

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 400 Westwood Drive
Owner: Zakia Bromand
Application: ZBA 21/012/W/ES

Comments Of: Parks & Cemeteries
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 ext 7427
Date of Comments: October 06 2021

- I plan to attend the meeting (questions/concerns/comments for discussion)
 No meeting to be held
 I do NOT plan to attend the meeting (no concerns)
-

1. Documents Reviewed:

- a. Proposed Concept Plan IBI drawing Concept Plan C01 dated 2021.04.06
- b. Cover Letter dated August 05 2021
- c. Arborist Report IBI document dated May 04 2021

2. Site Specific Comments & Issues:

I have reviewed the documentation as listed above to support a ZBA at 400 Westwood Drive to permit four new residential lots and a lot addition to 787 Glasgow St. Parks & Cemeteries has no concerns or requirements for this application.

Parkland Dedication will be required for the new lots and will be deferred at the ZBA and taken as cash-in-lieu of land at the required Severance application. Dedication requirements are subject to the Parkland Dedication Policy current at the time of that application. The current policy standard rate is 5% of the appraised land value, which is \$9,200 per linear meter of frontage, as per the Street Fronting Residential development land class. Please be advised that the City of Kitchener Parkland Dedication Policy and land class assessment is currently under review.

Street trees will be required along Westwood Drive and implemented through a condition of the Severance application. Tree planting along City street frontages shall conform to Section M of the Development Manual. Tree planting is to be approximately one large stature tree (LS) per 10 lineal meters of frontage with the intent of creating a continuous tree canopy. The number of proposed street trees is subject to available and/or proposed minimum soil volumes, which can be augmented as needed by the use of soil cell technology.

A Street Tree Planting Plan (STPP) will be required as a condition of the Severance applications. The Street Tree Planting Plan (STPP) will include all landscape elements and relevant data that will affect the implementation of street tree plantings, such as proposed and existing utilities and available soil volumes. The plan will be stamped by a certified Landscape Architect and submitted for review and approval to Parks & Cemeteries prior to clearance of Severance conditions.

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3. Comments on Submitted Documents

No Comments. No issues.

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy

As per Section 8.C.2 – Urban Forests of the Official Plan ...

- policy 8.C.2.16., the City requires the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), as a condition of a development application.
- policy 8.C.2.6., the City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 13 (Landscape and Natural Features) of the Urban Design Manual (UDM) and the Development Manual.
- Please see UDM Part C, Section 13 and www.kitchener.ca/treemanagement for detailed submission requirements
- City of Kitchener Parkland Dedication Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Parkland Dedication Policy
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

- Parkland Dedication taken as cash in lieu of land at the required Severance application
- Street Tree Planting and Street Tree Planting Plan will be required as a condition of the Severance application.

Internal memo

Development Services Department



www.kitchener.ca

Date: 13 January 2022 (revised 11 March 2022)
To: Eric Schneider, Kitchener Planning
Tim McCormick / Daniella Giovanatto, IBI
From: Barbara Steiner, Senior Environmental Planner
cc: Sandro Bassanese, Kitchener Site Planning
Niall Melanson, Kitchener Engineering
Subject: Zoning By-law Amendment ZBA 21/012/W/ES
400 Westwood Drive
Zakia Bromand

Arborist Report. 4 May 2021. IBI Group. Prepared for Zakia Bromand
Concept Plan. 6 April 2021. IBI Group
Functional Servicing and Stormwater Management Report. 28 Apr 2021. IBI Group
Planning Justification Report. 4 August 2021. IBI Group

Environmental Planning staff has reviewed the (environmental) supporting documentation noted above. Verbal comments and additional input was also provided at a meeting with IBI (T. McCormick) on 2 December 2021.

City Environmental Planning cannot support the Limit of Development as set out in the Arborist Report (IBI Group, 4 May 2021) **nor, therefore, the related Zoning Bylaw Amendment (ZBA)** itself. Reasons are provided in the comments below.

1. The proposed ZBA from R-2 to R-4 is to permit the future development of 4 separate single detached dwellings / lots. Future consents will be required to create the 3 additional lots for new development.
2. Significant treed vegetation exists on the property, and these trees are subject to the City's Council-adopted *Tree Management Policy*. The treed vegetation in this older neighbourhood, characterized by large-lot residential, is a native upland deciduous woodland into which houses were generally positioned so as to retain the forested character of the landscape and the privacy of individual properties. The City's *Tree Management Policy* places high value on native woodland associations like this one.

3. Kitchener's Official Plan (KOP) contains policies in respect of the *Urban Forest* in Section 8.C.2. Objectives are to protect, manage and enhance the urban forest and local biodiversity and preserve the natural appearance, character and aesthetics of the city.
 - o Policy 8.C.2.16. requires the preparation and submission of a tree management plan in accordance with the City's *Tree Management Policy* to support development applications such as ZBAs.
 - o Policies 8.C.2.17 and 8.C.2.18 provide further specific direction for the conservation of all woodlands including those that are not deemed locally or Regionally significant through designation as *Natural Heritage Conservation* in the KOP.

4. The *Arborist Report* and Tree Preservation / Enhancement Plan is complete and meets the requirements of the *Tree Management Policy*. The report describes the existing condition and locations of the component trees of the woodland on the property through their inventory, assessment and mapping.

This report confirms that there are no tree / shrub species of significance at the Regional, Provincial or national level on the property.

5. An aggregation of good quality healthy trees exists at the northwest corner of the property. Specifically, the report states:

A cluster of high-quality Sugar Maples was observed during the field inventory that was located directly north of the existing residence that should be preserved considering their species, health and size.

Tree tag numbers for this cluster include tags #1 through #19 and these are established and mature trees which are in good health—with some inclusions / exceptions of trees in poorer health. Other Sugar Maples in this northwest part of the property include Trees 121 and 122. In addition, two (2) Sugar Maples in this cluster are located in this area on the adjacent lot—Trees A and B.

A tremendous amount of mitigation is proposed in order to retain some of this cluster including a shortened building footprint for the northernmost lot. All of the mitigation proposed still leaves component trees of this cluster impacted by root disturbance which makes even the trees intended to be preserved by the Developer vulnerable to damage and death.

6. Therefore, in light of Comment 5 above, Lot 1 on the proposed concept plan should be eliminated in order to remove impact to, and guarantee the retention of, this high-priority cluster of high landscape value trees and provide an increased buffer and transition to the adjacent R-2 properties to the north. Additionally, Lot 1 does not have a useable rear yard due to the constraints of tree retention in this location.

7. The need for useable rear yards should also be discussed further for conceptual Lots 2-4 to determine if / how the Limit of Development should be reflected in zoning, and the ultimate size / depth / configuration of any future development lots.

8. The area in the northwest corner of the property that supports this cluster of high quality, native trees should be reserved from development and be protectively zoned. This zoning solution should also apply to any future woodland parcel created to the rear of the lot(s) proposed for development (Lots 1-4) and, potentially, to any trees to be retained to the rear of any future structures on any of the new development lots created through future consent.

The zoning may be structured with a Site Specific Provision and will likely require a Property Detail Schedule to define the buildable area and limits of development, and the lands to which the Site Specific Provision(s) appl(y)ies.

City of Kitchener

Zoning By-law Amendment Comments

Project Address: 400 Westwood Drive

File Number: ZBA21/012/W/ES

Comments Of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 x 7369

Date of Comments: October 13, 2021

- a. The On-street Parking Plan submitted by IBI Group on Figure number C02, dated 2021-04-06, is acceptable.

Dave Seller, C.E.T.

Traffic Planning Analyst | Transportation Services | City of Kitchener

519-741-2200 ext. 7369 | TTY 1-866-969-9994 | dave.seller@kitchener.ca



The Waterloo Catholic District School Board has reviewed the above application and based on our development circulation criteria have the following comment(s)/condition(s):

A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,

Jordan Neale

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

No heritage planning concerns.

Victoria

Victoria Grohn (she/her)

Heritage Planner | Planning Division | City of Kitchener

519-741-2200 ext. 7041 | TTY 1-866-969-9994 | victoria.grohn@kitchener.ca

400 Westwood Drive is not regulated by the GRCA, and we have no comment.

Thanks,



Trevor Heywood
Resource Planner
Grand River Conservation Authority
theywood@grandriver.ca

From: Niall Melanson
Sent: Wednesday, January 26, 2022 9:56 AM
To: Eric Schneider
Cc: Emir Ceric; Angela Mick
Subject: 400 Westwood Drive, ZBA21/012/W/ES - Approved FSR

Good morning Eric

Please be advised that Development Engineering and Kitchener Utilities have approved the Functional Servicing Report for the ZBA at 400 Westwood Drive.

Thank you.

Niall Melanson, C.E.T.

Engineering Technologist | Development Engineering | City of Kitchener
519-741-2200 Ext. 7133 | TTY 1-866-969-9994 | niall.melanson@kitchener.ca



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Shilling Yip (226) 753-1064
File: C14-60/4/21012

November 8, 2021

Eric Schneider, MCIP, RPP
Planner
Planning Division, Community Services Dept.
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Dear Mr. Schneider:

**Re: Post Circulation Comments
ZBA 21/012/W/ES
400 Westwood Drive
Zakia Bromand
CITY OF KITCHENER**

Region staff has reviewed the above-noted application and provide the following comments for your consideration at this time. The owner is proposing to demolish the existing building and sever the lands into five lots. The zoning of the four residential lots are proposed to be changed to Residential Four Zone (R-4). These 4 lots would have frontage onto Westwood Drive and are each proposed to contain a single detached dwelling. The zoning of the fifth lot is proposed to be changed to Open Space Zone (P-2) to protect the existing woodlot and prohibit development in this area. This latter lot does not have frontage onto Westwood and is proposed to be added as a lot addition to 787 Glasgow Street.

The 0.3584 ha site is designated Urban Area (Built Up Area) in the Regional Official Plan; and designated Built-Up Area in the City of Kitchener Official Plan.

Water Services

Water Services staff has no concern with the application and offer no comments.

Hydrogeology and Source Water

The lands are designated in Wellhead Protection Sensitivity Areas 7 (WPSA) and a small sliver along Westwood Drive designated WPSA 8 on Map 6a of the Regional Official Plan

(ROP). The purpose of the WPSAs and corresponding policies in Chapter 8 of the ROP is to protect the Region's long-term municipal groundwater supplies. Geothermal wells are permitted within WPSA 7 and 8 designation but subject to further study. Hydrogeology and Source Water staff indicated the use of geothermal wells be prohibited on the property. The applicant has also confirmed that he/she has no objection to prohibiting the use geothermal wells at this time.

As such, staff request that a prohibition on Geothermal Wells as defined in Chapter 8 of the Region Official Plan, including vertical open and closed loop geothermal energy systems, be included in the proposed Zoning By-law amendment for the subject lands.

Corridor Planning

The 4 residential lots being created and the property being severed and added to an existing residential land use are within 300 metres the Canadian National Railway right-of-way.

The following warning clause will be required as part of any future Planning Act application(s) for consent or other application. The applicant will be required to enter into a registered agreement with the City of Kitchener to include the following warning clause in all offers of purchase and sale and/or rental agreements for the future 4 residential lots and lot addition:

"Warning: Canadian National Railway (CNR) Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

Planning Fees

Pursuant to Region Fee By-law 21-01 staff acknowledges receipt of the required ZBA planning review fee received September 30, 2021.

Regional Development Charges

Any future development on the subject lands will be subject to provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Region staff has no objection to proceeding with a recommendation to the City's Committee and Council with a recommendation on the ZBA application at this time subject to the above-noted comments. Please provide a copy of the draft zoning by-law amendment for review and clearance by the Region prior to adoption.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "Shilling Yip".

Shilling Yip, MCIP, RPP
Principal Planner

cc. Douglas Stewart, IBI Group

Building; no concerns

Mike Seiling

Thu 4/18/2024 2:25 PM

Hello Eric

Engineering and Kitchener Utilities can provide our clearance. The original Functional Servicing Report is still acceptable.

Thank you.

Niall Melanson, C.E.T.

Project Manager, Development Engineering, City of Kitchener

niall.melanson@kitchener.ca, 519-741-2200 x 7133

200 King St. W., Kitchener, ON N2G 4G7

Hi Eric,

This is not regulated by the GRCA, and we have no comments.

Regards,

Trevor Heywood B.Sc.(Env.)

Resource Planner

Grand River Conservation Authority

400 Clyde Road, PO Box 729

Cambridge, ON N1R 5W6

Phone: 519-621-2761 ext. 2292

Email: theywood@grandriver.ca

www.grandriver.ca | [Connect with us on social media](#)

Hi Eric,

No heritage planning comments or concerns for this application.

Thanks!

Kind Regards,

Deeksha Choudhry, MSc., BES

**Heritage Planner | Development and Housing Approvals Division | City of
Kitchener**

**200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7602**

deeksha.choudhry@kitchener.ca



The attached plan is acceptable.

Dave Seller, C.E.T.

Traffic Planning Analyst | Transportation Services | City of Kitchener
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | dave.seller@kitchener.ca

From: Eric Schneider <Eric.Schneider@kitchener.ca>

Sent: Thursday, April 18, 2024 11:46 AM

To: Dave Seller <Dave.Seller@kitchener.ca>

Subject: RE: TS comments: RECIRCULATION - 400 Westwood Drive (ZBA)

Hi Dave, please see attached on street parking plan provided by the applicant.

Eric Schneider, MCIP, RPP

Senior Planner | Development and Housing Approvals Division | City of Kitchener
(519) 741-2200 ext 7843 | TTY 1-866-969-9994 | eric.schneider@kitchener.ca



City of Kitchener - Comment Form

Project Address: 400 Westwood Dr

Application Type: ZBA

Comments of: Environmental Planning (Sustainability) – City of Kitchener

Commenter's name: Mike Balch

Email: mike.balch@kitchener.ca

Phone: (519)-741-2200 x7110

Written Comments Due: May 8, 2024

Date of comments: May 8, 2024

1. Plans, Studies and/or Reports submitted and reviewed as part of a complete application:

- Sustainability Statement for 400 Westwood Dr as prepared by Arcadis, dated May 7, 2024

2. Comments & Issues:

I have reviewed the supporting documentation (as listed above) to support ZBL application proposing five townhouse dwellings, regarding sustainability and energy conservation, and provide the following comments:

- Although the Ontario Building Code (OBC) is progressive, going forward all developments will need to include energy conservation measures that go beyond the OBC as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- **Upon review of the supporting documentation, an updated Sustainability Statement incorporating a more progressive energy conservation and efficient design is required to support the Zoning Bylaw Amendment.**
- The City of Kitchener recognizes and appreciates sustainable measures incorporated in the development such as:
 - The compact and efficient design of an underutilized lands
 - The consideration to encourage greater public transit use
 - The conservation of natural heritage features
- Potential items for consideration are:
 - Whether the building envelope (wall, roof, and window thermal performance) will be designed beyond OBC requirements
 - While it is appreciated that details on internal plumbing furnishings will likely come through a later phase of development, information on whether the use of alternative water supply and demand management systems such as rainwater

harvesting and grey water reuse, or readiness of the development to incorporate such systems in the future, is requested

- Whether building design and orientation will incorporate energy conservation features (i.e. sub-metering of units to allow for more efficient management of energy use on a unit-by-unit basis, white roofing material, orientation of the building and window placement in order to take advantage of passive solar energy gain, etc.).
- Why the implementation of alternative energy systems is not being considered for a project of this scale (including future implementation such as roof design to support Solar Panel installation)
- Support for future implementation of electric vehicle re-charge stations
- Whether the sustainable sourcing of construction and building materials will be considered

3. **Policies, Standards and Resources:**

- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.
- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

4. **Advice:**

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The '[Sustainability Statement Terms of Reference](#)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

Good Afternoon Eric,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s):

A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,

Jordan Neale

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 400 Westwood Drive
Owner: Zakia Bromand
Application: ZBA 21/012/W/ES - revised circulation 2024

Comments Of: Parks & Cemeteries
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 ext 7427
Date of Comments: April 30 2024

No meeting to be held

1. Documents Reviewed:

- a. Resubmission Package dated April 09 2024 – Arcadis

2. Site Specific Comments & Issues:

I have reviewed the documentation as listed above to support a ZBA at 400 Westwood Drive to permit five new residential townhouse lots and a lot addition to 787 Glasgow St. Parks & Cemeteries has no concerns or requirements for this application.

Parkland Dedication will be required for the new lots and will be deferred at the ZBA and taken as cash-in-lieu of land at the required Severance application or Building Permit application.

Street trees may be possible along the Westwood Drive and will implemented through a condition of the Severance application. Tree planting along City street frontages shall conform to Section M of the Development Manual. Tree planting is to be approximately one large stature tree (LS) per 10 lineal meters of frontage with the intent of creating a continuous tree canopy. The number of proposed street trees is subject to available and/or proposed minimum soil volumes, which can be augmented as needed by the use of soil cell technology.

A Street Tree Planting Plan (STPP) will be required as a condition of the Severance applications. The Street Tree Planting Plan (STPP) will include all landscape elements and relevant data that will affect the implementation of street tree plantings, such as proposed and existing utilities and available soil volumes. The plan will be stamped by a certified Landscape Architect and submitted for review and approval to Parks & Cemeteries prior to clearance of Severance conditions.

3. Comments on Submitted Documents

No Comments. No issues.

Zone Change / Official Plan Amendment Comment Form

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy
- City of Kitchener Parkland Dedication Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Parkland Dedication Policy
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

- Parkland Dedication taken as cash in lieu of land at the required Severance application or Building Permit issuance
- Street Tree Planting and Street Tree Planting Plan will be required as a condition of the Severance application.