

# 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:

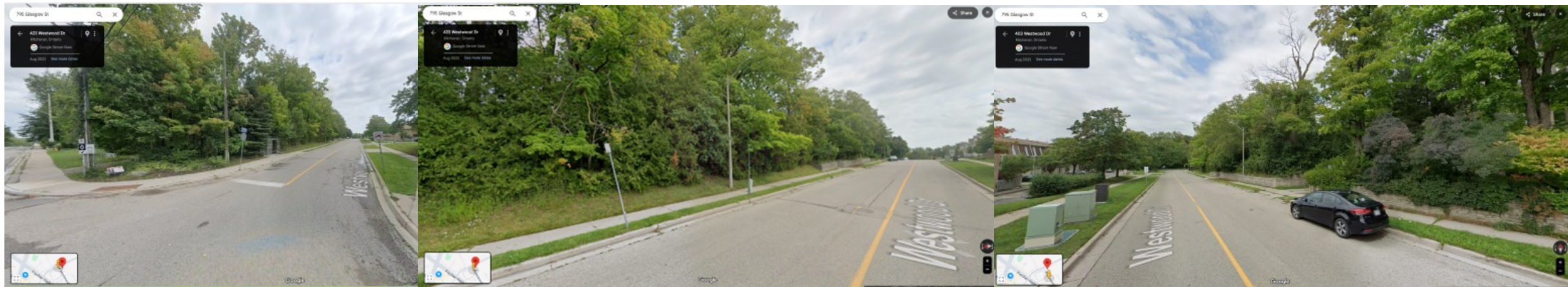
- 1.) Single family houses;
- 2.) Duplexes;
- 3.) (Street facing, cluster-1975 registered Plan) town houses;
- 4.) Stacked town houses.
- 5.) Home sharing; and
- 6.) As-of-right, up to 4 dwelling units for 1.)-3.).

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 3 driveways. Developer's new Concept still causes 396 Westwood major concerns; critical details provided in 396 owners' presentation.**

**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: **Street parking still reduced to 3 spaces**  
with revised proposal of 3 driveways (2 paired + 1 single) for 5 frontages

# driveways possible under Res-1: (following ES January 6<sup>th</sup> presentation)

1 driveway (1 frontage; or, paired, for 2 frontages),  
OR, 2 driveways (1 paired + 1 single) with 3 frontages

➔ it could reduce *further* Westwood congestion

# Development Principles

1. Current/Revised RES-4: **berm with mature trees removed** along front of development area;  
5 street facing townhouses with Res-4 variances; **3 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.

Post Planning: 1.) From ES, only clerical change needed for Lot 1 tree protection to be Res-1.  
2.) Mature treed berm ~front setback. → *More could* be maintained?

2. Develop under current RES-1: **retain (most) 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 paired driveway;  
**potential as-of-right 8 dwelling units**  
Option 3: With Consensus variances:  
3 single family homes, with Res-1 variances/2 driveways;  
**potential as-of-right 12 dwelling units**

# Summary using Planning Committee and Staff Input

- 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; current zoning permits more intensification while maintaining integrity of the urban forest, Westwood streetscape, and neighbourhood. **396 Westwood has development needs that must be met.**
- 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.**
- ➔ **Original (unapproved) 1978 development proposal for 400 Westwood had front-facing townhouses. Now, Res-4 front-facing street houses do not increase as-of-right dwelling unit count over Res-1.**
- ➔ **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. **With clerical change, Lot 1 should stay Res-1; Res-1 on developable land could potentially create more as-of-right dwelling units.**
- 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. **Mature treed berm ~planned front setback of new homes so more could be retained.**
- I ask you to **reject** the plan for 5 townhouses; it further complicates Westwood Drive parking.