

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-24-20 – 10999709 Canada Inc.

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from R2-25 to C3-11 to permit an additional four dwelling units to a converted dwelling containing three dwelling units, to permit a total of seven dwelling units.
- The applicants are requesting a special provision to permit alternative zone provisions, including a new minimum lot area per dwelling unit, minimum lot frontage, minimum interior side yard width, minimum landscaped open space, minimum landscaped open space and amenity space and minimum setback from parking areas.
- This application was previously deferred on October 17, 2024 to allow the applicant time to improve the current state of the property. The applicant has provided two letters prior to the February 20 Council meeting: the first letter is from the landowner, and the second is from Radar Property Management Inc., outlining improvements to the property (attachments 6 and 7).
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan respecting development and residential intensification within the Central Area of the City of Woodstock.

DISCUSSION

Background

APPLICANT/OWNER: 10999709 Canada Inc. c/o Romit Malhotra
17 Gardiner Road, Toronto ON M5P 3B4

AGENT: VS Design Studio c/o Kelsey Geerlinks
5 Graham Street, Woodstock ON N4S 6J5

LOCATION:

The subject property is described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795 in the City of Woodstock. The lands are located on the east side of Delatre Street, lying between Hunter Street and Dundas Street and are municipally known as 18 and 20 Delatre Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Central Area
Schedule "W-2"	City of Woodstock Central Area Development Plan	Entrepreneurial District

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Special Residential Zone 2 (R2-25)
Requested Zoning: Special Entrepreneurial District Zone (C3-11)

PROPOSAL:

The application for zone change proposes to rezone the subject lands from Special Residential Zone 2 (R2-25) to Special Entrepreneurial District Zone (C3-11) to facilitate the addition of four dwelling units to an existing three dwelling unit converted dwelling. The special provision is requested to reduce the minimum lot area per dwelling unit from 150 m² (1,614.6 ft²) per dwelling unit to 141 m² (1,517.7 ft²), to reduce the minimum required lot frontage from 20 m (65.6 ft) to 16.8 m (55.1 ft), to reduce the minimum required interior side yard width from 3 m (9.8 ft) to 1 m (3.3 ft), to reduce the minimum required landscaped open space from 35% to 32%, to reduced the minimum required amenity space from 30 m² (332.9 ft²) per dwelling unit to 15 m² (161.5 ft²), and to reduce the minimum setback of a parking area from an interior side lot line from 1.5 m (4.9 ft) to nil.

The subject lands are approximately 990 m² (10,656.3 ft²) in area and currently contain a three dwelling unit converted dwelling and large accessory structure. The applicant is proposing an addition to accommodate four additional dwelling units and the relocation of the existing accessory structure.

Surrounding land uses consist low density residential uses with higher-density residential uses to the north, Central Commercial uses associated with Dundas Street in close proximity to the south, and two churches in close proximity to the east and west.

Plate 1, Existing Zoning and Location Map, shows the location of the subject lands and the existing zoning in the immediate vicinity.

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

Plate 3, Applicant's Sketch, provides an overview of the subject lands and future parking areas, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT:

The 2024 Provincial Planning Statement was released on August 20, 2024, and replaces the 2020 Provincial Policy Statement which came into force and effect on October 20, 2024. The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a

municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

OFFICIAL PLAN:

The subject lands are designated ‘Entrepreneurial District’ according to the City of Woodstock Central Area Development Plan, as contained in the Official Plan. Permitted uses in the Entrepreneurial District designation include residential uses (including single-detached dwellings, semi-detached dwellings, townhouses, low-rise apartments), commercial uses including office conversions, personal services, business supply and services, repair and service shops for small appliances, as well as business uses including cottage industries, fabrication and assembly uses, and indoor storage within wholly enclosed buildings.

The Entrepreneurial District is further located within the City’s Central Area and generally forms the ‘outer ring’ of the City’s downtown. The Central Area permits residential intensification where it complies with the policies pertaining to the density, form and scale of the residential development being proposed. The Central Area is the most intensive and functionally diverse area of the City and serves as the primary business, cultural and administrative center in the County as well as a key residential intensification area.

ZONING BY-LAW:

The subject lands are currently zoned ‘Special Residential Zone 2 (R2-25)’ according to the City’s Zoning By-law. In addition to the R2 uses, the R2-25 Zone permits a three unit converted dwelling house and recognize the setbacks of the existing structures and size of the existing accessory structure. Similarly, the applicant in this application is looking to recognize the existing structures, add four more dwelling units, and establish alternative requirements for lot area per dwelling unit, landscaped open space, amenity space and parking setbacks.

The application seeks to rezone from R2-25 to Special Entrepreneurial District Zone (C3-11) to permit four additional dwelling units for a total of seven units. The C3 Zone permits nearly two dozen non-residential uses in addition to a dwelling unit in a portion of a non-residential building, a home occupation, any residential use permitted in the R2 Zone and any residential use permitted in the R3 Zone. In this instance, the R3 Zone provisions apply to the proposed use; the R3 Zone permits an apartment dwelling house, a bed and breakfast, a boarding or lodging house, a converted dwelling house, a group home type 1, a home occupation, a horizontally-attached

dwelling house, a multiple-attached dwelling house, a retirement home and a street row dwelling house. The additional dwelling units would create a development that is considered a multiple-attached dwelling house as defined within the City's Zoning By-law.

AGENCY REVIEW:

The City of Woodstock Development and Engineering Department (Building) has provided the following comments:

1. The application makes reference to a converted dwelling house and means a dwelling house which has been altered or converted to provide two or more dwelling units. Where a dwelling house is altered to include three or more dwelling units in accordance with the relevant provisions of this By-law, the maximum increase in gross floor area of the said dwelling house shall not exceed 25% of the gross floor area of the dwelling house as it existed on the date of passage of this By-law.
2. The proposed development should be called a multiple attached dwelling house.
3. The proposed zoning shall be a C3 or R3 special as relief is required.
4. We reviewed the development under the R3 zone provisions for a multiple attached dwelling house.
5. Our comments are subject to any information revealed through an actual survey.
6. Relief is required for lot area (7 units x 150 m² per unit). 989 m² of lot area is being proposed.
7. Relief is required for a reduced lot frontage from 20m to 16.8m.
8. Relief is required for a reduced interior side yard width from 3 m to a distance unknown. The applicant should confirm.
9. Relief is required for reduced landscaping from 35% to approximately 32%.
10. Amenity area is required at 30 m² per unit. Please confirm. We are satisfied with nil amenity area.
11. Please note the detached garage is relocated on site requires a minimum 1.2m setback from the lot lines in the rear yard.
12. The parking area is not dimensioned. The layout shall comply to schedules C-1 and C-2.
13. Relief should be included for nil parking area setbacks.

The City of Woodstock Development and Engineering Department (Engineering) has provided the following comments:

1. Municipal sanitary sewer and water is available on Delatre St.
2. If approved, proposed servicing, grading, stormwater management, etc. will be reviewed in further detail at time of building permit application.
3. Please be advised that the City will likely revise the municipal address of the property. We will provide additional information as soon as possible.

Canada Post has indicated that there will be no more than one mail delivery point to each unique address assigned by the Municipality.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on August 20, 2024 and notice of public meeting was issued on October 1, 2024 in accordance with the requirements of the Planning Act. At the time of writing this report two emails were received from the public; the first email is attached as Attachment 4, and the second email requested to reiterate

the concerns of the first email. In response to the letter of concern, the applicant has responded to address the neighbours' concerns. The letter of concern identified issues relating to the existing maintenance of the property, uncollected garbage, poor behaviour of existing residents, and a potential encampment of unhoused people. In response, the applicant has provided a letter that recognized the poor maintenance under previous management and has indicated that a new manager has been hired, the applicant recognized issues with tenants that the owner has been working through, the applicant recognized the existence of an encampment and has contacted Woodstock Police Service regarding the encampment (Attachment 5).

Prior to this (February 20, 2025) Council meeting, the applicant and his property managers have provided letters updating Council on the state of the property; these letters are included as Attachments 6 and 7.

Planning Analysis

The application for zone changes proposes to rezone the subject lands from Special Residential Zone 2 (R2-25) to Special Entrepreneurial District Zone (C3-11) to facilitate the addition of four dwelling units to an existing three dwelling unit converted dwelling; this change will result in a development that is consistent with the definition of a multiple attached dwelling and is permitted in the C3 Zone. The applicant proposes an addition to the rear of the existing residential building to accommodate the four extra dwelling units and proposes to relocate the existing accessory structure on the property to accommodate the additional required parking. The applicants intend to retain the accessory structure for storage space for the residents and for storage of maintenance equipment.

As the proposal will promote an efficient use of existing infrastructure, a mix and range of housing options, Planning staff are satisfied that the proposed development is consistent with the policies of the PPS with respect to housing needs within a designated Settlement Area by providing rental housing in Woodstock.

With regard to the zone provisions requested to reduce the lot frontage, side yard width and parking area setbacks, these features currently exist on-site with the existing structures, and with the exception of the parking area setback, have previously been recognized in the current R2-25 Zoning. The proposed addition or relocation of the accessory structure will not further reduce the zone provisions associated with the exiting structure. Lot frontage provisions are intended to ensure that sufficient space is provided for a building envelope, access and off-street parking. Side yard width provisions are intended to ensure that adequate space is provided for access and normal maintenance of structures. Parking area setbacks are intended to ensure that adequate space is provided for parking and that vehicles do not trespass onto adjacent properties when parking. Given the long-term existence and conditions of the development, staff do not anticipate a negative impact from the alternative provisions requested.

Resulting from the proposed addition and increase in dwelling units, the applicants have also requested alternate zone provisions with respect to lot area per dwelling unit, landscaped open space and amenity space. These provisions are intended to ensure that sufficient space is provided for amenities, outdoor space and space for drainage. The applicants have requested a minimum lot area per dwelling unit from 150 m² (1,614.6 ft²) per dwelling unit to 141 m² (1,517.7 ft²), a minimum required landscaped open space from 35% to 32%, and to reduced the minimum required amenity space from 30 m² (332.9 ft²) per dwelling unit to 15 m² (161.5 ft²). For the most part, these are minor departures from the existing zone standard and are not anticipated to have a negative impact on the proposed development. Further, the subject lands are approximately

17 m (56 ft) from the City's Central Area where these provisions are significantly reduced and where the City anticipates significantly more dense development.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan respecting permitted uses and residential intensification within the Entrepreneurial District designation and can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795, in the City of Woodstock, to rezone the subject property from 'Special Residential Zone 2 (R2-25)' to 'Entrepreneurial Zone (C3-11)' to facilitate the seven-unit multiple attached dwelling.

SIGNATURES

Authored by:

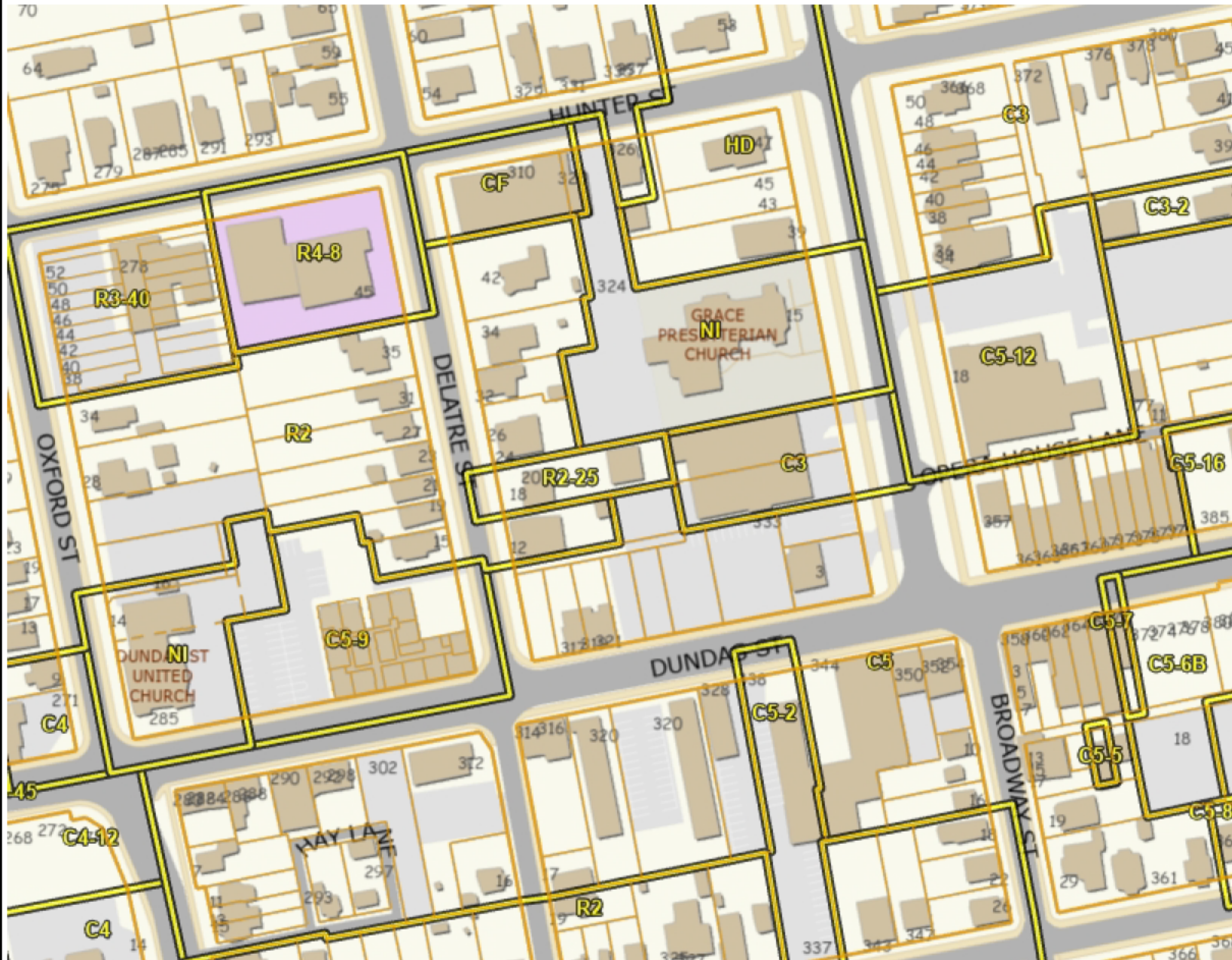
Original signed by

Justin Miller
Development Planner

Approved for submission:

Original signed by

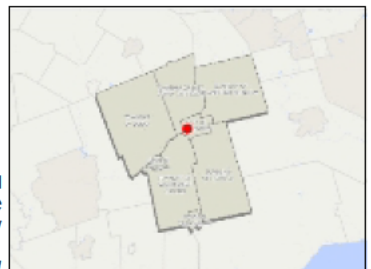
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

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



0 51 102 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

August 15, 2024



Legend

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

Notes



0 13 26 Meters



NAD_1983_UTM_Zone_17N







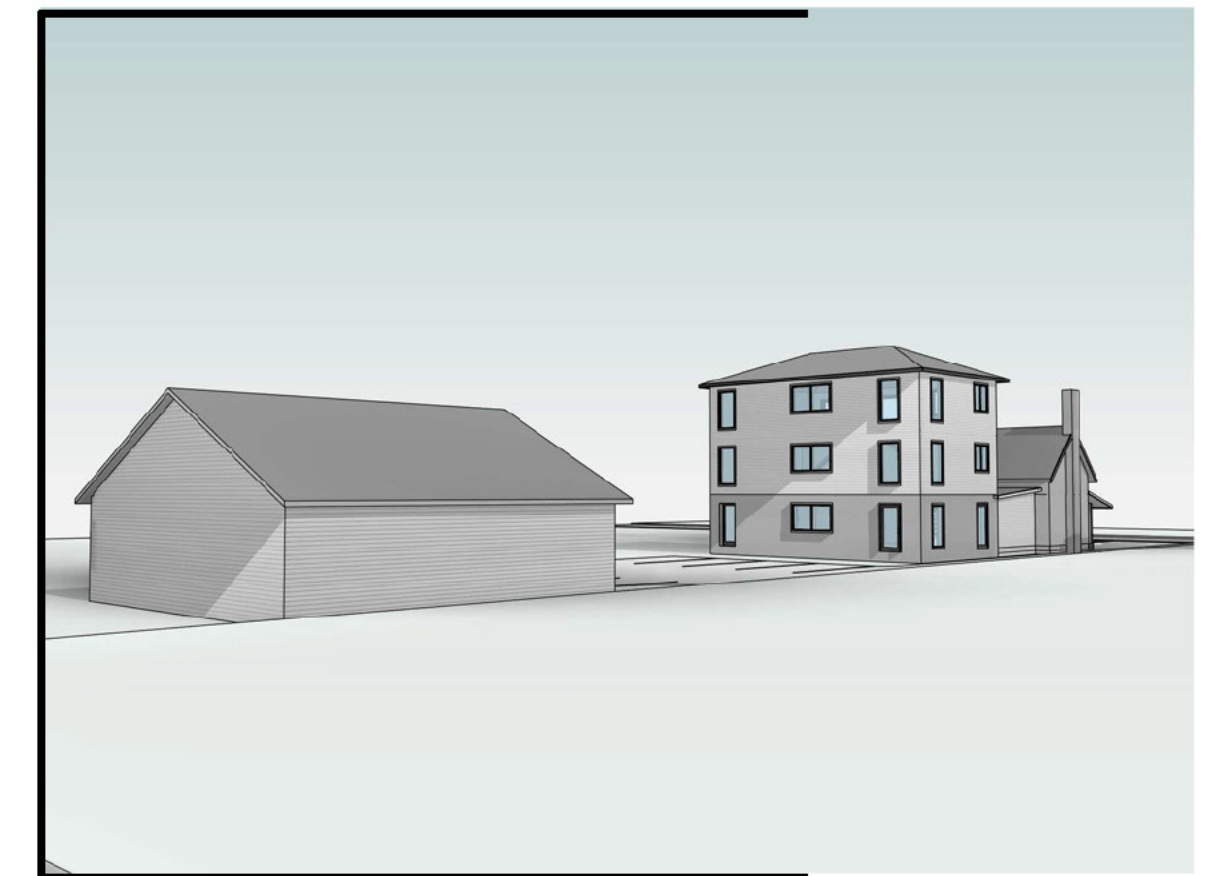
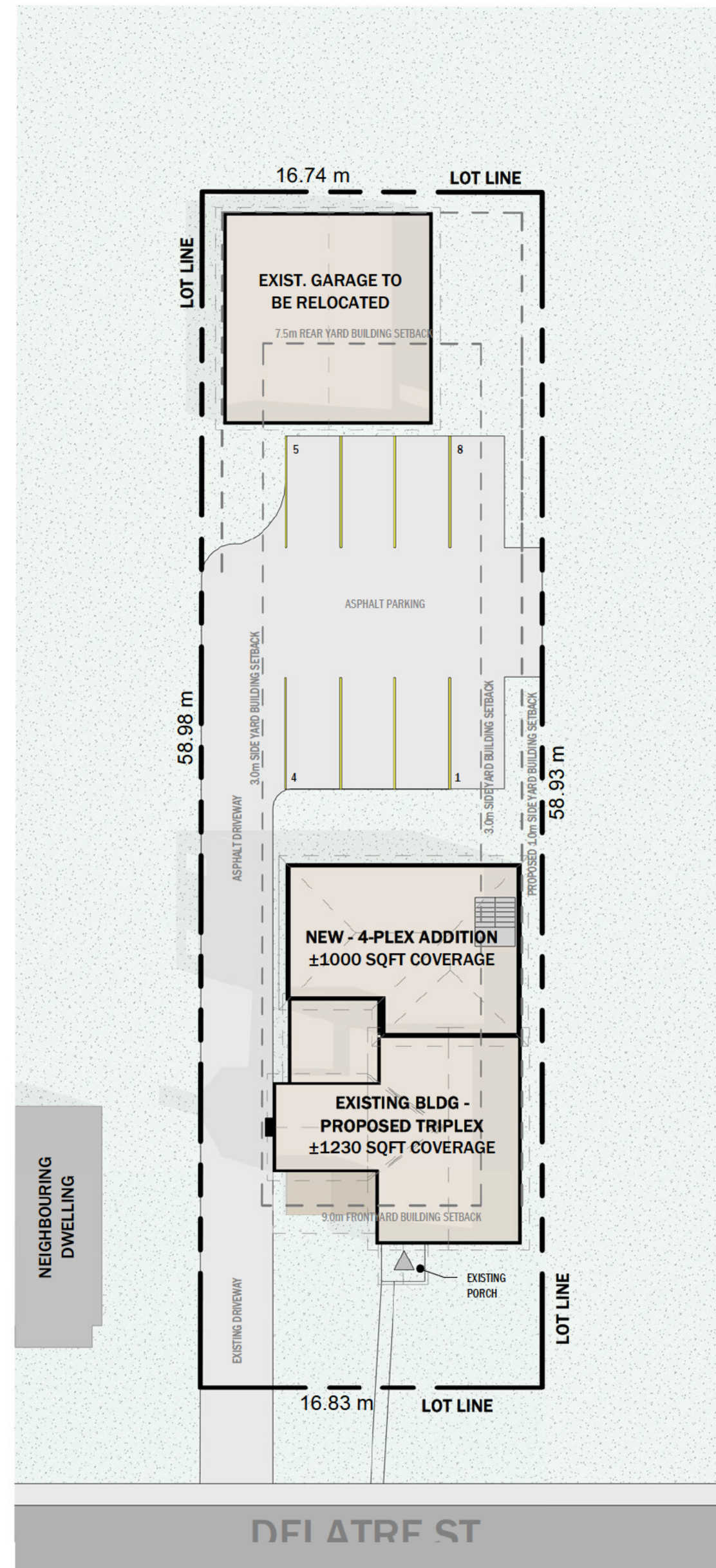
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 15, 2024

PRELI

KEY

-  ENTRANCE
-  SOLAR PATH
-  CAMERA VIEW REFERENCE
-  PRIMARY SITE VIEWS



SITE INFORMATION

ITEM	REQ'D	EXISTING
ZONE	-	R2-25
USE		
SITE AREA	0.0 SF (0.00 m ²)	106525F (989.6r
COVERAGE <small>(MAX INCLUDING GARAGES & SHEDS)</small>	47% 5006.45F (465.1m ²)	22% 2330.05F (216.5
LANDSCAPED OPEN SPACE <small>(MIN.)</small>	30% 3195.65F (296.88m ²)	50% 5287.00 SF (491.18 m ²)
ACCESSORY COVERAGE <small>(MAX.)</small>	0% 0.05F (0.0m ²)	10% 1100.05F (102.1
HEIGHT <small>(MAX.)</small>	11.0 m	1.5 STOREYS 5.5 m
SETBACKS <small>(MIN.)</small>		REQUIR
FRONT YARD		6
INT. SIDE YARD		3
REAR YARD		7.5
EXT. SIDE YARD		n/a

- | | | |
|-------------|---|--|
| | Maximum | 7 |
| 13.3.11.2.5 | <i>Lot Area per Dwelling Unit</i> | |
| | Minimum | 141 m ² |
| 13.3.11.2.6 | <i>Landscaped Open Space</i> | |
| | Minimum | 32% |
| 13.3.11.2.7 | <i>Amenity Area</i> | |
| | Minimum | 15 m ² per <i>dwelling unit</i> |
| 13.3.11.2.8 | <i>Setback of Parking Area from Interior Side Lot Line</i> | |
| | Minimum | nil |
| 13.3.11.3 | That all the provisions of the C3 Zone in Section 13.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.” | |
4. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 20th day of February, 2025.

READ a third time and finally passed this 20th day of February, 2025.

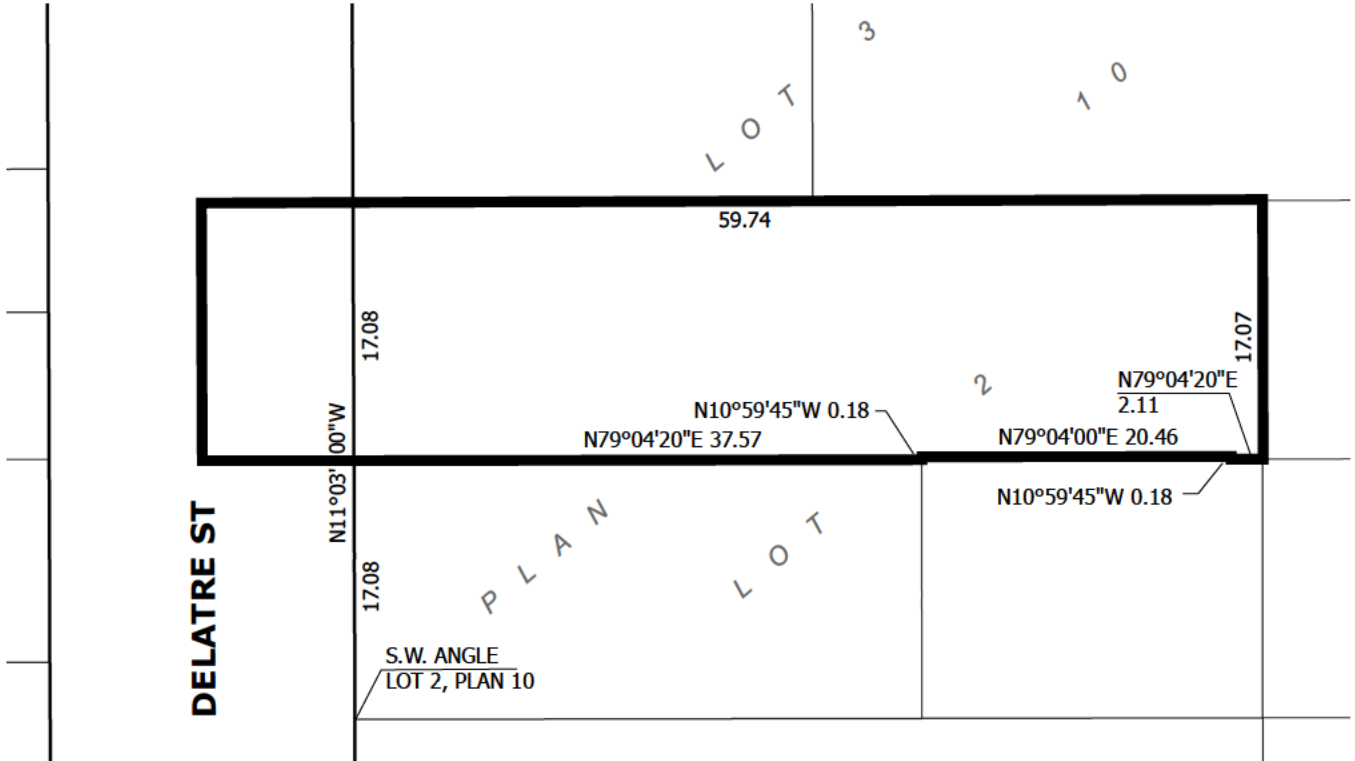
Mayor – Jerry Acchione


Deputy Clerk – Jeff Bunn

SCHEDULE "A"

TO BY-LAW No. _____

PT LOT 2 (EAST OF DELATRE ST), PLAN 10
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C3-11

NOTE: ALL DIMENSIONS IN METRES



Growing stronger together

Produced By The Department of Corporate Services
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THIS IS SCHEDULE "A"

TO BY-LAW No. _____, PASSED


THE _____ DAY OF _____, 2025

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Hi Justin,

Thanks very much for your reply. I appreciate the opportunity to share the concerns my husband and I have regarding the proposed addition of four units at this address, which appear to be shared with neighbours based on conversations spurred by the letter we received. Key concerns include the following:

- The property does not appear to be well maintained, and often has uncollected garbage out front that spills onto the sidewalk.
- Police have been called to this location numerous times since we moved into our home in June 2022. Main reasons for the calls were disruptive or aggressive behaviour by residents towards other residents or neighbouring properties.
- Disruptive activities regularly occur, including loud arguments, automotive work, and music being played at high volumes.
- Many of the current residents appear to be living with addiction and/or mental health challenges, with a constant flow of people into and out of the property.
- It appears that a number of unhoused individuals may be sheltering behind the main building.

We recognize that everyone deserves to have a safe place to live and call home, yet what we have seen at this property so far (without actually walking around the back) has raised concerns about how those residing at this property are faring. There seems to be minimal, if any, concern by the landlord/property owner for the current residents and anyone else on the property, with those there appearing to need to fend for themselves

in questionable circumstances.

We feel strongly that the approval of four additional units at this property will negatively impact those already living there, and also has a strong potential of impacting the neighborhood around it. It would be beneficial for County staff along with City of Woodstock staff to visit the property to be able to make informed recommendations about this request. We feel there are a number of improvements that should be made prior to any consideration of adding units to this property to ensure the safety of residents and the neighbourhood.

If a further discussion is appropriate, I would be happy to do so. I am currently unavailable on October 15th due to a prior engagement, but if absolutely necessary I will see if I can make any adjustments. In addition, any recommendations or feedback you might have regarding the process would be much appreciated.

Cheers,

Kirsten and Matt Frankish



September 27, 2024

Mr. Justin Miller
Development Planner
Community Planning
County of Oxford
21 Reeve St
Woodstock, ON N4S 7Y3

Subject: Property at 18-20 Delatre Street, Woodstock ON

Dear Mr. Miller,

I want to address the concerns raised by the neighbors regarding the property at 18-20 Delatre Street, Woodstock ON.

First, I fully agree that the property was not well maintained under the previous management. As a result, I terminated the prior property manager recently and have appointed Radar Property Management, led by Christine Blanco. Christine manages other properties for me, and they are extremely well-maintained. I expect this property to be much better managed moving forward, and you're welcome to reach out to Christine directly if you need further assurance.

I am also aware that some of the tenants have been problematic. Tenant 1 has been involved in drug use within the unit and has kept it in poor condition. With the help of Christine and Radar, I will initiate their eviction process. Tenant 2, who has been a long-term tenant, someone I inherited when I purchased the property, with mental health challenges, had their matter heard at the Landlord and Tenant Board. During the hearing, Tenant 2 provided a covenant to not cause any nuisance or damage to the pro...

I am also aware of the encampment event in the backyard of the property. This is something I noticed a month ago and reported to Woodstock Police. The back fence of the property had been cut open illegally by someone, which led to a group of homeless individuals trespassing and setting up camp. The police have assured me that they will visit multiple times to ensure the encampments are removed. You are welcome to contact Woodstock Police directly to inquire further about this matter.

As the property undergoes its transformation into a seven-unit complex, all existing tenants will vacate. We plan to fully renovate all the current units to significantly enhance the

property's appeal and bring in higher-quality tenants. This should improve the overall environment for the neighborhood.

Lastly, I want to emphasize that this project addresses a real need for more rental housing in Woodstock. I am committing a substantial amount of personal capital to upgrading the building and providing seven high-quality units to meet the city's demand for better rental accommodations.

Please let me know if you have any further questions, and I am happy to provide updates as we make progress.

Best regards,

A solid black rectangular redaction box covering the signature area.

February 8, 2025

To: Mr. Mayor and Members of City Council, City of Woodstock

Re: Property Improvements and Rezoning Application for 18-20 Delatre Street, Woodstock

Introduction

I appreciate the opportunity to address you once again regarding my rezoning application for 18-20 Delatre Street.

This project is personal to me. I am not a corporate developer or a large-scale landlord—I am a small-scale property owner who made a personal investment of our hard-earned savings in this property. Like many residents of Woodstock, I work hard to provide for my family. As such, I owe it to my family to see our investment through.

I purchased this property several years ago and have witnessed the acute rental shortage in Woodstock firsthand. Given this, I engaged a local design firm to help guide the expansion of this property to add 4 new high quality rental suites and upgrade the existing units, honoring all planning requirements.

Addressing Prior Concerns: Property Improvements

Since the last hearing, **Radar Property Management has made significant improvements** to the property, addressing maintenance concerns and ensuring better oversight of tenant responsibilities. I have enclosed a letter from Radar that details these improvements.

With these improvements in place, I am confident that the previous concerns have been addressed, and the property is now well-managed and maintained. I am confident that Radar will continue to improve the property further proactively, particularly once the weather warms up.

The Planning Merits of This Application

I request that rezoning decisions be made based on **established planning principles**, not subjective concerns. It is important to highlight that:

- This application was **fully supported by the City Planner and recommended for Council's approval**.
- The project aligns with Woodstock's **urban planning goals**.

- This project meets all zoning and land-use criteria necessary for responsible urban development.

After the last hearing, in a conversation outside the Council chambers, one of the residents expressed her strong opposition, stating: *“I don’t want a sevenplex built opposite my house and will be back in February in full force to oppose it.”* This exchange highlights that at least some concerns may stem from **resistance to change, rather than from planning-related issues or property-specific matters**. While I understand that changes in a neighborhood can evoke strong feelings, I respectfully urge the Council to evaluate this application based on established planning criteria and the broader need for housing in Woodstock, rather than individual preferences. Thoughtful development is essential to meeting the city’s growing housing needs, and I am committed to ensuring that this project is a positive contribution to the community.

Personal Commitment & Financial Impact

This investment also represents my commitment to providing **quality rental housing** in Woodstock. Every month of delay imposes significant financial strain, as I continue to cover mortgage payments, maintenance, and lost rental income.

Unlike large-scale developers, I do not have unlimited resources; this project represents a **carefully planned investment for my family’s future**. The unpredictability of the process has introduced financial uncertainty into a carefully planned investment that fully **complies with zoning and planning requirements**.

Local Economic Contributions & Benefits of the Project

Beyond addressing housing needs, this project contributes to **Woodstock’s local economy**:

- I have engaged a **local design firm**, supporting local businesses.
 - The construction phase will **create jobs** and **support local suppliers**.
 - This development will **enhance the neighborhood’s value and provide much-needed rental housing**.
-

Ensuring a Fair & Predictable Decision-Making Process

To ensure a fair and transparent process, I respectfully urge Council to assess this application based on **objective planning criteria** rather than subjective concerns. A consistent, criteria-based approach fosters confidence in Woodstock’s approval process, ensuring that decisions are predictable, equitable, and aligned with broader municipal goals.

My sincere hope is that this matter can be resolved at the Council level in a manner that best serves the interests of the community, allowing City resources to remain focused on pressing priorities rather than prolonged procedural matters triggered by subjective concerns. A timely and well-reasoned decision will not only benefit this project but also reinforce Woodstock's reputation as a city that supports responsible investment and well-planned development.

I remain committed to working with the Council and the community to ensure that this project is a success for everyone involved. I sincerely appreciate the time and consideration you have given to this matter and look forward to the upcoming hearing.

EXECUTIVE SUMMARY

- **Property Improvements:** Since the last hearing, **Radar Property Management has made substantial improvements** in property maintenance and oversight (see enclosed letter for details).
- **Rezoning Based on Planning Principles:** This application was **fully supported by the City Planner** and aligns with Woodstock's urban planning goals. Decisions should be based on **planning merit, not subjective concerns**.
- **Housing & Economic Benefits:** This project will add **much-needed rental housing** and support local businesses and suppliers.
- **Personal Investment & Fair Process:** As a **small-scale investor, not a corporate developer**, I have committed my family's resources to this project. I seek a **fair and predictable approval process** so that I can complete my investment responsibly.

Sincerely,

Romit Malhotra

Romit Malhotra




18-20 DELATRE STREET, WOODSTOCK, ONTARIO.

February 7, 2025

To: City Council, City of Woodstock

Re: Property Improvements at 18-20 Delatre Street, Woodstock, Ontario

Dear Mayor and Council Members,

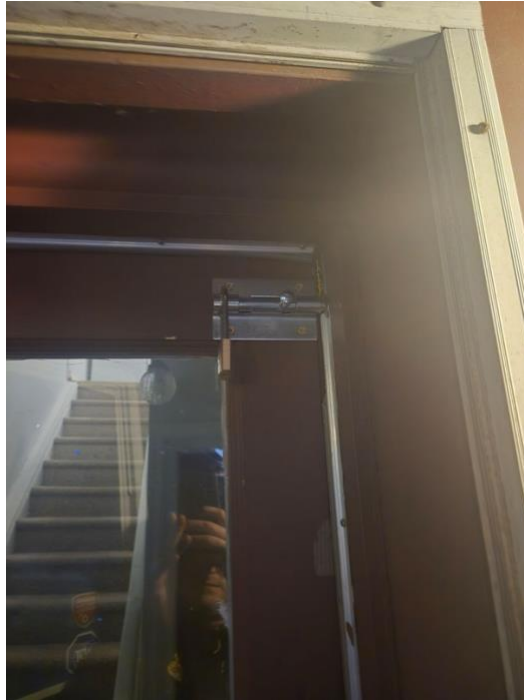
Radar Property Management is a professional property management firm overseeing more than 700 rental units across Ontario. Our expertise lies in proactive property maintenance, regulatory compliance, and ensuring high living standards for tenants and neighborhoods alike. In 2024, we were formally appointed to manage 18-20 Delatre Street, bringing our experience to enhance security, maintenance, and overall property conditions.

Completed Improvements

Since assuming management, we have implemented significant improvements, including:

Security & Trespassing Prevention

- Installed heavy-duty exterior locks to prevent unauthorized access and eliminate trespassing issues.
- Since installation, there have been zero incidents of encampments or unauthorized entry.



The above photo illustrates the auxiliary locking devices installed throughout the property to combat unauthorized entry.

Garbage Cleanup & Waste Management

- Conducted a full-scale property cleanup addressing all areas, including:
 - Front of the property

Before



After



- Right-side yard

Before



After



- Back of the property near the dwelling

Before



After



- Area in front of the rear garages

Before



After



- Left-side yard

Before



After



- Established a tenant waste disposal policy to ensure ongoing compliance.
- Engaged professional waste removal services to prevent future accumulation.

The photos above are the before and after photos showcasing the extensive cleanup and improvements made to the property. These images visually demonstrate the progress and ongoing commitment to maintaining a well-kept and managed property.

Structural & Safety Enhancements

- Conducted comprehensive property inspections to identify and address maintenance needs.
- Identified loose eaves, with repairs scheduled once temperatures increase.
- Ensured compliance with fire safety standards and building code regulations.

With these measures in place, we believe that concerns previously raised by neighbors and the city have been effectively addressed. The property now meets a high standard of maintenance and security, ensuring a positive impact on the surrounding community.

Planned Upgrades (Spring 2025)

As part of our ongoing commitment to maintaining high property standards, we have scheduled the following proactive enhancements:

April 2025

- Full exterior fence repair to reinforce security and prevent unauthorized access.

May 2025

- Front landscaping enhancements to improve curb appeal and blend with neighborhood aesthetics.
- Eaves repairs, scheduled to begin once temperatures increase, ensuring proper drainage and structural integrity.

Conclusion

Radar Property Management is committed to ensuring that 18-20 Delatre Street meets and exceeds community and municipal expectations. We are confident that our proactive approach to property maintenance, security, and tenancy management will continue to yield positive, tangible results for the neighborhood and the City of Woodstock.

The enclosed before and after photos further illustrate the substantial improvements made, highlighting the transformation of the property since we assumed management. We remain actively engaged in ensuring long-term property upkeep and will continue implementing necessary improvements as part of our ongoing management strategy. Our goal is to maintain this property at a standard that aligns with the expectations of the City of Woodstock and its residents.

Please feel free to reach out should you require further details regarding our management practices and ongoing improvements at this property.

Sincerely,

Christine Blanco

Christine Blanco

Radar Property Management

