

Plate 1: Existing Zoning & Location Map
 OP 22-03-8 & ZN 8-22-07 - Tiffany Development Corp. - Part Block 137, 41M-137, City of Woodstock



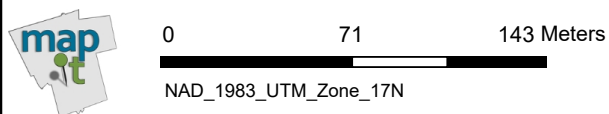
Legend

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



Legend

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

Notes



0 36 71 Meters

NAD_1983_UTM_Zone_17N



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June 20, 2022

Plate 3: Proposed Site Plan
 OP 22-03-8 & ZN 8-22-07 - Tiffany Development Corp. - Part Block 137, 41M-137, City of Woodstock



1 SITE PLAN
1 : 300

SITE DESIGN DATA		
	REQUIRED	PROVIDED
ZONING - R4-4	-	-
NET SITE AREA	-	7978.6 MP
BUILDING AREA ABOVE GRADE	-	2607.5 MP
COVERAGE	35% MAX.	32.6 %
LANDSCAPE OPEN SPACE	35% MIN.	48.6%
DENSITY	164 u/ha	177.5 u/ha
NO. OF UNITS	131	142
FRONT YARD DEPTH	7.5m	16.26m
EXTERIOR SIDE YARD DEPTH	7.5m	7.5m
INTERIOR SIDE YARD DEPTH	7.5m UP TO 15.0m	3.59m - 15.0m

2 SITE DESIGN DATA
1 : 1

PARKING COUNT		
	REQUIRED	PROVIDED
NO. OF UNITS		142
RESIDENT PARKING	1.5 space / unit = 213	213
VISITOR PARKING	0.1 per resident spaces = 21	21
TOTAL PARKING	213 + 21 = 234	234
SURFACE PARKING		25
P1 PARKING		70 Regular + 11 Tandem = 81
P2 PARKING		113 Regular + 15 Tandem = 128
TOTAL PARKING		234
TANDEM PARKING		28

3 PARKING COUNT
1 : 1



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8		16		
7		15		
6		14		
5		13		
4		12		
3		11		
2		10		
1	APRIL 20-22	RE-ZONING	9	
rev.	date	issued for	rev.	date

project:
JULIANA APARTMENTS
address: JULIANA DR., WOODSTOCK, ON
sheet name:
SITE PLAN

project no.:
22-0061
sheet no.:
A001

Plate 4: Building Elevations
OP 22-03-8 & ZN 8-22-07 - Tiffany Development Corp. - Part Block 137, 41M-137, City of Woodstock



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8			16		
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3			11		
2			10		
1	APRIL 20-22	RE-ZONING	9		
rev.	date	issued for	rev.	date	issued for

project:
JULIANA APARTMENTS
 address: JULIANA DR., WOODSTOCK, ON
 sheet name:
**STREET LEVEL
 VIEW-NORTHEAST**

project no.:
22-0061
 sheet no.:
A406

AMENDMENT NUMBER 284

TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 284 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the site-specific 'High Density Residential' designation of the subject lands to facilitate the development of a 12 storey apartment dwelling house with a maximum of 142 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 12 storey apartment dwelling house comprising up to 142 dwelling units on the subject lands. Specifically, the amendment proposes to increase the maximum density permitted on the site from 150 units/ha (60 units/ac) to 179 units/ha (72 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 131 residential units, was established by recommendations and decisions made by Woodstock Council in 2006.

The increase in the permitted density of the development above the current maximum of 150 units/ha (60 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 142 units, which constitutes a residential density of approximately 179 units/ha (72 units/ac). For information, the current number of units permitted on the lands by the Zoning By-law is the equivalent of 166 units/ha (67 units/ac), which exceeds the maximum density provisions of the Plan.

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 parking, 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 142.”

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.