

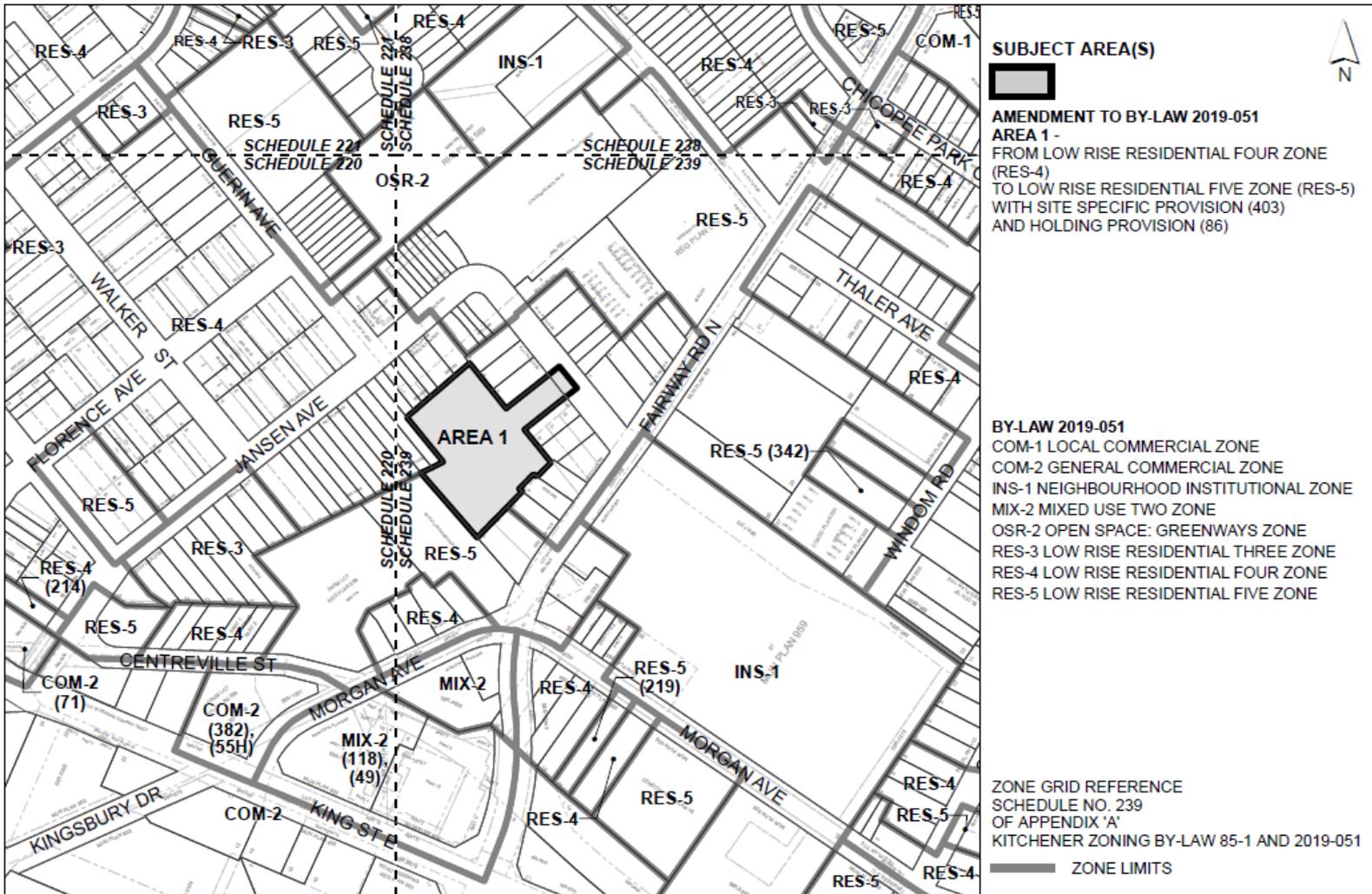
Zoning By-law Amendment Application
ZBA24/009/J/TS
179 Jansen Avenue
Owner: 1000589420 Ontario Inc.
(Alpha Capital Management)

Planning & Strategic Initiatives Committee
June 17, 2024

179 Jansen Avenue Site Context



179 Jansen Avenue Proposed Zoning



MAP NO. 1		ZONING BY-LAW AMENDMENT ZBA24/009/J/TS	
1000589420 ONTARIO INC.		OFFICIAL PLAN AMENDMENT N/A	
179 JANSEN AVE		City of Kitchener	
DATE: APRIL 30, 2024		DEVELOPMENT SERVICES DEPARTMENT, PLANNING	
		FILE: ZBA24009JTS_MAP1 .mxd	

Proposed Elevations



Opportunity



- Create fifty-six (56) additional residential dwelling units in a low-rise built form
- Provide a form of gentle intensification within an established low-rise neighbourhood
- Contribute to the diversity of housing within the existing area

Highlights and Conclusions



- Staff are supportive of the proposed Zoning By-law Amendment to:
 - To change the Zoning designation from RES-4 to RES-5.
 - Permit a site-specific Floor Space Ratio of 0.75
 - Prohibit geothermal wells.
- The proposed additional dwelling units are an example of gentle intensification within the existing neighbourhood
- The subject applications are consistent with policies of the Provincial Policy Statement (2020), conform to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represent good planning.