

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

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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	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)			

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

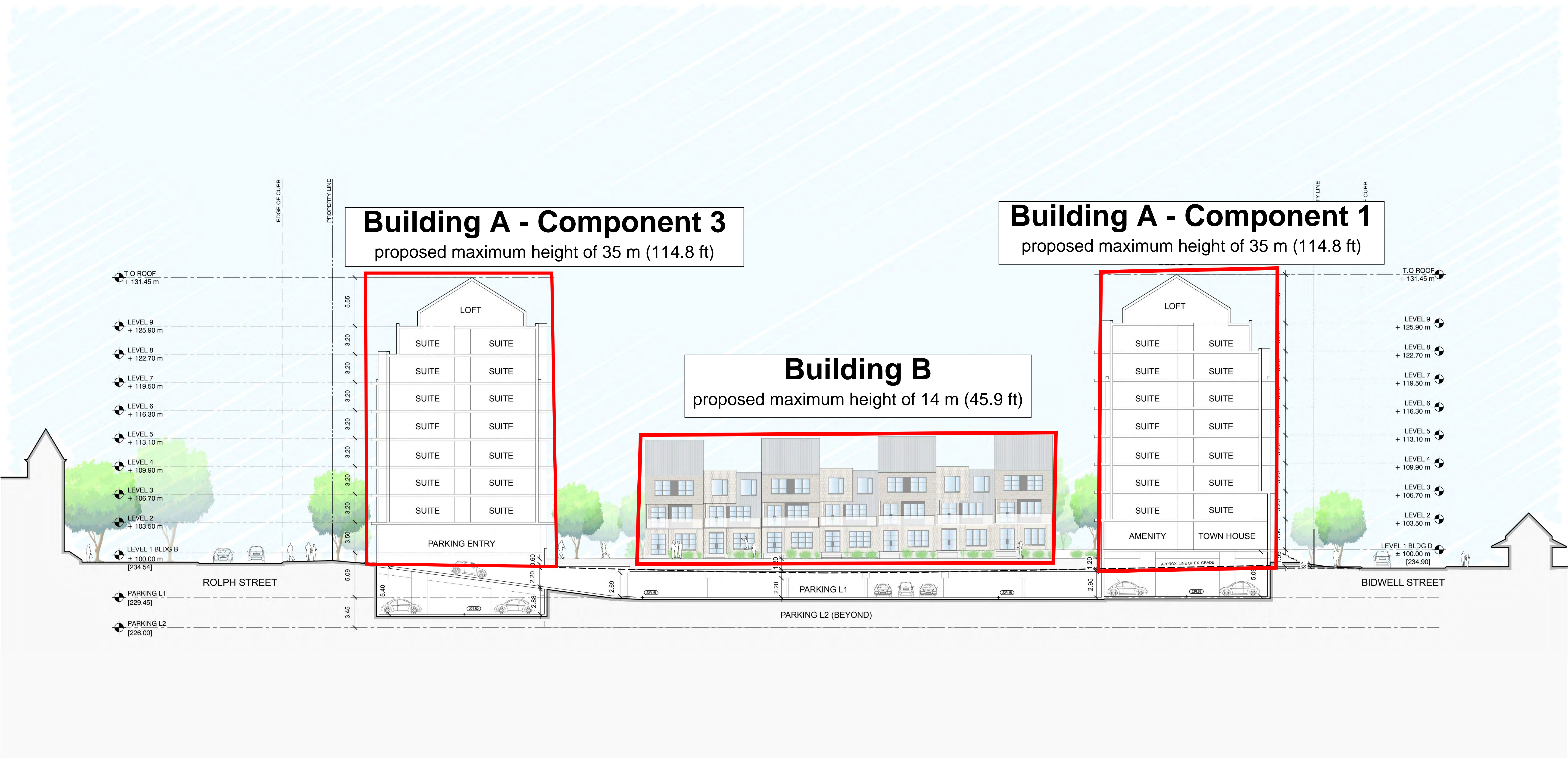
Residential: 230 SPACES (1.20 Space / Unit)
 Commercial (Eatery): 54 SPACES (1 Space / 20m²)
 Commercial (Other): 16 SPACES (1 Space / 40m²)

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.

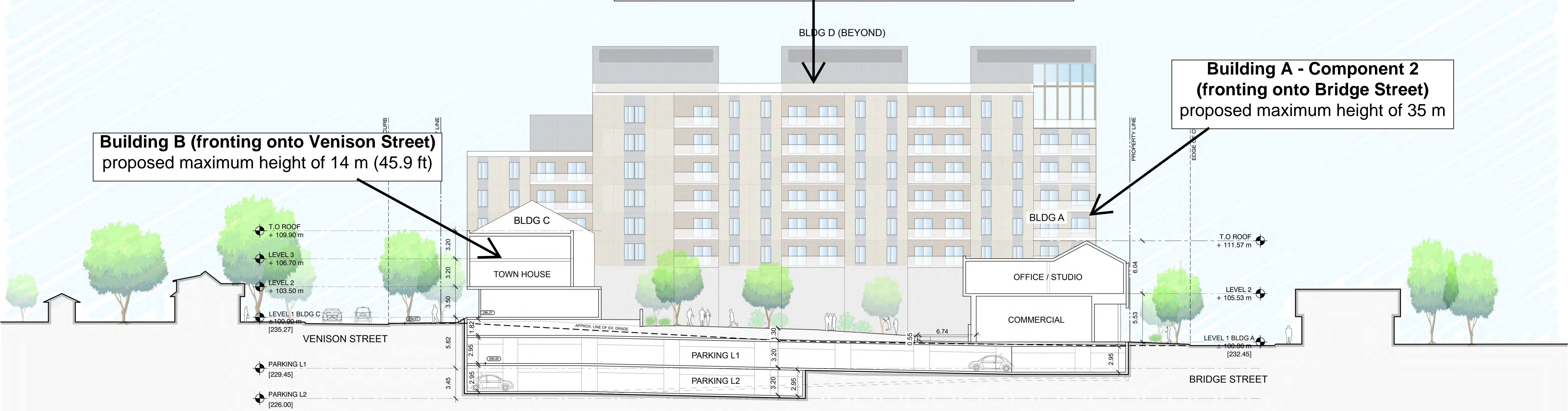


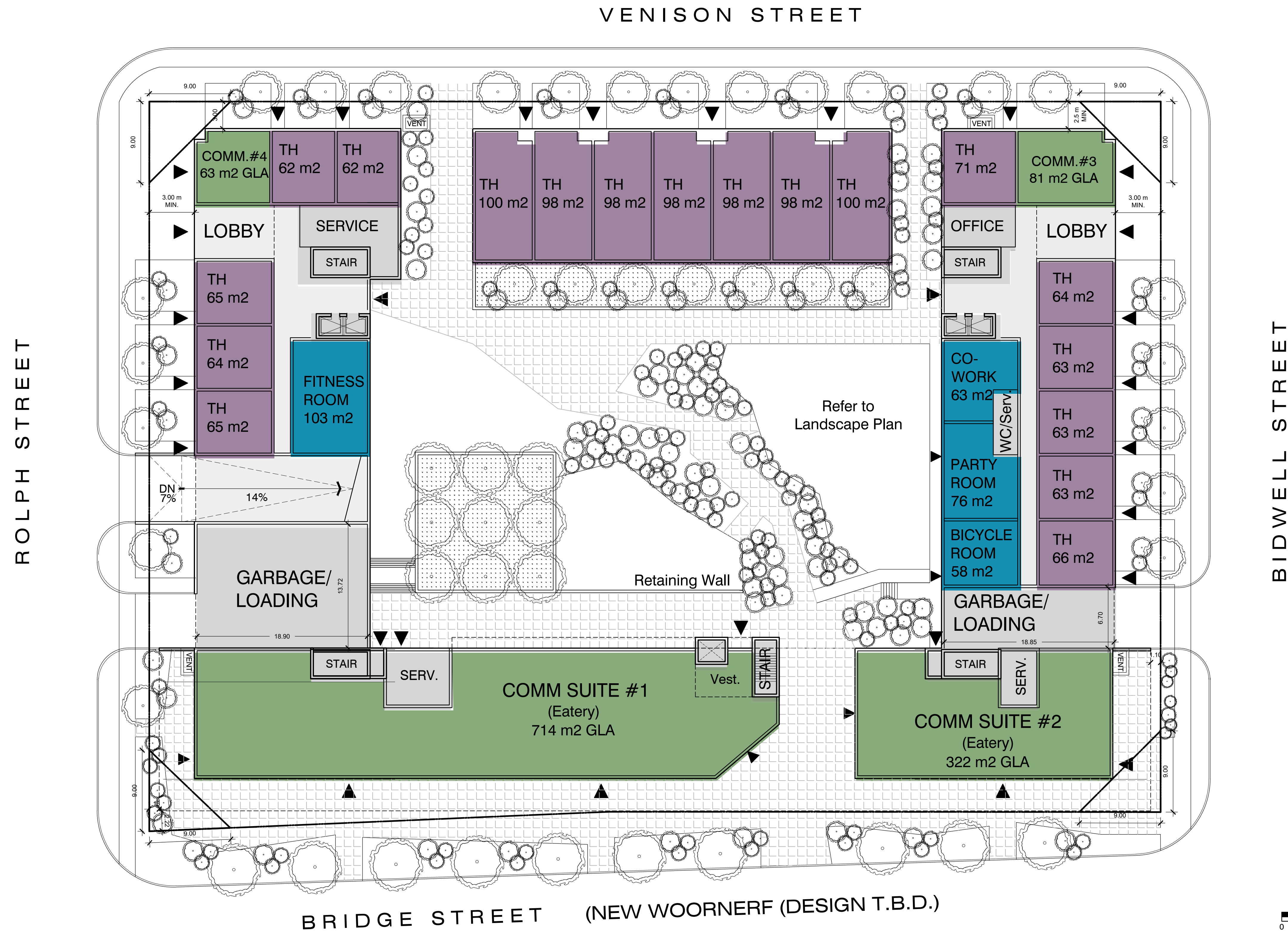


Building B (fronting onto Venison Street)
proposed maximum height of 14 m (45.9 ft)

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





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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)

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