

COLLINGWOOD TERMINALS REVITALIZATION

Public Open House | December 3, 2025



FROM LANDMARK
TO LEGACY

TERMINALS
POINT

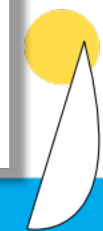
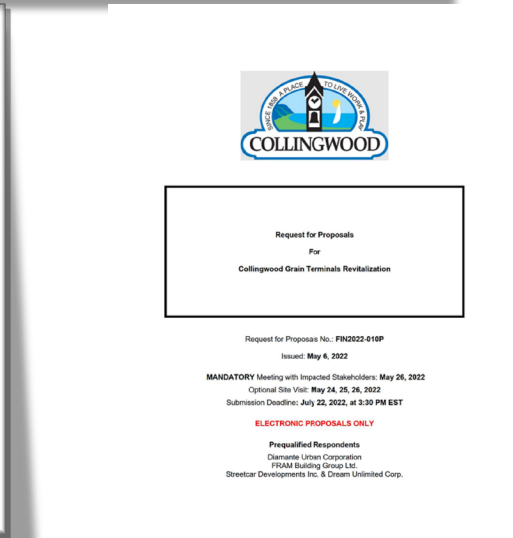
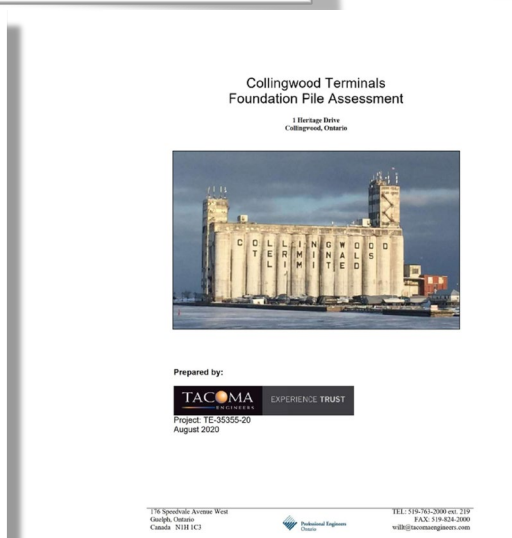
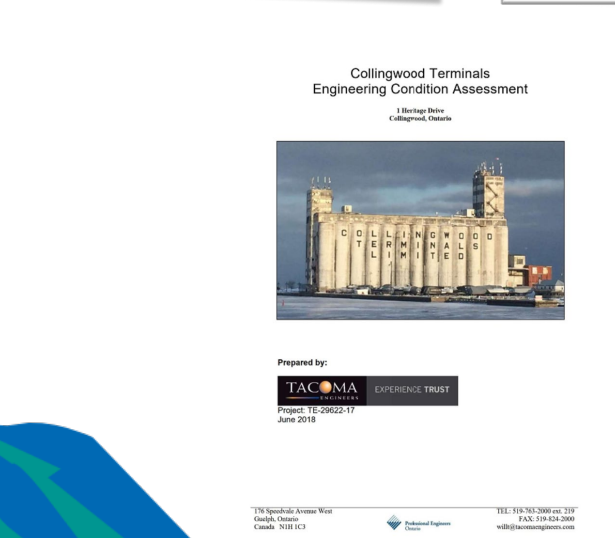
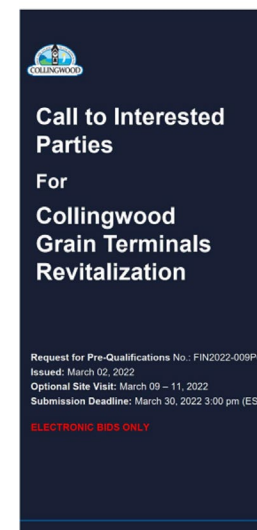
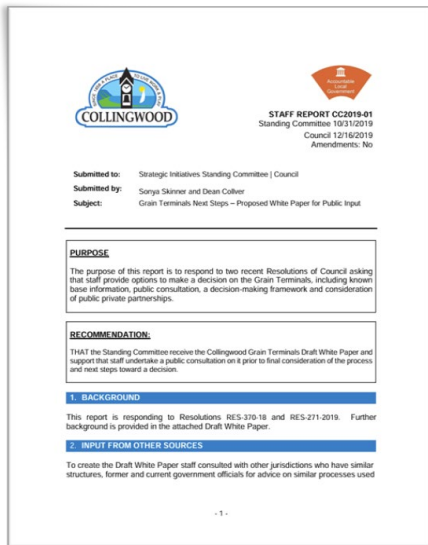


Terminals Point – Virtual Community Open House





What should the Town do?



Private Development to Meet These Principles

Structural Preservation – Imperative that the revitalization preserves the Terminals in some form.

Public Access – Optimize public access to the waterfront and open spaces.

Long-Term Economic Viability – Development is sustainable over the long-term from an economic perspective.

Part 5 | Revitalization Opportunity

Guiding Development Principles

The Town owned lands represent an opportunity to activate Heritage Drive and cherish its history.

The entire site has significant potential. Some guiding development principles are presented below (specific weightings in Section 2).



Structural Preservation | Imperative that the revitalization preserves the Terminals in some form



Public access | Optimize public access to the waterfront and open spaces



Historical significance | Celebrate the heritage and significance of the Terminals and reimagine them for the next 100+ years



Link to waters edge | Enable safe access and connection to the water



Long-term economic viability | Development is sustainable over the long-term from an economic perspective



Sustainability | Resilient, environmental and social development solutions that aligns with Collingwood commitment to sustainability



Urban fabric | High quality and unique urban design



Connectivity | Establish connection to the spit from Downtown Collingwood for cyclists and pedestrians



Accessibility | Ensure design provides an inclusive environment for residents and visitors



Active edge | Activate, animate and create linkages across the development



Destination | Energize and animate Heritage Drive



Design character | Integrate the design of the development with aesthetic of the Town



Year-round activation | Reimagine the entire site for the future so it's an attraction 12-months a year



Continuity | Create linkages between Millennium Park and waterfront with the downtown



Public art | Incorporate public art to enhance the public space and foster cultural identity and pride

Today's Open House

Purpose: *To share Streetcar & Dream's latest plans for the Private Development Site in advance of submitting development applications, and to respond to questions from the public.*

Outline:

- The Project Team
- Project Background / Planning Process Overview
- The Proposed Development
- Planning Approvals Considerations
- Policy Context
- Project Benefits
- Next Steps
- Responses to Submitted Questions

The Project Team

Project Team

Architect



Landscape Architect



Heritage Architect



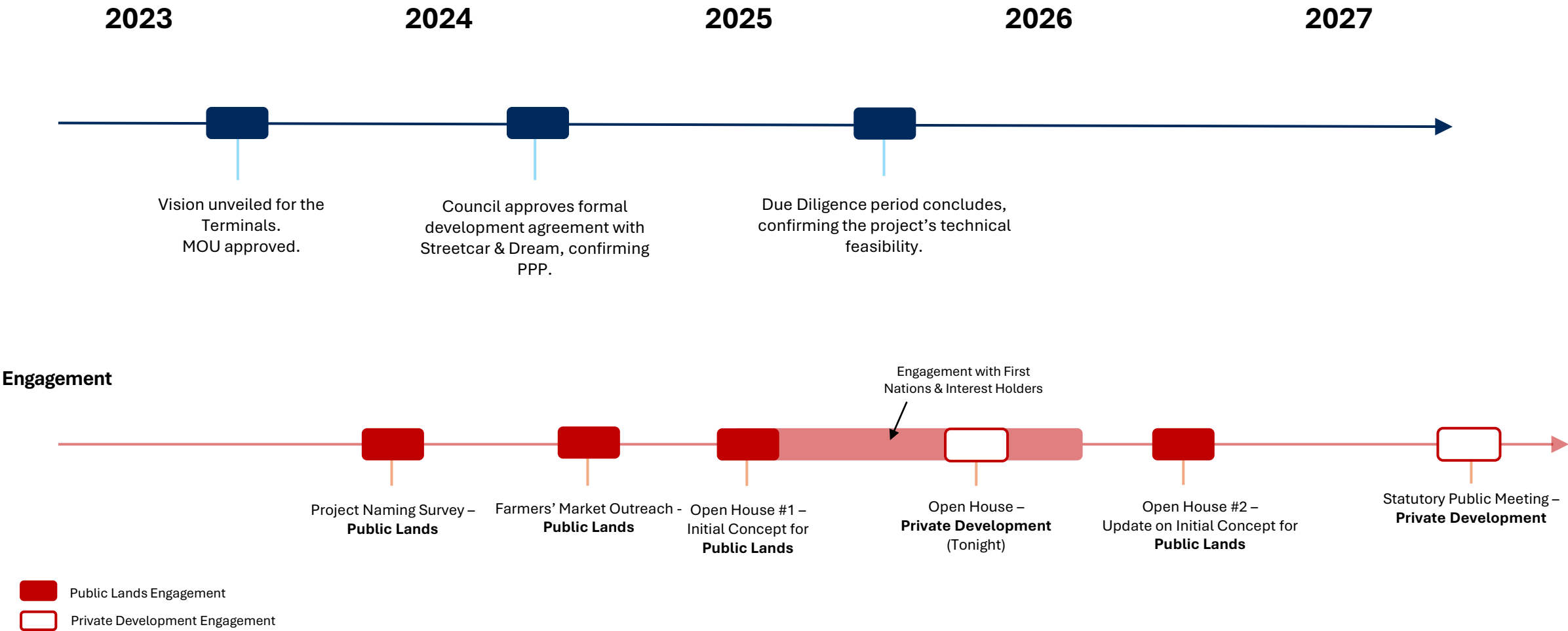
Planner and Urban Designer



Project Background / Planning Process Overview

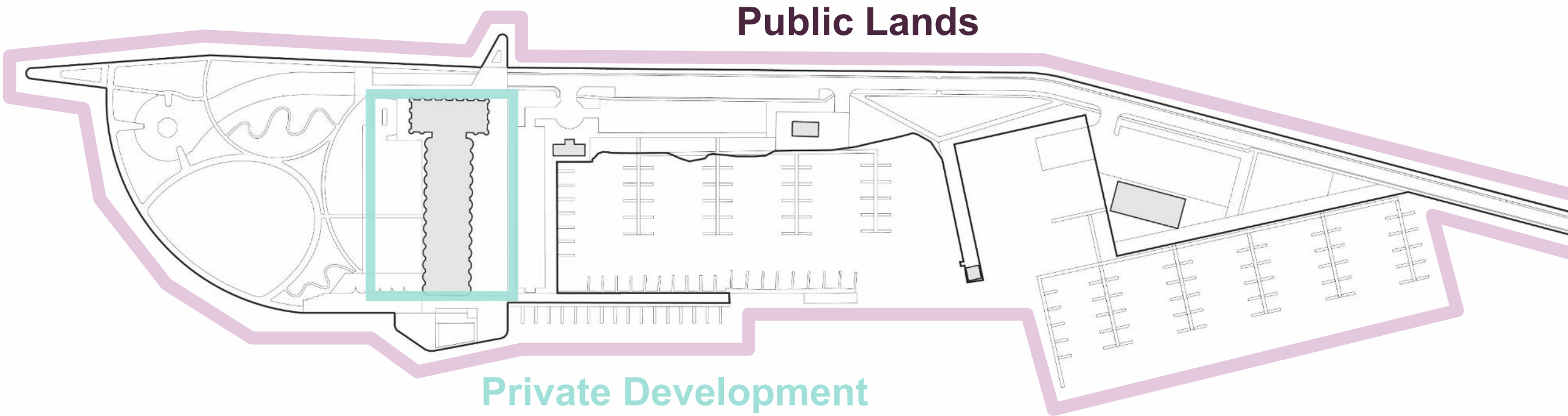
Project Background

The revitalization of the Grain Terminals is long time in the making.

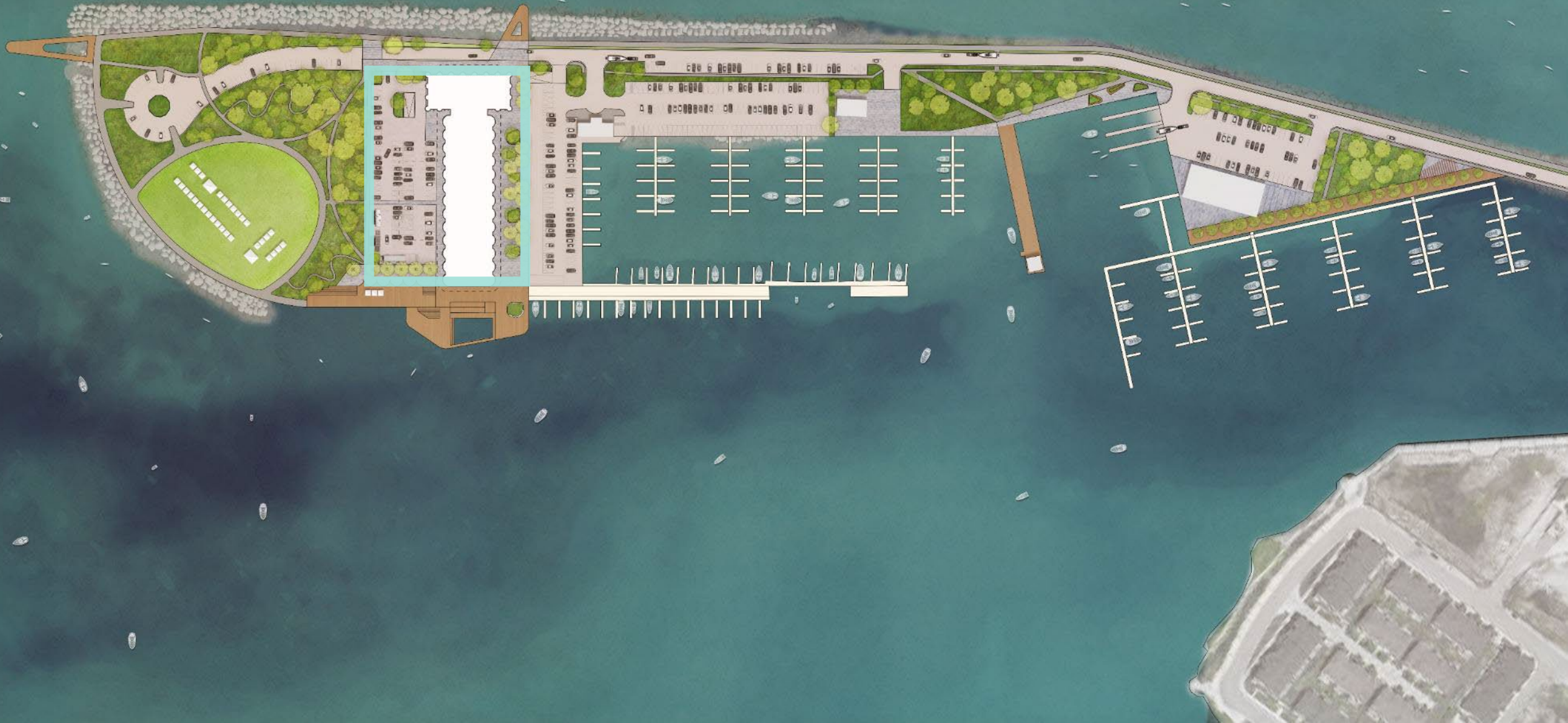


The Transformation of the Collingwood Spit

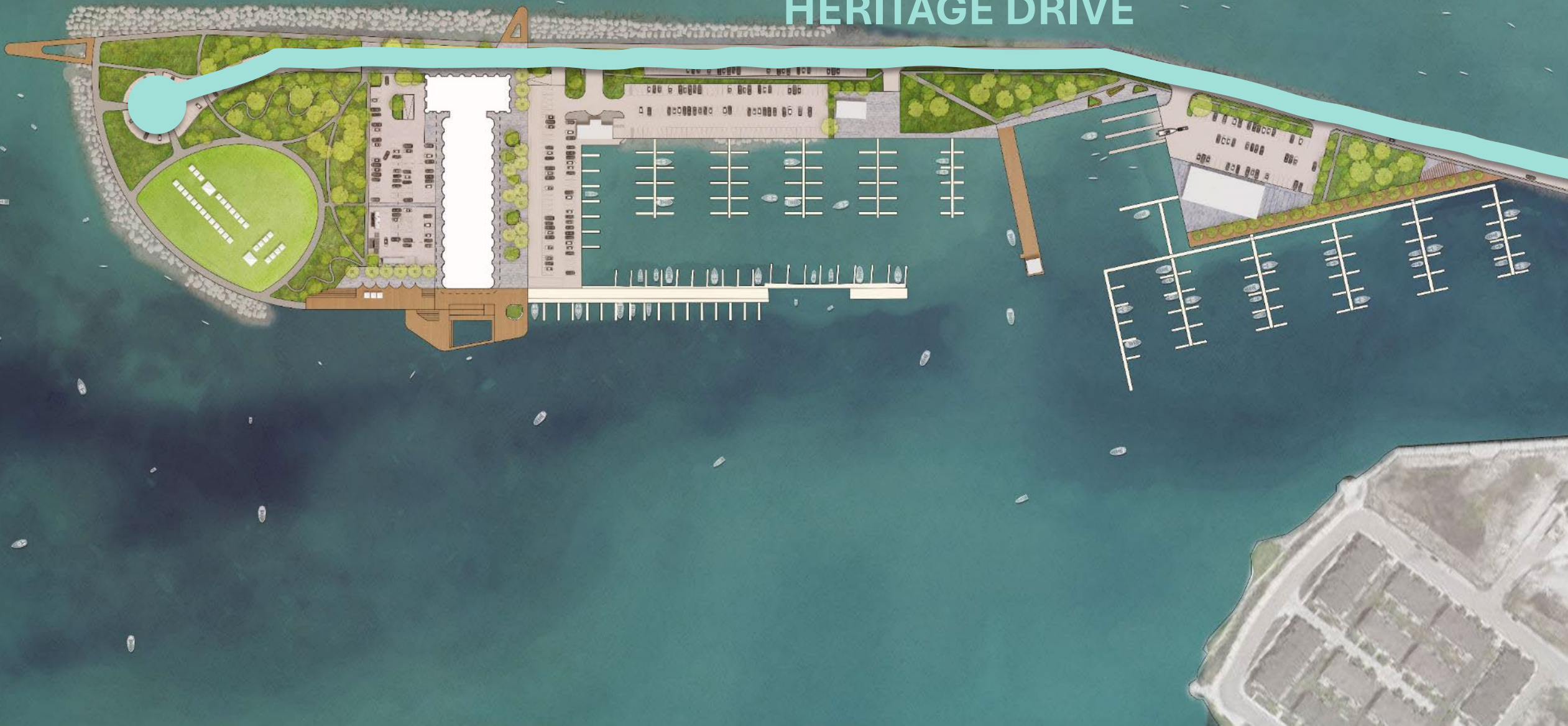
Separate planning processes for the Private Development and the Public Lands are moving forward in parallel



Preliminary Concept Plan



HERITAGE DRIVE

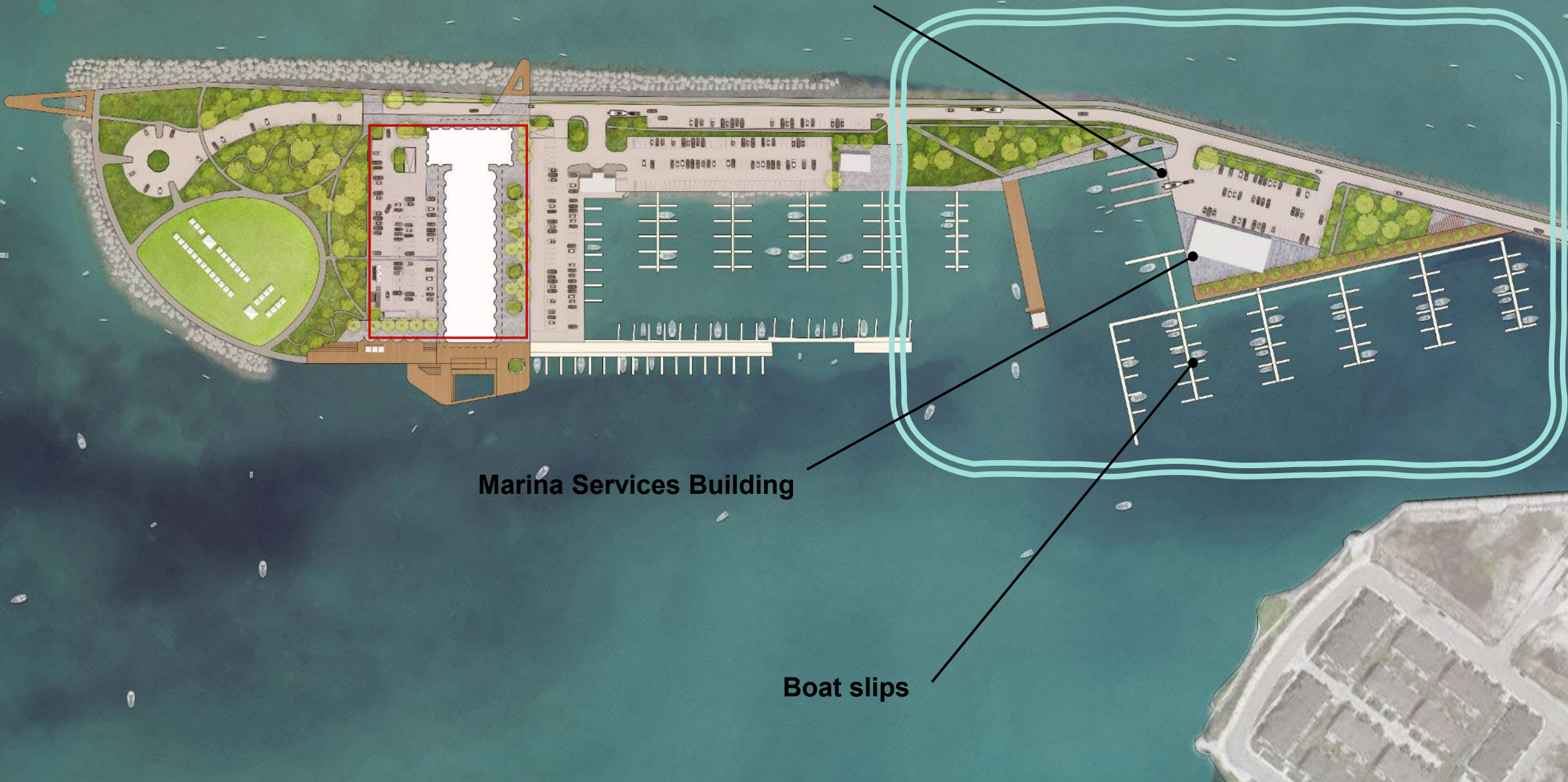


THE MARINE KNUCKLE

Boat launch & parking lot

Marina Services Building

Boat slips



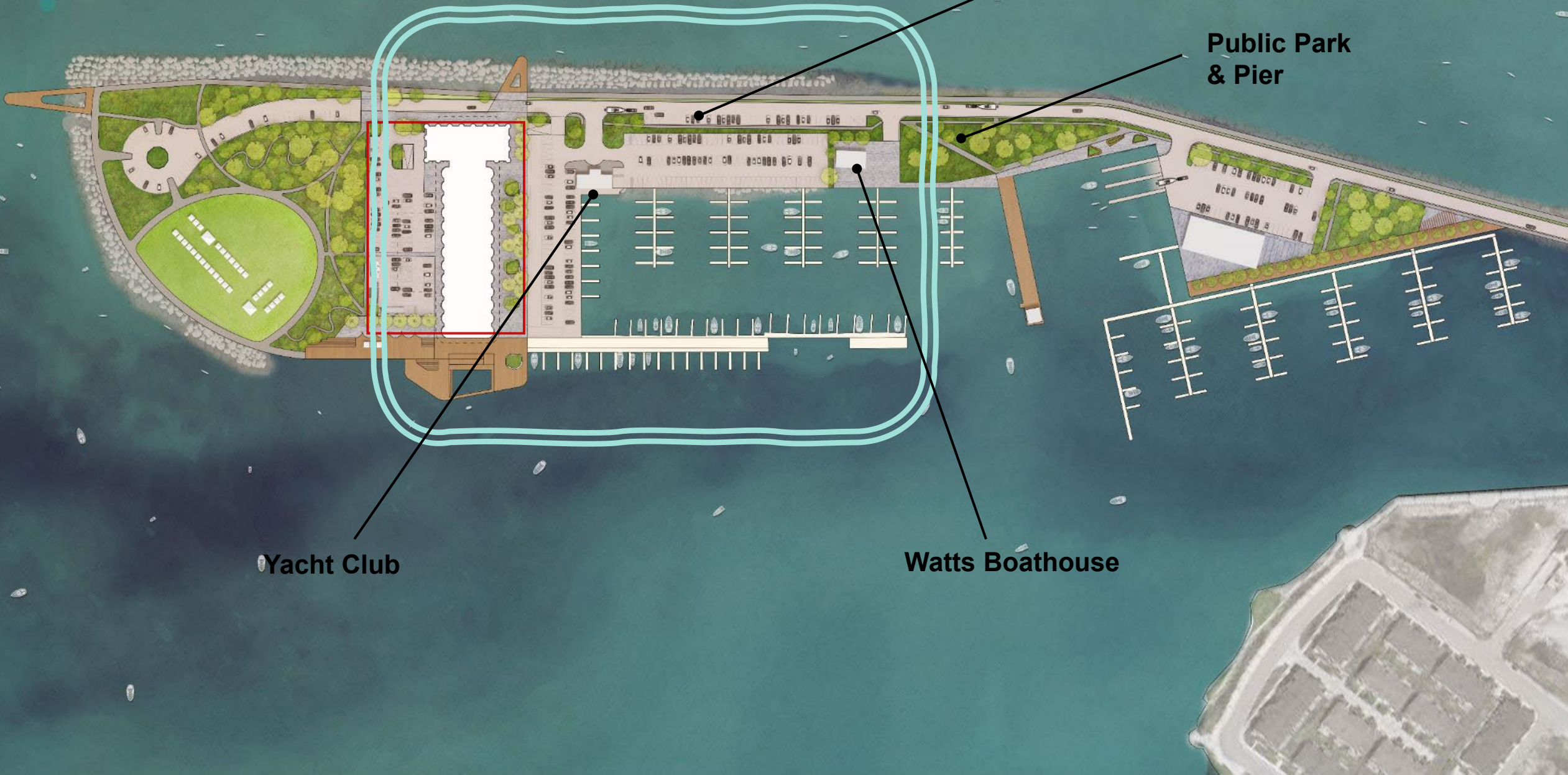
THE HARBOUR ROOM

Public
Parking

Public Park
& Pier

Yacht Club

Watts Boathouse



MILLENNIUM PARK

Exploration Trails

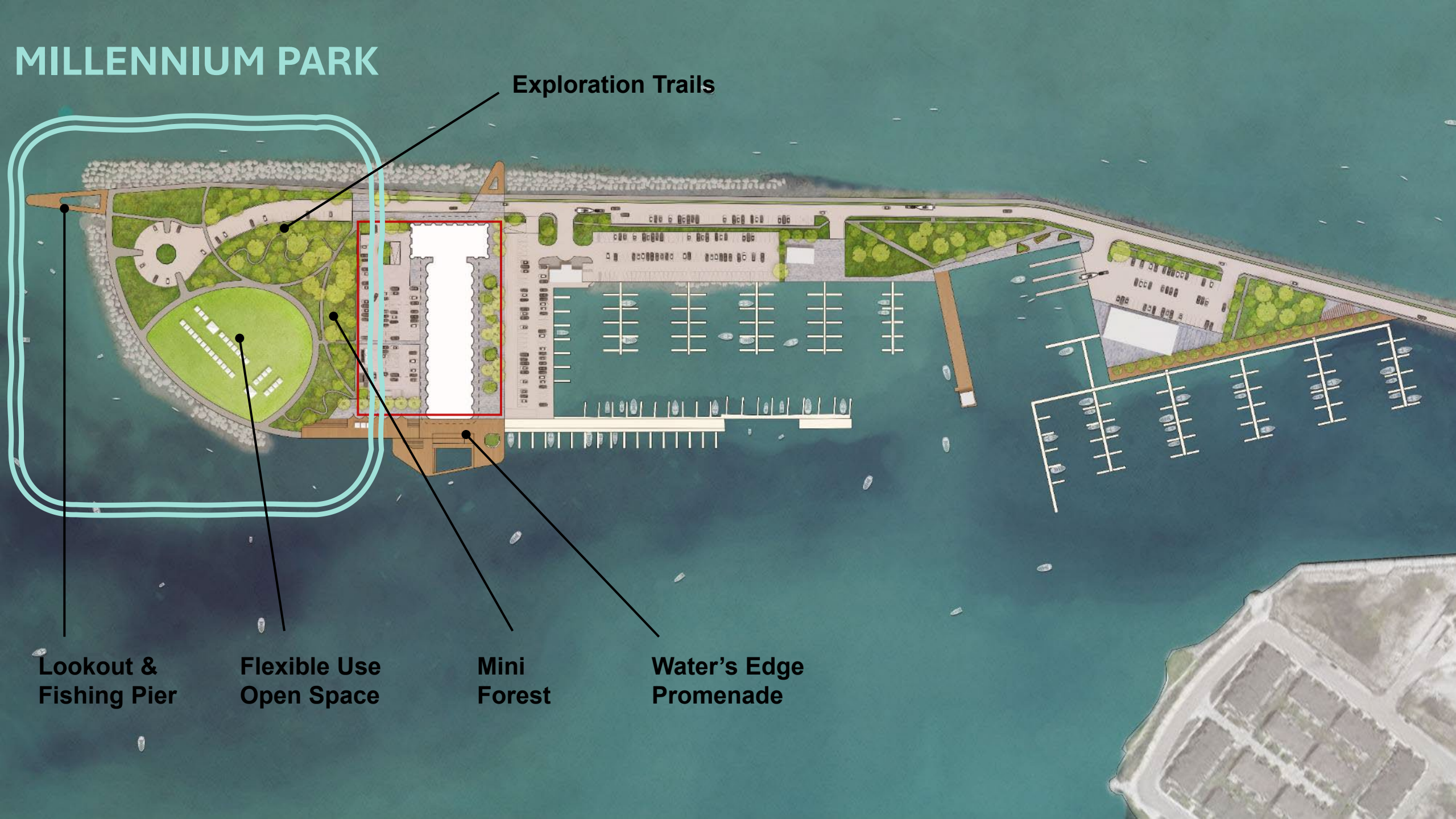


Lookout & Fishing Pier

Flexible Use Open Space

Mini Forest

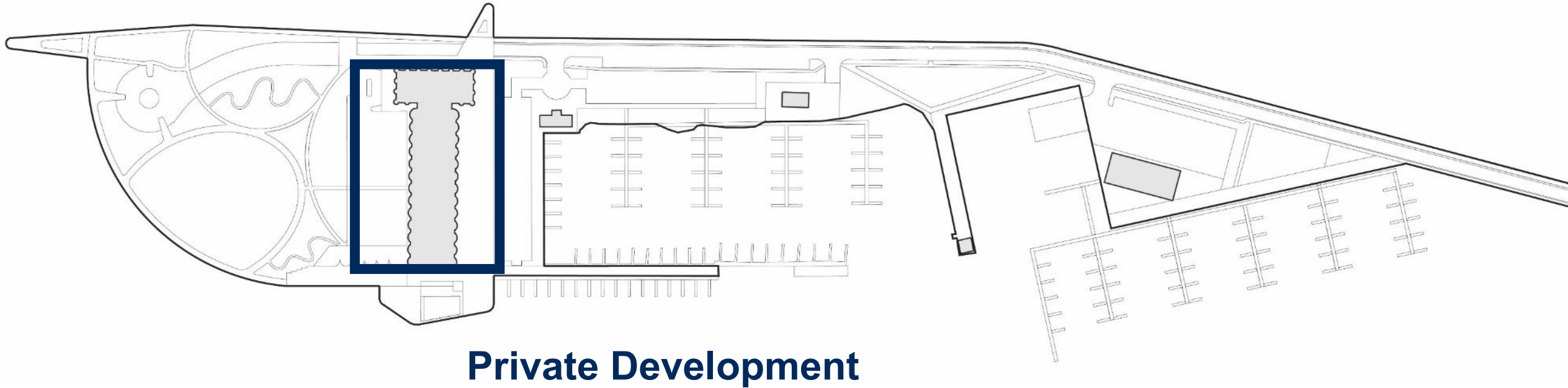
Water's Edge Promenade



**Stay tuned for Town-hosted
Public Realm Open House #2
to learn more about updates on
the Public Realm Plan and the
Renewed Marina Plan.**

Tonight's Focus – The Private Development

Forthcoming development applications will focus on the Grain Terminals and the immediate surrounding public realm.



Private Development

The Proposed Development

CONSERVATION APPROACH



IN-SITU RETENTION

Canada Malting Silos (ERA)



Victory Soya Mills Silos (ERA)



ADAPTIVE REUSE

Evergreen Brickworks (ERA & DTAH)



COMPATIBLE & SYMPATHETIC DESIGN

Kanaal Apartments (Belgium)



Zeitz Museum (Cape Town)



ENHANCED PUBLIC REALM

Distillery District (ERA)



SALVAGE & CIRCULARITY

2 Tecumseth Street (Toronto)



INTERPRETATION & STORYTELLING

Building 16: Evergreen Brickworks (ERA)

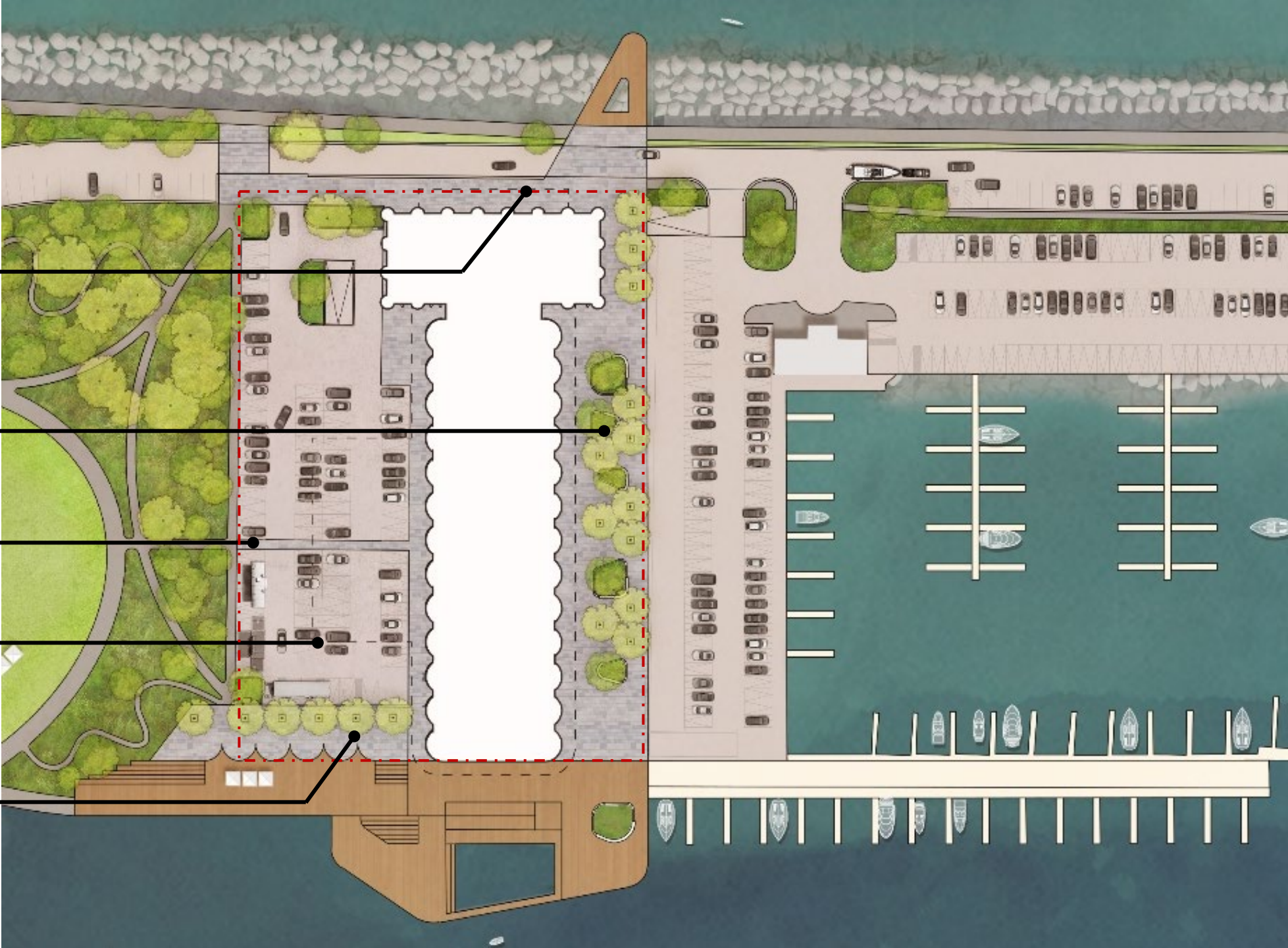


THE HARBOUR ROOM



**PRIVATE
DEVELOPMENT
LANDSCAPE**

- Heritage Drive Streetscape
- Harbour Terrace
- Walkways to park
- Outdoor Event Space & Parking
- Amenity Terrace







Planning Approvals Considerations

Site Plan

Surface Parking

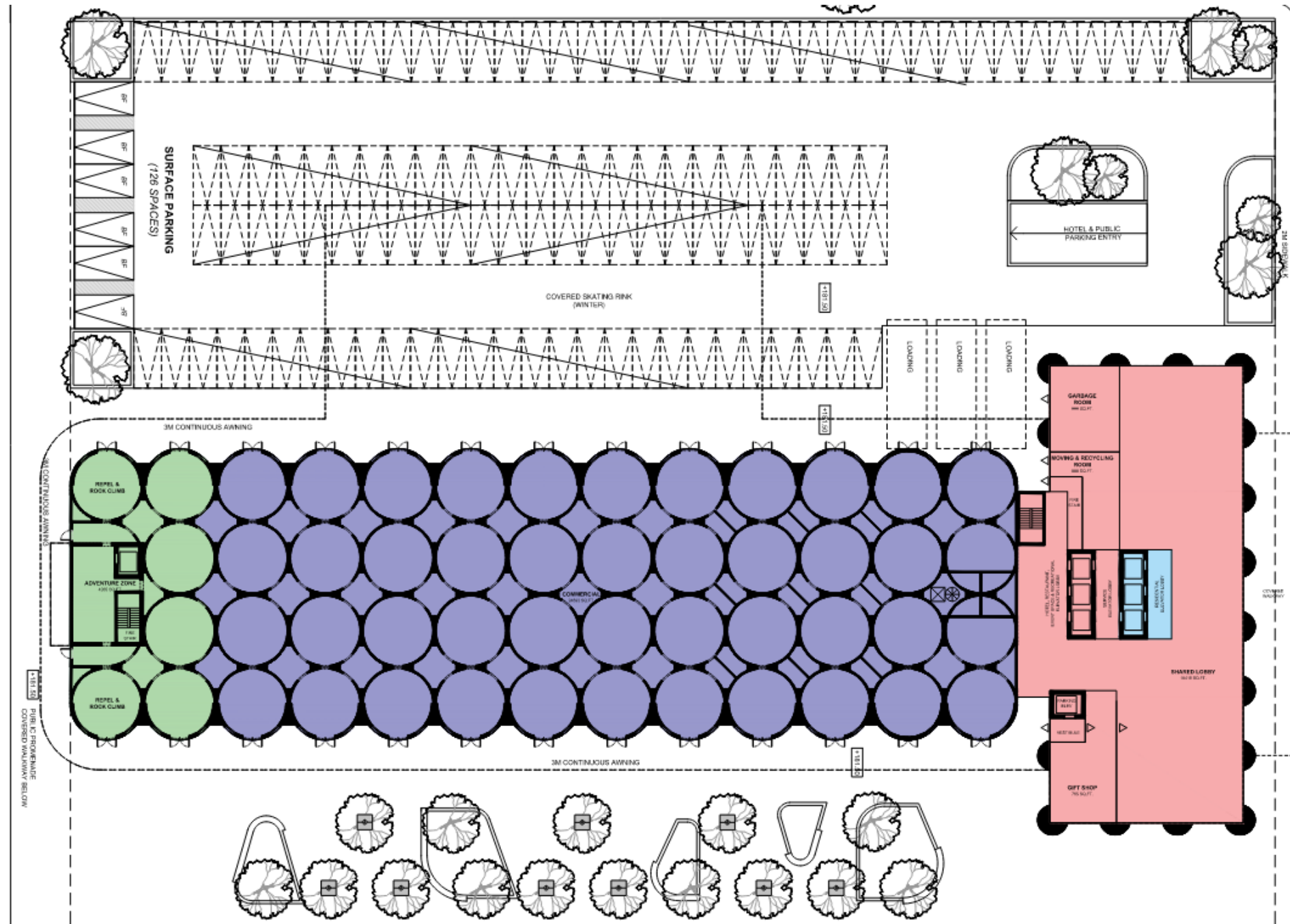
- 126 parking spaces
- Covered stage/skating rink

Ground Floor

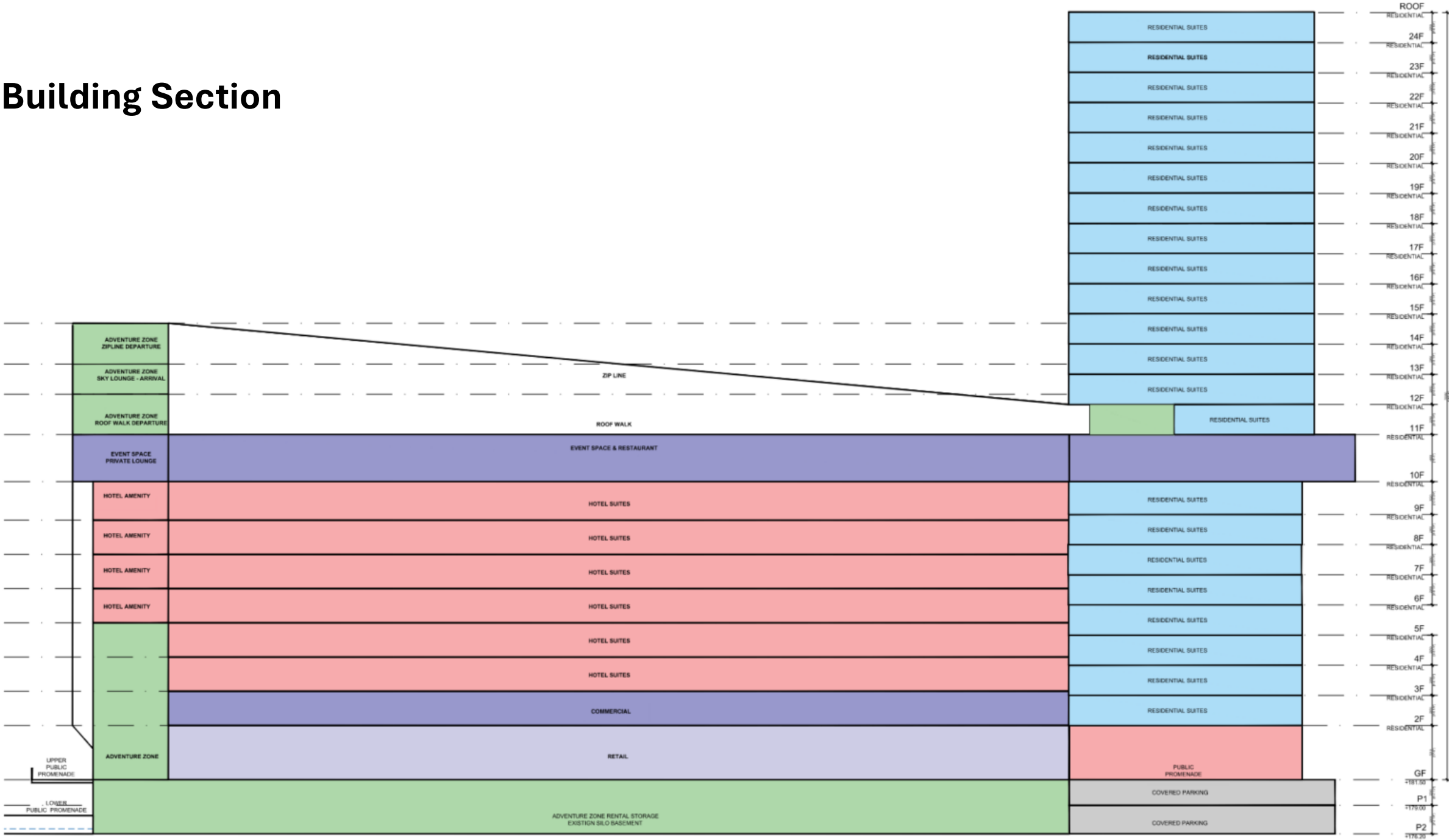
- Hotel restaurant & residential lobby & elevators with barrier free access
- Commercial spaces
- Recreational activity spaces

Public Promenade

- Promenade and access to retail storefronts



Building Section



Proposal Statistics



TERMINALS BUILDING

9 Stories
237,923 sf of GFA*
144 Units (hotel, short-term and long-term rental accommodations)

RESIDENTAL BUILDING

24 Stories
75 metres
264,248 sf of GFA
252 Residential Units

PARKING

126 Surface Level (Public)
265 P1 Level (Public)
281 P2 Level (Residential)
672 Total Parking

MARINA

64 Boat Slips

* Gross Floor Area

** All statistics are based on a preliminary design and will be subject to change as plans further develop.**

Terminal Building – Current State



Transformed Terminal Building – Preliminary Rendering



Terminal Building - Comparison





19.5m

Policy Context

The Official Plan

The Official Plan sets out a long-term vision for Collingwood and provides the policy framework for how land is used and developed.

- Council adopted the new Collingwood Official Plan (2024) in December 2023. It was further modified by the County and approved in September 2024.
- There are 16 separate appeals to the Official Plan to the Ontario Land Tribunal.

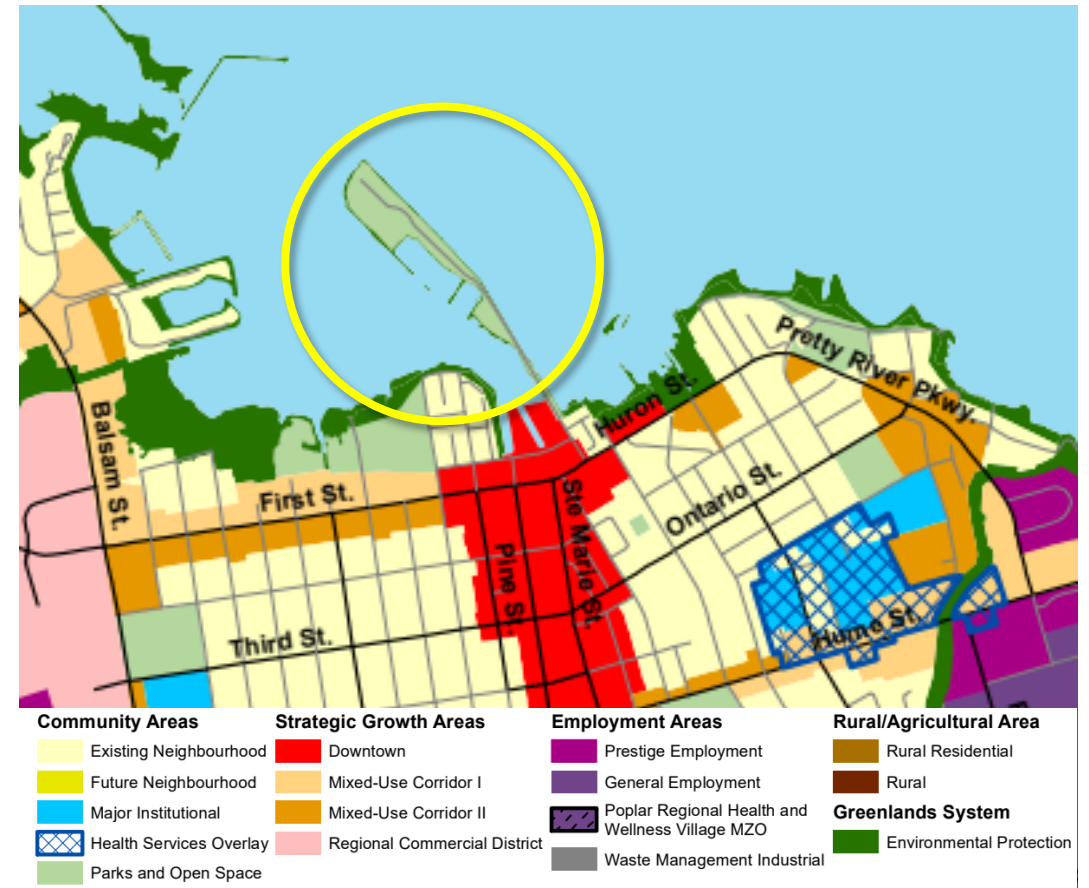


The Official Plan

Schedule 2 – Land Use Plan designates the entire Spit as *Parks and Open Spaces*

- The purpose of this designation is to provide for a comprehensive and connected open space system of parks, multi-use pathways and trails that increase the opportunities for recreation and general enjoyment.
- Policy 5.2.5.3 g) anticipates that the Grain Terminals and surrounding lands may be developed for a broader mix of uses.

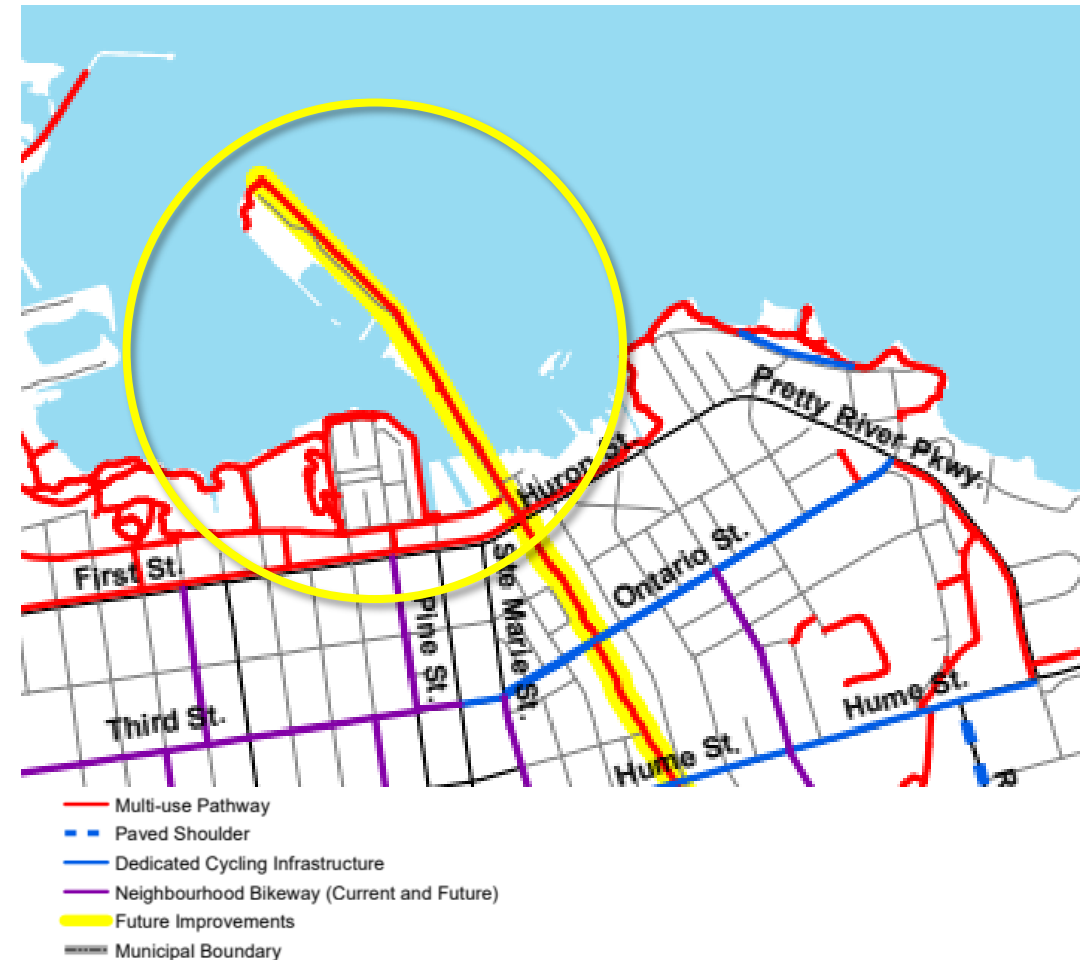
The Town is considering the future of the Grain Terminals and surrounding lands. A future Amendment to this Plan may be required to facilitate the community's vision for that area.



The Official Plan

Schedule 5 – Active Transportation Plan identifies transportation linkages to be created and enhanced to foster pedestrian and cycling activity.

The Official Plan calls for future improvements to a multi-use pathway along the Spit, which will be delivered as part of the broader public realm strategy.



Downtown Heritage Conservation District Plan

The Spit and Grain Elevator are within HCD and acknowledged for their contribution to the understanding and appreciation of the town's origin and development

Key Objectives of the HCD Plan:

- Encourage the adaptive re-use of heritage buildings.
- Apply exceptional measures to avoid demolition.
- Foster renewed economic uses of heritage buildings that capitalize on the overall character of the district.
- Promote and protect the heritage character of the district as a basis for economic development, particularly as generated by the tourism and recreational sectors.



Required Approvals

Amendments to the Zoning By-law and Official Plan are required to implement the revitalization of the Grain Terminals.

- An amendment to the Official Plan is required to permit the proposed uses.
- An amendment to the Zoning By-law is required to permit the proposed uses and establish site specific development standards (e.g., building height, parking rates, etc.)
- Separate from planning approvals, a heritage permit is required for the proposed alterations and the residential addition. This process has been initiated.



Project Benefits

Project Benefits

- **Stabilization and adaptive re-use** of a historic structure that is symbolic of Collingwood.
- Enabling enhanced public access to the Spit and **new recreation and cultural amenities** for residents and visitors.
- Reinforcing Collingwood as an **all-season destination** for tourism.
- **Employment creation**, including construction jobs and permanent jobs.



Next Steps

Next Steps

Streetcar, Dream, and their project team are working towards the initial submission of development applications.

- **Pre-Consultation Meeting #2** with Town to be scheduled early in new year to understand the planning, engineering, and development requirements before submitting a formal application.
- **Prepare and submit applications** for Zoning By-law Amendment and Official Plan Amendment in the new year.

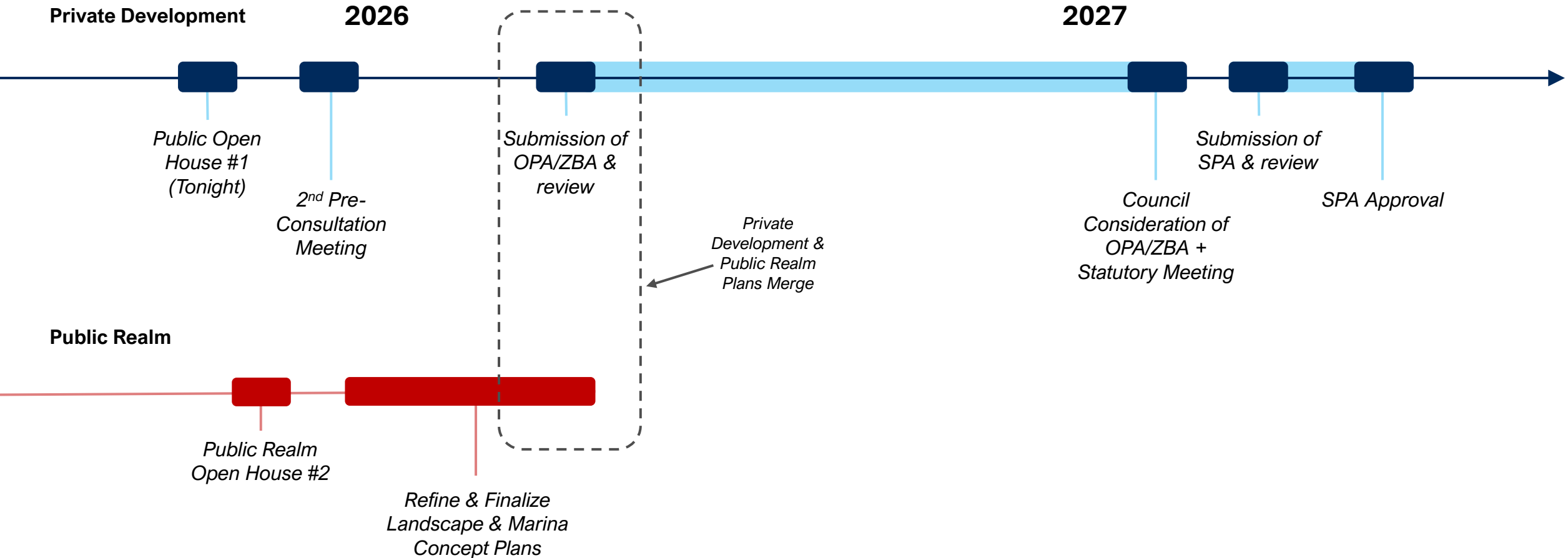
Application Materials

- Archaeological Assessment
- Environmental Impact/Natural Heritage Study
- Environmental Site Assessment
- D4 Landfill Study
- Draft OPA/ZBA
- Functional Servicing Report
- Geotechnical Report
- Heritage Conservation Plan
- Heritage Impact Assessment
- Hydrogeological Study
- Marina/Coastal Engineering Study
- Planning Justification Brief
- Preliminary Site Plan & Stats
- Shoreline Hazard Assessment
- Stormwater Management Report
- Traffic Impact & Parking Report
- Urban Design Brief

... and more

Planning Process

The planning process for the Private Development is separate and parallel – but related to – the planning process for broader public realm improvements along the Spit



Responses to Submitted Questions

Submitted Questions by Topic

Topics

- Proposed Uses & Amenities
- Agreements, Costs & Feasibility
- Access, Traffic & Parking
- Construction Timing & Impacts
- Design & Sustainability

Submitted Questions by Topic

Proposed Uses & Amenities

- What uses and amenities are proposed in the Development?
- Why not create a community hub?

Responses

The Development will include a hotel (approx. 144 units), a residential building (approx. 250 units), a restaurant and event space (bin floor level), commercial and cultural uses (ground floor and second level) and adventure zone (with climbing wall).

Improvement to the larger public realm will enhance the spit as a destination and gathering place for the community. The commercial and recreational uses within the Development will further reinforce the spit as a destination, providing amenities that can be enjoyed in all seasons.

Submitted Questions by Topic

Agreements, Costs & Feasibility

- When will the public know more about the Town's agreement with Streetcar-Dream?
- Lease and sale components?
- How reliant is development on the proposed hotel and condo?
- Infrastructure costs? Who pays for Heritage Drive upgrade, water and wastewater services, and hydro line?
- Integrity of the piles under the terminals?

Responses

Information about the MOU between the Town and Streetcar-Dream is available on the Terminals Point webpage. If details regarding subsequent agreements were disclosed, it would allow third parties (e.g., contractors, subcontractors, lessees) to extract maximum value rather than competitive value from both the Town and Streetcar-Dream, prejudicing their economic interests and potentially jeopardizing the project's viability. The Town has a process for reviewing FOI requests and has released what that body has deemed appropriate at this time. Additional information will be shared at later stages of the process.

Lands for the hotel will be leased (0.8 acres), and 0.2 acres will be sold for the residential building.

Both the hotel and residential components of the Development are critical to the project's viability to facilitate the extensive public realm improvements being planned on the spit and to maintain the terminal building.

Submitted Questions by Topic

Responses (cont.)

The public realm improvement budget, including upgrading Heritage Drive, including underground services, are funded by partially by the Town's financial contribution and partially by the developer's contribution.

There is a small portion of the building where the piles have deteriorated. The vast majority of the piles show no evidence of issues. Regardless, the planned structural improvements will result in the building not relying on the existing structural piles for support.

Submitted Questions by Topic

Access, Traffic & Parking

- Parking plan for the public, boaters, condo residents and hotel guests?
- Free public parking?
- Will any part of the development restrict marine traffic's movement in the deeper-channel water?

Responses

The Public Realm Plan is addressing parking for the public and boaters. Roads and parking lots on the spit will be improved, and the Streetcar team will work with the Town, the Yacht Club and other boating clubs to ensure parking needs are addressed.

The Development will include approximately 670 parking spaces—280 for residents on the P2 level under the terminals, 265 for hotel guests and the public on the P1 level, and 125 public spaces in a surface parking lot.

The developer and the Town have retained Tatham Engineering to assess parking needs, and their recommendations will be implemented.

It will be up to the Town to determine if public parking will continue to be free.

Development will not restrict boaters in the harbour.

Submitted Questions by Topic

Construction Timing & Impacts

- Expected construction start and completion dates?
- How will construction affect access to Terminals Point parklands and Collingwood Yacht Club?

Responses

Ongoing uncertainty in the real estate market makes it difficult to predict when construction will start. The focus is on securing planning approvals over the next 12-18 months so that construction can begin when market conditions are right. The estimated construction timeline is 30-36 months.

Streetcar will continue to work with the Yacht Club and the Town to ensure access to the club is maintained and there is minimal impact on access to parkland. The current seasonality of the spit creates opportunities to minimize disruption.

Submitted Questions by Topic

Design & Sustainability

- Height and aesthetics of the residential building?
- Opportunities to incorporate green energy? Other sustainability features? LEED certification?
- Is the design a placeholder?
- Proposed lighting on the building and surrounding lands to maintain iconic status?

Responses

The residential building has been scaled, massed and articulated to respect the terminals, while also accommodating the number of units required to make the project viable, including the extensive public realm improvements. The tower will incorporate cylindrical elements that relate to the terminals, break up the windows and give it a complementary texture. We are early in the process and will take input from the public and work with our consultants to determine the final design of the residential building.

The developer is working alongside Purpose Building, a leading sustainability consultant. They will work with us to develop a carbon neutral approach that may include heat pumps, solar panels and small-scale vertical wind turbines. Other features will be incorporated at the detailed design stage to achieve a high standard for sustainability.

Submitted Questions by Topic

Responses (cont.)

The design of the development may be refined at the detailed design stage but is not expected to change significantly. The final design will be rigorously reviewed by the Town through the site plan approval process.

Lighting will be addressed at the detailed design stage. Views from all key vantage points will be considered to ensure the terminals remain iconic. ERA, our heritage consultants, will be involved in the lighting design to ensure the iconic structure maintains its status.

**If you didn't submit a question
or you have more questions,
please reach out!**

collingwoodterminals@streetcar.ca