

# 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

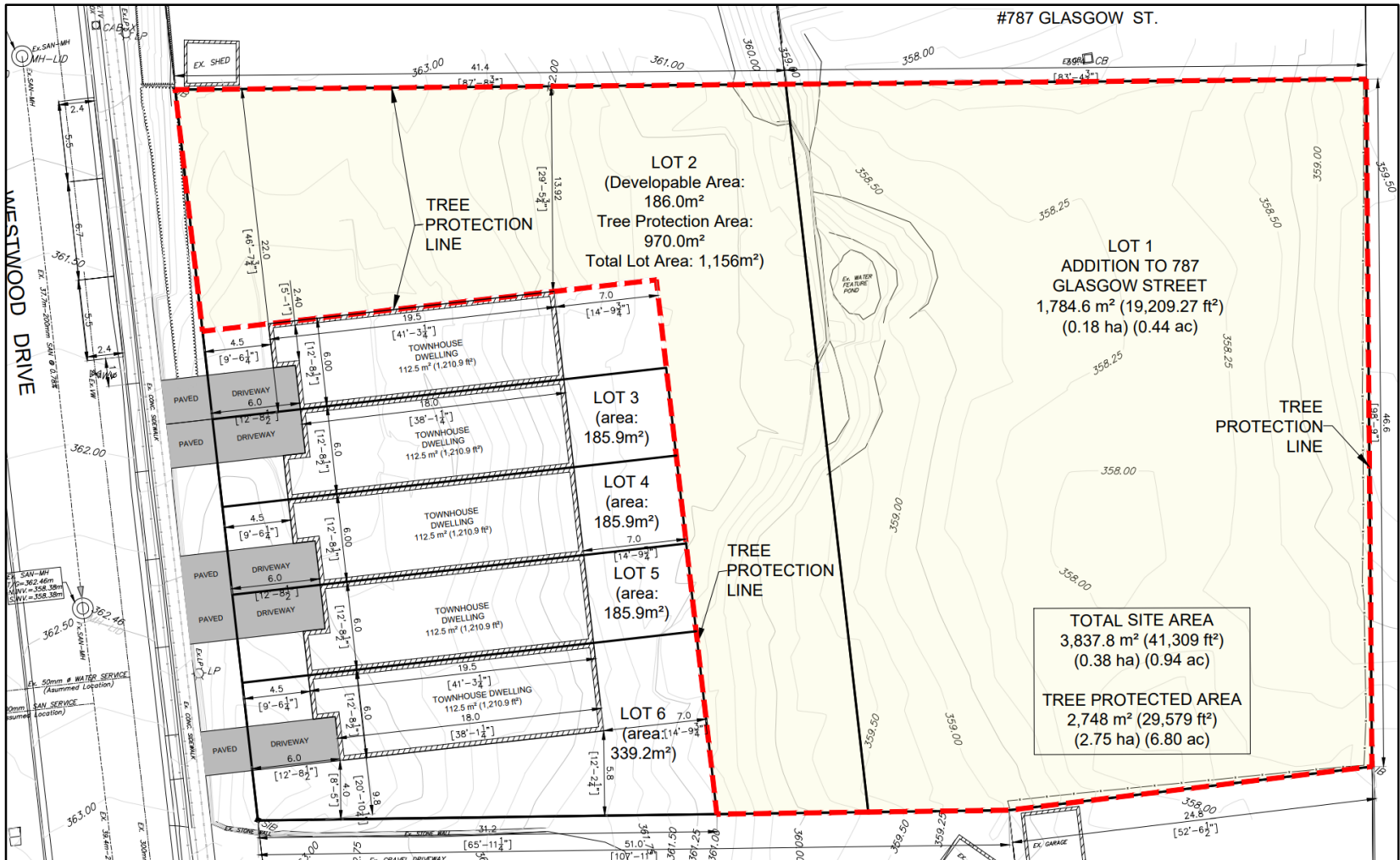


**City Planner:**

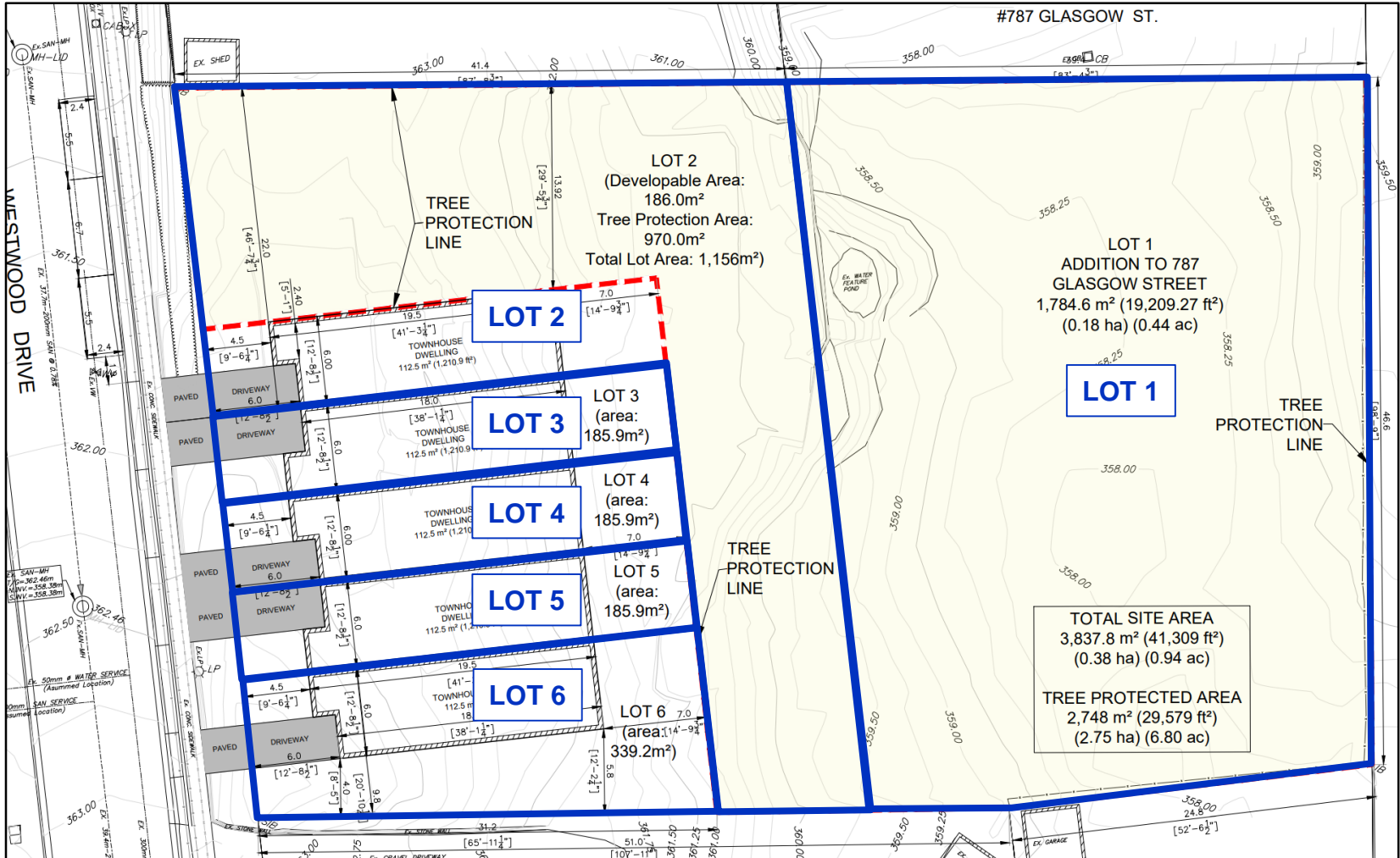
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Council Meeting – January 20<sup>th</sup>, 2025

# Proposed Development

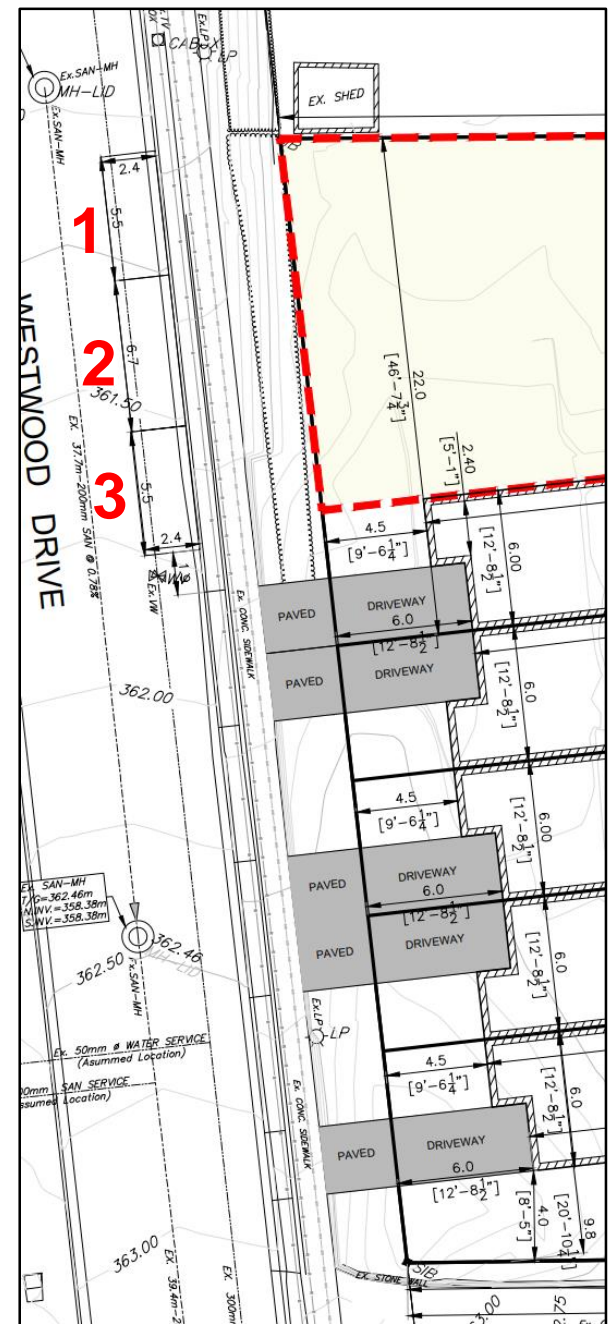


# Proposed Development



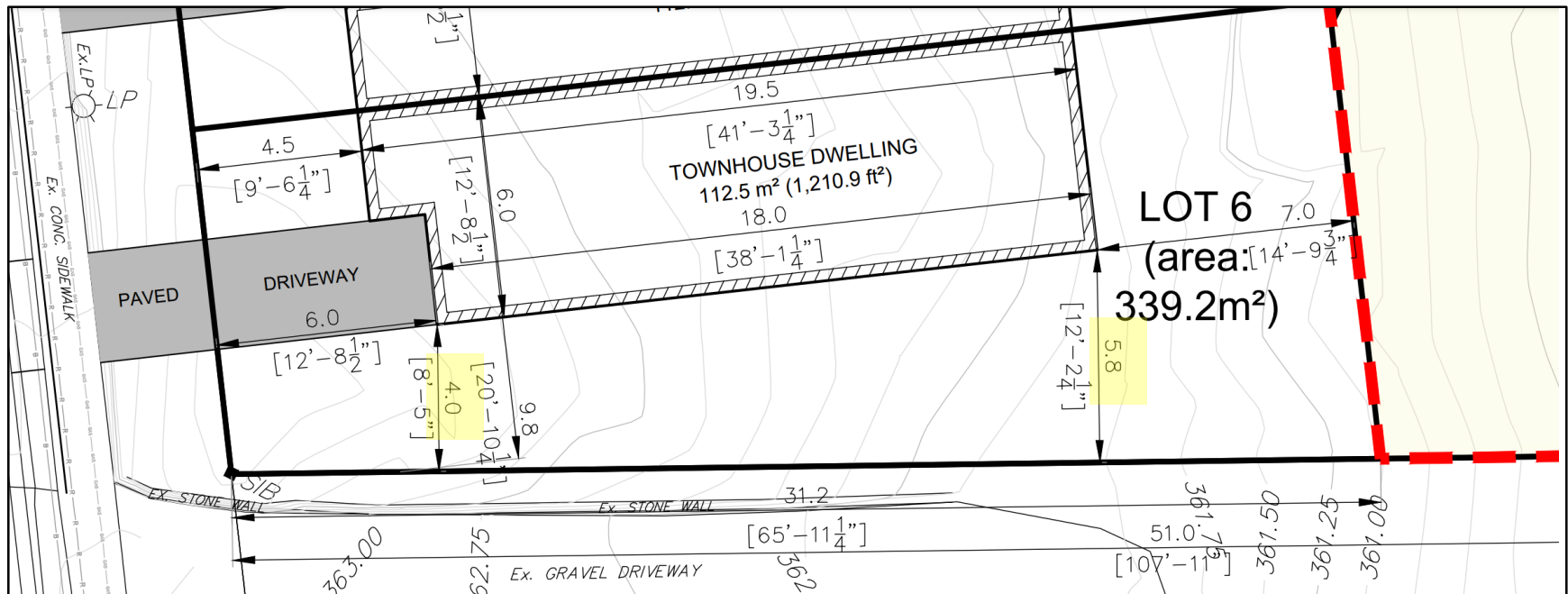
# 1) Paired Driveways

- **Paired Driveways** for Lots 2 and 3, as well as Lots 4 and 5.
- A **minimum of three (3) on-street parking spaces** can still be accommodated to meet the City requirement.
- Provides for a more ‘continuous’ frontage addressing the street, as there will be less curb-cuts along Westwood Drive.



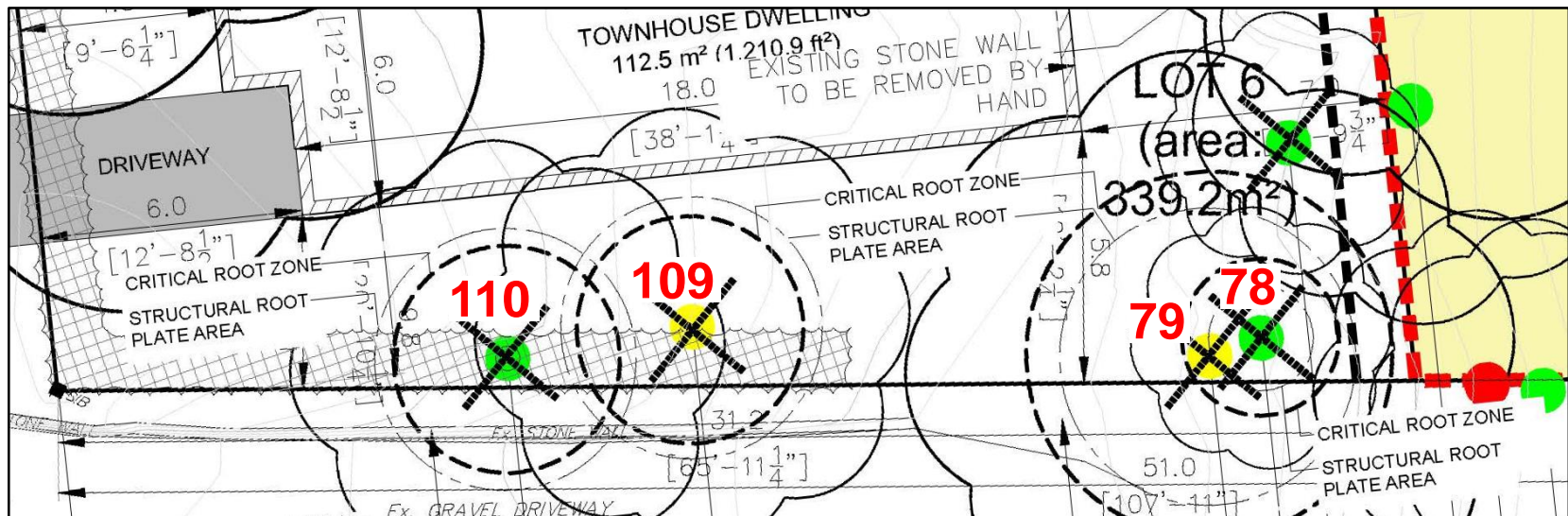
## 2) Increased Side Yard Setback

- The **Side Yard Setback** for Lot 6 (adjacent to 396 Westwood Drive) was increased from 2.5 m to **4.0 m**.
- **An increase of 1.5 metres** since the last iteration, thus exceeding the minimum requirement of 2.5 m in the proposed RES-4 Zone.
- The 4.0 m setback will be added as a Site-Specific Provision to the proposed RES-4 Zone **to ensure it is implemented**.



### 3) Trees

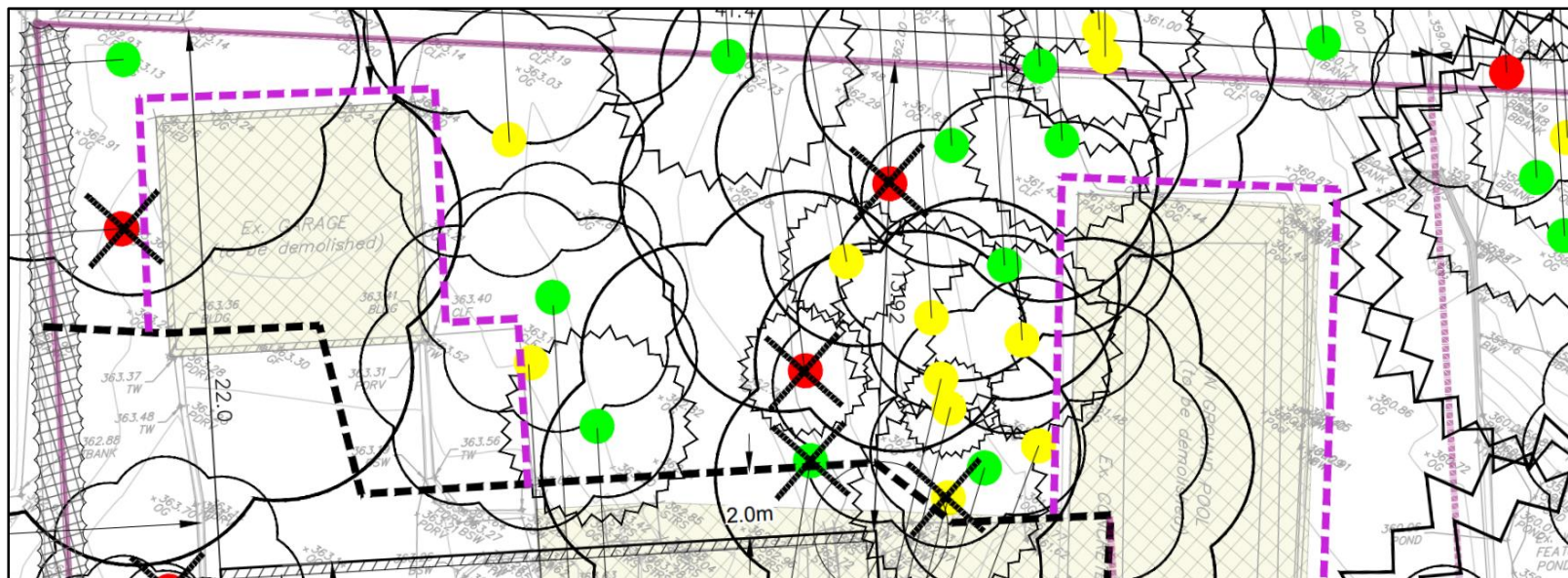
- There are **four (4) existing trees** on Lot 6 along the southern property line.
- The increased Side Yard Setback of 4.0 m will result in the following:
  - **Tag 110** - Likely still be removed due to Construction.
  - **Tag 109** - Likely still be removed due to Construction.
  - **Tag 79** - Likely still be removed due to existing “Beech Bark Disease”.
  - **Tag 78** - Likely preserved now due to separation distance.
- In summary, **3 out of 4 trees** will likely be **removed**.



Excerpt from Tree Preservation / Enhancement Plan (Southern Area)

### 3) Trees (continued)

- A “Tree Protection Area” is **not required** along the southern property line for these four (4) trees compared to the north on Lot 2.
- As per a qualified arborist from Arcadis and City Environmental Staff, there is a **key distinction** between the trees in the **north which requires a “Tree Protection Area”** vs. the south.
- There are approximately **21 existing trees in the north** (Lot 2) that serve a greater ecological function compared to the 4 existing trees to the south (Lot 6).



Excerpt from Tree Preservation / Enhancement Plan (Northern Area)

**Thank you.  
Questions?**