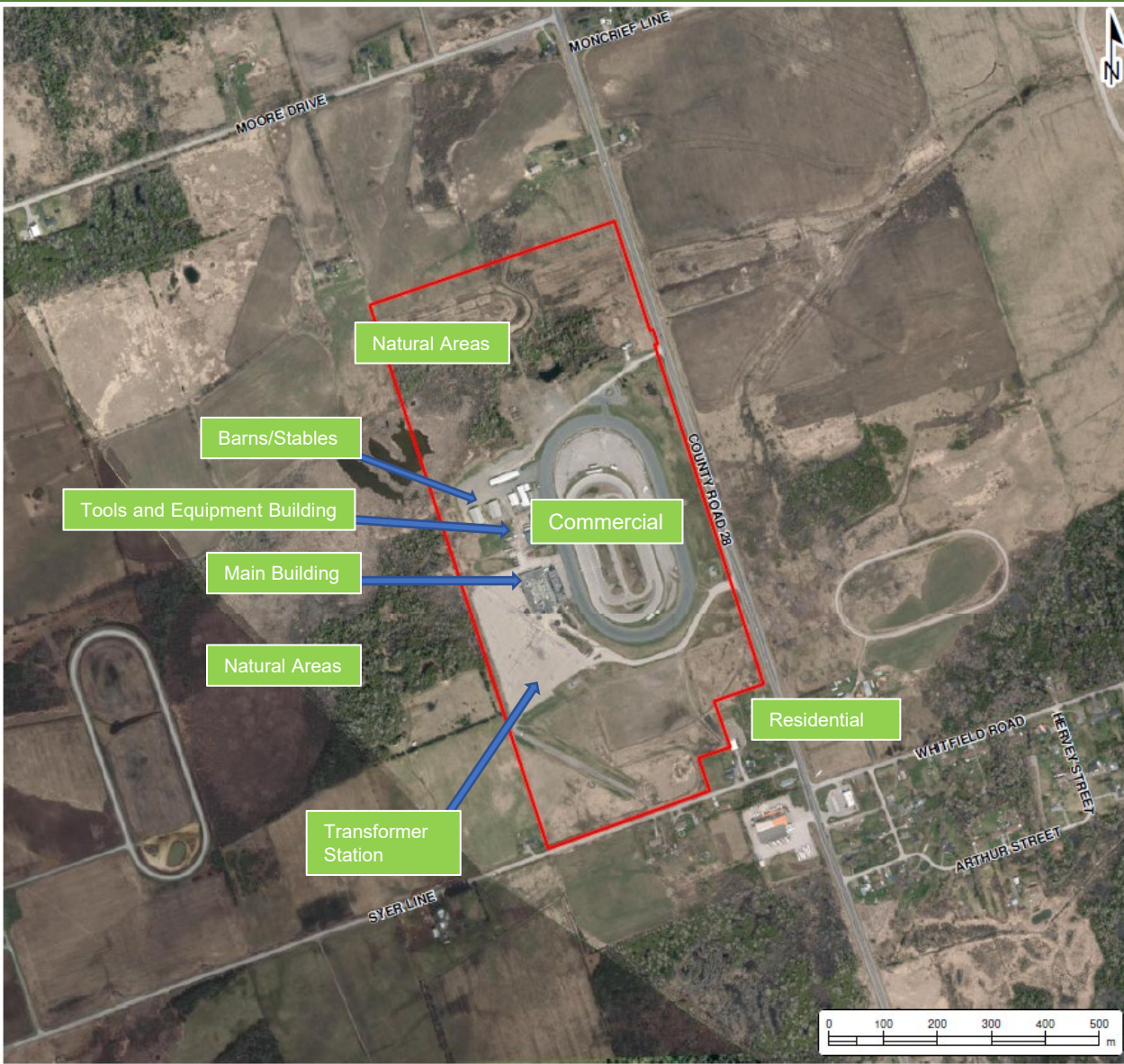
272 semi-detached

193 townhouses

Urban cross section, fully serviced.  
Sidewalks both sides.



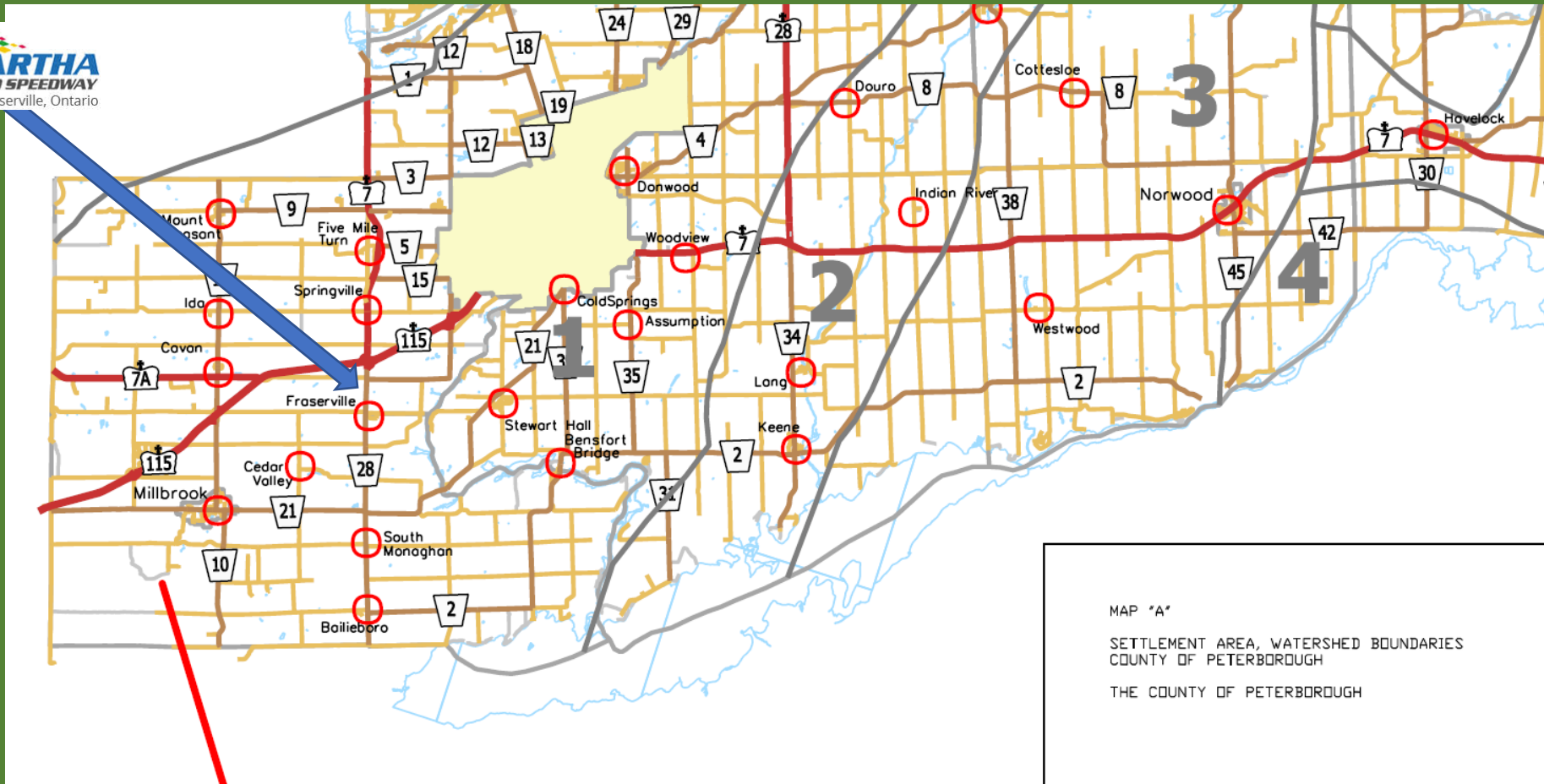
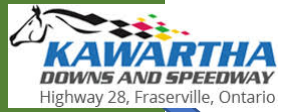
# Residential Development Plan



# Existing Land Use

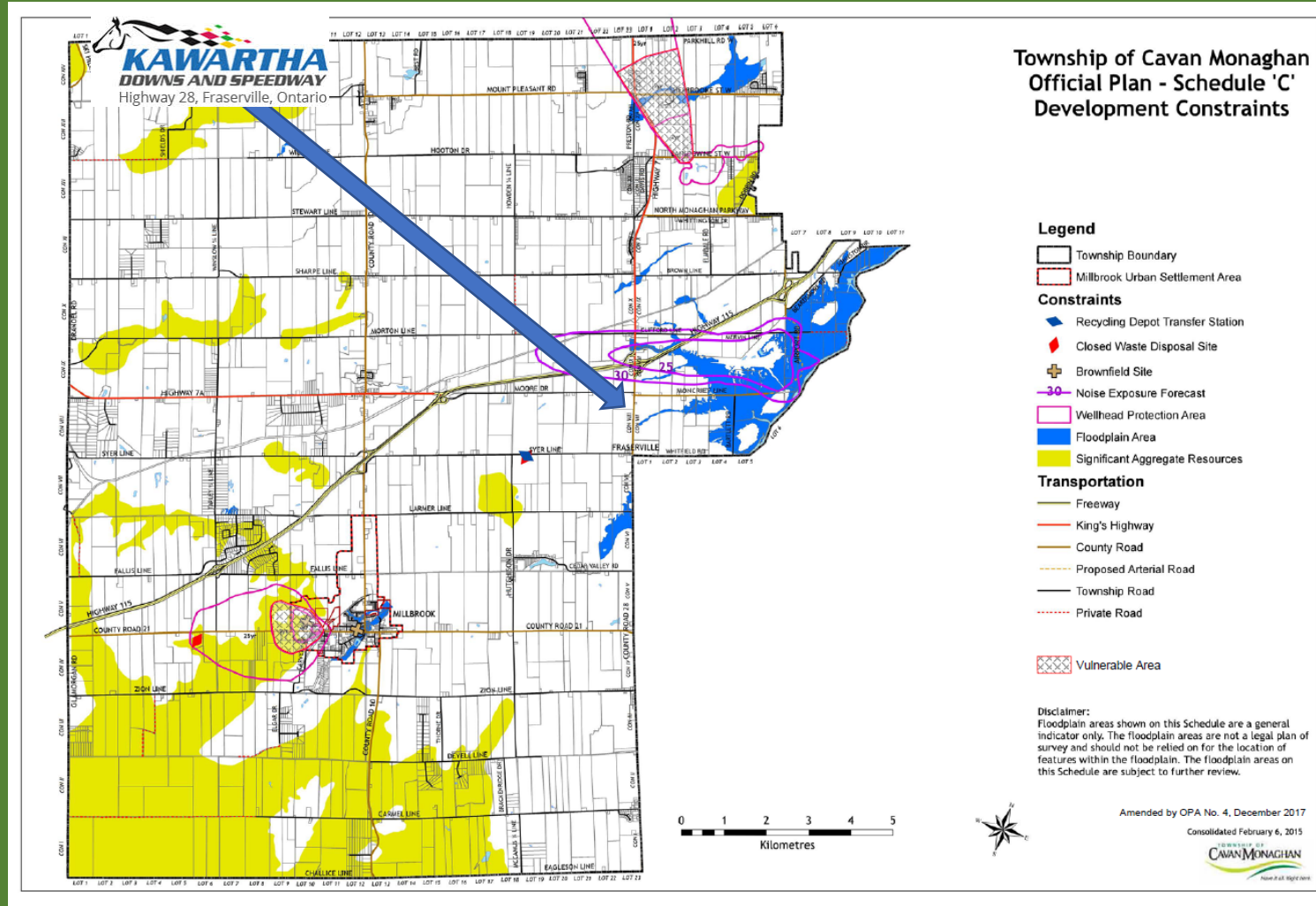
# Peterborough County Official Plan

## Fraserville Hamlet



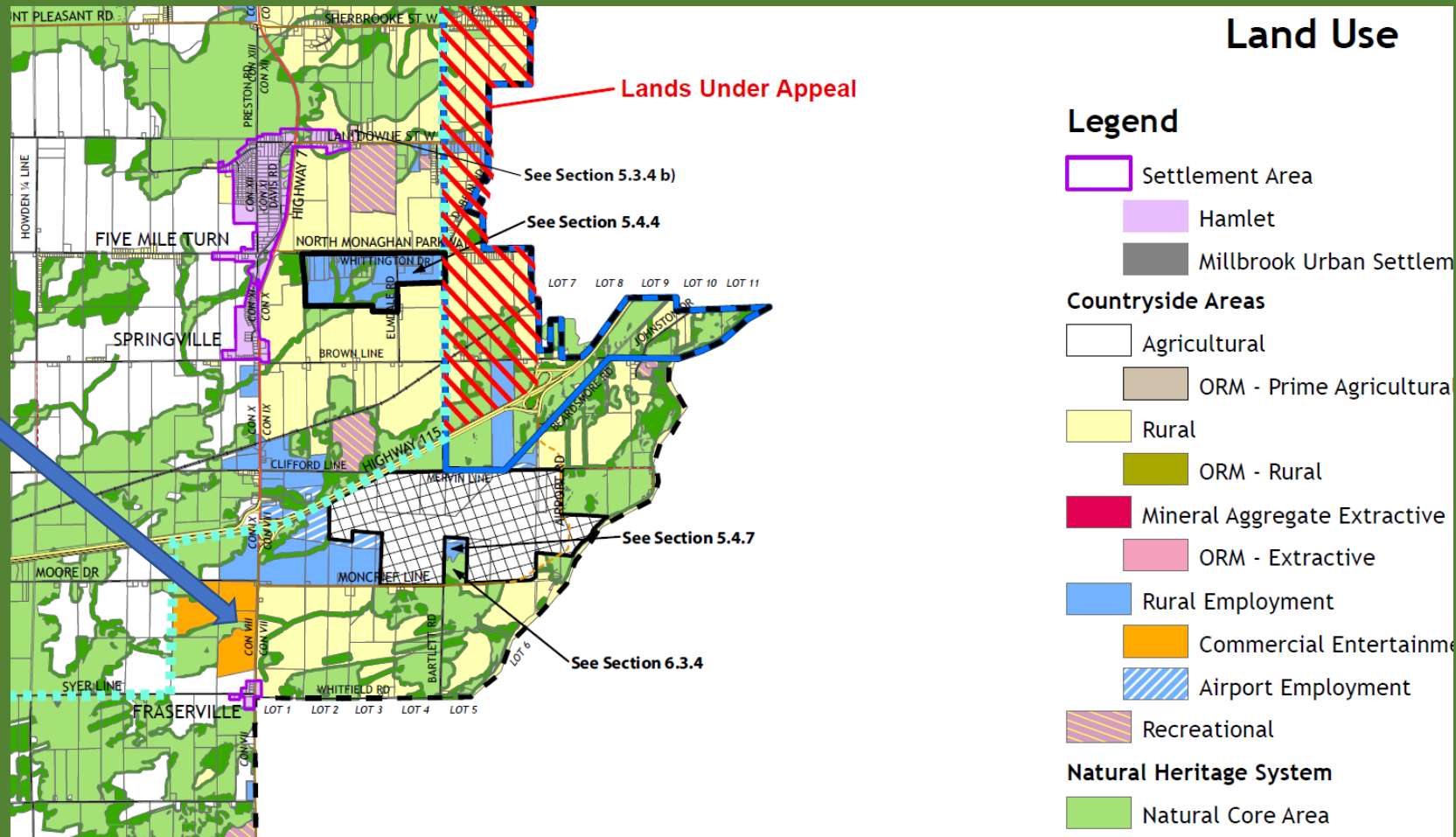
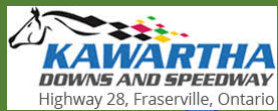
# Township of Cavan-Monaghan Official Plan

## Development Constraints Map



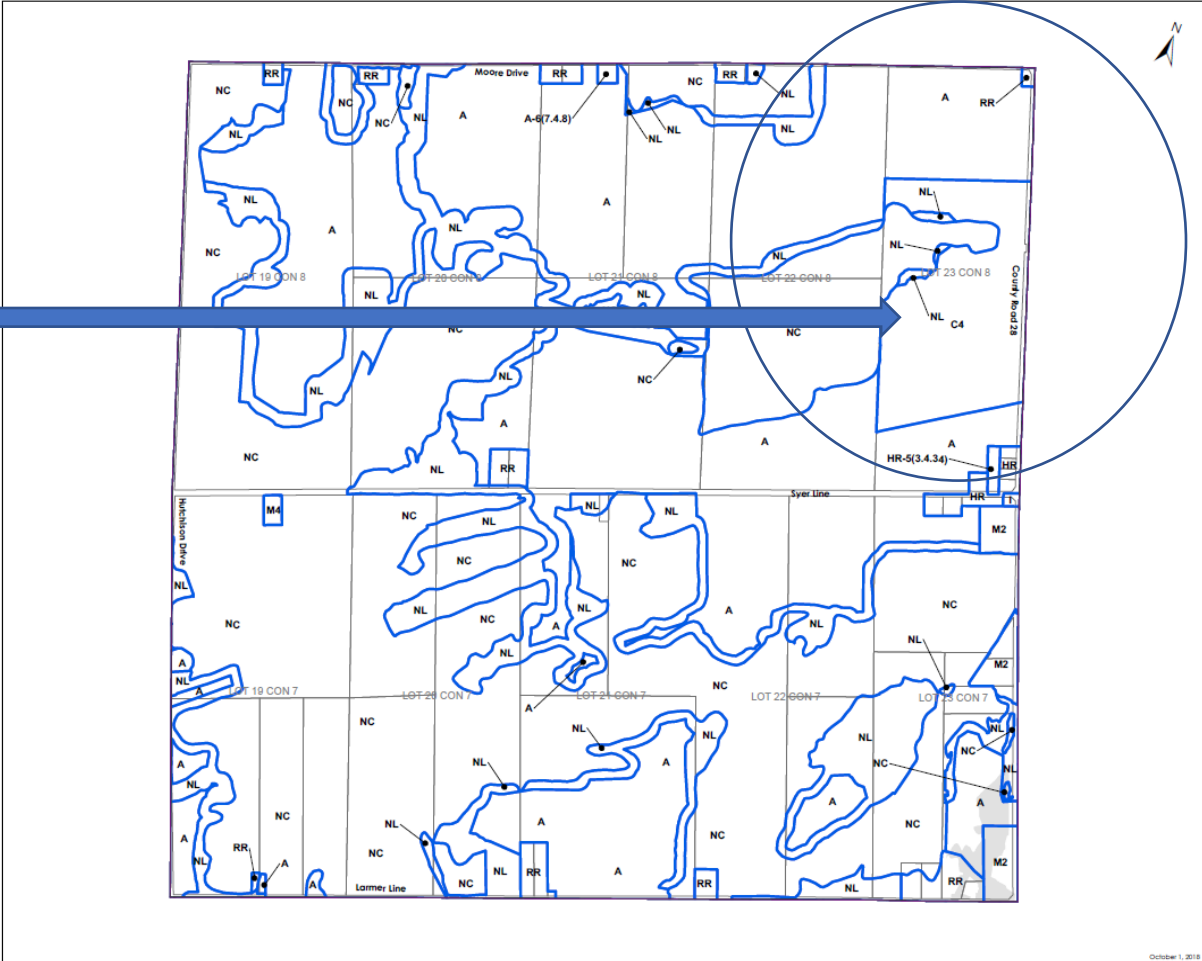
# Township of Cavan-Monaghan Official Plan

*Commercial Entertainment designation for all developable area of subject lands  
Natural Linkage Area and Natural Core Areas are within 1683 Moore Drive, and will remain undeveloped*



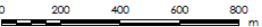
# Township Zoning By-law 2018-58

Zoned as C4 for lot currently with the Racetrack  
 Notherly portion Zoned Agricultural for areas Designated in OP as Commercial Entertainment



- Legend**
- Land Parcels
  - Zoning
  - Floodplain Overlay

- Zone Description**
- A - Agricultural
  - C4 - Entertainment Commercial
  - HR - Hamlet Residential
  - I - Institutional
  - M2 - Rural Employment
  - M4 - Disposal Industrial
  - NC - Natural Core
  - NL - Natural Linkage
  - RR - Rural Residential



1:12,500

A-1	A-2	A-3	A-4	A-5
B-1	B-2	B-3	B-4	B-5
C-1	C-2	C-3	C-4	C-5
D-1	D-2	D-3	<b>D-4</b>	D-5
E-1	E-2	E-3	E-4	
F-1	F-2	F-3	F-4	
G-1	G-2	G-3	G-4	

KEY MAP

**Schedule A Zoning By-law**  
 Township of Cavan Monaghan  
 Zoning By-law No. 2018-58  
**Map D-4**

# Project Objectives

**Kawartha Downs Revitalization**

# Kawartha Downs Revitalization

- A new future for horse racing in South Eastern Ontario
- A new agricultural fairground for South Eastern Ontario
- Economic development and agency partnerships
- Diverse residential growth



# A Racing Future

The proposal abandons the dual racing format by eliminating car racing and instead focusing on horse racing.

Cavan-Monaghan has supported our bid to dramatically increase race dates. We also intend to introduce  $\frac{1}{4}$  horse racing 2022/23.



# Agricultural Grounds

Our proposed Southern Ontario Agricultural Fairground will work in concert with those that already exist in Peterborough, Millbrook, Lindsay, Port Hope, Orono, Port Perry...



# Our Partnerships

- Peterborough Airport
- Millbrook BIA
- OHHA (Ontario Harness Horseman Association)
- Local fairgrounds
- Community Care Access
- Lions Club
- Non-profit Sport Organization



# Residential Growth

Our planned residential community will provide a broad range of housing types including singles, semis and townhouses providing more choices to the community than conventional houses in the area.



# Real Benefits

- Jobs, jobs, jobs!
- Indoor and outdoor community programming
- Large scale concert facility to feature local, regional, and international acts
- Hotel to boost tourism for the entire area
- Working with non-profits
- Local trades and employees
- Improved servicing to the Airport

# On Site Private Communal Servicing Facility

**Kawartha Downs Revitalization**



**a 500m<sup>3</sup> Newterra plant  
similar to our proposal**



**Expandable Modular Treatment Train**



# Respecting the process

This request for a Ministerial Zoning Order allows us to make all of this a reality with a 2–5-year time frame, instead of 10-20 years.

It respects the environment.

It incorporates others: Airport, Millbrook BIA, other nearby industrial lands

Will include and honor our commitment to the Indigenous of Curve Lake and Hiawatha.

**Most importantly, the Ministerial Zoning Order will not shortcut or sidestep your Municipal planning process.**

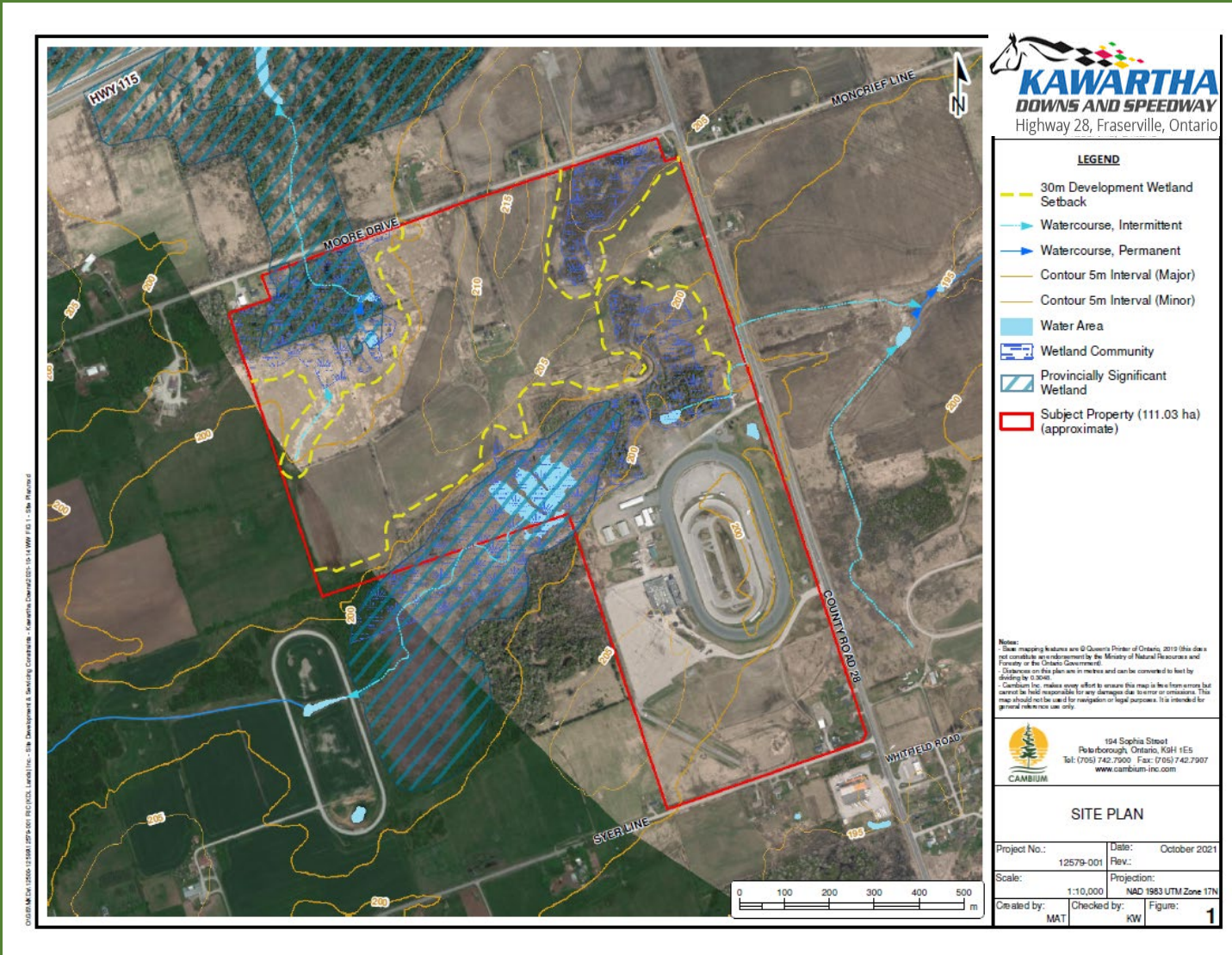
# An Application To Come

## Completed Reports:

- ✓ Phase I ESA
- ✓ Phase II ESA
- ✓ Geotechnical Investigation Report
- ✓ Environmental Impact Study
- ✓ Feasibility Study for Wastewater Servicing
- ✓ Water Supply Summary Report
- ✓ Stage 1 & 2 Archaeological Assessment – nearly complete
- ✓ Traffic Study – nearly complete
- ✓ Noise Study – nearly complete
- ✓ Stormwater Management – nearly complete
- ✓ Agricultural Impact Study – nearly complete
- ✓ Indigenous Consultation – ongoing

# Wetland Setback and Protection of the Environment

*30m Wetland Setback will be provided for residential development area*



# Traffic Study

**Kawartha Downs Revitalization**

# TRAFFIC REQUIREMENTS & INTERSECTION IMPROVEMENTS



## Current Needs

### (Without Development)

- New Northbound Left Turn Lane (Moore Dr.)
- Extend Southbound Left Turn Lane (Whitfield Rd.)

### (With Development)

- Both Requirements Above
- New Traffic Signals (Moore Dr.)
- New Left & Right Turn Lanes at North Entrance
- New Right Turn Lane at Main Entrance
- New Traffic Signals at Main Entrance
  
- No Other Requirements Needed

# Our Commitment

This will be a phased development. The revitalization of Kawartha Downs will be the First Phase. **NO** housing will be built until after the First Phase.

No cost to Cavan-Monaghan

# No Risk To Township

The site is owned by Romspen Mortgage Fund.

Romspen has the financial wherewithal to undertake the entire development including the hotel, concert hall, and residential development.

Romspen has provided billions of dollars of mortgage financing across North America. Romspen owns its own portfolio of rental units, shopping centres and industrial buildings and is currently building out over 2,000 residential homes, high rise condominiums and apartments from Halifax to Victoria and Collingwood to Los Angeles.

# Our Request Today





# Thank You



**Any  
Questions?**