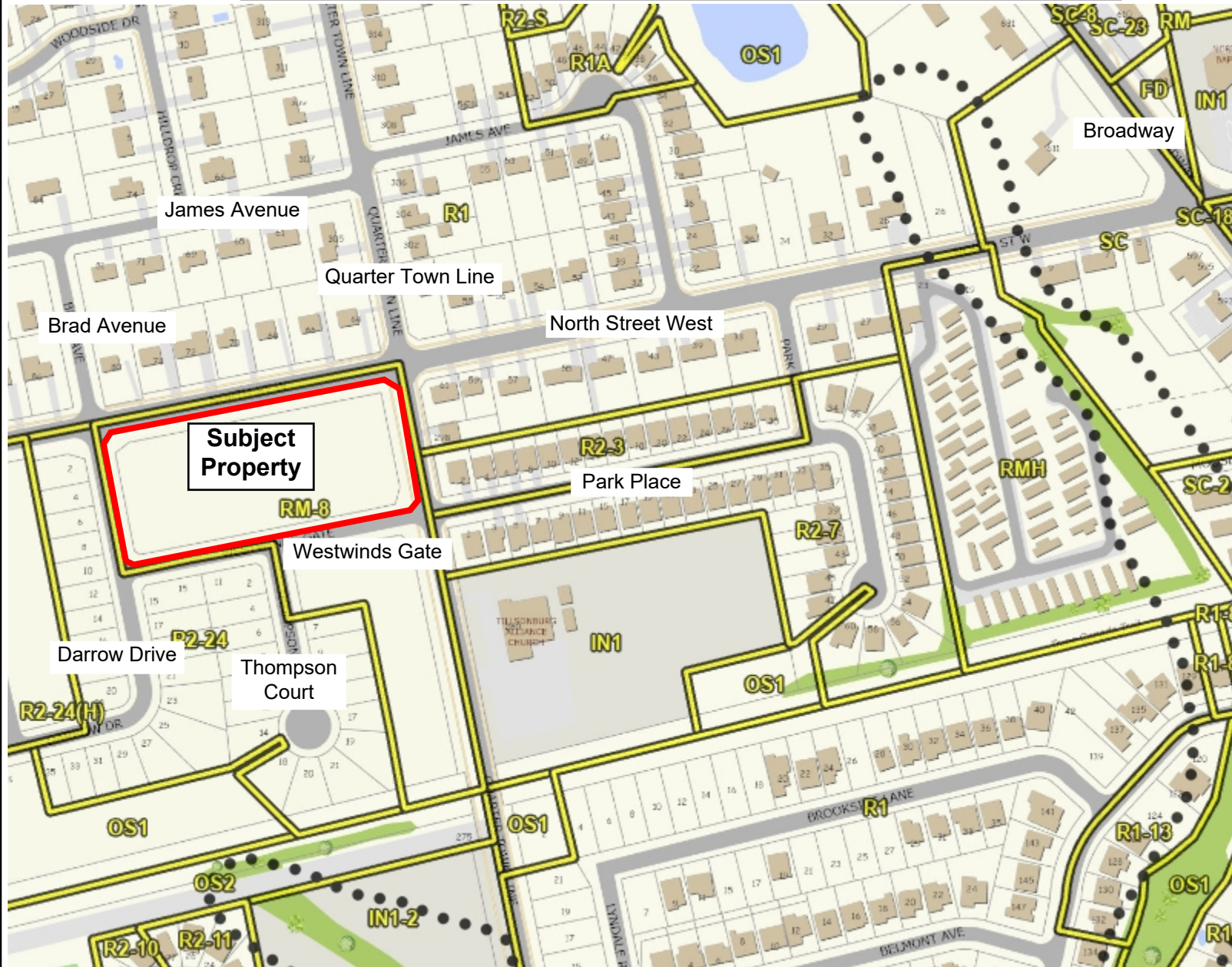


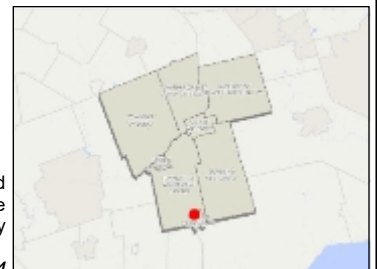
Plate 1: Location Map with Existing Zoning
File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



Legend

- Zoning Floodlines
- Regulation Limit
- ◆◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



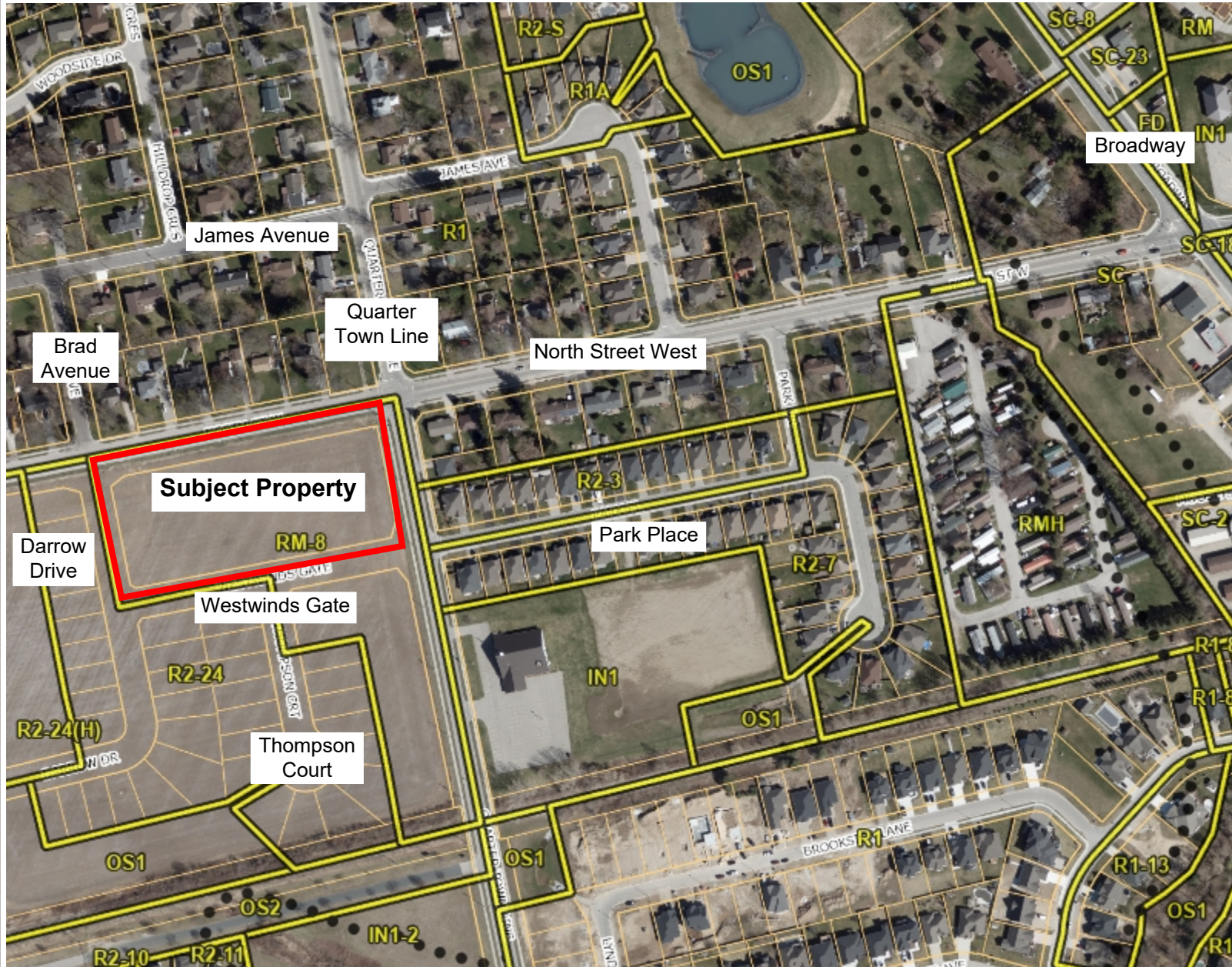
0 96 192 Meters

NAD_1983_UTM_Zone_17N



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

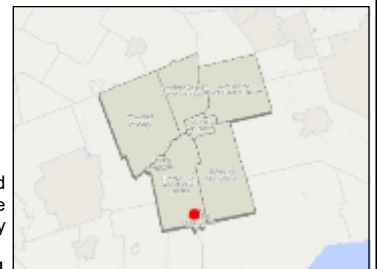
January 23, 2024



Legend

- Zoning Floodlines
- Regulation Limit
- ♦♦ 100 Year Flood Line
- ▲ 30 Metre Setback
- ⊙ Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 96 192 Meters

NAD_1983_UTM_Zone_17N



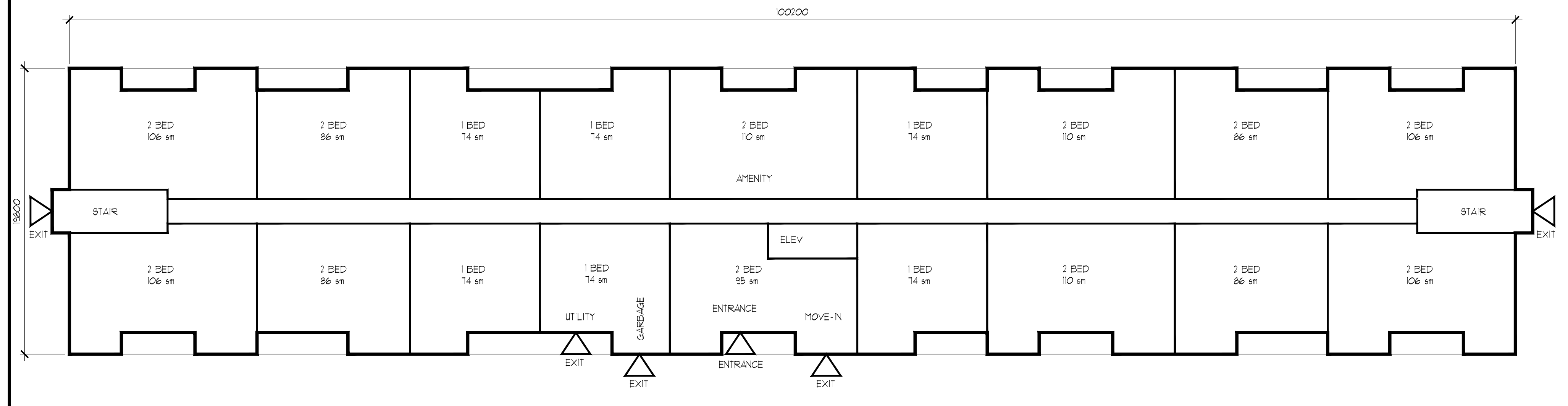
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 23, 2024

Plate 3: Applicant's Sketch - Site Plan (Revised)

File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.

CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



2 FLOOR PLAN
A101 1200

site data		
1. GROSS SITE AREA: BEFORE ROAD WIDENING (13,562 s.m.) AFTER ROAD WIDENING (12,707 s.m.)		
2. BUILDING AREA (B.A.) & APARTMENT B.A.: = 2,008 s.m. TOTAL TOWNHOUSE B.A.: 892 s.m.		
GROSS FLOOR AREA (G.F.A.): APARTMENTS G.F.A.: 11,243 s.m. TOTAL TOWNHOUSE G.F.A.: 1,784 s.m.		
TOTAL BUILDINGS B.A.: 2,900 s.m.		
TOTAL BUILDINGS G.F.A.: 13,027 s.m.		
3. ASPHALT AREA: 5,431 s.m.		
4. ZONES	3.0 REQUIREMENTS RH (HIGH DENSITY)	PROPOSED APARTMENT + M.U. DWELLING RH (HIGH DENSITY)
5. LOT AREA (MIN.)	90 m ² /UNIT MIN. 160 m ² /UNIT MAX.	105 + 10 UNITS = 110 m ² /UNIT AFTER ROAD WIDENING
6. LOT FRONTAGE (MIN.)	30.0 m MIN.	72.1 m
7. FRONT YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	APARTMENT: 10.0m
8. REAR YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	TOWNHOUSE: 3.0m
9. EXTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	APARTMENT: 10.0m
10. INTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	N.A.
11. SETBACK FROM CENTERLINE OF ARTERIAL ROAD	20.5 m (67.3')	+/- 26.431 m FROM NORTH STREET +/- 25.357 m FROM QUARTER TOWN LINE
12. LANDSCAPED OPEN SPACE (%) MIN.	35% OF THE LOT AREA	39% BEFORE ROAD WIDENING 35% AFTER ROAD WIDENING
13. LOT COVERAGE MAX.	40% OF THE LOT AREA	21% BEFORE ROAD WIDENING 23% AFTER ROAD WIDENING
14. HEIGHT OF BUILDING (MAX.)	22 m	APARTMENT = 20 m
15. AMENITY AREA (MIN.)	40 m ² PER DWELLING UNIT 115x40 = 4,600 s.m. REQUIRED	722 s.m. BALCONIES, 110 s.m. AMENITY ROOM + 4,578 s.m. LANDSCAPED AREA. = 5,410 s.m. PROVIDED
16. PARKING REQ.	M.U. DWELLING & APARTMENT: @ 1.5/UNIT = 173 SPACES (INCL. B/F) TOTAL REQUIRED = 173 B/F PARKING: 101-200 REQUIRED SPACES = 3% + AN ADDITIONAL 1 = 7 REQUIRED EQUAL TYPE A & B SPACES. 1.5 m PARKING SETBACK INTERIOR SIDE YARD & REAR YARD	178 SPACES (INCL. B/F) REQUIRED B/F PARKING 7 TYPE A 4 TYPE B 3

LEGAL DESCRIPTION

BLOCK 38
PART OF LOT 8
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF DEREHAM
TOWN OF TILLSONBURG
COUNTY OF OXFORD

NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS.
IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS, IE: SURVEYS, SOILS REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

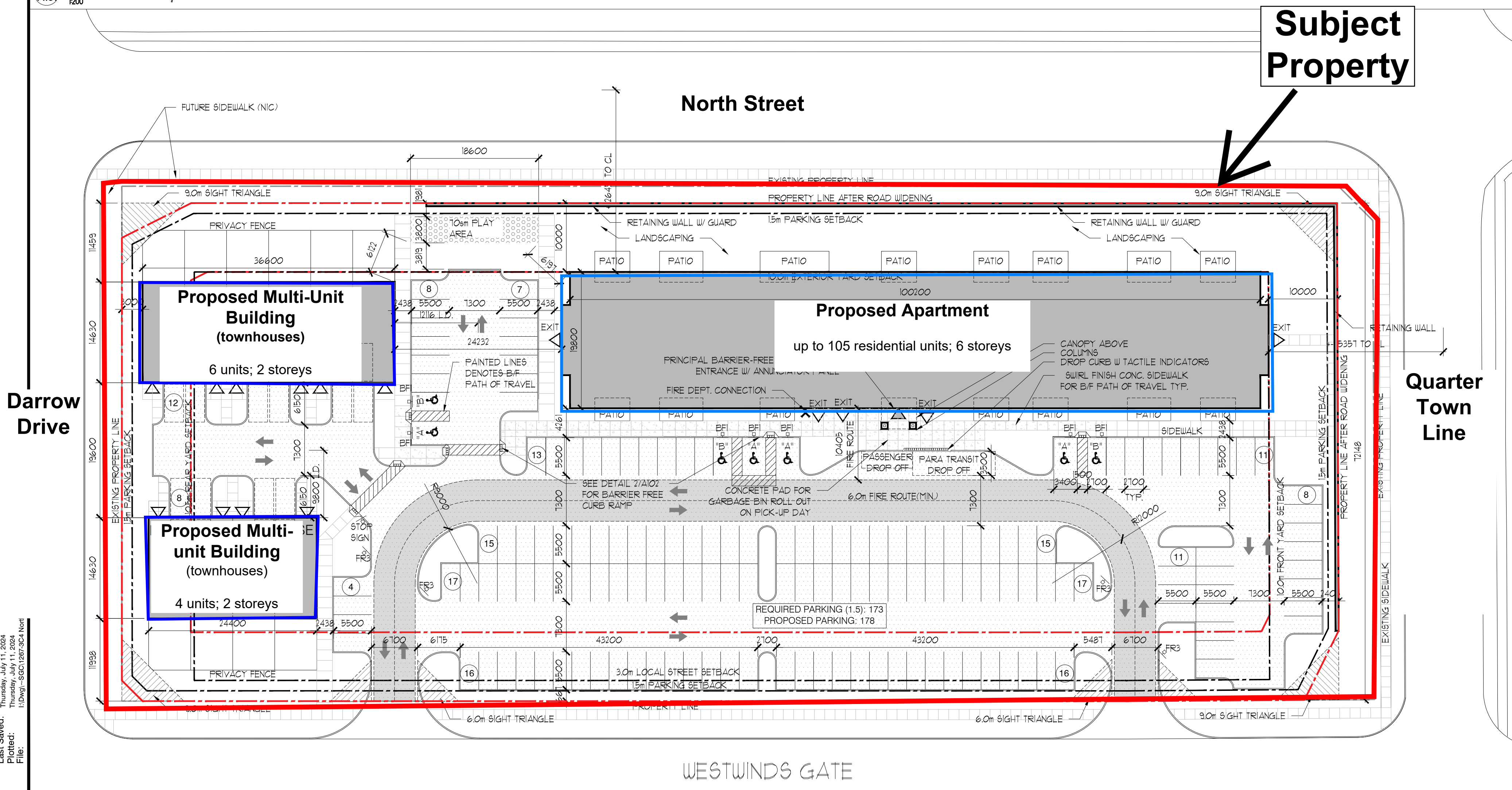
OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY INFORMATION IS DERIVED FROM PLANS PROVIDED BY:
KIM HUBBARD SURVEYING LTD.
FILE: 20-16-8-41, Plan 41M-392 DATED: MAY 11, 2023

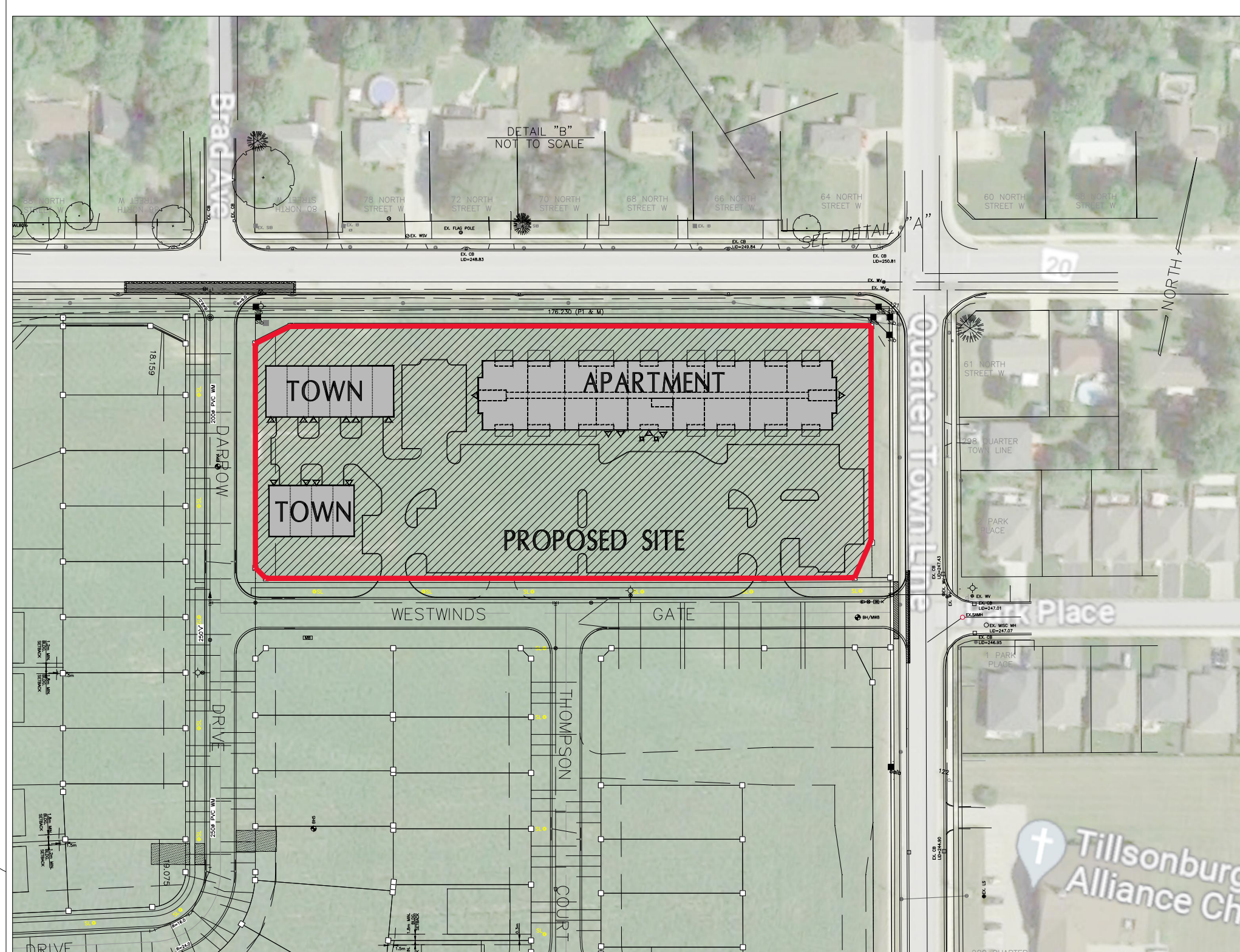
LEGEND	
[Symbol]	FIRE ACCESS ROUTE
[Symbol]	BICYCLE RACK
[Symbol]	ASPHALT PAVING
[Symbol]	CONC. SIDEWALK
[Symbol]	PROPOSED BUILDING
[Symbol]	FIRE FIGHTER/ BARRIER FREE ENTRY
[Symbol]	PRINCIPAL/ BARRIER FREE ENTRY
[Symbol]	FIRE FIGHTER/ BARRIER FREE ENTRY
[Symbol]	FIRE HYDRANT
[Symbol]	HYDRANT POLE
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	POLE LIGHT FIXTURE
[Symbol]	WALL MOUNTED LIGHT FIXTURE
[Symbol]	SOFFIT MOUNTED LIGHT FIXTURE
[Symbol]	FIRE ROUTE SIGN
[Symbol]	BARRIER/PRIVACY FENCE
[Symbol]	DROP CURB

REVISION	DATE	DESCRIPTION
1	DEC 12/23	ISSUED FOR B.A.
2	JAN 8/24	REVISED PER CITY COMMENTS
3	JULY 11/24	REVISED PER CITY COMMENTS

AGAR ARCHITECT
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519 462-7366 info@agar-archi.com



1 SITE PLAN
A101 1400



3 KEY PLAN
A101 NTS

SITE PLAN
PROPOSED APARTMENTS
NORTH STREET
TILLSONBURG, ONTARIO

SOUTHSIDE GROUP

Project No: 1267
Scale: 1:400
Dwn/Chkd. By: JH/SA
Date: JULY 2023

Dwg. No: A101

Last Saved: Thursday, July 11, 2024
 Plotted: Thursday, July 11, 2024
 File: I:\08-23-24\41M-392\A101.rvt

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inaccuracies, errors or omissions in this, or other documents, as their relation in whole or in part. Do not proceed where there is a discrepancy between the drawings and the field measurements. The contractor shall be responsible for any errors or omissions in the field measurements. The contractor shall be responsible for any errors or omissions in the field measurements. The contractor shall be responsible for any errors or omissions in the field measurements.

Plate 4: Applicant's Sketch - Renderings

**File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg**



























**Appendix A:
Correspondence Received Regarding OP 23-14-7; ZN 7-23-11**

Letter to Tillsonburg Town Council

As a resident of Tillsonburg, I respectfully submit to Town Council this letter to share my comments regarding the construction of a six-story apartment building, found in the proposed zoning change referenced to File no: OP 23-14-7 and ZN 7-23-11 on the agenda for this month's next meeting that I am unfortunately unable to attend.

The purpose of this letter is twofold.

Firstly, I wish to express my sincere appreciation to the Tillsonburg municipal planner and equally to each and every member of council for their helpful information, their constructive guidance and respectful support.

Secondly, I wish to express my heartfelt appreciation to both the developer, Southside Group Limited and their planner, Zelinka Priamo Limited for not only listening but hearing the concerns expressed by myself and the other presenters at the June 10, 2024, council meeting.

While I and many would have preferred that the building be moved from its current proposed location the changes made in only six weeks, in my opinion, did attend to each of the planning concerns that I submitted in my previous letter to council. These changes were what I would consider thinking outside of the box by lowering the grade of the building to effectively reduce its impactful height to that of a four and one-half storey building on a location already approved for a four-story building. The improvements in sight lines and shadowing are also impactful.

From a practical perspective, it is my view that the developer did not need to make any changes based upon current legislation.

Upon reflection, everything was done according to the rules as set out in legislation. However, the time made available to respond to the public notice makes is difficult to gather the available information, obtain professional advice and correspond with the applicant. My hope is that Tillsonburg council will consider an enhanced process to allow for earlier dialogue in further developments

Respectfully submitted,



Derek Vaughan

Date: August 8, 2024