

Community Engagement on What's Next for Port Colborne's Grain Terminal

Council Meeting
April 22, 2025



PORT COLBORNE

Background

- **February 11, 2025:** City staff provided an update on the future of the Grain Terminal in Port Colborne.
Council directed public engagement on the future of the Grain Terminal

- **February 28, 2025:** Online and paper-based surveys launched.
- **Mar 5 and 6:** Open houses to gather feedback about potential dredging at marina and boat launch
- **March 21, 2025:** Deadline for community input
- **April 22, 2025:** Community feedback presented to Council.₂



Recommendations

That Chief Administrative Officer Report 2025-93 be received; and

That Council direct staff to continue working with subject matter experts in the field to assess and identify viable future tenants for the Port Colborne Grain Terminal.

Summary of Engagement Results to Date

February 26 – March 21, 2025



PORT COLBORNE

Survey Quick Stats

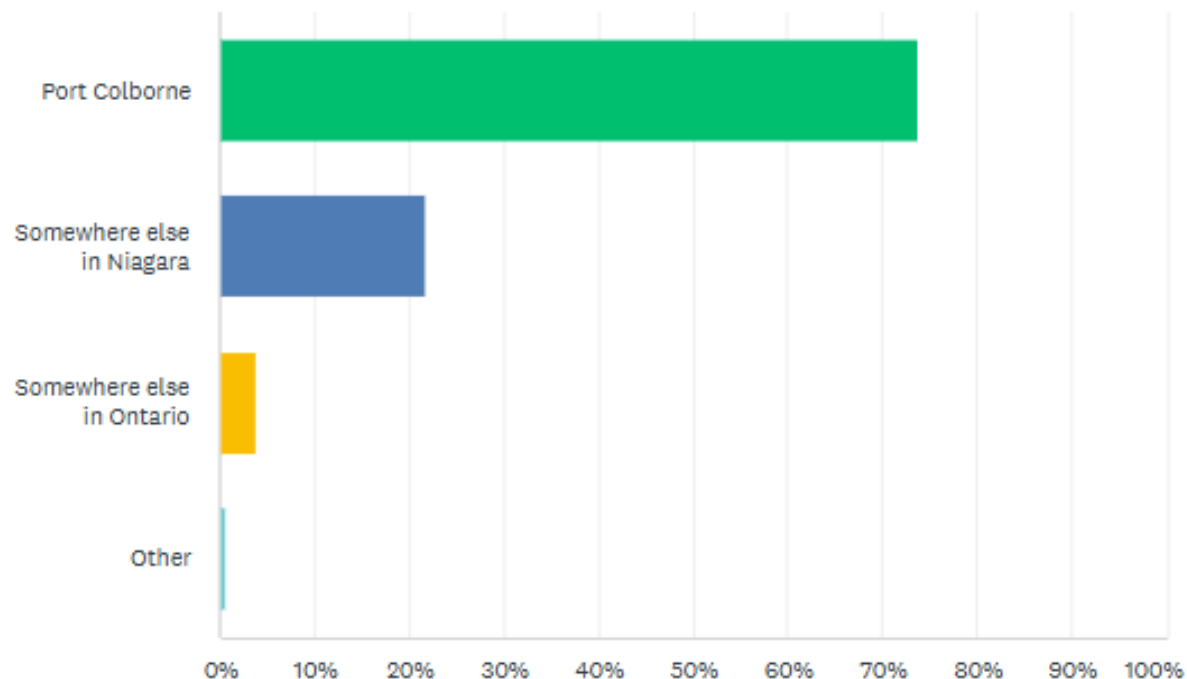
- Between February 26 – March 21
- **549** people completed the survey
 - **515** online surveys completed
 - **34** on paper surveys completed
- **646** open-field comments
- Average time to complete:
4 minutes (online survey)
- Estimated completion rate:
80% (online survey)



Who We Heard From

Where do you live?

Answered: 548 Skipped: 1



74% of respondents were from Port Colborne.

95% of respondents were either from Port Colborne or somewhere else in Niagara.

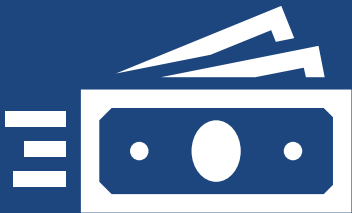
What We Heard: Themes & Notable Comments



**Historical &
Cultural
Significance of the
Grain Terminal**



**Future Use &
Development of the
Grain Terminal
Property**



**Comments
About Funding**



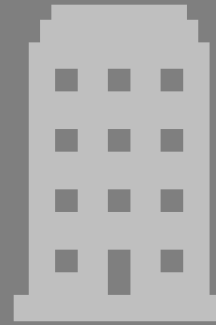
**Other Notable
Comments**



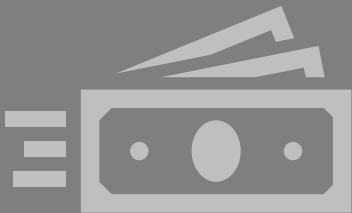
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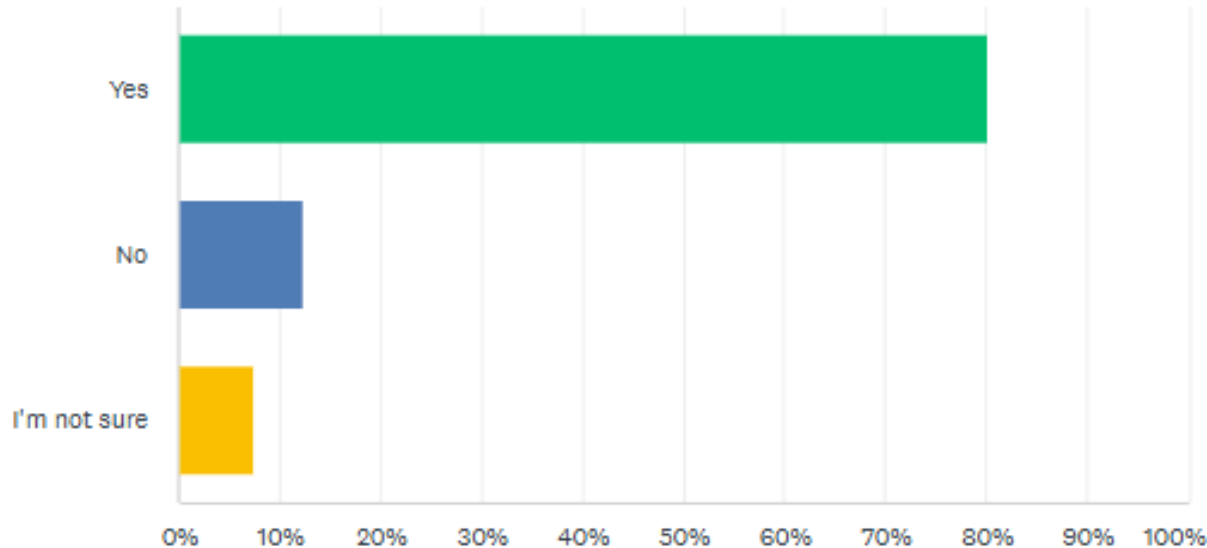
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Historical & Cultural Significance

Considering its location near the Welland Canal and Sugarloaf Harbour Marina, do you think the grain terminal contributes to Port Colborne's culture and character?

Answered: 548 Skipped: 1



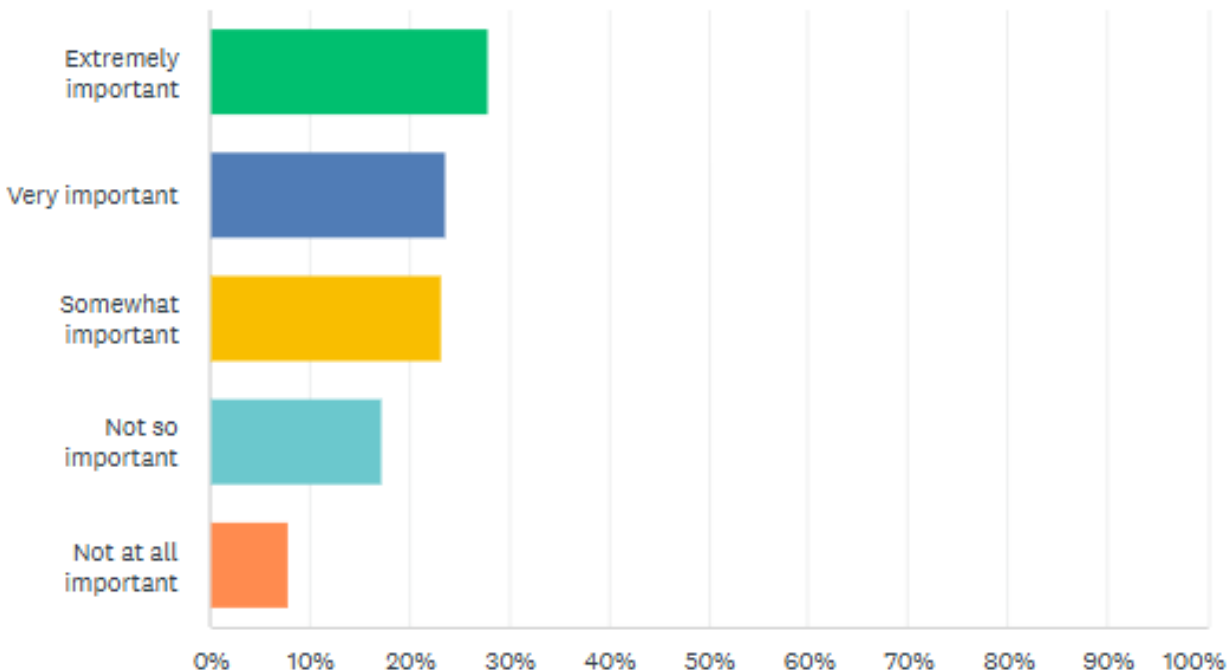
80% of respondents believe the grain terminal contributes to Port Colborne's culture and character.



Historical & Cultural Significance

How important is it to you that the grain terminal continue to operate as a hub for receiving, storing, and transporting grain?

Answered: 539 Skipped: 10



75% of respondents believe there is some level of importance for the grain terminal to continue to operate a hub for receiving, storing and transporting grain.

Historical & Cultural Significance

- **Preservation:** Many respondents left comments in open-ended fields noting the significance of the grain terminal due to its “shrinking mill” optical illusion, which has become a staple in Port Colborne’s culture.
- **History:** In open-ended comments, respondents also noted the length of time that the grain terminal has been operational in Port Colborne, and that it is a legacy industry.
- **Significance:** Respondents noted that if it is not possible to re-lease the terminal for continued operation, that it should be used as a museum to highlight its significance in the community.

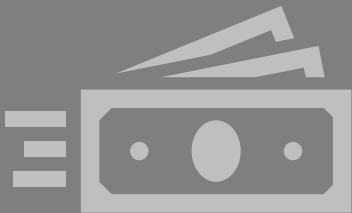
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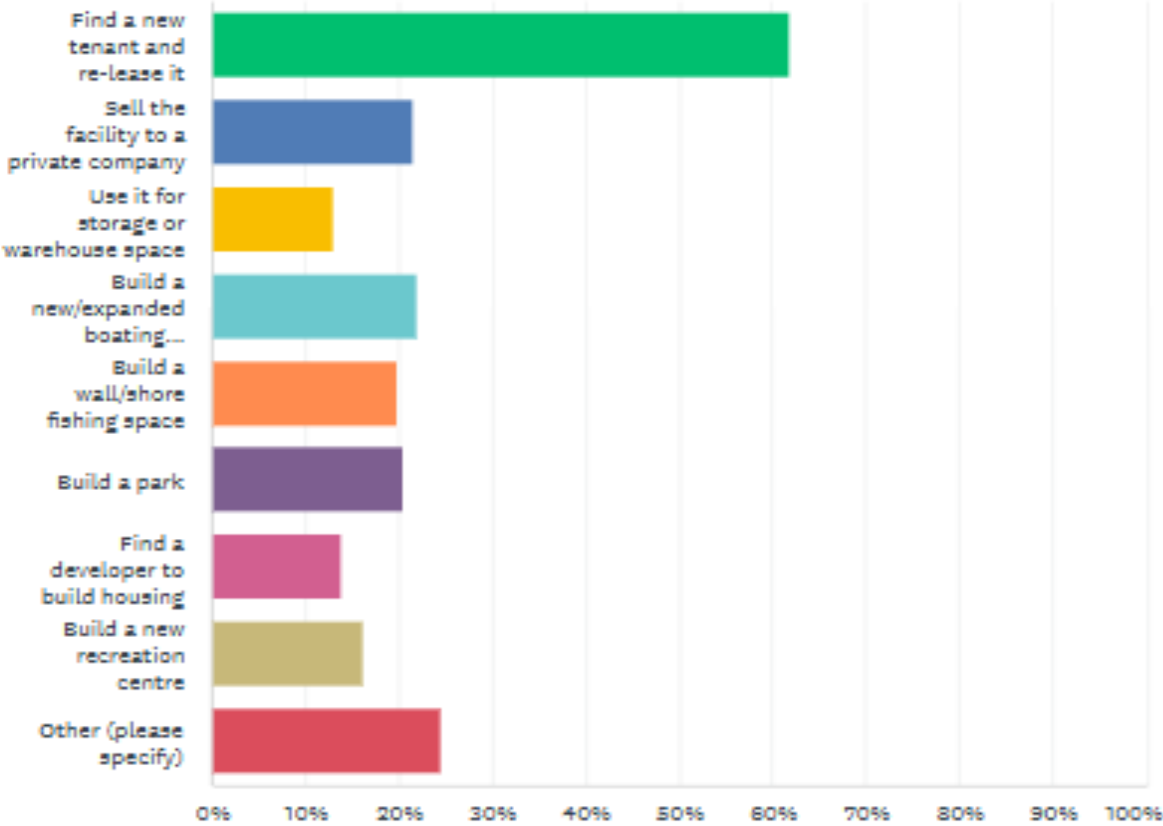
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Future Use & Development

The previous tenant has now moved out of the Grain Terminal and the facility is currently empty. What do you think the City should do with this property/facility in the future? (Select all that apply)

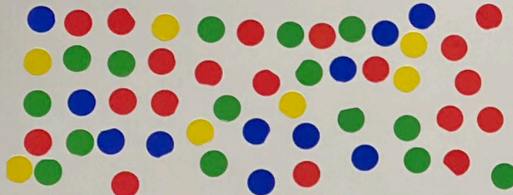


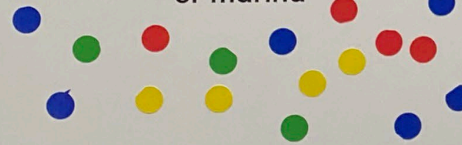





Answered: 545 Skipped: 4



62% of respondents would like to see the grain terminal re-leased for continued use of its intended purpose.

What do you think the City should do with the Grain Terminal property?

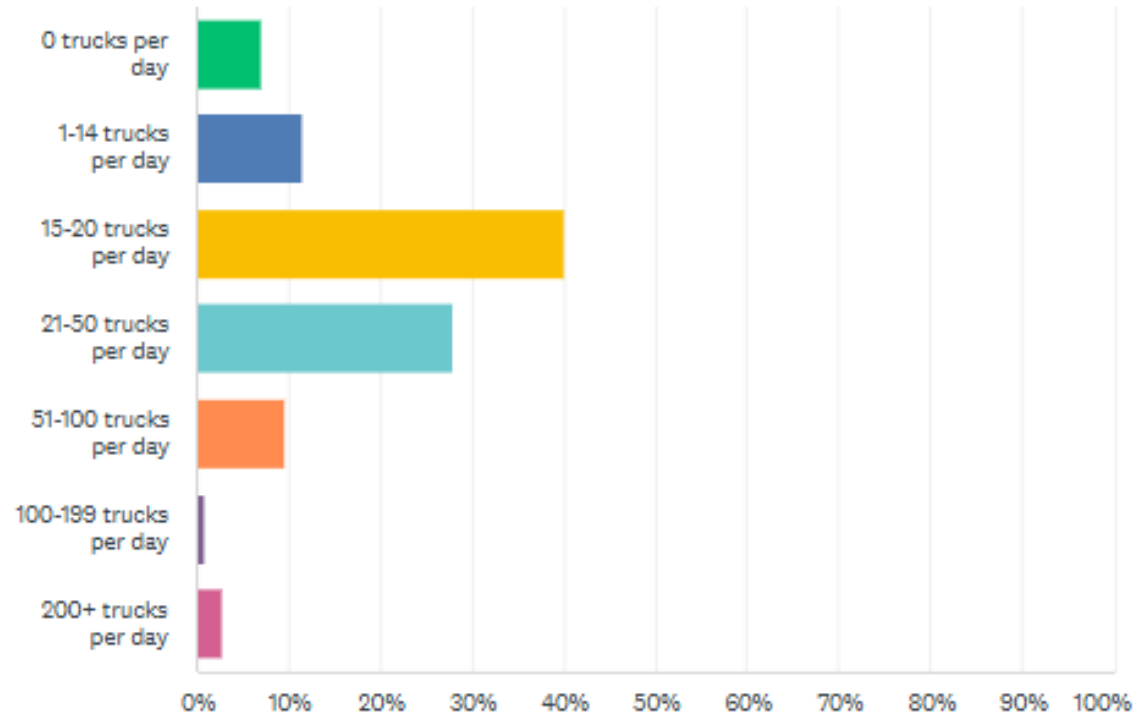
select your top four priorities

<p>Find a new tenant and re-lease it</p> 	<p>Sell the facility to a private company</p> 	<p>Use it for storage or warehouse space</p> 
<p>Build a new/expanded boating facility or marina</p> 	<p>Build a wall/shore fishing space</p> 	<p>Build a park</p> 
<p>Find a developer to build housing</p> 	<p>Build a new recreation centre</p> 	<p>Other ideas</p> 

Future Use & Development

If the property was used for commercial or industrial purposes, it could require additional commercial truck traffic to move goods on and off the property. In recent years, the previous tenant had around 15-20 trucks per day visiting the site. In your opinion, what would be an appropriate number of trucks per day for this location?

Answered: 530 Skipped: 19

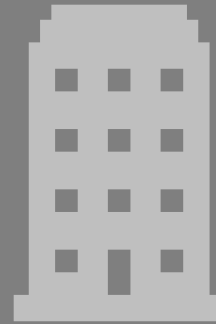


40% of respondents believe 15-20 trucks per day is an appropriate amount of traffic, while 96% of respondents would like to see under 100 trucks per day.

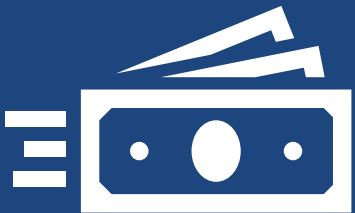
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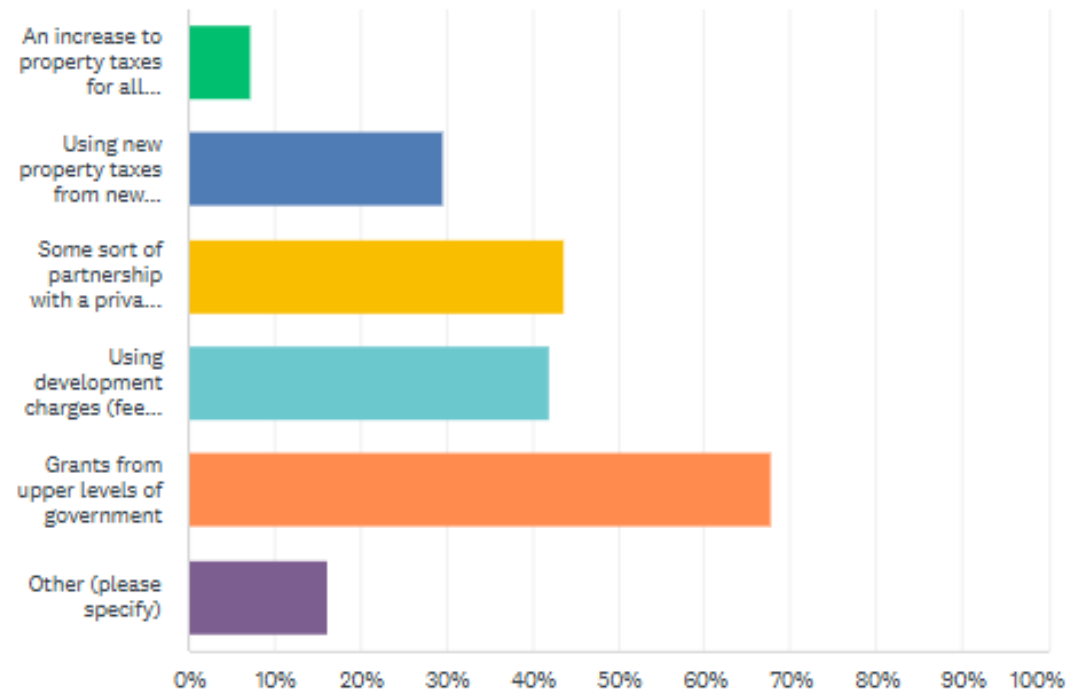
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Comments About Funding for the Grain Terminal Property

If the grain terminal property was to be used as a public space in the future (i.e. a park or other publicly accessible area), how do you think the City should fund the project? Choose all that apply.

Answered: 528 Skipped: 21

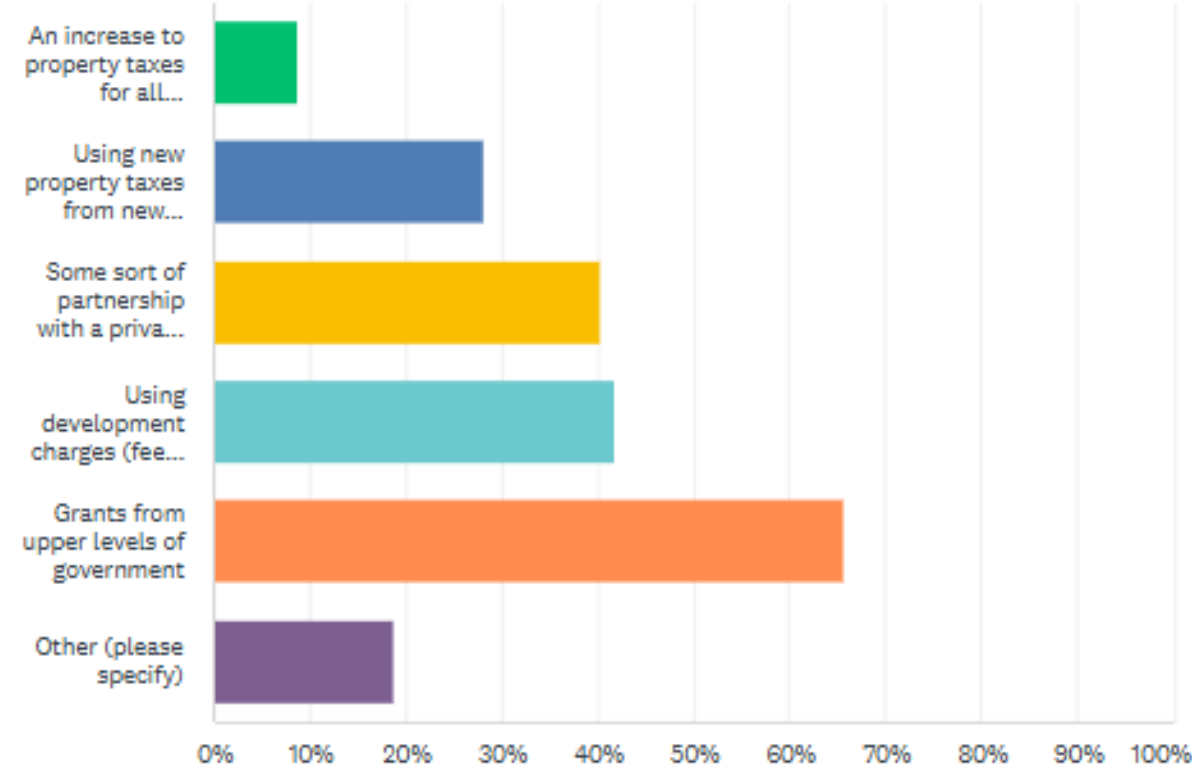


68% of respondents would like to see funding for a public space development come from grants from upper levels of government.

Comments About Funding for the Grain Terminal Property

If the grain terminal property required demolition, the cost is estimated to be approximately \$12 million. How do you think the City should fund the expense, if the space would be used as a public space (i.e. a park or other publicly accessible area?) Choose all that apply.

Answered: 530 Skipped: 19

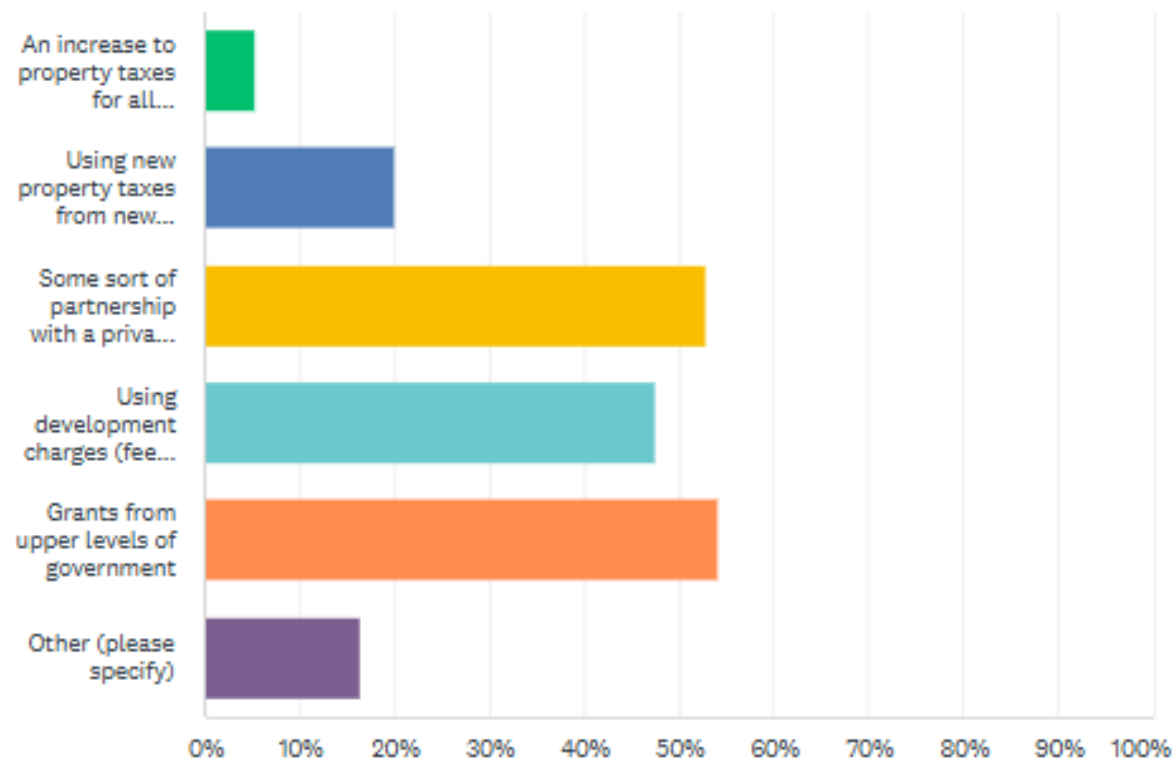


66% of respondents thought grants from upper levels of government should fund the demolition – for public space use.

Comments About Funding for the Grain Terminal Property

If the grain terminal property required demolition, the cost is estimated to be approximately \$12 million. How do you think the City should fund the expense, if the space was to be used for commercial or industrial purposes? Choose all that apply.

Answered: 523 Skipped: 26



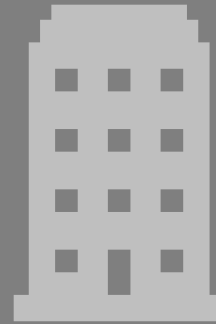
54% of respondents thought grants from upper levels of government should fund the demolition – for commercial or industrial space use.

53% of respondents support a private partnership.

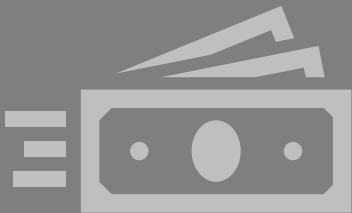
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Other Notable Comments

Industry importance:

- The grain terminal is an important facet in Niagara's agricultural industry

Funding:

- Many respondents opposed using property taxes to fund this project

Demolition:

- Some respondents outright opposed demolition of the grain terminal, citing its historical significance

Beautification:

- Respondents suggested painting murals or beautifying the property to enhance its value as a landmark

Economic growth:

- Commenters stress the loss of jobs if the grain terminal were not to be re-leased for its intended purpose
- Respondents worry about revenue loss for the City

Alternate uses:

- Respondents show moderate support for selling to a private developer to continue industrial use
- There is also moderate support for the land to be used for public enjoyment



Recommendations

That Chief Administrative Officer Report 2025-93 be received; and

That Council direct staff to continue working with subject matter experts in the field to assess and identify viable future tenants for the Port Colborne Grain Terminal.

Questions?



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