



TOWN OF COLLINGWOOD

Special Council Minutes

January 6, 2025, 2:00 p.m.
Council Chambers and by Videoconference
97 Hurontario Street, Collingwood ON

Council Present: Mayor Yvonne Hamlin
Deputy Mayor Tim Fryer
Councillor Kathy Jeffery
Councillor Deb Doherty
Councillor Chris Potts
Councillor Rob Ring
Councillor Christopher Baines
Councillor Steve Perry

Council Absent: Councillor Brandon Houston

Staff Present: Sonya Skinner, CAO
Sara Almas, Director of Legislative Services/Clerk
Karen Cubitt, Director, Parks Recreation and Culture
Summer Valentine, Director of Planning, Building and Economic
Development
Jennifer Graham, Treasurer

Sustainable, Connected, Vibrant

Collingwood is an inclusive community that offers a healthy and active lifestyle in a beautiful waterfront setting, anchored by a responsible government, strong business and nonprofit networks, and an animated downtown.

1. Call of Council to Order

Mayor Hamlin called the meeting to order at 2:02 p.m. and Councillor Jeffery provided the recognition and acknowledgement of the traditional territory of the Indigenous peoples.

2. Adoption of the Agenda

RES-001-2025

Moved by: Councillor Chris Potts

Seconded by: Deputy Mayor Tim Fryer

THAT the content of the Special Council Meeting for January 6th, 2025 be adopted as presented.

CARRIED

3. Declarations of Pecuniary Interest

None.

4. New Business

4.1 Arts Centre Project Target Budget Workshop

Director Cubitt confirmed that the Town is currently in Phase 3 of the Collingwood Arts Centre Feasibility Study which is focused on the Business Case of the project. Director Cubitt noted that the consulting team from Colliers Business Leaders presented a near final report with estimated capital cost of the Centre significantly higher than the past feasibility study phase estimates and as such, Staff are asking Council to consider a budget which Colliers and the project Steering Committee can work toward to finalize the project rescoping request.

Dean Plater, Colliers Project Leaders provided an overview of the Collingwood Arts Centre Business Case noting key information regarding funding facts and potential funding sources, reviewed the Towns capital funding based on low net fundraising and high net fundraising and provided details on various financial upset limits. Next steps were provided, and options were presented to Council for consideration.

Mayor Hamlin opened the floor to comments from the public.

Sue Nicholson, General Manager of the Collingwood Downtown BIA spoke in reference to a letter sent to Council in July 2024 regarding concerns with the proposed location on Pine Street and requested that an alternative location be considered. General Manager Nicholson also noted that consideration should be made regarding the impact an Art Centre in the downtown on other current privately operating Arts facilities.

Erica Angus, Executive Director for Theater Collingwood noted she is unaware of the reason that the Pine Street location is not a preferred location; expressed concerns with moving the facility outside of downtown; solutions regarding parking and re-locating the farmers market can be considered; and that the Town currently does not have an accessible theater space that meets the needs of the performers and patrons.

Andrew Conway, owner of a downtown building and member of the BIA noted that although concern has been raised regarding the proposed location of the Arts Centre, stakeholders and business owners are not opposed to having an Arts Centre in the community. Andrew Conway noted the importance of ensuring that the consultant and Council consider

all input being put forward; that the Pine Street parking lot is surrounded by a vibrant business area and the [interim] parkette at 84 Hurontario Street; and there are historic site lines in downtown Collingwood which are unique and cherished. Andrew Conway noted that if consideration is going to be made to reduce the scope of the work, that Council should consider another location as well.

Rob Hard, resident of Collingwood and member of CACE (Collingwood Art Culture Entertainment) Group noted that Council should not be consumed with deciding the location at this time and that the facility will serve the community for over 75 years as other communities have historic facilities that are still operational today.

Thom Vincent, resident and member of CACE expressed the importance of having the Arts Centre downtown as it is a principal marketing area and a tremendous addition to Collingwood's downtown. Thom Vincent noted that he is confident that funds of up to 10 million dollars could be raised for this project.

Jim Roe, resident and member of CACE noted Council should not be considering a scope reduction, but that the Town should consider a budget the steering committee can work within.

Sue Ann Rothwell expressed concern with parking and the large investment for the Town and taxpayers, expressed her support of an Arts Centre but not supportive of it being Downtown at the cost of a parking lot.

Chuck Austin requested Council consider the possibility of putting a theater at the Collingwood Terminals.

Councillor Perry joined the meeting.

Mayor Hamlin closed public comments.

Dean Plater and Staff answered questions and took comments from Council that included alternative locations in relation to scope reduction options; funding for the project and the ability to extend the amortization period; the seating capacity of the proposed facility; the difficulty in assigning a specific target amount without knowing all the implications it could have on other budget decisions; the feasibility in the various class levels provided; timelines; and consideration to hold an in-person meeting with the consultants.

RES-002-2025

Moved by: Councillor Christopher Baines

Seconded by: Councillor Chris Potts

THAT Council provides a financial budget to not more than \$64,620,000 (10% reduction) for the Arts Centre Feasibility Study for the prioritization and scope reduction exercise of the options presented in the June 2024

Collingwood Arts Centre Business Case, that is not tied to a specific location.

DEFEATED

RES-003-2025

Moved by: Councillor Deb Doherty

Seconded by: Mayor Yvonne Hamlin

THAT Council provides a budget that equates to not more than 1% tax increase (based on the 2025 tax rate), based on a 30 year amortization for the Arts Centre Feasibility Study for the prioritization and scope reduction exercise of the options presented in the June 2024 Collingwood Arts Centre Business Case, and it not be tied to a specific location.

CARRIED

Council took a 10 minute recess.

4.2 CAO2024-09 Draft Downtown Master Plan Workshop & Next Steps

Clerk Almas briefed Council on Staff Report CAO2024-09 including the background, scope and next steps. Clerk Almas confirmed that these initiatives are designed to reflect the diverse needs of Collingwood's citizens, linking economic growth with cultural enrichment and social wellbeing and that the final draft of the Plan will be presented at a future Council meeting for endorsement.

Matt Reid, Fotenn Planning and Design provided an overview of the project schedule, noting background research, assets and challenges. Matt Reid reviewed the Downtown Vision statement and briefed Council on the five Strategic Directions and 25 Action Items which are intended to be implemented over the next 20 years. Clerk Almas noted that although a draft masterplan presented by an expert professional consultant is not typically provided to Council for additional feedback, it is a long term visionary plan that the community and Council should have input on prior to endorsement in principle, subject to annual budget resources.

Mayor Hamlin opened the floor for public comment.

Tim Cormick, on behalf of the BIA Board of Management confirming that businesses in the BIA have funded part of this work and that it is important the Town continue to stay abreast of Collingwood's growth. Tim Cormick noted that enhancements to the Downtown will draw people in from the region and beyond and residents and visitors will continue to engage with the Town's vibrant downtown. Any work will require investment, but there will be a strong off-set with more inventory and investment made on Hurontario Street and beyond. The Heritage of Downtown is an economic

contributor and that every department in the Town must coordinate efforts for this vision. Tim Cormick noted that the role of a coordinator could work best with a steering committee of Staff and the BIA ensuring accountability and commitment to Council in achieving the goals set out in the Plan. Tim Cormick noted the property of 84 Hurontario Street as being a unique gem in the community that can be used as an anchor toward the iconic Town Hall.

BIA General Manager Sue Nicholson briefed Council on pocket parks and activation, noting that currently with the Local Live Lunch series, the bump out in front of the Federal Building, and Tremont Square, there are already pocket parks. General Manager Nicholson noted that the goal would be to ensure activation 7 days a week at all times of the year and to expand the activation to encompass more of the Downtown area. General Manager Nicholson noted budget and marketing third-party events, the importance of endorsing a message on how important the vibrancy of the Downtown is, and that Downtown Collingwood is an envy provincially and that it is important to continue to invest and maintain the area.

Lynda Conway, member of the BIA Board of Management, noted input was received from all BIA members via a members survey and all input was provided to the consultant for consideration in the creation of the Plan. Lynda Conway noted her support of the work and that the ideas need to be prioritized and organized into a coordinated plan to ensure that there are no empty buildings downtown and everything is activated. Lynda Conway confirmed that the BIA members want to be part of this and continue to help Collingwood's Downtown thrive.

Mayor Hamlin closed comments from the public.

Councillor Perry rejoined the meeting.

Matt Reid and Staff answered questions and took comments from Council regarding consideration of Terminals Point as an extension of the Downtown; activation and use of the public washrooms; if digital signage is prohibited under the Heritage District guidelines; confirmation that Action Item #3 regarding identifying the need for a Downtown Coordinator still requires Council's approval if an additional position is requested, versus utilizing existing staff, and that consideration be made to expand Action Item #19 to include the adaptive re-use of all buildings.

Council members discussed the benefit to establishing pedestrian priority space; and that consideration could be made to move the Farmers Market on Pine Street to another pedestrian dedicated space if desirable in the future. Council members noted the Plan is complimentary to the Shipyards Master Plan and the Affordable Housing Master Plan and that the Plan provides clear direction for enhancements.

Moved by: Councillor Chris Potts
Seconded by: Councillor Deb Doherty

THAT Staff Report CAO2024-09, Draft Downtown Master Plan Workshop & Next Steps, be received;

AND THAT the Downtown Master Plan prepared by Fotenn Planning & Design be referred to Council for endorsement to guide the Town of Collingwood's strategic investments, activation, planning and overall continued success and vibrancy of the Downtown;

AND THAT Council direct staff to prepare a workplan identifying the immediate, shortand long-term actions, including items currently identified in the Operational Plan, to be reviewed annually or sooner, subject to annual budget and available resources.

**Amendment:
RES-004-2025**

Moved by: Councillor Kathy Jeffery
Seconded by: Councillor Rob Ring

THAT Action Item #19 which reads: "Pursue partnerships with PWGSC to explore opportunities to adaptively re-use the Federal Building" be changed to read: "Pursue partnerships in the Downtown to explore opportunities to adaptively re-use buildings that contribute to fulfilling the goals and objectives of the Downtown Master Plan".

CARRIED

RES-005-2025

Moved by: Councillor Chris Potts
Seconded by: Councillor Kathy Jeffery

THAT Staff Report CAO2024-09, Draft Downtown Master Plan Workshop & Next Steps, be received;

AND THAT the Downtown Master Plan prepared by Fotenn Planning & Design be referred to Council for endorsement to guide the Town of Collingwood's strategic investments, activation, planning and overall continued success and vibrancy of the Downtown;

AND THAT Council direct staff to prepare a workplan identifying the immediate, shortand long-term actions, including items currently identified in the Operational Plan, to be reviewed annually or sooner, subject to annual budget and available resources.

THAT Action Item #19 which reads: "Pursue partnerships with PWGSC to explore opportunities to adaptively re-use the Federal Building" be changed to read: "Pursue partnerships in the Downtown to explore opportunities to adaptively re-use buildings that contribute to fulfilling the goals and objectives of the Downtown Master Plan".

CARRIED

5. In-Camera

5.1 Proceed In-Camera

RES-006-2025

Moved by: Councillor Kathy Jeffery

Seconded by: Deputy Mayor Tim Fryer

WHEREAS the Clerk hereby concurs the reason(s) for the in-camera session have been duly reviewed and considered and the matters are authorized under the exception provisions to conduct a closed session in accordance with the Municipal Act prior to proceeding into closed session;

THEREFORE BE IT RESOLVED THAT this Council proceeds in camera in order to address a matter pertaining to:

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (5.2);
- advice that is subject to solicitor-client privilege, including communications necessary for that purpose (5.2).

CARRIED

5.2 OLT Updates

5.3 Rise (and Report if available)

RES-007-2025

Moved by: Councillor Deb Doherty

Seconded by: Councillor Rob Ring

THAT Council herein rise from in-camera and return to open session.

CARRIED

Mayor Hamlin provided a rise and report from the in-camera session noting that as a result of the 16 OLT appeals filed with respect to the new Official Plan, it will require a significant amount of resources and staff capacity and some projects identified on the Operational Plan may be delayed, most notably the Zoning By-law Update project. Direction was

also provided to the Town's solicitor regarding the Huntingwood Trail East appeal.

6. Confirmatory By-Law

RES-008-2025

Moved by: Councillor Christopher Baines
Seconded by: Deputy Mayor Tim Fryer

THAT By-law No. 2025-001, being a by-law to confirm the proceedings of the special meeting of Council held January 6, 2025, be enacted and passed this 6th day of January, 2025.

CARRIED

7. Adjournment

Moved by Councillor Jeffery

THAT the Special Meeting of Council meeting be hereby adjourned at 6:55 p.m.

CARRIED.

Mayor

Clerk