

COLLINGWOOD TERMINALS REVITALIZATION



STREETCAR

dream 

STREETCAR

Since 2002, Streetcar Developments has designed and developed a series of mixed use, community-centric projects in some of Toronto's most beloved neighbourhoods. Along the way we have earned accolades for being a different kind of developer who invests in exciting neighbourhoods, improving the quality of entire communities.



RIVERSIDE SQUARE
TORONTO, ON

- 4.3 acres, 5 residential buildings with 900 residential units and 165,000 sf of commercial space
- Public park on Queen Street East (Riverside)



DUNDAS AND CARLAW
TORONTO, ON

- 400+ residential units, restaurant, and other commercial spaces including Streetcar's corporate office
- **Streetcar Crowsnest**, a dynamic state-of-the-art 300 seat performing arts centre



GLADSTONE AND QUEEN
TORONTO, ON

- Master planned redevelopment in Toronto's Queen West neighbourhood
- 680+ residential units, urban grocery store, 25,000 sf co-working facility
- Public park on Dufferin Avenue (Queen West)



Founded in 1994 with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies and is responsible for some of the country's most iconic and transformative projects including **Zibi**, **Distillery District**, **Quayside** and **Victory Silos**.



ZIBI
OTTAWA, ON

- 34-acre master-planned development on the Ottawa river
- Once complete, Zibi will be Canada's largest net-zero carbon community and will be home to over 5,000 people and 6,000 jobs



DISTILLERY DISTRICT
TORONTO, ON

- A mixed-use neighbourhood and landmark tourist destination located in the east end of downtown Toronto
- Home to a wide spectrum of festivals and public events, including the iconic Distillery Winter Village



QUAYSIDE & VICTORY SILOS
TORONTO, ON

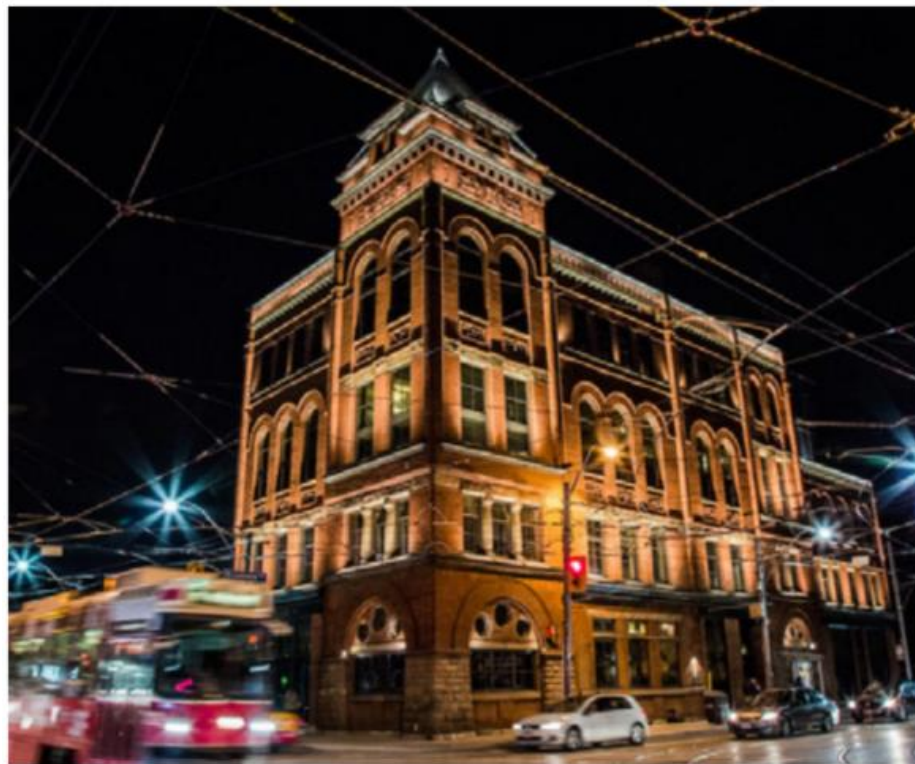
- Quayside (12 acres) will be Canada's largest all-electric, zero-carbon master-planned community
- Victory Silos, an adaptive-reuse of soybean storage silos on Toronto's waterfront and is part of a 5.3 acre mixed-use development

ARCHIVE

Since 2017, Streetcar and Dream have partnered successfully on a number of heritage restoration hotels including **The Broadview Hotel**, **Gladstone House**, and **The Postmark Hotel**, opening soon in the historic downtown Newmarket.

Archive Hospitality Group is a recently created hotel management company wholly owned by Streetcar and Dream.

Archive creates beautiful hotels in unique heritage buildings that serve the community in which they are located as much as the guests traveling from afar. Embracing the heritage nature of our buildings, we aim to be a reflection of the communities in which we operate.



THE BROADVIEW HOTEL
QUEEN EAST, TORONTO, ON



GLADSTONE HOUSE
QUEEN WEST, TORONTO, ON



THE POSTMARK HOTEL
NEWMARKET, ON

Project Consulting Team

Architect



Landscape Architect



Planner and Urban Designer



Sustainability Consultant



Structural Engineer



Indigenous Consultant



Civil Engineer



Heritage Architect



Collingwood Community Liaisons



Patrick Bollenberghe, former Principal, The MBTW Group

A landscape architect, urban designer, and resort and community planner, and a founding partner of The MBTW Group

- Master plans, planned communities, institutional developments, streetscapes, urban parks, and open space systems
- Relevant experience in Collingwood includes the Shipyards urban design guidelines



John Campbell, former CEO, Waterfront Toronto

A principal at Renovo Advisory Services Ltd., a consulting firm focused on the revitalization of urban areas

- Until 2015, Mr. Campbell was the CEO of Waterfront Toronto, responsible for the estimated \$35B revitalization of the Toronto waterfront
- Currently the Vice Chair of Artscape, a non-profit that makes space for arts and culture, and leverages arts and culture for community and urban development



Brian Denney, former CEO, Toronto and Region Conservation Authority

Former CEO of the Toronto and Region Conservation Authority, where he spent over 44 years

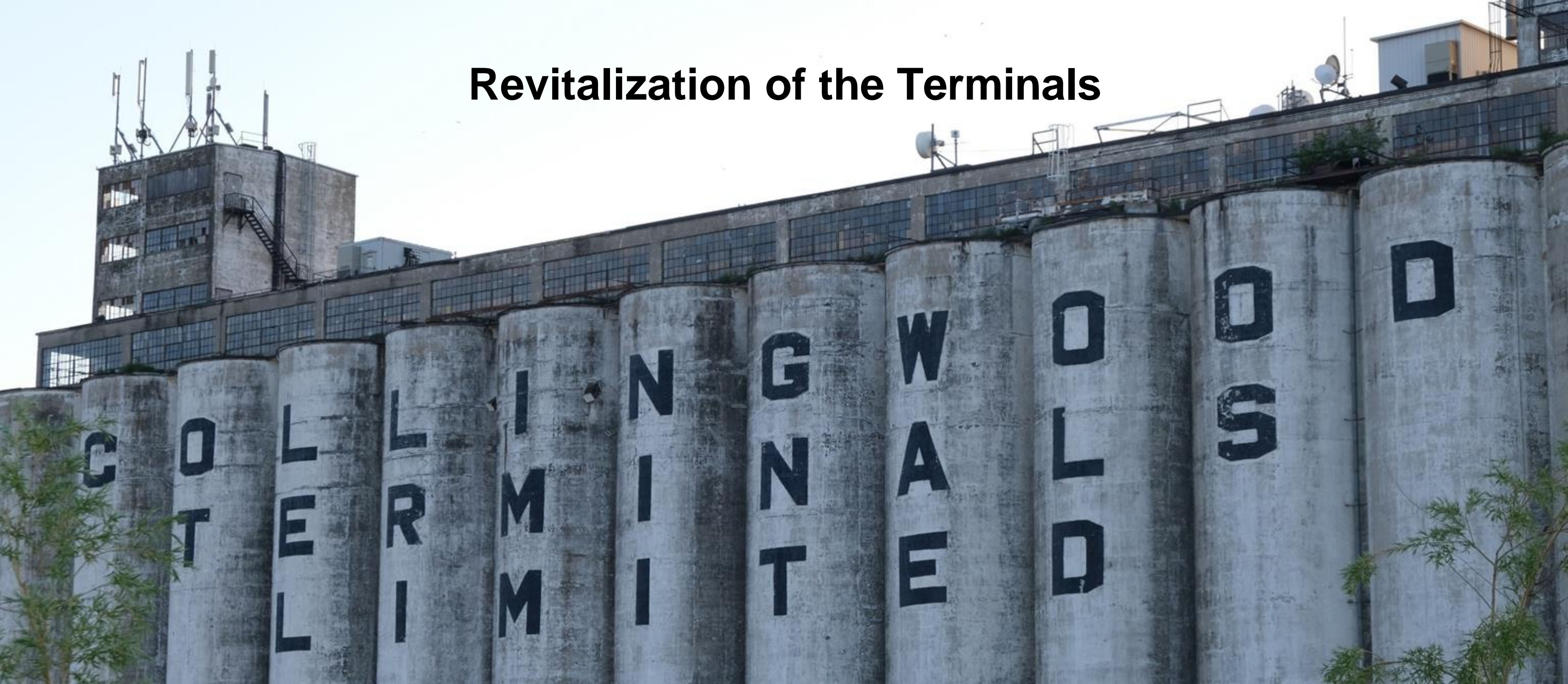
- Responsible for over 44,000 green acres, 1,000 stormwater management facilities, and a budget of over \$100M
- The TRCA leads the GTA's climate change mitigation response

Grain Terminals Revitalization – *Key Development Principles*



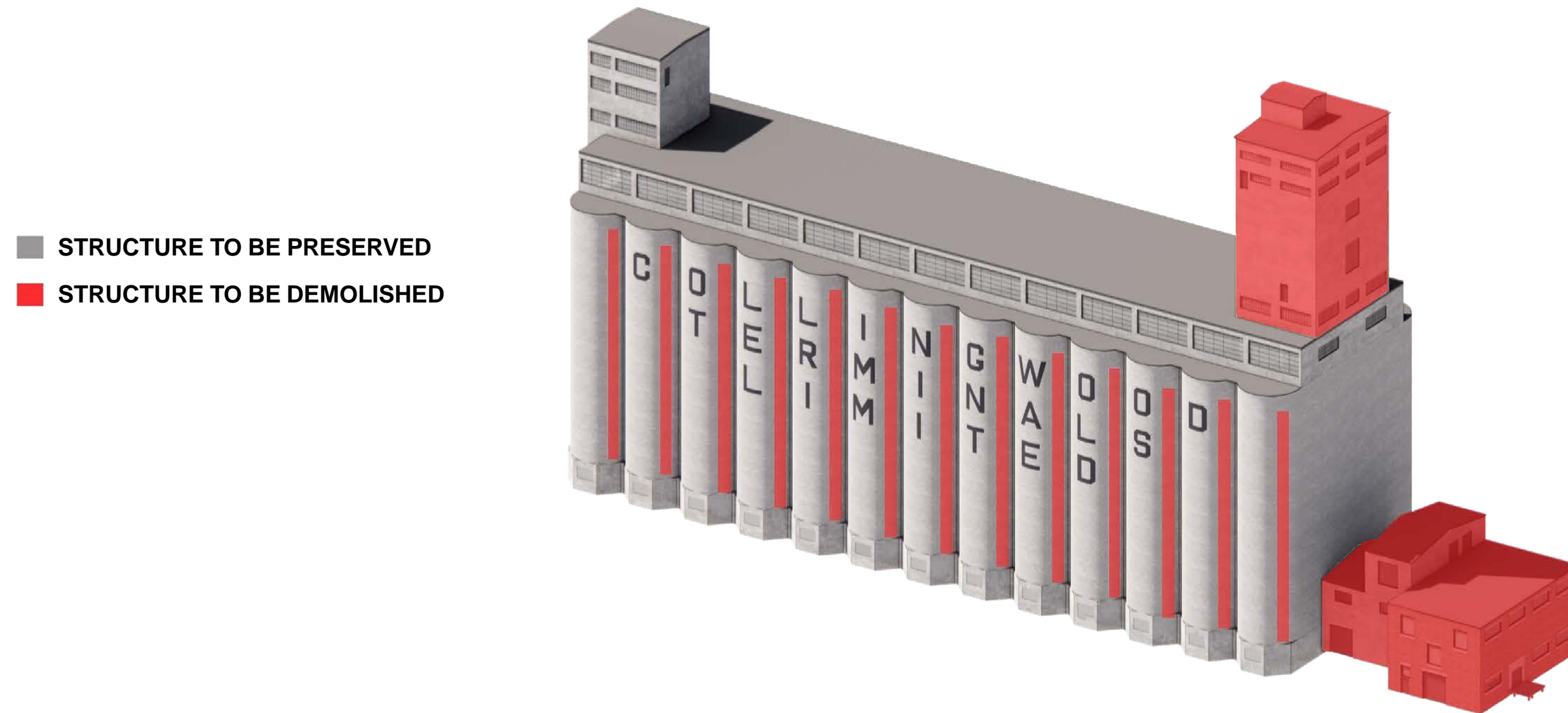
***Roadmap for achieving these objectives were established in two existing plans that were subject to extensive public engagement:
Waterfront Master Plan & Community Based Strategic Plan***

Revitalization of the Terminals



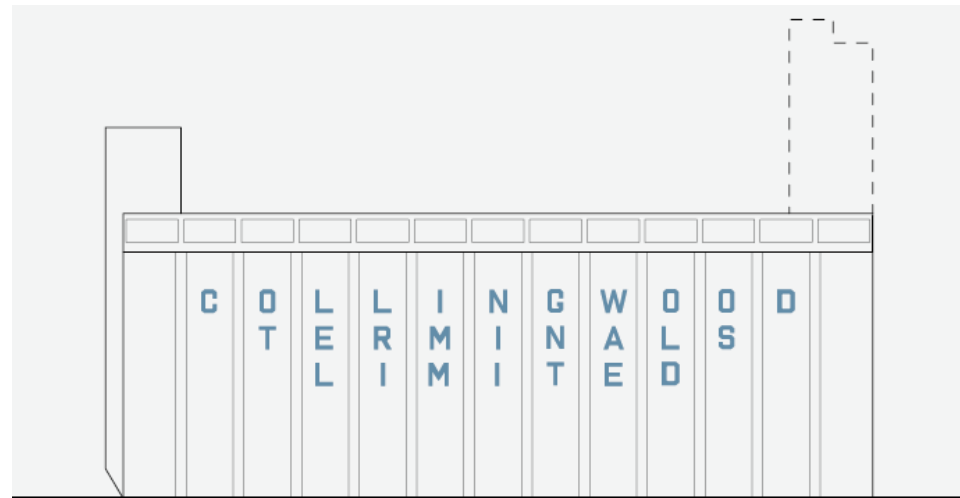
Town's Main Objective – Structural Preservation
Our Proposal's Objective – Enable and Maximize Public Access

Parameters for Transformation: *Preservation*



Limited demolition enables public access

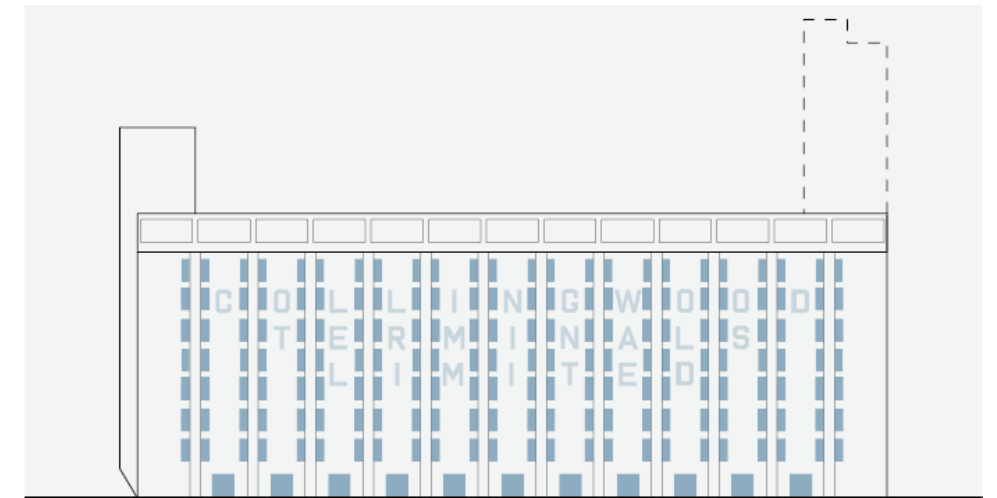
Parameters for Transformation: *The Grain Silos*



Preserve the iconic facade of the Terminals



Hide and align the openings with the "kissing" silos for minimal visual impact



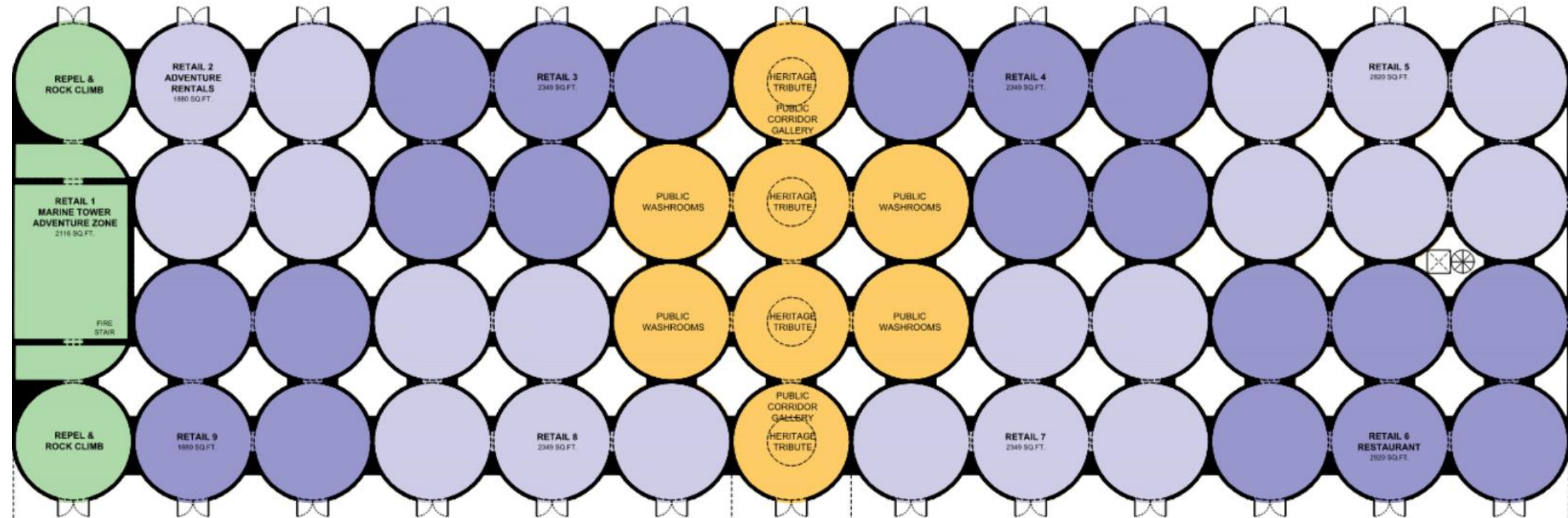
Provide structurally viable punctures to introduce light into hotel rooms and allow access to commercial space at grade



Silo Floor Plans

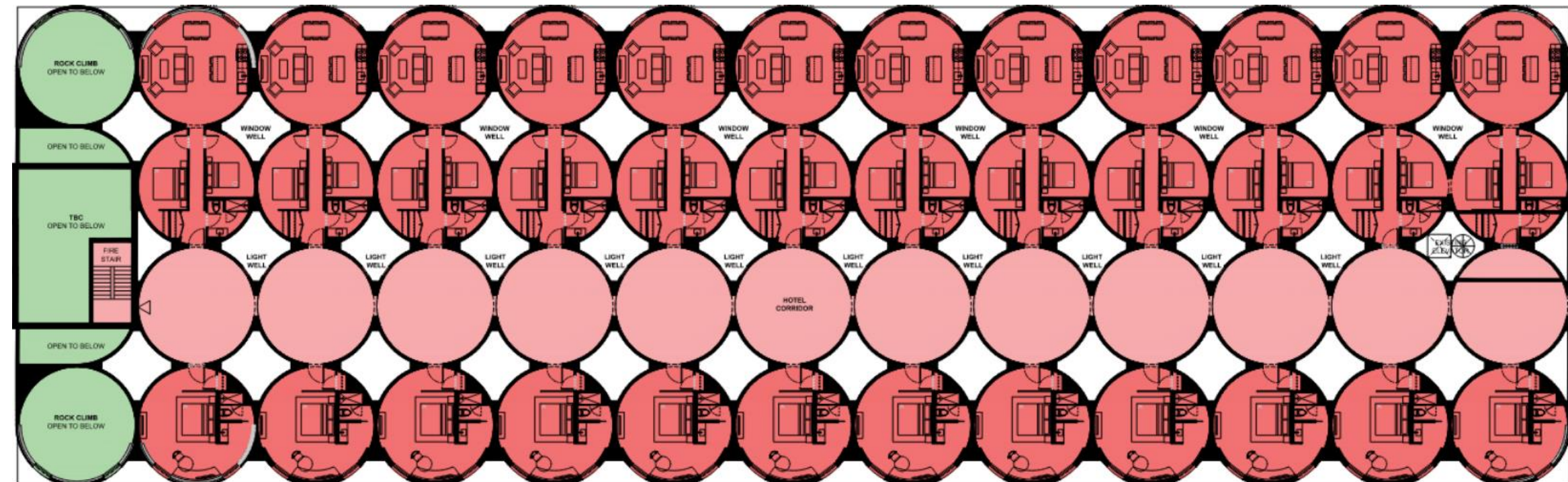
Ground Floor

- Restaurant/Café
- Activity Rental Shop
- Adventure Zone Access
- Cultural Space
- Community Space



Typical Hotel Floor (2 – 9)

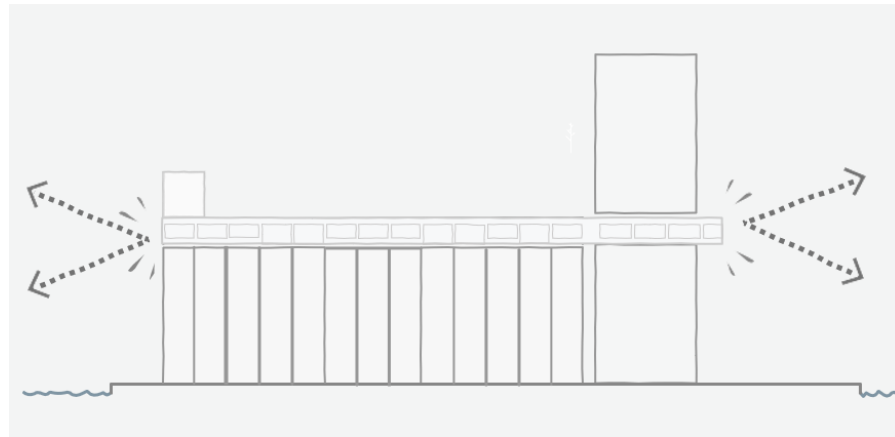
- Single Silo Rooms (450 sf)
- Double Silo Rooms (900 sf)



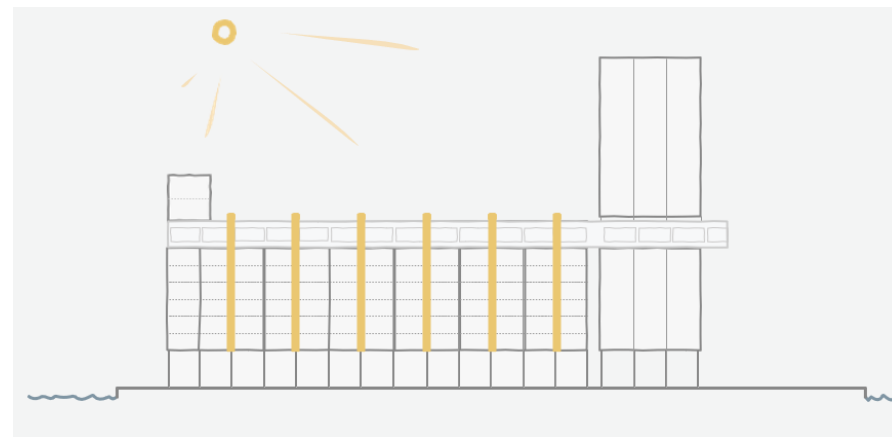


Preliminary rendering of hotel room within a silo

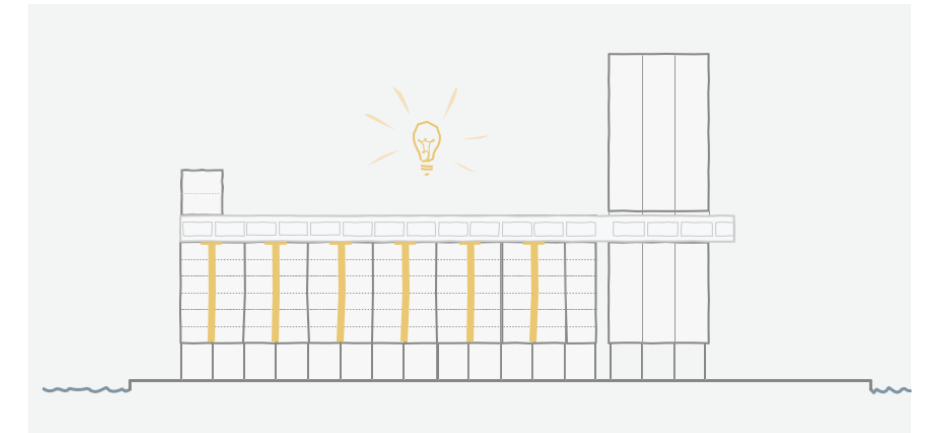
Parameters for Transformation: *The Bin Floor*



360 experience - Allowing for unobstructed views



Window wells - Sun as light source

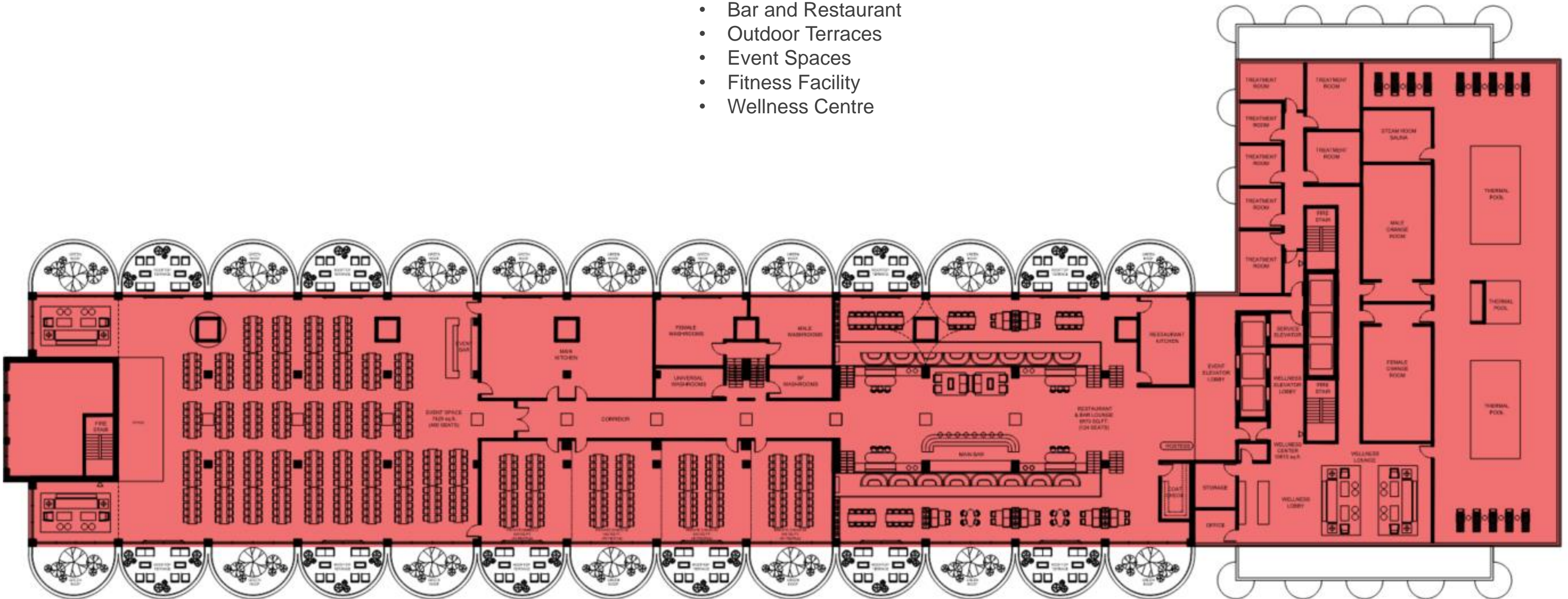


Light wells - Artificial light source



Bin Floor Plan (10th Floor)

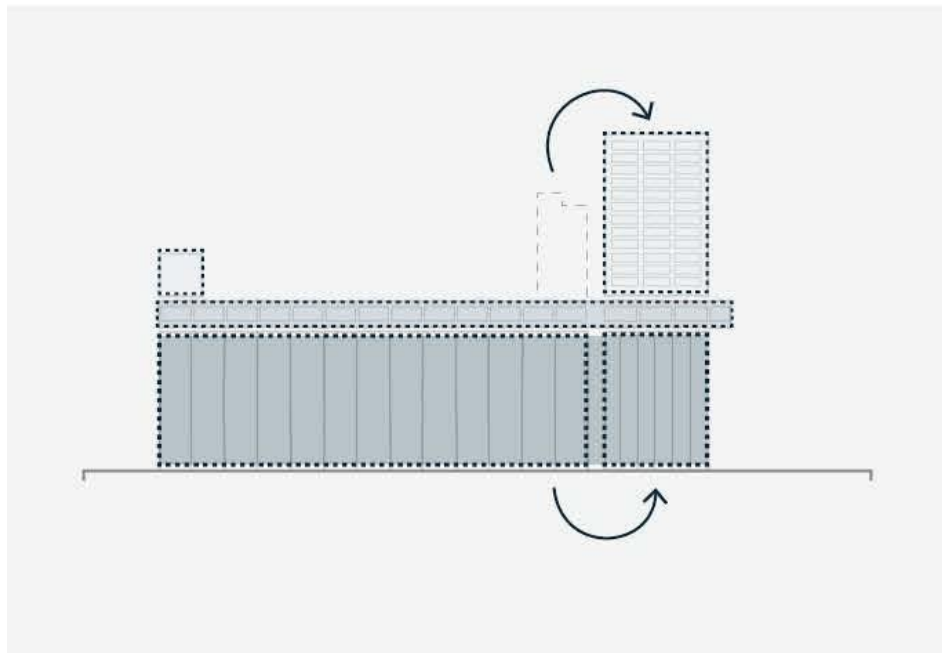
- Bar and Restaurant
- Outdoor Terraces
- Event Spaces
- Fitness Facility
- Wellness Centre



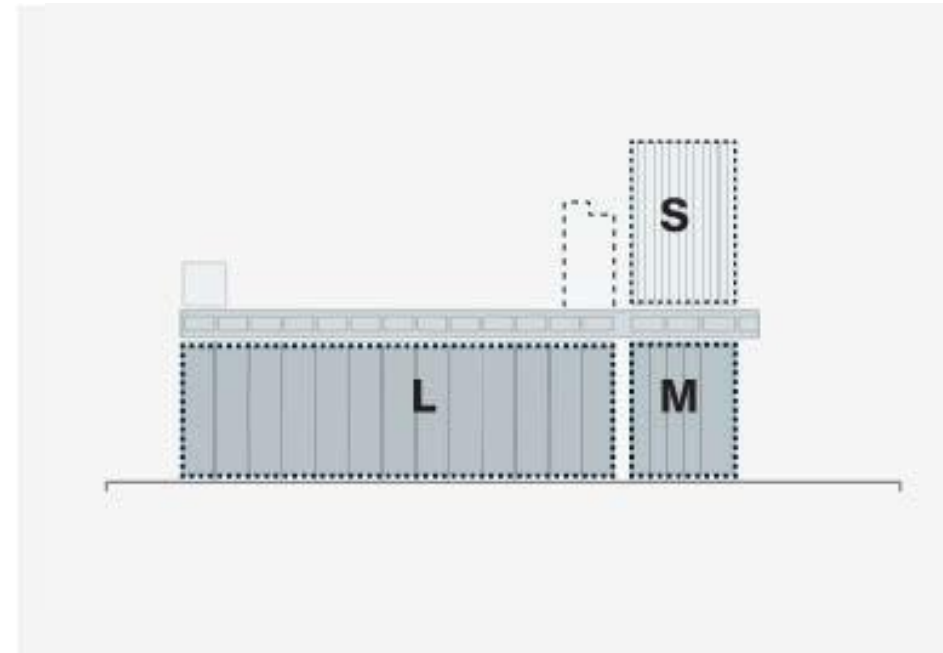


Preliminary rendering of bin floor restaurant and event space

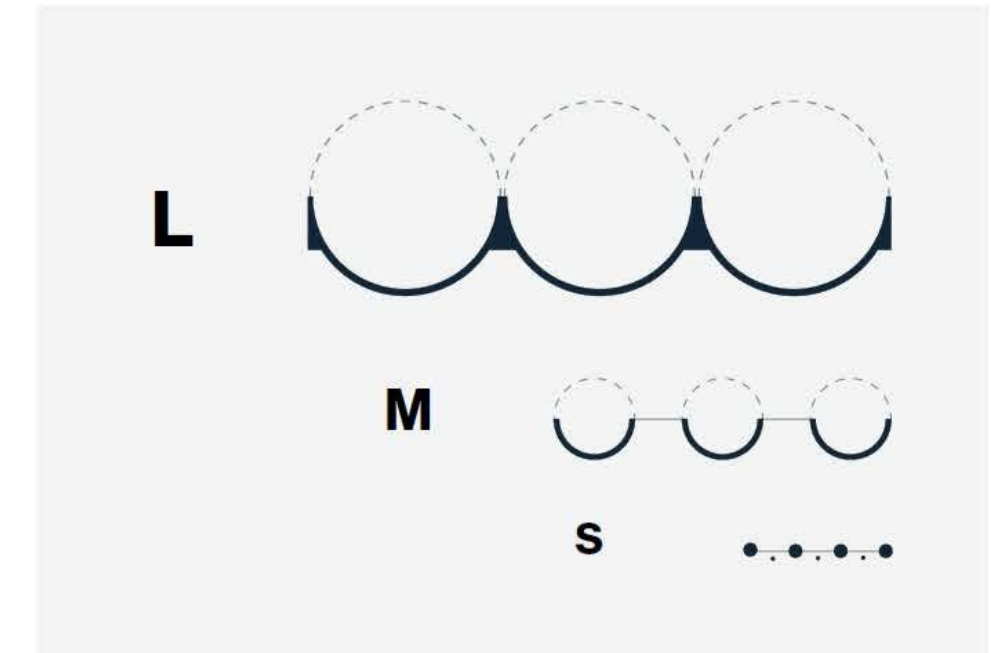
Parameters for Transformation: *The Marine and Shipping Towers*



New facades are inspired by existing silo elements

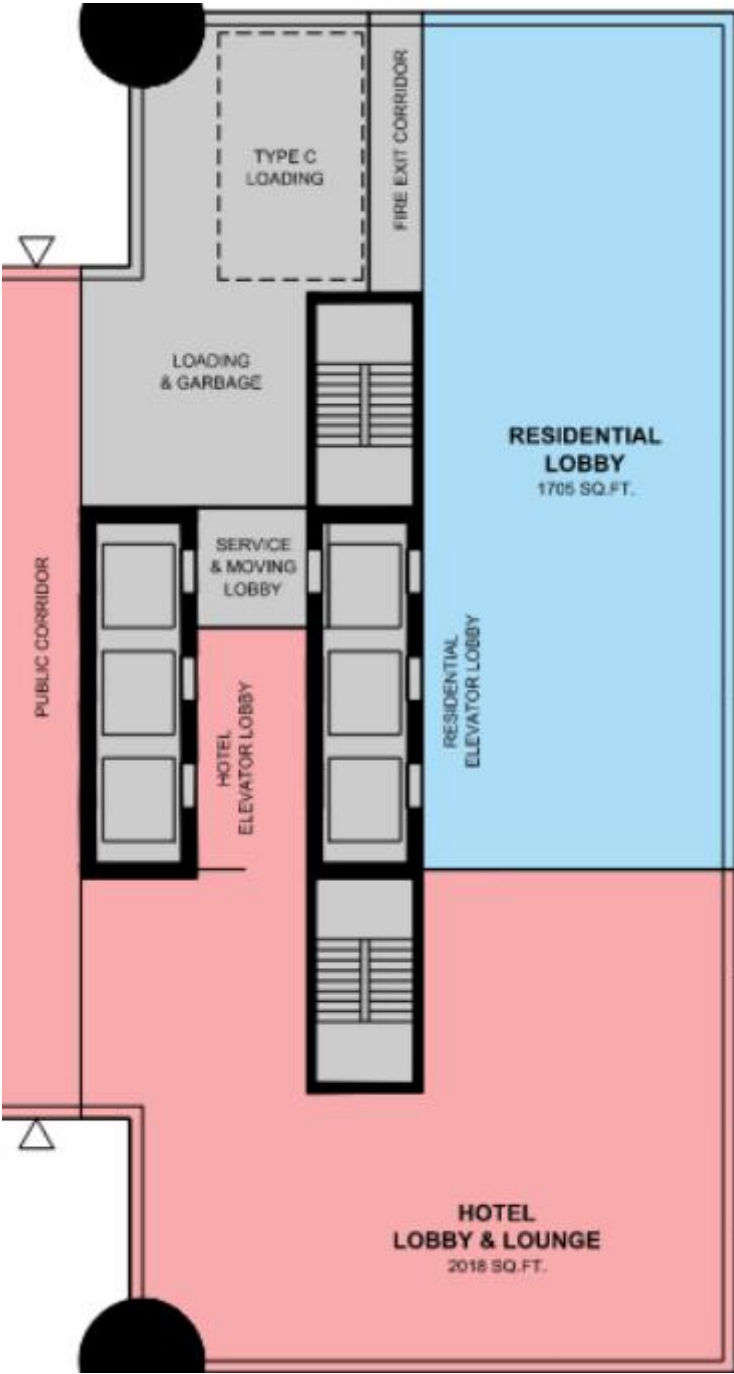


Scaling down from large - medium - small tubes

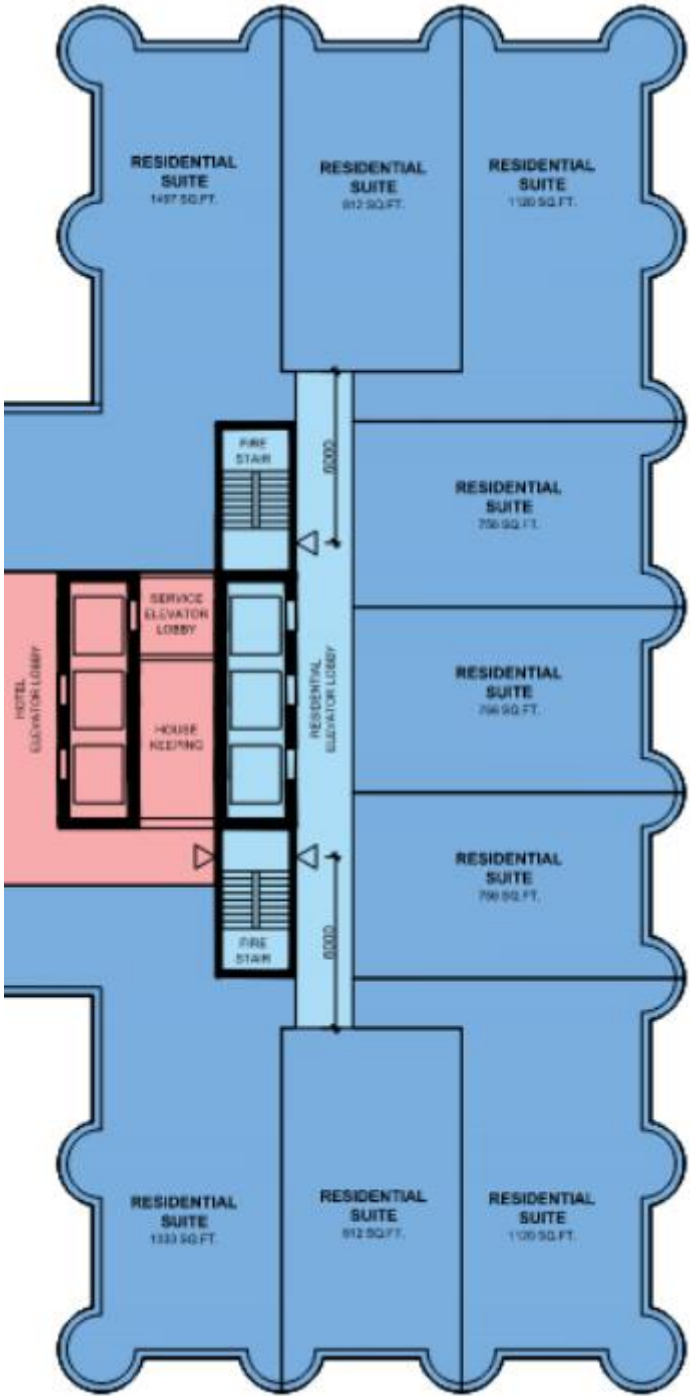


Large, medium and small tube profiles

New Shipping Tower Floor Plan



Ground Floor



Typical Residential Floor

Terminal Building – *Current State*



Transformed Terminal Building – *Preliminary Rendering*



Terminal Building – *Comparison*



Public Realm Enhancements

Total Spit Area ***20 acres***

Terminal Building Footprint ***0.8 acres***

Residential Building Footprint ***0.2 acres***

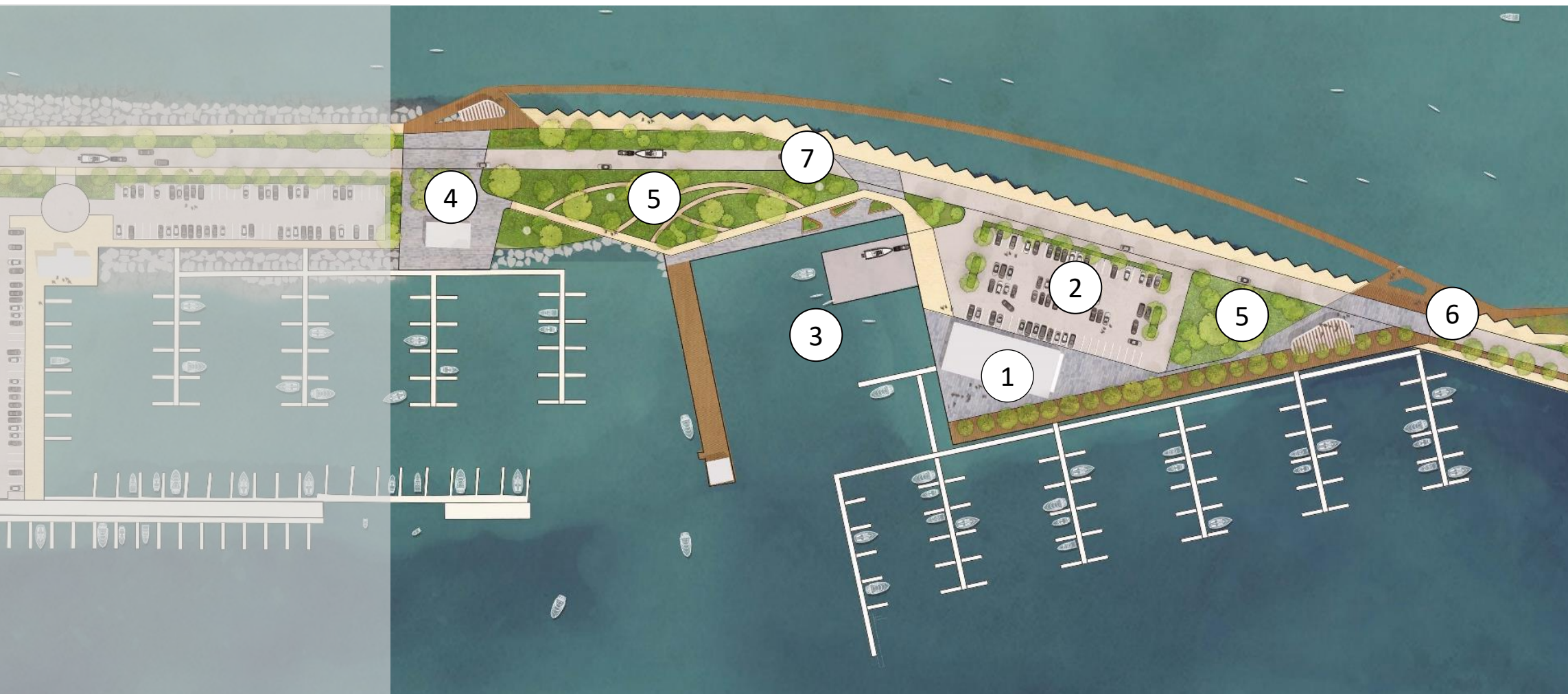


- ***Community input is critical to the public realm enhancements***
 - ***Development team and our consultants are the facilitators***

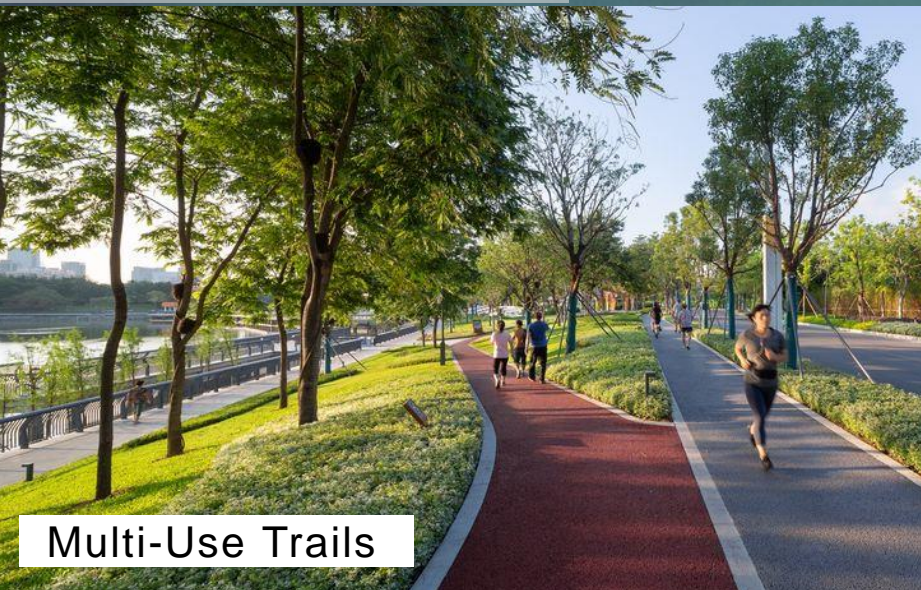
Grain Terminals Revitalization – *Master Plan*



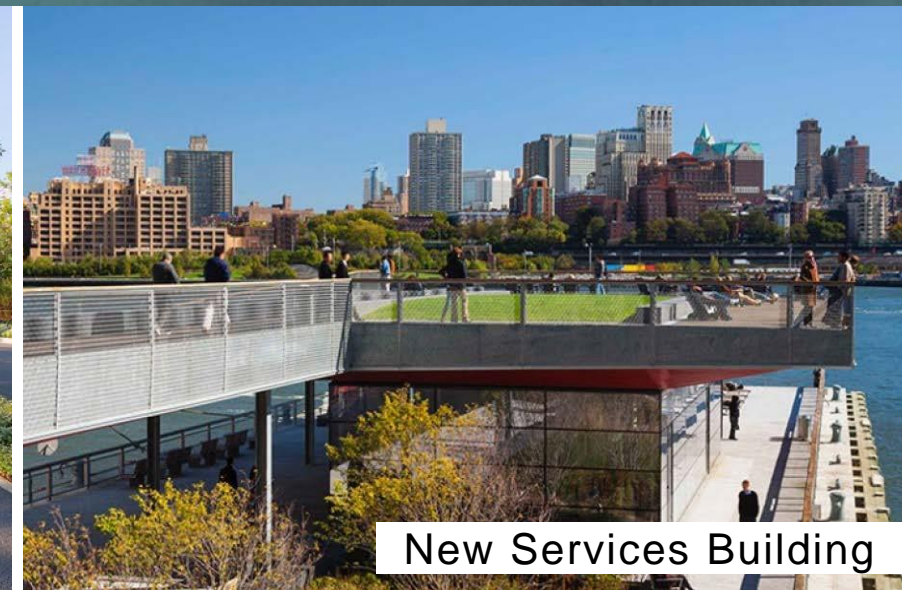
Master Plan - *The Marine Knuckle*



- ① Marine Services Building
- ② Formalized Marina Parking and Boat Lay-by Area
- ③ Public Marina Improvements
- ④ Watts Boathouse / Paddling Club
- ⑤ New Parks and Trails
- ⑥ Multi-Use Trail, Lookouts, and Boardwalks
- ⑦ Heritage Drive Re-Alignment



Multi-Use Trails



New Services Building



Lookouts

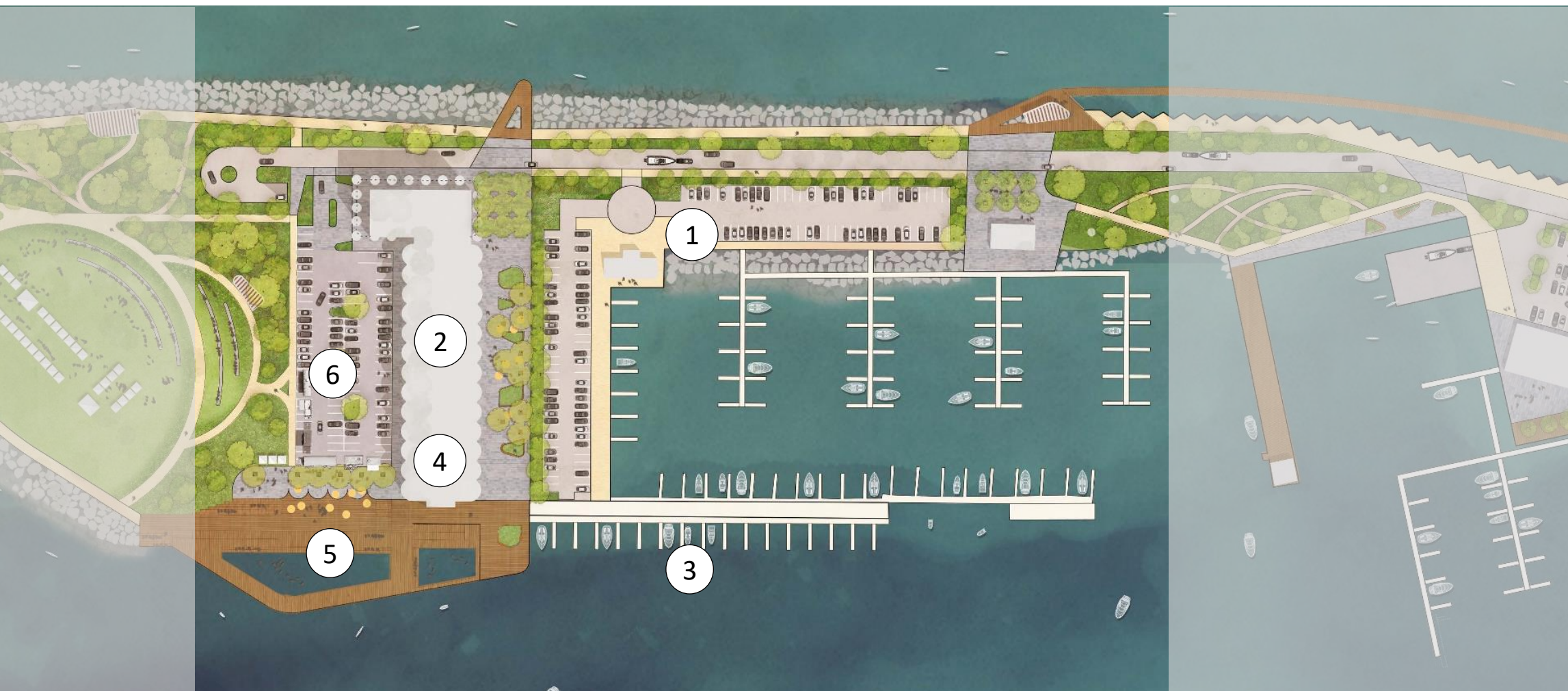


Promenades



Watts Boathouse facing north towards Terminals

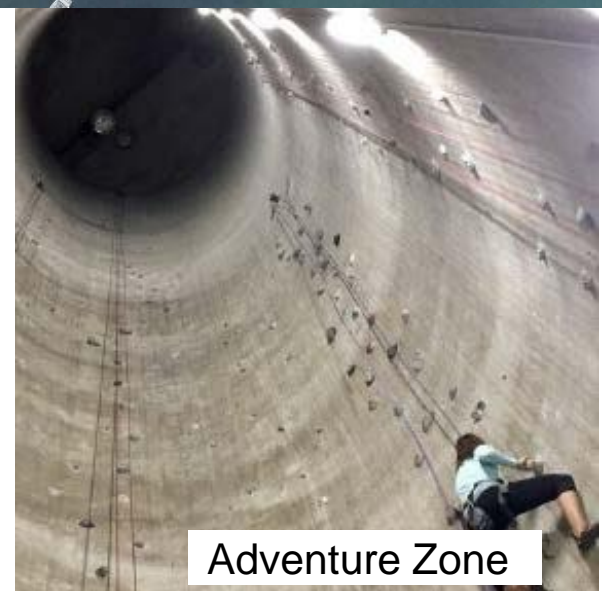
Master Plan - *The Harbour Room*



- ① Collingwood Yacht Club
- ② Revitalized Terminals: Restaurants, Galleries, Shops and Promenades
- ③ Hotel / Public Boat Slips
- ④ Marine Tower: Adventure Zone
- ⑤ Swimming Platform
- ⑥ Surface Parking and Underground Parking



Terminals Destination



Adventure Zone



A New Water Destination



Public promenade at the southern base of the Terminals



Adventure Zone at the Marine Tower: Rock climbing, ziplining, rappelling, bin floor roof walk



Master Plan – *Millennium Park*



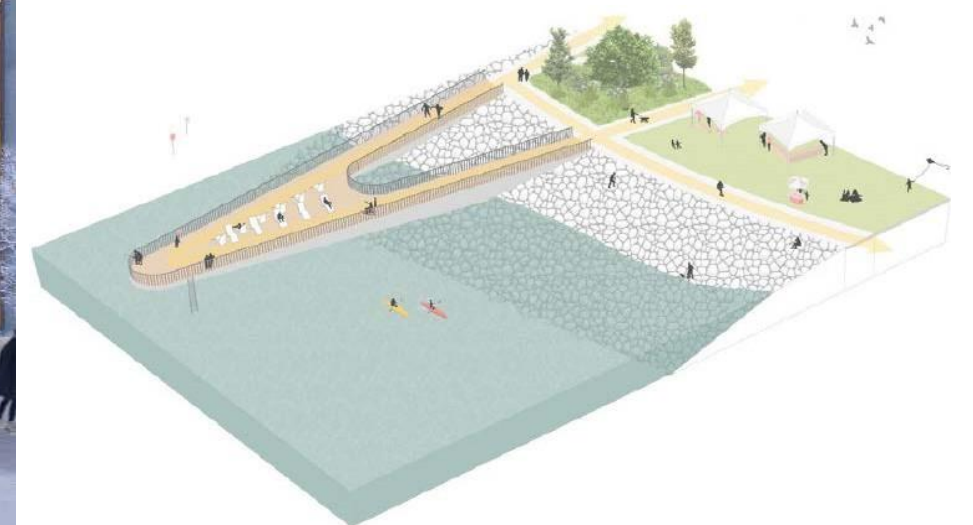
- ① **Community Park,
Performance Amphitheatre**
- ② **Public Art Installations**
- ③ **Flexible Parking to Skating
Rink**
- ④ **Bay Lookout**



Performance



Warming Stations, Art, Skating



Lookout Point



Year-round Activation: Ice skating and warming stations at Millennium Park

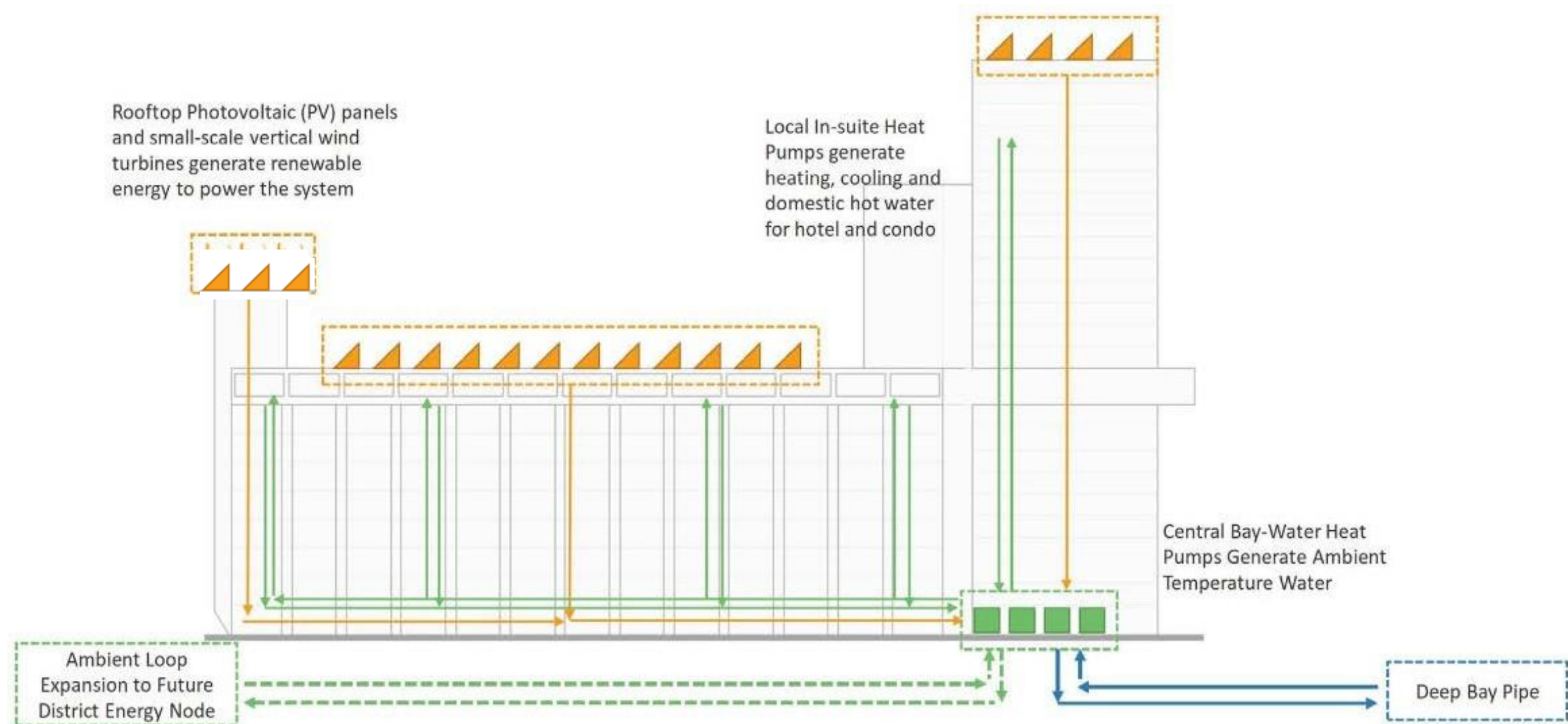
Sustainability

- **Circular Design - Low-Carbon Materials**
 - Re-purposing the material generated by the limited demolition of the Terminal building on site
- **Healthy Buildings, Site, and Community**
 - Fitwel Framework for making the Terminals and Spit a healthy environment
 - Increased connection to the water
 - Safe and connected pedestrian and cycling routes
 - Community programming

Opportunity to create a precedent-setting resilient, low-carbon and healthy development that will deliver long-lasting benefits to residents, guests and the broader community.



Low Carbon Transformation: ***Thermal Energy Supply***



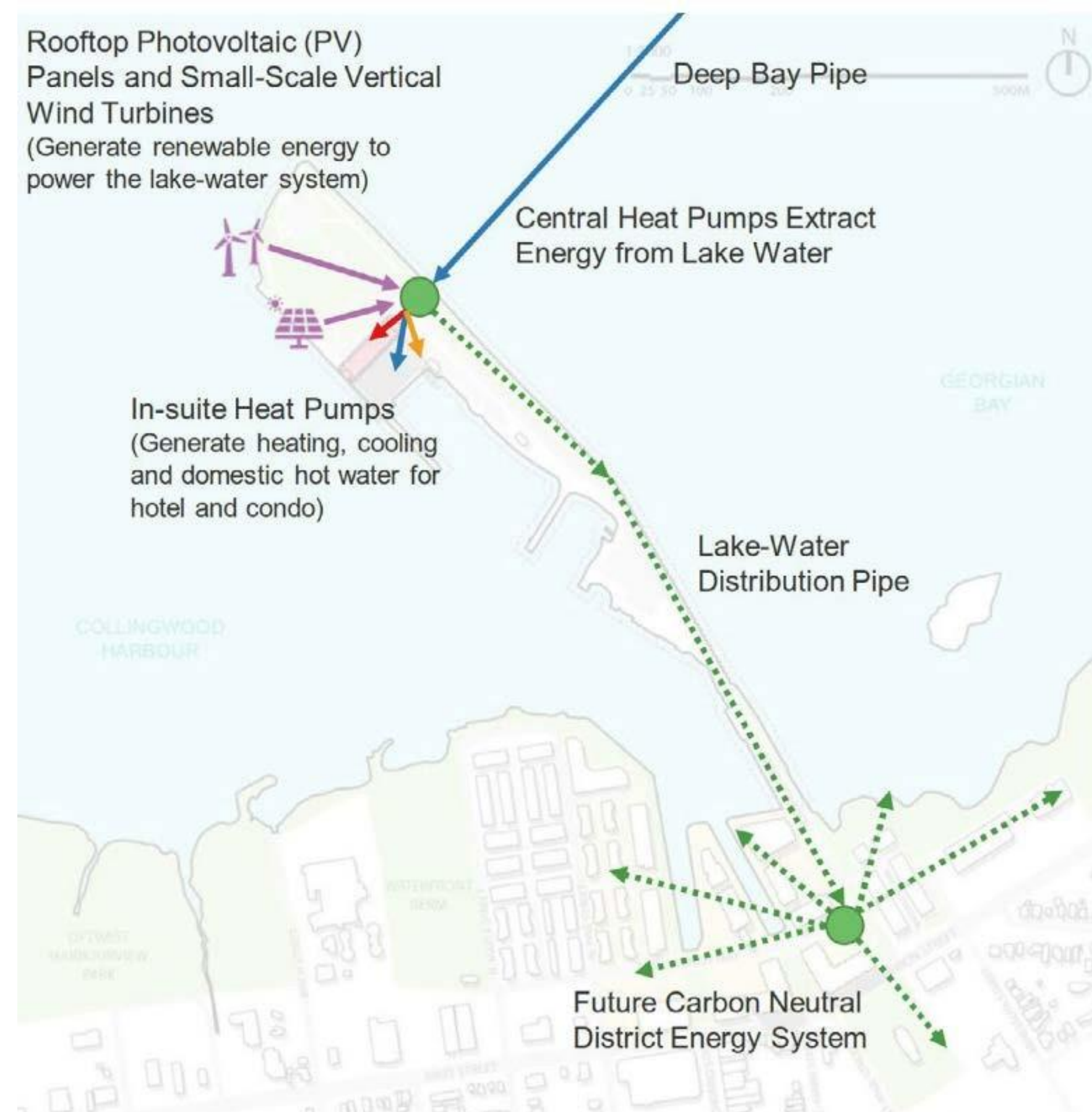
***Designed to operate with upwards of 75% lower greenhouse gas emissions.
Resilient, renewable, carbon neutral thermal energy supply.***

Low-Carbon Transformation: ***Future Expandability***

- Potential expansion of thermal energy system to future downtown Collingwood developments
- Capital cost savings
- Reduce total carbon emissions to as low as 50%

A catalyst for a low-carbon transformation of Collingwood's waterfront at the base of the Spit.

If deployed on the estimated 1 million sf of new development at the foot of the Spit – there is potential to avoid 1,500 tonnes of carbon emissions, equivalent to approximately 500 modern single-family homes.



Collingwood Grain Terminals Revitalization

We are excited to partner with the Town of Collingwood to implement a visionary plan for the Spit and to stabilize the iconic Terminal building so it can remain a Collingwood landmark for decades to come. Our concept enables enhanced public access to the Spit, the Bay and the Terminal building itself in ways that would not have been previously possible. The Terminal building is not just being preserved, instead it's being infused with new life; becoming a cultural, economic and recreational community asset and a beacon for sustainability for the Town of Collingwood.

Our team's involvement extends well beyond the development and construction of this project. With our hotel, we effectively become a fully aligned operating partner with the Town in perpetuity, ensuring the Spit remains an all-season attraction for the community and visitors alike. Our hotel can only be successful if the Spit and the Town of Collingwood thrive.

We are grateful for the opportunity to participate in this exciting project and look forward working with the community to bring this important landmark back to life.

