



Project
Leaders

Collingwood Arts Centre Business Case

Council Presentation

July 8, 2024

P1702-1810324498-92 (1.0)





Land Acknowledgement

Colliers Project Leaders has offices across Canada. We acknowledge that our work takes place within ancestral, traditional, treaty and unceded territories, which continue to be home to many First Nations, Inuit and Métis people.

We continue to benefit from our presence on these lands and are committed to Reconciliation.

Agenda

- 01 Project Background
- 02 Strategic Alignment
- 03 Environment Analysis
- 04 Concept Options
- 05 Analyses
- 06 Recommendations

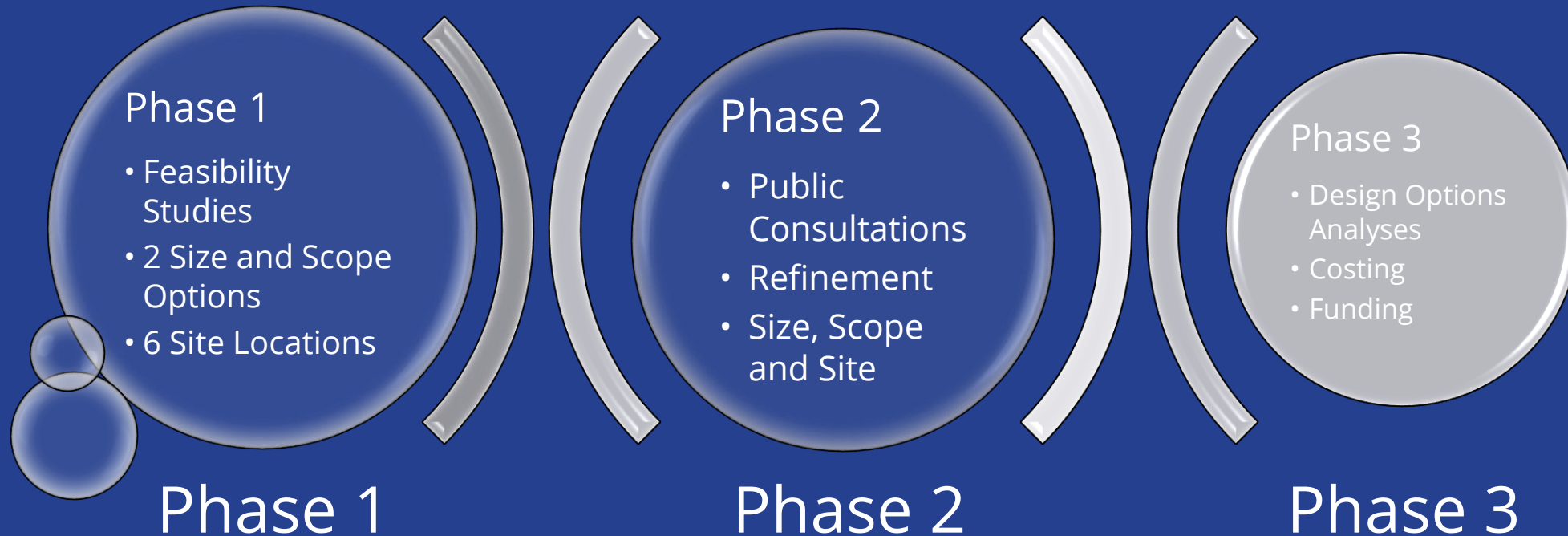
A scenic landscape at sunset. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. The sky is a mix of blue and orange, with scattered clouds. In the foreground, there's a rocky shore with two metal benches. A circular stone path leads from the benches towards the water. The water is calm, and the distant shore is visible under the sunset sky.

Section 1

Project Background

Project Background

3 Project Phases





Section 2

Strategic Alignment

Strategic Alignment Community Based Strategic Plan Goals



01

Create a transparent and accountable local government through continuously improving the Town's financial context and building sustainability.

02

Support and manage growth and prosperity by seeking economic development that attracts youth, supports existing business and entrepreneurship.

03

Support a diverse culture and art offerings by encouraging community events and festivals that enhance the experience of Collingwood.

Strategic Alignment

The Opportunity



Financial Context and Sustainability

- Tourism
- Collaboration across the South Georgian Bay



Support and Manage Growth

- Attract new residents
- Quality of life



Encourage Diverse Culture and Art Offerings

- Community satisfaction
- Expansion of diverse community events

A microphone on a stand is positioned in the lower right foreground. The background features a stage with several bright white spotlights shining down, creating a high-contrast scene. A red light source is visible in the upper right, casting a warm glow. The overall atmosphere is that of a performance or presentation space.

Section 3

Environment Analysis

Environment Analysis

Comparable Projects

	FirstOntario PAC	Fredricton PAC	Burlington PAC
Completed?	Yes	No	Yes
Area (square feet)	95,000	71,741	62,000
Main Hall (Seats)	770	850	718
Recital Hall (Seats)	304	300	150
Construction Start	2013	2024	2007
Opening	2015	2026*	2011
Energy Efficiency	LEED Specs	LEED**	Gold LEED
Capital Investment	\$60M	\$82M	\$29M
Federal Funding	\$18M	\$46.6M	\$4.5M
Provincial Funding	\$18M	--	\$4M
Municipal Funding	\$24M	\$22.6M	\$10M
Fundraised Funding	\$7.8M	\$8M	\$11M

Environment Analysis

Trends in Research



A background image of red stage curtains with a spotlight illuminating a central area.

Section 4

Concept Options

Options Analysis

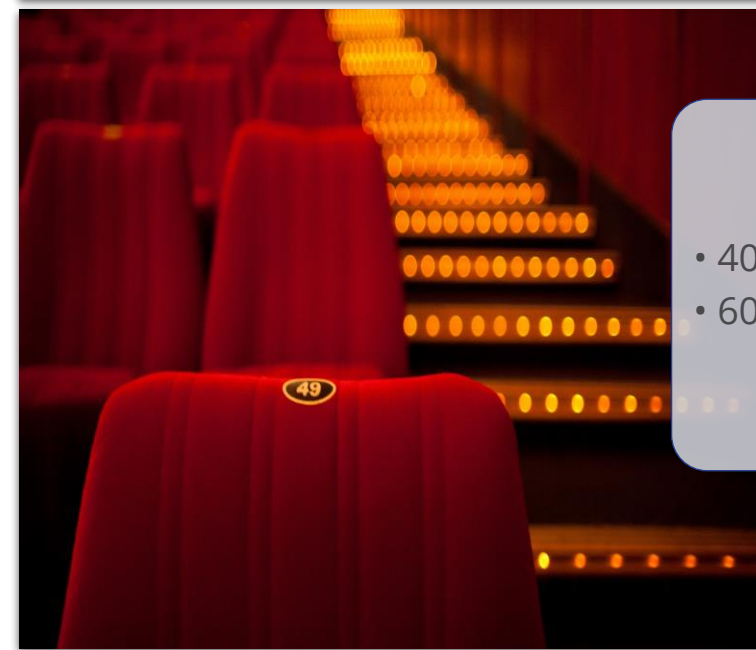
Combinations Assessed

Site Options



- 48 Ste Marie Street
- 140 Ste Marie Street
- 101 Pine Street

Main Hall Seating Options



- 400 Seats
- 600 Seats

Options Analysis

Option 1: Pine St

OPTION 1



3D VIEW- SOUTH VIEW OF PAC WITH SURROUNDING RESIDENTIAL NEIGHBOURHOOD

Options Analysis

Option 2: Pine St with Hurontario Lot

OPTION 2



3D VIEW- PAC VISIBLE FROM HURONTARIO STREET THROUGH PEDESTRIAN LANE

A close-up, shallow depth-of-field photograph of a gold-colored credit card. The card's surface is highly reflective, showing bright highlights and soft bokeh from the background. Embossed numbers are visible, including '0000' and '3710'. A semi-transparent light blue and white rectangular overlay is positioned on the left side of the frame, containing the text 'Section 5' and 'Analyses' in a dark blue font.

Section 5

Analyses

Analyses

Financials

Component	Option 1 (\$)	Option 2 (\$)
Capital Costs		
Building Capital Investment	61,597,367	72,778,448
Underground Parking	18,863,265	18,863,071
Funding		
Potential Funding	40,756,405	46,251,288
Donations*	10,000,000	10,000,000
Town Investments		
Estimated Operating Subsidy	938,454	1,190,102
Town's Capital Investment Shortfall	10,298,684	15,889,224
Parking (In addition to Building Cost)	18,863,265	18,863,071

Analyses

Socio-Economic



Positive
Annual Net
Community
Benefits



Community
and Cultural
Group
Cohesion



Photo by Dave West

Cultural
Maintenance
Opportunities



Potential
Economic
Output and
Job Creation



Promotion of
Multicultural
Activities



Improved
Quality of Life





Section 6

Recommendations

Recommendations

Council Decision

Given these findings, Colliers recommends two additional steps prior to deciding to move forward:



Defer decision-making until after the Downtown Visioning Master Plan is completed



Define an upset limit



Questions