



Van Norman Innovation Park – Phase 2 Status Update

Economic Development Advisory
Committee

July 9, 2024


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Outline

- Background
- Map of Properties
- Preliminary Servicing Options (Water & WW)
- Conceptual Lot Layouts
- Next Steps

Background – VIP Phase 1

Over 550,000 SF of
development
underway

INNOVATION WAY, TILLSONBURG, ON



TILLSONBURG ADVANTAGES


1. Competitive land prices
2. Save \$10 to \$20 per square foot on development charges
3. Low industrial taxes
4. Gigabit fibre service available
5. Located in the heart of Ontario's 401 corridor
6. Part of Ontario's market of 15 million people
7. Within a 2 hour's drive of 22 universities/colleges
8. Downtown offers a delightful mix of heritage buildings and storefronts
9. Business friendly Council
10. Canada/Ontario is one of the top places to do business

Town of Tillsonburg
200 Broadway, Suite 204
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Contact us to be waitlisted
for Phase 2 & 3 releases.

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 Follow us on LinkedIn

 www.tillsonburg.ca/invest

Schep's Bakeries

Schep's 
Bakeries Ltd.

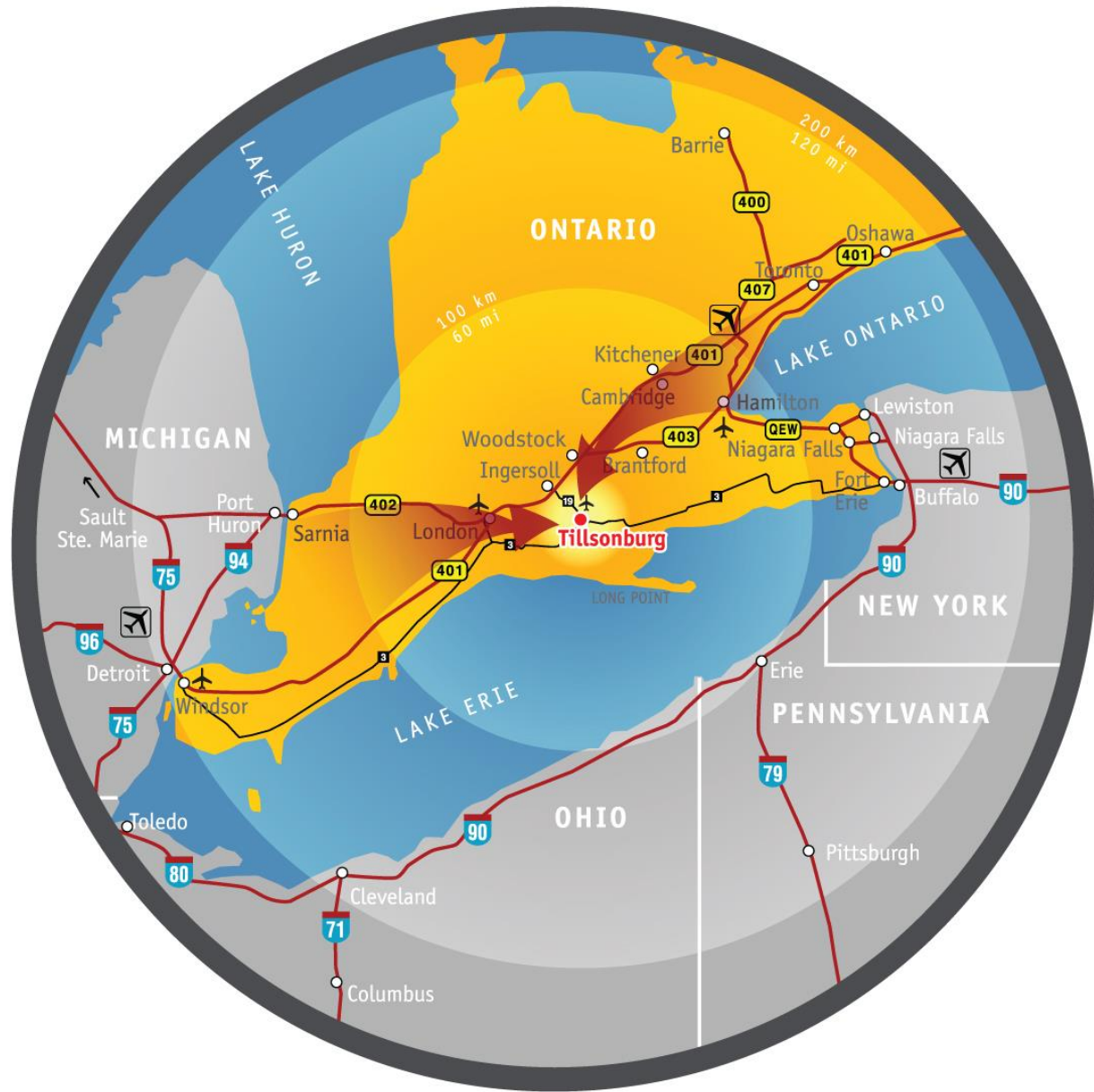


STONECREST
ENGINEERING INC.
EST. 1995



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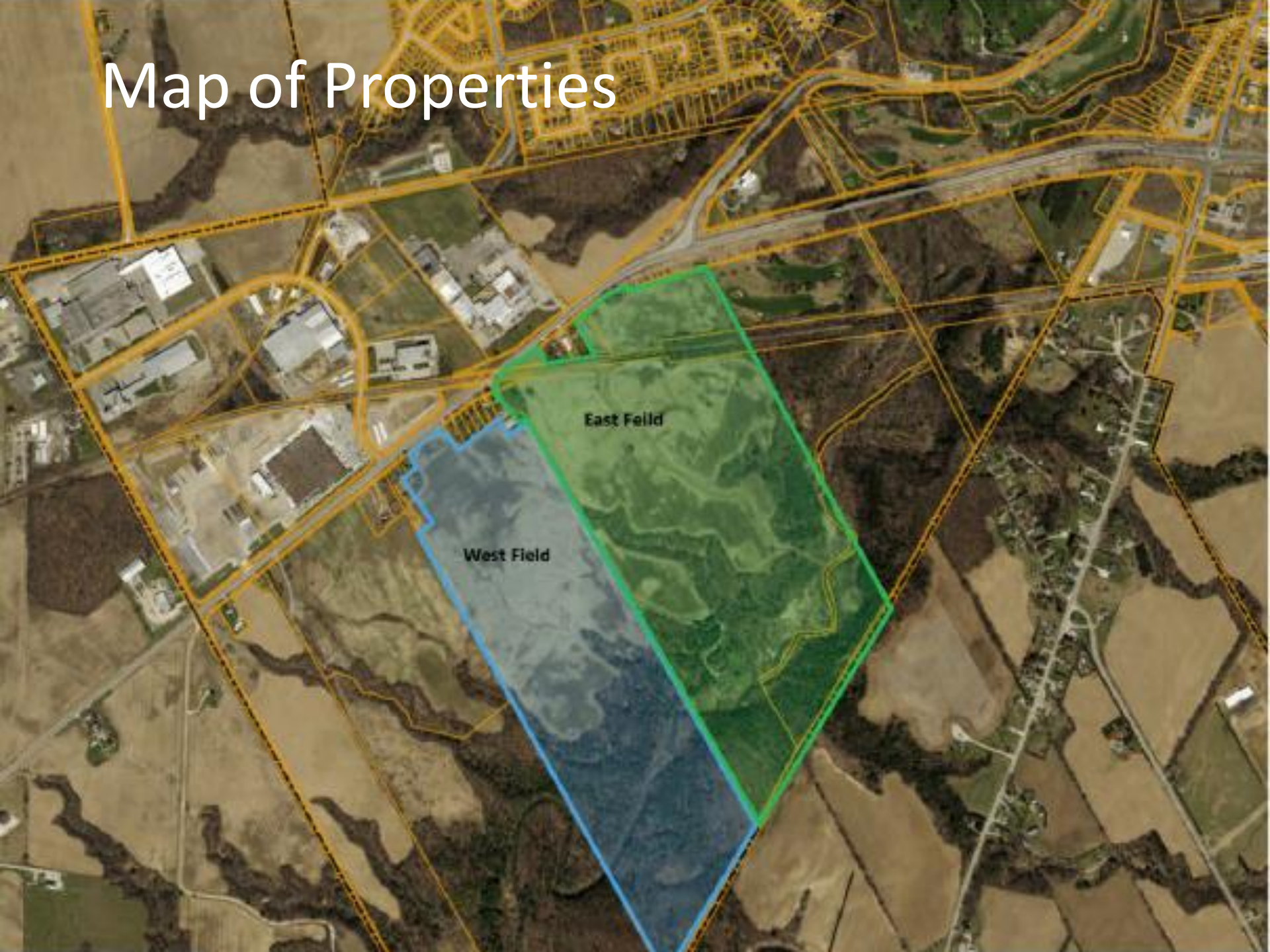
Background - Location & Access Routes



Background

- Draft “Roadmap” for VIP Phase 2 presented to Committee in September 2022
- Project Management Contract with Colliers Project Leaders (CPL) kicked-off May 2023
- Environmental Impact Study Consultant retained Oct 2023
- Council approved award of detailed design contract to Dillon Consulting on March 25, 2024
- Acquired East Redling property in 2020 and West Redling Property in April 2024

Map of Properties



East Field

West Field



Preliminary Servicing Options (Water & Waste Water

Figure 2 - Sanitary Option 1



- ### Legend
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
 - Watermain Breaks**
 - Service Breaks**
 - Watermain**
 - Watermain
 - Raw Watermain
 - Gravity Watermain**
 - Production Well**
 - Active Monitoring Well**
 - Sanitary Pipe Break**
 - Sanitary Gravity Main**
 - all other values
 - Collector
 - Drain
 - Interceptor
 - Overflow
 - Tank
 - Vent
 - Sanitary Force Main**
 - Sanitary Low Pressure Main**

Notes



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Figure 5 - Watermain Connections



Legend

- Parcel Lines**
 - Property Boundary
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- Watermain**
 - Watermain
 - Raw Watermain
- Gravity Watermain**
- Production Well**
- Active Monitoring Well**
- Sanitary Pipe Break**
- Sanitary Gravity Main**
 - All other sanitary
 - Collector
 - Drain
 - Interceptor
 - Overflow
 - Trunk
 - Vent
- Sanitary Force Main**
- Sanitary Low Pressure Main**

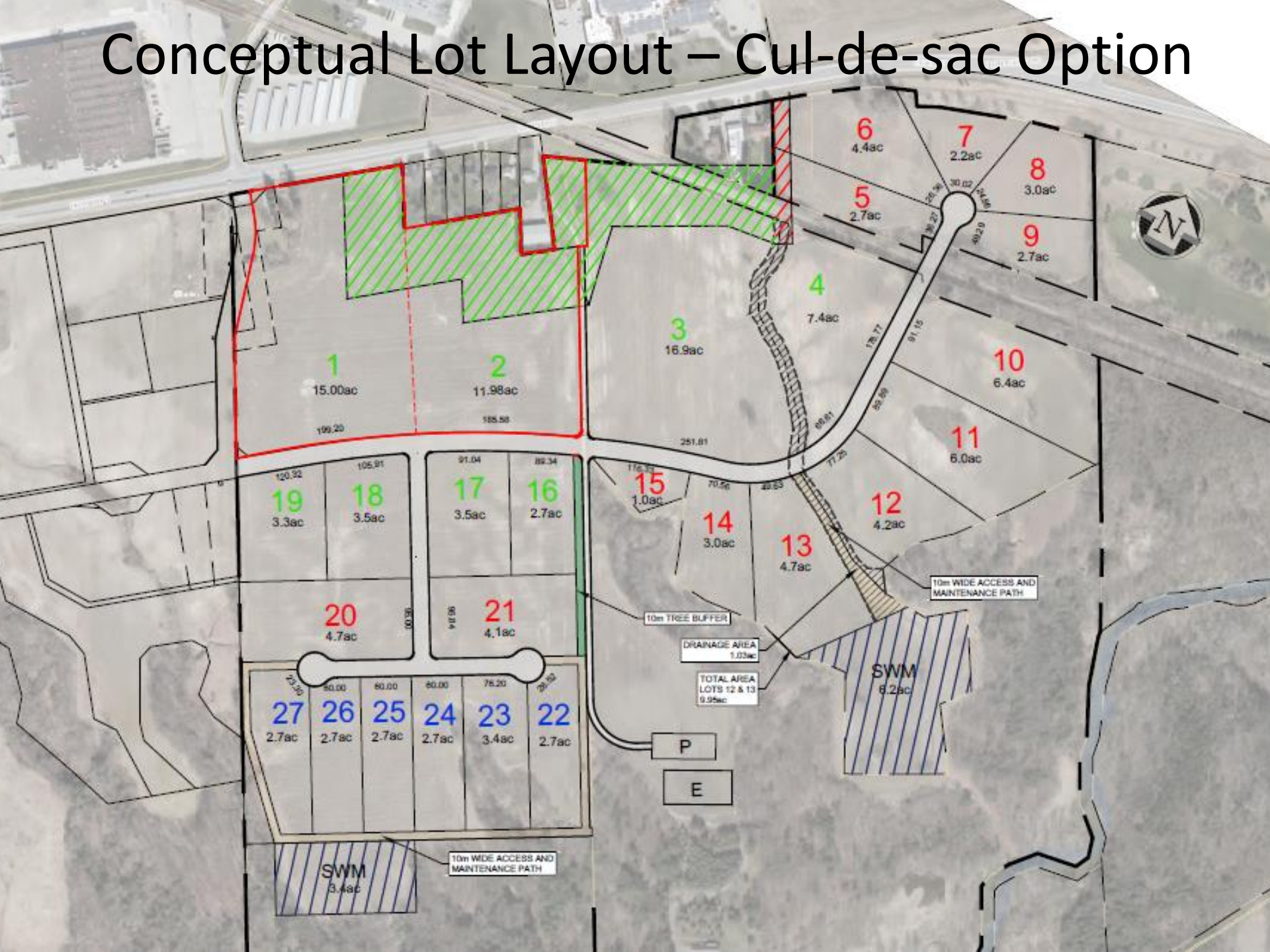
Notes



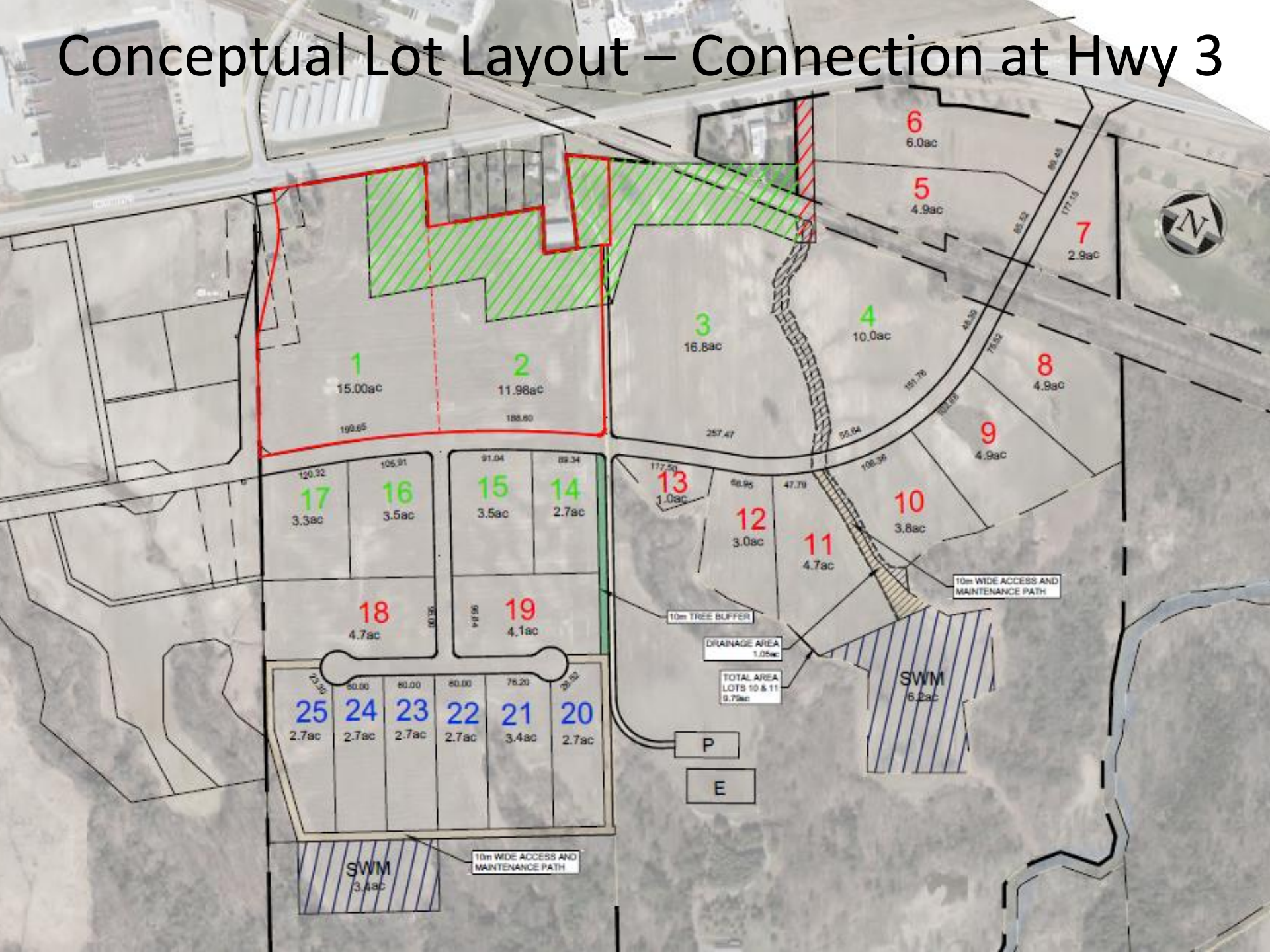


Conceptual Lot Layout Options

Conceptual Lot Layout – Cul-de-sac Option



Conceptual Lot Layout – Connection at Hwy 3



Next Steps - Internal

- 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
 - Additional zoning information
 - Pricing comparisons and recommendations
 - “To list or to not list”

Next Steps - External

- Proceed with marketing/sale of initial 15 acres that are already serviced
- Proceed with marketing remaining lands on a “wait-list” type basis
- Target H2 2025/2026 for closings

Q&A/Discussion