

**To: Mayor and Members of Woodstock Council**

**From: Eric Gilbert, Manager of Development Planning, Community Planning**

## **Application for Draft Plan of Condominium and Exemption from Draft Plan Approval CD 24-02-8 – 1000641111 Ontario Inc**

### **REPORT HIGHLIGHTS**

---

- The purpose of this report is to consider an amendment to an existing condominium development consisting of 17 dwelling units.
- The proposed amendment would include re-align the boundaries of the existing condominium, incorporating lands transferred from and to the City of Woodstock.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the County Official Plan, and complies with the provisions of the City's Zoning By-law.

### **DISCUSSION**

---

#### **Background**

OWNER: Oxford Standard Condominium Plan No. 109/ 1000641111 Ontario Inc.  
820-852 Alice Street, Woodstock ON N4S 2J3

AGENT: Vera Dokter, Brown Beattie O'Donovan LLP  
1600-380 Wellington Street, London ON N6A 5B5

LOCATION:

The subject property is described as Oxford Condominium Plan 109, Part of Block B, Plan M-13 in the City of Woodstock. The property is located on the south side of Alice Street, between Maud Street and Bee Street, and is municipally known as 820-852 Alice Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Medium Density

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Residential Zone 3 (R3)

PROPOSAL:

An application has been received for approval of a plan of condominium and exemption from the draft approval process. The application will facilitate an amendment to the existing approved condominium.

The subject lands comprise approximately 9,154 m<sup>2</sup> (2.26 ac) and contain 2 buildings, one containing 10 units and the other 7 units, consisting of row house dwelling units (circ. 1965) with associated parking areas. The row houses were converted to condominium ownership in 2013 through the approval of application CD 13-01-8.

The owner has recently completed a land swap with the City of Woodstock whereby the existing condominium corporation received adjacent lands to the south (Part 2 of 41R-9912) totalling 201 m<sup>2</sup> (2,164 ft<sup>2</sup>) and transferred lands to the west (Part 1 of 41R-9912) totalling 201 m<sup>2</sup> (2,164 ft<sup>2</sup>) to the City of Woodstock. The proposed property re-alignment will correct historical encroachment into the City-owned park lands, and will provide additional area on Alice Street for park purposes. The exemption from condominium approval will allow the condominium plan to be amended to include the lands that are owned by the condominium corporation resulting from the land swap.

Surrounding uses are predominantly low density residential development to the north, south, and east, with medium density development to the west and Homer Brown Park to the south.

Plate 1, Existing Zoning & Location Map, provides the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Photo (2020), provides an aerial view of the subject property and surrounding area.

Plate 3, Property Re-Alignment, shows the area and size of the parcels that were added and removed from the subject property.

Plate 4, Proposed Draft Plan of Condominium, shows the final lot fabric and proposed extent of the modified condominium.

## **Application Review**

### 2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS directs that healthy, liveable, and safe communities are sustained, in part, by accommodating an appropriate range and mix of residential (including additional units, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, parks and open space, and other uses to meet long-term needs.

According to Section 1.1.3.1 (Settlement Areas), settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Further, land use patterns within settlement areas shall be based on densities and a mix of land uses, which efficiently use land and resources, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, as well as a range of uses and opportunities for intensification and redevelopment.

The policies of Section 1.1.3.6 state that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Further, Section 1.4 (Housing) directs that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health, and well-being requirements of current and future residents;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment, and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

#### Official Plan

The subject property is located within the 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium Density Residential Districts are those lands that are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment buildings. In these Districts it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density.

Section 7.2.2.2 of the Official Plan also contains policies where City Council can encourage the creation of housing opportunities within the City that may result in a mix of tenure forms, such as ownership, rental and cooperative units.

ZONING BY-LAW:

The subject property is zoned 'Residential Zone 3 (R3)' according to the City's Zoning By-Law. The R3 zone permits a range of medium density type residential uses including street row dwelling houses as defined by the City's Zoning By-law. While certain aspects of the buildings may not conform to the R3 zone provisions, considering the long-standing use and location of the buildings on the subject property, Planning staff are satisfied that the buildings are considered to be legal non-complying according to the R3 zone provisions of the Zoning By-law.

It is also noted that the proposed amended boundaries of the property will not further reduce any existing setbacks.

AGENCY REVIEW:

A number of agencies were circulated the proposal to create condominium ownership of the development. No circulated agency expressed concerns with the proposed condominium approval.

## **Planning Analysis**

Applications for condominium approval can be dealt with in one of two ways, in accordance with the Condominium Act. The first method generally involves a process similar to an application for draft plan of subdivision where, after appropriate circulation, a proposal receives 'draft' approval which is contingent on the applicant satisfying a number of conditions prior to final approval and registration.

The second process is where the approval of the condominium is exempt from the draft or 'conditional' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation (i.e. site plan approval) and no further conditions of approval are required by the municipality for the development.

As noted, the original approval for the condominium was given in 2013 through the condominium conversion of the row house dwellings. Since the registration of the condominium plan, the condominium corporation and the City of Woodstock have completed two boundary adjustments to enlarge the condominium parcel to the south and to remove an area to the west and transfer it to the City of Woodstock to better reflect existing boundaries and operations of Homer Brown Park. Approval of the applicant's request will allow the condominium plan and corporation to be amended to reflect the revised property boundaries.

The proposed property re-alignment will not impact the compliance of the property with the R3 zone provisions, as the building locations and setback and parking is considered to be legal non-complying given the age of the row houses.

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the Official Plan, and complies with the provisions of the City's Zoning By-law. As such, the application for draft plan of condominium and exemption from the draft approval process can be supported from a planning perspective.

## **RECOMMENDATION**

---

That the Council of the City of Woodstock advise County Council that the City supports the application for draft approval of a proposed condominium submitted by Oxford Standard Condominium Plan No. 109 and 1000641111 Ontario Inc. (File No. CD 24-02-8), prepared by Callon Dietz Inc Ontario Land Surveyors, for lands described as Oxford Condominium Plan 109, Part of Block B, Plan M-13, in the City of Woodstock.

And further, that the Council of the City of Woodstock advise County Council that the City supports the application for exemption from the draft plan of condominium approval process submitted by Oxford Standard Condominium Plan No. 109 and 1000641111 Ontario Inc. (File No. CD 24-02-8) prepared by Callon Dietz Inc Ontario Land Surveyors for lands described as Oxford Condominium Plan 109, Part of Block B, Plan M-13, in the City of Woodstock.

## **SIGNATURES**

---

**Authored by:**

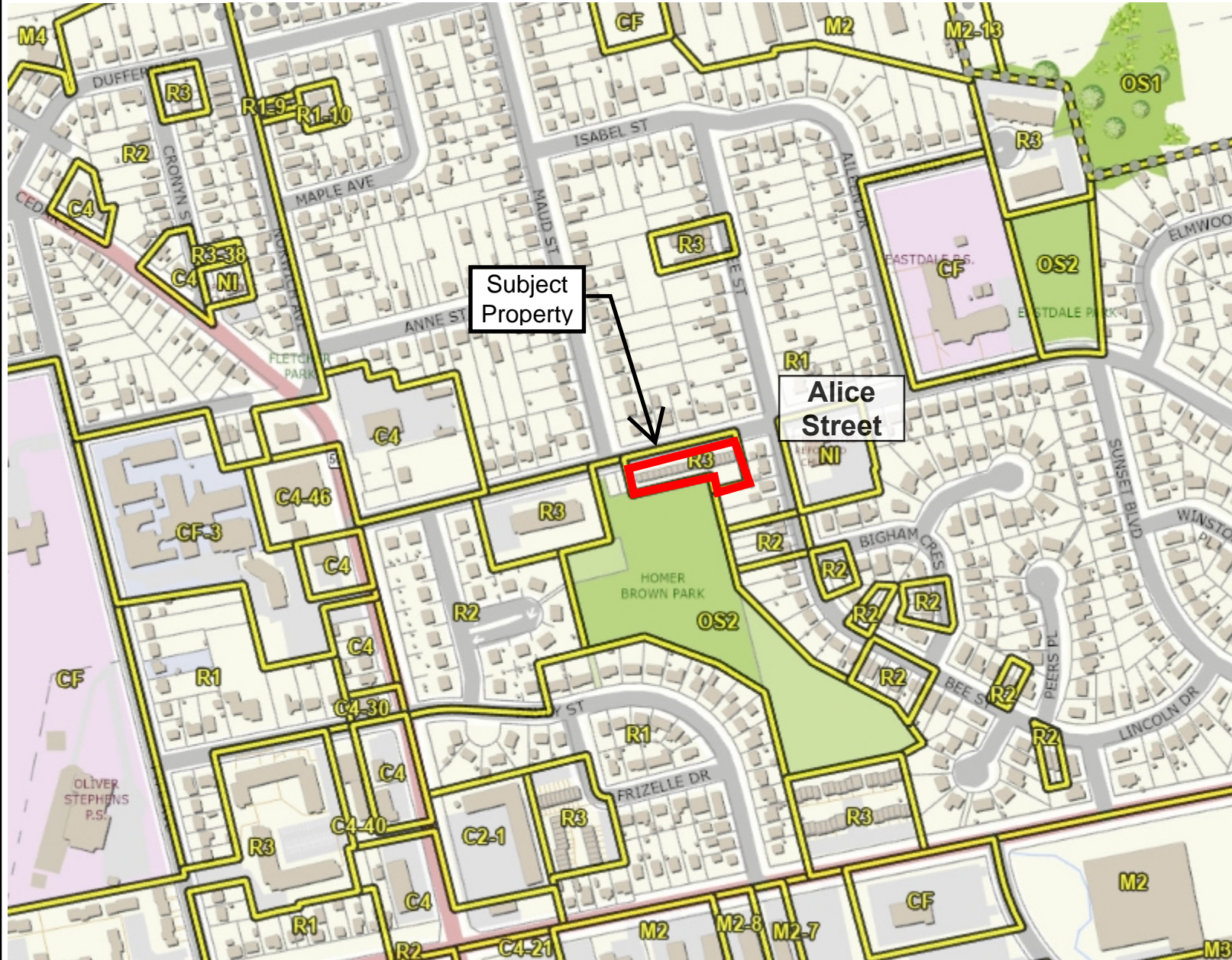
*Original signed by*

Eric Gilbert, MCIP, RPP  
Manager of Development Planning

**Approved for submission:** *Original signed by*

Gordon K. Hough, RPP  
Director





**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**



Subject Property

Alice Street



0 130 261 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 10, 2024

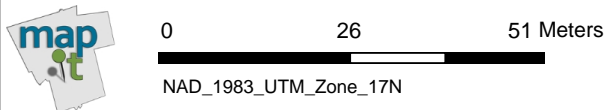




**Legend**

- 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**



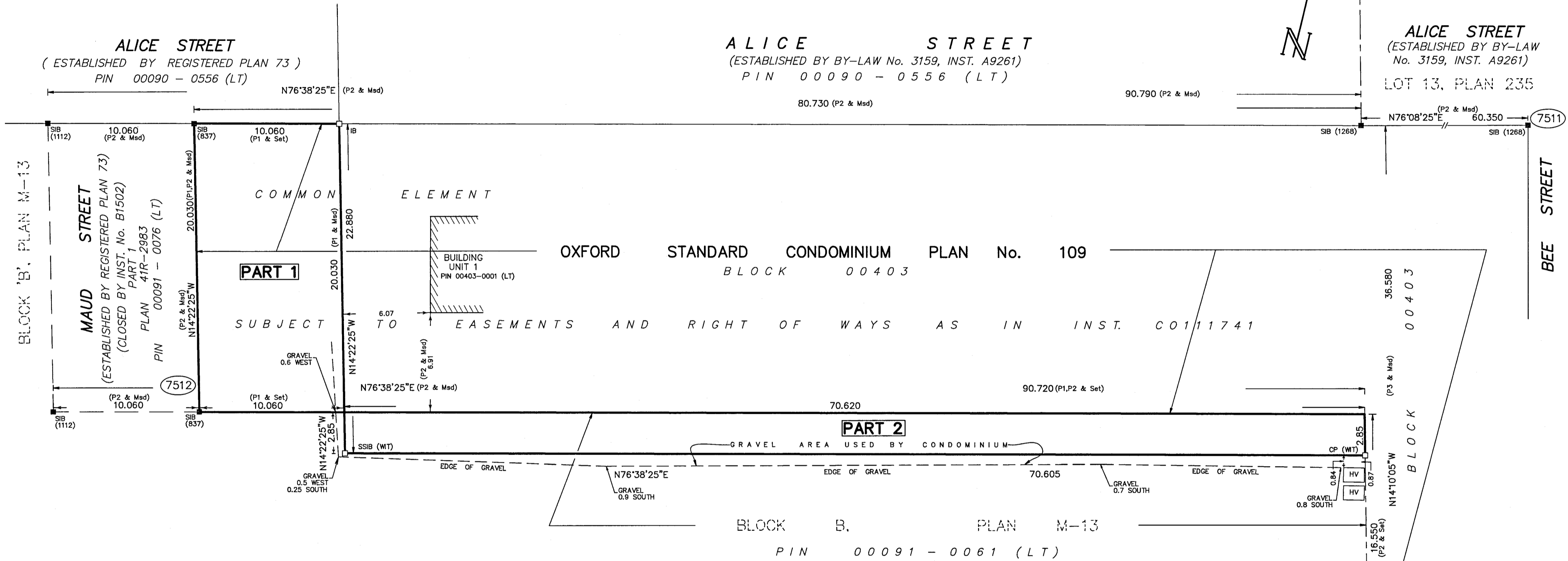
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

METRIC  
DISTANCES AND CO-ORDINATES SHOWN  
THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

**Plate 3: Property Re-Alignment**  
**File No. CD 24-02-8 - 1000641111 Ontario Inc & Oxford Standard Condominium Plan No. 109- 820-852 Alice Street, Woodstock**

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE LAND  
TITLES ACT.  
DATE NOVEMBER 13, 2019  
*Arie J. Lise*  
ARIE J. LISE  
ONTARIO LAND SURVEYOR

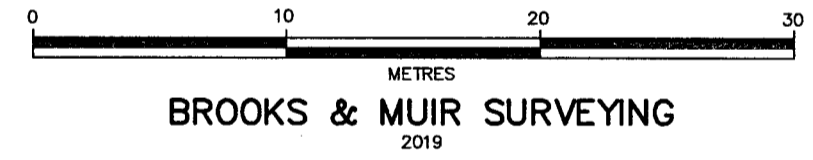
PLAN 41R- 9910  
RECEIVED AND DEPOSITED.  
DATE 2019- NOV- 15  
*M. McInnes*  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF OXFORD (No. 41).



PARTS SCHEDULE				
PART	LOT/ BLOCK	PLAN	PIN/BLOCK	AREA IN SQUARE METRES
1	PART OF THE COMMON ELEMENT	OXFORD STANDARD CONDOMINIUM PLAN No. 109	PART OF 00403-0001 TO 00403-0017 BOTH INCLUSIVE	201
2	PART OF B	M-13	PART OF 00091-0061 (LT)	201

PART 1 COMPRISES PART OF BLOCK 00403.  
PART 2 COMPRISES PART OF PIN 00091-0061 (LT).  
PART 1 IS SUBJECT TO EASEMENTS AND RIGHT OF WAYS AS IN C0111741.

PLAN OF SURVEY OF  
PART OF  
THE COMMON ELEMENT  
OXFORD STANDARD CONDOMINIUM  
PLAN No. 109  
AND PART OF  
BLOCK B  
PLAN M-13  
CITY OF WOODSTOCK  
COUNTY OF OXFORD  
SCALE 1:200



**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF OCTOBER, 2019  
NOVEMBER 13, 2019  
*Arie J. Lise*  
ARIE J. LISE  
ONTARIO LAND SURVEYOR

- LEGEND**
- SIB - STANDARD IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - CC - CUT CROSS
  - CP - CONCRETE PIN
  - - PLANTED
  - - FOUND
  - - ROUND
  - WT - WITNESS
  - S - SET
  - P1 - PLAN 41R-2983
  - P2 - OXFORD CONDOMINIUM PLAN No. 109
  - P3 - PLAN 41R-8750
  - HV - HYDRO VAULT

BEARINGS ON PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE  
BELOW FOR COMPARISON PURPOSES:

PLAN	ROTATION	REFERENCE
P1	00°04'05" CCW	SOUTH LIMIT OF ALICE STREET N76°42'30"E
P2,P3	00°02'25" CW	SOUTH LIMIT OF ALICE STREET N76°36'00"E

**NOTE:**  
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY CANSEL  
REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING  
BY THE COMBINED SCALE FACTOR OF 0.9995644.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.		
POINT ID	NORTHING	EASTING
7511	4774647.52	521476.43
7512	4774595.05	521344.36

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CAD drawing: Z:\Drawings\10415\CAD\10415.dwg Nov 14/19 11:25am

**BROOKS & MUIR SURVEYING**  
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS  
Unit 120-514 PRINCESS STREET, WOODSTOCK, ON N4S 4G9  
TEL 519-539-8089 FAX 519-539-8089 brooksmuir@bellnet.ca

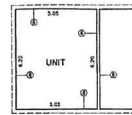
10415

FIELD: JS    DRAFT: LD    CHECK: AJL

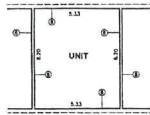


# Plate 4: Proposed Draft Plan of Condominium File No. CD 24-02-8 - 1000641111 Ontario Inc & Oxford Standard Condominium Plan No. 109- 820-852 Alice Street, Woodstock

TYPICAL UNIT DIMENSIONS  
BASEMENT  
(NOT TO SCALE)

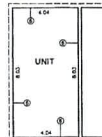


UNITS 1 AND 10

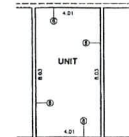


UNITS 2 TO 9 (BOTH INCLUSIVE)

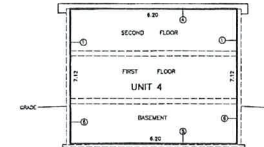
TYPICAL UNIT DIMENSIONS  
BASEMENT  
(NOT TO SCALE)



UNITS 11 AND 17

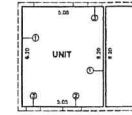


UNITS 12 TO 16 (BOTH INCLUSIVE)

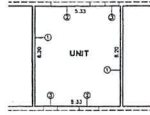


CROSS SECTION A-A (NOT TO SCALE)

TYPICAL UNIT DIMENSIONS  
FIRST FLOOR  
(NOT TO SCALE)

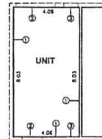


UNITS 1 AND 10

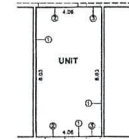


UNITS 2 TO 9 (BOTH INCLUSIVE)

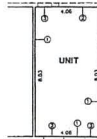
TYPICAL UNIT DIMENSIONS  
FIRST FLOOR  
(NOT TO SCALE)



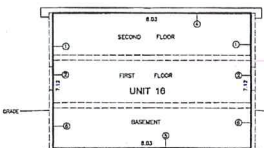
UNIT 11



UNITS 12 TO 16 (BOTH INCLUSIVE)

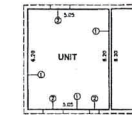


UNIT 17

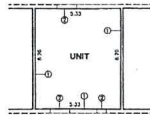


CROSS SECTION B-B (NOT TO SCALE)

TYPICAL UNIT DIMENSIONS  
SECOND FLOOR  
(NOT TO SCALE)

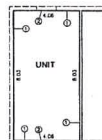


UNITS 1 AND 10

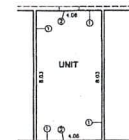


UNITS 2 TO 9 (BOTH INCLUSIVE)

TYPICAL UNIT DIMENSIONS  
SECOND FLOOR  
(NOT TO SCALE)

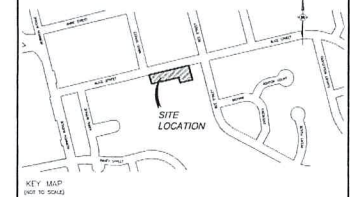


UNITS 11 AND 17



UNITS 12 TO 16 (BOTH INCLUSIVE)

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.



KEY MAP  
(SEE PG 10 OF 10)

DRAFT PLAN OF STANDARD CONDOMINIUM OF PART OF OXFORD CONDOMINIUM PLAN No. 109 AND PART OF BLOCK B, PLAN M-13 IN THE CITY OF WOODSTOCK COUNTY OF OXFORD  
SCALE 1 : 200 (METRIC)  
TERRY P. DIETZ  
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) AS SHOWN	h) AS SHOWN
b) AS SHOWN	i) MUNICIPAL WATER AVAILABLE
c) AS SHOWN	j) SANDY CLAY LOAM
d) RESIDENTIAL	k) AS SHOWN
e) AS SHOWN	l) STORM & SANITARY SEWERS, HYDRO, GAS
f) AS SHOWN	m) AS SHOWN

LAND USE SCHEDULE

SITE AREA	0.273 ha. (2730.41 sq.m.)
TOTAL NUMBER OF UNITS	17 RESIDENTIAL
PARKING SPACES	7 OUTSIDE
BUILDING COVERAGE	615.49 sq.m. (22.7%)
DENSITY	82 RESIDENTIAL UNITS / ha.

NOTES  
ALL SUBJECT LAND AREAS SHOWN HEREON, WITH THE EXCEPTION OF UNITS, COMPRISE THE COMMON ELEMENTS. ALL BALCONIES AND PATIOS SHOWN HEREON ARE DESIGNATED FOR EXCLUSIVE USE.

OWNER'S CERTIFICATE  
I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE CORPORATION OF THE CITY OF LONDON FOR APPROVAL.

APR 29/24  
DATE  
TERRY P. DIETZ  
DIRECTOR

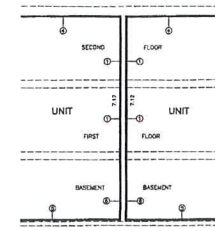
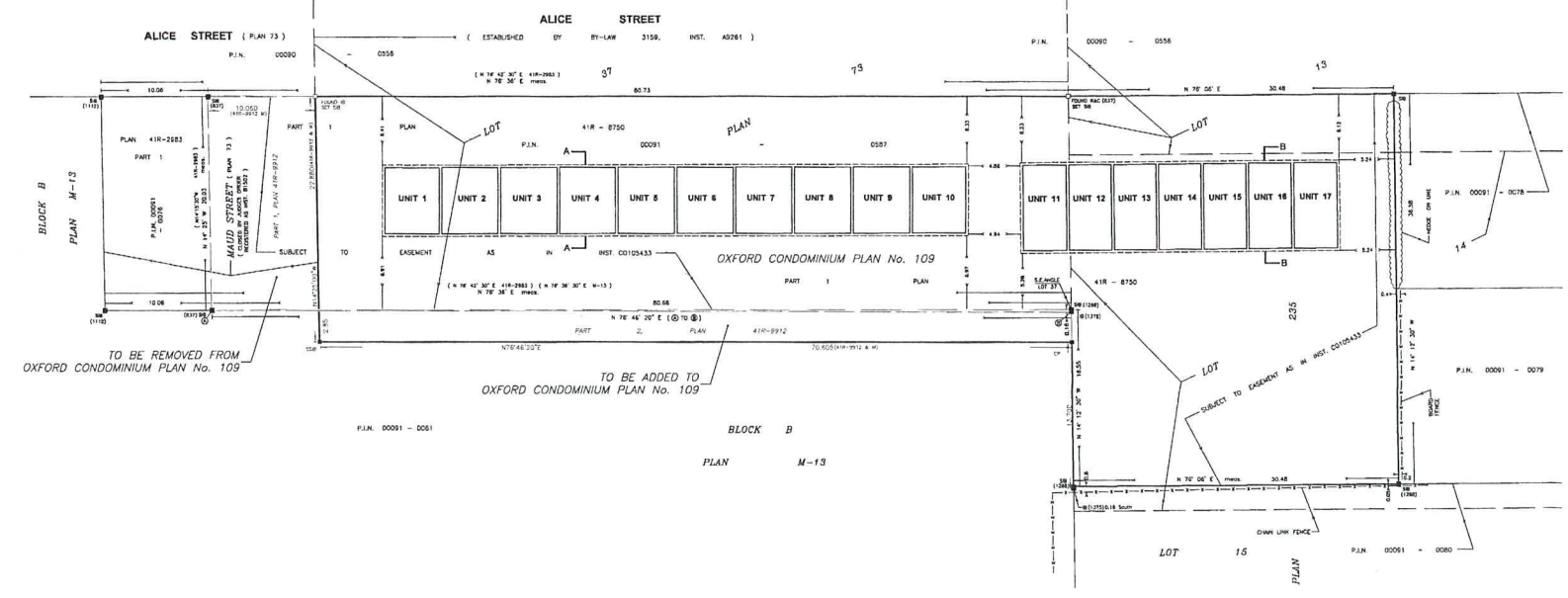
SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

APR 29/24  
DATE  
TERRY P. DIETZ  
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Callon Dietz** INCORPORATED  
ONTARIO LAND SURVEYORS  
CARLETON PLACE LONDON NORTH BAY  
info@callondietz.com 519-862-6220

SURVEY BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ FILE NO: 23-22423 PLAN NO: E-1989



TYPICAL CROSS SECTION  
(NOT TO SCALE)