

**PLAN OF CONDOMINIUM  
(EXISTING CONDITIONS)**

1 & 2 MELROSE ST.  
CITY OF BRANTFORD  
PART OF LOTS 3 AND 4,  
WEST OF NORTH PARK STREET  
IN THE JAMES KERBY SURVEY

ZONING: R4B Residential Med. Density			
	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	167.0 m <sup>2</sup> / unit	6,141.5 m <sup>2</sup> (102.4m <sup>2</sup> per)	LNC.
LOT WIDTH	30.0 m	15.24 m	LNC.
LOT COVERAGE	35 %	23.2 %	-
BUILDING HEIGHT	4 storeys	4 storeys (10.6 m)	-
FRONT YARD SETBACK	7.5 m	12.47 m / 12.86 m	-
REAR YARD SETBACK	10.0 m	14.30 m / 14.0 m	-
SIDE YARD SETBACK	7.5 m	12.55 m / 12.94 m	-
GROSS FLOOR AREA	40.0 m <sup>2</sup> / unit	Approx 85±m <sup>2</sup> / unit	-
LANDSCAPED O. SPACE	30 %	24.8 %	LNC.
PARKING SCHEDULE	1.5 / unit (90 spc.)	82 spaces/cars	LNC.

**PROPOSED RENTAL TO  
CONDOMINIUM CONVERSION**

- The subject lands currently contain two (2) existing apartment buildings, with a total of 60 existing residential units.
- Proposing a phased conversion of the 60 existing units from Rental to Condominium tenure (Condo Conversion).

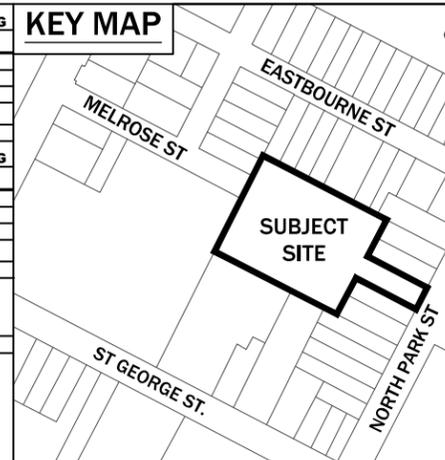
*Note: All items shown on Plan are classified as Existing Conditions. No new construction is proposed at this time.*

UNIT SCHEDULE BLDG #1				EXISTING
UNIT	TYPE	FLOOR AREA	QUAN.	
A-2B	2 BEDROOM	741 sq.f. (68.8 sq.m)	23	
B-1B	1 BEDROOM	593 sq.f. (55.1 sq.m)	7	
TOTAL				30

UNIT SCHEDULE BLDG #2				EXISTING
UNIT	TYPE	FLOOR AREA	QUAN.	
A-2B	2 BEDROOM	741 sq.f. (68.8 sq.m)	23	
B-1B	1 BEDROOM	593 sq.f. (55.1 sq.m)	7	
TOTAL				30

PARKING-SCHEDULE	
OUTSIDE PARKING	60
VISITORS	22
<b>TOTAL</b>	<b>82 TOTAL PARKING SPACES</b>

**KEY MAP**



ORIG. DATE: JUNE 13, 2024  
DWG. FILE: 1MELROSE\_ST\_SKETCH  
JOB NO.: 16750  
FILE NO.: 16750

REVISIONS: Jan 22, 2025  
- Revised parking count, and re-labeled Visitor spaces

**DRYDEN  
& SMITH  
& HEAD**  
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