

Green Belt Neighbourhood: 400 Westwood Drive



Legend:

- Green Belt Neighbourhood
- Original 1978 Lot at 400 Westwood
- Past Proposed Intensification Rejected by the OMB
- Current Proposed Development Lot (400 Westwood)

Green Belt Neighbourhood Association was founded in 1978 to protect local mature urban forest from development.

Association Principles:

- Protect and maintain mature urban forest in Green Belt Neighbourhood.
- Development under existing zoning.
- Collaborative interactions with developers led multiple times to supporting development plans and variances at Planning and Kitchener Council.

Neighbourhood already has mixed Lowrise land uses:

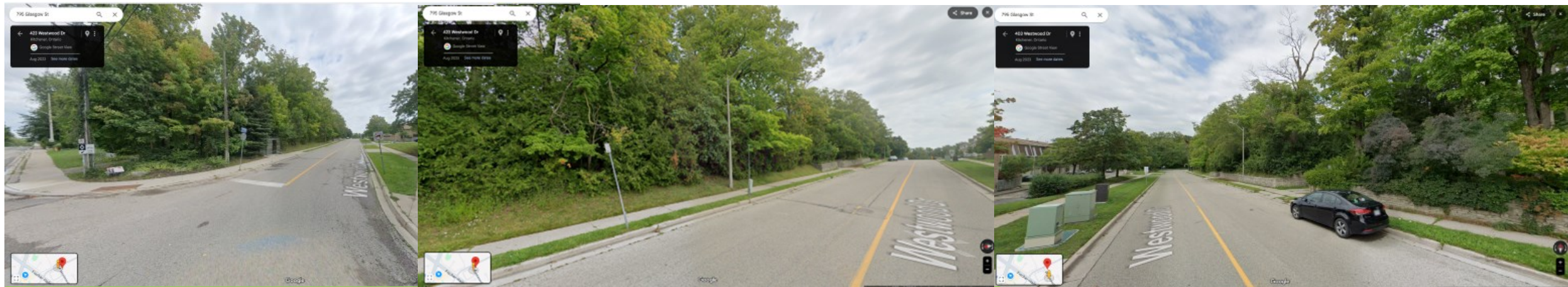
- 1.) Single family houses;
- 2.) Duplexes;
- 3.) (Street facing, cluster) town houses;
- 4.) Stacked town houses.
- 5.) Home sharing; and
- 6.) As-of-right, up to 4 dwelling units for 1.)-3.).

Since 1978, approved Zoning/land uses were categorized by development of

- 1.) Mature urban forest land, i.e. RES-1
- 2.) Greenfield, higher intensity, RES-2+:

➔ Proposed zone change of RES-1 to Res-4 creates patchwork zoning within RES-1 zoning area.
This is third intensification of same property.

Current Streetscape of 400 Westwood Drive RES-1 zone



← Looking south on Westwood Drive: left side of road is east, RES-1. → ← Looking north: right side is east, RES-1. →

Westwood Drive Streetscape across 3 properties in RES-1 zoning area: characterized by mature urban forest screening views of 1.) buildings from street and 2.) street from buildings.

Proposal removes berm with mature trees along front of development area → Replaced with view of townhouses and 5 driveways.

From Planning Staff Report, Minimum Front Yard Setback: "averages of abutting lands...intended to preserve streetline of...streets that have uniform building lines and **prevent outlier setbacks in otherwise consistent areas**. There is not a consistent building line **visible** from the streetscape on the section of Westwood Drive containing the subject lands. The abutting property to the north is a corner lot with the front entrance and driveway facing Glasgow Street."

- **Here, as seen in photos above, "consistent lack of visible streetline" is due to mature treed berm, and I think is the feature that should be maintained.** Treed berm was created as part of first intensification.
- Removal of mature treed berm that screens buildings with **creation of visible streetline of RES-4 front facing townhouses/driveways in middle of RES-1 properties creates outlier inconsistency.**

Westwood Drive Traffic Flow

Westwood Drive designed to carry 2,000-5,000 cars/day: currently ~1,350 cars/day

Currently: Traffic calming narrowed lanes;
persistent parking on east side of Westwood;
bi-directional buses;
delivery vehicles
➔ frequent “excessive calming” line-ups in both directions along Westwood

Proposed: 5 individual driveways for 5 frontages reduces on Street parking

Reductions in # driveways possible with:

pairing of driveways,
OR
with only 1 driveway with right of way on title
➔ it would reduce *further* Westwood congestion

Development Principles

1. **Current RES-4:** **berm with mature trees removed** along front of development area;
5 street facing townhouses;
5 driveways;
each street facing townhouse has as-of-right potential for additional dwelling unit,
→ **maximum of 10 dwelling units** (per GS; previously, ES indicated maximum of 12),
i.e. approval of 5 townhouses approves up to 10 dwelling units.
2. **Develop under current RES-1 zoning:** retain berm with mature trees along Westwood front
 - Option 1: Re-development 1 large single family home/**1 driveway**;
potential as-of-right 4 dwelling units.
 - Option 2: As-of-right 2 large single family homes/**1 driveway***;
potential as-of-right 8 dwelling units
 - Option 3: With Consensus variances:
3 single family homes/**1 driveway***;
potential as-of-right 12 dwelling units

*With right of way and easements on title during severance.

Summary

- The Green Belt Neighbourhood Association has recognised since 1978 the rights of developers to develop land with mature urban forest under existing zoning and tree protection.
- Housing development and intensification is important.
- This can be done within current zoning while maintaining the integrity of the urban forest, Westwood streetscape, and neighbourhood.
- Potentially, **10 as-of-right dwelling units with 5 front-facing RES-4 townhouses.**
12 as-of-right dwelling units with 3 RES-1 single houses.

➔ **The original 1978 development proposal of front-facing townhouses for 400 Westwood Drive was not appropriate. Why would front-facing street houses be viewed as appropriate now? It does not increase the potential as-of-right dwelling unit count.**

➔ **Kitchener now has an aggressive Strategic Plan to increase Tree Canopy. Does this Strategic Plan have no impact on decisions that will affect its achievement?**

- I ask you to **reject** the specified RES-4 zone change as it is not needed for gentle intensification here; **it creates patchwork zoning within RES-1 zone area.**
- I ask you to **reject** the removal of the earth berm with mature trees along the front of the development; **it creates outlier inconsistency of streetscape in the middle of Westwood RES-1 zone.**
- I ask you to **reject** the plan for 5 individual driveways; **it further complicates Westwood Drive parking.**