



# 135-165 Jackson Ave/136 Brentwood Ave

**City of  
Kitchener**

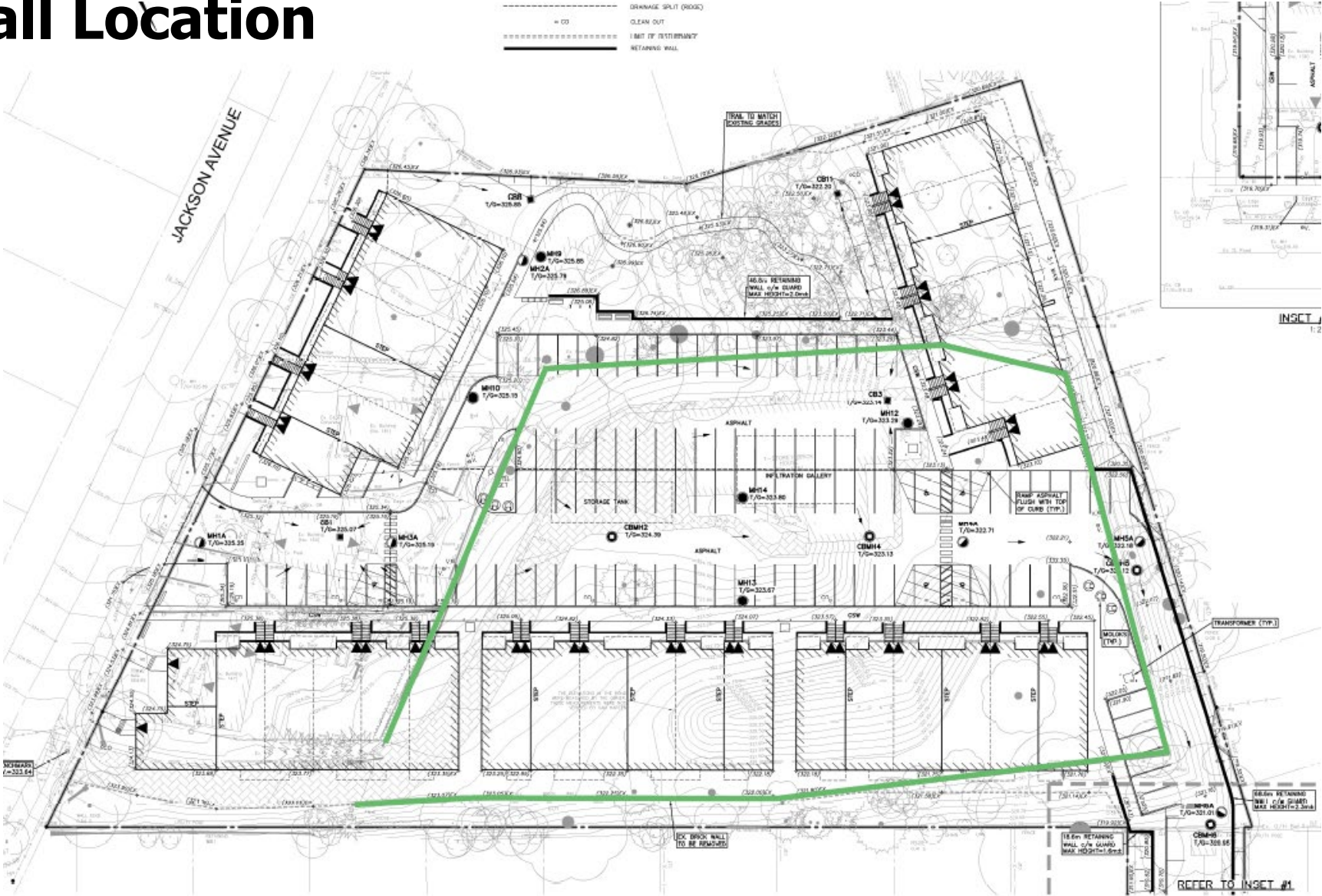
**Council  
Meeting  
April 29<sup>th</sup>, 2024**

## Issues identified by PSIC:

- Retention of a portion(s) of the wall;
- Reduction in floor to ceiling height from 9 feet to 8 feet;
- Concern over reduction in setbacks;
- Brentwood access for emergency vehicles only;
- Retention of a dwelling at the 136 Brentwood Ave. location;
- Affordable Housing;
- Rental Replacement Plan



# Brick Wall Location



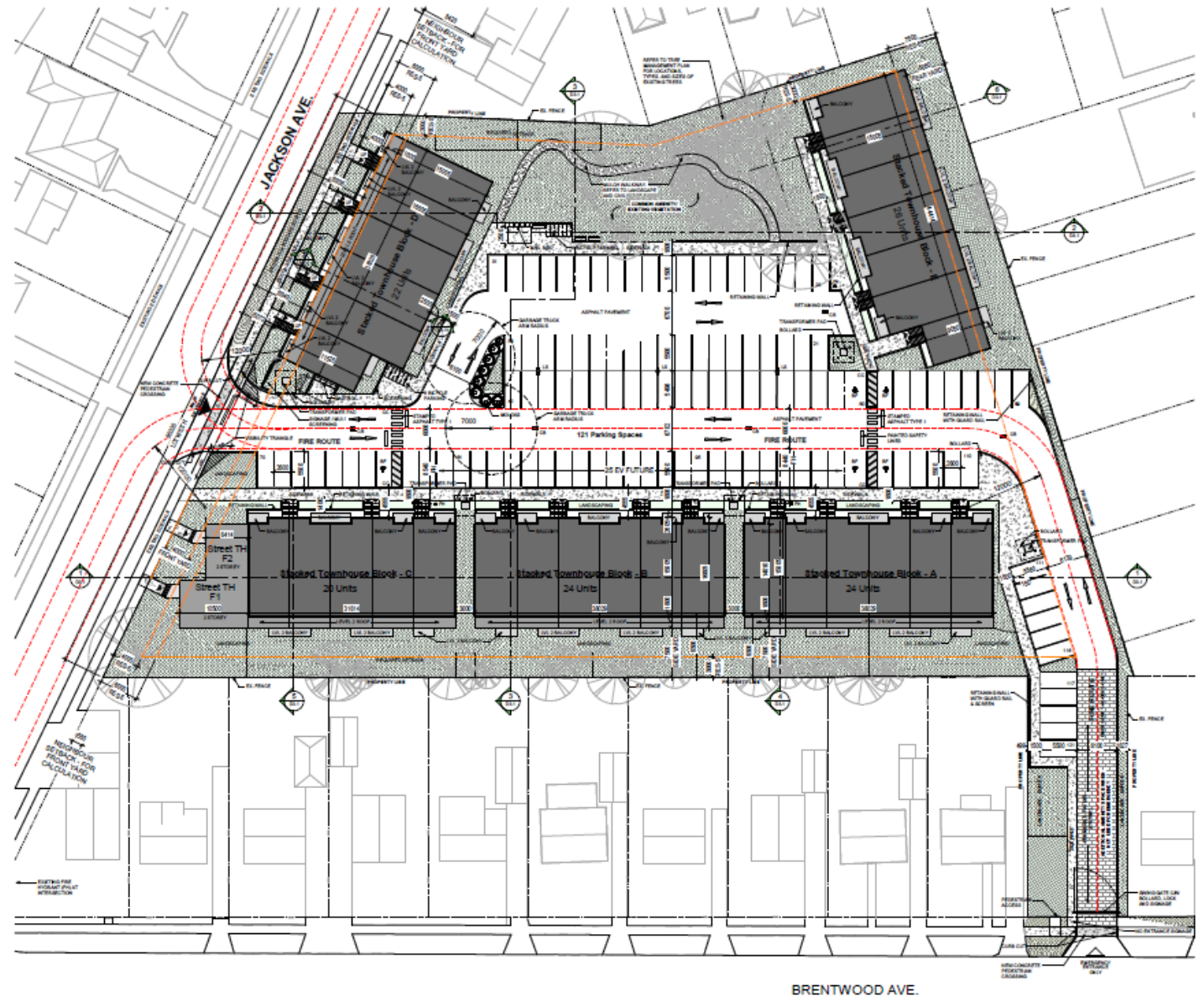


# Revised Building Height



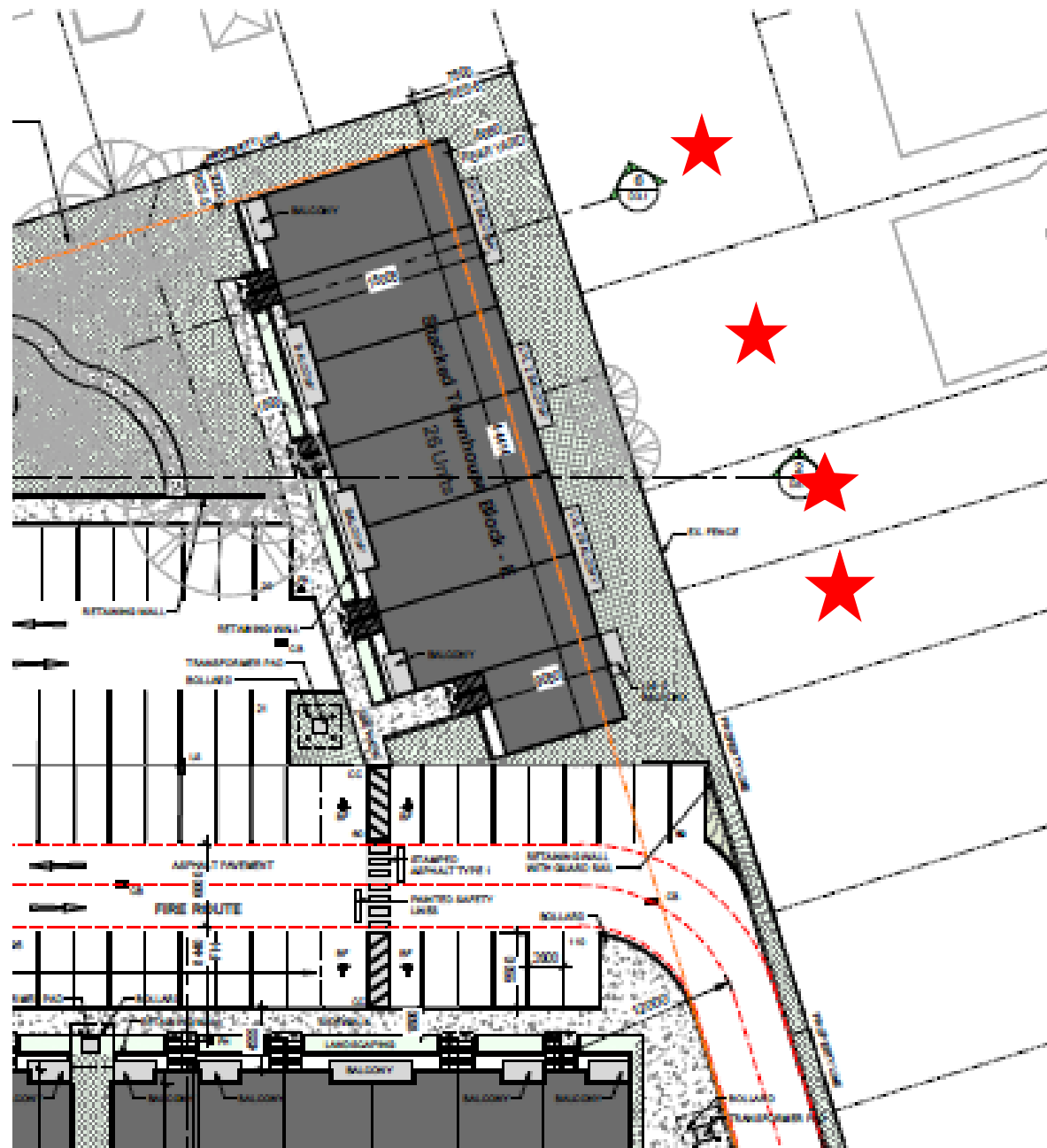
# Revised Site Plan

- One principle access onto Jackson with emergency Access to Brentwood only
- Stacked townhouse use already permitted
- Provides missing middle built form of housing
- 118 units
- 121 parking spaces (surface)
- Complies to RIENS
- 7.5m side yards along Brentwood property line
- Top floor stepped back



# Setback

- Affects only 4 properties
- The typical back to back combined rear yard would be 15m (50 feet )
- Rear yards have significant depth when combined with the 6m (20ft) and the yards along the rear lot lines of the four lots provide for more than adequate total separation.





# Rental Replacement Plan

- **Provide a minimum of three months notice**
- **Cover moving Expense within Ontario up to \$500.00**
- **Provide Last Month Rent Free**
- **Assist in Finding Alternate Rental Units within Waterloo Region**

# THANK YOU QUESTIONS?



View from Brentwood Avenue