

Zoning By-law Amendment
2-Unit Residential Development
6254 Brock Street
Public Meeting – February 5th, 2024

- 583.2 m² property fronting on Brock Street
- Existing single-family residence on property to be removed
- Propose a semi-detached dwelling (2 units total)
- Public Open House held on December 18th, 2023. No members of the public attended. No comments submitted.

Proposed Zoning By-law Amendment

- Designated Residential in Official Plan – supports residential development
- Current Zoning – Residential 1C (R1C), does not permit a semi-detached dwelling
- Proposed rezoning to Residential 2 (R2) Zone, which permits a semi-detached dwelling
- Requesting relief from one R2 Zoning requirement to address a site-specific condition:
 - Reduced minimum lot area from required 600 m² to reflect the actual 588.24 m² size of the property
- All other R2 Zoning requirements for a semi-detached dwelling are met

Supporting Documents Completed

- Planning Justification Report – proposed development consistent with Provincial, Regional and local plans & policies
- Legal Survey
- Site Plan and elevation drawings
- Grading Plan

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De Simone Designs

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The undersigned has reviewed & takes responsibility for this design, & has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
 Required unless design is exempt under 2.17.5.1. of the O.B.C.
 Thomas De Simone 40448
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 Required unless design is exempt under 2.17.4.1 of the O.B.C.
 De Simone Designs Architectural Plans & Consulting / 1000420203 Ontario Inc. 128048
 Design Firm BCIN/BCDN

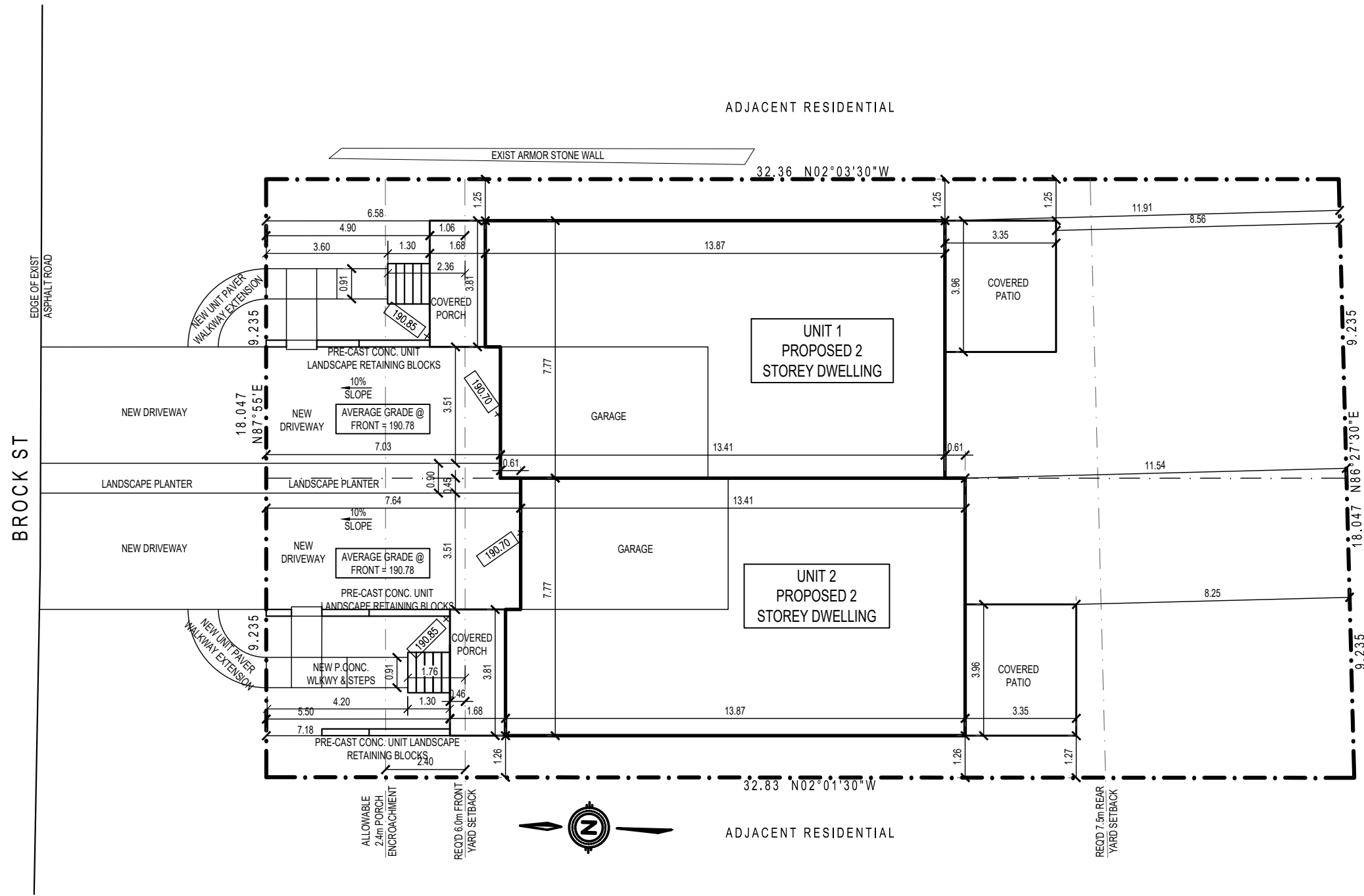
consultant stamp:

no	date	issue/revision description

project: **PROPOSED SEMI-DETACHED DWELLING UNITS**
 6254 BROCK ST
 NIAGARA FALLS, ON

drawing: **SITE PLAN**

drawn by: TD	project no.: 23-14
scale: AS SHOWN	drawing no.: A1
date: 2023-09-26	



SITE STATISTICS:
 LOT AREA = ±588.6 SM
 PROP BLDG AREA = ±254.4 SM
 PROP COVERAGE = 43.2%
 ALLOWABLE COVERAGE = 45%
 DRIVEWAY AREA = ±53.9 SM
 LANDSCAPING AREA = 52.4%

UNIT 1
 LOT AREA = ±293.1 SM
 PROP BLDG AREA = ±127.2 SM
 PROP COVERAGE = 43.4%
 ALLOWABLE COVERAGE = 45%

ADJACENT RESIDENTIAL

UNIT 2
 LOT AREA = ±295.5 SM
 PROP BLDG AREA = ±127.2 SM
 PROP COVERAGE = 43.0%
 ALLOWABLE COVERAGE = 45%

SITE PLAN
 SCALE: 1:150

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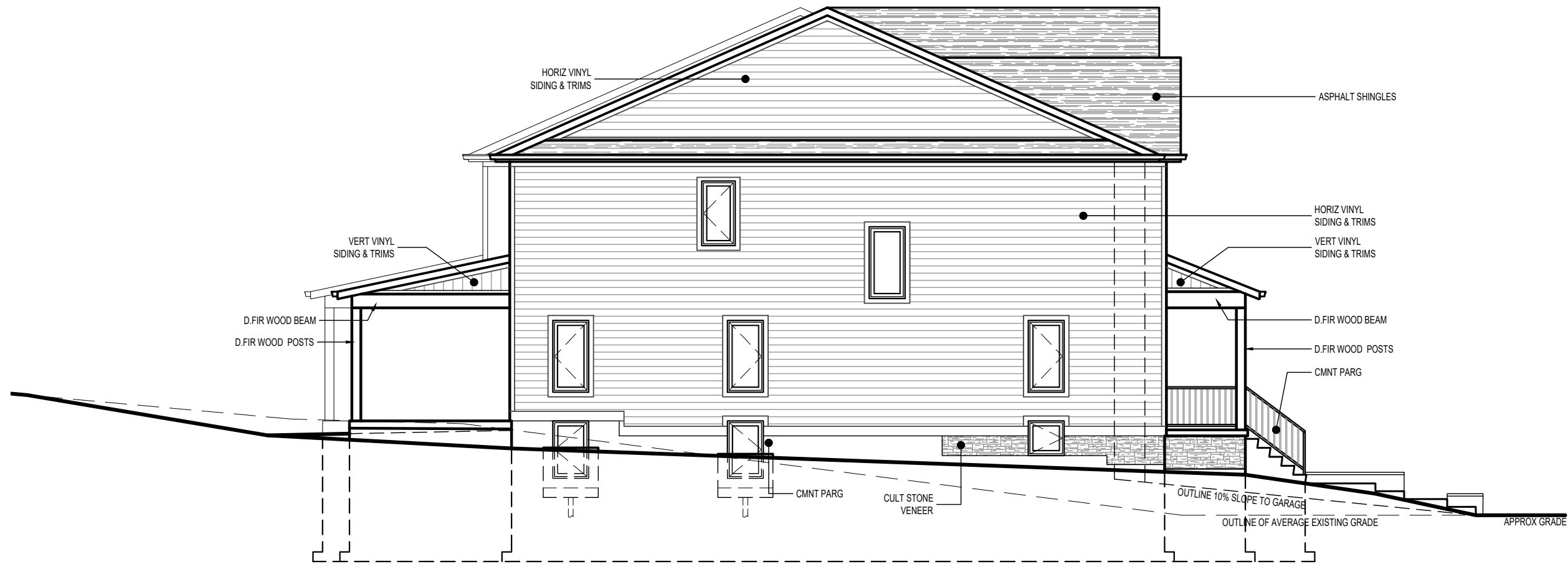
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project:
PROPOSED SEMI-DETACHED DWELLING UNITS
6254 BROCK ST
NIAGARA FALLS, ON

drawing: **ELEVATIONS**

drawn by: TD	project no.: 23-14
scale: AS SHOWN	drawing no.:
date: 2023-09-26	A2



SIDE / EAST ELEVATION

SCALE: 1:100



FRONT / NORTH ELEVATION (BROCK STREET)

SCALE: 1:100

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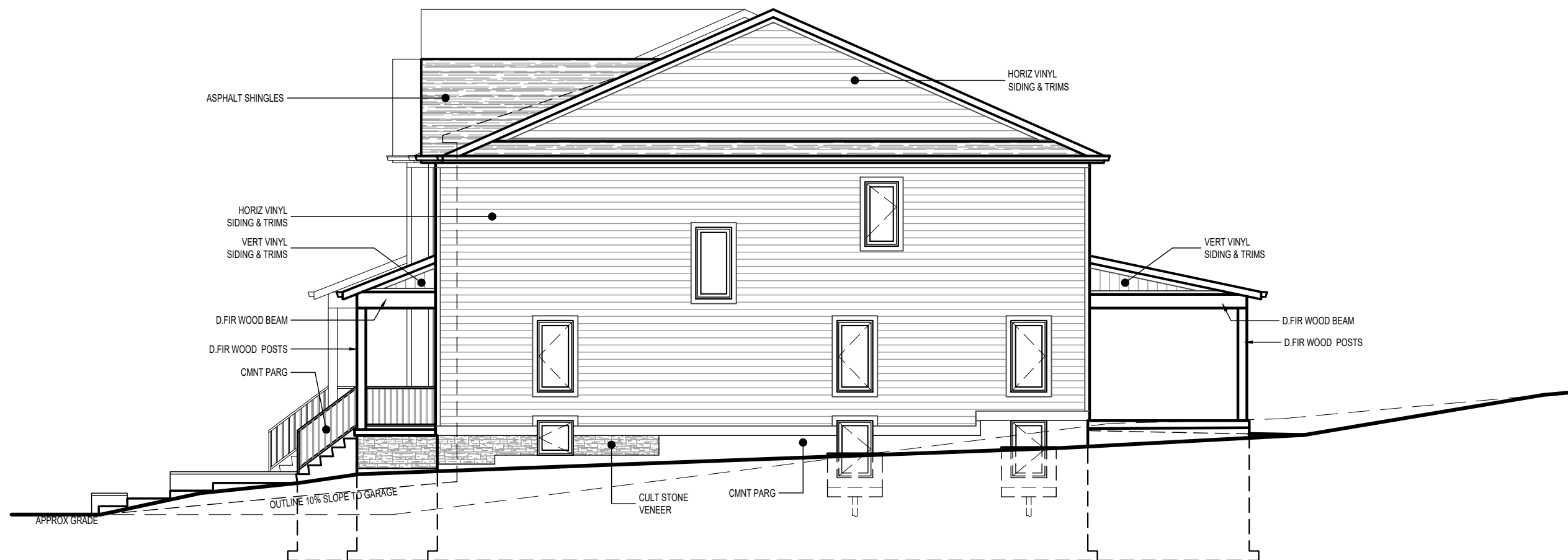
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SIDE / WEST ELEVATION

SCALE: 1:100



REAR / SOUTH STREET ELEVATION

SCALE: 1:100