

Staff Report



Development Services Department

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REPORT TO: Committee of the Whole

DATE OF MEETING: January 20, 2025

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

PREPARED BY: Eric Schneider, Senior Planner 519-783-8918

WARD INVOLVED: Ward 8

DATE OF REPORT: January 17, 2025

REPORT NO.: DSD-2025-038

SUBJECT: Addendum- Zoning By-law Amendment Application
ZBA21/012/W/ES
400 Westwood Drive
Zakia Kardumovic and Anel Kardumovic

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA21/012/W/ES requesting to amend Zoning By-law 2019-051, for Zakia Kardumovic and Anel Kardumovic be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2025-038 as Attachments 'A1' and 'A2', BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide Council with updated 'Proposed By-law' and 'Map No. 1' and updated concept plan for the Zoning By-law Amendment Application for the subject lands located at 400 Westwood Drive that was presented to the Planning and Strategic Initiatives Committee on January 6, 2025 in report DSD-2025-004.
- This report supports the delivery of core services.

BACKGROUND:

On January 6th, 2025 Staff presented Zoning By-law Amendment Application ZBA21/012/W/ES for the subject lands located at 400 Westwood Drive in report DSD-2025-004 to the Planning and Strategic Initiatives Committee. Committee referred the decision to the Council meeting January 20th, 2025 and directed Staff to dialogue with the applicant and area residents to discuss possible changes to address concerns.

Staff scheduled a meeting with the applicant, an area neighbour who participated by delegation, and representatives from the Green Belt Neighbourhood Association for January 14th, 2025. Staff received an updated plan from the applicant on January 13th,

2025 and it was circulated to the area neighbour that participated as a delegation and the Neighbourhood Association. Staff will detail the changes made in the report below.

REPORT:

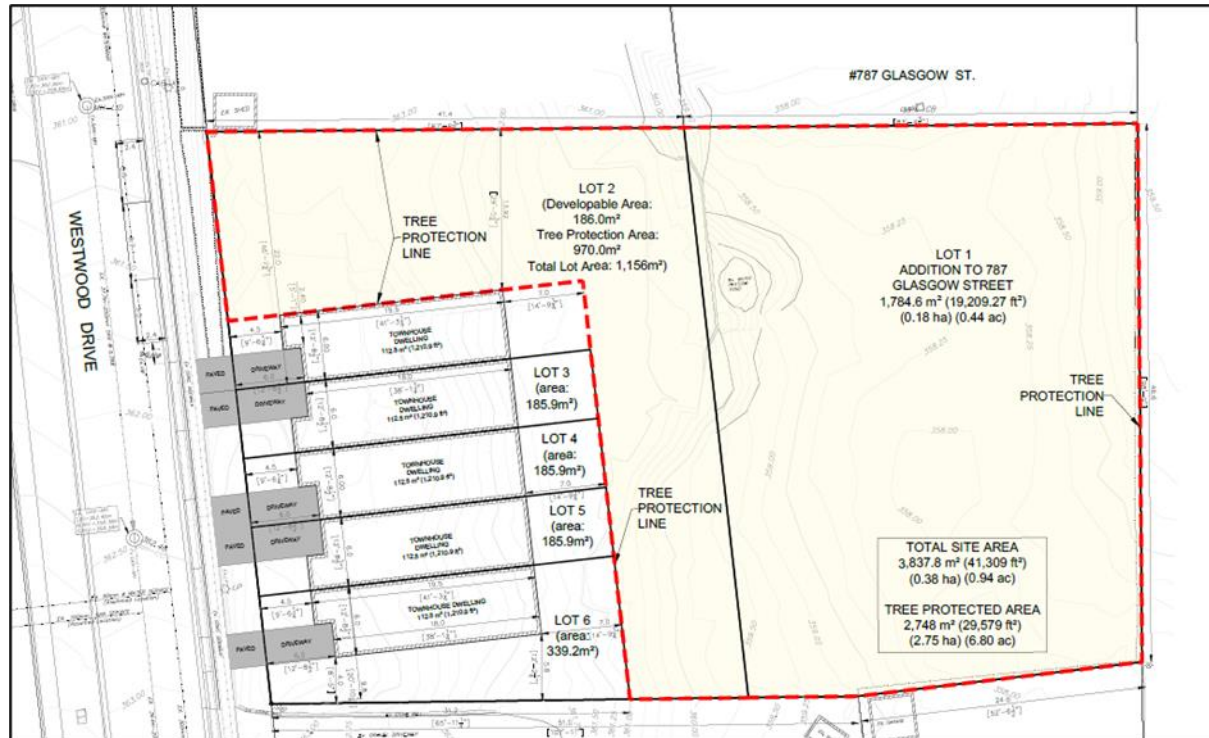


Figure 1: Revised Concept Plan (January 13, 2025)

Interior Side Yard Setback (South Property Line)

The applicant has increased the side yard setback from 2.5 metres to 4.0 metres, pushing the building 1.5 metres further from the southern property line. This will result in the preservation of one additional tree that was previously proposed to be removed as a result of construction of the proposed building. The setback of 4.0 metres is at the front corner of the townhouse unit (pinch point), and the setback increases to 5.8 metres at the rear corner of the townhouse unit.

Paired Driveways

The applicant has paired the driveways for Lots 2-5, resulting in greater space between driveways of Units 3-4 and 5-6. The resultant 2 larger lawn spaces do not meet the technical length requirements for on-street parallel parking, however in the opinion of Planning Staff it would still be possible to park regular-sized vehicles in those areas. This would result in potentially 5 on-street parking spaces, rather than the original proposal of 3 on-street parking spaces.

Zoning of Tree Protection Area to remain as RES-1

Staff have amended the 'Proposed By-law' and 'Map No. 1' to keep the areas identified as the Tree Protection Area as 'RES-1' zoning, rather than changing the zoning to RES-4 as per the original recommendation. Staff acknowledge that while the zoning provision in the Tree Protection Area would not permit any development regardless of whether it is zoned 'RES-1' or 'RES-4', the Green Belt Neighbourhood Association identified the change to

'RES-4' zoning as a concern for potentially opening the area to future development. Staff are able to make the necessary changes to keep the Tree Protection Area as 'RES-1' as a result.

STRATEGIC PLAN ALIGNMENT:

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT – Staff circulated the revised concept plan to the Green Belt Neighbourhood Association and the area resident that delegated at Planning and Strategic Initiatives Committee.

COLLABORATE – Staff facilitated a meeting between the applicant, an area resident that delegated at Planning and Strategic Initiatives Committee on January 6th, 2025, and the Green Belt Neighbourhood Association on January 14th, 2025.

PREVIOUS REPORTS/AUTHORITIES:

- [DSD-2025-004 - Zoning By-law Amendment Application - ZBA21/012/W/ES](#)

REVIEWED BY: Malone-Wright, Tina - Manager of Development Approvals, Development and Housing Approvals Division

APPROVED BY: Readman, Justin - General Manager, Development Services

ATTACHMENTS:

- Attachment A1 – Revised Proposed By-law
- Attachment A2 – Revised Map No. 1
- Attachment B – Revised Concept Plan