

Presentation to:
Town of Tillsonburg
Mayor & Council Members

OP 23-14-7 and ZN7-23-11
Southside Construction

Presented by:
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Bradburn Sub-division

June 12, 2024

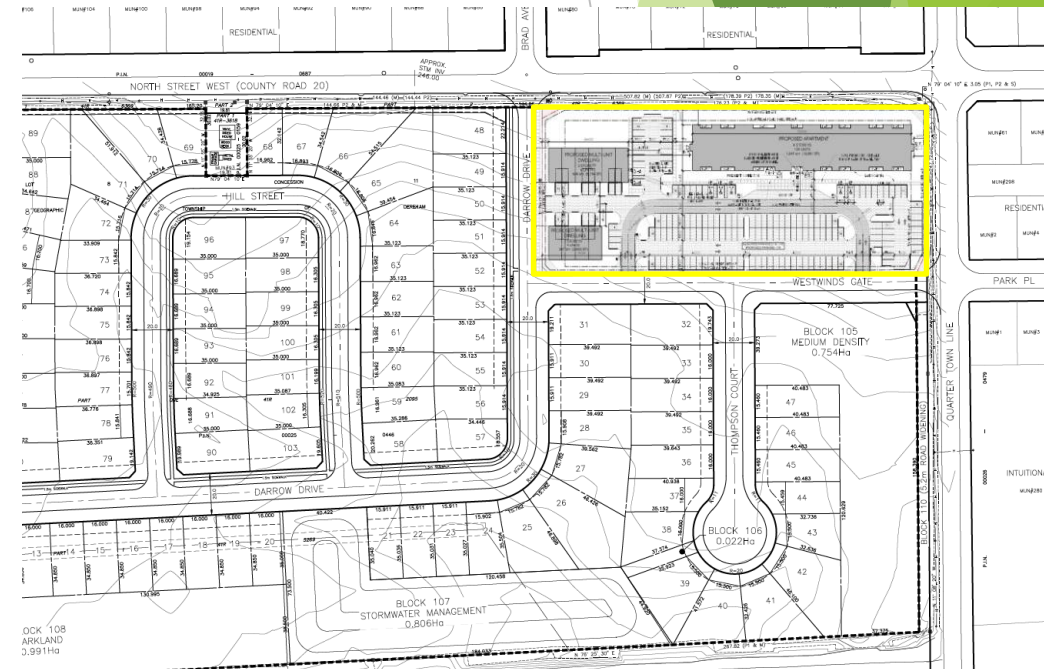
Town of Tillsonburg

4 Elm Street, Tillsonburg, ON

Introduction

Highlights of the Proposed Development Southside Construction Management Ltd.

- High and Medium Density development on the Southwest corner of North Street and Quarter Town Line
- Development is adjacent to Low-density neighbourhoods and Institutional along Quarter Town Line
- 2 x 2 Story Townhomes (6 + 4 Units)
- 6 storey Apartment Building, 9 units wide (105 Units)
- One of the largest apartment buildings in Tillsonburg
- Part of larger subdivision that includes:
 - 37 Single Family Units currently under construction
 - 66 Future Single Family Units
 - 27 Townhome units



Introduction

Quarter Town Line Background

- Mostly mature, quiet, quality single family and town home neighbourhoods on tree lined streets showing pride of ownership
- Churches, schools, soccer fields, green spaces
- Mix of seniors and young families
- Subdivisions have been constructed to blend in with existing home designs (mostly brick veneer or ½ brick and siding) to preserve the character of existing neighbourhoods
- For the most part current roads have supported existing vehicular traffic except for:
 - Parents picking children at school creating parking chaos along Quarter Town Line
 - Parents taking their children to soccer fields adjacent to new development, creating serious traffic congestion at times



Introduction

Mixed success with previous Quarter Town Line higher density projects

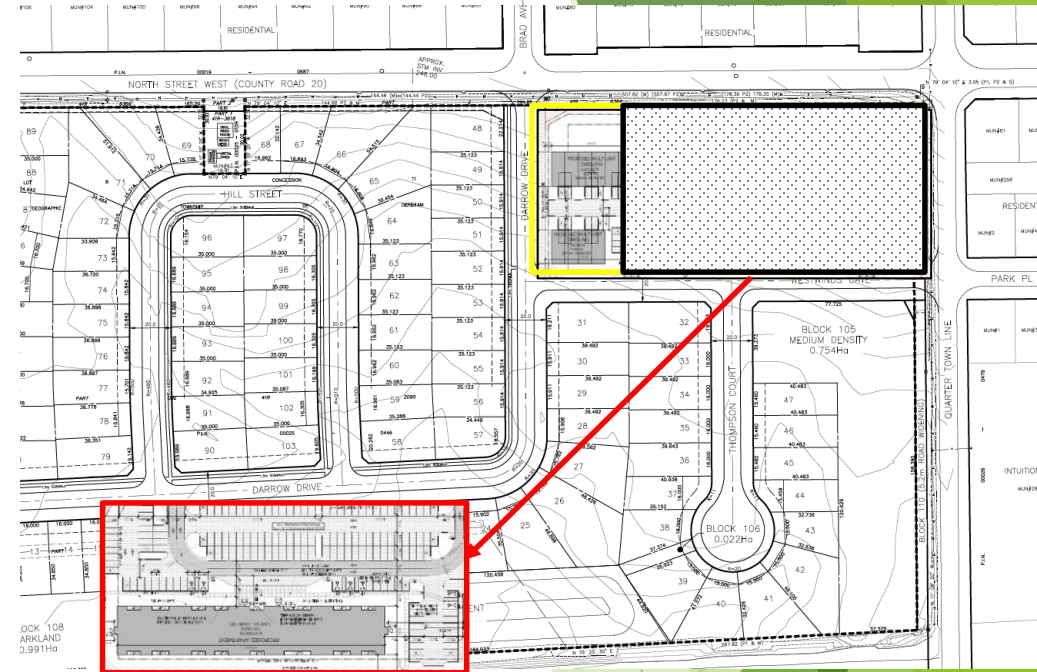
- Tillsonburg has had mixed success with higher density projects adjacent single family neighbourhoods (ie: developments at EAST END OF Quarter Town Line between Trillium Dr. and Plank Line).
- How will the Town ensure the success of this proposed large building construction?
 - Home designs that don't blend-in with existing neighbourhoods
 - Poor Waste Management Plan is disgraceful (Quarter Town Line Transfer Station)
 - Somebody approved these developments without due consideration
- Recommendations
 - Ensure there is a proper Waste Management Plan specifically for the new proposed Townhome units
 - Ensure home designs blend-in and are compatible with surrounding neighbourhoods



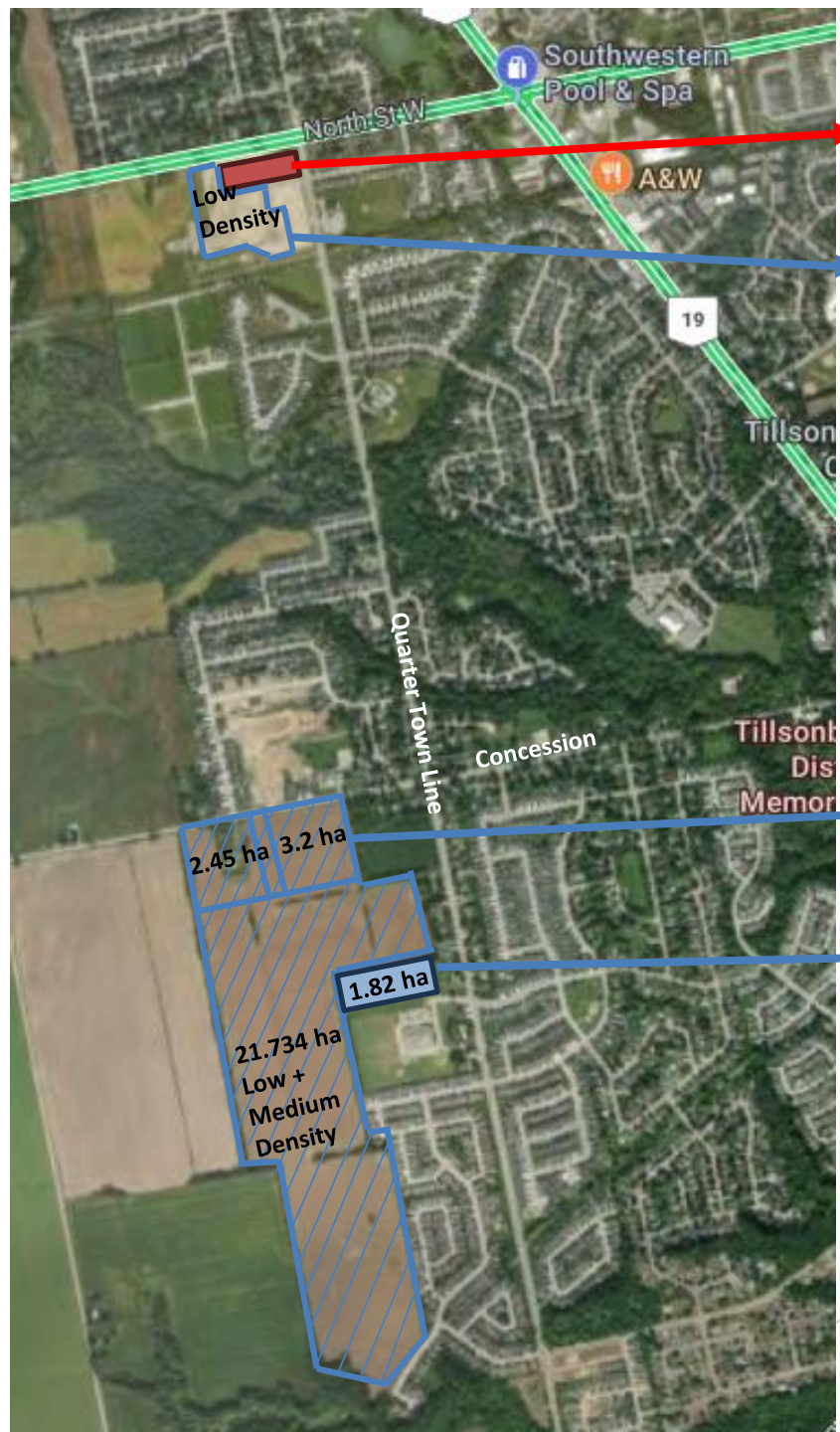
Concerns

Proposed Apartment Building clashes with existing single-family neighbourhoods

- There is insufficient buffering and transition with existing neighbourhoods especially given the size of the proposed building
- Proper transition should include green spaces as buffer combined with lower density townhomes to set back and mitigate the impacts of the 9 storey building
- Recommendations:
 - A more suitable location for the apartment building would be in the west end of the development adjacent to the existing green spaces and soccer fields.
 - Ensure home designs blend-in and are compatible with surrounding neighbourhoods



Map of proposals along Quarter Town Line





105 Units **10 Units**


36 Units

2.45 ha	3.2 ha
Medium Density	High Density
76-151 Units	202-355 Units




39 Units **39 Units** **21 Units**

Concerns

Increased traffic will significantly impact quality of life for residents along Quarter Town Line

- The traffic study for this development claims that Quarter Town Line and North Street can absorb the additional vehicular traffic without having to widen roads or add left-turn lanes and traffic lights.
- However, the analysis does not consider the other major developments along Quarter Town Line that will overflow into the North/Quarter Town Line intersection, especially for traffic going in and out of Tillsonburg via Plank Line.
 - Victoria Woods (Tillsonburg West) > 500 units
 - Thames Valley District School Board (102 Dereham Drive) = 99 units
- **Recommendation:** Revise Traffic Study to consider the aggregate impacts from other approved developments along Quarter Town Line

Concerns

Servicing the proposed Development

- The Servicing study defines the requirements for water, sewage, waste for the proposed development but only provides a subjective judgement as the capacity to support new requirements.
- There is already a known shortage of water and hydro capacity to support continued growth
- The Servicing Study does not address key infrastructure requirements including:
 - Hydro power capacity to support the new development
 - Schools for the additional students coming from these new homes
 - Waste Management for Townhouse buildings
 - Does not take in consideration the aggregate requirements from the other developments along Quarter Town Line
- **Recommendation:** Revise Servicing Study to include aggregate requirements from other approved developments along Quarter Town Line for Water, Sewage, Waste, Hydro and Healthcare

Concerns

Review process for proposed developments needs improvement

- Provincial policy on “More Homes Built Faster” tries to eliminate “red tape” which translates in cutting out the review process
- These new policies often conflict with existing Town and County by-laws creating confusion
- Residents are not afforded sufficient notice and time to review, analyze and formulate their concerns
- There is a perception that the Planning department works for the developers instead of the residents that pay their salaries through taxation
- **Recommendations:**
 - Educate residents on the Planning and Development process and where they can provide input to address concerns
 - Engage residents early, as soon as the application for development is initiated.
 - Involve residents in early discussions with developers. Developers are more open to input before they make large investments in creating plans for their development.

Thank You!