



Staff Report CCS2025-05

Committee 2025-07-28

Council 2025-09-03

Amendments ☐

Submitted To: Committee of the Whole | Council

Submitted By: Amanda Pegg, Executive Director, Customer & Corporate Services

Prepared By: Amanda Pegg, Executive Director, and Adam Gallant, Project Manager, Customer & Corporate Services

Subject: Terminals Point – Project Schedule Update

Recommendation

THAT Staff Report CCS2025-05, Terminals Point– Project Schedule Update, be received for information.

Amendments

None.

1. Executive Summary

On June 9, 2025, Administration reported to Committee of the Whole through staff report CCS2025-03 that all terms and conditions of the due diligence period for the Terminals Point Project had been met, with waiver of notice provided by the Developer (Streetcar & Dream) confirming a satisfactory outcome. This period enabled both parties to assess technical feasibility through invasive testing and, if necessary, terminate the agreement without prejudice. Council received this update and endorsed staff's recommendation to provide Council and the community with an updated project schedule by August 1, 2025.

Since this time, the Terminals Point Project Team and the Developer have updated the schedule for key activities, including those related to land use planning approvals. The revised plan outlines targeted engagement event dates, estimated timelines for designing private and public project components, and anticipated key planning submission dates.

The schedule omits a date for the estimated start of construction. The start of construction may commence following approval of key planning submissions. The Definitive Documents provide further guidance on the timeframe for construction and allow for managed flexibility to help maintain the ongoing feasibility and economic sustainability of the project.

2. Analysis

The following information is provided as a summary of the key milestones contained within the project schedule. Appendix A provides a visual overview.

Private Development Schedule Update for Key Activities

The Developer will be hosting a Private Development Open House #1 to consult and engage on the Private Development by the end of September 2025. After this public consultation, the Developer will provide a submission for Pre-Consultation #2 by the end of October 2025. After the review of comments and addressing of any required revisions from Pre-Consultation #2, the Developer is planning for the first submission for the Official Plan Amendment and Zoning Bylaw Amendment, (OPA/ZBA), by the end of March 2026.

In the second quarter of 2026, the Developer is planning for a Private Development Open House #2 prior to the formal public meeting held under the Planning Act for the Official Plan and Zoning By-law amendments in July. Followed by Site Plan Approval and Financial close once the Official Plan and Zoning By-law amendment are

considered, and if deemed appropriate by Council and the County of Simcoe, approved in the second quarter of 2027.

Public Realm Schedule Update for Key Activities

The Town hosted Public Realm Open House #1 in November of 2024 and is incorporating that feedback into a refined landscape concept plan. The Town is tentatively scheduled to host Public Realm Open House #2 in mid November 2025. Public Realm Open House #2 is timed to occur after the Private Development Open House #1 (see above) so that the public has an opportunity to review and comment on the private development before the second public realm open house, which is consistent with the message conveyed at the November 2024 Public Realm Open House #1. Public Realm Open House #2 will provide an opportunity for the public to learn about updates to the Landscape Concept Plan and the renewed Marina Concept Plan. Feedback collected during the event will help refine and finalize both plans, with completion targeted for the end of March 2026 to align with the developer's initial OPA/ZBA submission. The Town is also scheduled to finalize the new lease with the Collingwood Yacht Club by February 2026 so that it is complete prior to the first submission of the OPA/ZBA in March.

Design for Heritage Drive & Servicing was 30% completed in 2024. Additional design work was paused until the conclusion of the due diligence period. Design work has now re-commenced with 60% design expected by February 2026, 90% design completed by June 2026 and NVCA review and final completion by end of October. 2026.

The goal is for all elements of Public Work to be advanced enough in design to support Submission #1 for Site Plan Approval by the end of the fourth quarter in 2026.

Merging of the Private Development & Public Realm Plans

There is a point within the schedule where the Private Development and Public Realm components of the project need to be brought together as one project such that the private, public Indigenous and key stakeholder consultations collectively inform a

complete project concept that can result in strong community benefits and successes, addressing the needs of a variety of interested parties. This will be required before key land use planning or financial investment decisions are made. This merger of the Private and Public components of the project is expected to take place before the end of March 2026, when we are scheduling for Submission #1 of the OPA/ZBA.

Key Stakeholder Schedule Update

Meetings with the Collingwood Yacht Club have occurred to outline the requirements of the new lease. We expect to be able to identify the required changes to the lease after design of the Private Development and Public Realm progress further. Prior to Submission #1 for the OPA/ZBA, we expect that the design will have progressed far enough to be able to make these revisions. We are currently scheduling to finalize the new lease by February 2026.

The Terminals Point Project Team and Developer have not yet formally met with the Heritage related Groups/Committees. This engagement will occur once the Developer is ready to consult on the private development components of the project. The meeting, which will address both the public and private aspects of the project, is currently being scheduled for fall 2025 as a key stakeholder session.

The Terminals Point Project Team and Developer met with the Paddling/Rowing Clubs in 2024, followed by additional meetings with the Town in 2025 specifically related to how these clubs fit into a renewed Public Realm. By the fall of 2025, the Town's Marine Consultant is expected to complete the update to the Collingwood Harbour Concept Plan after which we will follow up with the Paddling/Rowing Clubs to discuss the update and seek input for further refinement to the Marine Knuckle portion of the Public Realm.

Various Public Information Sessions have been held as work progresses, and the Terminals Point Project Team is committed to continue to provide these based on the most recent publicly available information. Some examples of the how the Terminals Pont Project Team have connected with the community include Farmer's Market

Sessions, presentations to various interested community groups such as PROBUS, youth engagement through a presentation and call to volunteers at a local high school, creation of a Terminals display for the Museum that is also used for consultation and engagement events, a Tour with the Mayor for members of the public, a presentation regarding the project status at the BIA's Annual General Meeting, and presentations/tours to other municipal partners during conferences held in the Town of Collingwood.

Indigenous Consultation Update

Indigenous consultation and engagement are underway and will continue throughout the project. This process is expected to support meaningful, ongoing relationships with Indigenous communities as the project advances.

Trophic Design, an Indigenous-owned landscape architecture firm retained by the Town and the Developer, is collaborating with the consultant team on engagement efforts and will also contribute to future design phases.

A project introduction meeting with Saugeen First Nation, organized by Trophic, took place on May 15, 2025. Trophic has also contacted Neyaashiinigmiing First Nation to offer a similar introductory meeting.

Town staff have submitted a formal application for consultation with Saugeen Ojibway Nation, expressing a commitment to meaningful, ongoing engagement.

Additionally, the Huron-Wendat Nation has indicated interest in participating in all stages of archaeological assessment work in Collingwood and will continue to be consulted on this component.

Table – Schedule Update – Chronological Order – All Items Referenced Above

Please note that the following Table represents the developers desired updated target project timeline based on the best information available at this time and with initial staff suggested refinements. Several factors can impact the target schedule including any delays in consultation events, complexity or completeness of submissions, number and content of comments received from stakeholders, economic conditions, added steps, significant changes to the proposal, etc. Timing changes to activities earlier in the chronological order will impact the balance of the items. Additional steps beyond those included in this Table are also anticipated, such as condominium exemptions or applications.

Date	Private/Public	Event	Comments
July, 2025	Public – Critical Work	Heritage Drive & Servicing Design	30% design completed in 2024. Further design paused until completion of due diligence. Design from 30%-100% now underway.
By end of September, 2025	Private	Public Open House #1 (Private Development)	Required prior to Pre-Consultation Submission.
By end of October, 2025	Private & Public	Pre-Consultation #2 Submission	Pre-Consultation #1 Meeting held in November 2023.
Fall, 2025	Private & Public	Heritage Related Groups/Committees Meeting	Consultation and engagement with this Key Stakeholder group needs to include consultation and engagement on the Private Development.
Fall, 2025	Public	Paddling/Rowing/Sailing Clubs Meeting	Met with these groups in 2024 and 2025. Will meet again after update to

Date	Private/Public	Event	Comments
			Collingwood Harbour Concept Plan is finalized.
Mid-November, 2025	Public	Public Open House #2 (Public Realm)	Public Open House #1 (Public Realm) was held in November 2024. This is a follow up after which feedback from the first event has been incorporated.
February, 2026	Public – Critical Work	Heritage Drive & Servicing Design	To be 60% complete.
February, 2026	Public	Finalize new lease with Collingwood Yacht Club	Design should be established enough to be able to define changes needed to existing lease.
By end of March, 2026	Public	Finalize Landscape and Marina Concept Plans	This needs to be finalized before Submission #1 for OPA/ZBA.
By end of March, 2026	Private & Public	Submission #1 (OPA/ZBA)	This takes place after Public Open House #1 (Private), both Public Open Houses (Public), and Pre-Consultation #2. This submission needs to incorporate all Private and Public components.
By end of April, 2026	Private	Public Open House #2 (Private)	First Open House to have taken place in September 2025.

Date	Private/Public	Event	Comments
June, 2026	Public – Critical Work	Heritage Drive & Servicing Design	To be 90% complete and ready for NVCA review and permitting. Allowing 4 months for review/permitting.
By end of July, 2026	Private & Public	Statutory Public Meeting (OPA/ZBA Submission #1)	To include all Private and Public components of work.
September, 2026	Private & Public	Submission #2 (OPA/ZBA)* * Schedule assumes only 2 submissions, additional submissions, if required, would add to the timeline proposed	To include all Private and Public components of work.
September, 2026	Private & Public	Pre-Consultation Submission #1 (SPA)	To include all Private and Public components of work.
October, 2026	Public – Critical Work	Heritage Drive & Servicing Design	To be 100% complete.
December, 2026	Private & Public	Council Consideration of OPA/ZBA* * Approval of the OPA is currently a County of Simcoe function and would occurs after Council adopts the OPA. Please note that refusal or modification of the OPA/ZBA are also possible outcomes	To include all Private and Public components of work.

Date	Private/Public	Event	Comments
December, 2026	Public	Landscape and Marina Design	To be 100% complete.
Ongoing up to December, 2026	Private & Public	Indigenous Consultation & Engagement	End of Consultation. Indigenous Engagement and Involvement may occur throughout project.
February, 2027	Private & Public	Submission #1 (SPA)	To include all Private and Public components of work.
May, 2027	Private & Public	Consideration of Conditional Site Plan Approval * Timing for final Site Plan Approval & Financial Close is dependent on the number and extent of conditions, if any.	Ready for start of construction after this.
Ongoing	Private & Public	Public awareness events.	To be ongoing throughout project. Some form of engagement will be able to take place based on the most recent status of the project.

Next Steps

Proceed with the milestones identified in the project schedule.

3. Input from Other Sources

Terminals Point Project Team • Collingwood Terminals Revitalization Inc. • Department Heads • KPMG LLP • Big P Planning • Loopstra Nixon LLP • Tatham Engineering •

4. Applicable Policy or Legislation

Municipal Act • Municipal Freedom of Information & Protection of Privacy Act (MFIPPA) • Planning Act

5. Considerations

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| <input checked="" type="checkbox"/> Community Based Strategic Plan: | Progresses towards achieving CBSP Goal |
| <input type="checkbox"/> Services adjusted if any | |
| <input checked="" type="checkbox"/> Climate Change / Sustainability: | Positive impact on climate change/sustainability (decreases GHG emissions) |
| <input checked="" type="checkbox"/> Communication / Engagement: | Public Engagement required |
| <input checked="" type="checkbox"/> Accessibility / Equity, Diversity, Inclusion: Other: | |
| <input type="checkbox"/> Registered Lobbyist(s) relating to content: | Not Applicable |
| <input checked="" type="checkbox"/> Rights of Indigenous Peoples (UNDRIP): | Indigenous engagement is underway to ensure cultural perspectives and traditional knowledge inform the evolving design. Next steps and future action required following endorsement: Provide an updated project schedule in alignment with the Definitive Documents by no later than August 1, 2025. |

6. Appendices and Other Resources

Appendix A

7. Approval

Prepared By:

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Adam Gallant, Project Manager, Customer & Corporate Services

Reviewed By:

Terminals Point Project Team

CAO Comments:

- ☒ Endorsed by CAO Skinner on July 23, 2025 to proceed to COW.

Appendix A – accessible format available upon request

