

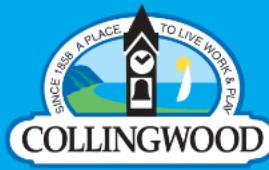
# COLLINGWOOD TERMINALS REVITALIZATION

Public Open House | December 3, 2025



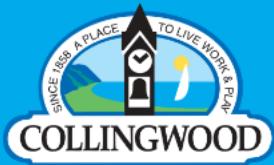
FROM LANDMARK  
TO LEGACY

TERMINALS  
POINT

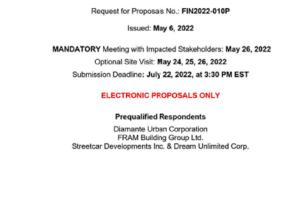
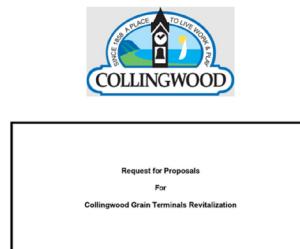
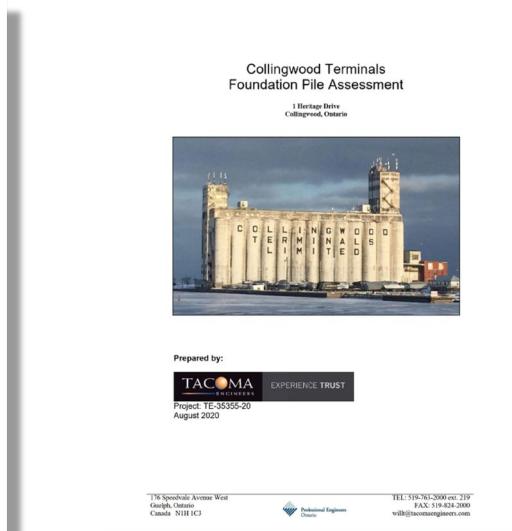
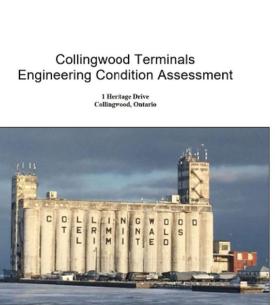
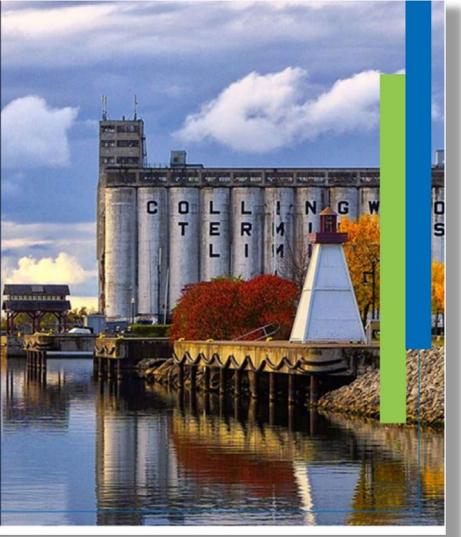
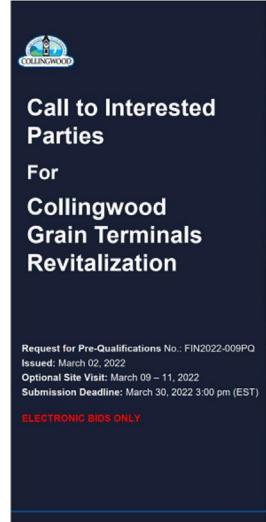
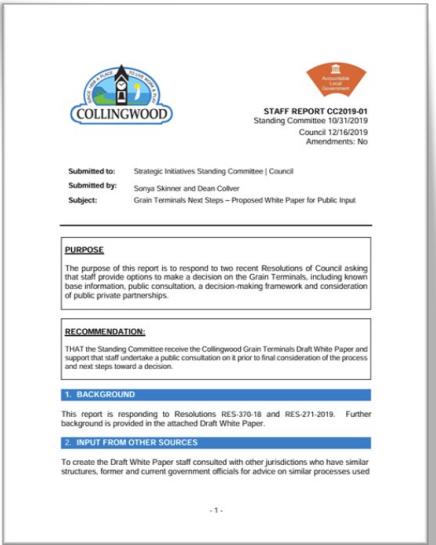


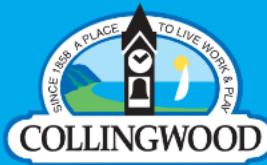
# Terminals Point – Virtual Community Open House





# 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).

	<b>Structural Preservation</b>   Imperative that the revitalization preserves the Terminals in some form		<b>Accessibility</b>   Ensure design provides an inclusive environment for residents and visitors
	<b>Public access</b>   Optimize public access to the waterfront and open spaces		<b>Active edge</b>   Activate, animate and create linkages across the development
	<b>Historical significance</b>   Celebrate the heritage and significance of the Terminals and reimagine them for the next 100+ years		<b>Destination</b>   Energize and animate Heritage Drive
	<b>Link to waters edge</b>   Enable safe access and connection to the water		<b>Design character</b>   Integrate the design of the development with aesthetic of the Town
	<b>Long-term economic viability</b>   Development is sustainable over the long-term from an economic perspective		<b>Year-round activation</b>   Reimagine the entire site for the future so it's an attraction 12-months a year
	<b>Sustainability</b>   Resilient, environmental and social development solutions that aligns with Collingwood commitment to sustainability		<b>Continuity</b>   Create linkages between Millennium Park and waterfront with the downtown
	<b>Urban fabric</b>   High quality and unique urban design		<b>Public art</b>   Incorporate public art to enhance the public space and foster cultural identity and pride
	<b>Connectivity</b>   Establish connection to the spit from Downtown Collingwood for cyclists and pedestrians		

# 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.

2023

2024

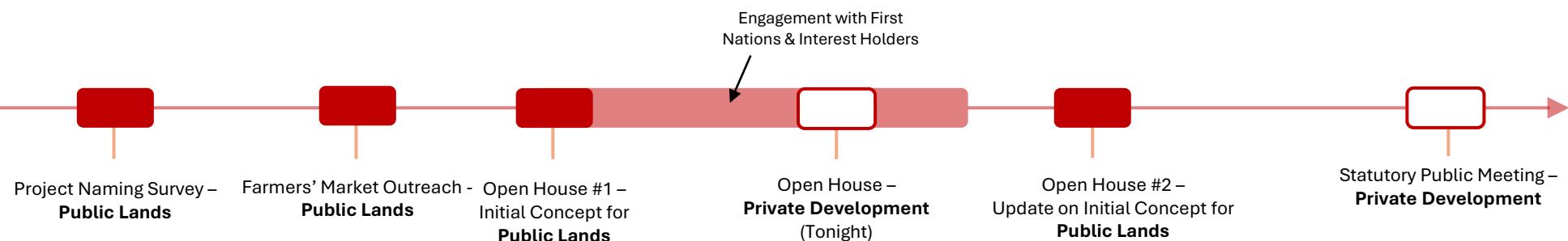
2025

2026

2027



## Engagement

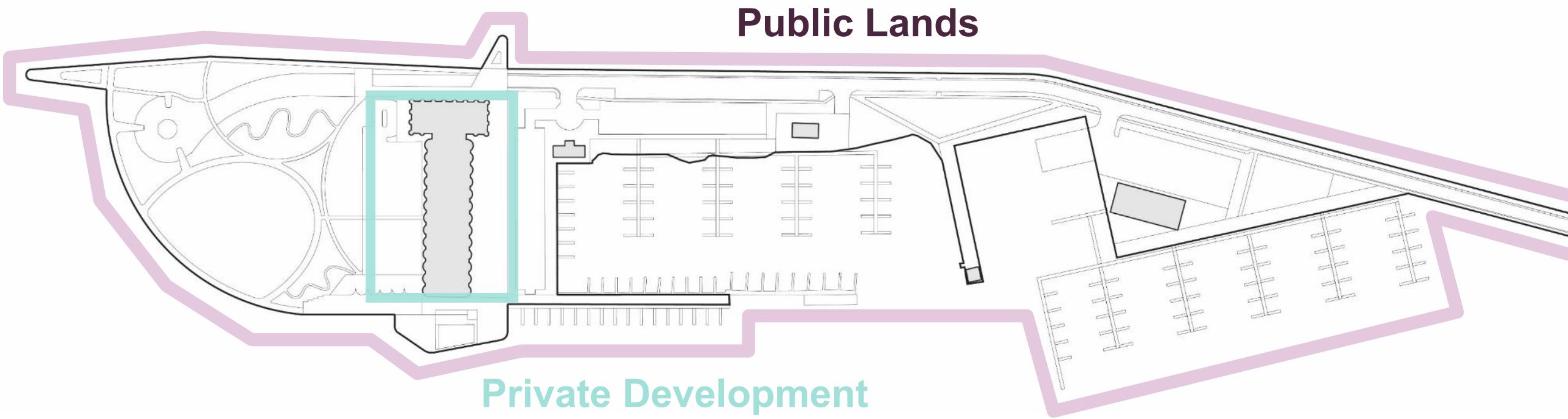


Public Lands Engagement

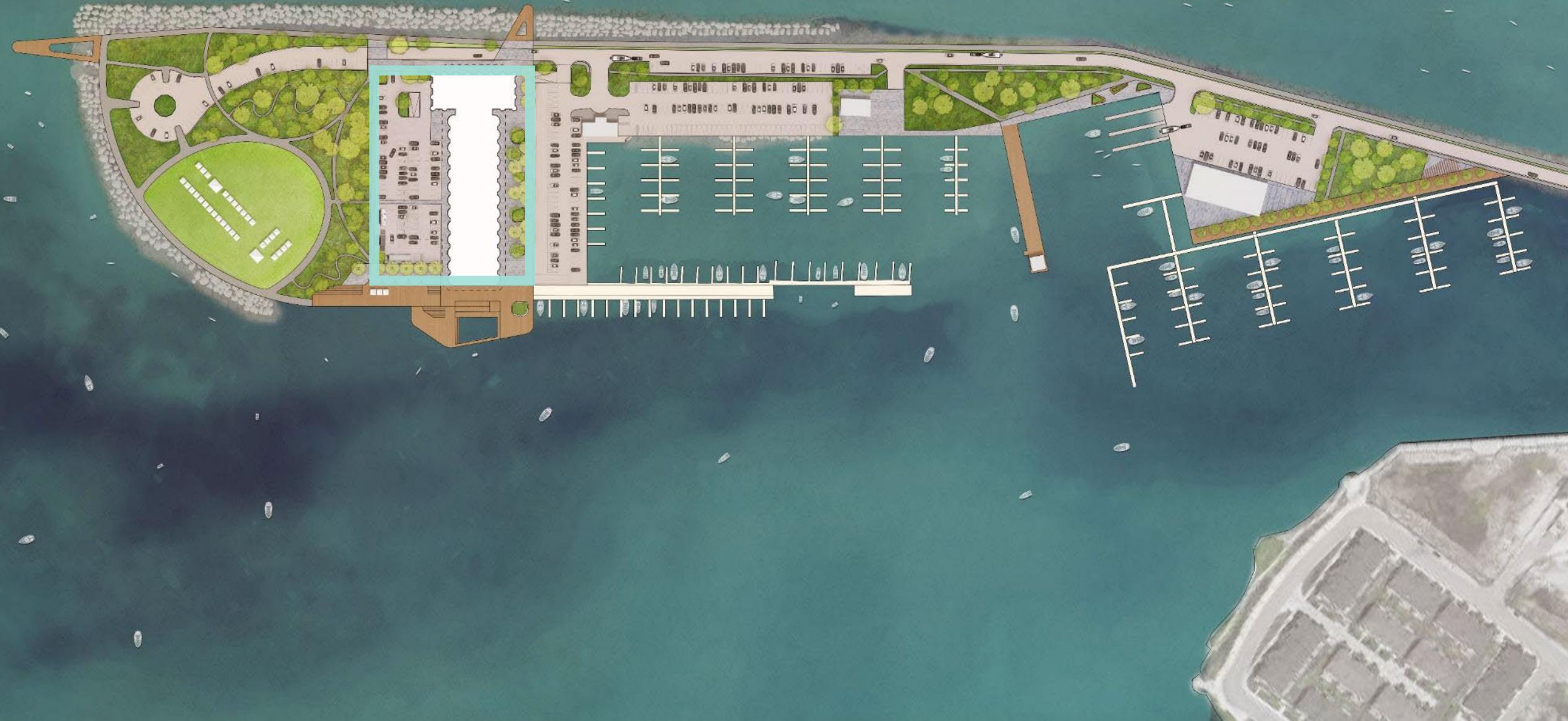
Private Development Engagement

# 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

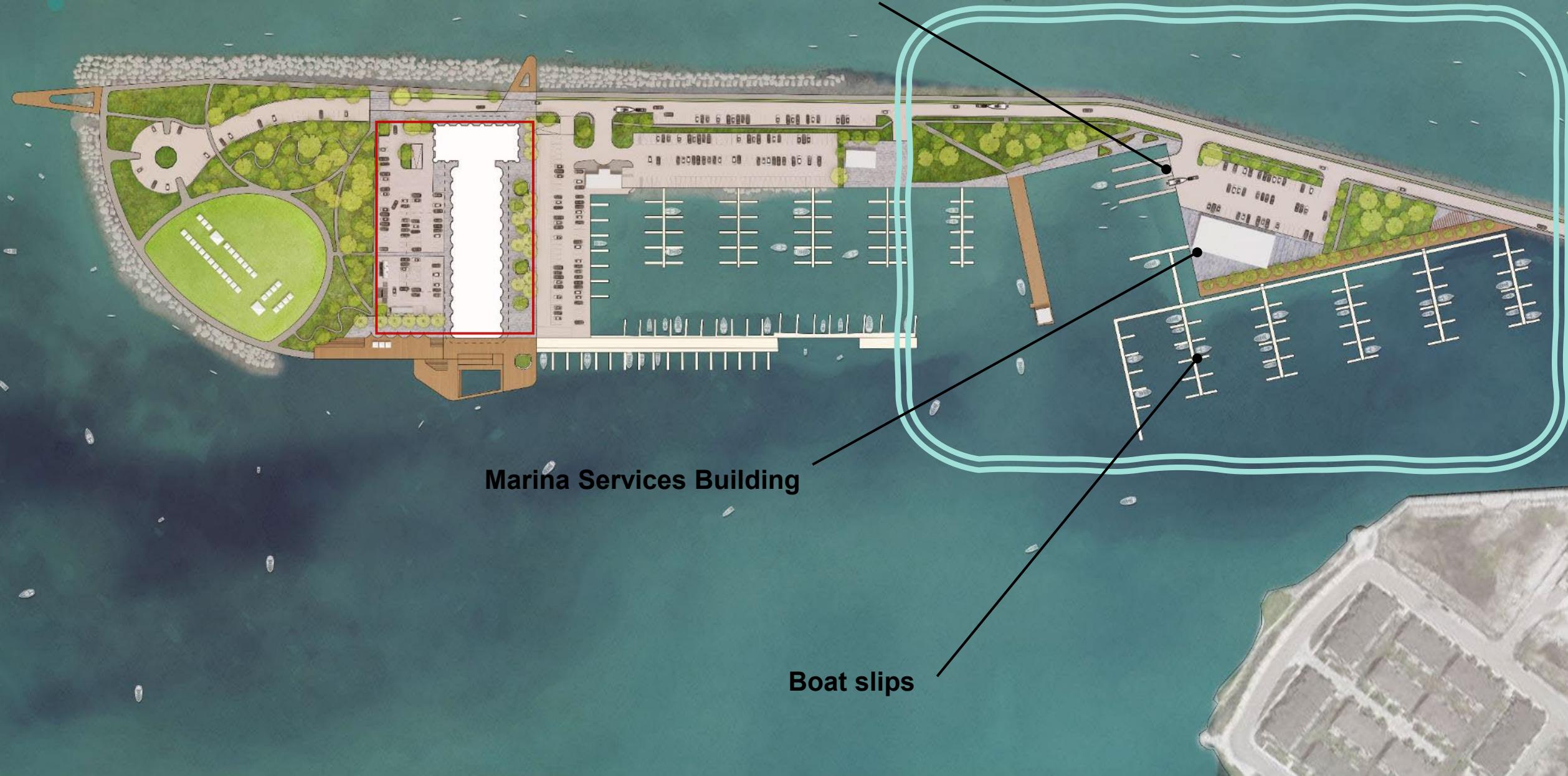


# THE MARINE KNUCKLE

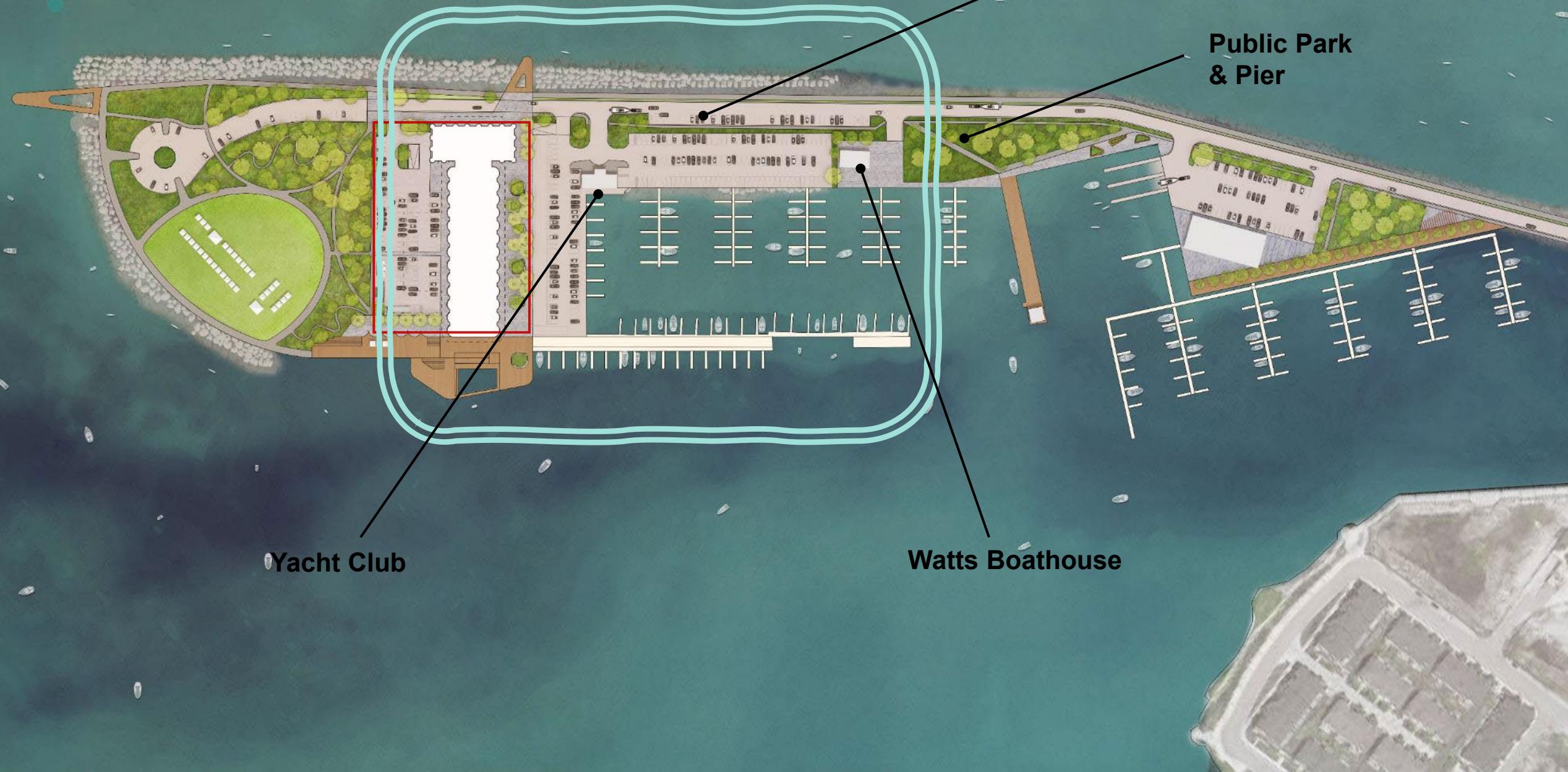
Boat launch & parking lot

Marina Services Building

Boat slips

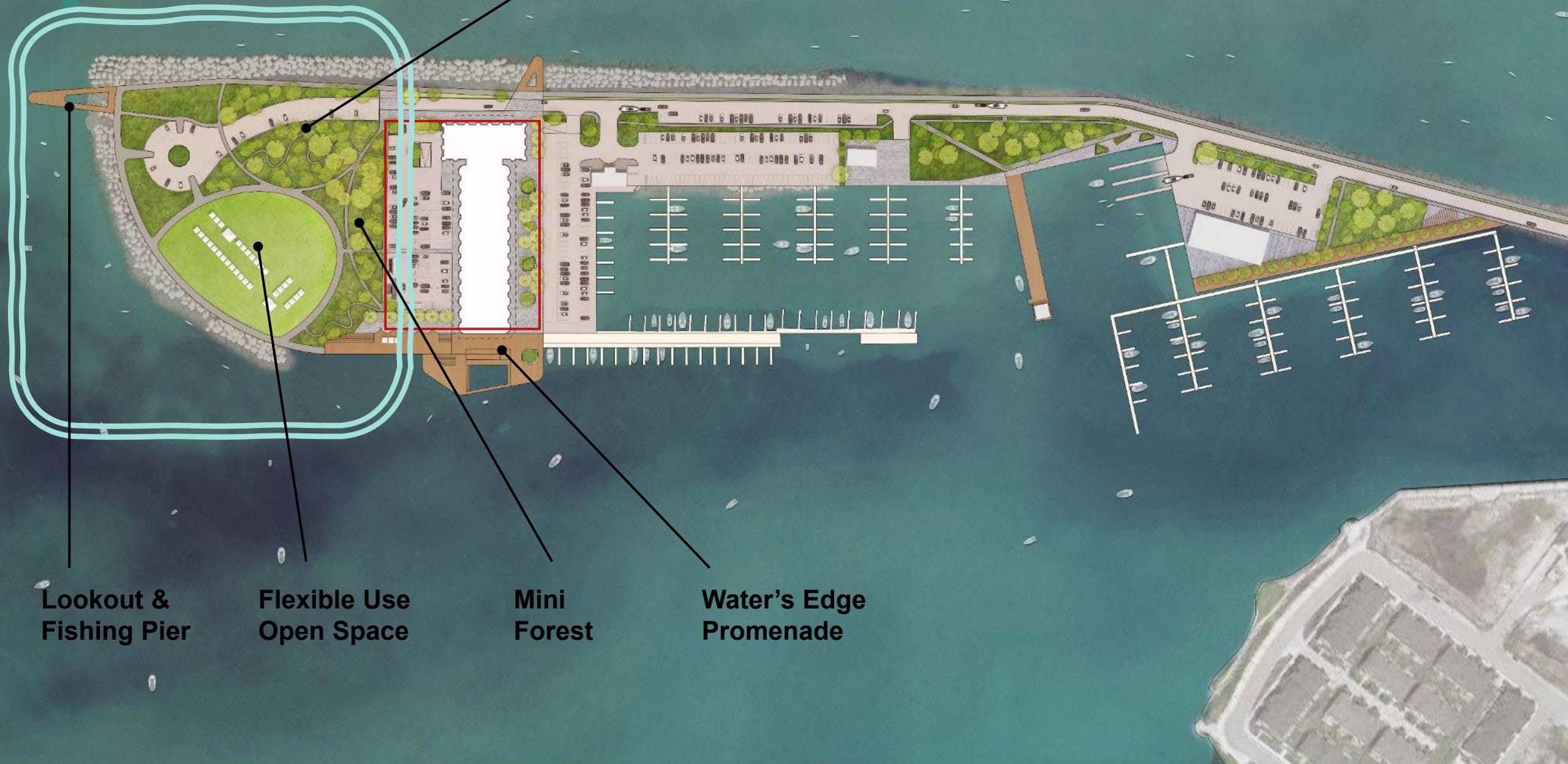


# THE HARBOUR ROOM



# MILLENNIUM PARK

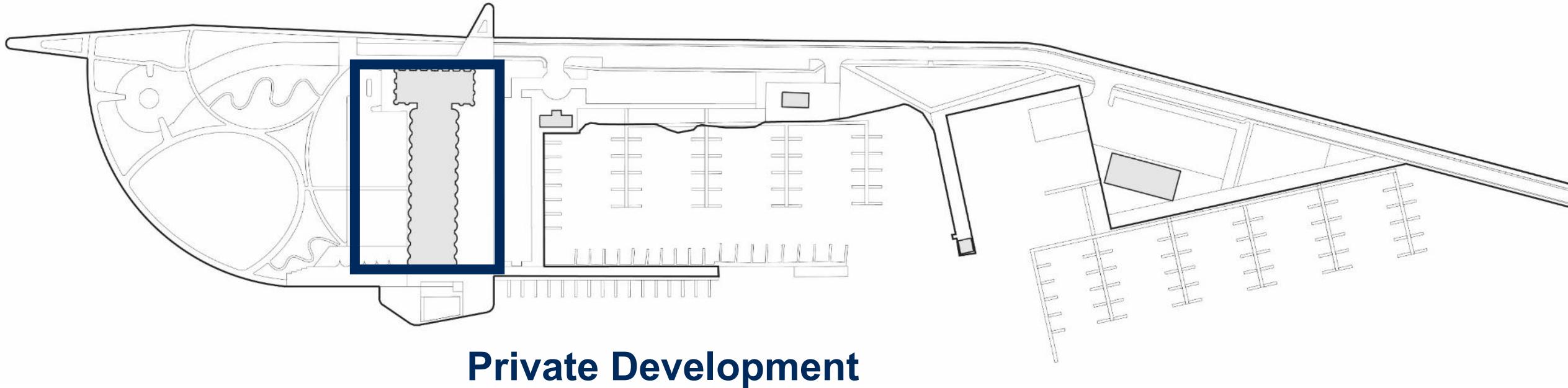
Exploration Trails



**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.



# The Proposed Development

# CONSERVATION APPROACH



# IN-SITU RETENTION

Canada Malting Silos (ERA)



Victory Soya Mills Silos (ERA)



# ADAPTIVE REUSE

Evergreen Brickworks (ERA & DTAH)



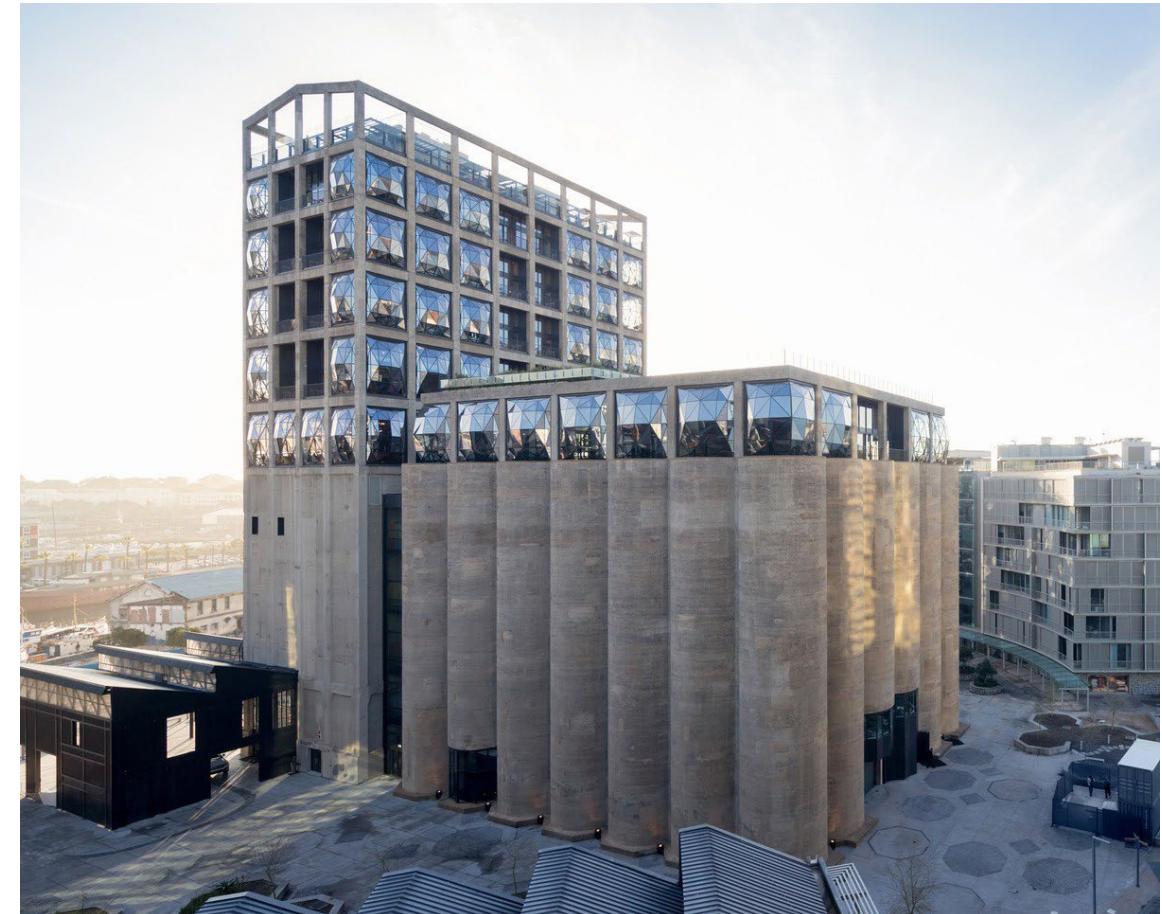
# COMPATIBLE & SYMPATHETIC DESIGN

Kanaal Apartments (Belgium)



Source: ArchDaily

Zeitz Museum (Cape Town)



# ENHANCED PUBLIC REALM

Distillery District (ERA)



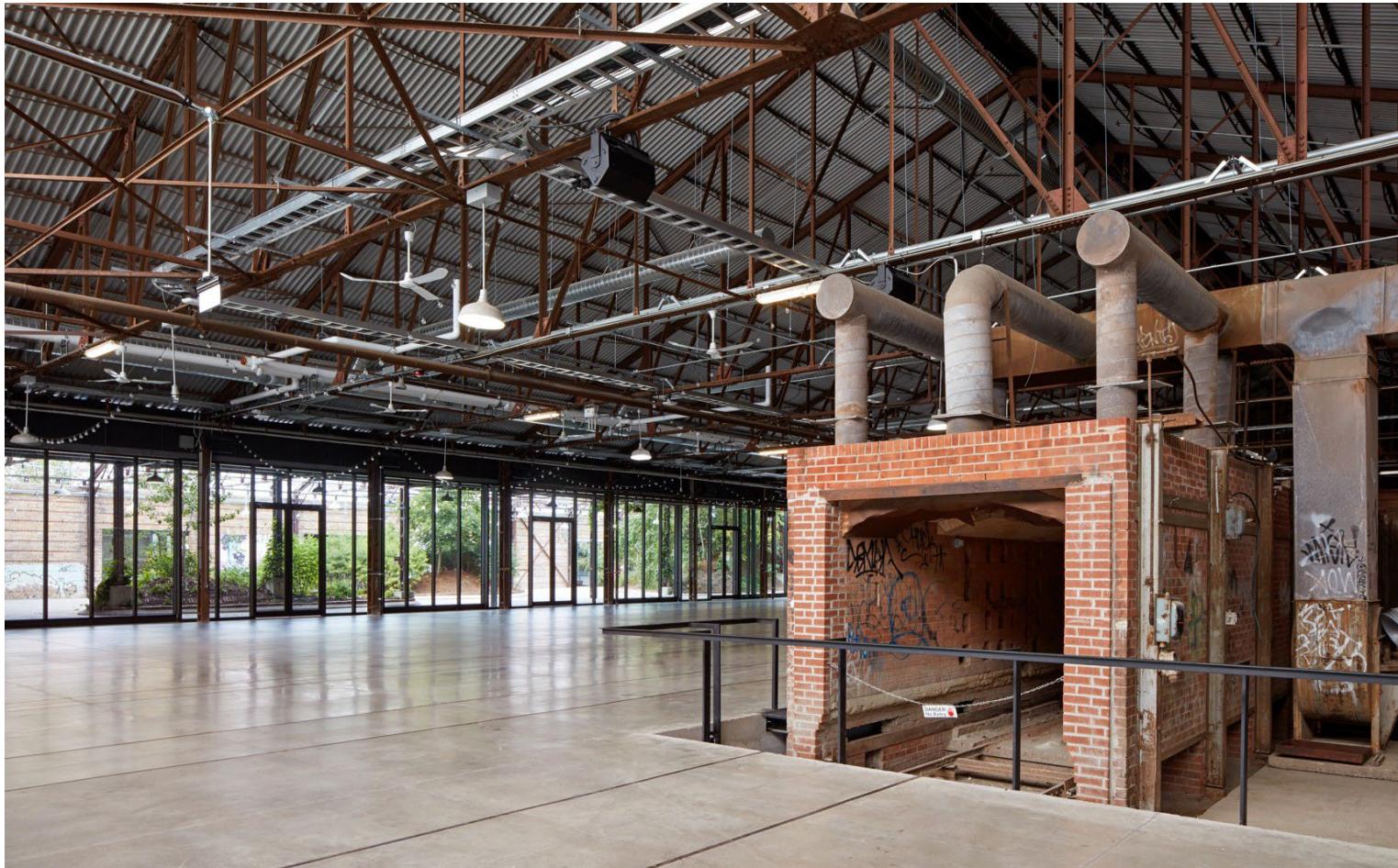
# SALVAGE & CIRCULARITY

2 Tecumseth Street (Toronto)



# INTERPRETATION & STORYTELLING

## Building 16: Evergreen Brickworks (ERA)





# THE HARBOUR ROOM



# PRIVATE DEVELOPMENT LANDSCAPE

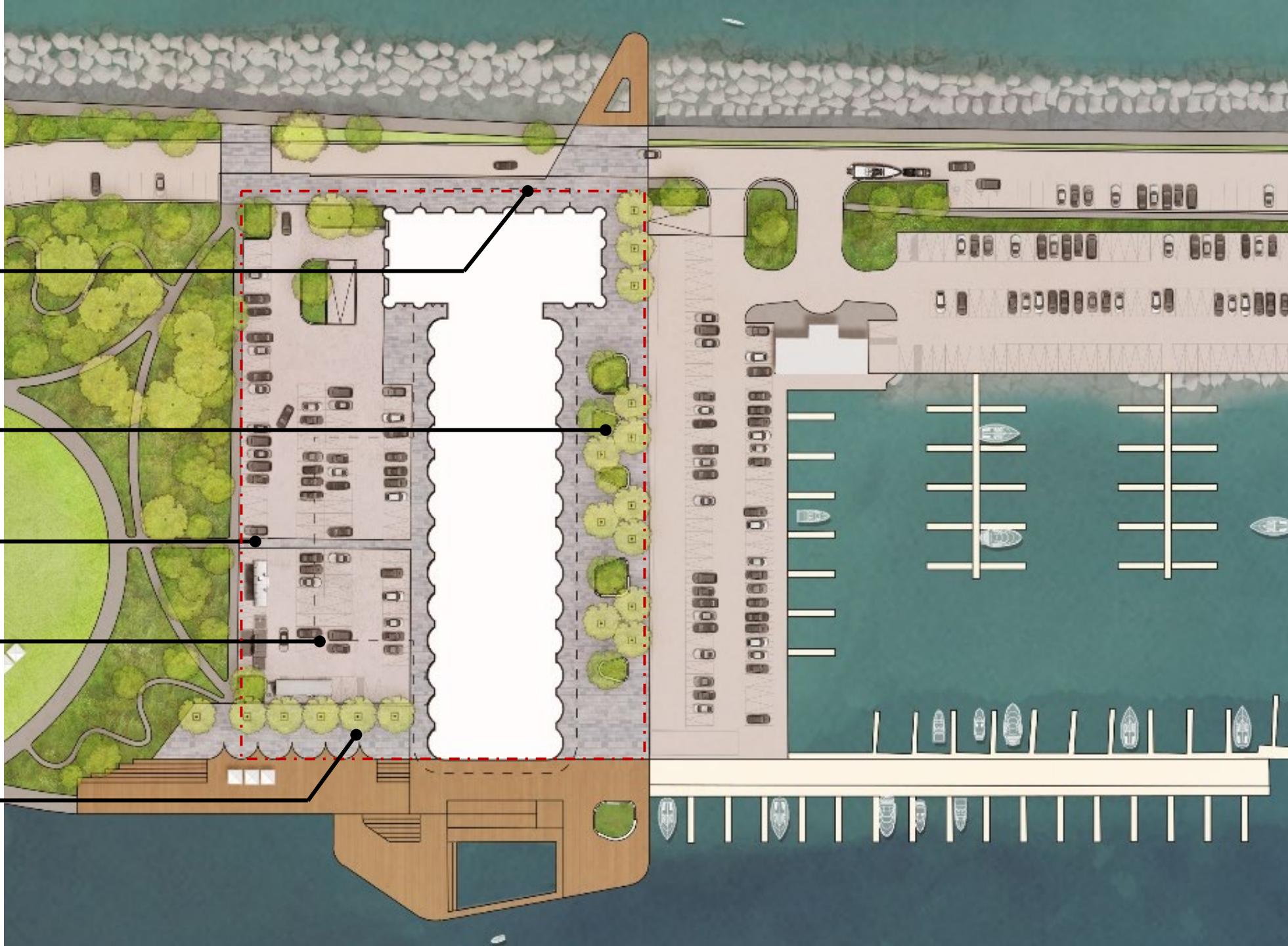
Heritage Drive  
Streetscape

Harbour Terrace

Walkways to park

Outdoor Event Space  
& Parking

Amenity Terrace





COTTAGE  
RIMM

WATTS BOATS



# Planning Approvals Considerations

# Site Plan

## Surface Parking

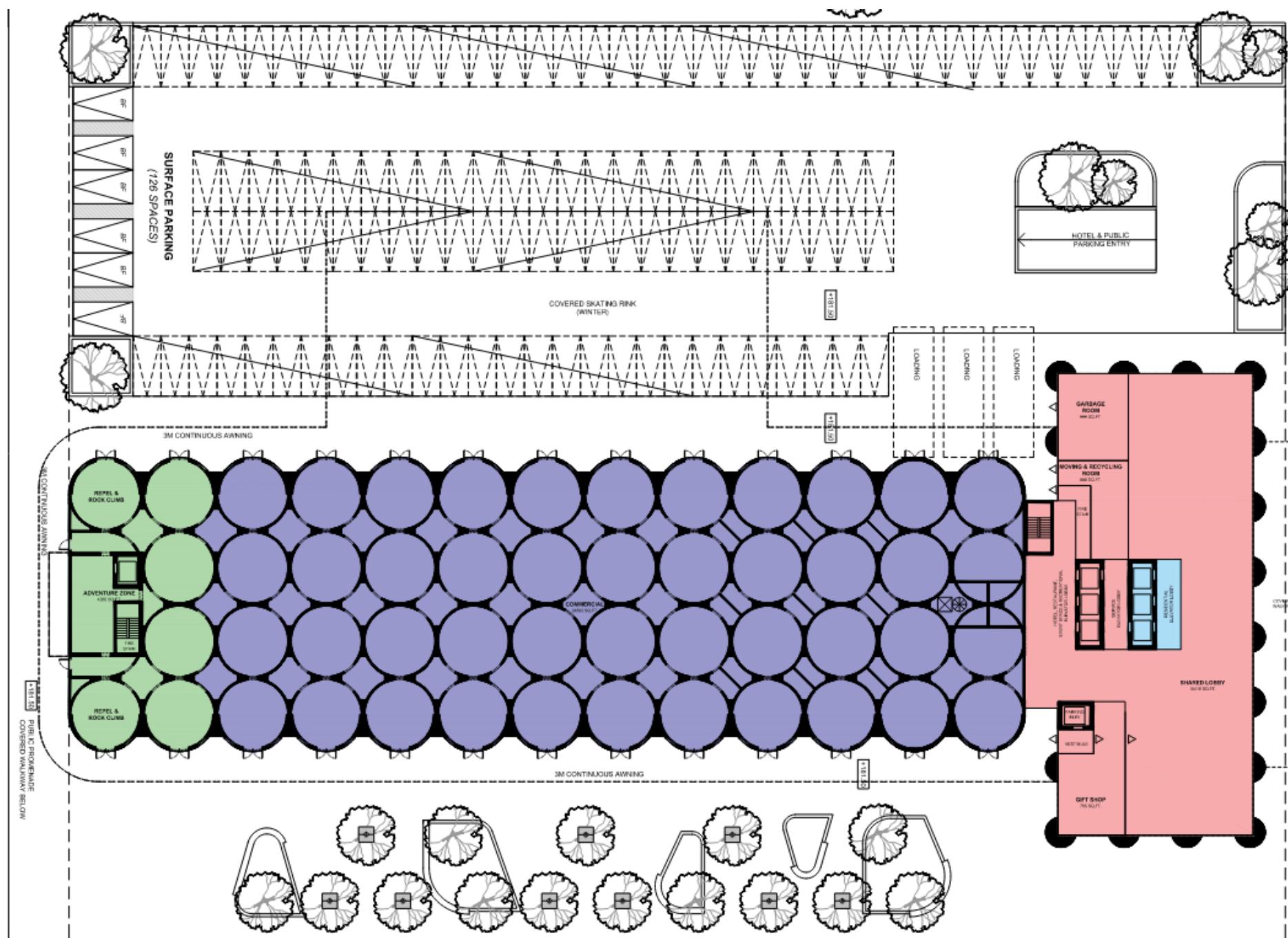
- 126 parking spaces
- Covered stage/skating rink

## Ground Floor

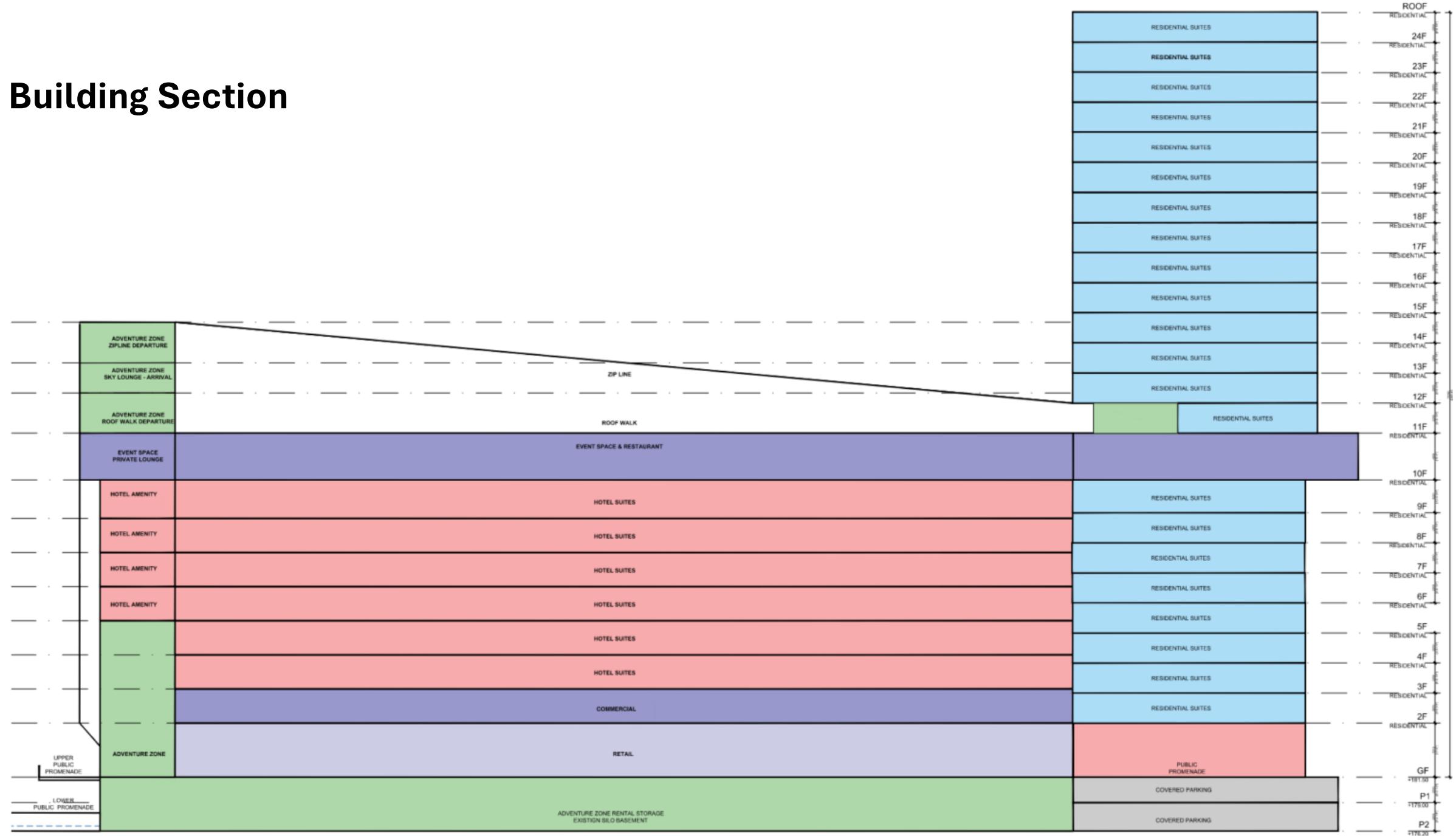
- Hotel restaurant & residential lobby & elevators with barrier free access
- Commercial spaces
- Recreational activity spaces

## 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)

## RESIDENTIAL 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.\*\*

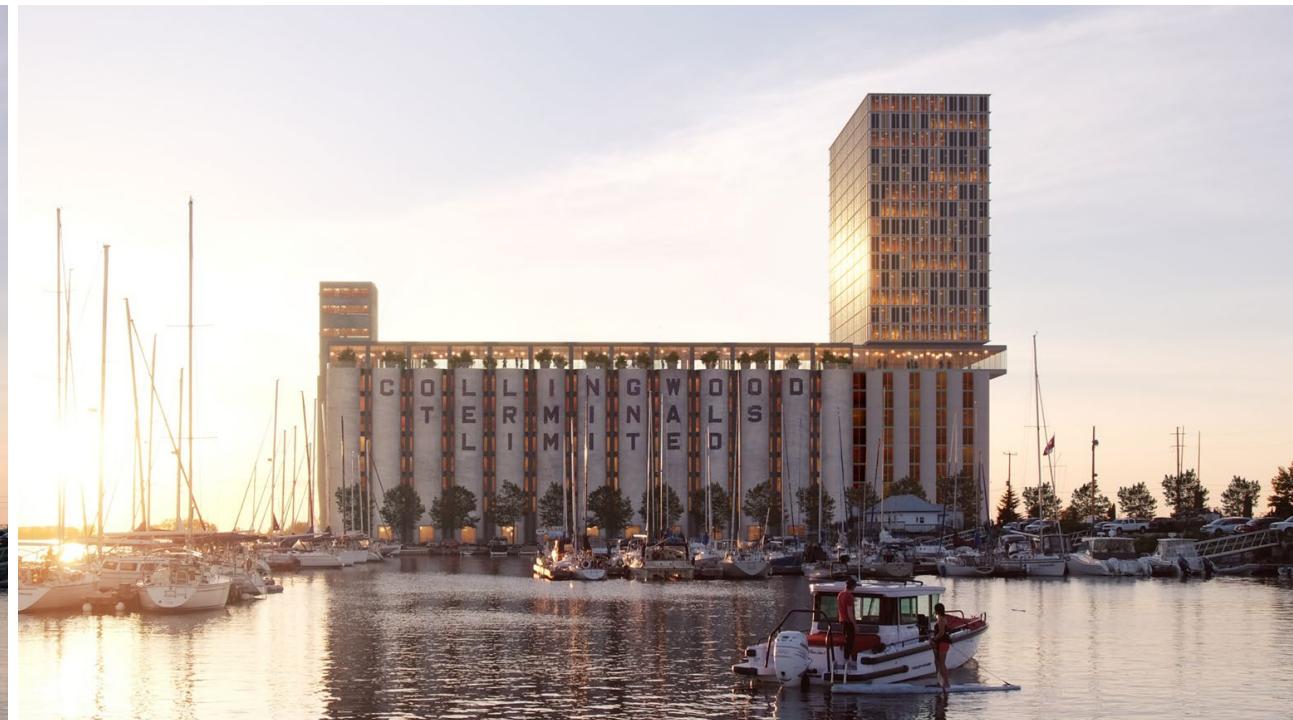
## Terminal Building – Current State



# Transformed Terminal Building – Preliminary Rendering



# Terminal Building - Comparison





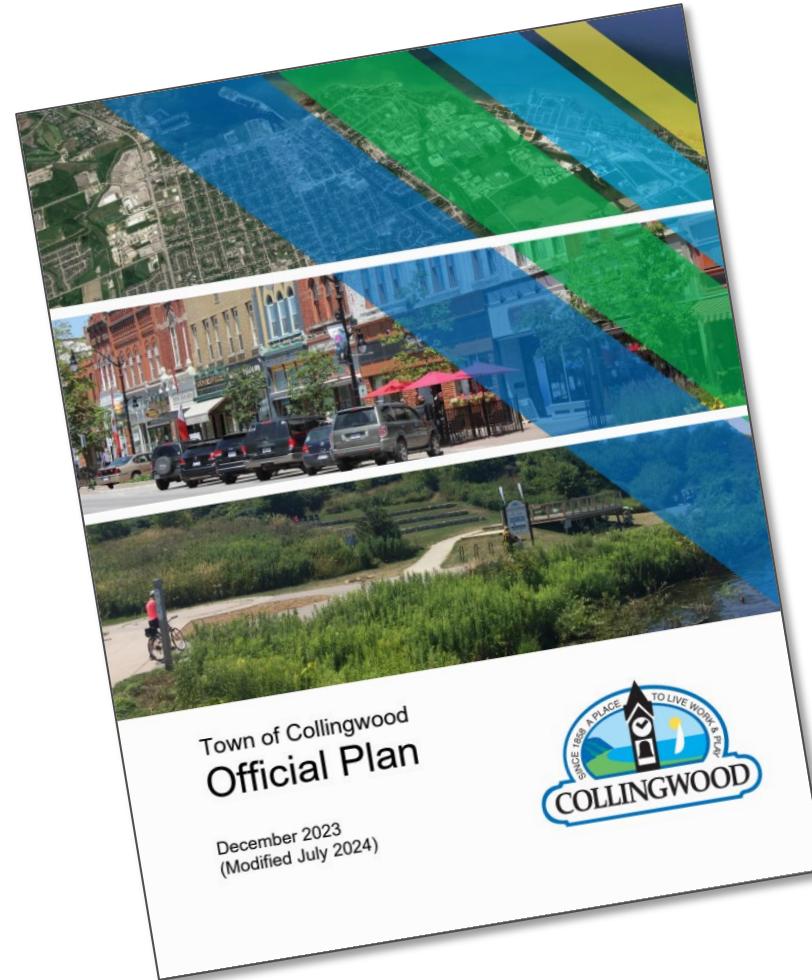
19.5m

# 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.

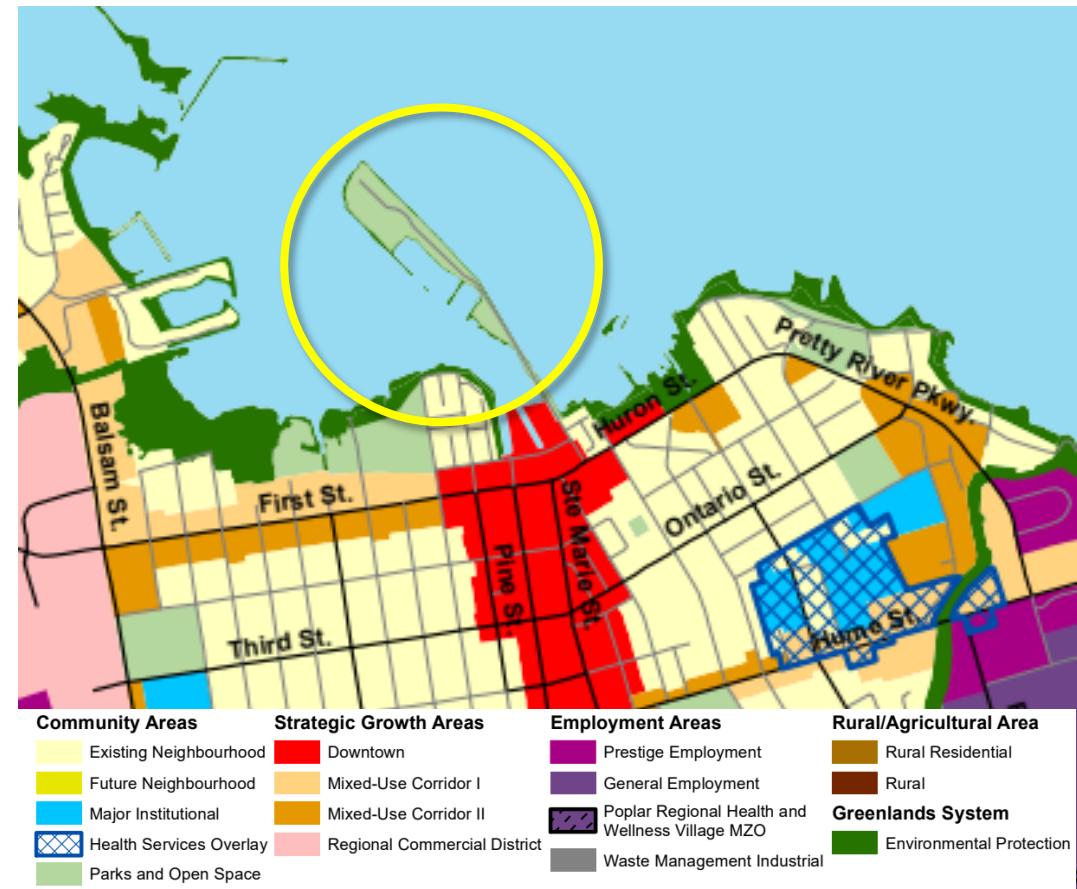


# The Official Plan

## 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:

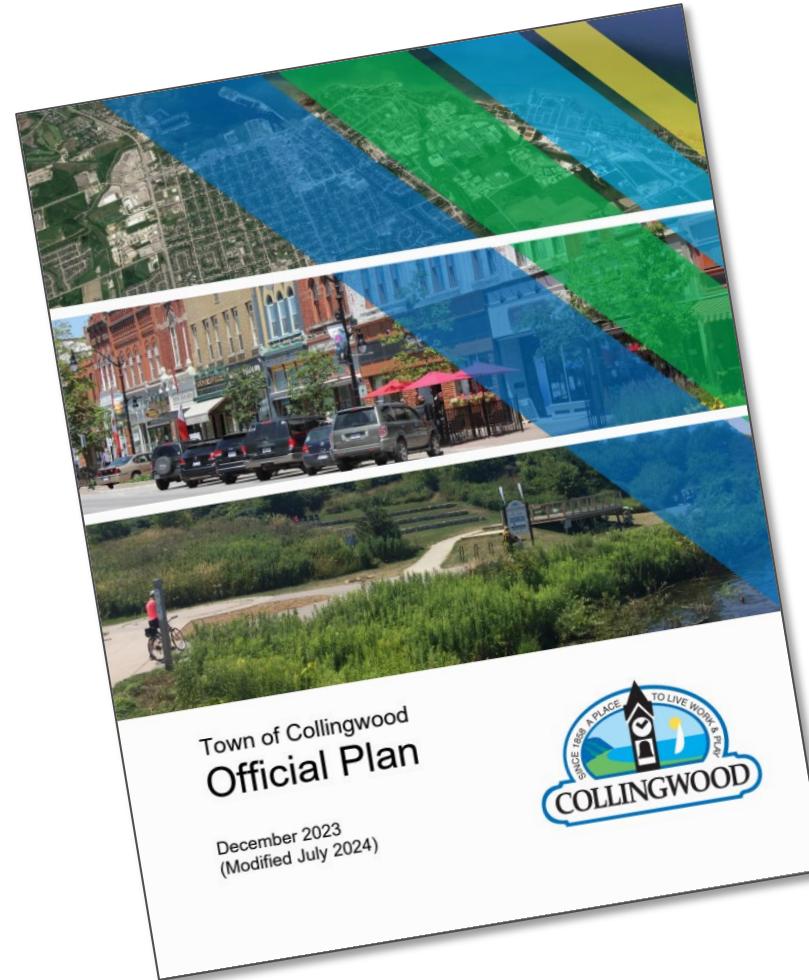
- Encourage the adaptive re-use of heritage buildings.
- Apply exceptional measures to avoid demolition.
- Foster renewed economic uses of heritage buildings that capitalize on the overall character of the district.
- Promote and protect the heritage character of the district as a basis for economic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

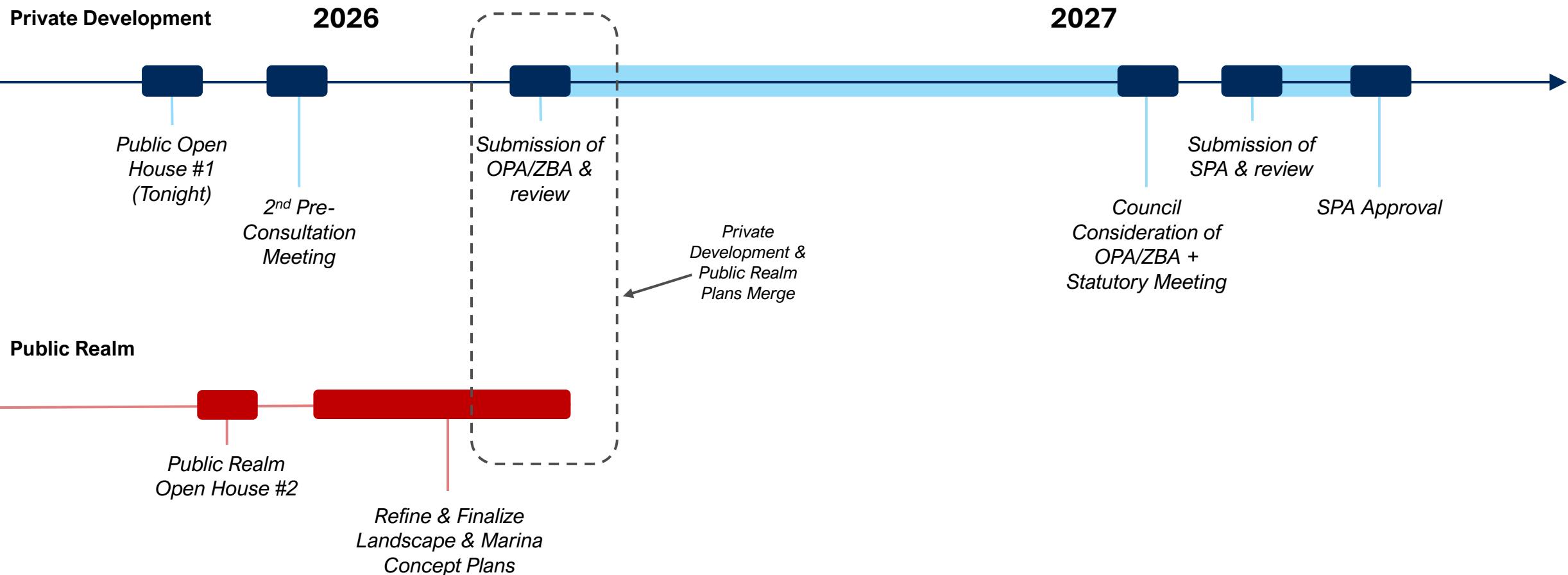
## Application Materials

- 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 (on 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 structurally 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](mailto:collingwoodterminals@streetcar.ca)