

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

AGENDA



Tuesday, August 13, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

1. Call to Order

2. Adoption of Agenda

Proposed Resolution #1

Moved By: _____

Seconded By: _____

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, August 13, 2024, be adopted.

3. Disclosures of Pecuniary Interest and the General Nature Thereof

4. Adoption of Minutes of Previous Meeting

Proposed Resolution #2

Moved By: _____

Seconded By: _____

THAT the minutes of the Economic Development Advisory Committee of July 9, 2024, be approved.

5. General Business and Reports

5.1 Monthly Activity Update

5.2 VIP - Phase 2 - Lot Layout, Pricing Review and Marketing

6. Planning Items Circulation

- 6.1 Application for Official Plan Amendment and Zone Change OP24-06-7 and ZN7-24-06 - Station View
- 7. Community Strategic Plan
 - 7.1 Town Hall Update
- 8. Information Items
 - 8.1 Town of Plympton-Wyoming - Underserviced Cellular Communication Services in Rural and Urban Centres
- 9. Boundary Adjustment
- 10. Community Organization Updates
 - 10.1 Downtown Business Improvement Association
 - 10.1.1 Report from BIA Chair
 - 10.2 Tillsonburg District Chamber of Commerce
 - 10.2.1 Report from CEO
 - 10.2.1.1 July Report
 - 10.2.1.2 August Report
 - 10.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors
 - 10.3.1 Monthly Statistics
- 11. Round Table
- 12. Next Meeting
- 13. Adjournment

Proposed Resolution #3

Moved By: _____

Seconded By: _____

THAT the Economic Development Advisory Committee meeting of Tuesday, August 13, 2024 be adjourned at _____ p.m.



**tion of the Town of Tillsonburg
 pment Advisory Committee Meeting
 MINUTES**

Tuesday, July 9, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Dane Willson
 Councillor Bob Parsons
 Deb Gilvesy, Mayor
 Lisa Gilvesy
 Randy Thornton
 Randi-Lee Durham
 Steve Spanjers
 Jesse Goossens
 Mark Renaud, Executive Director, Tillsonburg BIA

Regrets: Suzanne Renken
 Andrew Burns
 Gurvir Hans
 Kirby Heckford

Staff: Kyle Pratt, Chief Administrative Officer
 Cephass Panschow, Development Commissioner
 Laura Pickersgill, Executive Assistant

Regrets: Margaret Puhr, Administrative Assistant

1. Call to Order

The meeting was called to order at 12:02 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Lisa Gilvesy

Seconded By: Councillor Parsons

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, July 9, 2024, be adopted.

Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof

No disclosures of pecuniary interest were declared.

4. Adoption of Minutes of Previous Meeting

Resolution # 2

Moved By: Mark Renaud

Seconded By: Randy Thornton

THAT the minutes of the Economic Development Advisory Committee of June 11, 2024, be amended to reflect the amendment made to resolution #3.

Carried

5. General Business and Reports

5.1 Monthly Activity Update

5.1.1 Revised June Report

This report was added as the report on the June 10, 2024 Committee agenda included inaccurate information in regards to employment records.

5.1.2 July Report

C. Panschow provided an overview of this report.

There was a discussion regarding the growth the Town is experiencing and concerns related to the infrastructure needs to accommodate the growth and what the actual housing needs are for the Town.

5.2 Notice of Passing DC By-Laws

C. Panschow provided a brief overview of the development charges study that was completed through Oxford County.

5.3 2023 Building Activity and Anticipated Development Summary

C. Panschow provided an overview of building activity and trends in previous years.

The Stationview Development was mistakenly included in the presentation as an approved item but it has not yet been approved and should have been reflected under the anticipated developments list.

5.4 VanNorman Innovation Park – Phase 2 Status Update

C. Panschow provided an overview of the background on development of the Van Norman Innovation Park and the next steps required for Phase Two.

The Committee, at a future meeting, would like to see information on:

- Lot configuration
- Comparable land price data/pricing strategies for industrial parks in southwestern Ontario
- Potential marketing strategies including the potential for commercial zoning
- Options for commercial zoning areas
- Timing for listing, list on lot one versus wait-listing
- Lot coverage provisions of competitor municipalities

The Town needs to obtain from Oxford County confirmation of the servicing level capabilities of this site before any developments proceed.

B. Parsons left the meeting at 1:24 p.m.

6. Planning Items Circulation

6.1 Application for Official Plan Amendment and Zone Change OP24-06-7 and ZN7-24-06 - Station View Developments Inc.

This item to be deferred to the next meeting.

7. Community Strategic Plan

7.1 Town Hall Update

K. Pratt provided a summary of the decision made by Council yesterday to proceed with the option to do a complete demolition and rebuild at the 10 Lisgar Avenue site.

Report

7.2 Affordable and Attainable Housing Committee

The next meeting scheduled for this Committee is July 24, 2024.

7.3 Health Care Committee

A health care recruiter has been hired and has commenced his duties working out of the hospital.

8. Boundary Adjustment

J. Goossens and C. Panschow are working together on a presentation to Council in August.

9. Community Organization Updates

9.1 Downtown Business Improvement Association

9.1.1 Report from BIA Chair

M. Renaud provided a summary of the BIA report.

Opportunity was provided for members to ask questions.

K. Pratt left the meeting at 1:36 p.m.

9.2 Tillsonburg District Chamber of Commerce

A hard copy report was submitted at the meeting. This will be added to the next agenda for reference.

9.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

9.3.1 Monthly Statistics

The Committee reviewed the statistics provided.

10. Round Table

Norwich Township offered 400 hectares of land to the City of Woodstock to assist with rerouting of a truck route.

The BIA Board supported the zone change proposal for the Stationview Development.

11. Next Meeting

August 13, 2024 12:00 p.m.

12. Adjournment

Resolution # 3

Moved By: Randy Thornton

Seconded By: Mark Renaud

THAT the Economic Development Advisory Committee meeting of Tuesday, July 9, 2024 be adjourned at 1:42 p.m.

Carried

Monthly Activity Update – (August 2024)

Prepared for the Economic Development Advisory Committee

Project Name/Reference	Status
Bridge Street Re-Imagining Task Force	<p>April 8 - Update to Council April 10 – Survey Released April 17 – Public Information Centre June 8 – Second Public Information Centre June 8 to July 1 – Second Survey Period</p> <p>Next steps include:</p> <ul style="list-style-type: none"> • Awaiting delivery of final document and costing • Final Task Force review and recommendation • Bring to Council for Consideration
Boundary Adjustment	<p>Current Status:</p> <ul style="list-style-type: none"> • CN Watson has been retained by County to undertake the Comprehensive Population and Employment Forecasts and have commenced work on gathering background info for their analysis. Land inventory has been provided to the consultant with draft study due in Q3 for consultation • Comprehensive OP Update – Province has released draft Provincial Policy Statement (PPS), which is expected to be finalized in fall 2024 • June 11 EDAC motion to be brought forward to Council
Future Industrial Growth/Phase 2 VIP	<ul style="list-style-type: none"> • Council approved award of detailed design contract to Dillon Consulting on March 25, 2024 <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Committee to make recommendations to Council on pricing and marketing strategy
Town Hall Project	<p>Council approved moving forward with a revised design option for a complete demolition and rebuild on the Customer Service Centre property at their July 8 meeting.</p> <p>Final design and cost subject to future Council approval</p>
Job Market Pulse	<p>Summary of the jobs available in Tillsonburg and Oxford for July 2024:</p>

[Tillsonburg Jobs Data](#)

358 Active Job Posts (up 10%), 190 New Job Posts (up 25%), 156 Companies Hiring (up 10%).

Top Sectors Hiring:

- Other motor vehicle parts manufacturing
- General hospitals
- Employment placement agencies
- Limited Service Eating Places
- Supermarkets and other grocery

Top hiring companies are: TDMH, Marwood, Armtec, Goodwill Industries, Town of Tillsonburg

[Oxford Jobs Data](#)

1,791 Active Job Posts (up 2%) with 900 New Job Posts (up 19%) and 764 Companies Hiring (down 4%).

Top Sectors Hiring:

- Employment placement agencies
- General hospitals
- Limited service eating places
- Supermarkets and other grocery
- Community care facilities

Top hiring companies are: Woodstock Hospital, Sienna Senior Living, Kijiji, Sysco, Marwood Int'l,

Note: Oxford County has approximately 66,000 jobs so the County's October job vacancy rate is estimated at 2.7%

Van Norman Innovation Park – Phase 2 Status Update

Economic Development Advisory
Committee

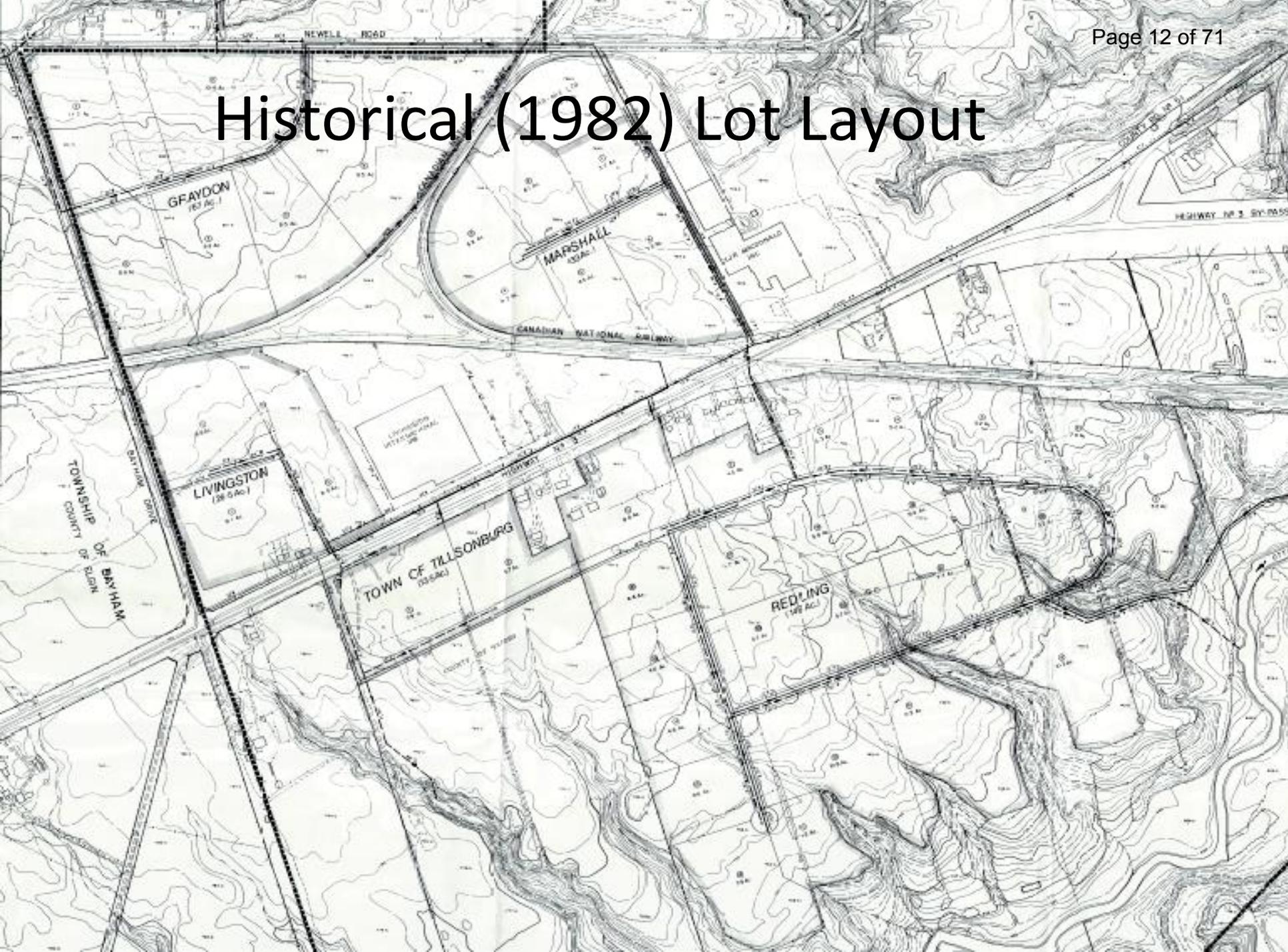
August 13, 2024



Outline

- Historical (1982) Layout
- Conceptual Lot Layouts/Building Footprint Examples
- Zoning Considerations
- Pricing Examples – Area Industrial Parks
- Discussion Regarding Pricing and Potential marketing strategies

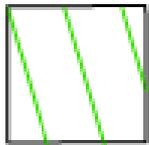
Historical (1982) Lot Layout



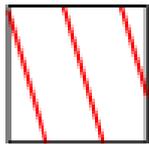


Conceptual Lot Layout and Building Footprint Examples

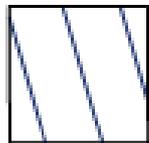
Conceptual Lot Layout - Legend



70m BUFFER ZONE BETWEEN RESIDENTIAL AND GENERAL INDUSTRIAL ZONES



20m BUFFER ZONE BETWEEN RESIDENTIAL AND RESTRICTED INDUSTRIAL ZONES



SWM POND



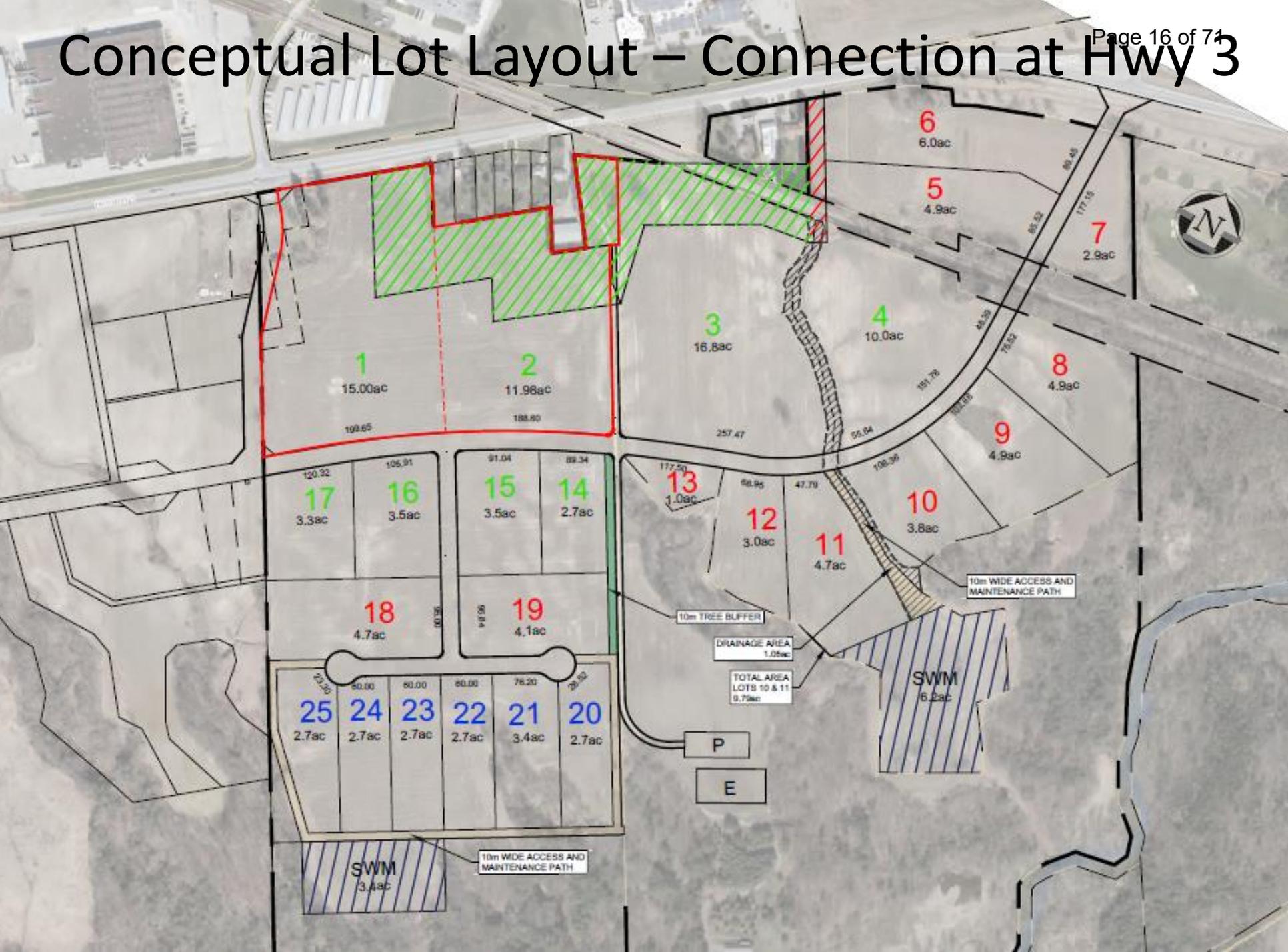
MUNICIPAL DRAIN

Conceptual Lot Layout – Zoning Table

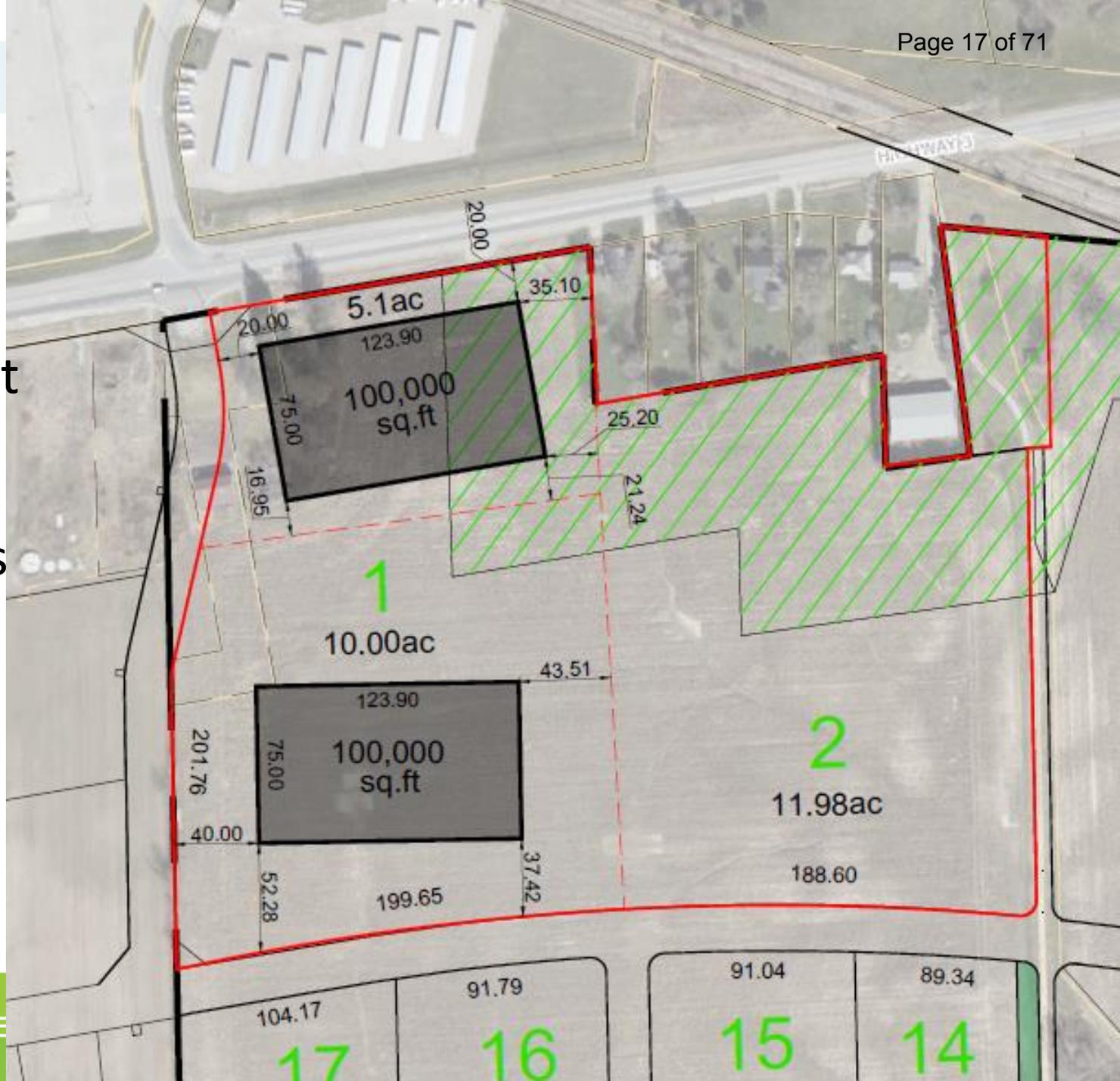
ZONING TABLE:

5-13, 18-20	RESTRICTED INDUSTRIAL ZONING (MR)
1-4, 14-17	GENERAL INDUSTRIAL ZONING (MG)
20-25	RESTRICTED INDUSTRIAL SPECIAL

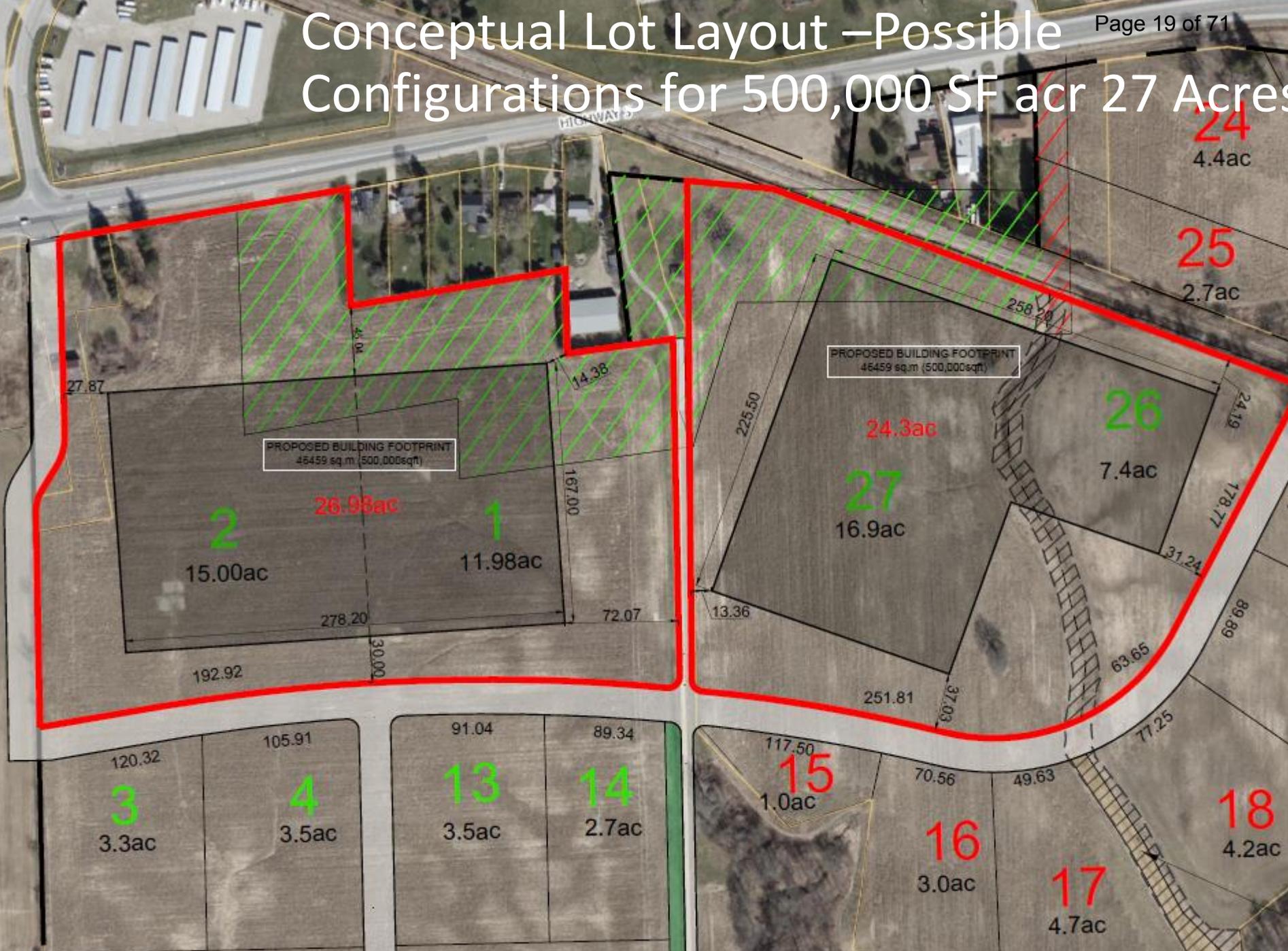
Conceptual Lot Layout – Connection at Hwy 3



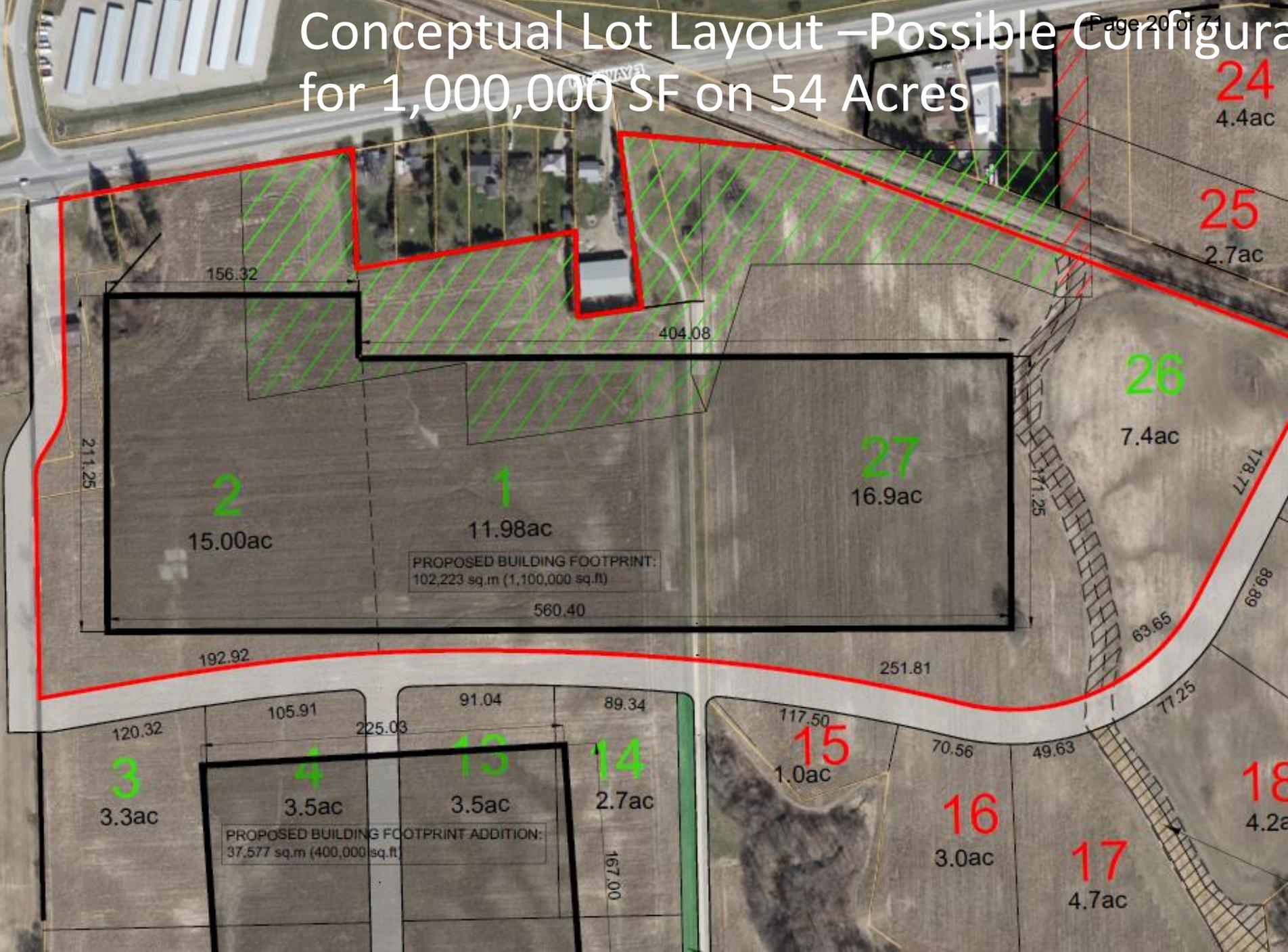
Conceptual Lot Layout – Lot 1 Possible Configurations



Conceptual Lot Layout – Possible Configurations for 500,000 SF ac 27 Acres



Conceptual Lot Layout – Possible Configuration for 1,000,000 SF on 54 Acres





Pricing Examples – Area Industrial Parks

Dutton – 80 Kms West

**AVISON
YOUNG**

35.007 ACRES - FOR SALE

29548 Pioneer Line
Dutton, Ontario

Mar 2024
Asking price
of \$6.8 M or
\$195,000/
acre
- Rural
services



St Thomas – 48 Kms West

Jan 2024 Asking price of \$350,000/ Acre

WE MAKE IT HAPPEN! ACROSS ONTARIO

Broccolini's lands on Sunset Road, located on the boundary of the City of London & County of Elgin, represent one of the larger industrial zoned development sites in the province of Ontario. The entire property is approximately 622 acres, with 95 acres already having been developed for Amazon. The remaining 527 acres, with unparalleled scale, represents a unique opportunity for large scale industrial development in Southwestern Ontario. With an ability to cater towards design build opportunities and a multitude of industrial uses, the property is well positioned to attract large scale users looking to own or lease.

Lot Size **527 Acres** Asking price **\$350,000 Per Acre**

HIGHLIGHTS

- + 527 acres total remaining.
- + 157 acres ready to go
- + Various size parcels available from 63 acres +
- + **EXEMPT FROM DEVELOPMENT CHARGES!**
- + Potential CN Rail Serviced Site (TBC)
- + Accessible via two interchanges
 - 2.5 km to Highway 401 via Colonel Talbot interchange
 - 6.5 km to Highway 401 via Wonderland Road South interchange
- + 30 minutes southwest of London International Airport
- + Construction commencement as early as 2024 on east side, to target end 2025/early 2026 operational date

11884 Sunset Road, St. Thomas, Ontario
Directly adjacent to Amazon's new 2.8 million square foot facility

EXTREMELY RARE OPPORTUNITY IN SOUTHWESTERN ONTARIO
EXEMPT FROM DEVELOPMENT CHARGES!

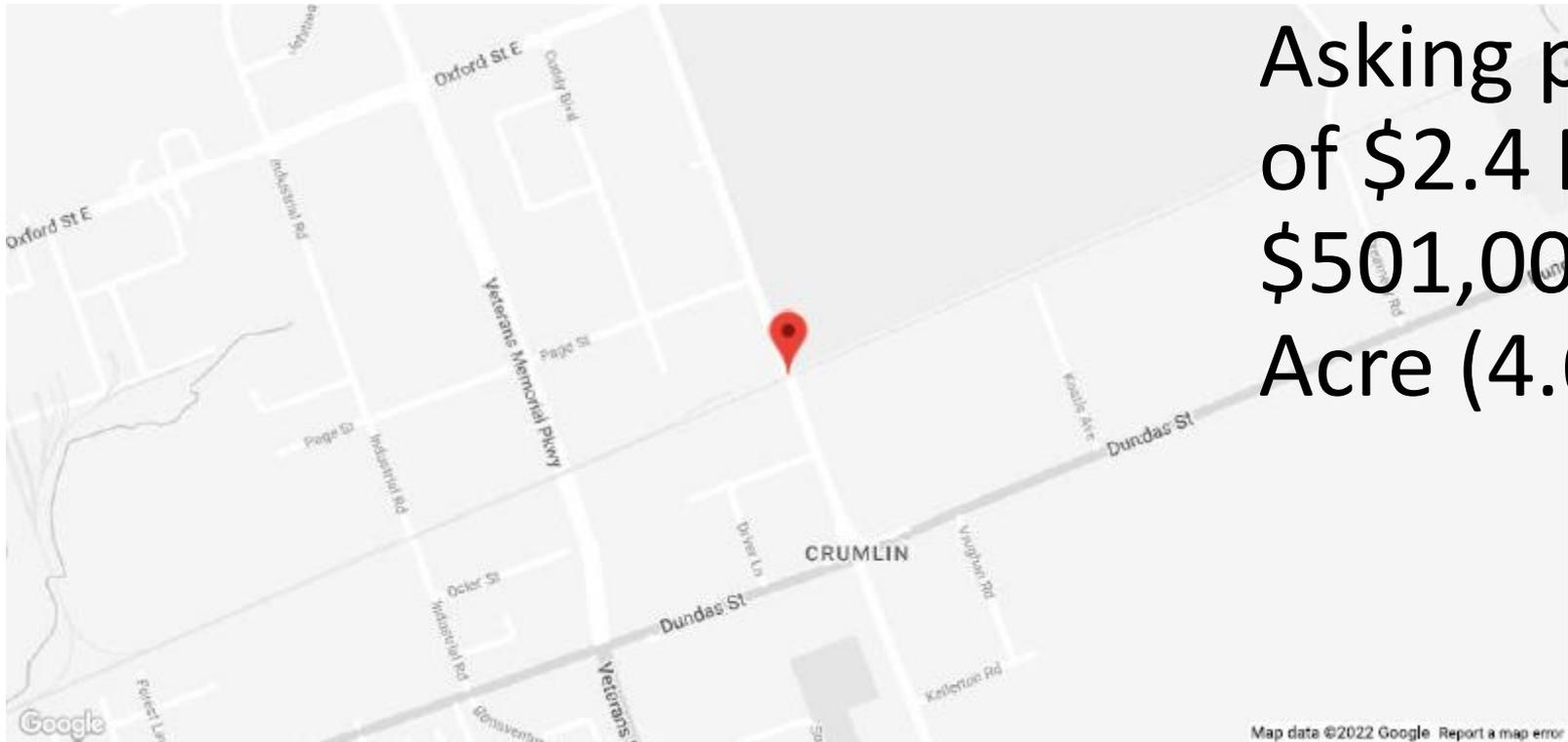


HEAVY POWER!

- + 3MW of power 2024
- + 21MW of power end of 2025

London – 55 Kms West

Jan 2024
Asking price
of \$2.4 M or
\$501,000/
Acre (4.69 A



St Thomas – 40 Kms West

Jan 2024 – 288 Acres with limited servicing or pricing info available



Rail+Road Industrial Park

An industrial land sale opportunity strategically located in the logistics hub of St. Thomas in a pivotal moment of rapid growth. From trains to electric vehicles — the catalyst of St. Thomas' transformation.



Kitchener – 90 Kms East

Sep 2023
Asking
price of
\$2.4 M or
\$600,000/
Acre



Woodstock – 40 Kms East

440-476 BEARDS LANE | WOODSTOCK, ON
RARE TRUCKING ZONED SITE ALONG HWY 401

Flat Site, Zoned and Serviced
Ready for Use and Development

Can Be Sold Separately As Two Lots

May 2023
Asking
price of
\$10.2 M or
\$1,000,000
/ Acre

\$1,000,000 / ACRE



CONNECTED. ENRICHED. INSPIRED.

10.18 ACRES • EXCLUSIVE SALE

Ingersoll – 30 Kms North

385 THOMAS STREET | INGERSOLL, ON

Ready to Use Industrial Site Near Highway 401

Located next to CAMI, Canada's first EV Vehicle Plant

May 2023
Asking
price of
\$13 M or
\$900,000/
Acre



CONNECTED. ENRICHED. INSPIRED.

±14.47 ACRES • EXCLUSIVE SALE

Discussion: Pricing and Marketing Strategies

- What does the Committee believe is a market value of these lands?
- Proceed with marketing remaining lands on a “wait-list” type basis?
- To list or to not list?

Discussion: Pricing and Marketing Strategies

- Town's Real Estate Services Agreement ends Dec 31, 2024, but can be reviewed for two additional 1 year terms
- Fee Structure
 - 2.5% to previously identified buyer
 - 4% without cooperating brokerage
 - 5% with cooperating brokerage
- Helped achieve a 320% increase in land value for 2 acres of land in VIP (to \$160,000/Acre)
 - Based on Town belief they could have achieved a sale at \$100,000/Acre, the Town spent \$12,800 to achieve an increase in value of \$120,000 (to \$320,000)
- Contend that a piecemeal approach (some listed, some not) to listing parcels within Phase 2 is not optimal for selling out the innovation park lands, sends mixed messages
- Supply is increasing and demand is softening so timing of release to market is becoming more important

Next Steps - External

- Proceed with marketing/sale of initial 15 acres that are already serviced

Outstanding Items

- Bring more detailed information forward as available
 - Conceptual plan “ground truthed” with topographical data, any EIS impacts, transportation (rail, MTO) info, etc
 - Detailed servicing information with water, wastewater, storm, and electrical

From: [Laurel Davies Snyder](#)
To: [Planning](#); [Planning](#)
Subject: Application for Official Plan Amendment and Zone Change OP24-06-7; ZN7-24-06 - Station View Developments Inc.
Date: Friday, June 14, 2024 2:35:02 PM

**Re: Applications for Zone Change and Official Plan Amendment
Station View Developments Inc.
File No. OP24-06-7; ZN7-24-06
Plan 500, Lot 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29,
and 33 Venison Street West
Town of Tillsonburg**

Hello,

The County of Oxford and Town of Tillsonburg have received applications for an Official Plan Amendment and Zoning By-law Amendment from the above-noted owner.

The intent of the Official Plan Amendment is to redesignate the subject lands currently designated as Entrepreneurial District and Community Facility to Entrepreneurial District with special provisions to permit retail and high density residential land uses, and a residential density of up to 215 units per hectare.

The intent of the Zoning By-law Amendment is to rezone the subject lands from 'Special Major Institutional Zone (IN2-3)' and 'Entrepreneurial Zone (EC)' to 'Special Entrepreneurial Zone (EC-sp)'. The proposed zoning includes a number of modifications to the standard provisions of the 'EC' Zone, as follows:

- Include art gallery; assembly hall; automated banking machine; bakeshop; bar or tavern; convenience store; eating establishment excluding a drive-through facility, including an outdoor patio/terrace and pop-up style food vending as part of the market; farm produce retail outlet; fitness club; liquor, beer, and/or wine store; market; retail food store; and, retail store as additional permitted uses;
- Define a Stacked Townhouse (Multiple Unit Dwelling) as "a dwelling of two or more storeys in height and containing four or more dwelling units, which may have direct access at street level and/or a common shared entrance at street level or above the first floor which the occupants have the right to use in common (halls and/or stairs and/or elevators and yards)";
- Define lot line abutting Bridge Street as the front lot line;
- Reduce the Minimum Rear Yard Depth to 2.5 m (8.2 ft);
- Increase the allowable projection of canopies, balconies, terraces, steps and other protrusions either mechanical functional or decorative for the Rear Yard and Exterior Side Yard to permit a nil setback to the rear or exterior side lot line;
- Allow for a Combined Maximum Lot Coverage of 55% (Residential and Non-Residential Uses);
- Allow for a Combined Minimum Landscaped Open Space of 30% (Residential and Non-Residential Uses);
- Increase the Maximum Height of Apartment Dwelling to 35 m (114.8 ft);
- Increase the Maximum Height of Multiple Unit Dwelling to 14 m (45.9 ft);
- Reduce the required Minimum Amenity Area to 10m² per Residential Unit (inclusive

of private balconies/terraces, shared roof terraces, outdoor courtyard space and interior shared amenity space);

- Reduce the required Children's Play Area to a combined total of 40m²;
- Reduce the required parking provisions to:
 - 1 space per 20 m² for eating establishment;
 - 1 space per 40m² for all other non-residential uses;
 - 1.2 spaces per residential dwelling unit;
- For Multiple Unit Dwellings and Apartment Dwellings:
 - remove the provision for Maximum Number of Dwellings per Lot;
 - remove the provision for Minimum Lot Area per Residential Unit;
 - allow for a Minimum Front Yard Depth of 0 m;
 - allow for a reduced Exterior Side Yard Depth of 3.0 m (9.84 ft);
 - allow for underground parking;
- For Non-Residential Uses:
 - allow for an Exterior Side Yard Depth of 3.0 m (9.84 ft);

The effect of the proposed amendments would be to facilitate the development of the following two (2) new buildings on the subject lands, described below, for a total of up to 188 new residential units (approximately 86 one-bedroom units, 71 two-bedroom units, 6 three-bedroom units) and approximately 1,592 m² (17,125 ft²) of commercial space.

Building A: mixed-use residential and commercial building consisting of four (4) components described below. The proposed maximum height for Building A is 35 m (114.8 ft).

- Component 1: 5 2-storey townhouses fronting onto Bidwell Street; 1 2-storey townhouse unit and commercial space fronting onto Venison Street; commercial space fronting onto Venison Street, and apartment dwelling facing Bidwell Street;
- Component 2: commercial space and an apartment dwelling fronting onto Bridge Street;
- Component 3: 3 townhouses and apartment dwelling facing Rolph Street, commercial space at the corner of Venison Street and Rolph Street, and two townhouse units facing Venison Street.

Building B: one 3-storey 7-unit multi-residential block (stacked townhouses) to be located in the north section of the subject property, fronting onto Venison Street. The proposed maximum height for Building B is 14 m (45.9 ft).

Underground parking consisting of 302 spaces will be provided for residents and visitors of the proposed development.

The subject lands are legally identified as Plan 500 Lot 800, Town of Tillsonburg, and bounded by Venison Street, Bidwell Street, Bridge Street, and Rolph Street, and municipally known as 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West. Tillsonburg.

In support of the applications, the Applicant has submitted a Transportation Impact Study, Functional Servicing Report, Schematic Drawings, and a Planning Justification Report (which includes a Site Plan Concept, Shadow Study Imaging, and Urban Design Memo). Links to these studies, the application forms and location maps are attached to this email. Additional information relating to the Official Plan Amendment and Zone Change is available upon request.

We would appreciate receiving your comments and suggestions prior to **July 9, 2024**, so that we may respond to the applications. Email responses are preferred and acceptable. **Please ensure that your responses are sent to planning@oxfordcounty.ca.**

[2. \(220693\) 129 Bidwell St, Tillsonburg TIS - FINAL 1.0.0 - 2024.04 \(Submission Copy\).pdf \(5861Kb\)](#)

[3. Functional Servicing Report.pdf \(3342Kb\)](#)

[4. 23010 Station-District-Tillsonburg_Schematic Drawings \(1\).pdf \(14468Kb\)](#)

[5. PJR - Station District - Final - Compiled.pdf \(31249Kb\)](#)

[Plate 1.pdf \(689Kb\)](#)

[Plate 2.pdf \(1776Kb\)](#)

[Plate 3.pdf \(6953Kb\)](#)

[op24-06-7_appl-20240529.pdf \(3006Kb\)](#)

[7-26-06_appl-20240529.pdf \(2616Kb\)](#)

Thank you.

Laurel

Laurel Davies Snyder, MA, MCIP, RPP

Development Planner | Community Planning

ldaviessnyder@oxfordcounty.ca

519.539.9800 ext 3217 | 1.800.755.0394 ext 3217

Plate 3: Applicant's Sketch

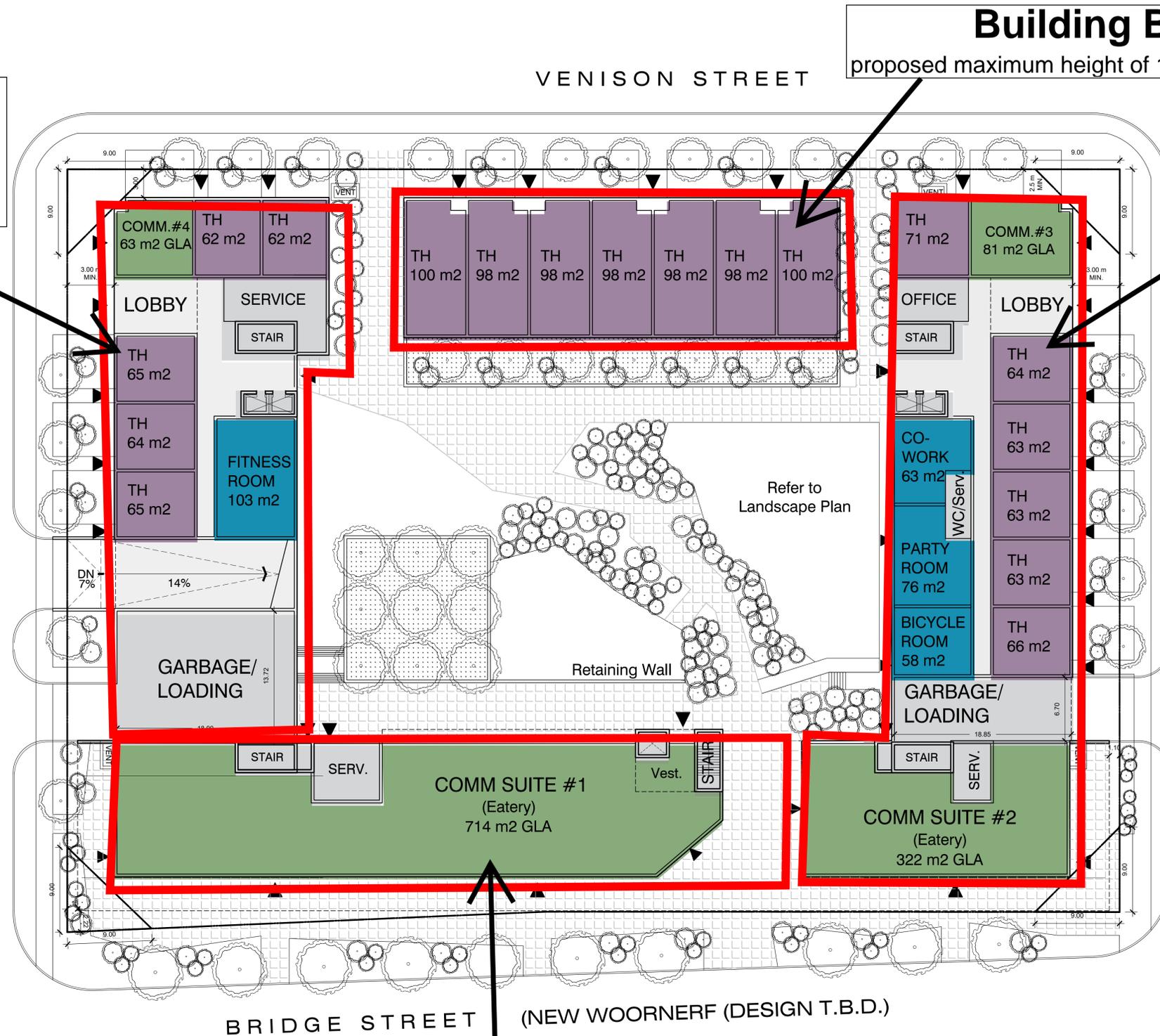
File Nos: OP 24-06-07; 7-24-06 (Station View Developments)

Plan 500, Block 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West

Building A - Component 3
proposed maximum height of 35 m (114.8 ft)

Building B
proposed maximum height of 14 m (45.9 ft)

Building A - Component 1
proposed maximum height of 35 m (114.8 ft)



SITE DATA

1. Areas			
Lot Area	8892 m ² (95,713 ft ²)	Lot Coverage	
P2	3935 m ² (42,356 ft ²)	Res. (max.)	40% 34%
P1	7664 m ² (82,495 ft ²)	Non-Res. (max.)	35% 15%
L1	4327 m ² (46,575 ft ²)	Landscape(min.)	30% 42%
L2	3768 m ² (35,381 ft ²)		
L3	3287 m ² (35,381 ft ²)		
L4-L6	2596 m ² (27,943 ft ²)		
L7	2100 m ² (22,604 ft ²)		
L8	1742 m ² (18,751 ft ²)		
L9	154 m ² (1,658 ft ²)		
Total Area	34,765 m² (374,207 ft²)		

Suite #4 (Other)	63 m ²
Suite #5 (Other)	477 m ²
TOTAL =	1,591 m² (17,125 ft²)

1.3 Amenity Areas:

Shared Indoor Amenities	
Party Room	76 m ²
Co-Working Space	63 m ²
Fitness Room	103 m ²
Bicycle Room	58 m ²
TOTAL =	300 m² (3,229 ft²)

Shared Outdoor Amenities	
Resident's Courtyard	700 m ²
Children's Play Area	45 m ² (Exclusive of Total)
TOTAL =	700 m² (7,535 ft²)

Private Outdoor Amenities	
Balconies (Suites)	4.3 m ² /per unit x 163 = 704 m ²
Terrace (Town A)	16 m ² /per unit x 7 = 112 m ²
Terrace (Town B)	22 m ² /per unit x 7 = 154 m ²
Terrace (Town C)	8.6 m ² /per unit x 11 = 95 m ²
TOTAL AREA =	1065 m² (11,464 ft²)
TOTAL PER UNIT =	10 m² per Residential Unit

2. Residential Suites

Level 1 = 18 TH	Suite Mix: 46% One Bedrooms 47% Two Bedrooms 7% Three Bedrooms
Level 2 = 22 UNITS	
Level 3 = 28 units	
Level 4 = 28 units	
Level 5 = 28 units	
Level 6 = 28 units	
Level 7 = 22 units	
Level 8 = 14 units	
TOTAL = 188 UNITS	Towns: 25 Units (18 Two Bed, 7 Three Bed) Suites: 163 Units (86 One Bed, 71 Two Bed, 6 Three Bed)

3. Underground Parking:

Parking Level 1 = 198
Parking Level 2 = 104
TOTAL = 302 PARKING SPACES

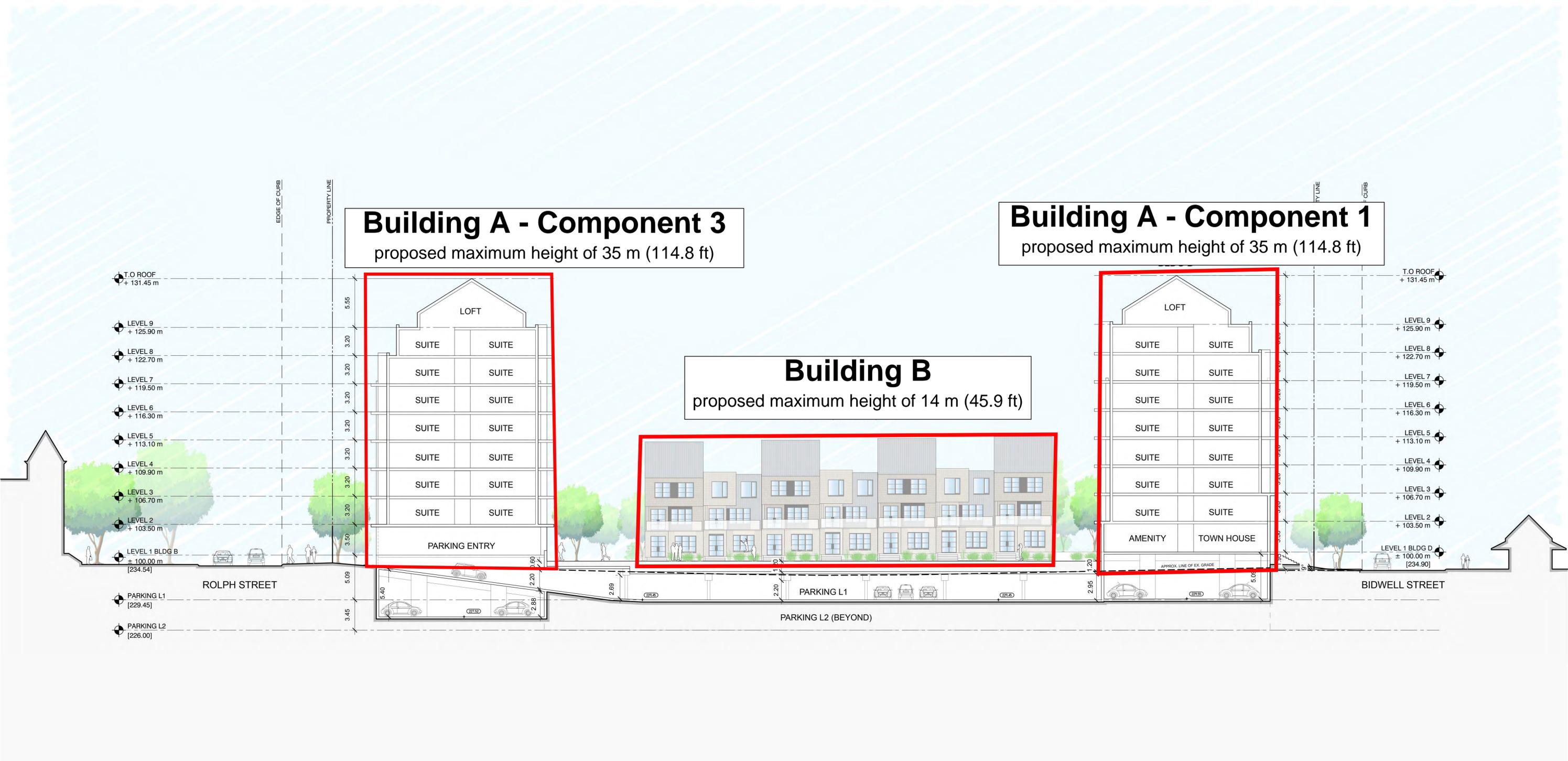
Residential:	230 SPACES (1.20 Space / Unit)
Commercial (Eatery):	54 SPACES (1 Space / 20m ²)
Commercial (Other):	16 SPACES (1 Space / 40m ²)

4. Dimensions:

	Provided:	Current Zoning:
Building Height (Mid-Rise Buildings)	35 m	11 m
Building Height (Towns at Venison St)	13 m	11 m
Building Setbacks	Provided:	
Bridge Street W	0 m	
Venison Street W	2.5 m	
Rolph Street	3.0 m	
Bidwell Street	3.0 m	

0 m setback to canopies, balconies, terraces, steps and other protrusions either mechanical, functional or decorative.

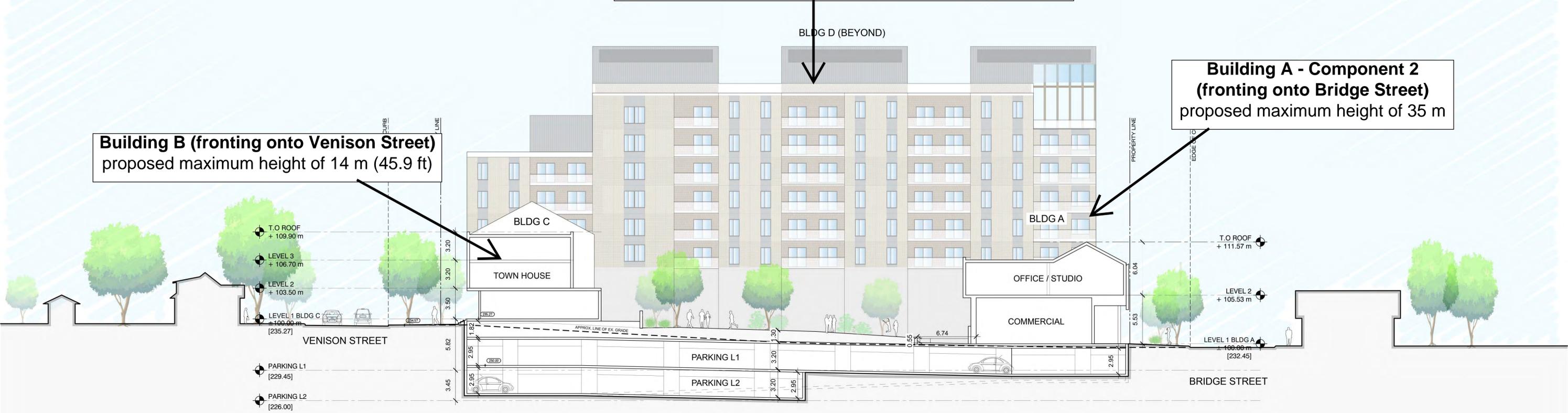


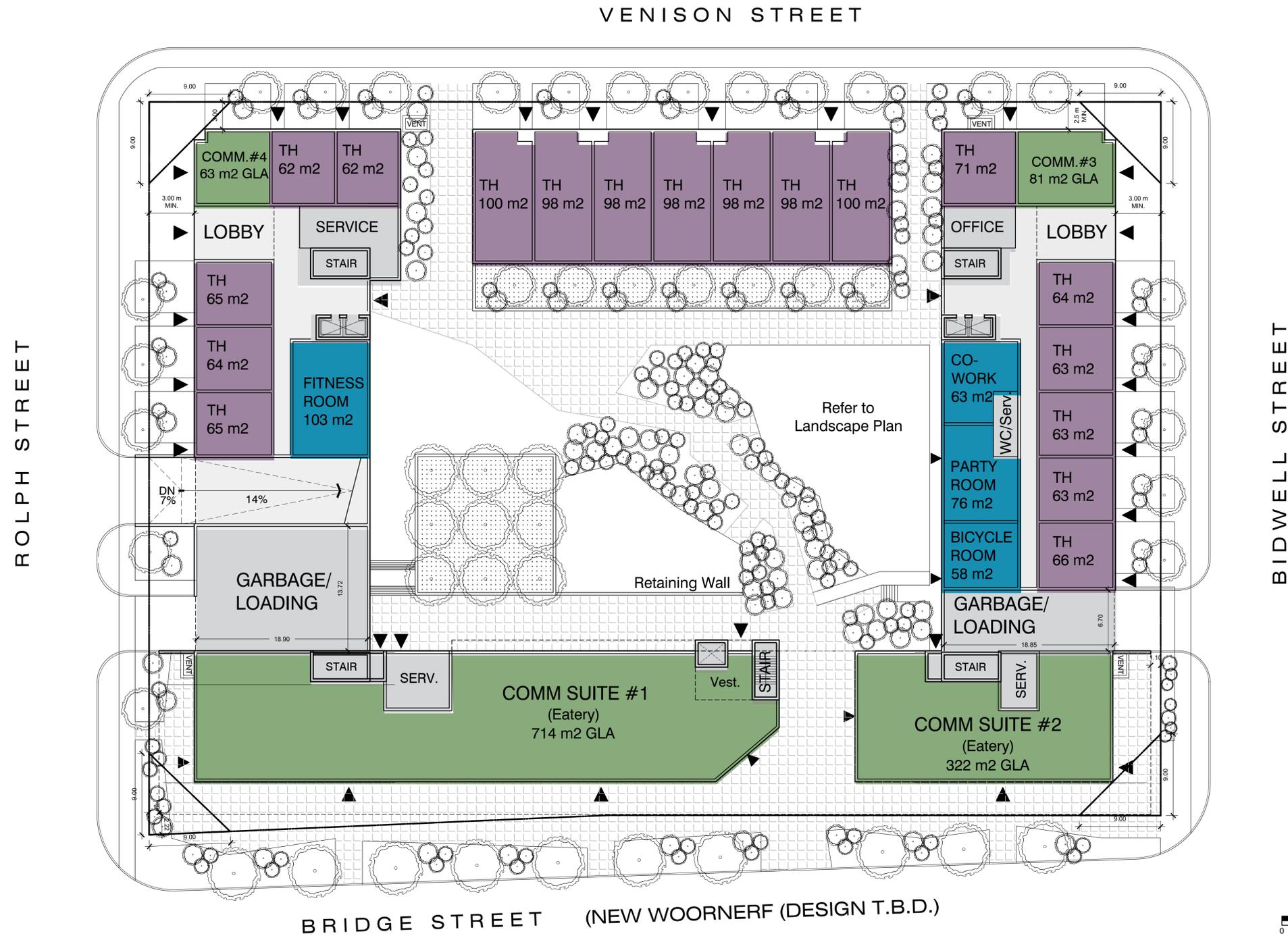


Building B (fronting onto Venison Street)
proposed maximum height of 14 m (45.9 ft)

Building A - Component 3 (fronting onto Rolph Street)
proposed maximum height of 35 m (114.8 ft)

Building A - Component 2 (fronting onto Bridge Street)
proposed maximum height of 35 m





SITE DATA

1. Areas

Lot Area	8892 m ² (95,713 ft ²)	Lot Coverage	Req.	Proposed
P2	3935 m ² (42,356 ft ²)	Res. (max.)	40%	34%
P1	7664 m ² (82,495 ft ²)	Non-Res. (max.)	35%	15%
L1	4327 m ² (46,575 ft ²)	Landscape(min.)	30%	42%
L2	3768 m ² (35,381 ft ²)			
L3	3287 m ² (35,381 ft ²)			
L4-L6	2596 m ² (27,943 ft ²)			
L7	2100 m ² (22,604 ft ²)			
L8	1742 m ² (18,751 ft ²)			
L9	154 m ² (1,658 ft ²)			
Total Area	34,765 m² (374,207 ft²)			
GFA	23,622 m² (254,265 ft²)			

1.2 Commercial Areas (Gross Leasable Areas):

Suite # 1 (Eatery)	714 m ²
Suite # 2 (Eatery)	322 m ²
Suite # 3 (Other)	81 m ²
Suite # 4 (Other)	63 m ²
Suite # 5 (Other)	477 m ²
TOTAL =	1,591 m² (17,125 ft²)

1.3 Amenity Areas:

Shared Indoor Amenities

Party Room	76 m ²
Co-Working Space	63 m ²
Fitness Room	103 m ²
Bicycle Room	58 m ²
TOTAL =	300 m² (3,229 ft²)

Shared Outdoor Amenities

Resident's Courtyard	700 m ²
Children's Play Area	45 m ² (Exclusive of Total)
TOTAL =	700 m² (7,535 ft²)

Private Outdoor Amenities

Balconies (Suites)	4.3 m ² /per unit x 163 = 704 m ²
Terrace (Town A)	16 m ² /per unit x 7 = 112 m ²
Terrace (Town B)	22 m ² /per unit x 7 = 154 m ²
Terrace (Town C)	8.6 m ² /per unit x 11 = 95 m ²
TOTAL AREA =	1065 m² (11,464 ft²)
TOTAL PER UNIT =	10 m² per Residential Unit

2. Residential Suites

Level 1 = 18 TH	Suite Mix: 46% One Bedrooms 47% Two Bedrooms 7% Three Bedrooms Towns: 25 Units (18 Two Bed, 7 Three Bed) Suites: 163 Units (86 One Bed, 71 Two Bed, 6 Three Bed)
Level 2 = 22 UNITS	
Level 3 = 28 units	
Level 4 = 28 units	
Level 5 = 28 units	
Level 6 = 28 units	
Level 7 = 22 units	
Level 8 = 14 units	
TOTAL = 188 UNITS	

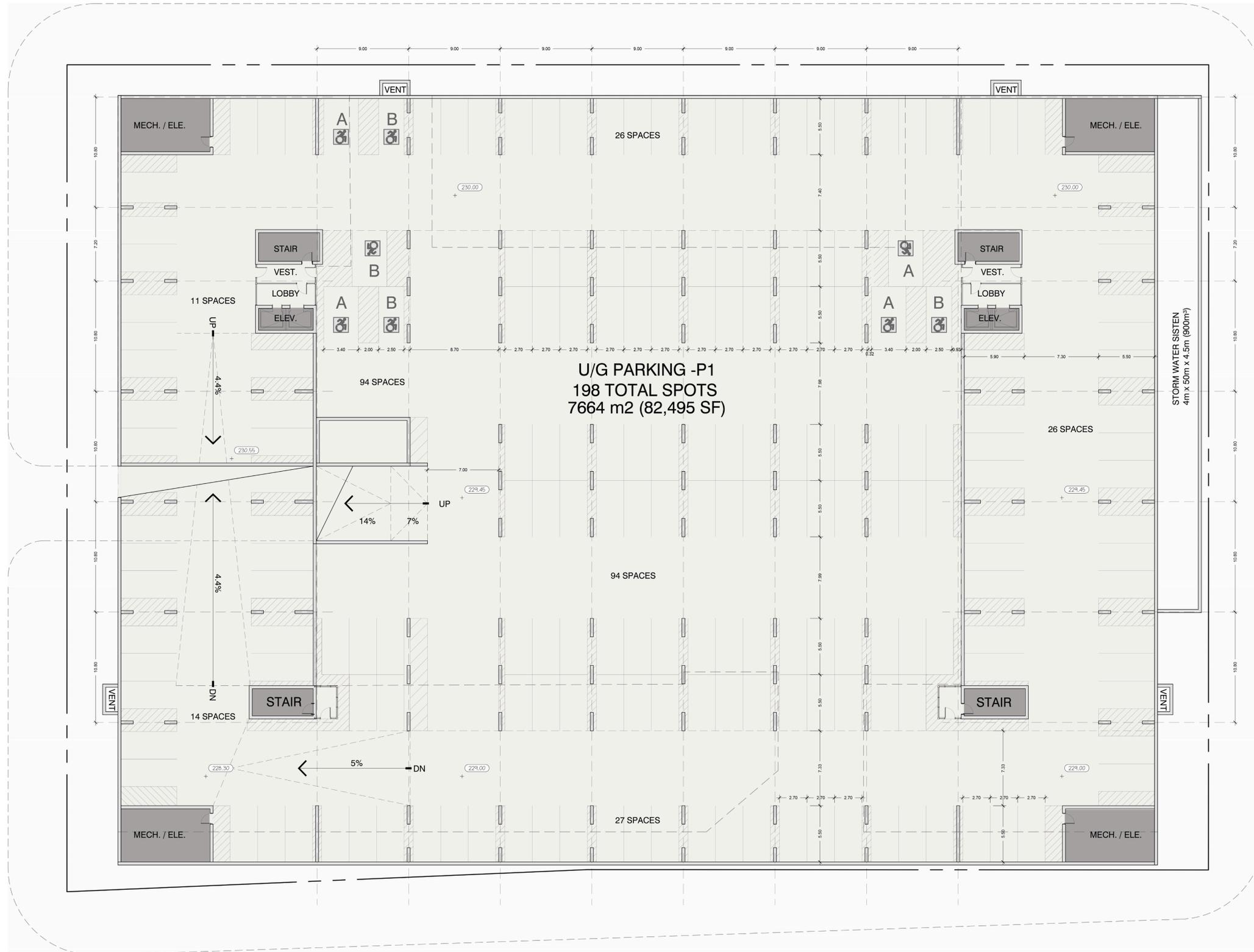
3. Underground Parking:

Parking Level 1 = 198	
Parking Level 2 = 104	
TOTAL = 302 PARKING SPACES	
Residential:	230 SPACES (1.20 Space / Unit)
Commercial (Eatery):	54 SPACES (1 Space / 20m ²)
Commercial (Other):	16 SPACES (1 Space / 40m ²)

4. Dimensions:

	Provided:	Current Zoning:
Building Height (Mid-Rise Buildings)	35 m	11 m
Building Height (Towns at Venison St)	13 m	11 m
Building Setbacks	Provided:	
Bridge Street W	0 m	
Venison Street W	2.5 m	
Rolph Street	3.0 m	
Bidwell Street	3.0 m	

0 m setback to canopies, balconies, terraces, steps and other protrusions either mechanical, functional or decorative.







Subject: July 2024 – New Town Hall Project Status Update

Report Number: OPD 24-048

Department: Operations and Development Department

Submitted by: Jonathon Graham, Director of Operation and Development

Meeting Type: Council Meeting

Meeting Date: Monday, July 8, 2024

RECOMMENDATION

THAT report OPD 24-048 titled “July 2024 – New Town Hall Project Status Update” be received as information; and

THAT Council direct/select Option [*intentionally left blank*] to finalize the New Town Hall’s Design Development process.

*Through this report Council may consider the **CONSOLIDATED SUMMARY** to complement the analysis and options at the end of this report.*

BACKGROUND

Through necessary milestones and scheduled activities to date but going back as far as a 2016 *Town Hall Space Needs Assessment* where in continued efforts of refining a “New Town Hall” build we may recognize staff needs (and in part to the Town’s overall needs) have evolved. Such examples include, but are not limited to, corporate restructuring within various departments, reassessed operational workflows in delivering essential services where ultimately this report is intended to give Council an update on the New Town Hall design to date.

Furthermore with recent changes in recognizing the impacts of the COVID 19 pandemic and hybrid working arrangement/virtual work environments, Town Staff and +VG (the retained architect firm) presented four (4) general options relevant to the space needs as developed over time (i.e. through the previous New Town Hall Steering Committee). The finalized four (4) options for the New Town Hall where presented to Council on [October 10, 2023](#) and consisted of the following:

- “Option #1A** - *would be a one-level Town Hall located at 10 Lisgar Avenue utilizing and expanding on the existing footprint of the building.*
- Option #1B** - *would also be one-level similar to Option 1A. This option differs by omitting the Fire Communications Dispatch Centre and keeping it in its current location at the existing Fire Hall.*
- Option #2A** - *uses a two-story option. The second floor would be built up from the area where the bays currently are located at the Customer Service Centre and then would utilize and reformat the existing main floor with some additions to the main floor space.*

OPD 24-048 July 2024 – New Town Hall Project Status Update

Furthermore, the Fire Communications Dispatch Centre would be relocated to the New Town Hall.

Option #2B - *uses a two-story option similar to Option 2A. The difference with this option is the removal of the Fire Communications Dispatch Centre and would remain at the existing Fire Hall.*

Noteworthy and through **CAO 23-17** Council report, Council consideration was framed per the following motion:

“THAT Council selects Option [intentionally left blank] as the preferred floor plan option;”

Subsequently the following resolution was passed:

Resolution # 2023-442

Moved By: Councillor Luciani **Seconded By:** Deputy Mayor Beres

- A. THAT report titled “CAO 23-17 Town Hall Floor Plan Options” be received as information;
- B. THAT Council selects Option 2A as the preferred floor plan option; and
- C. THAT staff proceeds working with VG+ Architects to prepare a detailed building concept based on the selected floor plan.

Where the subject floor plan, per the above, is attached as Appendix A – 10 Lisgar Ave. – Option 2A.

Continuing forward and at the [November 13, 2023](#) Council meeting the following resolution was passed:

Resolution # 2023-503

Moved By: Councillor Parker **Seconded By:** Councillor Parsons

- A. THAT report titled “CAO 23-25 Sole Sourcing– Town Hall Project” be received as information;
- B. THAT staff be authorized to sole source professional architectural services from The Ventin Group Ltd (+VG Architects) in accordance with Section 6 (b) of the Purchasing Policy for the preparation of design and tender documents for a new Town Hall, for \$770,220 + taxes, with the understanding that the \$330,220 portion would only be undertaken should construction proceed;
- C. That a By-Law be presented for Council’s consideration authorizing the Mayor and Clerk to execute documents necessary to effect an agreement with The Ventin Group Ltd.

Following this resolution, staff worked diligently in partnership with +VG to establish an agreement essentially moving the project into “Design Development” or Detail Design

OPD 24-048 July 2024 – New Town Hall Project Status Update

for the New Town Hall. The by-law to execute the final agreement was passed at the March 25, 2024 Council meeting.

DISCUSSION

Staff have been having regular bi-weekly meetings with representatives from +VG to discuss the Town's needs in continuing the project's Design Development. In consideration to milestones completed and currently underway to date, Council may consider the following:

1. Project Team

After recommendation/resolution **#2023-503** the following staff were assigned to the project:

- Director of Operations and Development – Project Lead
- Development Commissioner – Back-up Project Lead
- Chief Building Official – Lead Design Reviewer/Project Lead
- CAO Executive Assistant – Project Support/Admin

2. Legal Survey

To proceed with a refined detailed design/concept Town staff required a legal survey to be completed for the property in ensuring our due diligence. This was completed by Husted Surveying (in consultation with Town staff) where a topographical survey was required in determining existing site conditions (including identifying underground utilities, etc...). Through these efforts and in overlaying the former and refined concept plans of +VG's Option 2A an identified sanitary sewer servicing Lisgar Ave. (but otherwise within the lot fabric of 10 Lisgar Ave.) was identified to be in direct conflict, or underneath, of the proposed new building (see Appendix F - 10 Lisgar – Existing Topo).

As a stop gap and to mitigate cost, Town staff are in discussions with Oxford County in seeking permission to place a building on top or in close proximity to the subject sanitary sewer. Nevertheless, best management practices, would suggest that this sanitary sewer will have to be relocated in future. Furthermore the Town's Engineering Department is currently working on design alternatives to be presented to County staff in the future.

3. 3D Scan – Measured Drawings

To refine "tie-in" points and to provide spatial accuracy the architect required 3D scanning of the existing building. To this effect this refined and identified some inconsistencies between the original drawings and the actual floor plans of the existing building and would prevent future errors and possible scope changes through construction.

4. Geotechnical

A geotechnical investigation was required to determine the quality of the soils under the existing building and weather the soil quality, via bearing strength analysis, would

OPD 24-048 July 2024 – New Town Hall Project Status Update

support a new two (2) story building (again Option 2A and Appendix B - 10 Lisgar Ave – A1.1 - A2.3 currently reflecting refined design to date).

At the time of preparing this report a draft geotechnical investigation has not been completed; however, Town staff, through discussions with the retained firm JLP Services Inc., have been offered a preliminary opinion per the following:

To “support the proposed building foundations on the stiff silty clay or clayey silt at about 6m to 7.5m below existing grade”.

Essentially the existing soils, between existing grade and to the depth of 6m to 7.5m, have been identified to not have the necessary bearing strength required to support the proposed 2 storey build where the new build will have to import engineered fill.

Furthermore and now knowing the soil excavation is required, a basement could be considered and is reflected in the Appendix E - Order of Magnitude Budget Estimate – New Build attachment at an estimated additional cost of \$1.42 million (excluding HST). The subject basement has a total footprint of 9,500 sf where 40-50% of the dedicated space is proposed for program space.

5. Mechanical/Electrical and Structural Design

As per the scheduled/contract activities and as received by Town Staff on June 3, 2024 both a Mechanical/Electrical Design Brief and Structural Design have been provided based on the refined Option 2A or the most recent concept plan Appendix B - 10 Lisgar Ave – A1.1 - A2.3.

6. Staff Consultation

In April 2024, staff members visited two (2) newly built municipal Town Hall facilities and one (1) Town Hall facility that is under construction with an anticipated move-in this summer. These tours provided staff with insightful knowledge on ideas for incorporation, recommendations of what to do and what not to do, cost-saving initiatives, etc.

Additionally, the CBO and Executive Assistant hosted focus groups with each affected staff department to present the initial floor plan concepts and solicit feedback from staff on their needs and functionality in a New Town Hall design (Appendix A - 10 Lisgar Ave. – Option 2A). Staff were very engaged and an abundance of valuable information was retrieved. Staff provided these comments to the architect to be able to produce a revised floor plan concept. In May 2024, the architect provided a revised floor plan with the majority of requests incorporated (see Appendix B - 10 Lisgar Ave – A1.1 - A2.3). These revised floor plans have been reviewed and a few items need to be addressed before proceeding further on this milestone in “completing” the Design Development stage moving towards individual room Data Sheets.

Noteworthy and through this evaluation process, the reception area/customer service area had several identified deficiency (washroom location, the reception area itself/space, etc.) as compared to the original concept plan of Option 2A. Subsequently,

OPD 24-048 July 2024 – New Town Hall Project Status Update

Town staff and +VG integrated a new reception area/customer services area within the new build area at a proposed height of 1.5 story (again Appendix B - 10 Lisgar Ave - A1.1 - A2.3).

Through further analysis of these features and incorporating staff comments to correct operational design deficiencies, +VG has offered an updated Order of Magnitude where these additions would increase the overall cost estimate by \$1.4 million (see Appendix C - Order of Magnitude Budget Estimate - A1.1 - A2.3)

RECOMMENDATION & FINDINGS

In refining space needs relative to the above and in improving the concept plan towards Design Development, Council may consider the following square footage review:

Build Envelope	Construction Area	
October 2023 (Appendix A and D)	Area of Demolition (Major & Selective)	18,700 sf
	Area of Renovation	8,331 sf
	Area of Addition	16,584 sf
	Total	24,915 sf
June 2024 (Appendix B and C)	Area of Demolition (Major & Selective)	18,794 sf
	Area of Renovation	7,093 sf
	Area of Addition	19,200 sf
	Total	26,293 sf
Square Footage Increase		1,378 sf or 5.5%

Generally the above reflects the elimination of the previous concept, Option 2A, reception area/customer service area and converts it from a renovated area to an improved new build area (i.e. 1,237 sf). In further detail, the reception area/customer service area will now consist of a proposed 1.5 story build with façade improvements. Furthermore and through staff consultation the balance of increased square footage of 141 sf can be attributed to storage, some additional staff and operational needs (i.e. wash-off areas, washroom relocation, etc.).

In considering the timeline of the project to date Town staff has requested an updated Order of Magnitude from +VG where Council may consider the following:

Order of Magnitude	Estimated Cost	Notes
October 2023 (Appendix D)	\$16,863,000	Includes taxes, 15% contingency and relocation allowance
June 2024 (Appendix C)	\$20,017,000	
Estimated Cost Increase	\$3,154,000(+)	

In persevering to minimize cost and the overall tax burden and in considering a balanced but informed decision, Town staff has endeavor to explore a complete

OPD 24-048 July 2024 – New Town Hall Project Status Update

demolition of 10 Lisgar Ave and complete rebuild for Councils consideration. Please note that the following is only a table top exercise insofar as comparing space needs and costs towards a new build (i.e. further details estimates would be required to refine accuracy). To this effect Council may consider Appendix E - Order of Magnitude Budget Estimate - New Build and the following:

Order of Magnitude	Estimated Cost	Notes
June 2024 (Appendix C)	\$20,017,000	Includes taxes, 15% contingency and relocation allowance
June 2024 (Appendix E) – New Build	\$18,905,000	
Estimated Cost Savings	\$1,112,000(+)	

Furthermore and in discussions with +VG, through their professional experience/evaluation of the current construction market to date, accounting for escalation trends from October 2023 through to June 2024 the market is roughly estimated to have increased 12%.

CONSULTATION

Chief Administrative Officer, Development Commissioner, Chief Building Official, CAO's Executive Assistant, Interim Director of Finance/Treasurer, Senior Leadership Team (at touch points) and effected Town staff through the staff consultation period.

FINANCIAL IMPACT/FUNDING SOURCE

Relative to total sunk cost to date and at the time of preparing this report, **\$186,645.34** has been incurred per the budget of **\$770,220** (excluding HST). Furthermore and subject to the schedule identified in +VG's contract council may consider:

Preliminary Milestone Schedule
(To be further developed with Client)

March 12, 2024

	Phase	Dates	Notes:
1	Schematic Design modifications if required	April 1, 2024 to April 19, 2024	Currently completing Item 2 while transitioning into Item 3
2	Design Development	April 22, 2024 to June 17, 2024	
3	Construction Documents	June 24, 2024 to August 30, 2024	
4	Tendering and award of Tender	September 2, 2024 to September 27, 2024	
5	Construction/Contract Admin	October 7, 2024 to December 15, 2025	
6	Project Close-Out	December 22, 2025 to January 30, 2026	

Lastly and in a continued effort to meet Council's goal to reduce/minimize (overall) costs, Valued Engineering, will become more prevalent through the Construction Document stage (**Item 3**) through to Tendering (**Item 4**). To this effect, staff will bring an updated report to Council prior to Tendering.

OPD 24-048 July 2024 – New Town Hall Project Status Update

CONSOLIDATE SUMMARY

Consolidate the options and to summarize the information provided throughout this report, Council may consider the following:

Option	Date with Description	Area/Size (SQ.FT.)	Amount (\$)	Notes/Comments	Attachment
1	October 2023 Original Option 2A <u>Major Notes:</u> - Based on original space needs	24,915	\$16,836,000	Limited future growth.	Appendix A - 10 Lisgar Ave. – Option 2A Appendix D - Order of Magnitude Budget Estimate - Option 2A (Oct. 2023)
2	June 2024 Updated Option 2A <u>Major Notes:</u> - Engineered fill required (no basement) - Sanitary sewer conflict	26,293	\$20,017,000 (+) engineered fill, (+) future sewer relocation	Added 147 sq. ft. of “misc.” and 1230 sq. ft. for the 1.5 storey foyer/customer service area.	Appendix B - 10 Lisgar Ave – A1.1 - A2.3 Appendix C - Order of Magnitude Budget Estimate - A1.1 - A2.3
3	June 2024 Complete demo & new two (2) storey build with basement <u>Major Notes:</u> - Engineered fill required - Sanitary sewer conflict minimized - Basement - Additional design fees/scope change incurred - 3D scan fees unrecoverable	23,351	\$18,905,000 (+) engineered fill, (+) design scope change	- Sanitary sewer conflict in minimized (null) - 100% new building - various design options - additional parking - Option for future addition if needed. - schedule will slip - Loss of some fees already accrued.	Appendix E - Order of Magnitude Budget Estimate - New Build

OPD 24-048 July 2024 – New Town Hall Project Status Update

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will strive for excellence and accountability in government, providing effective and efficient services, information, and opportunities to shape municipal initiatives.

Strategic Direction – Position Tillsonburg as a leader in the municipal sector.

Priority Project – *Immediate Term* – Consolidated Town Hall initiative.

ATTACHMENTS

- Appendix A - 10 Lisgar Ave. – Option 2A
- Appendix B - 10 Lisgar Ave – A1.1 - A2.3
- Appendix C - Order of Magnitude Budget Estimate – A1.1 - A2.3
- Appendix D - Order of Magnitude Budget Estimate – Option 2A (Oct. 2023)
- Appendix E - Order of Magnitude Budget Estimate – New Build
- Appendix F - 10 Lisgar – Existing Topo

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

Area of Demolition	18,794 sf			
Area of Renovation	7,093 sf			
Area of Addition	19,200 sf			
Total Construction Area	26,293 sf			
• Division 2-Demo	18,794 sf	@ \$ 50.00 /sf		\$ 939,700.00
• Division 2-Site Work	SUM			\$ 550,000.00
• Division 3-Concrete	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Division 4-Masonry	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 5-Metals	19,200 sf	@ \$ 55.00 /sf		\$ 1,056,000.00
• Division 6-Carpentry	26,293 sf	@ \$ 10.00 /sf		\$ 262,930.00
• Division 7-Building Envelope	26,293 sf	@ \$ 130.00 /sf		\$ 3,418,090.00
• Division 8-Doors/Hardware	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 9-Drywall/Flooring/Finishes	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Division 10-Specialties	26,293 sf	@ \$ 3.00 /sf		\$ 78,879.00
• Division 11-Equipment (IT/AV/Sec.)	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 12-Furnishings (Fittings & FF&E)	26,293 sf	@ \$ 30.00 /sf		\$ 788,000.00
• Division 13-Abatement				
• Division 14-Elevator (Incl. Pit, Elec/Mech)	SUM			\$ 250,000.00
• Plumbing	26,293 sf	@ \$ 20.00 /sf		\$ 525,860.00
• HVAC	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Electrical	26,293 sf	@ \$ 45.00 /sf		\$ 1,183,185.00
• Cash Allowances (Testing, etc)	SUM			\$ 50,000.00
• Other Allowances				
Subtotal	26,293 sf	@ \$ 571 /sf		\$15,018,000.00
• Contractor's Gen Requirements & Fees @ 13%				\$ 1,953,000.00
Subtotal	26,293 sf	@ \$ 645 /sf		\$ 16,971,000.00
• Construction Contingency Allowance @ 15%				\$ 2,546,000.00
Total Construction	26,293 sf	@ \$ 742 /sf		\$ 19,517,000.00
• Temporary Relocation Allowance				\$ 500,000.00
Total				\$ 20,017,000.00

- NOT INCLUDED IN COST ESTIMATE: soft costs, applicable taxes, permit fees, speciality consultant fees, specialty equip., solar, geothermal, etc. and anything else not specifically included. Presumes existing hydro, water and swerage service is adequate and existing parking area can be reused.

- See "General Notes" at the end of this order of magnitude costing report

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

* This preliminary order of magnitude construction cost includes only those costs directly related to construction activities (i.e. General Contractor contract value), and does not include soft costs or project costs such as permit fees, consultant fees, etc.

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

Area of Demolition (Major & Selective)	18,700 sf			
Area of Renovation	8,331 sf			
Area of Addition	16,584 sf			
Total Construction Area	24,915 sf			
• Division 2-Demo (Selective & Major)	18,700 sf	@ \$	30.00 /sf	\$ 561,000.00
• Division 2-Site Work	SUM			\$ 700,000.00
• Division 3-Concrete	16,584 sf	@ \$	50.00 /sf	\$ 829,200.00
• Division 4-Masonry	24,915 sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 5-Metals	16,584 sf	@ \$	55.00 /sf	\$ 912,120.00
• Division 6-Carpentry	24,915 sf	@ \$	10.00 /sf	\$ 249,150.00
• Division 7-Building Envelope	16,584 sf	@ \$	120.00 /sf	\$ 1,990,080.00
• Division 8-Doors/Hardware	24,915 sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 9-Drywall/Flooring/Finishes	24,915 sf	@ \$	50.00 /sf	\$ 1,245,750.00
• Division 10-Specialties	24,915 sf	@ \$	3.00 /sf	\$ 74,745.00
• Division 11-Equipment (IT/AV/Sec.)	24,915 sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 12-Furnishings (Fittings & FF&E)	24,915 sf	@ \$	30.00 /sf	\$ 747,000.00
• Division 13-Abatement				
• Division 14-Elevator (Incl. Pit, Elec/Mech)	SUM			\$ 250,000.00
• Plumbing	24,915 sf	@ \$	20.00 /sf	\$ 498,300.00
• HVAC	24,915 sf	@ \$	50.00 /sf	\$ 1,245,750.00
• Electrical	24,915 sf	@ \$	45.00 /sf	\$ 1,121,175.00
• Cash Allowances (Testing, etc)	SUM			\$ 50,000.00
• Partial roof structural restrengthening allowance (additional snow load)	SUM			\$ 250,000.00
Subtotal	24,915 sf	@ \$	505 /sf	\$12,592,000.00
• Contractor's Gen Requirements & Fees @ 13%				\$ 1,637,000.00
Subtotal	24,915 sf	@ \$	571 /sf	\$ 14,229,000.00
• Construction Contingency Allowance @ 15%				\$ 2,134,000.00
Total Construction	24,915 sf	@ \$	657 /sf	\$ 16,363,000.00
• Temporary Relocation Allowance				\$ 500,000.00
Total				\$ 16,863,000.00

- NOT INCLUDED IN COST ESTIMATE: soft costs, applicable taxes, permit fees, speciality consultant fees, speciality equip., solar, geothermal, etc. and anything else not specifically included. Presumes existing hydro, water and swerage service is adequate and existing parking area can be reused.

- See "General Notes" at the end of this order of magnitude costing report

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

* This preliminary order of magnitude construction cost includes only those costs directly related to construction activities (i.e. General Contractor contract value), and does not include soft costs or project costs such as permit fees, consultant fees, etc.

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

Area of Demolition	18,794 sf			
Area of new Construction	23,351 sf			
Total Construction Area	23,351 sf			
• Division 2-Demo	18,794 sf	@ \$ 20.00 /sf		\$ 375,880.00
• Division 2-Site Work	SUM			\$ 550,000.00
• Division 3-Concrete	23,351 sf	@ \$ 50.00 /sf		\$ 1,167,550.00
• Basement	9,500 sf	@ \$ 150.00 /sf		\$ 1,425,000.00
• Division 4-Masonry	23,351 sf	@ \$ 10.00 /sf		\$ 233,510.00
• Division 5-Metals	23,351 sf	@ \$ 55.00 /sf		\$ 1,284,305.00
• Division 6-Carpentry	23,351 sf	@ \$ 10.00 /sf		\$ 233,510.00
• Division 7-Building Envelope	23,351 sf	@ \$ 120.00 /sf		\$ 2,802,120.00
• Division 8-Doors/Hardware	23,351 sf	@ \$ 25.00 /sf		\$ 583,775.00
• Division 9-Drywall/Flooring/Finishes	23,351 sf	@ \$ 50.00 /sf		\$ 1,167,550.00
• Division 10-Specialties	23,351 sf	@ \$ 3.00 /sf		\$ 70,053.00
• Division 11-Equipment (IT/AV/Sec.)	23,351 sf	@ \$ 25.00 /sf		\$ 583,775.00
• Division 12-Furnishings (Fittings & FF&E)	23,351 sf	@ \$ 30.00 /sf		\$ 700,000.00
• Division 13-Abatement				
• Division 14-Elevator (Incl. Pit, Elec/Mech)	SUM			\$ 250,000.00
• Plumbing	23,351 sf	@ \$ 20.00 /sf		\$ 467,020.00
• HVAC	23,351 sf	@ \$ 50.00 /sf		\$ 1,167,550.00
• Electrical	23,351 sf	@ \$ 45.00 /sf		\$ 1,050,795.00
• Cash Allowances (Testing, etc)	SUM			\$ 50,000.00
• Other Allowances				
Subtotal	23,351 sf	@ \$ 606 /sf		\$14,162,000.00
• Contractor's Gen Requirements & Fees @ 13%				\$ 1,842,000.00
Subtotal	23,351 sf	@ \$ 685 /sf		\$ 16,004,000.00
• Construction Contingency Allowance @ 15%				\$ 2,401,000.00
Total Construction	23,351 sf	@ \$ 788 /sf		\$ 18,405,000.00
• Temporary Relocation Allowance				\$ 500,000.00
Total				\$ 18,905,000.00

- NOT INCLUDED IN COST ESTIMATE: soft costs, applicable taxes, permit fees, speciality consultant fees, specialty equip., solar, geothermal, etc. and anything else not specifically included. Presumes existing hydro, water and swerage service is adequate and existing parking area can be reused.

- See "General Notes" at the end of this order of magnitude costing report

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

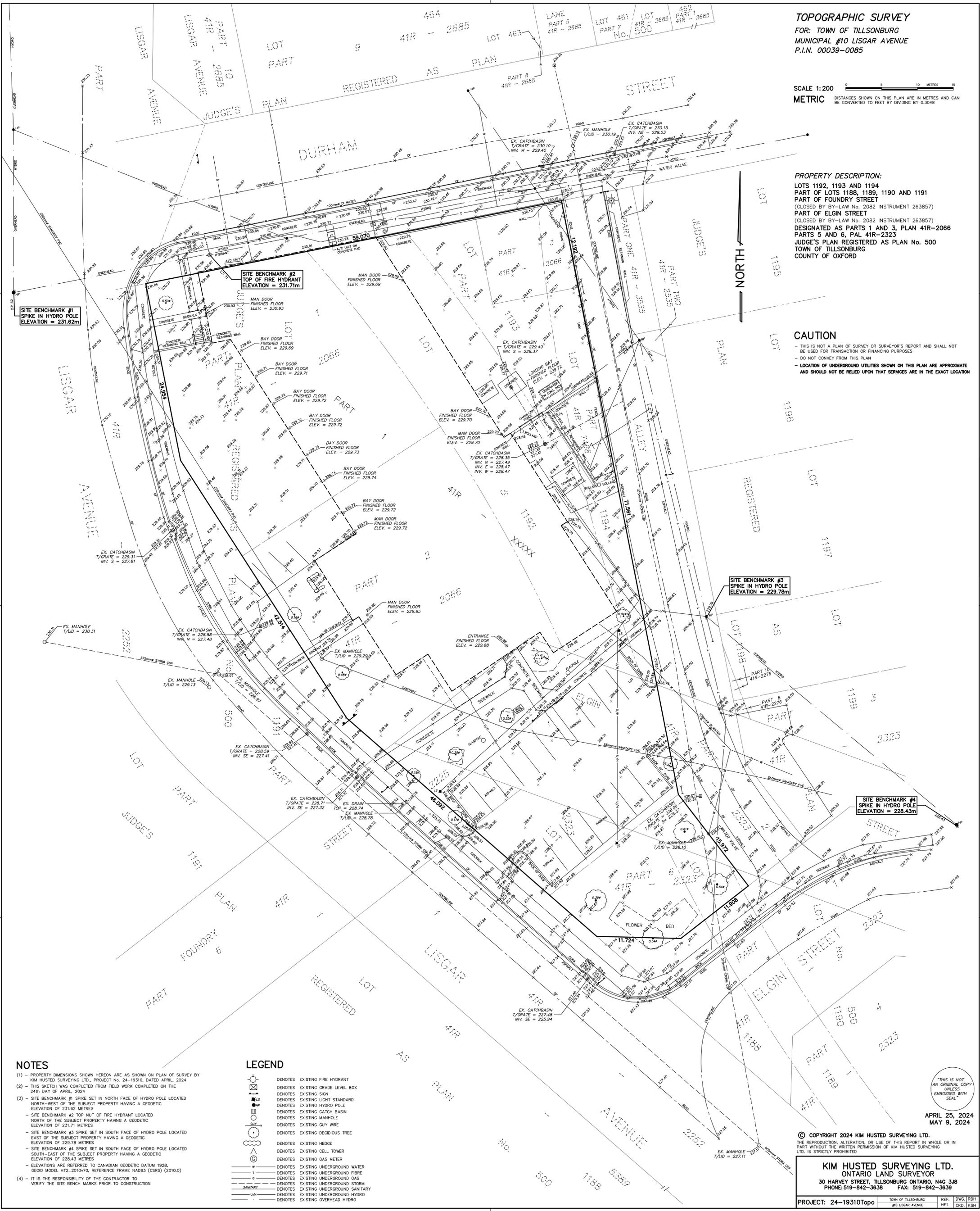
* This preliminary order of magnitude construction cost includes only those costs directly related to construction activities (i.e. General Contractor contract value), and does not include soft costs or project costs such as permit fees, consultant fees, etc.

TOPOGRAPHIC SURVEY
FOR: TOWN OF TILLSBURG
MUNICIPAL #10 LISGAR AVENUE
P.I.N. 00039-0085

SCALE 1:200
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PROPERTY DESCRIPTION:
LOTS 1192, 1193 AND 1194
PART OF LOTS 1188, 1189, 1190 AND 1191
PART OF FOUNDRY STREET
(CLOSED BY BY-LAW No. 2082 INSTRUMENT 263857)
PART OF ELGIN STREET
(CLOSED BY BY-LAW No. 2082 INSTRUMENT 263857)
DESIGNATED AS PARTS 1 AND 3, PLAN 41R-2066
PARTS 5 AND 6, PAL 41R-2323
JUDGE'S PLAN REGISTERED AS PLAN No. 500
TOWN OF TILLSBURG
COUNTY OF OXFORD

CAUTION
- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON THAT SERVICES ARE IN THE EXACT LOCATION



SITE BENCHMARK #1
SPIKE IN HYDRO POLE
ELEVATION = 231.62m

SITE BENCHMARK #2
TOP OF FIRE HYDRANT
ELEVATION = 231.71m

SITE BENCHMARK #3
SPIKE IN HYDRO POLE
ELEVATION = 229.78m

SITE BENCHMARK #4
SPIKE IN HYDRO POLE
ELEVATION = 228.43m

- NOTES
- (1) - PROPERTY DIMENSIONS SHOWN HEREON ARE AS SHOWN ON PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD., PROJECT No. 24-19310, DATED APRIL, 2024
 - (2) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 24th DAY OF APRIL, 2024
 - (3) - SITE BENCHMARK #1 SPIKE SET IN NORTH FACE OF HYDRO POLE LOCATED NORTH-WEST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 231.62 METRES
 - SITE BENCHMARK #2 TOP NUT OF FIRE HYDRANT LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 231.71 METRES
 - SITE BENCHMARK #3 SPIKE SET IN SOUTH FACE OF HYDRO POLE LOCATED EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 229.78 METRES
 - SITE BENCHMARK #4 SPIKE SET IN SOUTH FACE OF HYDRO POLE LOCATED SOUTH-EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 228.43 METRES
 - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
 - (4) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO CONSTRUCTION

LEGEND

	DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING GRADE LEVEL BOX
	DENOTES EXISTING SIGN
	DENOTES EXISTING LIGHT STANDARD
	DENOTES EXISTING HYDRO POLE
	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING MANHOLE
	DENOTES EXISTING GUY WIRE
	DENOTES EXISTING DECIDUOUS TREE
	DENOTES EXISTING HEDGE
	DENOTES EXISTING CELL TOWER
	DENOTES EXISTING GAS METER
	DENOTES EXISTING UNDERGROUND WATER
	DENOTES EXISTING UNDERGROUND FIBRE
	DENOTES EXISTING UNDERGROUND GAS
	DENOTES EXISTING UNDERGROUND STORM
	DENOTES EXISTING UNDERGROUND SANITARY
	DENOTES EXISTING UNDERGROUND HYDRO
	DENOTES EXISTING OVERHEAD HYDRO

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL

APRIL 25, 2024
MAY 9, 2024

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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19310Topo TOWN OF TILLSBURG #10 LISGAR AVENUE REF: DWG: RDH HF1 CKD: KSH



Hon. Melanie Joly, Minister of Foreign Affairs of Canada
 Hon. Mary Ng, Minister of Export Promotion, International Trade & Economic Development of Canada
 Hon. Francois-Phillip Champagne, Minister of Innovation, Science, & Industry of Canada
 Innovation Science & Economic Development Canada (ISED)
 Government of Canada
 MP Marilyn Gladu
 MPP Bob Bailey
 (sent via e-mail)

Re: Underserviced Cellular Communication Services in Rural and Urban Centres in the Town of Plympton-Wyoming, other Rural and Urban Centres across Lambton County, and beyond

Please be advised that the Council of the Town of Plympton-Wyoming, at its meeting on July 31st, 2024, passed the following resolution:

Whereas the Government of Canada and The Town of Plympton-Wyoming have approved 2 new Cell Tower installations, yet no installations have occurred. ISED regulations state, *“Following the consultation, and once the company and local municipality agree, the tower must be built within three years.”*

And Whereas the Town of Plympton-Wyoming is not able to utilize all the available modern technology for Fire Services due to the lack of cell signals and reliable cellular service coverage in our rural and urban communities.

And Whereas residents of our community are not able to have reliability and confidence in our telecommunications infrastructure for our commercial establishments and economic growth, employment, school, virtual medical appointments, mental health, welfare and emergency services.

And Whereas Many areas are considered “Dead Zones” causing rural and urban communities to incur prohibitive costs which include roaming and overage fees and/or alternative resources in order to gain basic and limited communication functionality.

And Whereas the Federal Government is already exploring 6G services, yet existing Cell Towers in The Town of Plympton-Wyoming are only providing 3G which is ending in 2025, LTE and 4G service – where these services are even available.

And Whereas the ISED has committed to have a reliable Network and states that, *“Reliable telecommunications networks have never been more crucial. They support not only a wide range of economic and social activities but also other critical infrastructure sectors and*

government services, and they are crucial for emergency services and public safety. They are fundamental to the safety, prosperity and well-being of Canadians.”

And Whereas the top priority of the ISED as stated in the Telecommunications Reliability Agenda is, *“Robust Networks and Systems – This means there is robust architecture for telecommunications networks with appropriate redundancy, diversity, and hardening against hazards, with particular care for emergency services. There are systems with controls and monitoring and the telecommunications supply chain including supplier equipment is trusted and secure. Investments are made to support these activities including in rural and remote areas or to address coverage gaps.”*

Now Therefore Be It Resolved that the Council of the Town of Plympton-Wyoming requests that the Federal Government and ISED and make it their priority to push forward with their commitment to provide this crucial infrastructure in a meaningful and timely manner and provide action and enforcement of the regulations that mandate timely installation of approved Cell Tower Installations.

The health and well-being of our community is at the mercy of our Federal Government taking these matters seriously; taking action to reduce the harm being caused to our residents well being and allowing our emergency services to perform at standard that our larger urban municipalities are able to.

Sincerely,



Ella Flynn
Executive Assistant – Deputy Clerk
Town of Plympton-Wyoming

Cc:
All Ontario Municipalities



DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY

August 2024

- 1) Summer traffic: mixed results being reported by the membership. National chains are performing better than the independents. Restaurants are reporting mixed results with most reporting a soft July in particular.
- 2) Several news businesses have opened in the preceding monthly period including: “Essence of Olives”; “OC Kitchens”; “Lady’s a Champ” moved across the mall corridor; “Cloud Nine” spa/salon; “Library Lane Chiropractic” relocated from Indigo Lounge to downtown.
- 3) Construction projects are continuing in the Tillsonburg Town Centre for new tenants, most noteworthy is Stacked Pancake Restaurant – which will open on or about November 1st, 2024.
- 4) Social media metrics continue to show continued growth over the prior month and year-earlier periods. The Instagram reels each received 2k or more views.
- 5) Operations and maintenance: All black waste receptacles have been re-painted with repairs as needed to hinges, doors and lock mechanisms. Tree grate inserts are being painted and restored to their black natural gloss finish.
- 6) Capital plan: Cost savings are being pursued for each approved project/expense. The Harvey Street corridor improvements will likely be split into phases pending confirmation of locates.
- 7) Marketing and events: Planning for the significant upcoming events for “Chills and Thrills – Wicked Weekend”; Christmas mini-series; and TurtleFest 2025.
- 8) Tourism impacts: The national MX event at Gopher Dunes generated significant increases in local spend at restaurants and stores in the downtown core.
- 9) Weather impacts continue to negatively impact the beautifications including the on-street florals.
- 10) The impacts of social issues continue to require additional maintenance activities above which was in the approved plan. More pots had to be replanted to restore their appearance.
- 11) Social issues: a recent death in the unhoused population resulted in a makeshift memorial. An encampment was removed from the plaza area with additional oversight in place. Significant damage to BIA assets and beautifications is being noted and remediated as needed.
- 12) The drug trade, merchandise fencing as well as purveying of bootleg alcohol and contraband cigarettes continues unabated in the mall plaza area. Reports have been made to the OPP.
- 13) Finance: Expenses continue to be well controlled to date. There will be adjustments made to the balance-of-year spending plans to ensure attainment of planned budgetary expenditures and revenues. Some items paid for in 2024 have been reallocated to 2023 FY as per the auditor.
- 14) The audit was successfully completed with several recommendations for process improvement(s). The audit always provides great learning opportunities for the team, and we then act to implement additional measures to improve our results.
- 15) The next board meeting is September 18th.



TILLSONBURG DISTRICT
Chamber of Commerce

BUSINESS. VITALITY.

Tillsonburg District Chamber of Commerce

Update to Economic Development Advisory Committee Meeting of Tuesday, July 9th 2024

- 1) Suzanne Renken has official retired, and Ashley Edwards is the CEO and main contact for the Tillsonburg District Chamber of Commerce. ashley@tillsonburgchamber.ca
- 2) The Chamber's new Strategic Plan is posted to our website.
- 3) The Awards of Excellence 2024 Winners have started the video production for this year's awards dinner. The 2024 Awards of Excellence is Thursday, September 26, 2024.
- 4) Ontario Chambers of Commerce are in the process of submitting policies to the Canadian Chamber of Commerce annual AGM & Conference which takes place in Halifax October 17 to 19th. Tillsonburg is co-sponsoring a few policies with our Ontario network peers, and these will be shared with the network if the policies are voted in at the Conference.
- 5) We are looking for Sponsors for our upcoming Awards of Excellence event in September. Please reach out if interested.
- 6) Our 2024 Business After Five schedule is:
 - Thursday July 18, 2024 at Varro's My Paint & Décor, 142 Simcoe Street
 - Thursday, August 22, 2024 at Station Arts Centre, 41 Bridge Street
 - Thursday, September 19, 2024 at The Spot, Town Centre Mall
 - Thursday, October 10 2024, Canadian Harvard Aircraft Association, to recognize their 100th Anniversary of the Royal Canadian Air Force.
 - Thursday, November 14, 2024 at Tillsonburg Garden Gate, 167 Simcoe St.
 - Thursday, December 5, 2024 Christmas Business After Five
- 7) Visit our website www.tillsonburgchamber.ca or email ashley@tillsonburgchamber.ca to register for all Chamber events.

Thank you, we welcome any questions and feedback!
Ashley Edwards



TILLSONBURG DISTRICT
Chamber of Commerce

BUSINESS. VITALITY.

Tillsonburg District Chamber of Commerce

Update to Economic Development Advisory Committee Meeting of Tuesday, August 13th 2024

- 1) Ashley Edwards is the CEO and main contact for the Tillsonburg District Chamber of Commerce. ashley@tillsonburgchamber.ca
- 2) The Chamber's new Strategic Plan is posted to our website as well as our bi-laws
- 3) The Awards of Excellence 2024 tickets are selling fast so be sure to get yours purchased very soon. The 2024 Awards of Excellence is Thursday, September 26, 2024.
- 4) Ontario Chambers of Commerce are in the process of submitting policies to the Canadian Chamber of Commerce annual AGM & Conference which takes place in Halifax October 17 to 19th. Tillsonburg is co-sponsoring a few policies with our Ontario network peers, and these will be shared with the network if the policies are voted in at the Conference.
*We just signed a letter to the PM, regarding the potential labour disruption in both Class I railways.
- 5) We are looking for Sponsors for our upcoming Awards of Excellence event in September. Please reach out if interested. See the email and social posts. Many sponsorships available from large to small dollar amounts.
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Thank you, we welcome any questions and feedback!

Ashley Edwards



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