

Plate 1: Existing Zoning and Location Map

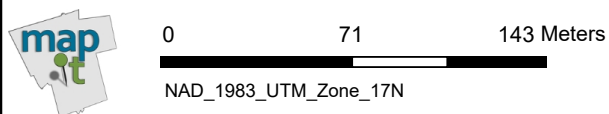
OP 23-10-8 & ZN 8-23-16 - Tiffany Development Corp. - Part Block 137, 41M-234, City of Woodstock



### 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



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

June 20, 2022



**Legend**

- Parcel Lines**
- Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary

**Notes**



0 36 71 Meters

NAD\_1983\_UTM\_Zone\_17N

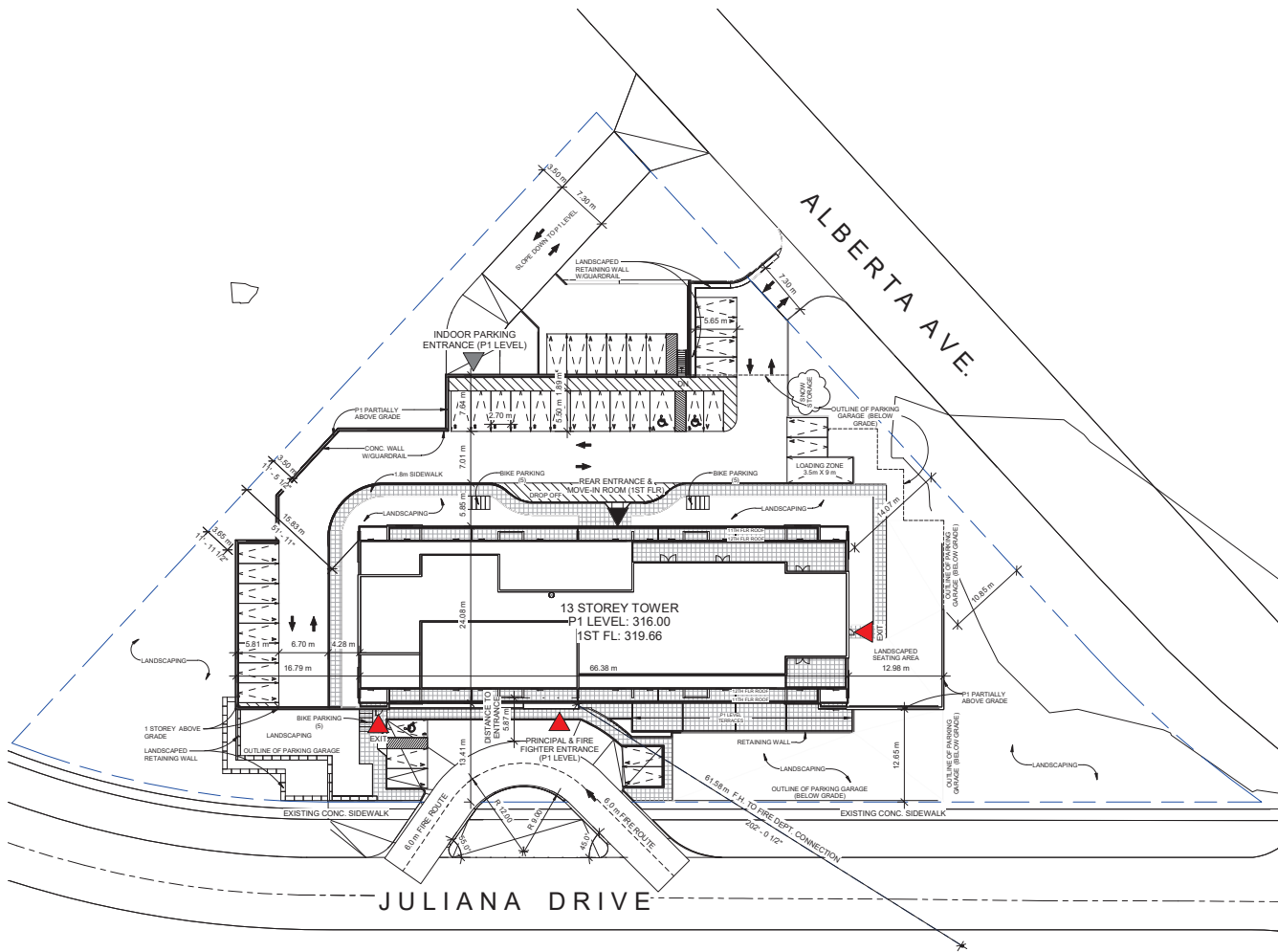


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 20, 2022

Plate 3: Proposed Site Plan

OP 23-10-8 & ZN 8-23-16 - Tiffany Development Corp. - Part Block 137, 41M-234, City of Woodstock



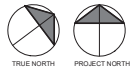
SITE DESIGN DATA		
	REQUIRED/ALLOWED	PROVIDED
ZONING: R4-4	-	-
NET SITE AREA	79 ha MIN.	7978.6m <sup>2</sup> <small>(0.196ha)</small>
BUILDING AREA ABOVE GRADE	-	1408m <sup>2</sup>
COVERAGE	35% MAX.	17.65 % <small>(1408/7978.6)</small>
LANDSCAPE	35% MIN.	53.8% <small>(1408/2615.1)</small>
PAVING		28.6% <small>(2263.1/7978.6)</small>
NO. OF UNITS	142	213
BUILDING HEIGHT	12 STOREYS	13 STOREYS
FRONT YARD DEPTH	7.5m	10.86m
EXTERIOR SIDE YARD DEPTH	7.5m	12.65m
INTERIOR SIDE YARD DEPTH	3.5m	3.5

AMENITY AREA		
	REQUIRED/ALLOWED	PROVIDED
AREA OF AMENITY	20 m X No. OF UNITS (213) = 4,260m <sup>2</sup>	6,857 m <sup>2</sup>
LANDSCAPE OPEN AREA		4290 m <sup>2</sup>
GYM		198 m <sup>2</sup>
PARTY ROOM		159 m <sup>2</sup>
GOLF		71 m <sup>2</sup>
LOBBY LOUNGE (P1 & 1ST)		105 m <sup>2</sup>
MEZZANINE		27 m <sup>2</sup>
BALCONYS AND PATIOS		1859m <sup>2</sup>
<b>TOTAL AMENITY SPACES</b>		<b>6,857 m<sup>2</sup></b>

BUILDING AREA & UNIT COUNT						
LEVEL	AREA (m <sup>2</sup> )	1 BED	1 BED + DEN	2 BED	3 BED	TOTALS
P3 PLAN	4,932					
P2 PLAN	4,932					
P1 PLAN	3,665	2	1	4		7
1ST FLR	1,408	3		13		16
2ND FLR	1,400	3		15		18
3RD FLR	1,400	3		15		18
4TH FLR	1,400	3		15		18
5TH FLR	1,400	3		15		18
6TH FLR	1,400	3		15		18
7TH FLR	1,400	3		15		18
8TH FLR	1,400	3		15		18
9TH FLR	1,400	3		15		18
10TH FLR	1,400	3		15		18
11TH FLR	1,400	3		15		18
12TH FLR	1,345			5	5	10
13TH FLR	935					
<b>TOTALS</b>	<b>31,217</b>	<b>5(16.4%)</b>	<b>1(0.5%)</b>	<b>72(80.2%)</b>	<b>5(2.3%)</b>	<b>213</b>

PARKING COUNT		
	REQUIRED/ALLOWED	PROVIDED
NO. OF UNITS		213
RESIDENT PARKING	1.5/ UNIT(213) = 320	325 SPACES <small>(INCLUDING B.B.F.)</small>
VISITOR PARKING	0.1/RESIDENT SPACE = 32	32 SPACES <small>(INCLUDING B.B.F.)</small>
ACCESSIBLE PARKING	2% OF TOTAL REQUIRED SPACES + 2 <small>(3476/100) + 2 = 9</small>	9 SPACES <small>4 TYPE 'A' 5 TYPE 'B'</small>
<b>TOTAL PARKING</b>	<b>320 + 32 = 352 MIN.</b>	<b>357</b>
1ST FLOOR (SURFACE)		6 STANDARD 2 B.F. 25 VISITOR 33 VISITOR
P1 PARKING		51 STANDARD 10 TANDEM 7 B.F. 4 VISITOR 72 STALLS
P2 PARKING		105 STANDARD 27 TANDEM 130 STALLS
P3 PARKING		105 STANDARD 17 TANDEM 122 STALLS
<b>TOTAL PARKING</b>		<b>357 SPACES</b>
REGULAR PARKING		294
TANDEM PARKING		54
ACCESSIBLE PARKING		9
BIKE PARKING		TBD

1 ARCHITECTURAL SITE PLAN  
1 : 300



ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OR OTHERWISE AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, MEASUREMENTS AND SERVICES ARE CONFORMANT TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS QUANTIFIED BY THE CONSULTANT. THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

8		16	
7		15	
6		14	
5		13	
4		12	
3		11	
2	APRIL 08.24	ZONING	10
1	SEPT. 13.23	ZONING	9
rev.	date	issued for	rev. date issued for

project:  
**JULIANA APARTMENTS**  
address: JULIANA DR, WOODSTOCK, ONT  
sheet name:  
**ARCHITECTURAL SITE PLAN**

project no.:  
**21-0061**  
sheet no.:  
**A001**

Plate 4: Building Elevations

OP 23-10-8 & ZN 8-23-16 - Tiffany Development Corp. - Part Block 137, 41M-234, City of Woodstock



SOUTHEAST CORNER



NORTHWEST AERIAL



NORTHEAST CORNER



SOUTHEAST AERIAL



ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.  
 REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.  
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, TOLERANCES AND OTHER ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.  
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT.  
 THIS DRAWING IS NOT TO BE SCALED.  
 USE FOUR-DIGIT DIMENSIONS ONLY.

PROGRESSIVE ARCHITECTS, LTD.  
 5255 COUNTY RD. 42, UNIT C, WINDSOR ON, N9Z2M1 TEL: 519-256-1807

8		16	
7		15	
6		14	
5		13	
4		12	
3		11	
2		10	
1	APRIL 08.24	ZONING	9
rev.	date	issued for	rev. date issued for

project:  
**JULIANA APARTMENTS**  
 address: JULIANA DR, WOODSTOCK, ON  
 sheet name:  
**PERSPECTIVES**

project no.:  
**21-0061**

sheet no.:  
**A405**

COUNTY OF OXFORD

BY-LAW NO. 6641-2024

**BEING** a By-Law to adopt Amendment Number 319 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 319 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock and the County of Oxford has held a public hearing and has recommended Amendment 319 to the County of Oxford Official Plan for adoption;

**NOW THEREFORE**, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 319 to the County of Oxford Official Plan, being the attached text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 26<sup>th</sup> day of June, 2024.

READ a third time and finally passed this 26<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
MARCUS RYAN WARDEN

\_\_\_\_\_  
CHLOÉ SENIOR CLERK

AMENDMENT NUMBER 319  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes  
Amendment Number 319 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the site-specific 'High Density Residential' designation of the subject lands to facilitate the development of a 13 storey apartment dwelling house with a maximum of 213 dwelling units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Block 137, Plan 41M-234, Part 3, 41R-8712 in the City of Woodstock. The lands are located on the south side of Alberta Avenue, at the intersection of Alberta Avenue and Juliana Drive and are municipally known as 335 Juliana Drive.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 13 storey apartment dwelling house comprising up to 213 dwelling units on the subject lands. Specifically, the amendment proposes to increase the maximum density permitted on the site from 179 units/ha (72 units/ac) to 260 units/ha (109 units/ac).

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density development, and the subject lands are buffered from low density development in the area by institutional-type land uses. The designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 142 residential units, was established by recommendations and decisions made by Woodstock and County Councils in 2006 and amended in 2022.

The increase in the permitted density of the development above the current maximum of 179 units/ha (72 units/ac) is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development.

The subject lands comprise approximately 0.79 ha (1.95 ac) and the applicant is proposing a maximum of 213 units, which constitutes a residential density of approximately 260 units/ha (109 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

Council is satisfied that the increased number of units proposed for the site will not compromise the ability of the lands to accommodate landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking. By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space.

As such, Council is of the opinion that the increased density required to accommodate the development is appropriate and that the lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Section 7.2.6.2 – *Specific Development Policies*, as amended, is hereby further amended by deleting Section 7.2.6.2.4 and replacing it with the following:

“7.2.6.2.4 Corner of Juliana Drive and Alberta Avenue

In addition to the uses permitted in High Density Residential Districts, lands located at the intersection of Juliana Drive and Alberta Avenue comprising approximately 0.79 ha (1.95 ac) may include a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office space and commercial space. Such development must be of a limited scale and clearly a secondary element relative to the residential component of the site.

Further, and notwithstanding any other policies of this plan, the total number of residential units shall not exceed 213.”

#### 5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.