



**NOTICE OF PUBLIC COMMITTEE OF
ADJUSTMENT HEARING**

Tuesday, December 17, 2024, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

Due to the ongoing Canada Post labour disruption, this Notice is being published in the newspaper in lieu of being provided by ordinary mail.

Public input on applications is invited. Pursuant to Section 45 of the *Planning Act*, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday, December 17, 2024 04:00 PM in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, December 17, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

File: PLVAR20240791, Municipal File #: A-2024-049

Owner: 1000559766 ONTARIO INC

Location: The subject property known as 4531 Morrison Street is located on the north-east corner of Morrison Street and Chrysler Avenue.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to construct three stacked townhouse dwellings for a total of 32 dwelling units on the subject property. The subject property is zoned Residential Apartment 5F Density (R5F) Zone, in accordance with Zoning By-law No. 79-200. The following variances have been requested:



By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot area	57 square metres for each dwelling unit	50.82 square metres for each dwelling unit	6.18 square metres for each dwelling unit

By-law Provision	By-law Requirement	Proposed	Extent
Minimum lot frontage	45 metres	30.48 metres (Crysler Avenue)	14.52 metres (Crysler Avenue)
Minimum front yard depth	7.5 metres	Building A – 5.91 metres Building B – 0.91 metres	Building A – 1.59 metres Building B – 6.59 metres
Minimum rear yard depth	One-half of the height of the building or 10 metres, whichever is greater Required – 10 metres	Building C – 1.22 metres	Building C – 8.78 metres
Minimum interior side yard width	One-quarter the height of the building Required – 2.94 metres	Building B – 2.44 metres	Building B – 0.5 metres
Minimum exterior side yard width	7.5 metres	0.3 metres (Morrison Street)	7.2 metres
Maximum lot coverage	30%	56.49%	26.49%
Projection into yards	A deck may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the R5F zone	Deck projects 0.90 metres into the required interior side yard of 2.44 metres	To permit the projection of the deck 0.90 metres into the required interior side yard.
Minimum landscaped open space area	55% of the lot area	41.47% of the lot area	13.53%
Parking with a front yard	Within the R5F zone no person shall use any portion of the front yard of any lot for the parking	None proposed for parking spaces 1 & 2	To permit parking spaces 1 & 2 without requiring landscaped open space strip or a

By-law Provision	By-law Requirement	Proposed	Extent
	<p>or storing of any motor vehicle unless either a landscaped open space strip or a decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street, except that part thereof crossed by an access driveway or sidewalk, an in accordance with the following regulations; (i)If only a landscaped open space is provided such landscaped open space strip shall have a minimum width of 3 metres, unless a decorative wall or decorative fence in accordance with subsection (ii) is provided; in which case the landscaped open space strip shall have a minimum width of 1.5 metres. (ii)The height of a decorative wall or fence shall be a minimum of 1 metre above the average level of the parking area in the front yard. (iii)Any such decorative wall or fence shall be located a minimum of 1 metre inside the abutting street line; (iv)Where a daylighting triangle is required, no such decorative wall or decorative fence shall be located within such daylighting triangle.</p>		<p>decorative wall or decorative fence and a landscaped open space strip is provided and maintained along the part of every front lot line and side lot line which abuts a street, except that part thereof crossed by an access driveway or sidewalk, an in accordance with the following regulations; (i)If only a landscaped open space is provided such landscaped open space strip shall have a minimum width of 3 metres, unless a decorative wall or decorative fence in accordance with subsection (ii) is provided; in which case the landscaped open space strip shall have a minimum width of 1.5 metres. (ii)The height of a decorative wall or fence shall be a minimum of 1 metre above the average level of the parking area in the front yard. (iii)Any such decorative wall or fence shall be located a minimum of 1 metre inside the abutting street line; (iv)Where a daylighting triangle is required, no such decorative wall or decorative fence shall be located within such daylighting triangle.</p>

See the sketch (Schedule 1) on the following page for more information

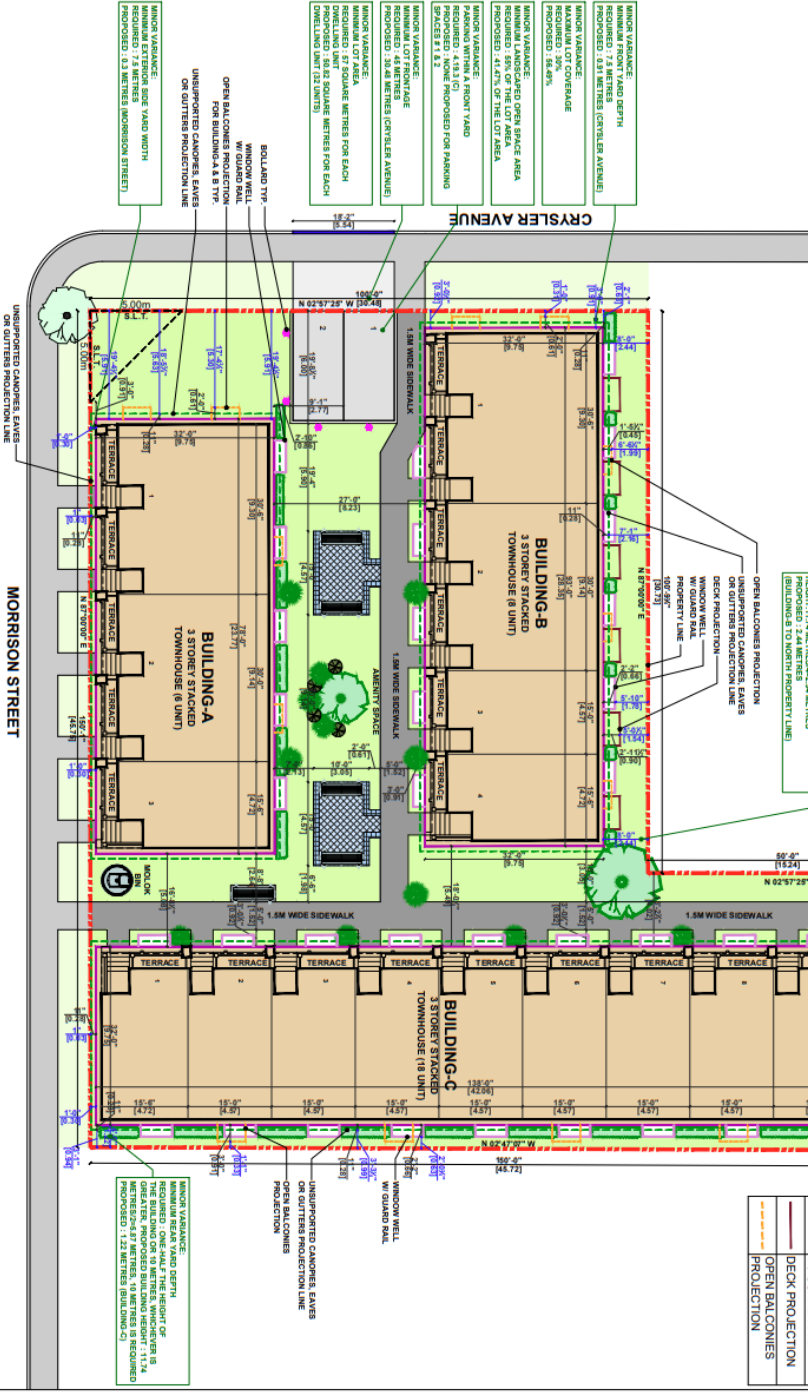
If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

SCHEDULE 1

BUILDING	UNITS
A	6
B	8
C	18
TOTAL UNITS	32
TOTAL PROPOSED PARKING	2



- MINOR VARIANCE: REQUIRED: 1.3 METRES (CRYSLER AVENUE) PROPOSED: 1.3 METRES (CRYSLER AVENUE)
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LEGEND			
[Red line]	PROPERTY LINE		
[Pink line]	ELEVATION PROJECTION LINE		
[Green line]	UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE		
[Blue line]	DECK PROJECTION		
[Black line]	OPEN BALCONIES PROJECTION		

NO.	DATE	VERSION	DATE
1.	2024-11-27	SUBMITTANCE	2024-11-27

STACKED TOWNHOMES DEVELOPMENT
 4020 CONQUEST ST
 CITY OF VANCOUVER
 VANCOUVER, BC
SITE PLAN

DRAWN BY: _____ DATE: _____
 CHECKED BY: RPB SCALE: 1:100
 DRAWING NO.: _____

RPDS
 INTEGRATED DESIGN FIRM
 100-1010 EAST 15TH AVENUE, SUITE 100
 VANCOUVER, BC V6N 1C4
 TEL: (604) 271-1111
 WWW.RPDS.COM

* NOT FOR SITE PLAN APPROVAL
 * NOT FOR CONSTRUCTION
 * ONLY FOR PRELIMINARY DISCUSSION

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