

AMENDMENT NO. 53 TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

135, 139, 147, 153 and 161 Jackson Avenue and 136 Brentwood Avenue

INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDIX 1	Notice of the Meeting of Planning & Strategic Initiatives Committee of April 22, 2024
APPENDIX 2	Minutes of the Meeting of Planning & Strategic Initiatives Committee – April 22, 2024
APPENDIX 3	Minutes of the Meeting of City Council – April 29, 2024

AMENDMENT NO. 53 TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. 53 to the Official Plan of the City of Kitchener 2014 Official Plan. This amendment is comprised of Sections 1 to 4 inclusive and Schedule 'A'.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Specific Policy Area to the text of the 2014 Official Plan to increase the maximum Floor Space Ratio and maximum building height permitted on the subject lands and to also amend Map 5: Specific Policy Areas.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are located at 135, 139, 147, 153 and 161 Jackson Avenue and 136 Brentwood Avenue. The subject lands are located within the Urban Area and Built-Up Area. The Urban Area is intended to accommodate most of the City's Growth. The Built-Up Area is intended to contribute to the Region's 2022-2051 minimum intensification target and minimum total unit development count of 60% and 31,660 units, respectively, for the City of Kitchener.

The subject lands are further identified as being within the 'Community Areas' of the City's Urban Structure. The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Limited intensification may be permitted within Community Areas in accordance with the applicable land use designation on Map 3 and the Urban Design Policies in Section 11. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

The subject lands are designated 'Low Rise Residential' in the City's Official Plan (Map 3). Low Rise Residential areas are intended to accommodate a full range of low-density housing types including single detached, semi-detached, townhouse, and low-rise multiple dwellings (i.e., stacked townhouses). The Low-Rise Residential designation states that the City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form. No buildings shall exceed 3 storeys or 11 metres in height. However, policy 15.D.3.12 supports an increase in building height due to unusual slopes providing it is compatible with surrounding lands.

The Low-Rise Residential designation permits a maximum Floor Space Ratio (FSR) of 0.6 with permissions up to a maximum FSR of 0.75, without an Official Plan Amendment, where it can be demonstrated that the increase in FSR is compatible and meets the general intent of the Official Plan policies.

The subject lands are proposed 118 multiple dwelling units with a Floor Space Ratio approximately 0.99, and a height of approximately 11.5 metres at the highest grade elevation. The proposed development will introduce a total of 118 additional residential units, which will contribute towards the growth targets for the Built-Up Area of the City of Kitchener, provide for appropriate intensification, and support transit and active transportation uses in an area well serviced by existing and planned transit. In turn, in order to implement this development an Official Plan Amendment is necessary.

An Official Plan Amendment is required to add a Specific Policy Area to permit a maximum Floor Space Ratio (FSR) of 1.0 and a maximum height of 11.5 metres at the highest grade elevation.

To assess this request, Policy 15.D.3.3 of the Official Plan requires that re-development and/or intensification take into consideration the following:

- a) compatibility of building form with respect to massing, scale, design;
- b) the relationship of housing to adjacent buildings, streets and exterior areas;
- c) adequate and appropriate parking areas are provided on site; and,
- d) adequate and appropriate amenity areas and landscaped areas are provided on site.

Provincial, Regional and City policy support the integration of ‘missing middle’ forms of housing (i.e.. low rise multiples) in established residential areas. In that regard, Kitchener has been a leader by having policies in its Official Plan that encourage integrating various forms of low rise housing within neighbourhood. These policies have been in place since the 1990’s and existing properties pre-zoned in anticipation of future re-development. The subject properties, these lands, are currently zoned ‘RES-5’ which already permits multiple dwellings up to 3 storeys and 11 metres in height. A multiple dwelling is therefore a compatible building form already supported by policy and zoned accordingly. The proposal is for multiple dwellings with a building height of 11.5 metres at the highest grade elevation. Additional height is being requested to raise the basement level above grade so that natural light can penetrate basement units. By raising the height and due to an existing slope, additional above ground building floor area is exposed thus resulting in having to increase the Floor Space Ratio to 1.0 beyond the 0.6 policy threshold. This allows staff the opportunity to assess the proposal for scale, massing and design. To that end, an increased side yard setback along with a step back of the top floor have been proposed. These measures are captured in the Urban Design Brief and implemented by zoning through Site Specific Regulation Provision .

The re-design incorporates two key design elements that improve the scale and design and reduces the impact of height and massing. These are increased side yard setbacks and building step backs. For these reasons, the proposal satisfies the “compatibility” test.

Because this is infill within an established neighbourhood, the relationship of the proposal to existing buildings is important, particularly to existing one to one and half storey detached dwellings situated along Brentwood Avenue. These properties directly interface with the development and are exposed to four storeys due to the slope of land. The owner has proposed a 6.9 metre side yard setback. Staff has assessed this request and has suggested that, given the height and massing proposed adjacent to affected Brentwood properties, the setback should be increased and a step back incorporated as part of the building design. Increasing the setback and incorporating a step back of the 4th floor will result in: 1. Improved building separation to better achieve a 45 degree angular plane which is an accepted design ‘best practice’; 2. Mitigating overlook into back yards and reducing building massing; and 3. Enhanced tree-savings as buildings are further away from root zones of existing trees situated along that edge thereby increasing their survivability. It should be recognized that the as-of-right zoning requires only a 3 metre side yard setback for a building height of 11 metres. Therefore, a 7.5 metre setback is a considerable improvement over the as-of-right condition. Staff is of the opinion a positive building relationship has been achieved with the latest re-design.

The owner is proposing 121 spaces for 118 units in addition to providing 130 Class ‘A’ and ‘B’ bicycle spaces. The area is served by several bus routes. Surface parking is situated internal to the site and away from existing surrounding properties to minimize impact. A minor reduction in parking is proposed but given location and TDM measures, a reduction can be supported. Two vehicular access points are proposed to split the traffic entering/exiting the site and to also allow access for emergency vehicles in event one of the accesses is blocked. For these reasons, staff is of the opinion the “adequate and appropriate” parking test is satisfied.

The subject lands are located within a 5-10 minute walk from the Weber Street East and King Street East Existing Transit Corridors, and are surrounding by a variety of residential uses, including single-unit and multiple-unit dwellings, that range from 1-storey to 3-storeys in height. The proposed development includes a medium intensity residential development at a low-density and with a low parking rate to support transit usage and active transportation modes. The site will include a variety of transportation demand management measures in order to encourage the use of alternative modes of transportation including public transit.

The maximum Floor Space Ratio, building height, rear-yard setbacks for the building, as well as on-site parking will be regulated in the site-specific amending zoning by-law to ensure urban design elements are implemented and on-site constraints are addressed.

As such, Planning staff is of the opinion that the requested Official Plan Amendment proposing an increase in height and FSR will facilitate a housing form that conforms

with the Low-Rise Residential land use designation in the City's Official Plan for reasons stated above.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and complies with the Regional Official Plan, as it promotes walkability, is transit-supportive, provides missing middle housing, maximizes the use of existing and new infrastructure, and assists in development of this area as a compact and complete community. The proposed development is compatible and implements the redevelopment vision for the Low-Rise Residential designation and Built-Up Area as prescribed in the Official Plan and is, therefore, good planning.

SECTION 4 – THE AMENDMENT

1. The 2014 City of Kitchener Official Plan is hereby amended as follows:
 - a) Section 15.D.12 Area Specific/Site Specific Policy Area is amended by adding new 15.D.12.73 thereto as follows:

“15.D.12.73. 135, 139, 147, 153 and 161 Jackson Avenue and 136 Brentwood Avenue

Notwithstanding the Low Rise Residential land use designation and policies, on lands municipally known as 135, 139, 147, 153 and 161 Jackson Avenue and 136 Brentwood Avenue:

 - a) The maximum permitted *Floor Space Ratio* will be 1.0; and,
 - b) Generally no building will exceed **11.5** metres storeys in height at the highest grade elevation and **12.7** metres and 4 storeys in height at the lowest grade elevation.
 - b) Map 5 – Specific Policy Areas is amended by adding Specific Policy Area No. 73 to the lands municipally known as 135, 139, 147, 153 and 161 Jackson Avenue and 136 Brentwood Avenue, as shown on the attached Schedule 'A'.

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
135-161 Jackson Ave. & 136 Brentwood Ave.



Concept Drawing



Floor Space
Ratio of 1.0



Maximum
12.5 Metre
Building Height



Rear Yard
Setback of
6.1 Metres

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **April 22, 2024**

Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to [kitchener.ca/meetings](https://www.kitchener.ca/meetings)
and select:

- Current agendas and reports
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including
information on your appeal rights, visit:

[www.kitchener.ca/
PlanningApplications](https://www.kitchener.ca/PlanningApplications)

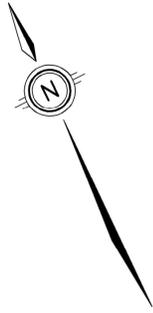
or contact:

Brian Bateman, Senior Planner
brian.bateman@kitchener.ca
519.741.2200 x7869

The City of Kitchener will consider applications to amend the City's Official Plan and Zoning By-law that would allow for an increased Floor Space Ratio (FSR), building height, reduced parking requirements and a reduced rear yard setback to allow for the development of 5 stacked townhome buildings, having 118 dwelling units, on lands currently zoned for multiple dwellings.

APPENDIX 2

Minutes of the Meeting of Planning & Strategic
Initiatives Committee – April 22, 2024

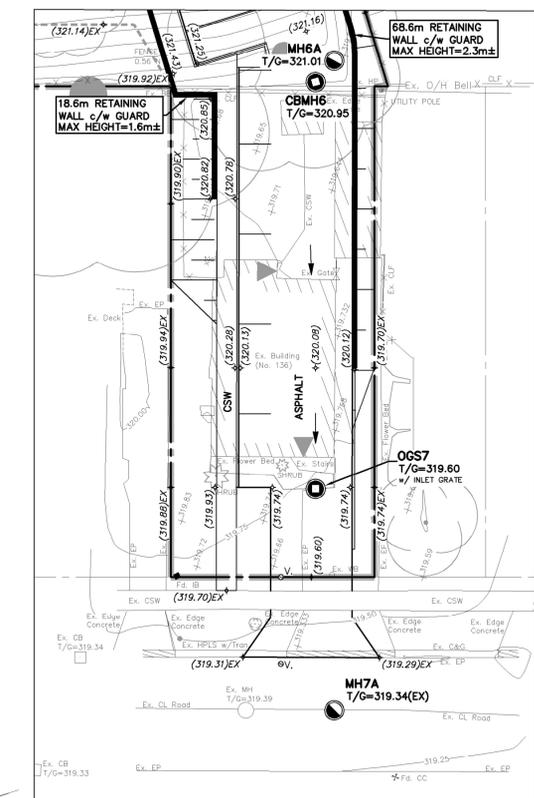


LEGEND OF EXISTING FEATURES

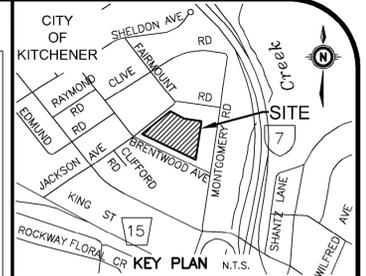
- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING MAN DOOR

LEGEND OF PROPOSED FEATURES

- PROPOSED BUILDING
- CONCRETE CURB
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED SPOT ELEVATIONS
EX = MAINTAIN EXISTING
T/G = TOP OF CASTING/GRATE
INV = INVERT ELEVATION
FFE = FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- CLEAN OUT
- LIMIT OF DISTURBANCE
- RETAINING WALL



INSET #1
1:250



CITY OF KITCHENER
GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 323.64m
MTE POINT#101
A CUT CROSS PICKED BY OTHERS.

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- NOTE:**
- PROPERTY-LINE IS APPROXIMATE ONLY.
 - EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY VAN HARTEN DATED NOVEMBER 11, 2021 AND MTE DATED DECEMBER 21, 2022.
 - INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-RECORDED PLAN AND PROFILE DRAWINGS COMPLETED BY THE CITY OF KITCHENER AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.
 - THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2 AND THE FSSWM REPORT.

8.		
7.		
6.		
5.		
4.		
3.		
2.	Revised per New Site Plan	PWD 2024-03-13
1.	ISSUED FOR OPA/ZBA	PWD 2023-11-28
No.	REVISION	BY YYYY-MM-DD



519-743-6500

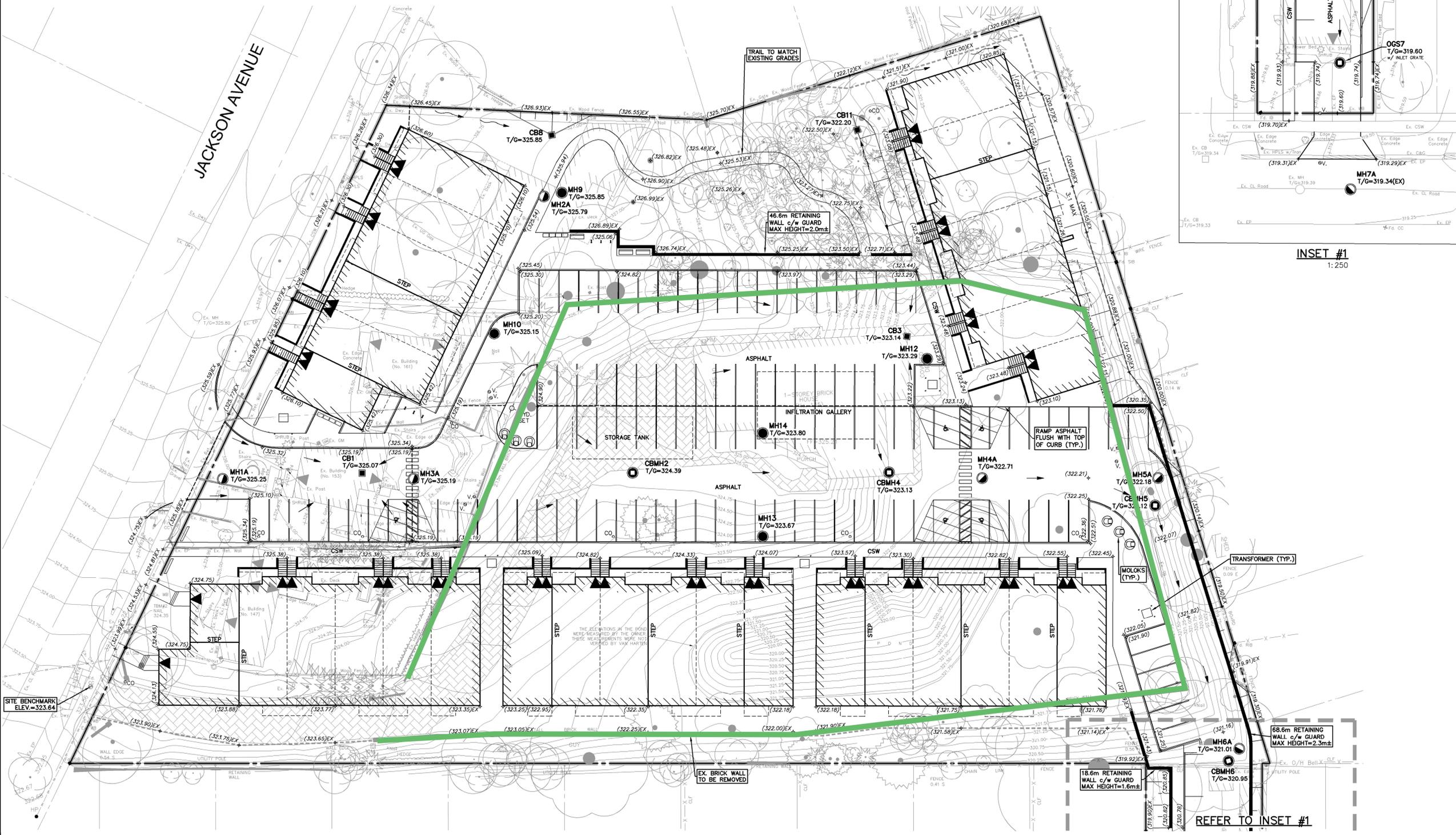
Location of Brick Wall
MTE/ April 23, 2024

CLIENT
1000190771 ONTARIO INC.

PROJECT
135 & 161 JACKSON AVE
KITCHENER

DRAWING
FUNCTIONAL SITE GRADING PLAN

Project Manager	P. DOUGLAS	Project No.	51605-200
Design By	MLW	Checked By	LEI
Drawn By	BDW/GLC	Checked By	LEI
Surveyed By	MTE/OTHERS	Drawing No.	C2.1
Date	Sep.21/23	Scale	1:250
Scale	1:250	Sheet	2 of 3



REFER TO INSET #1



MEMO

To:	Brian Bateman, Senior Planner
From:	Juliane vonWesterholt and Trevor Hawkins, MHBC Planning
Date:	April 26 th , 2024
Our File:	22184 A
Subject:	135-161 Jackson Ave. and 136 Brentwood Ave. OPA and ZBA applications

Dear Mr. Bateman,

Thank you for the opportunity to respond to and address the comments and concerns raised at the Planning and Strategic Initiatives Committee Meeting on Monday April 22nd, 2024. We are pleased to provide the following responses to the comments and questions raised by Council and/or the public. We have broken this response into topic areas, based on the discussions at the April 22nd Meeting.

Retention of a portion(s) of the wall

You will recall there is an existing wall associated with the existing detached dwelling. The wall does not coincide with any shared property line and is entirely within the limits of our client's property. At the Meeting, it was suggested that portions of the wall be retained where feasible.

The aforementioned brick wall is approximately 8 feet in height around portions of 135 Jackson Ave. The intent of that wall was to restrict views into the rear yard of the dwelling at 135 Jackson Ave. As noted above, the wall is not situated near any shared. A survey plan has been provided below as Figure 1 to demonstrate the exact location of the wall.

The wall must be removed in its entirety to facilitate the redevelopment of the subject lands. As you are aware, efforts have been made through the design to retain as many boundary trees as possible. If the wall were reconstructed along shared property lines, there would be impacts to these trees, which may require their removal. The owner's preference is to preserve the trees. Further to this, dismantling the wall and reconstructing it in parts would add significant cost to the development, which would increase the cost of the units. .

The City has a policy that requires a fence around a property where multiple residential uses are located adjacent to single detached low-rise residential uses. The owner is committed to providing a quality wooden, board on board style fence along the property line around the perimeter of the

subject lands, with appropriate consideration to fence placement and tree retention. The details of the materials of the fence will be determined during the site plan approval process.

Reduction in floor to ceiling height from 9 feet to 8 feet

Although, in our opinion the proposed height of the buildings are appropriate in their context, we have discussed the potential to lower the height from 12.5 m to 11 m in response to comments received on the 22nd. This would necessitate lowering the internal floor to ceiling height within the units from 9 feet to 8 feet.

The project architect, SRM Architects, has explored a design that reduces the height by 20 cm for each floor. In addition, consideration was given to recessing the lower unit further into the ground. These two revisions result in an overall building height reduction from 12.5 m to 11.5 m.

In order to account for the reduction in internal unit floor to ceiling height, the individual unit layouts were reconfigured to ensure that as much light as possible could be provided to the lower units (in particular), ensuring the quality of the units are not negatively impacted.

A revised rendering showing the streetscape along Brentwood has been provided which demonstrates only a single storey above the Brentwood homes is visible from the street (see attached Figure 2)

The proposed stacked townhouse development is already permitted on the lands, and remains a compatible built form in a low-rise community. Low-rise uses residential buildings adjacent to other low-rise residential buildings is compatible, with due consideration to context and transition. As you know, not all building forms need to be the 'same' in order to demonstrate or achieve compatibility.. We note that the community already has had existing three storey walk up triplex and six-plex buildings along Montgomery Road, which have existing for many decades as part of the established built form and housing type within this community.

It is important to reiterate that the proposed buildings contain two bedroom or two bedroom plus den options, which can appeal to a wide demographic, including families and seniors looking for a different housing form to remain within the community. As we discussed, this housing type represents a component of the "missing middle", which will assist in broadening the ground-related housing choice within the community, consistent with provincial and municipal housing related policies.

Concern over reduction in setbacks

As you are aware, the Zoning Bylaw Amendment proposes a minor reduction in the rear yard setback along the common property line with the lots along Montgomery Road (from 7.5m to 6m). This proposed reduction only applies to the rear yards of 4 properties including 115 Fairmount Road, and 158-160 and 164 Montgomery Road. The property along Fairmont Road has a rear yard of 49.7m (163.05 ft), 164 Montgomery has a 33.79 m (110.86ft) rear yard, 158-160 Montgomery has a 43.38 m (142.32ft) rear yard.

In a typical rear yard to rear yard scenario, one might have a total of 15m (50 feet) combined separation (e.g. each lot having a 7.5m rear yard). The rear yards of the lots noted above have

significant depths, such that when combined with the 6m (20 ft) for Block E of the stacked town homes, provides more than adequate separation in our opinion.

Consider making the Brentwood access for emergency vehicles only

Council requested that consideration be given to closing the full access onto Brentwood to through traffic and instead, limit this access to emergency vehicles only. This alternative has been carefully evaluated by the project team.

The access can be converted to an emergency only access with permeable pavers rather than asphalt. A fence along the common property line with 132 and 140 Brentwood Ave. and a gate along the frontage to prevent through traffic from entering the subject property can also be provided. The area outside of the driveway can be landscaped and used a passive amenity space (See revised Site Plan Figure 3)

A truck turning analysis was completed and confirmed that a fire truck could safely enter and exit the site. In addition, the Paradigm Transportation Solutions Inc. confirmed that the single access onto Jackson Ave. can accommodate the traffic generated by this site (see attached Appendix A).

Retention of a dwelling at the 136 Brentwood Ave. location

In consultation with the project engineer, MTE, consideration was given to the possibility of constructing a detached dwelling at this location. As you will recall, municipal services (including storm, water and sanitary) are located on this part of the site to connect with the existing services within Brentwood Ave.

There is no storm sewer on Jackson Ave. and the elevation of the municipal sanitary sewer within Jackson Ave is too high to facilitate gravity- based service to the property (as it is currently graded). To service the subject lands from Jackson Ave. the sanitary and storm sewers would have to be extended from the intersection of Jackson and Brentwood (about 50 metres). This would be disruptive to the residents and result in significant, and in our opinion, unnecessary additional costs.

Furthermore, to facilitate a service connection from Jackson Ave, the entire property would need to be raised, which will result in additional height transitions to the adjacent neighbours. In our opinion, this is not a desirable outcome.

In summary, the need to provide service connections from Brentwood Ave does not also allow for the construction of a new detached dwelling. Instead, as discussed above, the intent would be to limit access to emergency vehicles and to use this space for a passive amenity area.

Affordable Housing

The Committee also inquired about the provision of affordable housing units as part of this development. As you are aware, the City recently passed an Inclusionary Zoning By-law, applicable within Major Transit Station Areas, in accordance with provincial policies. The Bylaw requires a percentage of units within projects (with more than 50 units) to be affordable.

The subject lands are not located within a Major Transit Station Area and are therefore not subject to the Inclusionary Zoning regulations. The owner intends to provide attainable housing, by offering different unit sizes, in a ground related format that is more affordable than other types of ground related housing (e.g. single detached dwellings). In our opinion, the provision of a wide range of housing within a community assists in meeting the needs of many households (individuals, families, etc.) seeking housing in the City. The proposed development will assist in broadening the choice available in this area of the City, which is consistent with provincial and municipal housing policies.

Rental Replacement Plan

As you will recall, the Committee provided direction to the owner to consider a rental replacement plan for the approximately 30 persons living within the six dwellings on the subject property who will be displaced when the site is redeveloped.

The City does not currently have a rental replacement by-law in place and the requirements for compensation for displaced persons is regulated by the Provincial Residential Tenancies Act. Mr. Shukla has advised that all of the tenants were aware of the owner's plans to redevelop the lands upon signing their rental lease, which is intended to lapse on December 31st of 2024. In this regard, all of the tenants knew of the project and all were aware their leases would terminate by December 31st of this year.

Although the owner is under no obligation, our client Mr. Shukla, has indicated that he will provide following measures to assist and support the tenants being displaced:

- i) Provide a minimum of three months notice to terminate (though as we noted above, the tenants are already on notice with their leases terminating at the end of December);
- ii) Cover moving expenses within Ontario, up to \$500.00;
- iii) Provide the last month rent free;
- iv) Assist in finding an alternate rental unit within Waterloo Region in advance of displacement.

Summary

We remain of the opinion that this development is appropriate in its context, aligns with provincial and municipal policies and objectives and provided needed missing middle, ground related housing in a neighbourhood well served by community amenities, transit and shopping.

We look forward to advancing the application to Council for approval. Please let us know if you would like to discuss this further.

Yours truly,

MHBC

Trevor Hawkins, M.PL, MCIP, RPP
Partner

Juliane vonWesterholt BES, MCIP, RPP
Associate

cc.

2024-04-25
Project: (230611)

Juliane von Westerholt
MHBC Planning, Urban Design, and Landscape Architecture
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario N2B 3X9

**RE: 135-161 JACKSON AVENUE AND 136 BRENTWOOD AVENUE, KITCHENER
EMERGENCY ACCESS ON BRENTWOOD AVENUE**

Paradigm prepared the Transportation Assessment (TA) in November 2023, for the subject development at 135-161 Jackson Avenue and 136 Brentwood Avenue in the City of Kitchener¹.

Access to the development was identified through two driveways, one each on Jackson Avenue and on Brentwood Avenue. Following public consultations including Council Meeting on Monday, April 22, and comments received, a new access arrangement is being proposed to provide a single full access on Jackson Avenue and emergency access only on Brentwood Avenue.

Figure 1 (attached) includes the revised Site Plan indicating the new access arrangement.

We have reviewed the implications of the proposed change for the operation of a single driveway on Jackson Avenue, and we are able to confirm that the development as proposed can be accommodated with a single full access on Jackson Avenue.

As indicated in the November 2023 Transportation Assessment, the subject development is estimated to generate 61 and 72 trips in the AM peak hour and PM peak hour, respectively. The estimated volumes are in the low to moderate range, and are lower than the 100 vehicles per hour threshold generally required for transportation impact assessment.

Based on the site layout and access proximity, the trips assigned to the driveway on Brentwood Avenue included two inbound and seven outbound trips during the AM peak hour, and eight inbound trips only during the PM peak hour.

¹ Prepared by Paradigm Transportation Solutions Limited, *135-161 Jackson Avenue and 136 Brentwood Avenue, Kitchener Transportation Assessment*, November 2023.

Figure 2 illustrates the site traffic volumes from the November 2023 TA (Figure 3.1 in the TA).

With the Brentwood Avenue access restricted to emergency use only, the driveway volumes at Jackson Avenue will increase from 12 inbound and 40 outbound trips to 14 inbound and 47 outbound trips during the AM peak hour; and from 37 inbound to 45 inbound trips during the PM peak hour.

Figure 3 illustrates the new traffic volumes at the Jackson Avenue driveway operating as a single full access to the subject development.

The above changes can be satisfactorily accommodated by the proposed single access on Jackson Avenue and there will be minimal changes to the distribution of development traffic on the adjacent road system.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Rajan Philips
M.Sc. (PI), P.Eng.
Senior Transportation Consultant



SITE DATA			
Item	Value	Unit	Notes
Site Address	135-161 Jackson Ave		
City	Kitchener		
County	Waterloo		
Project No.	230611		
Client	Paradigm Transportation Solutions Limited		
Design Phase	Preliminary		
Scale	1:1000		
Date	2023-04-28		

BUILDING DATA			
Item	Value	Unit	Notes
Building Type	Townhouse		
Number of Units	108		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

TOWNHOUSE BLOCK A & B			
Item	Value	Unit	Notes
Block Name	Townhouse Block A & B		
Number of Units	24		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

TOWNHOUSE BLOCK C			
Item	Value	Unit	Notes
Block Name	Townhouse Block C		
Number of Units	24		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

TOWNHOUSE BLOCK D			
Item	Value	Unit	Notes
Block Name	Townhouse Block D		
Number of Units	24		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

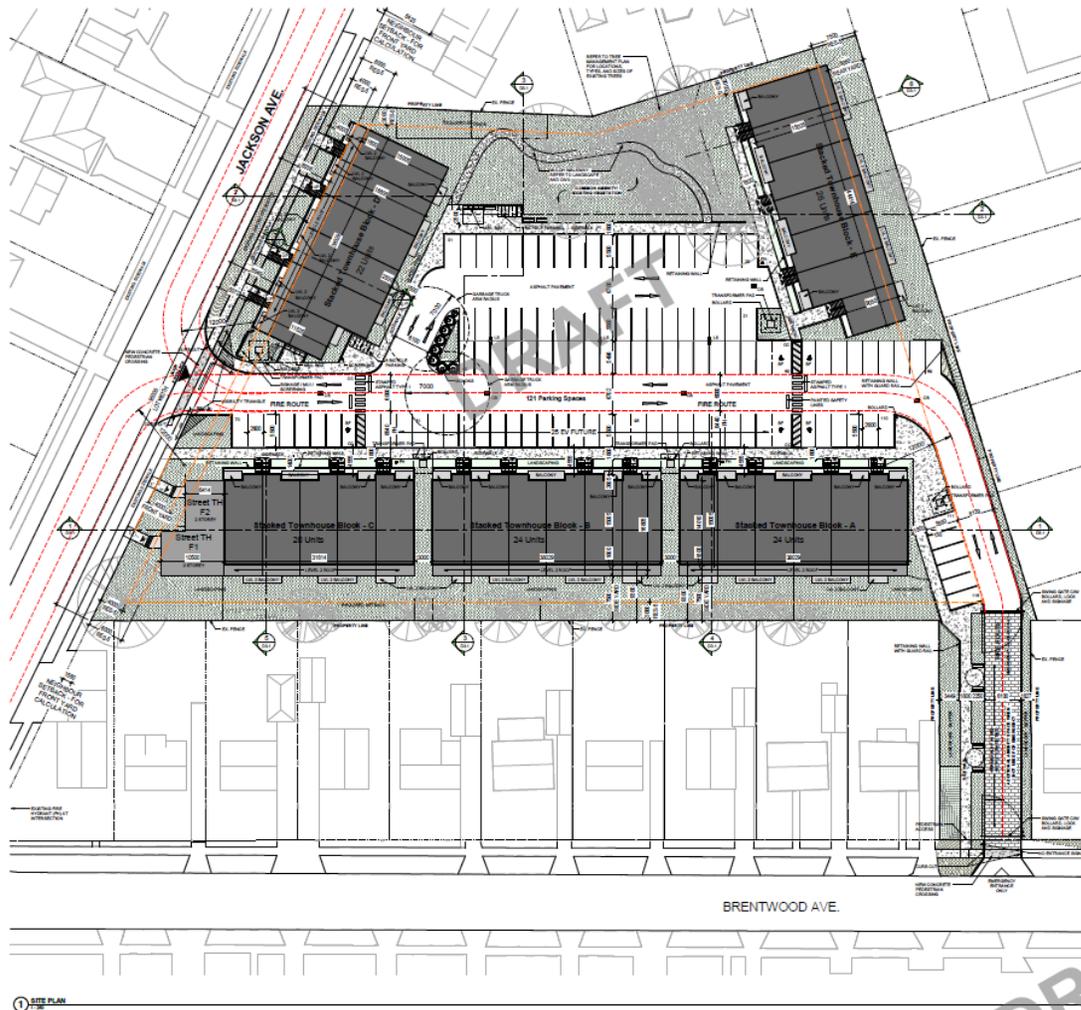
TOWNHOUSE BLOCK E			
Item	Value	Unit	Notes
Block Name	Townhouse Block E		
Number of Units	24		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

STREET TOWNHOUSE P1 & P2			
Item	Value	Unit	Notes
Block Name	Street Townhouse P1 & P2		
Number of Units	24		
Number of Floors	3		
Number of Stories	3		
Number of Levels	3		
Number of Levels Below Grade	0		
Number of Levels Above Grade	3		
Number of Levels Total	3		

LANDSCAPING DATA			
Item	Value	Unit	Notes
Planting Schedule	Phase 1		
Planting Schedule	Phase 2		
Planting Schedule	Phase 3		
Planting Schedule	Phase 4		
Planting Schedule	Phase 5		
Planting Schedule	Phase 6		
Planting Schedule	Phase 7		
Planting Schedule	Phase 8		
Planting Schedule	Phase 9		
Planting Schedule	Phase 10		

VEHICLE PARKING DATA			
Item	Value	Unit	Notes
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		
Number of Spaces	121		

BIKE PARKING DATA			
Item	Value	Unit	Notes
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		
Number of Spaces	10		



Item	Value	Unit	Notes
Scale	1:1000		
Date	2023-04-28		

135-161 JACKSON AVE
PROJECT ADDRESS

Item	Value	Unit	Notes
Scale	1:1000		
Date	2023-04-28		

SITE PLAN
PRELIMINARY
D1.1

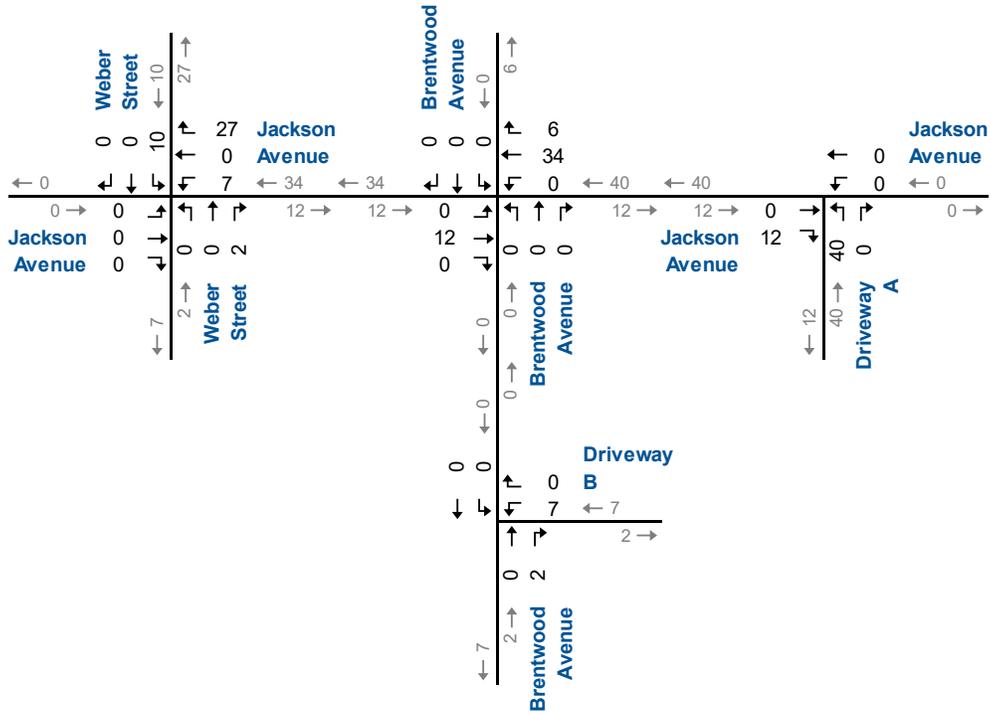


Preliminary Site Plan

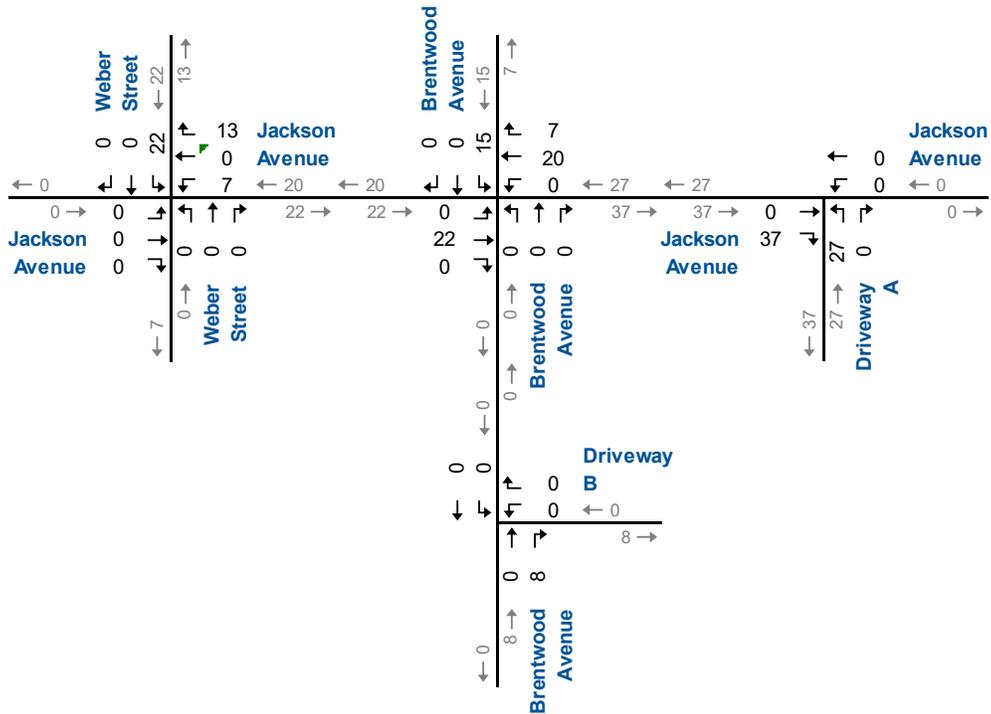
135-161 Jackson Avenue and 136 Brentwood Avenue, Kitchener TA
230611

Figure 1

AM Peak Hour

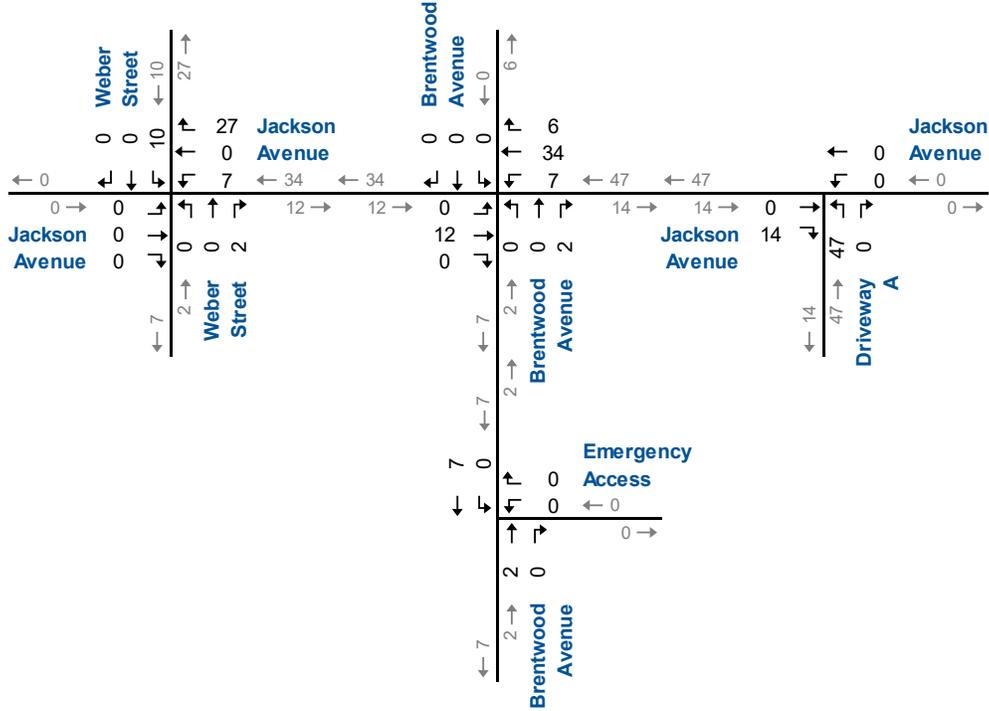


PM Peak Hour

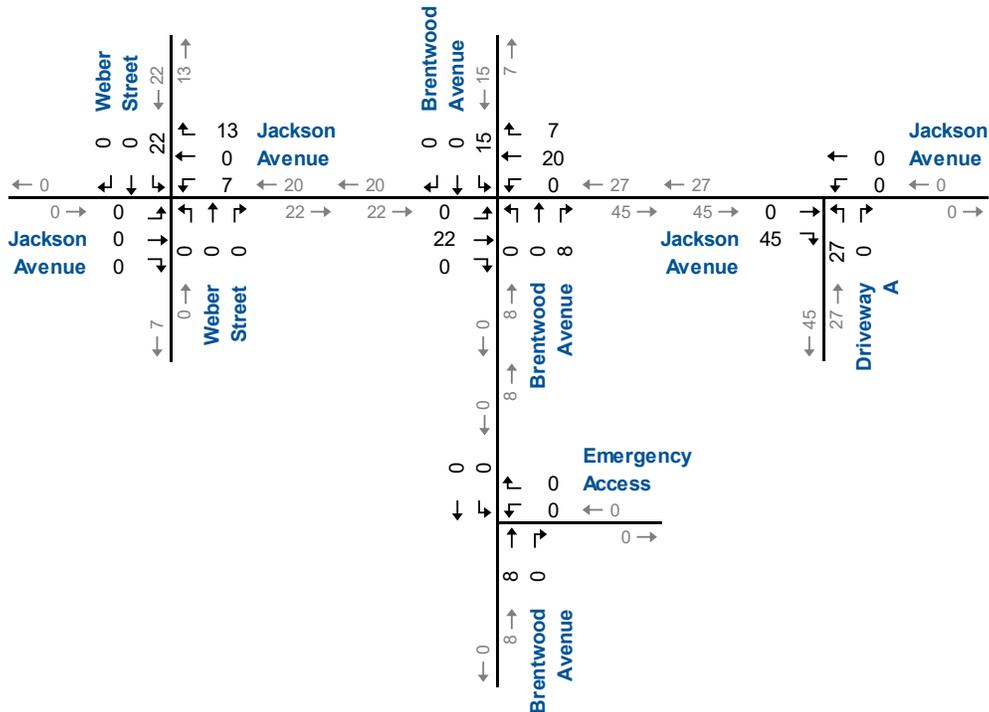


November 2023 TA Site Generated Traffic Volumes

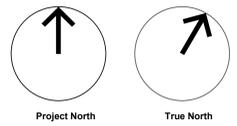
AM Peak Hour



PM Peak Hour



Emergency Access Site Generated Traffic Volumes



Project North True North

- GENERAL NOTES**
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- Site Legend**
- Property Line
 - Building Setback
 - Entrance / Exit
 - CC - Curb Cut
 - CB - Catch Basin
 - FH - Fire Hydrant
 - Existing trees to remain on site

SITE DATA
135-161 Jackson Ave, Kitchener

DATA	REQUIRED	PROVIDED
ZONING	RES-5	
LOT AREA (m ²)	525 (m ²)	11,337.5 (m ²)
FRONT YARD (m) (Jackson Ave)	4.0 min - 6.0 max	4.0 (m)
SIDE YARD (m) (North Prop. Line)	3.0 (m)	3.0 (m)
SIDE YARD (m) (South Prop. Line)	3.0 (m)	7.5 (m)
REAR YARD (m) (East Prop. Line)	7.5 (m)	6.1 (m)

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	118 (units)
BUILDING AREA (m ²)	- (m ²)	2,953 (m ²)
GROSS FLOOR AREA (m ²)	- (m ²)	11,269 (m ²)
F.S.R.	0.6	0.99
NUMBER OF STOREYS	3	4
BUILDING HEIGHT (m)	11 (m) MAX.	11.5 (m)

TOWNHOUSE BLOCK A & B

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	24 (units) each
GROSS FLOOR AREA (m ²)	- (m ²)	2,306 (m ²) each
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK C

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	20 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	1,921 (m ²)
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK D

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	22 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	2,129 (m ²)
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK E

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	26 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	2,330 (m ²)
NUMBER OF STOREYS	3	4

STREET TOWNHOUSE F1 & F2

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	2 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	274 (m ²)
NUMBER OF STOREYS	3	2

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
SOFTSCAPE AREA (m ²)	- (m ²)	3,565 (m ²)
HARDSCAPE AREA (m ²)	- (m ²)	1,037 (m ²)
LANDSCAPE AREA (percentage)	20 (%)	40 (%)
LANDSCAPE AREA (m ²)	2,280 (m ²)	4,602 (m ²)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL + VISITOR PARKING	1.1 units = 130	0.99 / unit = 116
BARRIER FREE PARKING	5 (1 + 3% of Reqd. parking)	5 (included)
ELECTRICAL VEHICLE-READY SPACES	20% = 25	25 (included)
TOTAL	130	116

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
TYPE - A (INDOORS)	60 (0.5 / units)	IN UNIT (118)
TYPE - B (OUTDOORS)	6	12
TOTAL	66	130



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No.	Date	Revision
3	2024-04-26	ISSUED FOR OPA,ZBA
2	2024-03-21	ISSUED FOR OPA,ZBA
1	2023-11-29	ISSUED FOR OPA,ZBA

Project Name / Address:

**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
 Drawing Date: 08/24/23
 Drawn by: OM/HS
 Checked by: RH
 Office Location: KITCHENER
 Plot Date / Time: 2024-04-26 9:52:23 AM
 Drawing Name:

SITE PLAN

Drawing Scale: As Indicated
 Status: OPA-ZBA
 Revision No.: r3
 Drawing No.: **D1.1**

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 C:\Users\rhodes\Documents\23057 - 135-161 Jackson Ave - 3D_V3_Dynshd46891.rvt



GENERAL NOTES

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No.	Date	Revision
1	2024-04-26	REISSUED FOR OPA-ZBA

Client:

Project Name / Address:

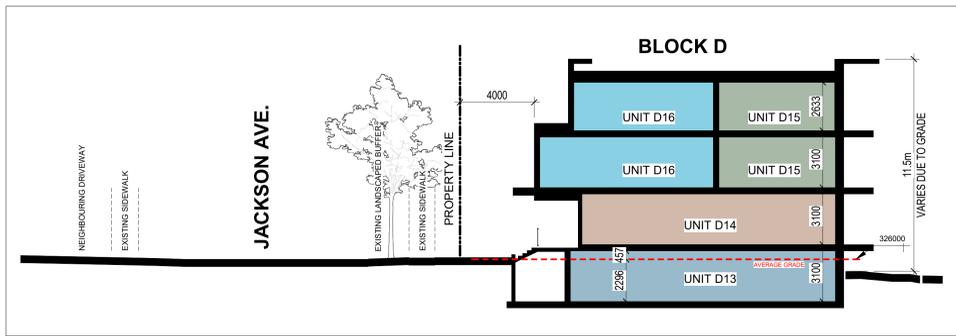
**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
 Drawing Date: 04/24/24
 Drawn by: CRZ Checked by: RPH
 Office Location: KITCHENER
 Plot Date / Time: 2024-04-26 9:52:23 AM

Drawing Name:
**3D STREET ELEVATION
FROM BRENTWOOD**

Drawing Scale:
 State: OPA-ZBA
 Revision No.: r1
 Drawing No.: **D1.5**

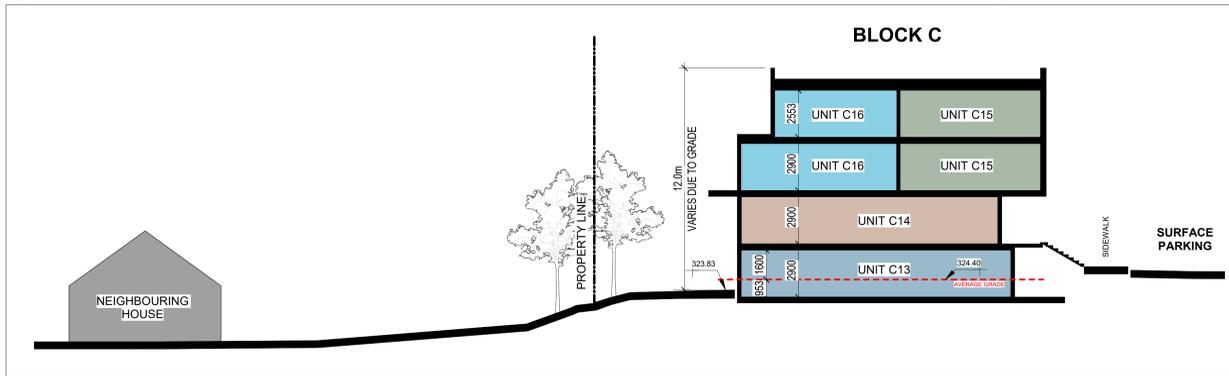




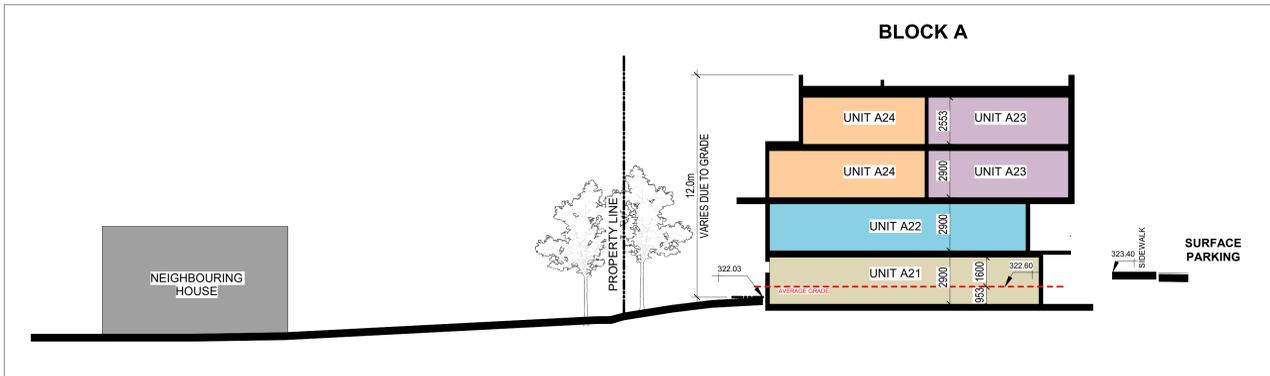
7 SITE SECTIONS - BLOCK D
1:150



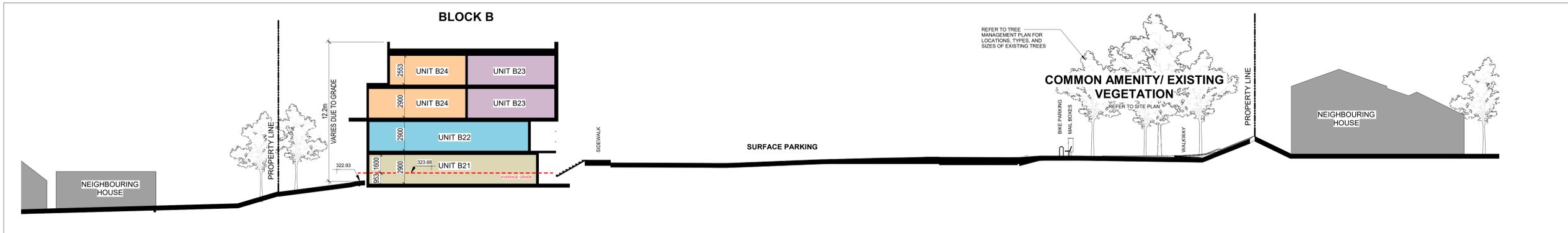
6 SITE SECTIONS - EAST-WEST BLOCK E
1:150



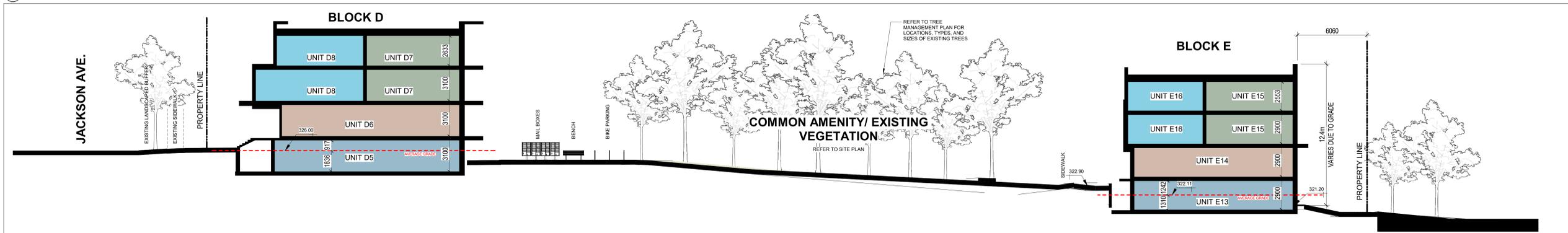
5 SITE SECTIONS - NORTH-SOUTH BLOCK C
1:150



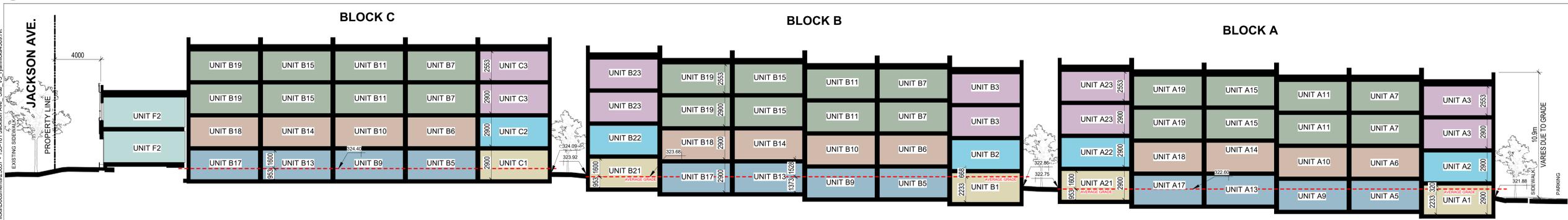
4 SITE SECTIONS - NORTH-SOUTH BLOCK A
1:150



3 SITE SECTIONS - NORTH-SOUTH @ BLOCK B,D
1:150



2 SITE SECTIONS - EAST-WEST @ BLOCK D,E
1:150



1 SITE SECTIONS - EAST-WEST @ BLOCK A,B,C
1:150

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No.	Date	Revision
3	2024-04-26	ISSUED FOR OPA-ZBA
2	2024-03-21	ISSUED FOR OPA-ZBA
1	2023-11-29	ISSUED FOR OPA-ZBA

Project Name / Address:

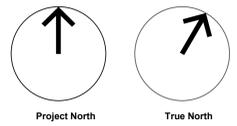
**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
Drawing Date: 10/02/23
Drawn by: OM
Checked by: RH
Office Location: KITCHENER
Plot Date / Time: 2024-04-26 9:52:27 AM
Drawing Name:

SITE SECTIONS

Drawing Scale: As Indicated
Status: OPA-ZBA
Revision No.: r3
Drawing No.:
Ontario Association of Architects
Edward Thomas
Licence 5572

D3.1



Project North True North

- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
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- Site Legend**
- Property Line
 - Building Setback
 - Entrance / Exit
 - CC - Curb Cut
 - CB - Catch Basin
 - FH - Fire Hydrant
 - Existing trees to remain on site

SITE DATA
135-161 Jackson Ave, Kitchener

DATA	REQUIRED	PROVIDED
ZONING	RES-5	
LOT AREA (m ²)	525 (m ²)	11,337.5 (m ²)
FRONT YARD (m) (Jackson Ave)	4.0 min - 6.0 max	4.0 (m)
SIDE YARD (m) (North Prop. Line)	3.0 (m)	3.0 (m)
SIDE YARD (m) (South Prop. Line)	3.0 (m)	7.5 (m)
REAR YARD (m) (East Prop. Line)	7.5 (m)	6.1 (m)

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	118 (units)
BUILDING AREA (m ²)	- (m ²)	2,953 (m ²)
GROSS FLOOR AREA (m ²)	- (m ²)	11,269 (m ²)
F.S.R.	0.6	0.99
NUMBER OF STOREYS	3	4
BUILDING HEIGHT (m)	11 (m) MAX.	11.5 (m)

TOWNHOUSE BLOCK A & B

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	24 (units) each
GROSS FLOOR AREA (m ²)	- (m ²)	2,306 (m ²) each
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK C

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	20 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	1,921 (m ²)
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK D

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	22 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	2,129 (m ²)
NUMBER OF STOREYS	3	4

TOWNHOUSE BLOCK E

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	26 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	2,330 (m ²)
NUMBER OF STOREYS	3	4

STREET TOWNHOUSE F1 & F2

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	- (units)	2 (units)
GROSS FLOOR AREA (m ²)	- (m ²)	274 (m ²)
NUMBER OF STOREYS	3	2

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
SOFTSCAPE AREA (m ²)	- (m ²)	3,565 (m ²)
HARDSCAPE AREA (m ²)	- (m ²)	1,037 (m ²)
LANDSCAPE AREA (percentage)	20 (%)	40 (%)
LANDSCAPE AREA (m ²)	2,280 (m ²)	4,602 (m ²)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL + VISITOR PARKING	1.1 units = 130	1.02 unit = 121
BARRIER FREE PARKING	5 (1 + 3% of Reqd. parking)	5 (included)
ELECTRICAL VEHICLE-READY SPACES	20% = 25	25 (included)
TOTAL	130	121

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
TYPE - A (INDOORS)	60 (0.5 / units)	IN UNIT (118)
TYPE - B (OUTDOORS)	6	12
TOTAL	66	130



No.	Date	Revision
3	2024-04-26	ISSUED FOR OPA,ZBA
2	2024-03-21	ISSUED FOR OPA,ZBA
1	2023-11-29	ISSUED FOR OPA,ZBA

Project Name / Address:

**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
 Drawing Date: 08/24/23
 Drawn by: OM/HS
 Checked by: RH
 Office Location: KITCHENER
 Plot Date / Time: 2024-04-26 3:21:08 PM
 Drawing Name:

SITE PLAN

Drawing Scale: As Indicated
 Status: OPA-ZBA
 Revision No.: r3
 Drawing No.: **D1.1**

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C:\Users\phobos\Documents\23057 - 135-161 Jackson Ave - 3D_V3_Dynshd46891.rvt



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No.	Date	Revision
1	2024-04-26	REISSUED FOR OPA-ZBA

Client:

Project Name / Address:

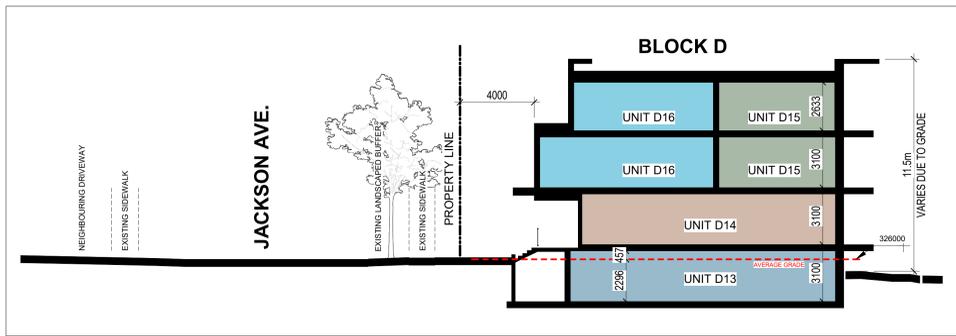
**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
Drawing Date: 04/24/24
Drawn by: CRZ
Checked by: RPH
Office Location: KITCHENER
Plot Date / Time: 2024-04-26 9:52:23 AM

Drawing Name:
**3D STREET ELEVATION
FROM BRENTWOOD**

Drawing Scale:
State: OPA-ZBA
Revision No.: r1
Drawing No.: **D1.5**

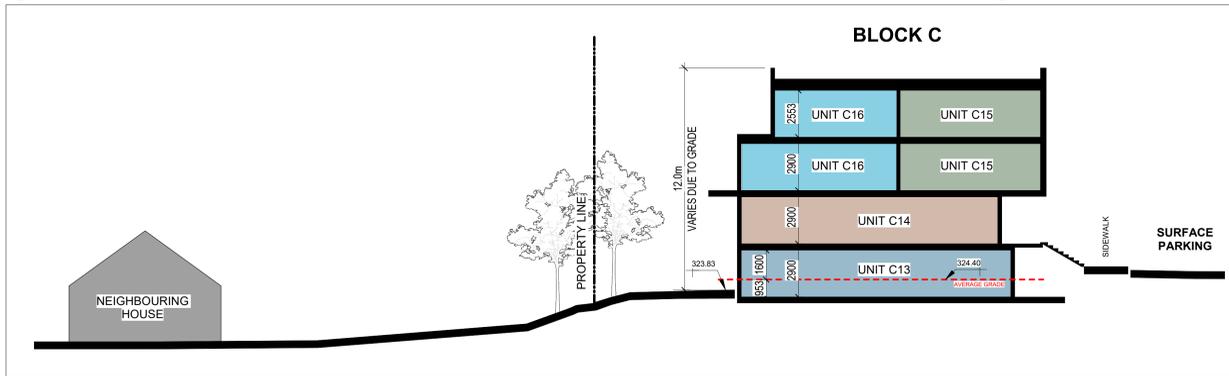




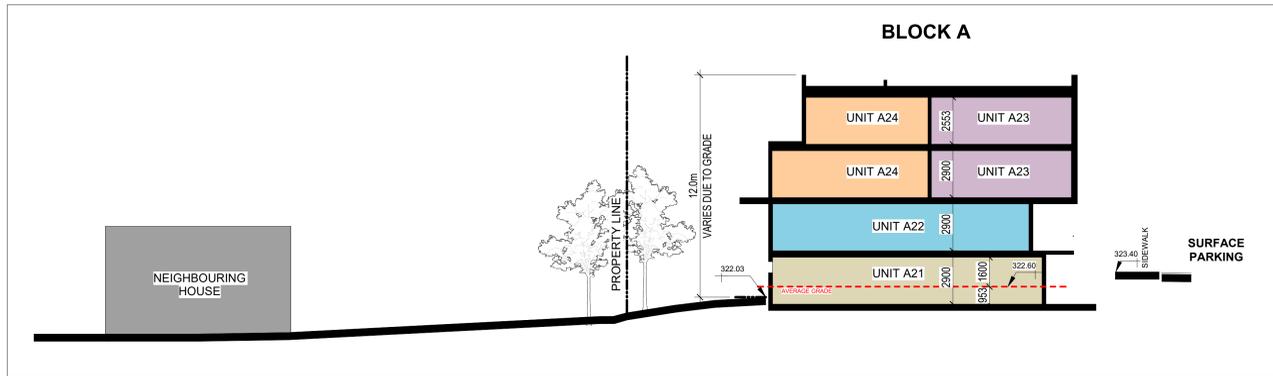
7 SITE SECTIONS - BLOCK D
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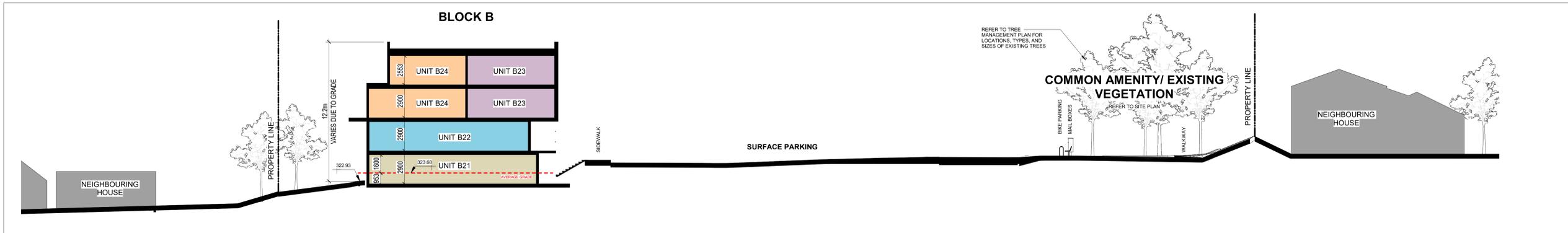
6 SITE SECTIONS - EAST-WEST BLOCK E
1:150



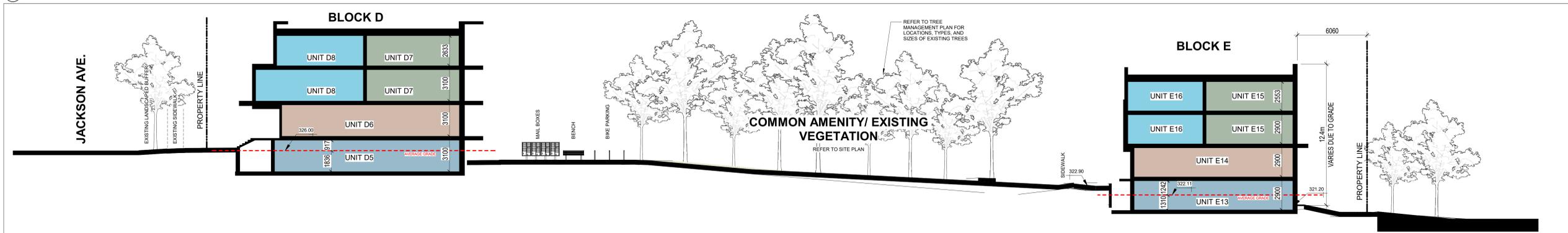
5 SITE SECTIONS - NORTH-SOUTH BLOCK C
1:150



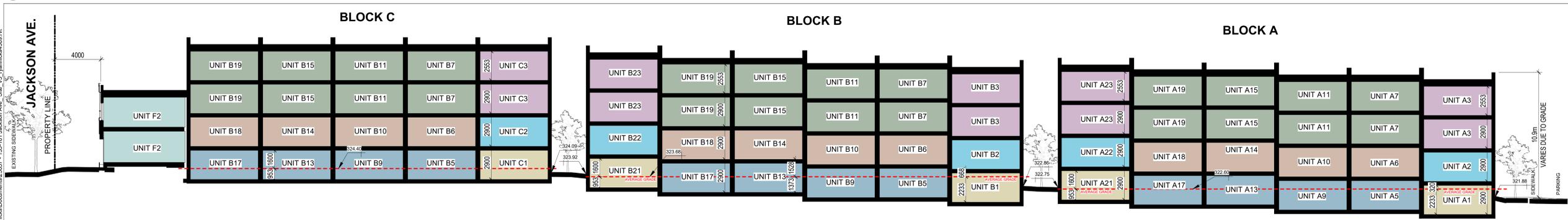
4 SITE SECTIONS - NORTH-SOUTH BLOCK A
1:150



3 SITE SECTIONS - NORTH-SOUTH @ BLOCK B, D
1:150



2 SITE SECTIONS - EAST-WEST @ BLOCK D, E
1:150



1 SITE SECTIONS - EAST-WEST @ BLOCK A, B, C
1:150

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No.	Date	Revision
3	2024-04-26	ISSUED FOR OPA-ZBA
2	2024-03-21	ISSUED FOR OPA-ZBA
1	2023-11-29	ISSUED FOR OPA-ZBA

Project Name / Address:

135-161 JACKSON AVE
PROJECT ADDRESS

Project No: 23057
Drawing Date: 10/02/23
Drawn by: OM
Checked by: RH
Office Location: KITCHENER
Plot Date / Time: 2024-04-26 9:52:27 AM
Drawing Name:

SITE SECTIONS

Drawing Scale: As Indicated
Status: OPA-ZBA
Revision No.: r3
Drawing No.:
EDWARD THOMAS
LICENSED ARCHITECT
5572

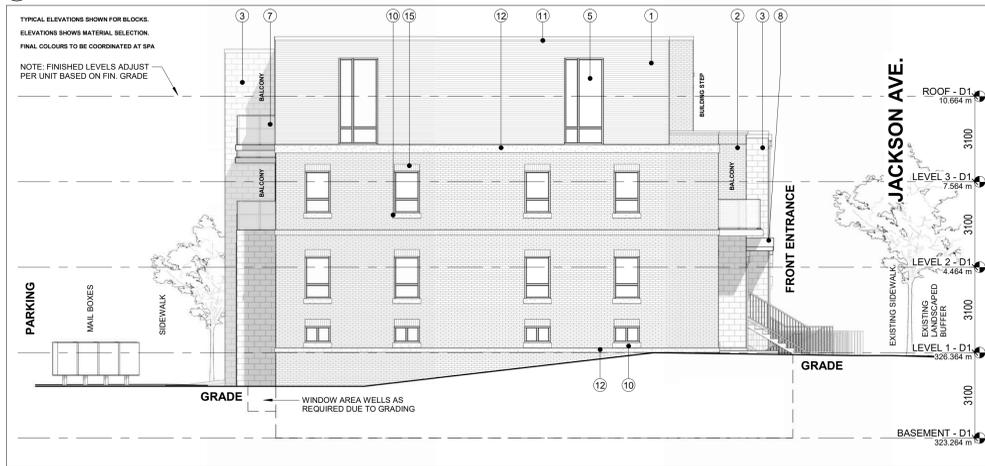
D3.1



8 BLOCK D - SIDE ELEVATION (JACKSON AVE.)
1:100



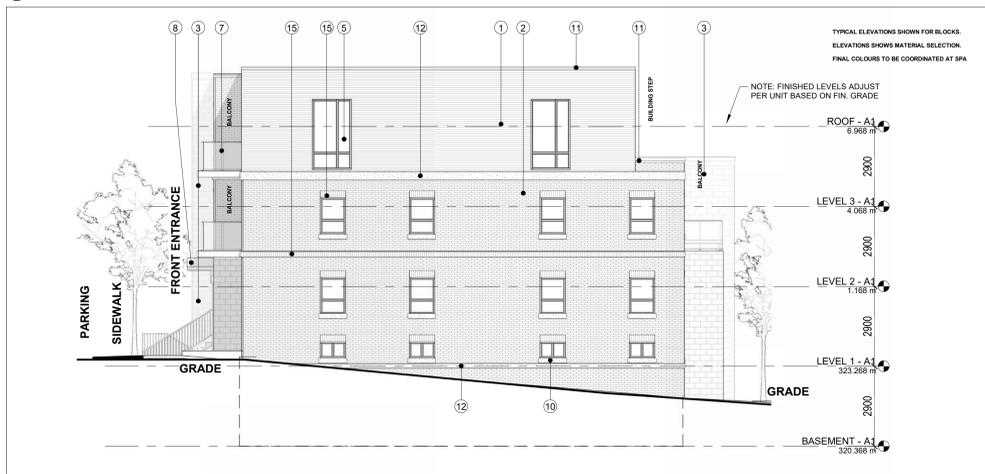
7 BLOCK D - REAR ELEVATION (PARKING LOT)
1:100



6 BLOCK D - SIDE ELEVATION (JACKSON AVE.)
1:100



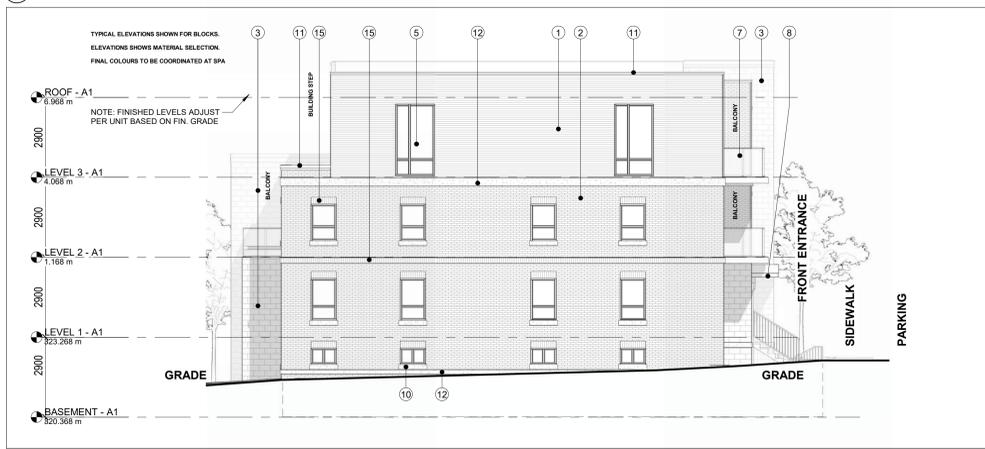
5 BLOCK D - FRONT ELEVATION (JACKSON AVE.)
1:100



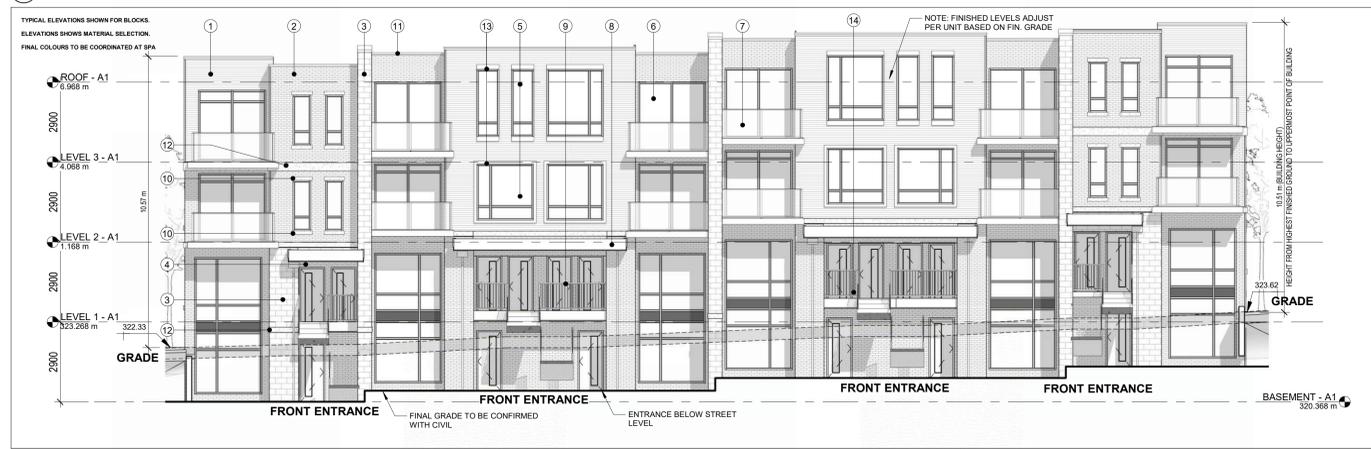
4 BLOCK A / B / C / E - TYPICAL SIDE ELEVATION
1:100



3 BLOCK A / B / C / E - TYPICAL REAR ELEVATION
1:100



2 BLOCK A / B / C / E - TYPICAL SIDE ELEVATION
1:100



1 BLOCK A / B / C / E - TYPICAL FRONT ELEVATION
1:100

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- Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
- All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
- All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the project and are the responsibility of such third parties.
- The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
- The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

MATERIALS LEGEND

- HORIZ. PREFINISHED SIDING
- BRICK VENEER TYPE 1
- STONE VENEER TYPE 1
- BRICK VENEER TYPE 2
- ALUMINUM FRAMED WINDOW SYSTEM CLEAR VISION PANEL
- ALUMINUM FRAMED SLIDING DOOR SYSTEM CLEAR VISION PANEL
- ALUMINUM & GLASS BALCONY GUARDRAILS
- PREFINISHED METAL CANOPY SYSTEM
- EXTERIOR DOOR W/ SIDELITE
- PRECAST LINTEL
- PREFINISHED METAL FLASHING
- PRECAST BANDING
- PREFINISHED METAL WINDOW TRIM
- METAL RAILING SYSTEM
- BRICK SOLDIER COURSE

No.	Date	Revision
3	2024-04-26	ISSUED FOR OPA-ZBA
2	2024-03-21	ISSUED FOR OPA-ZBA
1	2023-11-29	ISSUED FOR OPA-ZBA

Project Name / Address:

**135-161 JACKSON AVE
PROJECT ADDRESS**

Project No: 23057
Drawing Date: 10/06/23
Drawn by: OM/HS
Checked by: RH
Office Location: KITCHENER
Plot Date / Time: 2024-04-26 9:52:42 AM

Drawing Name:

ELEVATIONS

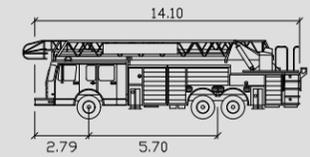
Drawing Scale: As Indicated
Status: OPA-ZBA
Revision No.: r3
Drawing No.: **D3.3**



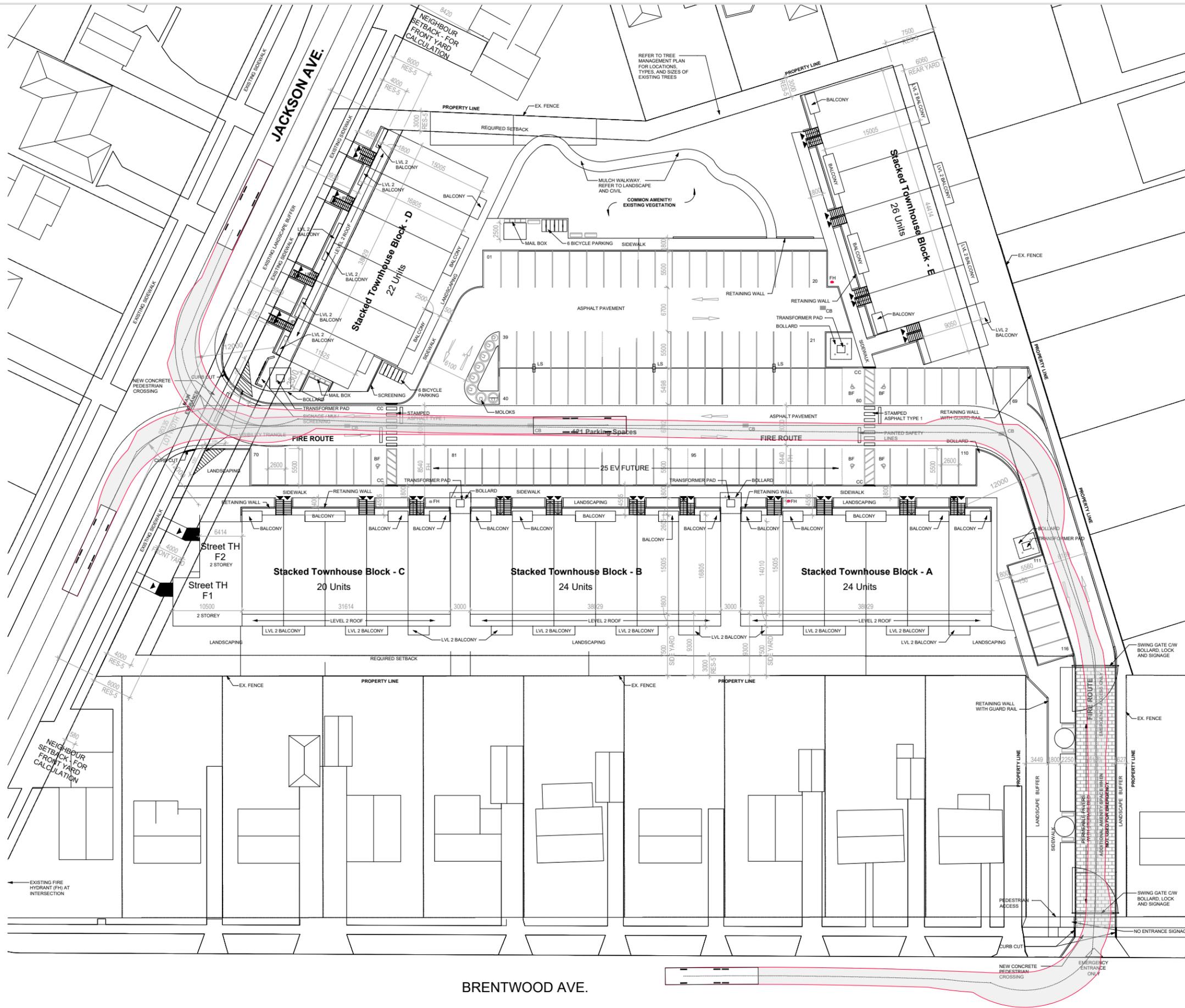
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the architect before proceeding with the work. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the project and are the responsibility of such third parties. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents. C:\Users\jthomas\Documents\23057 - 135-161 Jackson Ave - S1b_V3_Lynhite46891.rvt

Fire Route Analysis

135-161 Jackson Ave
City of Kitchener
Region of Waterloo



Kitchener Aerial Truck
meters
Width : 2.55
Track : 2.32
Lock to Lock Time : 6.0
Steering Angle : 41.3



Notes:
• For information purposes only
• Site Plan prepared by SRM Architects + Urban Designers

DATE: April, 2024

FILE: 22184A

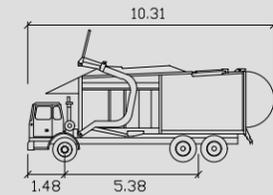
SCALE: 1:600

DRAWN: GC

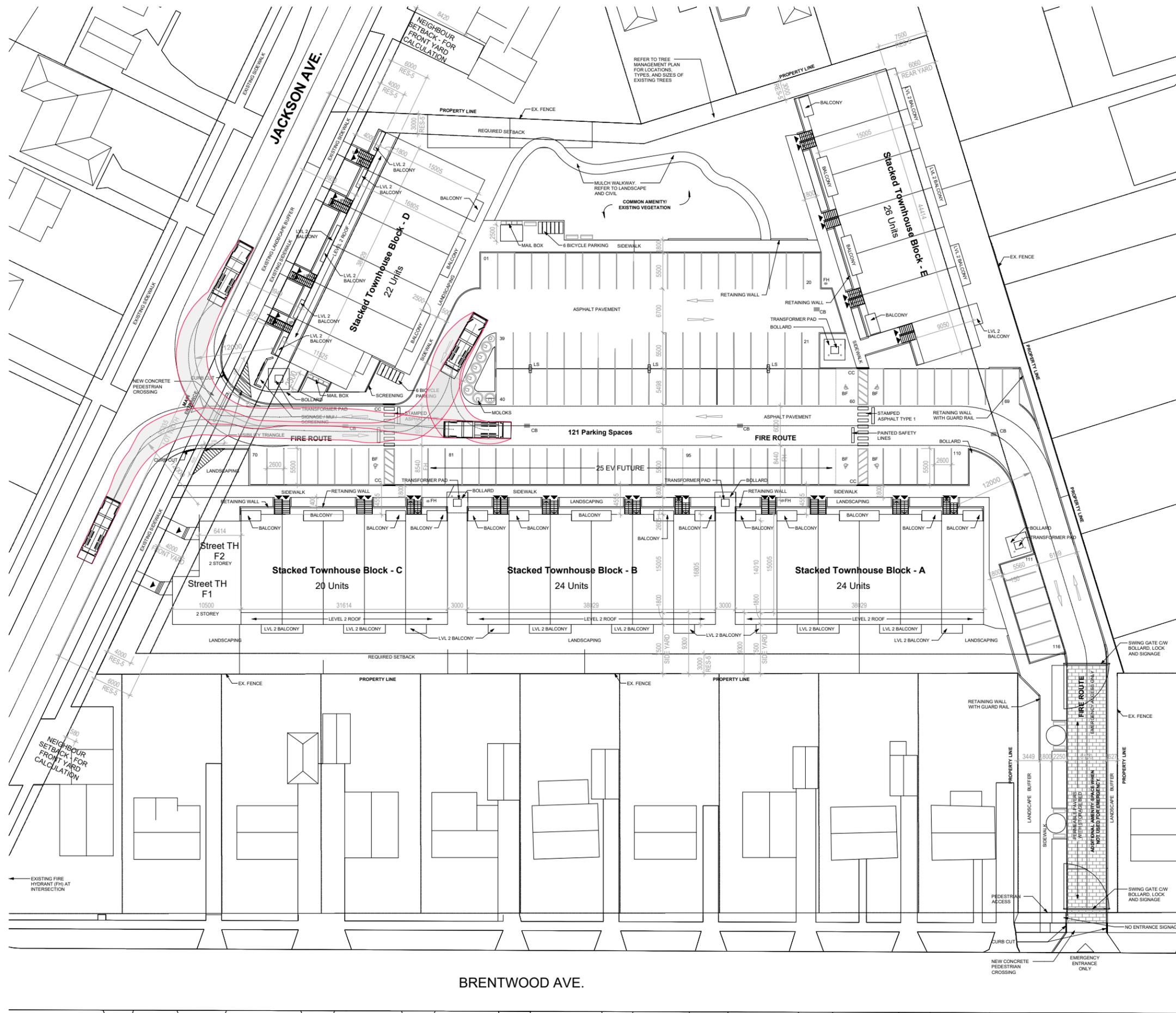
K12184A-JACKSON AVE KITCHENER TURN ANALYSIS 2024-04-24_23057 - 135-161 JACKSON AVE_TURN_ANALYSIS.DWG

Garbage Truck Turn Analysis

135-161 Jackson Ave
City of Kitchener
Region of Waterloo



Garbage Truck
meters
Width : 2.58
Track : 2.44
Lock to Lock Time : 6.0
Steering Angle : 45.0



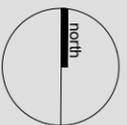
Notes:
• For information purposes only
• Site Plan prepared by SRM Architects + Urban Designers

DATE: April, 2024

FILE: 22184A

SCALE: 1:600

DRAWN: GC



K12184A-JACKSON AVE KITCHENER TURN ANALYSIS 2024-04-24_23057 - 135-161 JACKSON AVE_TURN_ANALYSIS.DWG