



Future Sportsfield Complex: Annandale Ball Diamonds and Mall Road Site

Public Information Centres

PIC #1 • Thursday, July 23, 2026 | 4:30 - 6:30 PM

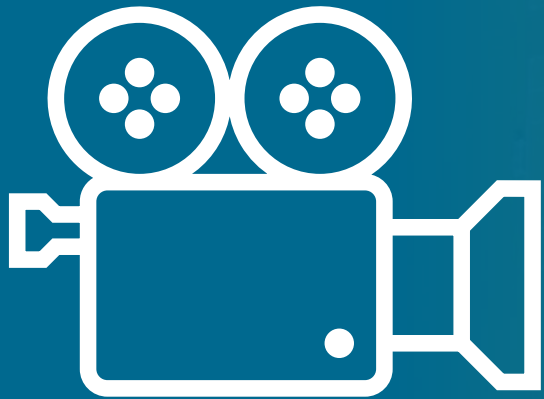
PIC #2 • Thursday, August 13, 2026 | 6:30 - 8:30 PM

PIC #3 • Wednesday, September 9, 2026 | 4:30 - 6:30 PM



Future Sportsfield Complex: Annandale Ball Diamonds and Mall Road Site

Cephas Panschow, Development Commissioner
Economic Development & Marketing Dept
Town of Tillsonburg
cpanschow@tillsonburg.ca



Photography, videography, and audio recording may occur during this event.





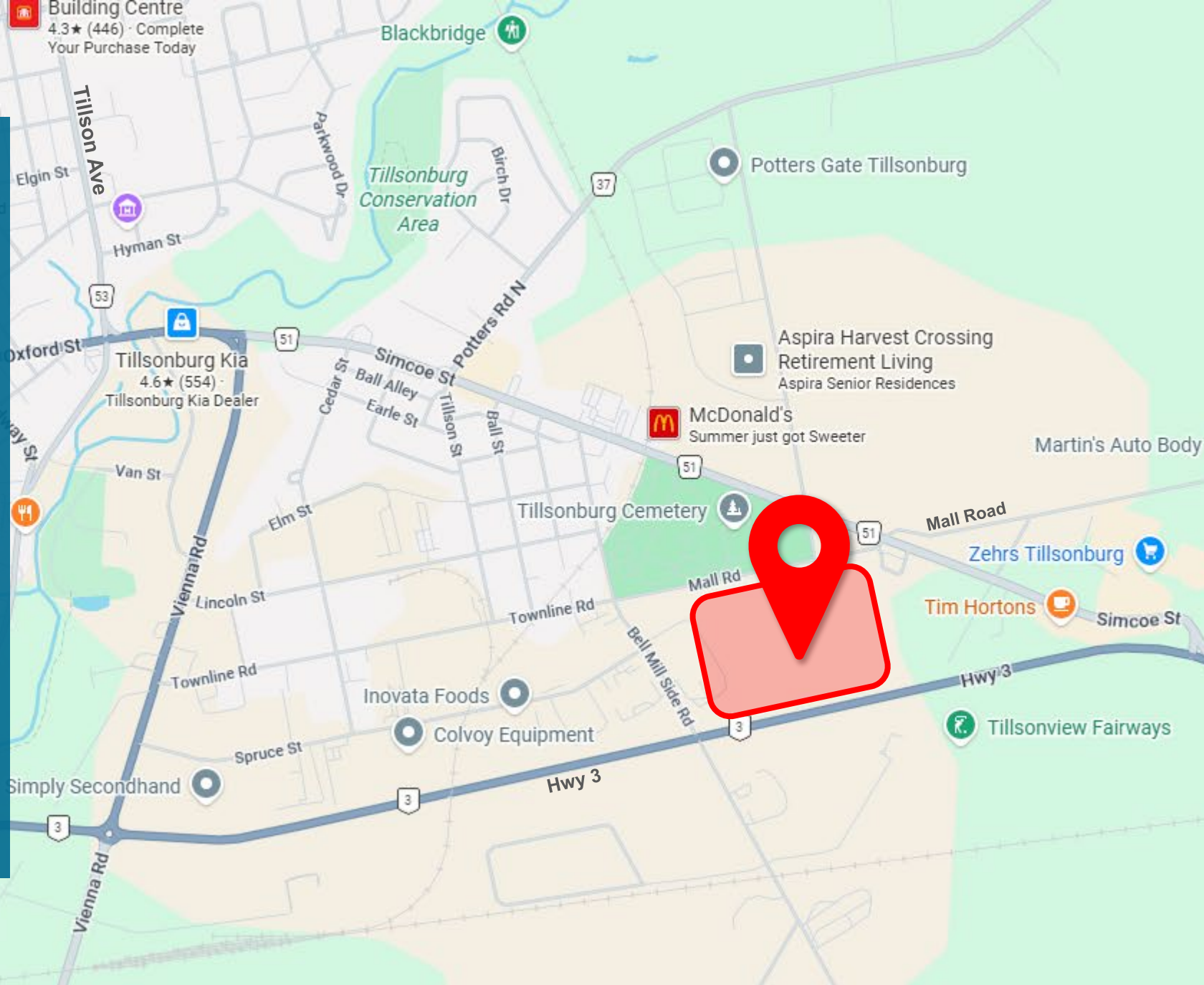
Project Overview

Future Sportsfield Complex: Annandale Ball Diamonds and Mall Road Sites

Planning for recreation, housing, cemetery expansion, parks, and community spaces

- Long-term vision for two Town-owned properties
- Guided by community input
- Exploring future opportunities – no final decisions have been made

Mall Road Site



160 Concession St E (Annandale Ball Diamonds)



160 Concession St E (Annandale Ball Diamonds)

2015



2025





Why Are We Looking at These Sites?

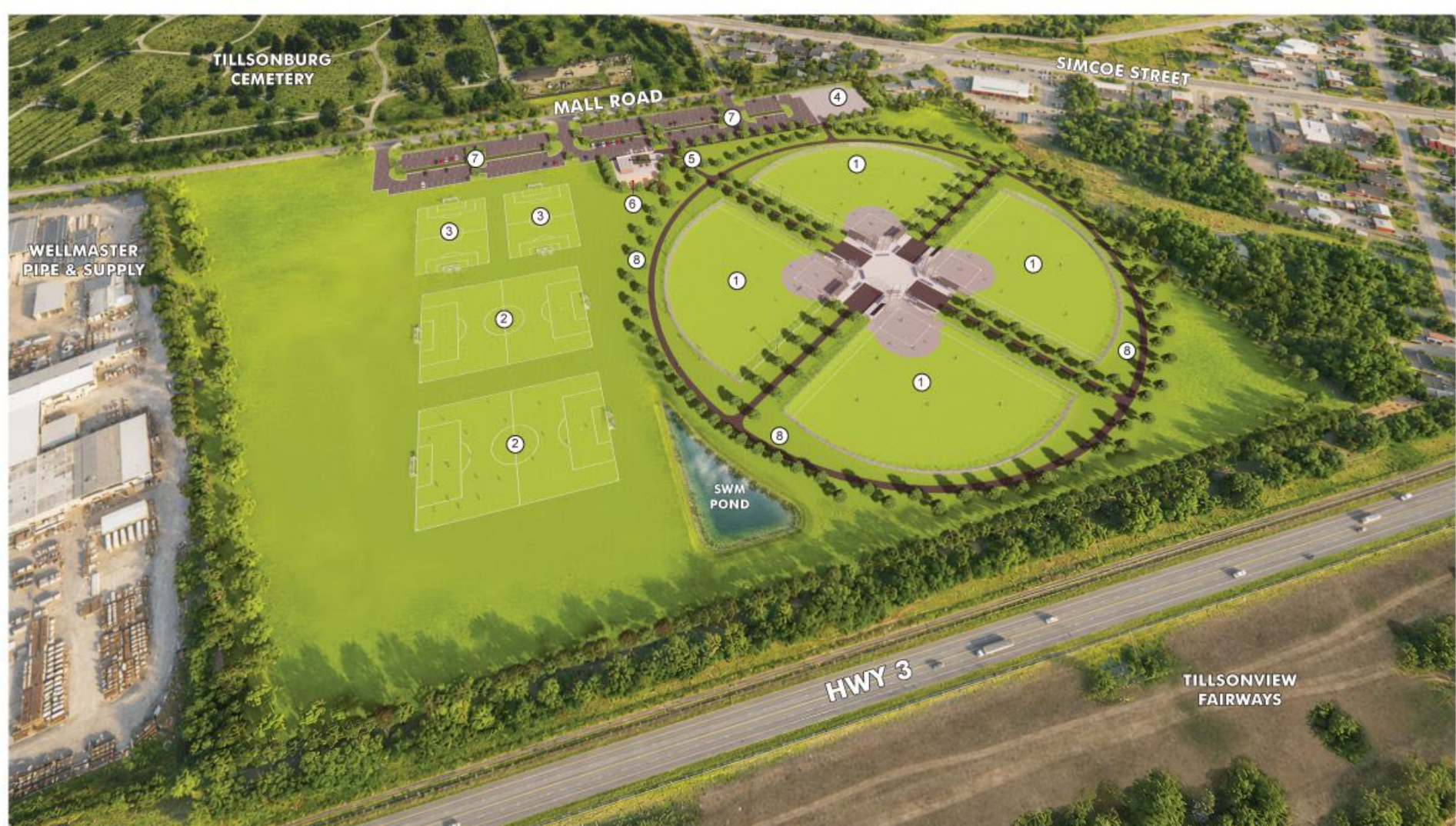
Planning for Tomorrow

- Growing demand for recreation
- Existing ball diamonds have limited room to expand
- Opportunity to plan municipal lands together
- Support long-term community needs
- Based on the Town's Parks & Recreation Master Plan and Community Strategic Plan



Mall Road Sportsfield Complex Conceptual Plan

Phased
development
featuring ball
diamonds,
expanded parking,
amenities, and
future expansion of
cemetery and
sports field areas



Note: This image is for illustrative purposes only. Future sports fields shown as soccer fields are speculative and subject to change. The final design and specific elements may be revised during future detailed design phases.

PROJECT:
**MALL ROAD SPORTSFIELD
COMPLEX**

DRAWING:
RENDERING VIEW #8
REVISED JUNE 12, 2026

- ① Proposed Softball Diamond
- ② Proposed Intermediate Soccer Field
- ③ Proposed Junior Soccer Field
- ④ Proposed Future Parking Expansion
- ⑤ Proposed Amenity Building
- ⑥ Proposed Playground
- ⑦ Proposed Parking Area
- ⑧ Proposed Walkway

Prepared For:



Prepared By:



Key Map

June 12, 2026

Phased development featuring ball diamonds, expanded parking, amenities, and future expansion of cemetery and sports field areas



Note: This image is for illustrative purposes only. Future sports fields shown as soccer fields are speculative and subject to change. The final design and specific elements may be revised during future detailed design phases.

PROJECT:
MALL ROAD SPORTSFIELD COMPLEX

DRAWING:
RENDERING VIEW #6
REVISED JUNE 12, 2026

- Site Boundary
- ① Proposed Softball Diamond
- ② Proposed Intermediate Soccer Field
- ③ Proposed Junior Soccer Field
- ④ Proposed Future Parking Expansion
- ⑤ Proposed Amenity Building
- ⑥ Proposed Playground
- ⑦ Proposed Parking Area
- ⑧ Proposed Walkway
- Future Phase – Cemetery Expansion
- Future Phase – Sportsfields

Prepared For:



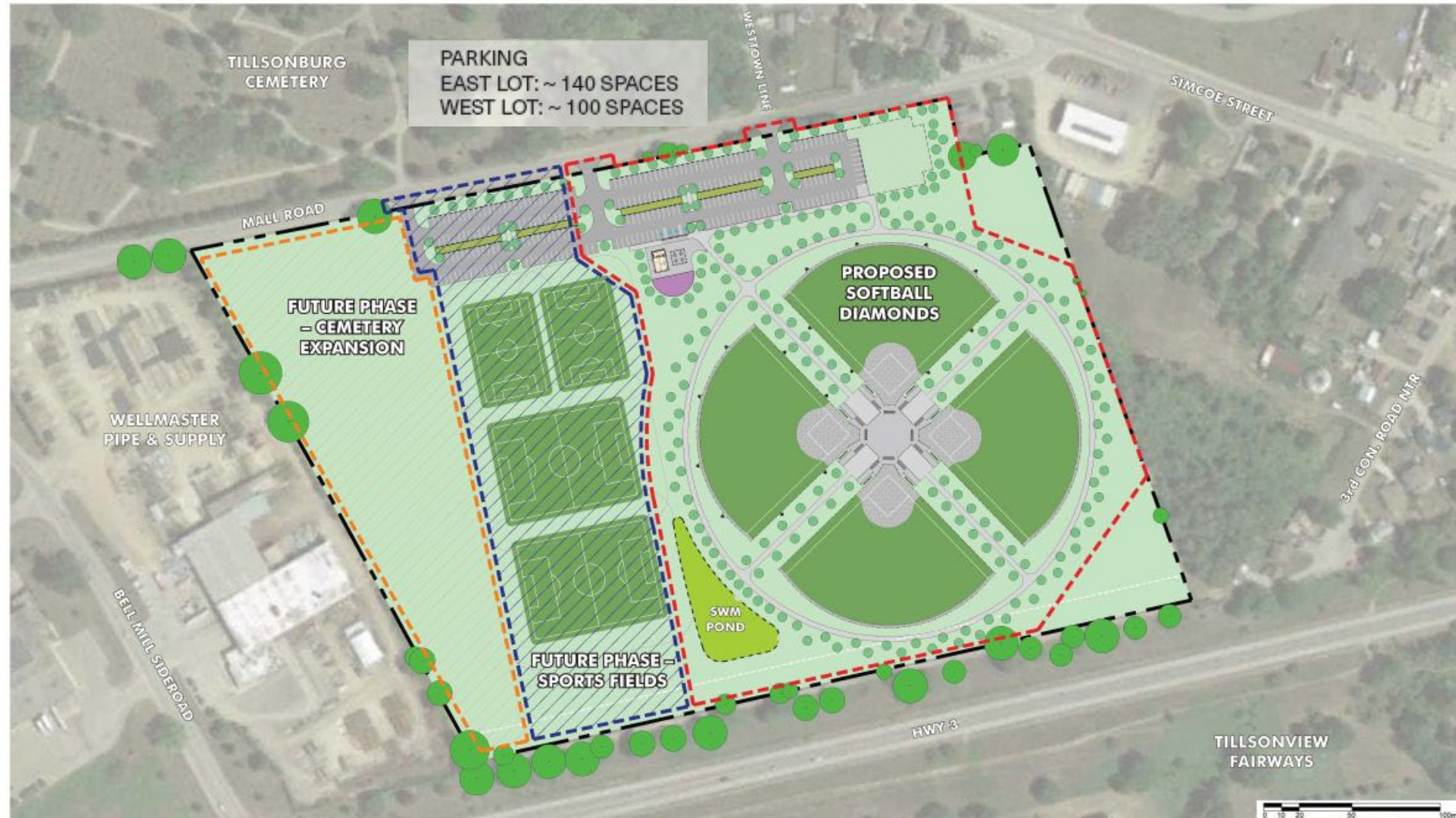
Prepared By:



Key Map

June 12, 2026

Phased development featuring ball diamonds, expanded parking, amenities, and future expansion of cemetery and sports field areas



Note: This image is for illustrative purposes only. Future sports fields shown as soccer fields are speculative and subject to change. The final design and specific elements may be revised during future detailed design phases.

PROJECT:
MALL ROAD SPORTSFIELD COMPLEX

DRAWING:
RENDERING VIEW #7
REVISED JUNE 12, 2026

- Proposed Softball Diamonds
- Future Phase – Sportsfields
- Future Phase – Cemetery Expansion

Prepared For:



Prepared By:



Key Map

June 12, 2026



160 Concession (Annandale Ball Diamond site) Conceptual Plan



Open Space & Parks Precedents



PROJECT:
160 CONCESSION STREET EAST

DRAWING:
OPEN SPACE & PARKS PRECEDENTS

Prepared For:
Tillsonburg

Prepared By:
mbtw wai



July 2026



Conceptual Master Plan

The Conceptual Master Plan for 160 Concession St E was developed in accordance with the following principals:

- A reasonable mix of apartment and townhouse type units with a target of an overall medium density development
- An attractive streetscape with buildings fronting on Concession St E and parking oriented towards the rear of the property
- A suitable setback from the rail line



Conceptual Master Plan

- Maintain and enhance as much greenspace as possible throughout the development, including greenspace at both the east and west ends to soften impacts on adjacent areas and provide a buffer between them
- An efficient use of land, i.e. a design that utilizes shared access driveways
- Interconnectedness with shared greenspace and a connecting trail around the boundary of the property

Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- Overall Conceptual Plan



Note: This image is for illustrative purposes only. The final design may be revised during detailed design phases

PROJECT:
160 CONCESSION STREET EAST

DRAWING:
MASTER PLAN VIEW 1

- | | |
|---|----------------------|
| ① Residential Apartment Building (4-5 Storey) | ⑦ Surface Parking |
| ③ Laneway Townhouses (2-3 Storey) | ⑧ Trail |
| ④ Parks | ⑨ Municipal Sidewalk |
| ⑤ Open Space/ Outdoor Amenity Area | ⑩ Proposed Sidewalk |
| ⑥ Passive Open Space | |

Statistics:
Total Site Area: 5.39ha (13.31ac)
Total Developable Area: 3.7ha (9.14ac)
Total Number of Units: 323 units
Parking Provided (at-grade): 401

Prepared For:



Prepared By:



Key Map

July 2026

Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- Parks and Open Spaces Highlighted



Note: This image is for illustrative purposes only. The final design may be revised during detailed design phases

PROJECT:
160 CONCESSION STREET EAST

DRAWING:
PARKS AND OPEN SPACES

- ① Park A
- ② Park B
- ③ Parks
- ④ Open Space/ Outdoor Amenity Area
- ⑤ Passive Open Space
- ⑥ Surface Parking
- ⑦ Trail
- ⑧ Municipal Sidewalk
- ⑨ Proposed Sidewalk

Prepared For:
Tillsonburg

Prepared By:
mbtw wai



Conceptual
redevelopment
designed for
residential living with
interconnected
greenspaces and
park amenities

- Concession
Streetview
Looking East



Note: This image is for illustrative purposes only. The final design may be revised during detailed design phases

PROJECT:
160 CONCESSION STREET EAST

DRAWING:
MASTER PLAN - OVERALL CONCEPT

- ① Open Space
- ② Pickleball Court
- ③ Junior/Senior Playground
- ④ Proposed Townhouses (2-3 Storey)
- ⑤ Proposed Apartment Building (4 Storey)
- ⑥ Municipal Sidewalk

- ⑦ Concession Street East

Prepared For:

Tillsonburg

Prepared By:

mbtw  wai



Key Map

July 2026

Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- View through greenspace to Medium Density Residential



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PROJECT:
160 CONCESSION STREET EAST

DRAWING:
RENDERING VIEW #1

① Pedestrian Walkway
② Seating Area
③ Outdoor Space
④ Gazebo
⑤ Playground
⑥ Pickleball Court

⑦ Proposed 4-Storey Apartment Building
⑧ Existing Townhouses

Prepared For:

Tillsonburg

Prepared By:

mbtw wai



Key Map

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Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- View through greenspace to Townhouse development



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PROJECT:
160 CONCESSION STREET EAST

DRAWING:
RENDERING VIEW #2

- ① Open Space
- ② Seating Area
- ③ Shade Structure
- ④ Municipal Sidewalk
- ⑤ Proposed Townhouses (2-3 Storey)

Prepared For:

Tillsonburg

Prepared By:

mbtw wai



Key Map

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Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- View through greenspace to amenity area and townhouses



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PROJECT:
160 CONCESSION STREET EAST

DRAWING:
RENDERING VIEW #3

- ① Park B
- ② Seating Area
- ③ Gazebo
- ④ Junior/Senior Playground
- ⑤ Municipal Sidewalk
- ⑥ Proposed Townhouses (2-3 Storey)

Prepared For:

Tillsonburg

Prepared By:

mbtw wai



Key Map

July 2026

Conceptual redevelopment designed for residential living with interconnected greenspaces and park amenities

- View of northeast amenity area and townhouse



Note: This image is for illustrative purposes only. The final design may be revised during detailed design phases

PROJECT:
160 CONCESSION STREET EAST

DRAWING:
RENDERING VIEW #4

- ① Passive Open Space
- ② Seating Area
- ③ Proposed Walkway
- ④ Proposed Townhouses (2-3 Storey)
- ⑤ Proposed Apartment Building (4 Storey)

Prepared For:

Tillsonburg

Prepared By:

mbtw wai



Key Map

July 2026



Your Feedback Matters

Help Shape the Future

Community feedback will help inform:

- Recreation priorities
- Land use opportunities
- Parks and greenspace
- Future planning decisions



Your Feedback Matters

Participate by:

- Attending a Public Information Centre
- Reviewing the conceptual plans
- Completing the online survey



Thank you
for your input!

TAKE THE SURVEY

See the project and access the survey.
Scan the QR code below with your phone.



www.tillsonburg.ca/sportsfieldproject



Thank you
for your input!

OPEN HOUSE BEGINS