

## Frequently Asked Questions – Grain Terminals Revitalization



### 1. What is the Town trying to achieve?

The Town of Collingwood is seeking a visionary partner and/or developer to revitalize this unique property that is home to the Collingwood Grain Terminals and the surrounding spit land on Heritage Drive. There is an opportunity to repurpose and reimagine the historical waterfront property. The Town is committed to respecting the local heritage of the Terminals by preserving the Terminals in some form, while also ensuring the surrounding land encourages public access to the waterfront for the people who live, work, and play here.

### 2. Where are we in the process?

The 'Call to Interested Parties' for the Collingwood Grain Terminals Revitalization Opportunity is now available on Bidding at: [FIN2022-009PQ Call to Interested Parties for the Collingwood Grain Terminals Revitalization](#)

- RFPQ Closing March 30, 2022
- Evaluate RFPQ and select Pre-qualified Proponents for RFP process.

**Next:** Successful Pre-qualified Proponents will be invited to participate in the second step of this process, the Request For Proposals (RFP). The RFP is anticipated for release in mid-April, 2022.

- Anticipated that the RFP will be in the market mid-April to mid-July 2022
- Evaluation of final submissions to the RFP
- Anticipated selection of Preferred Proponent in August 2022

**Contract Negotiation:** Determine the details of the agreement and project scope

- Anticipated completion by end of 2022

**3. How is the Town ensuring a proper procurement process?**

The RFPQ and RFP processes are in progress and fall under strict adherence to procurement best practices. The Town’s Fairness Monitor is fully engaged in this project. While the opportunities are in the development, open market bidding and evaluation phases, the project detail is restricted to specific team members to ensure confidentiality and preclude undue influence.

**4. Will there be a chance for stakeholder/public engagement?**

There has been extensive public engagement regarding the Collingwood Grain Terminals, such as through the Waterfront Master Plan and the Built Heritage Assessment. This engagement demonstrated there is a strong local connection between many current, former and some new residents to the preservation and revitalization of the Grain Terminals. The input gathered through all of the previous engagements has been incorporated into the Terms of Reference for this project.

The [Engage Page](#) will also be maintained throughout the project to allow residents to stay informed. There will be an opportunity for future public consultation through the necessary Planning Act applications.

**5. What part of the site is available for revitalization (all or just the terminals)?**

This unique opportunity awaits a partner and/or developer to share their vision to transform this landmark and surrounding land to create a destination for residents and tourists.

**The spit lands are a unique mix of public spaces, water assets, and historical structures.**



Source: Google Earth

**1 Terminals**

A 0.75 hectares structure comprised of four rows of 13-silos. It currently houses six telecommunication providers on its roof, and the Collingwood Sailing School previously utilized the warehouse. The Terminals are designated as Part V under Ontario Heritage Act.

**2 Millennium Park**

A 2.70 hectare park on the north side of the Terminals established by infilling the harbour.

**3 Town Marina**

Consists of 122 slips available for seasonal and transit boaters. Currently has some electricity servicing (ferry docks and dock M).

**4 Watts Boat House**

A relocated 1870s building that is the only remaining building from Collingwood’s shipbuilding industry. It is currently used by the Collingwood Dragon Boat and Canoe Club.

**5 Collingwood Yacht Club Building**

The former administration building for the Collingwood Grain Terminals. It is currently leased to the Collingwood Yacht Club. The lease is set to expire in 2046.

**6 Harbourlands Park and adjacent parking**

A park that commemorates the shipbuilding industry at Collingwood Harbour with the Terminals as its backdrop. A parking lot is adjacent to the park.

**6. How will this development impact the existing users?**

User groups that may be directly impacted by the revitalization, such as the Collingwood Yacht Club, the Collingwood Dragon Boat and Canoe Club and the marina tenants, are being kept informed of the process and will have an opportunity to provide direct input during the RFP stage of the process. The communication carriers on the roof of the Terminals have also been made aware of the process and will be further engaged as the project develops. Public access to the waterfront continues to be a key objective for any revitalization.

## 7. What are the guiding principles for the project?

The following represents a summary of the guiding development principles established for the RFPQ through consultation with staff and Council incorporating the community and stakeholder feedback that has been received through prior processes.

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

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

**8. What is the planning process involved for the project?**

**Given its unique location and current use, the development is subject to a planning framework.**

**Municipal Planning**

A summary of the municipal planning regulations to be considered if a change of all or part of the site is contemplated has been provided below. The Official Plan and Zoning Bylaw would require an application for amendment.

Town of Collingwood Official Plan	Collingwood Zoning Bylaw 2010-040
<p>The development permissions for the site are currently restricted to <b>Recreation</b>. The predominant land use shall be for public recreation. Recreation areas permit uses such as forestry and conservation uses, public uses, public and private parks and other public and/or private outdoor and indoor recreational uses and activities. Additional details are available in Section 4.2 of the Official Plan.</p>	<p>The Zoning Bylaw designates the spit lands as Recreation Exception Seven – Rec-7-Zone. The Bylaw indicates these lands are an inactive waste disposal site. Permitted uses shall be limited to those recreational uses that are passive in nature and open to the natural environment. Uses shall be serviced with a municipal water supply system. The construction of a building may require the completion and acceptance of a D4 study. The study needs to be completed pursuant to the D4 Guidelines of the Ontario Ministry of the Environment or any additional or replacement guidelines instituted by the Ministry. Additional details are available in Bylaw 2010-040. Refer to the Phase 1 and Phase 2 Environmental Assessment and Terminals CDF photo for additional context.</p>

**Other potential regulatory considerations**

- Environmental Assessments
- Provincial Ministries of Environment, Conservation and Parks
- Natural Resources and Forestry and the Federal Department of Fisheries and Oceans
- Province of Ontario D-4 Land Use On or Near Landfills and Dumps
- Permits from Nottawasaga Valley Conservation Authority

Proposed changes in use will require review by the Town of Collingwood and require proper studies to be completed to support any changes. The Town of Collingwood will maintain its formal role to ensure proper planning processes are followed per the Province of Ontario Legislation and Regulations.

**Given its historical significance and heritage designation, unique location and current use, the development is subject to heritage guidelines and requires consultation.**

**Heritage Considerations**

The Grain Terminals are designated by a Part V designation of the Ontario Heritage Act. There are several guidelines and frameworks that may need to be referenced from a heritage perspective. This includes federal, provincial and municipal acts, principles and assessments. The entire spit is designated under Part V of the Ontario Heritage Act, as part of the Collingwood Downtown Heritage Conservation District. Heritage permits will be required.

The [Built Heritage Assessment](#) was completed by Archaeological Research Associates Ltd in December, 2021, and provides detailed information on the Heritage aspects to be considered.

**Indigenous Consultation**

For more than 15,000 years the First Nations walked upon, and cared for, the Town of Collingwood lands: Anishinaabek, Haudenosaunee, Ojibwe, and many others. The Town of Collingwood acknowledges the Lake Simcoe-Nottawasaga Treaty of 1818 and respects all of the Nation-to-Nation agreements that have formed relationships with the original inhabitants of Turtle Island; the reality of our shared history; and the current contributions of Indigenous people within our community.

The Town of Collingwood is committed to ensuring and promoting consultation and participation with Indigenous Communities that have current and historical interest in the area. It is expected that

Indigenous Communities be consulted based on proposed changes for the site. The potential timeframe, costs, and outcomes are unknown at this time.

**9. How will the Terminals be maintained until a revitalization project proceeds?**

On the basis of an award to a successful development partner and a proposal that meets the development principles, the interim measures required to maintain the structure will become part of the contract negotiation phase. When there is an understanding of the future vision for the Terminals structure, priorities and responsibilities for the interim works can be defined acknowledging that the planning aspects, detailed design and procurement activities may take some time.