

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

AGENDA



Tuesday, September 10, 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, September 10, 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 August 13, 2024, be approved.

5. Presentations

5.1 Stationview Project Update

Presented by: Erica Patenaude, Project Coordinator and Customer Relations and
Hanna Domagala, Director of Land Development and Design

6. General Business and Reports

- 6.1 Monthly Activity Update
- 6.2 Draft Transportation Master Plan
- 7. Planning Items Circulation
- 8. Community Strategic Plan
 - 8.1 Town Hall Update
 - 8.2 Affordable and Attainable Housing Committee
 - 8.3 Health Care Committee
- 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
 - 10.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors
 - 10.3.1 Monthly Statistics
 - 10.3.1.1 July 2024
 - 10.3.1.2 August 2024
- 11. Round Table
- 12. Next Meeting
 - October 8, 2024 12:00 p.m.
- 13. Adjournment
 - Proposed Resolution #3
 - Moved By: _____
 - Seconded By: _____

THAT the Economic Development Advisory Committee meeting of Tuesday, September 10, 2024 be adjourned at _____ p.m.

The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee Meeting

MINUTES



Tuesday, August 13, 2024
12:00 PM

Thompson Goossens Accountants Boardroom
21 Oxford Street, Tillsonburg

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

Regrets: Suzanne Renken
Dane Willson
Gurvir Hans
Steve Spanjers
Kirby Heckford

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

1. Call to Order

The meeting was called to order at 12:05 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Councillor Parsons

Seconded By: Lisa Gilvesy

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, August 13, 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: Councillor Parsons

Seconded By: Randi-Lee Durham

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

Carried

5. General Business and Reports

5.1 Monthly Activity Update

C. Panschow provided an overview of the departmental activity.

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

C. Panschow provided an overview of the Van Norman Innovation Park Phase 2 lot layout.

A. Burns joined the meeting at 12:18 p.m.

There was discussion regarding the traffic flows within the development and access points onto Highway 3. A Traffic Impact Analysis to support this current lot layout is underway and will be used to consult with the Ministry of Transportation.

The lot layout was designed to maximize development potential despite the various ravines that traverse the south edge of the developable land. An extensive Environmental Impact Study is also underway to determine appropriate setbacks to preserve the natural environment/habitat in the ravines while also identifying the outlets for storm water flows into the

Otter Creek. In Phase 1, the Storm Water Management Pond outlet was into a naturalized ravine that was not improved despite being used as an outlet.

The Committee indicated that it is desirable to offer rail serviced sites and that should be a consideration. The natural ravines are an important feature and could serve to create a more business park environmental so it is important to showcase the natural features of environment and benefits to attract potential developers.

Resolution # 3

Moved By: Lisa Gilvesy

Seconded By: Randy Thornton

THAT the Economic Development Advisory Committee recommends to Council that:

- The preferred lot configuration includes a second access to Highway 3 subject to the cost considerations;
- More lots to be identified for General Industrial instead of Restricted Industrial
- The Planning review considers, due to the scarcity of commercially zoned lands within the Town, commercial zoning for of having lots 5, 6 and 7 with an analysis of the revenue potential for this option being considered.

Carried

5.2.1 Pricing Strategy Discussion

Jesse stepped away from the Chair 1:15 p.m.

Resolution #4 was debated and passed.

Jesse resumed the Chair at 1:21 p.m.

More information regarding cost considerations and servicing will be brought forward at an upcoming meeting.

Resolution # 4

Moved By: Jesse Goossens

Seconded By: Mark Renaud

THAT the Economic Development Advisory Committee recommends to Council that phase two of Van Norman Innovation Park be offered for sale with consideration of a recommended pricing strategy from Avison Young with specifications including: an option for tiered pricing based on lot size and use, criteria for purchasers being price, proposed use of the property/employment potential and building size.

Carried

6. Planning Items Circulation

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

There were no comments regarding this application.

7. Community Strategic Plan

7.1 Town Hall Update

K. Pratt provided an update on the reports that have gone to Council in July and August in regards to the Town Hall project as well as the latest direction from Council.

8. Information Items

8.1 Town of Plympton-Wyoming - Underserviced Cellular Communication Services in Rural and Urban Centres

There was a discussion regarding the lack of cellular service available in areas in and around the Town. Turning on wi-fi can be helpful when trying to make calls when there is a lack of service. The cell phone towers are getting strained as the population continues to grow which is making it hard for the towers to keep up with the higher volume of users.

Resolution # 5

Moved By: Mayor Gilvesy

Seconded By: Mark Renaud

THAT the Economic Development Advisory Committee is in support of the resolution from the Town of Plympton-Wyoming regarding underserviced cellular communication services in rural and urban centres and recommends that Council pass a supporting resolution.

Carried

9. Boundary Adjustment

Jesse and Cephas are working to prepare a presentation to Council regarding this topic.

10. Community Organization Updates

10.1 Downtown Business Improvement Association

10.1.1 Report from BIA Chair

There was a discussion regarding the many social issues happening in the downtown core and the BIA is working with community partners to address these issues.

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

Members were reminded to purchase tickets for the Awards of Excellence ceremony as tickets are selling fast.

10.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

10.3.1 Monthly Statistics

There were no monthly statistics provided.

11. Round Table

Development is underway at the Soprema site.

An update on the airport and the tree removal was requested for the next meeting.

The Multi-Service Centre Job Fair is scheduled for October 1st at the Community Centre.

The next Business After 5 is scheduled for next Thursday at the Station Arts Centre.

12. Next Meeting

September 10, 2024 12:00 p.m.

13. Adjournment

Resolution # 6

Moved By: Randy Thornton

Seconded By: Councillor Parsons

THAT the Economic Development Advisory Committee meeting of Tuesday, August 13, 2024 be adjourned at 1:49 p.m.

Carried

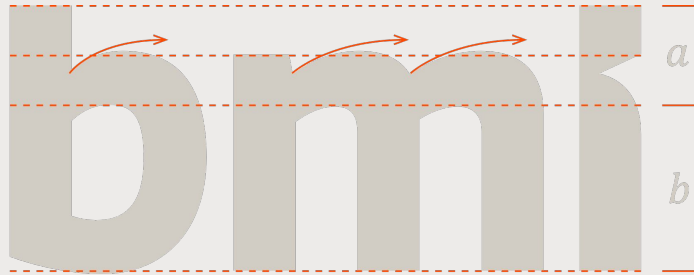


bmi Group



Station District
Tillsonburg, Ontario

Invest 
in better.



Our Mission, Vision, & Values

Betterment

OUR MISSION

Betterment reflects our commitment to shared gains through the creation of community, economic, and environmental value.

Our mission is to reimagine, repurpose, and revitalize the built environment as an investment in people and place.

Mobilization

OUR VISION

Our vision is to accelerate the transition of linear economies to circular economies that advance community and environmental well-being.

Mobilization represents our active efforts to reimagine legacy infrastructure and real estate.

Impact

OUR VALUES

Impact emphasizes the positive outcomes and lasting change that we create through the values we hold.

Collaboration

Ingenuity

Resilience



BMI Portfolio

Versatile endeavours throughout Ontario



The Bradshaw Lofts
Stratford



Hillside Homes
Stratford



Builders Block
Stratford



Industrial & Innovation
Thorold



Employment & Residential
Red Rock



Hospitality
Sault Ste Marie



STATION DISTRICT

Tillsonburg's first complete, mixed-use urban district.

This underutilised downtown block is planned to become a vibrant, one-of-a-kind development featuring 188 residential units, 60,000 sq. ft. of prime commercial and office space, valuable green spaces, and all underground parking, bringing new energy and opportunity to the heart of Tillsonburg.



THE NEW STANDARD FOR URBAN LIVING

Station District is a premier mixed-use development in the downtown core, designed for those seeking easy, comfortable living. The District will provide residents with everything they need in one place to live, shop, work, and play. First of its scale to offer underground parking, the development emphasises creating beautiful pedestrian-friendly spaces, thoughtfully integrating public and private areas, and enhancing the public space areas along the Bridge Street corridor.

Tabula Rasa

The block reinvented



The Bar Raised

Tillsonburg is ready for more

The site is at an exquisite location acting as a junction between well used trails and the town core sitting also across from a landmark art centre.



Design Partners

Martin Simmons Sweers Architect



GD Vallee Planners & Engineers

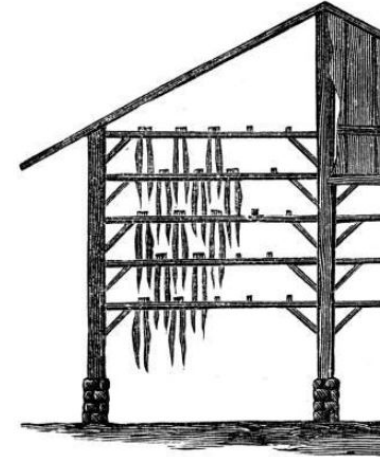
The Planning Partnership Landscape Architecture

VanBoxmeer & Stranges Structural Engineer

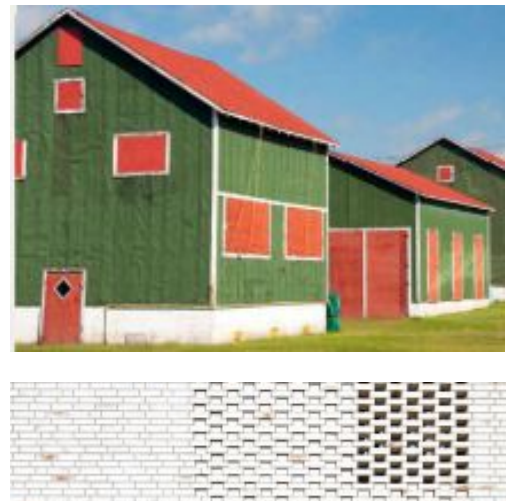


Considerations

- Breadth of land uses
- Mix of residential units
- Height and density
- Parking ratios
- Affordability scale
- Public and private open spaces
- Interface with Bridge Street
- Construction typologies
- Provisions for future possibilities



Project Inspirations



Design Goals

- Variety of residential accommodation types.
- Creation of a **cultural and market hub**.
- Progressive yet respectful development design.
- Transitional nature of the site.
- Integration with the planned **redevelopment of Bridge Street** and the Station Arts Centre - gather to shop, eat and socialize.
- Retain **traditional street frontages** with perimeter block typology.
- Creation of an **attractive and animated building frontage**.
- Reduce the impact of vehicular parking and enhance pedestrian use.
- **Private, semi-private, and public spaces**.
- **Respect adjoining development** through strategies of alignment, configuration, modification and terracing of building height, setbacks and massing, articulation, materiality, and landscaping.



Artist's Rendering

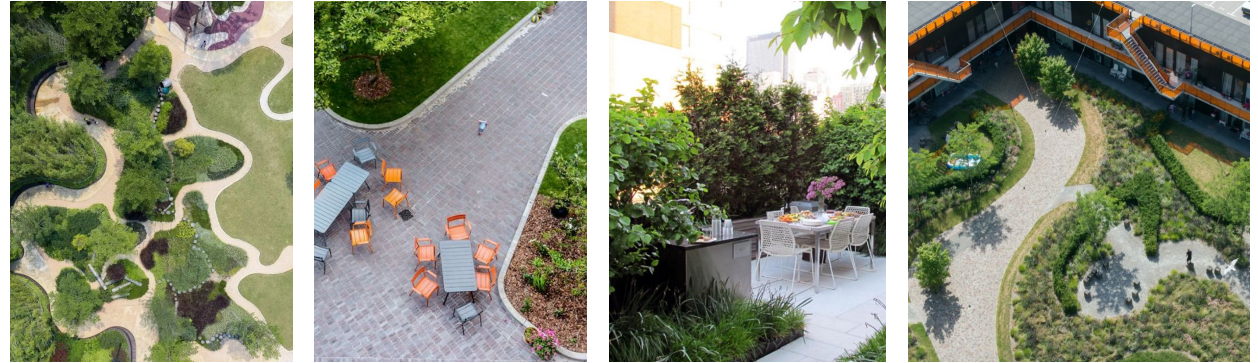


Artist's Rendering



Landscape Design

- **'Lead with Landscape'**.
- Balance between passive occupancy and flexibility to support specific programming within **private courtyard**.
- Connection and integration with the planned **re-development of Bridge St. as a 'living street'**,
- **Perimeter buffering** through landscaping with trees, shrubs and native plantings.



The Site

Site: 0.89ha / 2.2acres

Units: 188 total

 Apartments (studio, 1 & 2-bdrm): 163

 Townhomes (2 & 3-bdrm): 25

Commercial areas: 1,590m²

Parking spaces: 300 all underground



BMI Group
STATION DISTRICT
Tilsonburg, OH

10.

Increase density to provide needed housing.
Density affords underground parking and high quality Amenities & Landscape design.

SITE STRATEGY & MASSING



To date:

- First community feedback received
- Demolition & clean up
- Design concepts
- Official Plan & Zoning by-law Amendment submission, including:
 - Proposed land uses & zoning
 - Functional Servicing Report
 - Transportation & parking studies
- Ongoing stakeholder engagement

Next Steps:

- OPA & ZBA approval
- Further stakeholder engagement
- Ongoing market analysis
- Approvals
- Execution

2024 → 2025 → 2027+



Better Always has an after with more potential than before.

This presentation and our answers to questions contain statements about expected future events and financial and operating results of BMI Group Inc. ("BMI") and our Stationview project that are forward-looking. By their nature, forward-looking statements require BMI to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that these forward-looking statements will not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as a number of factors could cause actual future results and events to differ materially from that expressed in the forward-looking statements. Except as required by law, BMI disclaims any intention or obligation to update or revise forward-looking statements.





Investing in Better, Together.

Monthly Activity Update – (September 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 August 28 – Final Draft circulated to Task Force</p> <p>Next steps include:</p> <ul style="list-style-type: none"> • 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	Consolidation of EIS, legal survey, topographical, geotechnical, traffic, etc, information into draft plan for review
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 Tillsonburg Jobs Data	<p>Summary of the jobs available in Tillsonburg and Oxford for August 2024:</p> <p>350 Active Job Posts (down 2%), 147 New Job Posts (down 22%), 162 Companies Hiring (up 4%).</p> <p>Top Sectors Hiring:</p>

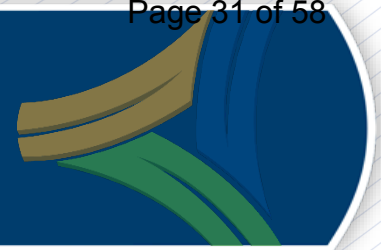
<p>Oxford Jobs Data</p>	<ul style="list-style-type: none">• Other motor vehicle parts mfg• Supermarkets and other grocery• General hospitals• Limited Service Eating Places• Employment placement agencies <p>Top hiring companies are: TDMH, Marwood, Armtec, Goodwil Industries, Loblaw</p> <p>1,821 Active Job Posts (up 2%) with 829 New Job Posts (down 8%) and 784 Companies Hiring (up 3%).</p> <p>Top Sectors Hiring:</p> <ul style="list-style-type: none">• Employment placement agencies• General hospitals• Limited service eating places• Supermarkets and other grocery• Other motor vehicle parts mfg <p>Top hiring companies are: Woodstock Hospital, Kijiji, Marwood Int'l, Sienna Senior Living, Loblaw,</p> <p>Note: Oxford County has approximately 66,000 jobs so the County's October job vacancy rate is estimated at 2.8%</p>
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Town of Tillsonburg Transportation Master Plan

Economic Advisory Committee Meeting

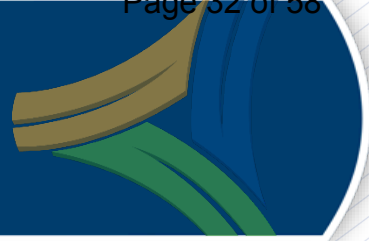
2024-09-10

Overview



- ▶ **Project Status Update**
- ▶ **Public Engagement**
- ▶ **Public Survey Results**
- ▶ **Transportation Vision**
- ▶ **Plan Development Work**
- ▶ **Next Steps**

Project Status Update



Foundation Building

- Collect Data
- Existing Conditions
- Identify gaps / opportunities

Vision and Needs

- Growth forecasting
- Transportation vision
- Needs Assessment

Focus of June Public Open House

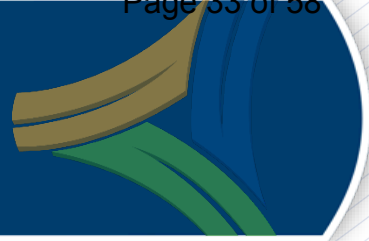
Plan Formulation

- Assessing alternatives
- Network Plans
- Policies and Programs

Documentation

- Priorities
- Implementation Plan
- Reporting

Public Engagement



- ▶ **Public Survey**
 - Gather input on issues and priorities
- ▶ **Public Open House # 1**
 - Vision and Needs

- ▶ **Public Open House # 2**
 - Present Preliminary Recommendations
 - Review / incorporate feedback
- ▶ **Council Presentation**
 - Present TMP for approval

Opportunities to Connect:

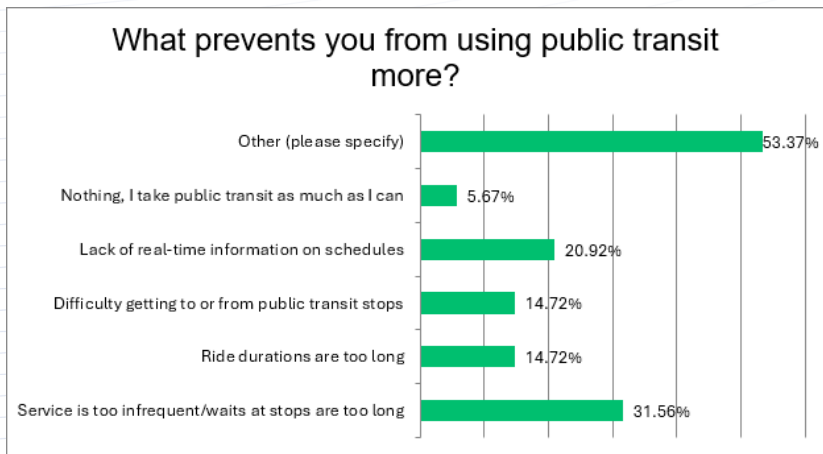
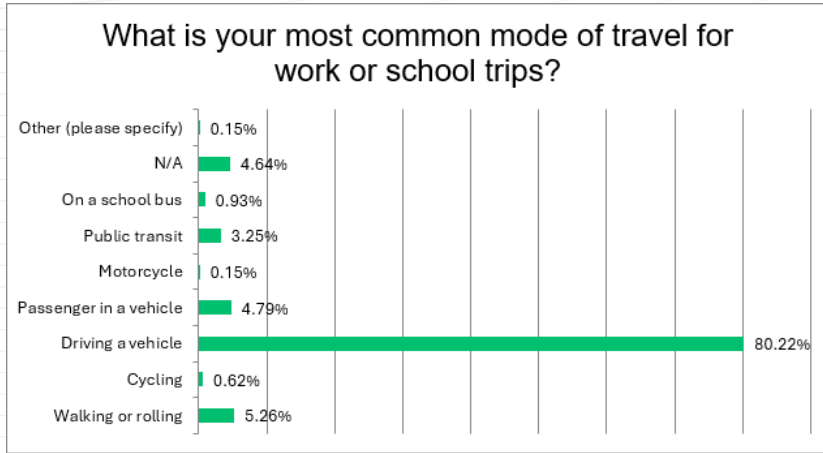
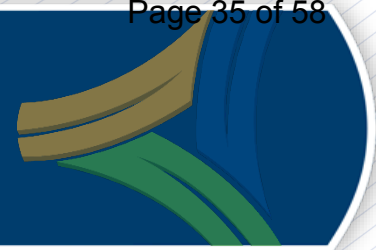
Website Project Email Social Media Posts	Online survey (now closed) Public Open House Meetings
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PIC 1 Feedback

- ▶ **Open House at Tillsonburg Mall
June 26, 2024**
- ▶ **8 people signed in at PIC**
- ▶ **96 people stopped to talk to
project team members without
signing in**
- ▶ **What we heard**
 - Don't Change Downtown Angle Parking
 - Preference for increased use of non-
auto modes (small sample N=15)
 - Trucks through downtown



Public Survey Summary



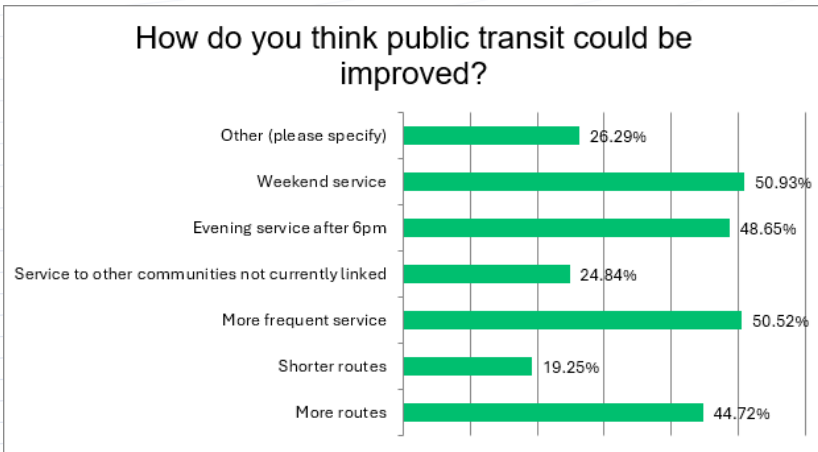
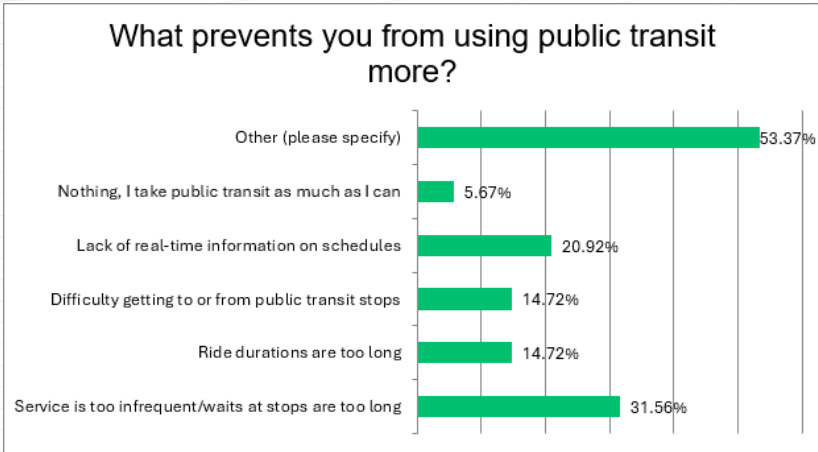
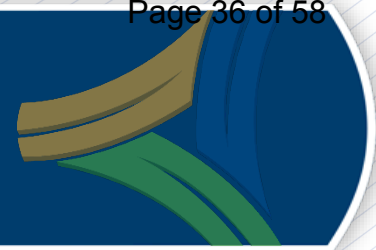
▶ 653 responses

- 88% are residents
- 42% work locally
- 5% go to school in Tillsonburg
- 70-80% spend leisure time or shop in town

▶ Auto oriented (mode share for work school trips)

- **Survey Results** / **2021 Census work trips**
- 80% auto driver / 85%
- 5% passenger / 8%
- 6% walk/cycle / 5%
- 3% transit / 1%
- 1% school bus / Census only reports work trips
- 5% other modes / 1%

Public Survey Summary - Transit



► Bias against transit use

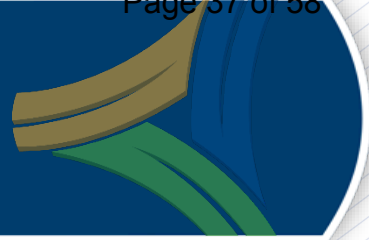
- ~ 54% would not use
- 32% cite frequency of service / wait time as barrier
- 21% lack of real time information on schedules

► Improvement Needs

- Weekend service - 51%
- More frequent service – 51%
- Evening service – 49%
- More routes (coverage / route length) – 45%
- Service to other communities – 25%



Public Survey Summary – Walking and Cycling

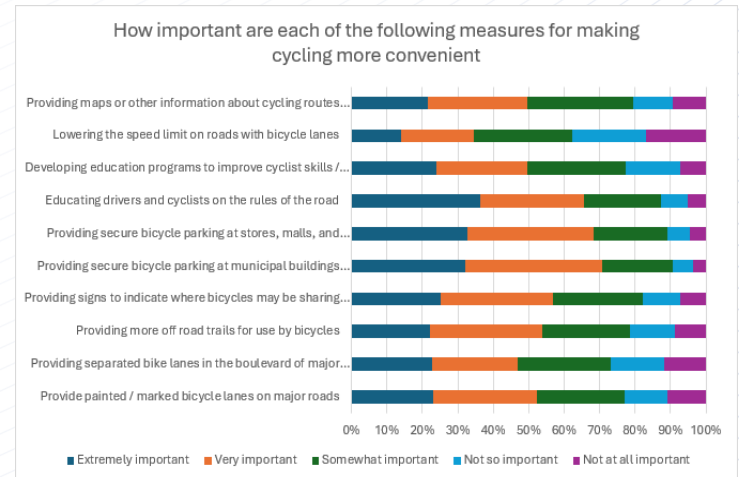
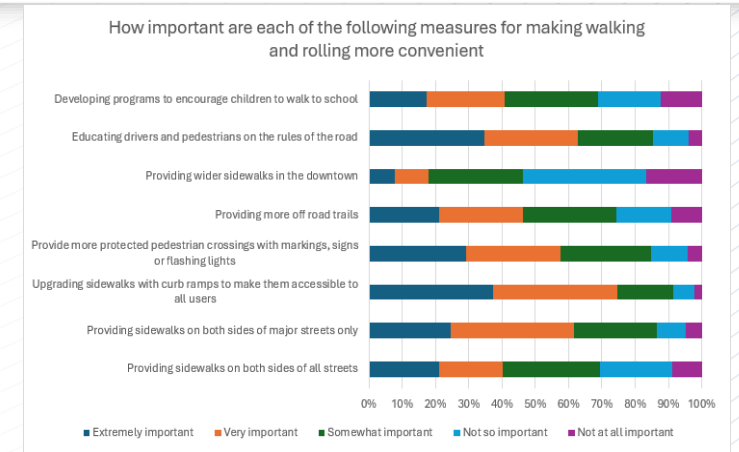


▶ Opportunities to Improve Walking (extremely and very important)

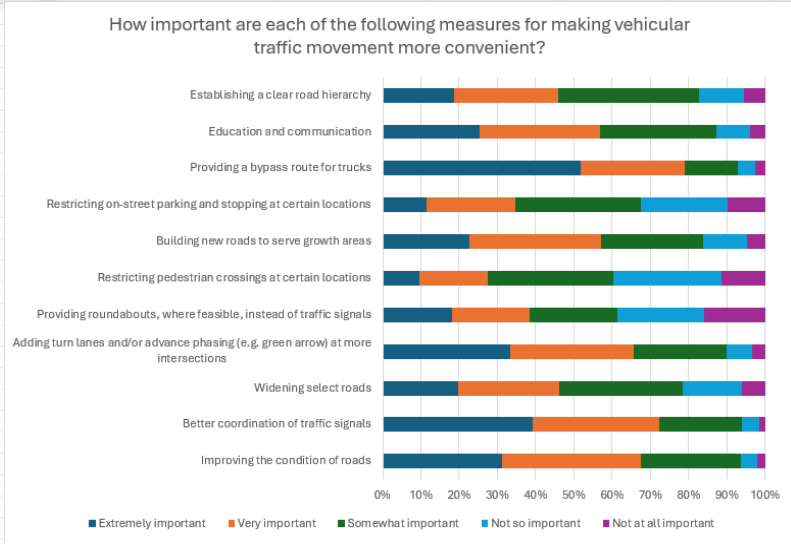
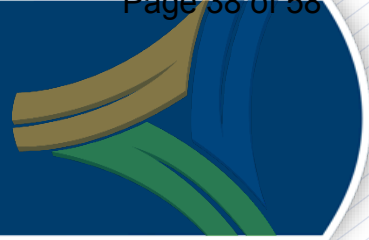
- Accessibility Upgrades ~74%
- Education (driver and pedestrians) ~62%
 - Encourage children to walk to school ~41%
- Sidewalks on both sides of major streets ~61%
 - Not as important to have on all streets ~40%
- More protected crossings ~57%
- More off road trails ~46%

▶ Opportunities to Improve Cycling (extremely and very important)

- Secure Parking ~ 68 - 71%
- Education (driver and cyclists) ~65%
 - Skills training ~50%
 - Maps and Info ~ 49%
- Signage ~56%
- More off road trails ~ 52% / on road marked lanes ~52%
- Boulevard bike lanes ~ 47%

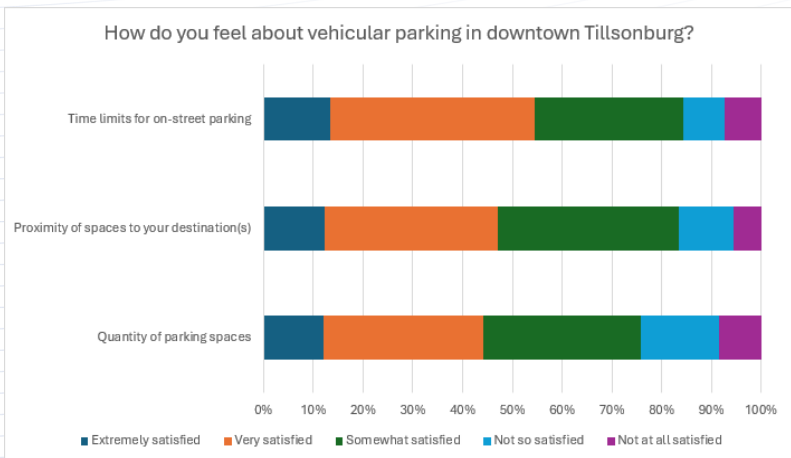


Public Survey Summary – Driving and Parking



► Making driving more convenient (extremely + very important)

- By-pass for trucks ~ 79%
- Co-ordinate signals ~72%
- Improve road condition ~67%
- More turn lanes / advance green ~64%
 - Less supportive of roundabouts ~ 38%
- New roads to serve growth areas ~ 57%
- Road widening ~ 45%
- Establish road hierarchy ~ 45%



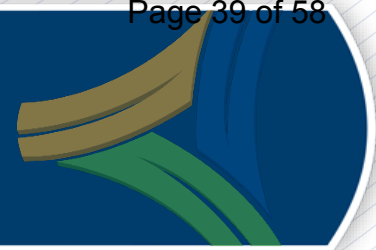
► No significant parking concerns (extremely, very satisfied)

- Time Limits on street ~ 54% satisfied / ~ 16% not satisfied
- Proximity of spaces ~ 47% satisfied / ~ 17% not satisfied
- Quantity of spaces ~ 43% satisfied / ~ 23% not satisfied

Location	General	Accessible	Total
Off-Street Total	1,615	32	1,647
On-Street Total	294	20	314
Total	1,909	52	1,961

2018 Parking Study found that about 57% of spaces are utilized during peak times

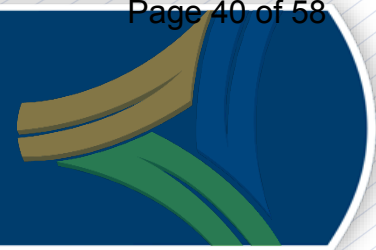
Public Survey Summary



► Key issues from public survey

- Need for Truck By-Pass of Downtown
- Road improvements
 - Make what we have work better / safer
 - Synchronize lights / intersection improvements
- Concerns about growth
 - Need for road improvements
 - Maintain small town feel
 - Managing growth of traffic in neighbourhoods
- Public Transit
 - More frequent service / evening and weekends
 - Connect to other municipalities (Ingersoll / Woodstock)
- Residents appreciate network of trails and sidewalks
 - Additional bike lanes and pedestrian crossings would benefit
- Downtown parking
 - Some feel angle parking unsafe
 - Others worry about loss of convenient spaces
 - More accessible parking / enforcement of time limits
 - Like free parking / concern about introducing paid parking in future

TMP Vision and Objectives



4 Scenarios presented at PIC 1

▶ Scenario 1: Business as Usual – 0 votes

- No significant change in travel behaviours
- Continue to develop trail network
- Accommodate growth in travel demand through road expansion only

▶ Scenario 2: Nudge – 5 votes

- Modest increase in walking and cycling use
- Develop trail network and add some on-road cycling routes
- Expand transit to encourage more use
- Optimize existing road network before widening
- Direct through trucks to boundary roads
- Widen key roads to accommodate growth

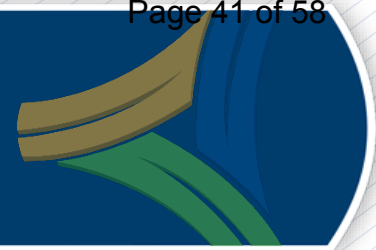
▶ Scenario 3: Transform – 7 votes

- Significant changes to people's travel choices
- Pedestrian and cycling priority in downtown
- Expand transit to encourage more use
- Develop trail network and create extensive network of cycling routes
- Direct through trucks to new by-pass
- Limited road widening

▶ Scenario 4: Hybrid – 3 votes

- A mixture of the above measures?

TMP Vision and Objectives

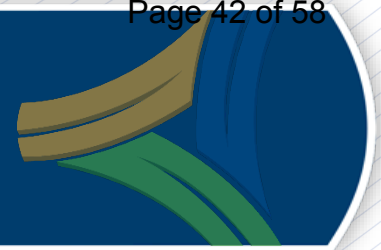


Scenario 4 – Hybrid Recommended

► Scenario 4: Hybrid – Mix of Scenario 2 and 3

- Modest increase in walking and cycling use
- Develop trail network and add some on-road cycling routes with protected crossings at key locations
- Prioritize pedestrian and cycling safety in the downtown
- Expand transit to encourage more use
- Manage existing road network by:
 - Improving intersections to optimize flow and improve safety along key arterial and major collector roads
 - Limit the need for road widening
 - Refining road classification system to guide traffic management policy implementation
 - Managing traffic on minor collector roads and local streets through traffic calming and speed management measures
- Direct through trucks to boundary roads or a new by-pass

TMP Vision Statement



What do we want our TMP Plan to achieve?

Three options:

▶ **Simple and direct:**

“As Tillsonburg grows, a balanced Transportation system will be safe, efficient and accessible to all and encourage a shift to more sustainable travel options.”

▶ **More detailed:**

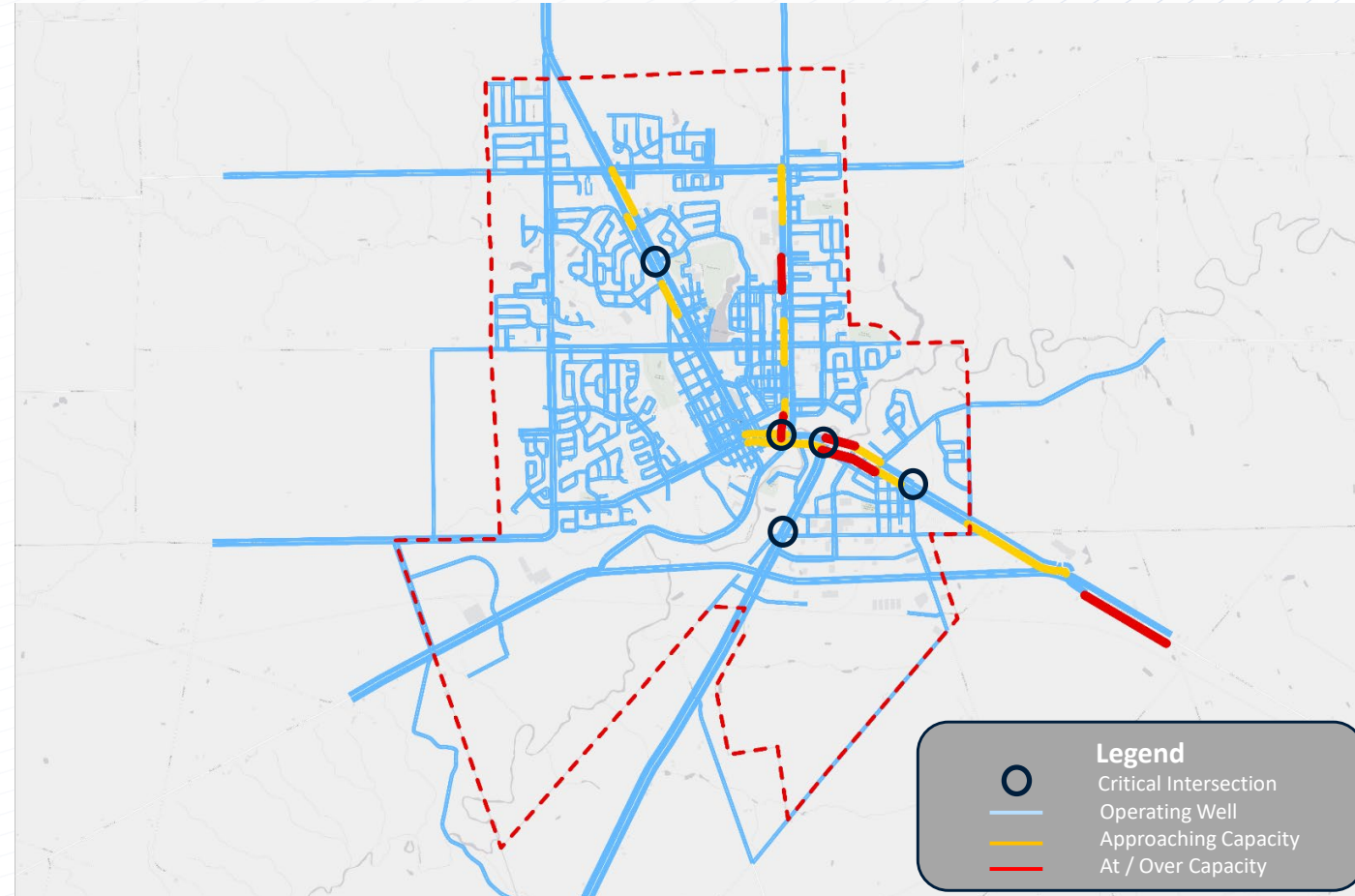
“Tillsonburg should encourage sustainable travel behaviour as we grow by providing safe mobility choices for all residents and visitors regardless of age or ability through a connected network of roads, public transit routes, trails, on-road cycling routes, and sidewalks that are accessible to all users, and are managed to maintain a high quality of life.”

▶ **More detailed / aspirational:**

“By 2041, Tillsonburg has a transportation network that supports growth and contributes to a resilient, equitable, and healthy community with a high quality of life. A network of safe, convenient, and connected roads will support population growth and be managed to reduce the negative impacts of traffic in neighborhoods and trucks through the downtown. A connected network of trails, sidewalks, paths and on-road cycling facilities, designed for residents and visitors of all ages and abilities, are provided to increase the share of trips made by active travel modes. Public transit services are enhanced to increase ridership and connect local and regional communities.”

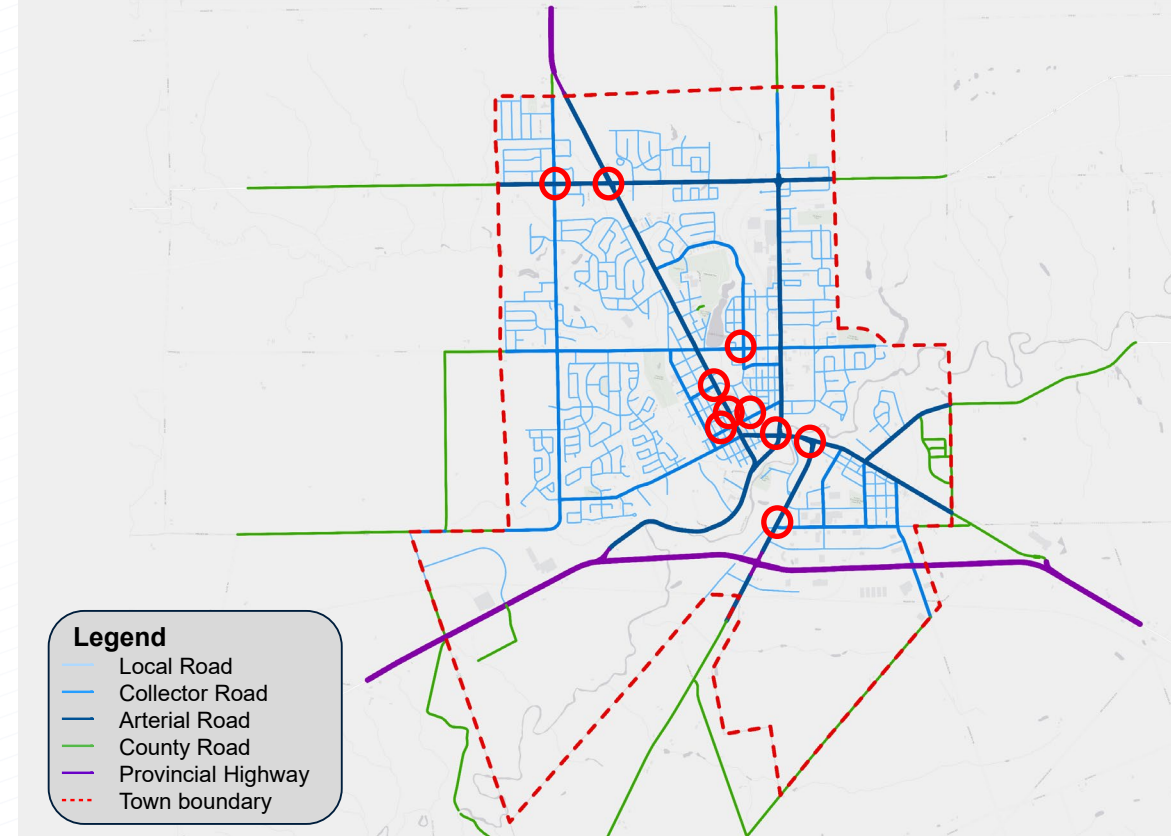
Developing the Plan – Road Network

- ▶ **Most road links and intersections continue to work well by 2035 with planned growth**
- ▶ **Simcoe St / Oxford St approaching capacity**
- ▶ **Review key intersections for improvement opportunities**
 - Tillson Ave / Oxford / Simcoe
 - Vienna Rd (Hwy 19) / Oxford / Simcoe
 - Simcoe / Goshen
 - Vienna / Townline Rd
 - Broadway / Lisgar
- ▶ **Undertake screening to identify potential new signalization needs**
- ▶ **Review revised Bridge Street configuration**



Developing the Plan – Road Network

- ▶ Reviewed collision performance to identify areas with potential for safety improvements
- ▶ Top 10 locations for safety improvements include:
 - Broadway / North St
 - Oxford St / Tillson Ave
 - Lisgar Ave / Concession St
 - Broadway / Bridge St
 - Oxford St / Vienna Rd
 - Bidwell St / Brock St
 - Broadway / Ridout St
 - Vienna Rd / Young St
 - Quarter Town Line / North St
 - Harvey St / Brock St
- ▶ Currently reviewing improvement opportunities



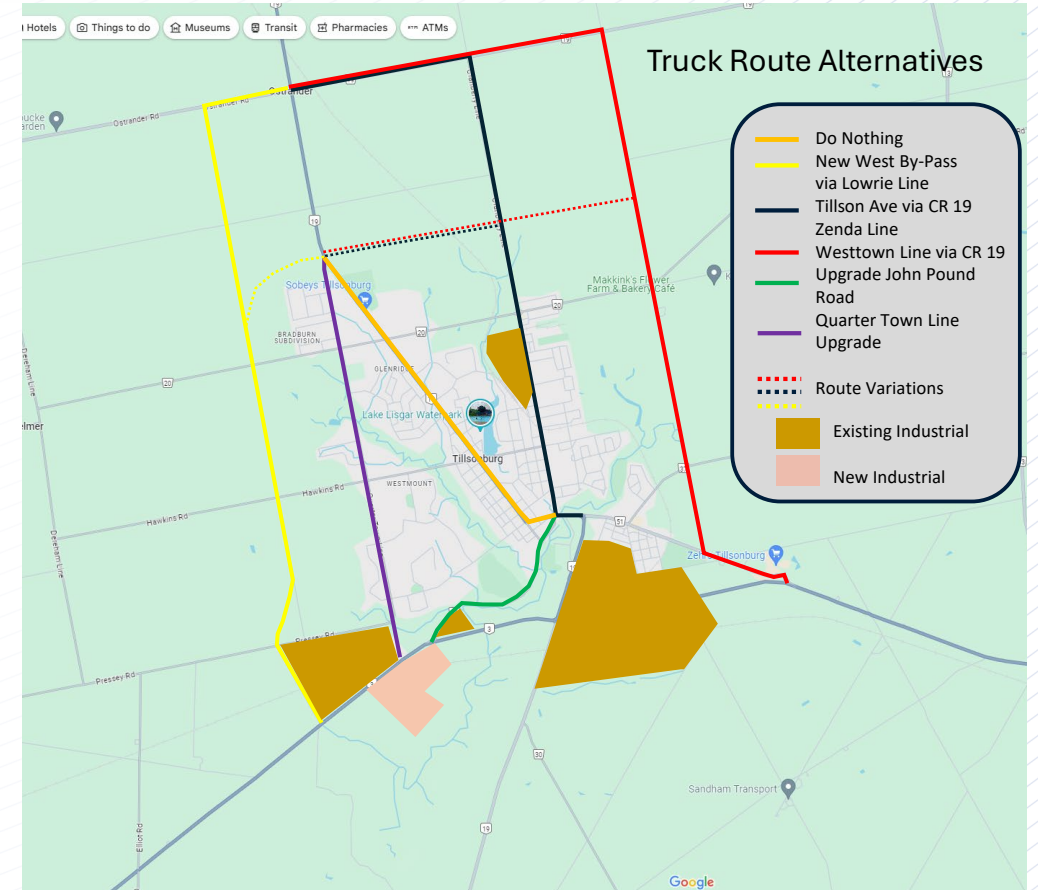
Developing the Plan – Road Network

▶ 5 Alternatives Routes for Truck By-Pass

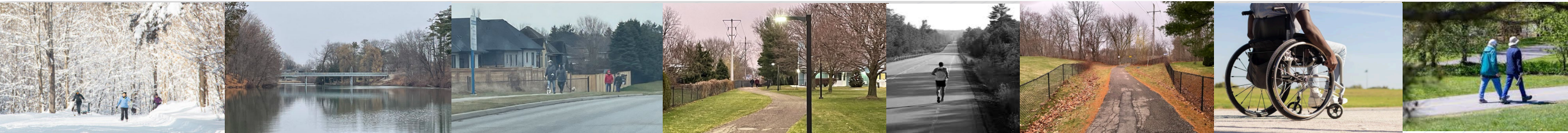
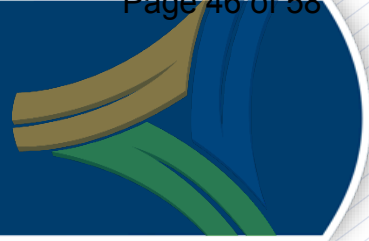
▶ Preliminary Modelling Results Summary

- Routes to the west attract more traffic
- Upgrade to QTL has highest use and draws most from Broadway – with connection to Hwy 3
- Upgrading John Pound Road had very little impact
- Very little difference with route variations using CR 19

Scenario	Description	Daily Heavy Trucks on By-Pass Route	Change in Daily Heavy Trucks on Broadway
1A	West By-Pass - via CR 19	269	-228
1B	West By-Pass - via New Connection	264	-222
2A	Tillson Ave via CR 19 / Zenda Line	126	-126
2B	Tillson Ave via New Connection / Zenda Line	130	-130
3A	Westtown Line via CR 19	242	-150
3B	Westtown Line via New Connection	187	-143
4	Upgrade John Pound Road	4	-4
5	Upgrade QTL Rd - New connection to Hwy 3	497	-373



Developing the Plan - Active Transportation



2015 Trails Master Plan Projects

- Proposed Primary Trail
- Proposed Nature Trail
- Proposed Secondary Trail
- Shown as Existing Secondary Trail
- Proposed Regional Connection
- Proposed Road Connection

Other Planned Facilities

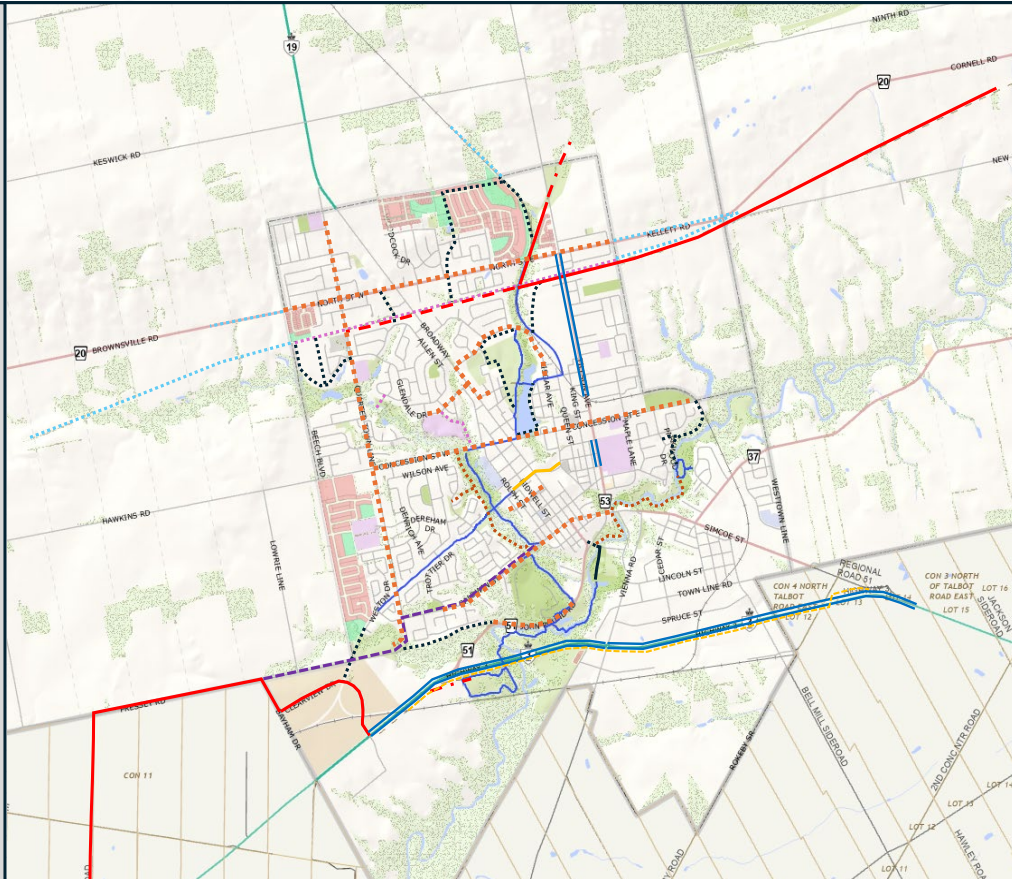
- Bridge Street Re-imagining

Existing Cycling and Trail Facilities

TransCanada Trail

- Route identified in TCT Mapping
- - - Informal Route – TCT Mapping
- - - Signed but not on TCT Maps

- Existing Paved Shoulder
- - - Informal off road trail (ATV) in MTO ROW
- Existing Trail (Oxford County GIS)
- - - Existing unsigned On Road Route (Oxford County Trail Map)



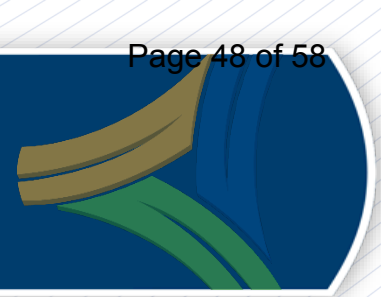
- ▶ **Review / Update 2015 Tillsonburg Trails Master Plan**
 - Mix of off-road trails and on road connectors identified
 - Bridge Street Re-Imagining facility
 - Review feasibility and assess facility type

Developing the Plan – *Transit*

- ▶ **Reviewing performance of internal / external transit services**
 - Ridership, financial, service level
- ▶ **Forecasting growth in travel**
 - Potential ridership growth
- ▶ **Intercommunity Routes**
 - Financial implications when provincial grants end
 - Investigate eligibility for new Federal Transit Funding program
- ▶ **Policy Areas**
 - Policy approaches to support transit



TMP Project Schedule – Next Steps



▶ Next Steps

- Complete Plan Development Work – Aug / Sept
- Develop Policies to Support Plan – Aug / Sept
- Public Open House – Fall
- Council Approval – Late Fall



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DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY

September 2024

- 1) New businesses open or opening soon: New barber shop – 18 Oxford St., new RMT on Baldwin Street, Anne’s Clothesline – 89 Broadway; Techwillow – Baldwin Street.
- 2) A strategic plan brainstorming session was held September 4th, with follow-up meetings to occur in addition to consultations with the membership and all stakeholders.
- 3) TurtleFest – first evidential report in hand: 2024 attendance for the Block Party was 30.4k which is phenomenal!
- 4) Operational update: Courtland Gardens will be donating equipment and labour for the tree canopy project to be completed by September 30th. The Harvey Street project will now be phased in two stages – west side in 2024 and east side in 2025.
- 5) Canada Summer Job Service placements are all completed. Awaiting final reporting and reimbursements.
- 6) Governance: one resignation of a board member was received. A public posting of the vacant position was undertaken with a closing date of August 31st. Three applications were received and will be adjudicated by the HR committee. A recommendation for an appointment by Town Council will follow in due course as will be published in the next, upcoming meeting agenda.
- 7) Marketing and events: Planning continues for the upcoming events - “Chills and Thrills – Wicked Weekend”; Christmas mini-series; and TurtleFest 2025. Our events continue to be well planned, well executed and well attended.
- 8) Defective LED holiday lights were returned for repair/replacement to Classic Displays on September 3rd. There will be no cost impact as the light fixtures are under warranty.
- 9) Special thank you to the Oxford OPP for their continued foot patrols. Thank you to the Tillsonburg Town Centre team for the provision of water for irrigation, waste disposal and other supports! Much appreciated.
- 10) There has been a significant increase in new faces in the downtown area. The team is aware from an operational sense and is dealing with the impacts as they arise.
- 11) 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. Learnings from the 2023 audit have been included in balance of year 2024 actionable items in addition to improvements/additions to the proposed 2025 budget and business plans.
- 12) The team will be presenting a 2023 “year in review” to Town Council on September 9th.
- 13) The next board meeting has been shifted to September 25th and will primarily focus on completed of the strategic plan for the organization. This Strat-plan must be completed prior to consideration and adoption of the 2025 budget and business plans.
- 14) 2025 budget planning: The team will be presenting a zero-increase budget to the board including no FIP contribution from the town to the BIA; a zero increase in the town provided capital allocation and adherence to our “no new debt” commitment.



TILLSONBURG DISTRICT
Chamber of Commerce

BUSINESS. VITALITY.

Tillsonburg District Chamber of Commerce

Update to Economic Development Advisory Committee Meeting:

Tuesday September 10th, 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 has been posted to our website.
- 3) The 2024 Awards of Excellence is Thursday, September 26, 2024. Don't forget to purchase your tickets before they sell out.
- 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. Price ranges from \$150-\$5,000 or any amount in between!
- 6) Our 2024 Business After Five schedule is:
 - 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

**WOODSTOCK INGERSOLL TILLSONBURG & AREA ASSOCIATION OF REALTORS®
MLS® ACTIVITY FOR THE TOWN OF TILLSONBURG
MONTH ENDING JULY 2024**

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$116,925,061	\$150,239,582	-22.1%	\$13,136,800	\$18,454,665	-28.8%
\$ value of Residential Units Sold	\$114,285,061	\$139,956,591	-18.3%	\$13,136,800	\$17,728,475	-25.9%
\$ value of Other Units Sold	\$2,640,000	\$10,282,991	-74.3%	\$0	\$726,190	-
Total # of Units Sold	194	237	-18.1%	22	29	-24.1%
# of Residential Units Sold	190	223	-14.2%	22	27	-18.5%
# of Other Units Sold	4	14	-71.4%	0	2	-
Total # of New Listings	420	367	14.4%	77	48	60.4%
Total # of New Residential Listings	383	344	6.8%	67	48	39.6%
Total # of Other New Listings	37	23	60.8%	10	0	-
Total # Currently on Market	***see monthly numbers			156	94	65.9%
# of Residential Currently on Market	***see monthly numbers			117	84	39.3%
# of Other Listings Currently on Market	***see monthly numbers			39	10	290%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	2	5	0	2
\$300,000 - \$499,999	50	42	5	8
\$500,000 - \$599,999	54	59	5	6
\$600,000 - \$699,999	38	51	9	8
\$700,000 - \$799,999	22	40	2	3
\$800,000 - \$899,999	14	14	1	1
\$900,000 - \$999,999	1	6	0	0
\$1,000,000 - \$1,099,999	3	0	0	0
\$1,100,000 - \$1,199,999	3	1	0	0
\$1,200,000 or Greater	1	1	0	1

<u>Average Residential Sale Price</u>			
	<u>2024</u>	<u>2023</u>	<u>%DIFF</u>
MONTH	\$597,127	\$656,905	-9.1%
YTD	\$603,330	\$627,162	-3.8%

Region: Oxford
Municipality: Tillsonburg

All YTD Totals may not match the month to month cumulative due to continuous, live updates of data combined with permitted timing of entry.

The information only represents MLS® listings sold and reported through the ITSO MLS® system. The information has been drawn from sources deemed reliable, but the accuracy and completeness of the information is not guaranteed. In providing this information, the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® does not assume any responsibility or liability.

**WOODSTOCK INGERSOLL TILLSONBURG & AREA ASSOCIATION OF REALTORS®
MLS® ACTIVITY FOR THE TOWN OF TILLSONBURG
MONTH ENDING AUGUST 2024**

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$126,656,561	\$186,149,982	-31.9%	\$9,731,500	\$35,910,400	-72.9%
\$ value of Residential Units Sold	\$124,016,561	\$160,089,130	-22.5%	\$9,731,500	\$20,231,808	-51.9%
\$ value of Other Units Sold	\$2,640,000	\$26,060,852	-89.8%	\$0	\$15,678,592	-
Total # of Units Sold	210	275	-23.6%	16	38	-57.8%
# of Residential Units Sold	206	255	-19.2%	16	32	-50%
# of Other Units Sold	4	20	-80%	0	6	-
Total # of New Listings	464	414	12.1%	44	47	-6.3%
Total # of New Residential Listings	425	385	10.3%	42	43	-2.3%
Total # of Other New Listings	39	29	34.4%	2	4	-50%
Total # Currently on Market	***see monthly numbers			137	110	24.5%
# of Residential Currently on Market	***see monthly numbers			110	80	37.5%
# of Other Listings Currently on Market	***see monthly numbers			27	30	-10%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	3	5	1	2
\$300,000 - \$499,999	52	42	2	8
\$500,000 - \$599,999	59	59	5	6
\$600,000 - \$699,999	40	51	2	8
\$700,000 - \$799,999	25	40	3	3
\$800,000 - \$899,999	14	14	0	1
\$900,000 - \$999,999	2	6	1	0
\$1,000,000 - \$1,099,999	3	0	0	0
\$1,100,000 - \$1,199,999	4	1	1	0
\$1,200,000 or Greater	1	1	0	1

Average Residential Sale Price			
	2024	2023	%DIFF
MONTH	\$608,219	\$632,244	-3.8%
YTD	\$603,719	\$628,219	-3.9%

Region: Oxford
Municipality: Tillsonburg

All YTD Totals may not match the month to month cumulative due to continuous, live updates of data combined with permitted timing of entry. The information only represents MLS® listings sold and reported through the ITSO MLS® system. The information has been drawn from sources deemed reliable, but the accuracy and completeness of the information is not guaranteed. In providing this information, the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® does not assume any responsibility or liability.

Member Thumbnail
Active / Commercial Sale

131 TILLSON Av Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40635379
Price: \$1,300,000.00



MLS® #: **40635379**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **17/17**
 Bldg Area Total: **3,000**
 Lot Size Area:
 Lot Front: **132.00**
 Lot Depth: **155.10**
 Tax Amount: **\$12,013**
 Tax Year: **2024**
 Listing Date: **08/19/2024**

This modern and well-equipped auto mechanic facility, built in 2017, offers an exceptional opportunity for a turn-key operation. Situated on Tillsonburg's second busiest street, this central location ensures a steady and reliable client flow, bolstered by the shop's excellent reputation and strategic position in a high-traffic area. The building features a sleek, modern design with top-of-the-line amenities, including air conditioning in both the shop and office areas for year-round comfort. The shop is heated with radiant heating, ensuring an efficient and even distribution of warmth, while the office benefits from a forced air heating system. This MVIS certified shop is fully operational with an established client base, providing a seamless transition for new ownership. The sale price includes the incorporated business, making it an ideal investment for those looking to own a successful auto repair shop. Don't miss this chance to acquire a thriving business in a prime location!

L/Brokerage: **[Wiltshire Realty Inc. Brokerage](#)**
 L/Salesperson: **[Bryan Wiltshire, Broker of Record](#)**
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **GEARTRAIN INC.**

Member Thumbnail
Active / Commercial Sale

85 SPRUCE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40636744
Price: \$3,300,000.00



MLS® #: **40636744**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **38/38**
 Bldg Area Total: **15,000**
 Lot Size Area: **4.22**
 Lot Front: **407.00**
 Lot Depth: **462.00**
 Tax Amount: **\$27,500**
 Tax Year: **2023**
 Listing Date: **07/29/2024**

Property includes both 85 Spruce Street and 77 Spruce Street, totalling 4.22 Ac with +- 15,000 Sq' of warehouse space, shop and office space. Phase 3 power, warehouse space with 20' ceilings, workshop with 16' ceilings and the option for a total of roughly 678,000 L of above ground stainless and fibreglass liquid storage tanks. Potential for rail access and backing on to Hwy#3 in the rapidly growing area of Tillsonburg makes this property unique and desirable. M2 Zoning allows for many uses. Contact listing agents for additional information. EXTRAS Potential Rail Access if needed, Phase 1 environmental complete

L/Brokerage: **[The Agency Real Estate](#)**
 L/Salesperson: **David Gilvesy, Salesperson**
 L/Brokerage 2: **[Streetscape Retail Brokerage](#)**
 L/Salesperson 2: **Ryan McGrath, Salesperson**
 Seller: **Agrospray Ltd**

Member Thumbnail
Active / Commercial Sale

1501 TALBOT Li Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40624473
Price: \$1,100,000.00



MLS®#: **40624473**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **43/43**
Bldg Area Total: **6,100**
Lot Size Area:
Lot Front: **105.00**
Lot Depth: **277.95**
Tax Amount: **\$5,536**
Tax Year: **2024**
Listing Date: **07/24/2024**

For Sale: Dive into this prime business location just minutes from downtown Tillsonburg in a high-traffic, fully fenced property. Spanning across an expansive 6100+/- sq ft, this facility boasts radiant and forced gas heating systems, upgraded with 600 volts electricity by Tillsonburg Hydro less than a year ago. Whether you envision a vibrant showroom or need multiple offices and a large space, this versatile space applies to a variety of professional needs. Currently established as an automotive, autobody, and paint shop, the property is zoned for numerous uses, allowing for flexible business operations. Don't miss out on this strategic investment in a steadily growing area!

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [John Klassen, Salesperson](#)
L/Brokerage 2: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson 2: [Kendra Klassen, Salesperson](#)
Seller: **BRANDON'S USED CARS INC.**

Member Thumbnail
Active / Commercial Sale

131 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570360
Price: \$3,275,000.00



MLS®#: **40570360**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **143/143**
Bldg Area Total: **21,600**
Lot Size Area:
Lot Front: **143.00**
Lot Depth:
Tax Amount: **\$52,182**
Tax Year: **2023**
Listing Date: **04/15/2024**

Amazing opportunity! Well maintained building with long term stable tenants. The building is approximately 21,600 square feet sitting on 2.185 acres. The two tenants are long term and stable. Both with net leases. Excellent hands off investment! Property can be purchased with adjacent building at 102 Spruce street see MLS#40570345

L/Brokerage: [Royal LePage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

102 SPRUCE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570345
Price: \$6,295,000.00



MLS®#: **40570345**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **143/143**
Bldg Area Total: **19,825**
Lot Size Area:
Lot Front: **416.00**
Lot Depth:
Tax Amount: **\$46,965**
Tax Year: **2023**
Listing Date: **04/15/2024**

Rare opportunity! Property must be sold with adjacent building to the North 131 Townline Road MLS#40570360. Combined 39,100 feet on 5.197 acres with long term potential from excess land to expand the existing building. Long term tenants with triple net leases. Pictures are of 102 Spruce Street and 131 Townline Road.

L/Brokerage: [Royal LePage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

100 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40563595
Price: \$18,750,000.00



MLS@#: **40563595**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **157/157**
Bldg Area Total: **167,000**
Lot Size Area: **7.29**
Lot Front: **644.00**
Lot Depth:
Tax Amount: **\$89,170**
Tax Year: **2023**
Listing Date: **04/01/2024**

Rare Industrial facility for sale located in the growing town of Tillsonburg. Fully renovated former manufacturing space with large 2000 amp power service, 14 truck level docks, on site rail spur, large steel sided storage building not included in square footage numbers all located on 7.29 acres of land. Located in close proximity to Highway 3, and is approximately 25 minutes South of Highway 401.

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2: [CBRE LIMITED, BROKERAGE](#)
L/Salesperson 2: [LARIN SHOULDICE, Sales Representative](#)
Seller: **West Wind Properties Inc.**

Member Thumbnail
Active / Commercial Sale

1418 BELL MILL SIDE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40553579
Price: \$1,300,000.00



MLS@#: **40553579**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **176/176**
Bldg Area Total: **4,554**
Lot Size Area: **0.96**
Lot Front: **286.05**
Lot Depth:
Tax Amount: **\$2,634**
Tax Year: **2023**
Listing Date: **03/13/2024**

Located at 1418 Bell Mill Road, this Industrial Property and Building is ready for your design and layout input. With 17' side wall height and three 14x16 O/H Doors in the warehouse portion totaling over 3,036 sq.ft (66'x46') and 10' ceilings in the designated office portion totaling approx 2,300 sq.ft (66x23') with a 10x8 OH Door, double glass main entrance door, lots of windows to make the space bright and friendly, and multiple exterior man doors throughout. This is all situated on a private one acre lot with controlled access to a main road leading in and out of Tillsonburg. Enhance your business prospects with the coveted M2 zoning. This designation opens up an array of ventures, allowing for a range of industrial and warehouse uses. Whether it's manufacturing, distribution, or logistics, start here with your ideas and we will finish the interior with your design specification.

L/Brokerage: [Re/Max a-b Realty Ltd Brokerage](#)
L/Salesperson: [Marius Kerkhoff, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Stubbe Inc**

Member Thumbnail
Active / Commercial Sale

92 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40551702
Price: \$650,000.00



MLS@#: **40551702**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM: **178/178**
Bldg Area Total: **5,000**
Lot Size Area:
Lot Front: **22.00**
Lot Depth: **167.60**
Tax Amount: **\$4,435**
Tax Year: **2023**
Listing Date: **03/11/2024**

Prime location right in the heart of the downtown shopping area. This building is Zoned C1. Retail approx. 1875 sq. ft. with a full basement and a 2 bedroom apartment having 1290 sq. ft. on the 2nd floor with separate entrance. The Tenant is long term and very quiet. apartment is a month to month \$600./month Plus utilities. Basement is approx. 1835 sq. ft. Excellent investment opportunity.

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [Bonnie Mudge, Salesperson](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Quang-Nghia Duong**

Member Thumbnail
Active / Commercial Sale

124636 SIMCOE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40453249
Price: \$399,900.00



MLS@#: **40453249**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building and Land**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **417/417**
 Bldg Area Total: **1,396**
 Lot Size Area:
 Lot Front: **141.90**
 Lot Depth:
 Tax Amount: **\$2,730**
 Tax Year: **2023**
 Listing Date: **07/15/2023**

Opportunity knocks. The perfect shell unit for you to operate your own business in a high traffic area. Variety of uses. Zoned Highway Commercial CH zone.

L/Brokerage: **Re/Max Tri-county Realty Inc Brokerage**
 L/Salesperson: **Bonnie Mudge, Salesperson**
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **2758584 Ontario Inc.**

Member Thumbnail
Active / Commercial Sale

19 RIDOUT St W Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40623385
Price: \$429,900.00



MLS@#: **40623385**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Building Only**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **45/45**
 Bldg Area Total: **1,800**
 Lot Size Area:
 Lot Front: **31.00**
 Lot Depth: **60.00**
 Tax Amount: **\$6,065**
 Tax Year: **2022**
 Listing Date: **07/22/2024**

Welcome to 19 Ridout Street, your business opportunity in the heart of Tillsonburg. This exceptional office building boasts a strategic location in this busy town, offering two spacious office areas with a welcoming waiting area, a fully equipped kitchen, and a versatile meeting hall on the main level. Additionally, the basement area offers multiple rooms that can be customized to suit your unique needs. Whether you're looking to establish a new office space, expand your current operations, or simply secure a prime location for your business, 19 Ridout Street offers the ideal canvas for your success. Don't miss out on the chance to establish or expand your business in this fantastic location.

L/Brokerage: **Re/Max a-b Realty Ltd Brokerage**
 L/Salesperson: **Marius Kerkhoff, Broker**
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **O.B.B PROPERTIES INC.**

Member Thumbnail
Active / Commercial Sale

19 RIDOUT St W Tillsonburg
Confidential for REALTORS® Only

Listing ID: XH417268
Price: \$429,900.00



MLS®#: **XH4172682**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Retail**
 Business Type:
 Waterfront Y/N: **No**

DOM/CDOM **373/373**
 Bldg Area Total: **1,800**
 Lot Size Area:
 Lot Front: **31.03**
 Lot Depth: **60.16**
 Tax Amount: **\$6,065**
 Tax Year: **2022**
 Listing Date: **08/29/2023**

Welcome to 19 Ridout Street, your business opportunity in the heart of Tillsonburg! This exceptional office building boasts a strategic location in this busy town, offering two spacious office areas with a welcoming waiting area, a fully equipped kitchen, and a versatile meeting hall on the main level. Additionally, the basement area offers multiple rooms that can be customized to suit your unique needs. Whether you're looking to establish a new office space, expand your current operations, or simply secure a prime location for your business, 19 Ridout Street offers the ideal canvas for your success. Don't miss out on the chance to establish or expand your business in this fantastic location.

L/Brokerage: **RE/MAX Escarpment Realty Inc.**
 L/Salesperson: **Chuck Hogeterp, Salesperson**
 L/Brokerage 2: **Re/Max a-b Realty Ltd. Brokerage**
 L/Salesperson 2: **Marius Kerkhoff, Salesperson**
 Seller: **O.B.B PROPERTIES INC.**

Member Thumbnail
Active / Business Only

126 CONCESSION St E #1 Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40571890
Price: \$60,000



MLS®#: **40571890**
 Region: **Oxford**
 Municipality Area: **Tillsonburg**
 Neighbourhd/SubDist: **Tillsonburg**
 Property Sub Type: **Sale of Business**
 Business Type: **Convenience/Variety**
 Waterfront Y/N:

DOM/CDOM **142/142**
 Bldg Area Total:
 Lot Size Area:
 Lot Front:
 Lot Depth:
 Tax Amount:
 Tax Year:
 Listing Date: **04/16/2024**

Conveniently located in booming Tillsonburg, ON. Maple View Variety has been profitably in business for many, many years and is considered a community staple. The business offers a range of essential services and products from an ATM, Lotto and Canada Post. Everyday items like snack foods, lottery tickets, tobacco products, newspapers, magazines, movies, drinks, ice cream, and much more. Located in close proximity to the downtown core, Beer Store and several abutting neighbourhoods. Ideal for owner operator, with an opportunity to extend hours for even greater cash flow! Be your own boss at this established, respected business.

L/Brokerage: **Royal LePage R.E. Wood Realty Brokerage**
 L/Salesperson: **David Bennett, Broker**
 L/Brokerage 2:
 L/Salesperson 2:
 Seller: **Maple View Variety c/o Tuan-Anh Tran**

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