

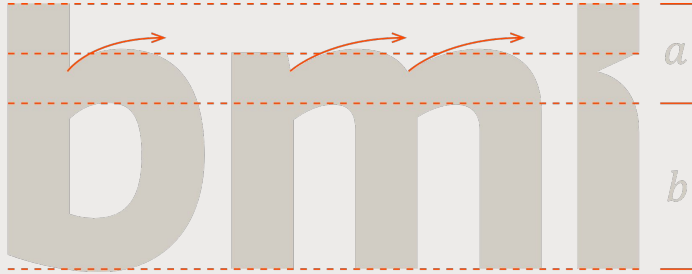


**bmi Group**



**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

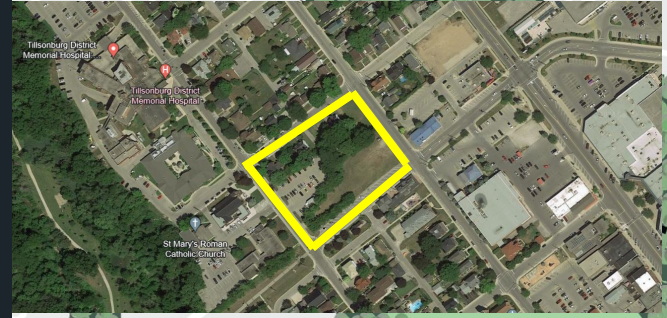
The block reinvented



# 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**

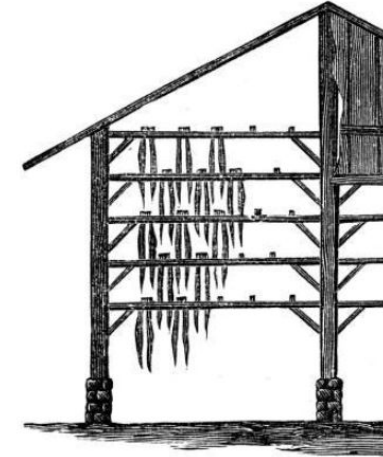
**The Planning Partnership Landscape Architecture**

**VanBoxmeer & Stranges Structural Engineer**

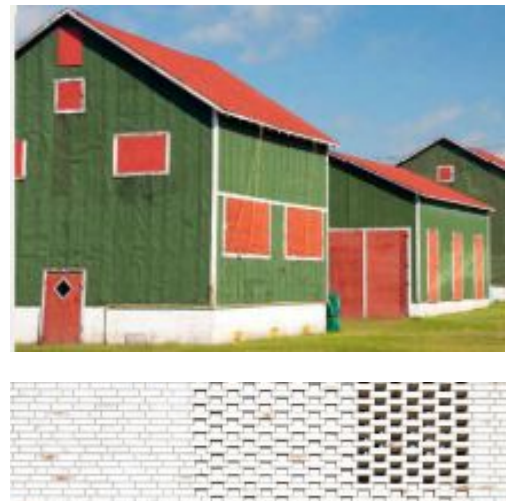


# Considerations

- 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

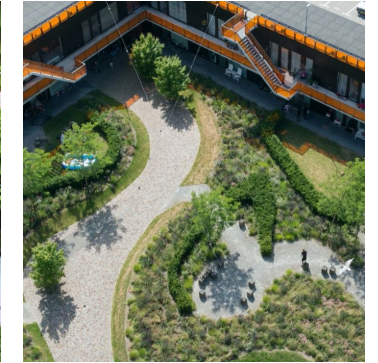
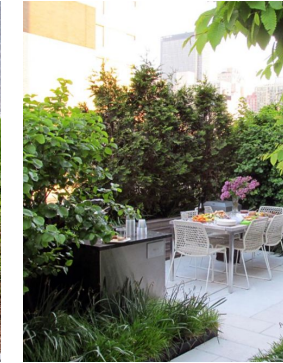
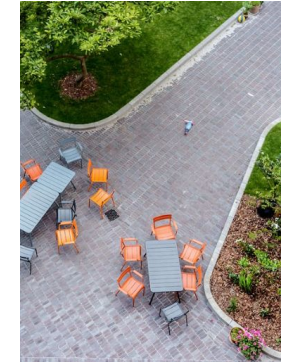
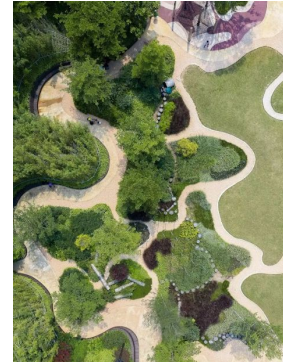


# Artist's Rendering



# 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: 1,590m<sup>2</sup>

Parking spaces: 300 all underground



BMI Group  
STATION DISTRICT  
Tilsonburg, ON

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.