

400 Westwood Drive, Kitchener

Zoning By-law Amendment (ZBA 21/012/W/ES)



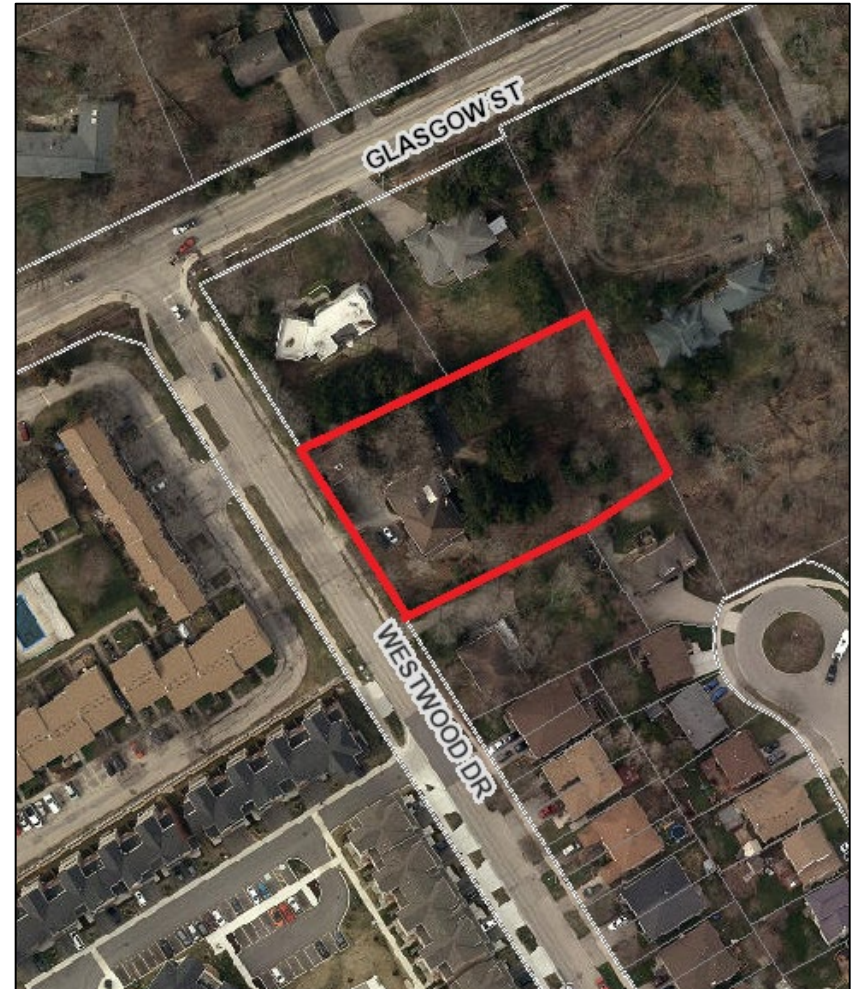
Arcadis Professional Services (Canada) Inc.
on behalf of our clients, Anel and Zakia Kardumovic

City Planner:
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Planning and Strategic Initiatives Committee (PSIC)
Meeting – January 6th, 2025

Description of Subject Lands

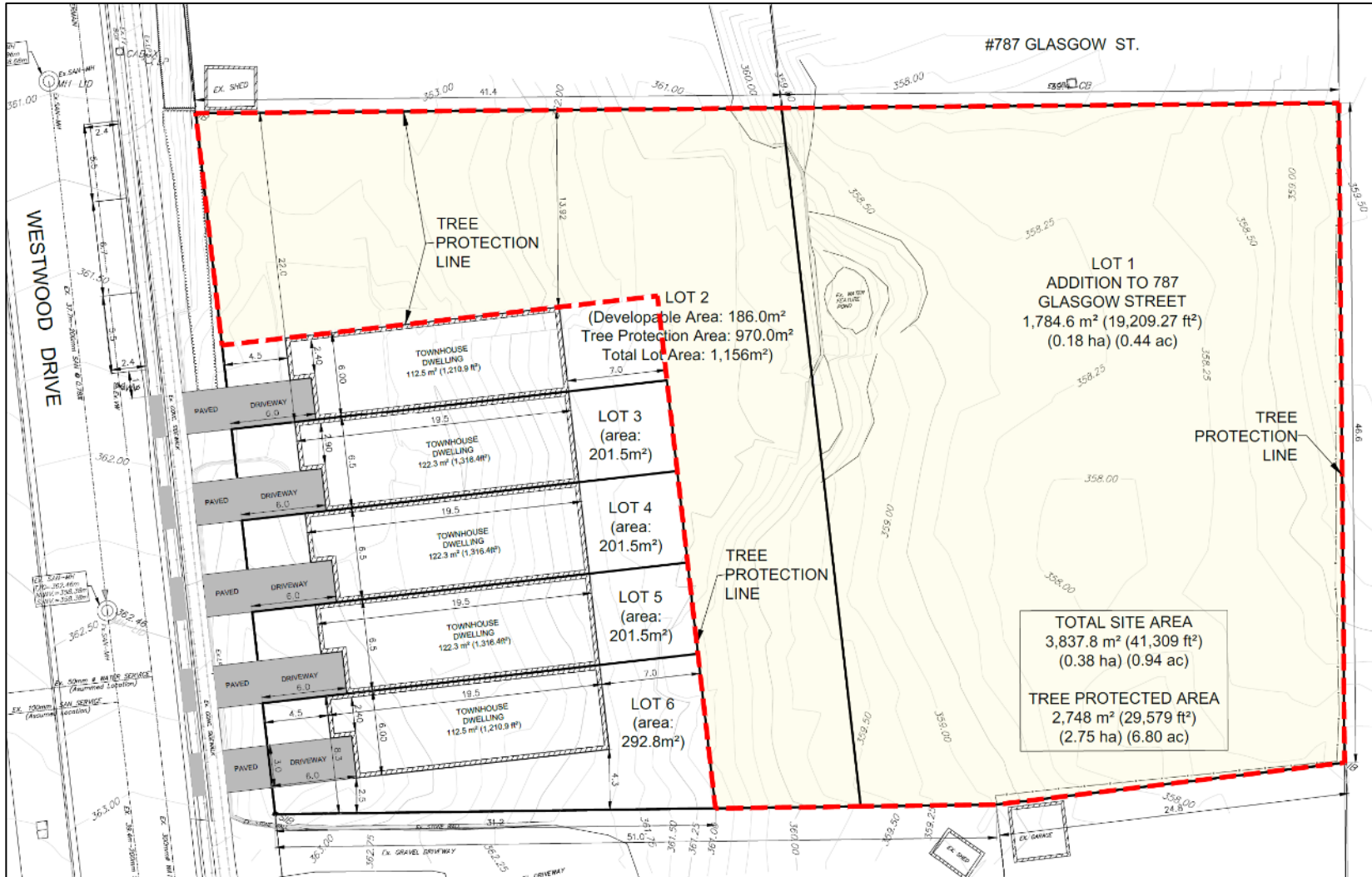
- 0.38 ha. in area, 50.0 m frontage along Westwood Dr
- Existing single-detached dwelling and wooded area on property
- Existing townhouse development to the west & south-west
- Existing semi-detached dwellings to the south
- Existing single-detached dwellings to the north & east along Glasgow St



Neighbourhood Context



Proposed Development



Proposed Development (continued)

- 5 street townhouse dwelling units.
- 5 driveway parking spaces and 5 attached garages (**2 spaces per unit**)
- Yellow Area = “**Tree Protection Area**”, where **no development shall occur** as per the proposed Zoning By-law Amendment.
- The “Tree Protection Area” accounts for **64.5%** of the subject property.
- A summary of the proposed lot configuration is provided as follows:
 - **Lot 1:** Lot Addition to 787 Glasgow Street & Tree Protection Area
 - **Lot 2:** New Lot for Street Townhouse & Tree Protection Area
 - **Lot 3:** New Lot for Street Townhouse
 - **Lot 4:** New Lot for Street Townhouse
 - **Lot 5:** New Lot for Street Townhouse
 - **Lot 6:** New Lot for Street Townhouse

Proposed Zoning By-Law Amendment

Rezone from ‘RES-1’ to ‘RES-4’ with Site-Specific Provisions:

- Maximum of **five (5) Townhouse Dwelling Units**, whereas four (4) is required;
- Minimum Lot Width (External Units) of **8.3 m**, whereas 10.0 m is required;
- Minimum Front Yard Setback of **4.5 m**, whereas 6.0 m is required;
- Minimum Rear Yard Setback of **7.0 m**, whereas 7.5 m is required;
- Maximum Lot Coverage (Internal Units) of **65%**, whereas 55% is required; and,
- No buildings, fences, or structures (including decks, terraces, balconies or major storm water management structures and pipes) shall be located within the **‘Tree Protection Area’**.

Key Technical Considerations

1) Planning:

Planning Justification Report prepared by Arcadis to review all applicable Provincial policies, Region of Waterloo Official Plan, City of Kitchener Official Plan and Zoning By-law.

2) Environmental (Trees):

Arborist Report, Tree Preservation and Enhancement Plan prepared by Arcadis to evaluate the existing trees and recommended approach for removal or preservation.

3) Transportation (On-Street Parking):

On-Street Parking Plan prepared by Arcadis to review the on-street parking with respect to the City's requirements.

1) Planning

- Review of the Provincial Planning Statement (2024), Region of Waterloo Official Plan, and City of Kitchener Official Plan in support of the proposal:
 - Represents an **appropriate and compatible infill development** and is a **permitted use** within the existing ‘Low Rise Residential’ designation;
 - Provides a **greater range of housing types** to the community;
 - Efficient use of existing **municipal servicing** in the ‘Built-Up Area’;
 - Appropriate **protection to be provided to existing trees** and “urban canopy”, as delineated by the ‘Tree Protection Area’.
 - The **compact nature and built-form of street-fronting townhouses** allows for the greater protection of existing trees on the subject property
 - Meets the RES-4 Zone **2.5 metres Side Yard Setback requirement** from the southern property line, adjacent to 396 Westwood Dr.
 - Though the current RES-1 Zone exists, there is an existing RES-5 Zone immediately to the west developed with townhouses, and **this proposal is in keeping with existing development in the area.**

2) Environmental

- **Arborist Report and Tree Preservation / Enhancement Plan** prepared by Arcadis to evaluate the existing trees and recommended approach for removal or preservation.
- As per the Report, **measures recommended to protect the trees for implementation** during development include:
 1. Phased “Tree Protection Fencing” during demolition
 2. Avoid demolition during main activity window for migratory bird nesting & bat maternity roosting periods
 3. Implementing “Tree Protection Zone” measures around preserved trees
 4. Prohibiting use of rigging cables or hardware of any sort attached / wrapped around trees, as well as no dumping of contaminants
 5. Removing felled trees immediately after removal and prohibiting storage of lumber or brush on-site
 6. Due care & attention when undertaking excavation

2) Environmental (continued)

- April 2024, **5 trees were removed** on the subject property due to public health and safety concerns (dead branches hanging over public sidewalk and existing dwelling)
- Prior to removals:
 - **A qualified arborist** from Arcadis conducted a site visit on March 13, 2024, to review the trees of concern and prepared a supporting Memo. No concerns identified.
 - **A qualified ecologist** from Arcadis conducted a site visit on April 15, 2024, for bird nest searches for the trees of concern. No concerns identified.
 - **We received approval from City Staff** to complete the removals.
- After the removals, our arborist conducted site visits on April 17 and 18, 2024, to review the removal of the 5 trees, prepared a supporting Memo, and coordinated with City Staff. No concerns identified.

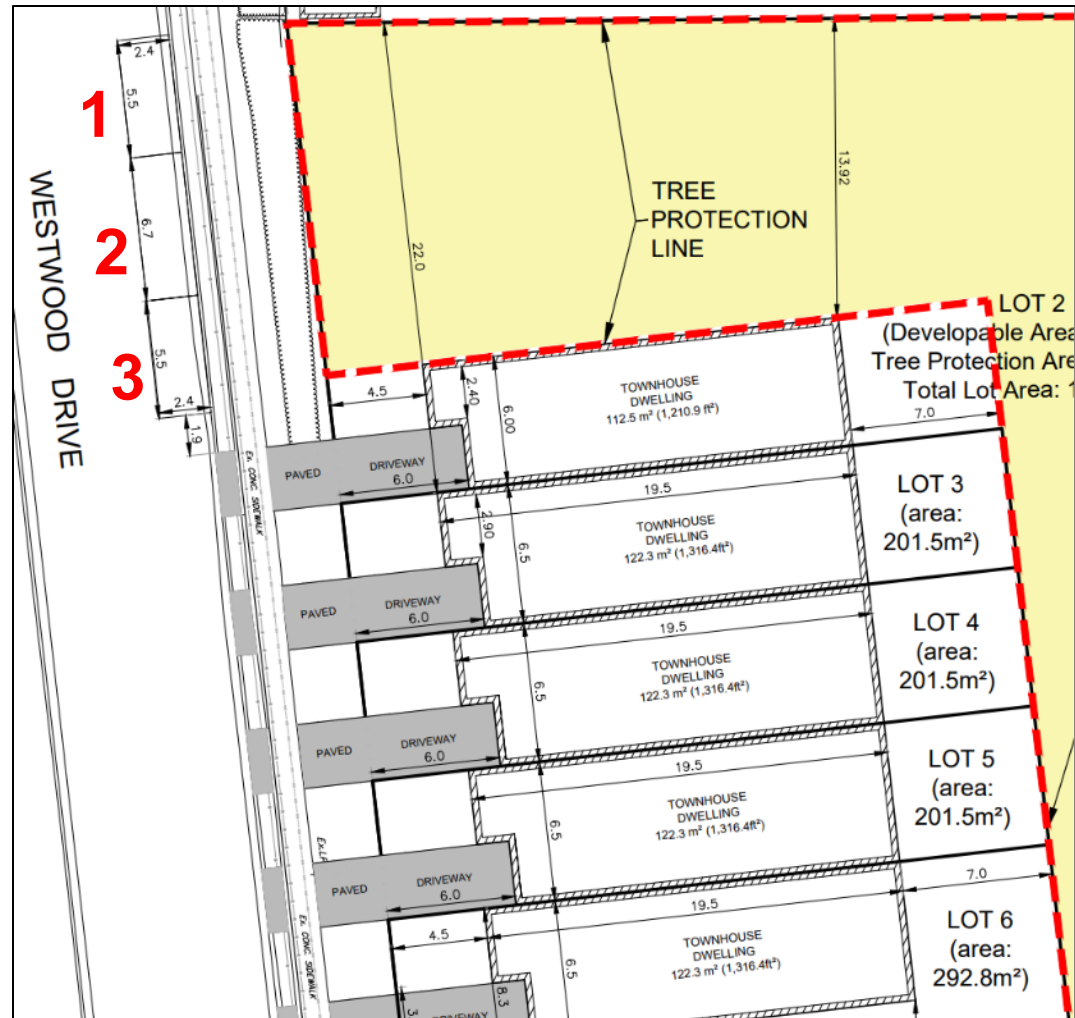
2) Environmental (continued)

| Timeline | # of Trees |
|---------------------------------------|--|
| 2021 (project initiation) | 122 trees |
| April 2024 (approved tree removals) | 117 trees (5 trees removed) |
| TOTAL following ALL approvals: | 89 trees (28 trees to be removed) |

- A total of **33 trees removed out of the 122 trees** originally inventoried in 2021.
- “Overall Condition” summary of the 33 trees:
 - **Poor** = 20 trees (60.6%)
 - **Fair** = 6 trees (18.1%)
 - **Good** = 7 trees (21.2%)
- Trees to be removed are **NOT shared** and are within the subject property boundaries.

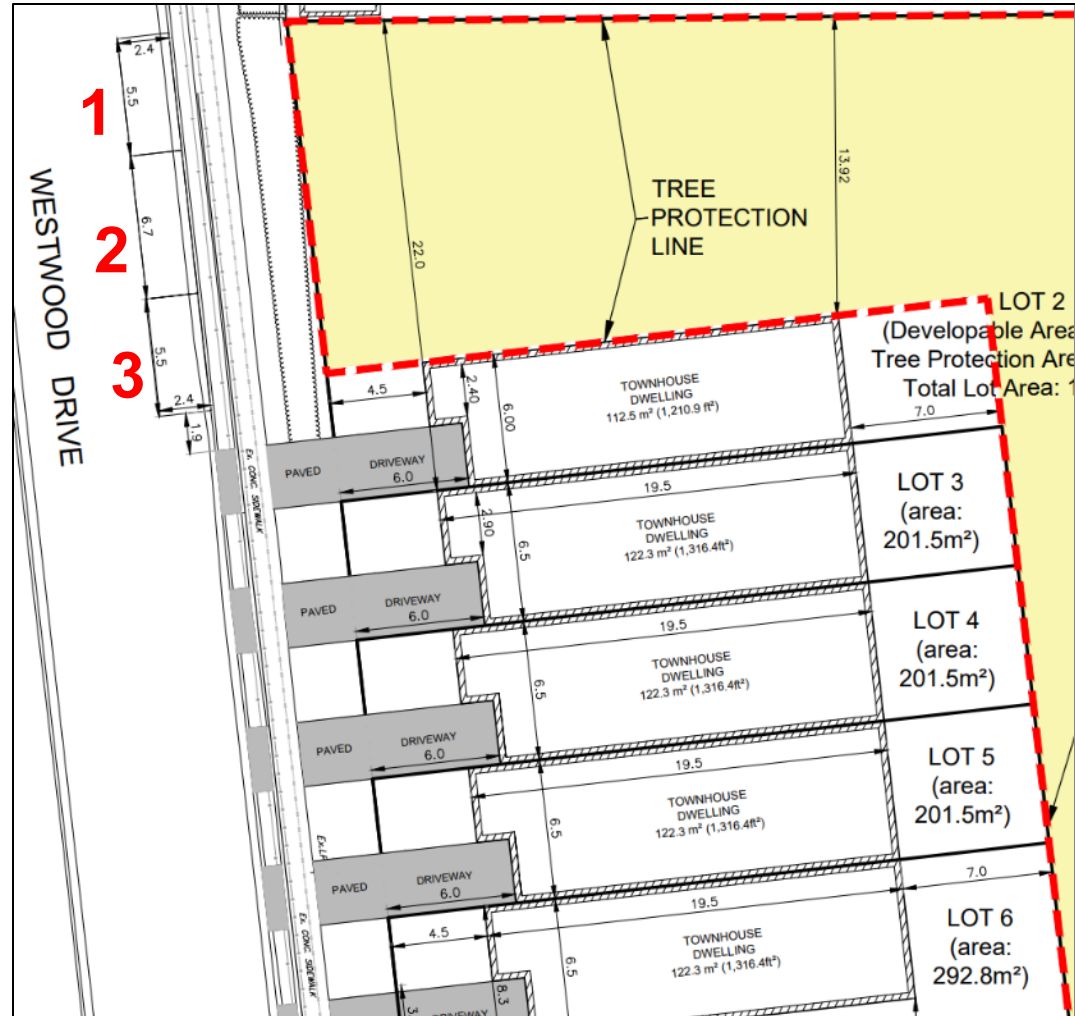
3) Transportation

- City Transportation Staff requested an “On-Street Parking Plan” to demonstrate a minimum of three (3) on-street spaces can be accommodated.
- A **minimum of three (3) spaces are provided** and no further comments from City Transportation Staff.
- Further, it **meets the off-street parking requirements** per townhouse dwelling.



3) Transportation (continued)

- Note:** At the future Building Permit and Access Permit Stage, the five (5) driveways *may* be combined into three (3) driveways/accesses along Westwood Drive **should the driveways be paired together.**
- This would likely result in more on-street parking spaces, thus *exceeding* the minimum of three (3) on-street parking spaces.



Summary and Conclusion

- Opportunity to develop lands within **the existing ‘Built-Up Area’** and ‘Low Rise Residential’ designation.
- Provides a **range of housing types and densities** within the neighbourhood that are supported by the same dwelling types (townhouses) in the immediate area, notably to the west.
- **Technical review of the trees** undertaken by qualified professionals, to which City Environmental Staff have reviewed and concur with the findings.
- The “**Tree Protection Area**” provides additional protection over the trees to remain.
- As spoken to in the City Staff Recommendation Report, **the application meets all applicable planning policies** such as the Provincial planning policies, Regional and City Official Plans, all of which support infill develop and complete communities.
- **Increases the housing supply** in the City, as directed by the Province.

**Thank you.
Questions?**



Source: Google Streetview – August 2023



Source: Google Streetview – May 2021



Source: Google Streetview – July 2019