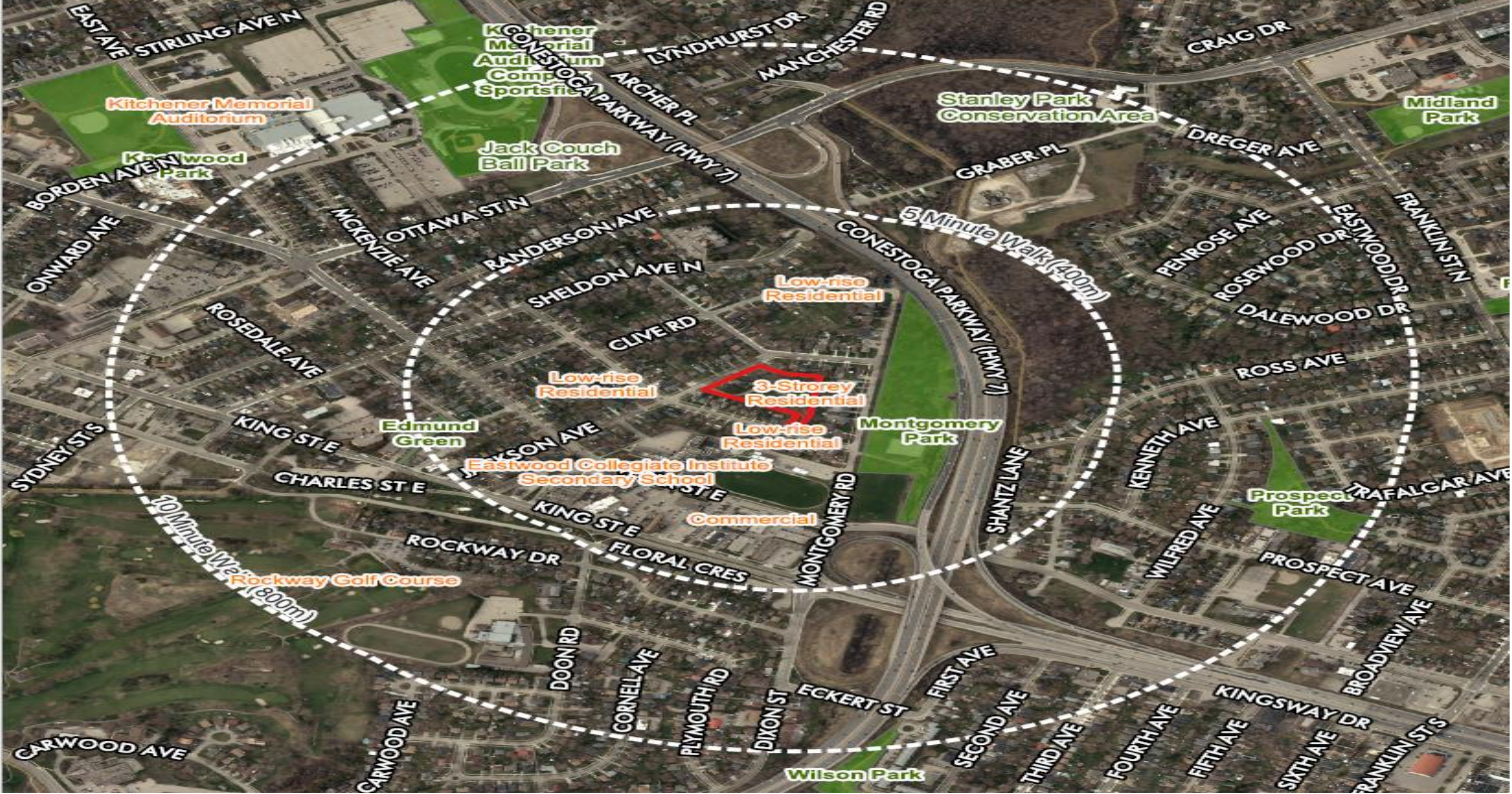


135-165 Jackson Ave/136 Brentwood Ave

City of
Kitchener

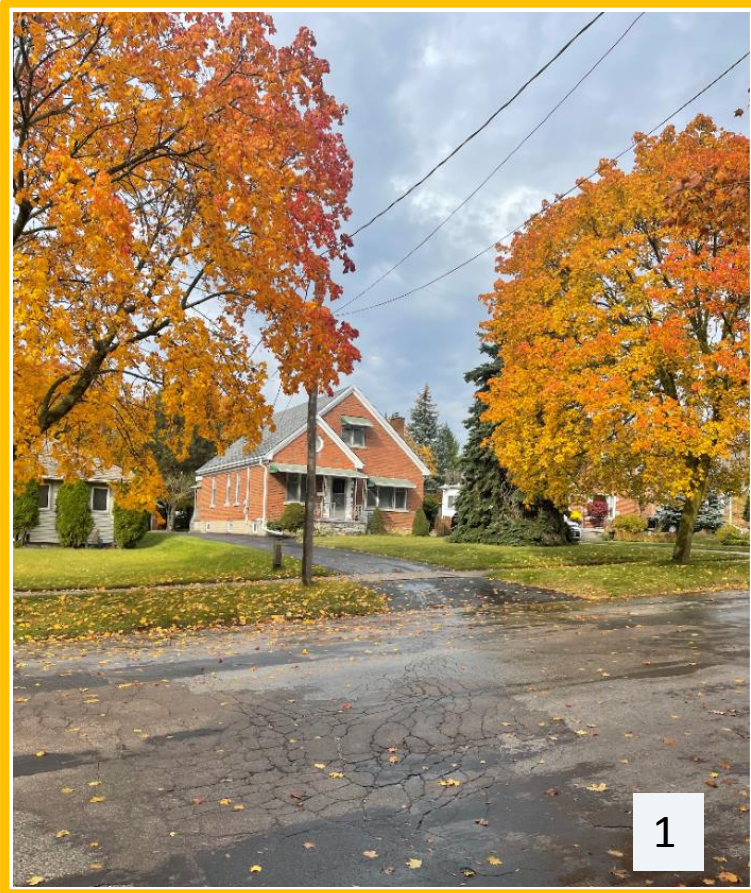
PSIC Meeting
April 22nd, 2024





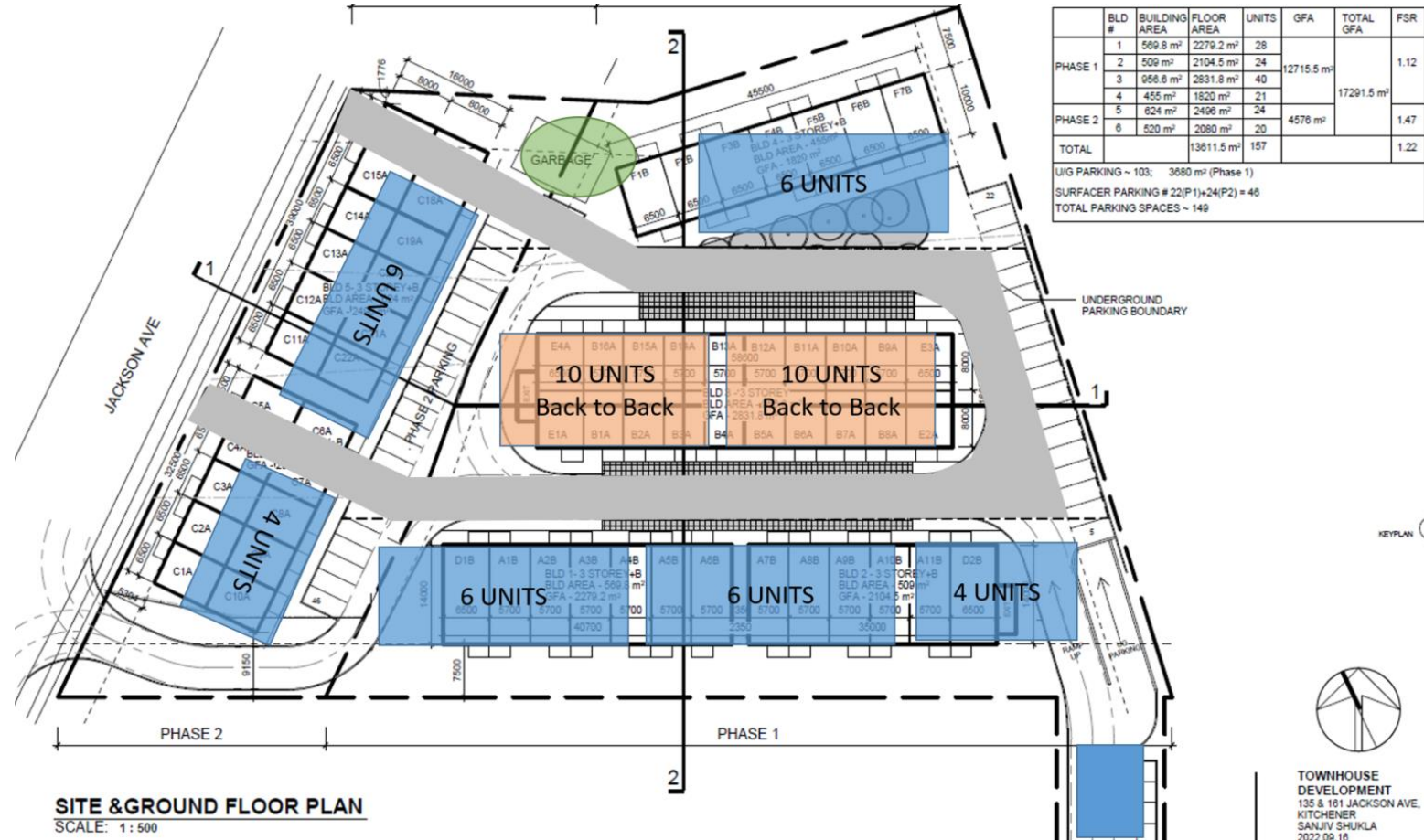
135-161 Jackson Ave/ 136 Brentwood Ave PSIC Meeting April 22nd, 2024

Neighbourhood



2022 Conceptual Plan- never formally submitted

- FSR of 1.22
- 157 units
- 103 Underground parking spaces
- 45 surface parking spaces
- No bicycle parking
- Complete tree removal
- No on-site amenity
- 3 Access point



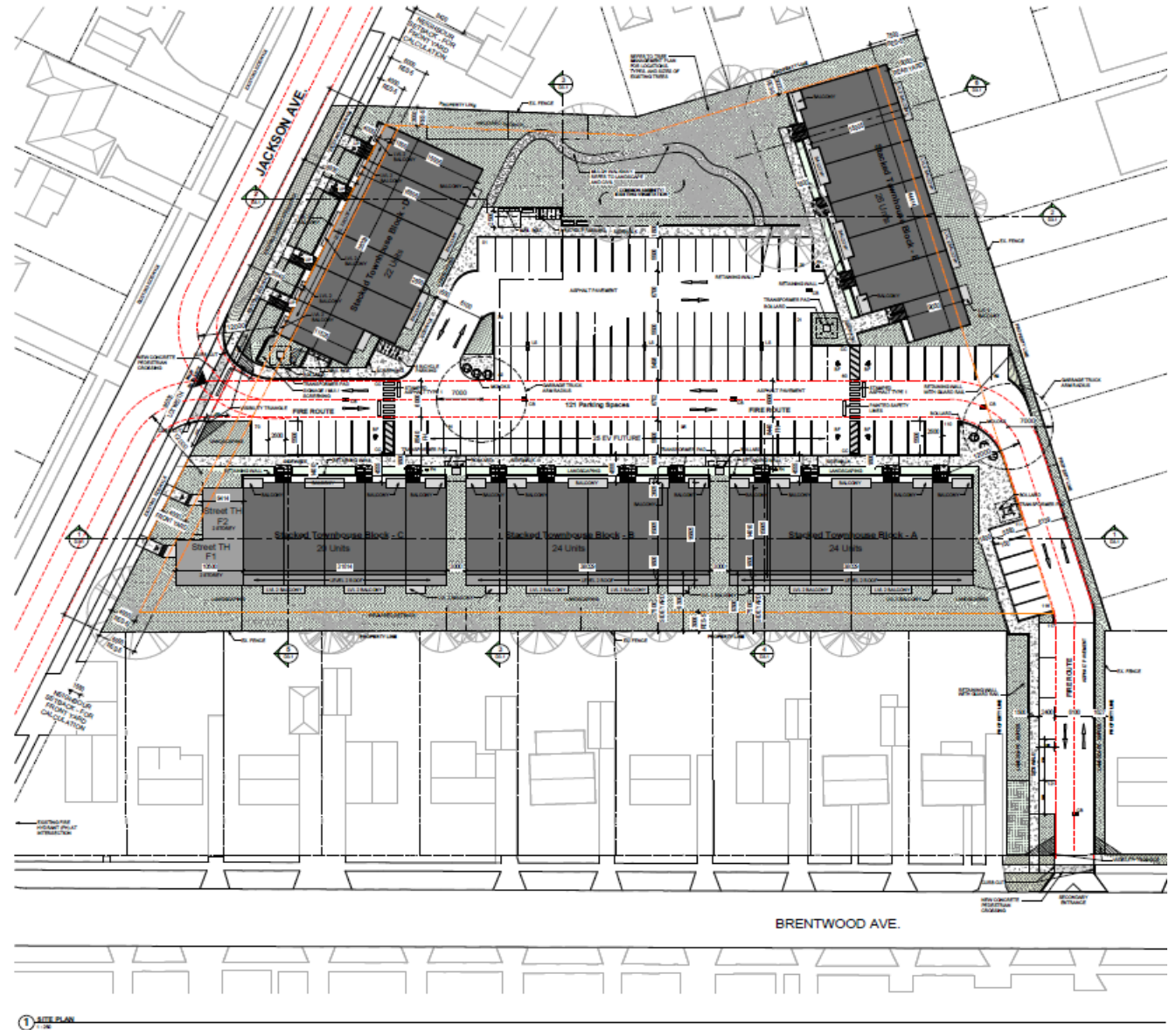
Submitted Site Plan

- Stacked townhouse use already permitted
- Provides missing middle built form of housing
- 120 Units Proposed
- 124 Parking Spaces Provided
- Three and one half storeys in height
- Front Yard (Jackson Ave) Complies with RIENS
- Private Outdoor Amenity Space along Jackson Ave
- 6.0m side yards along Brentwood
- Tree retention



Revised Site Plan

- Stacked townhouse use already permitted
- Provides missing middle built form of housing
- 118 units
- 121 parking spaces (surface)
- 32% Landscaped area/amenity area
- Complies to RIENS
- 7.5m side yards along Brentwood property line
- Top floor stepped back



Elevations – Submitted and Revised



135-161 Jackson Ave/136 Brentwood Ave



PSIC Meeting April 22nd, 2024

Conclusions



Provides attainable housing option to help address the housing crisis



Contributes to City of Kitchener's goal of 35,000 new homes by 2031



Provides "Missing Middle" housing option



118 units proposed close to transit, parks, schools and other amenities



VIEW OF BLOCK D FROM JACKSON AVE

THANK YOU QUESTIONS?



View from Brentwood Avenue