

From: andrew szwajca
Sent: Monday, June 30, 2025 1:29 PM
To: Brian Bateman
Subject: 137 Woodhaven

Hello

I would like to get more details on the 137 wood haven proposal. The subject property backs on to our home .

Thanks
Andrew

Sent from my iPhone

From: Glen Miller
Sent: Monday, June 30, 2025 5:47 PM
To: Jason Deneault; Brian Bateman
Subject: 137 Woodhaven Neighbourhood Meeting Lack There Of

Hi Jason

I just got a mail notice about building a semi on 137 Woodhaven , just down from my Street Gerard. It appears the city welcomes a means of getting more taxes out of the ward, however there lacks discussion input from the local residents unless they call or use a computer and Zoom. That walkway from Gerard to Byron probably will never get fixed in my lifetime. This proposal opens up a real can of worms. Our neighbourhood seems to attract absentee landlords, buy the house, convert it to a duplex, don't worry about parking,(I acknowledge it is a requirement for parking, provided they seek approval ,).More importantly,there seems to be a need to call bylaw just to cut the grass or clean the sidewalk of snow (my immediate neighbours on Gerard have done just that two weeks ago, so I have been told the same problem on Maywood).

Some of these changes attract people just to find accomodation, no community participation, no care about the people living in the community. This has been well done on Greenfield, building semi detached. A whole different setting than Woodhaven.

We have a perfectly good community center, **just why can't you take the time and effort to have a meeting there?**

Glen & Sonja Miller
Gerard Ave.

From: Felicia Moore
Sent: Monday, June 30, 2025 10:53 AM
To: Brian Bateman
Subject: 137 Woodhaven Rd (application development)

Hi Brian,

I hope you are well. My name is Felicia Moore. I am 1 of the tenants that live at Woodhaven Rd, Kitchener N2C 1V2.

I live in the basement apartment and the tenant above me is Rachel Bidgood.

We have become aware of this development application and we are both rather surprised. Both myself as well as the tenant above me have been paying rent and have received 0 maintenance for the past year. And the previous years trying to receive maintenance were a nightmare. Not only that but the property conditions are not at all up to standards.

Everytime we try to email and mention maintenance needs we are avoided and ignored yet we receive invoices each month for rent.

Both Rachel and myself were told about this development application by a neighbour which happened to see this in the paper asking if we were aware. We most definitely were not.

We have been kept in the dark and do not agree with this application going through as there are several things that should be resolved prior to that ever being possible.

I could tell you how very wrong this is, the fact this was in planning without our knowledge but I'm sure you would agree if it was you or your family in our position.

Several of the neighbors that live in the neighborhood are now being made aware of this planned development and they do not support it.

This development would affect everyone negatively; decreasing the value of their mature quiet homes, affecting potential sales of their homes, more traffic on a small quiet street, lack of sunlight in people's backyards for their gardens because of the tall building and a parking lot right behind their backyards where they would get to smell carbon monoxide, affecting the enjoyment of their homes. Not to mention myself and the other tenant would be unfairly forced out of our homes, forced to try and find affordable housing that simply does not exist.

This building would be way too big for this space and in between mature quiet homes? Makes 0 sense. The only thing that makes sense here is the landlord seeing how he can make more money while trying to take short cuts and not doing his duty as a landlord when it comes to tenant rights, property maintenance and property standards.

You will be hearing from the other tenant, Rachel Bidgood soon. Just as I know you have already heard from a couple neighbour's in the neighborhood and will be hearing from more.

Please do not allow this to proceed.
Best to you,
Felicia Moore

From: Luke Nyenhui
Sent: Monday, July 7, 2025 2:32 PM
To: Jason Deneault; Brian Bateman; Emily Nyenhuis
Subject: 137 Woodhaven Rd Development

Hi Jason and Brian,

Just reaching out regarding the development proposal.

I live at Woodhaven Rd with my wife and four young children and am grateful to have been able to purchase the house for the purpose of living and raising my family in the community I work in. I wish to support growth, development and generous giving in our community, but I do not support houses being turned into businesses and so I do not support this proposed development in my neighbourhood.

Respectfully,

Luke Nyenhuis

From: Michelle Mac
Sent: Saturday, June 28, 2025 1:06 PM
To: Brian Bateman
Cc: Paul; Jason Deneault
Subject: 137 Woodhaven Rd, Kitchener - Change of Zoning - Application
Number: ZBA25/016/W/BB

Good Morning Mr Bateman:

It has been brought to our attention that a change in zoning has been filed for the property known as 137 Woodhaven Road, Kitchener. We are neighbours of this property, and wish to strongly oppose this application. We attempted to locate a formal form to file with the City, however, could not locate one. Please accept our letter as our formal filing.

Our quiet neighbourhood consists mainly of older, well kept bungalow residences with large, mature trees. By constructing a residence that will tower over our homes will not fit into the landscape of what our neighbourhood has grown to become. Also, it will be a modern building among homes built 70 years ago. This will be an eyesore in the middle of a well established street.

Currently there are 2 families living at 137 Woodhaven Rd, with a total of 3 vehicles. How is it going to be possible to provide parking for 6 families, with possibly more than 1 vehicle per unit? By using street parking? This is not an acceptable solution. Street parking, as you know, is limited to certain times of the year. Will by-law be patrolling to ticket infractions all winter? No, neighbours will need to call by-law continuously, causing friction with these new neighbours.

Is removing the current 2 families of this residence a form of renoviction? The owner has given no consideration to where these families will go. As of the date of the notice in the newspaper, these families were left totally in the dark, not aware of this proposal. It was because of the diligence of another neighbour that they were made aware of the application. Renoviction!

Please inform us how we may be included in the neighbour's meeting on July 22.

Also, please confirm receipt of our email and accept it as our formal filing opposing the rezoning.

We look forward to hearing from you.

Thank you
Michelle and Paul MacDonald

From: Michelle Mac
Sent: Thursday, July 10, 2025 7:23 PM
To: Jason Deneault; Brian Bateman
Subject: 137 Woodhaven Rd, Kitchener Redevelopment

Hi Mr Bateman and Mr Deneault...

I hope you are both doing well.

As you are aware, there is a zoom meeting for the neighborhood on July 22 regarding the redevelopment of 137 Woodlawn Rd, Kitchener.

As mentioned in our earlier email, several residents are elderly and are not comfortable using computers or possibly do not own one. Therefore, we are requesting that the meeting be moved to a public location in order to allow all neighbors to voice their concerns. Within our neighborhood we have locations such as Wilson Ave School or Kingsdale Community Centre.

We hope you will give this serious consideration.

Thank you

Michelle and Paul MacDonald

From: KELLY LAIRD
Sent: Wednesday, July 2, 2025 6:27 PM
To: Brian Bateman
Subject: 137 Woodhaven Rd.

Hello,

I am not sure the process of this but I have received mail about the development proposal on 137 Woodhaven rd. My husband and I would like to appeal or discuss our thoughts about this. There are currently an abundance of rentals in this area that are not taken care of at all. We moved to this area 20 years ago because we loved how quiet it was, the mature trees and the beauty of the neighbourhood. Now it looks rundown on many lots due to too many people jammed into one house, cars are parked on the lawns, many don't cut their lawns or trim hedges or keep up with the yard work. Garbage cans sit out for almost a week and garbage is constantly littering the neighbourhood. We would absolutely not want to see that development as we know it would end up looking like trash eventually.

Also to note, the concept drawing looks completely out of place in this neighborhood.

We would be available by email for further discussion.

Thanks,

Sent from my iPad

From: andrew szwajca
Sent: Sunday, July 6, 2025 6:09 PM
To: Brian Bateman; jason.denault@kitchener.ca
Cc: Andrew Szwajca
Subject: 137 woodhaven road

Dear Brian and Jason

I am writing to express my strong opposition to the proposed project on 137 Woodhaven road. As a nearby resident and property owner, I am deeply concerned about the negative impact this project will have on our neighbourhood.

Firstly, the project will significantly affect the value of residential properties adjoining the proposed site. The increase in people on the property will inevitably lead to more noise complaints and strain community relations. In addition, we can reasonably expect an increase in garbage and litter, which will further detract from the character and cleanliness of the neighbourhood.

Traffic is another serious concern. Woodhaven Avenue and surrounding streets already experience congestion during peak times, and adding a high-traffic development will only worsen this problem, creating safety risks for residents, pedestrians, and children in the area.

It is important to note that the neighbouring property owners are not supportive of this project and do not agree with proceeding further. We believe it is essential to preserve the residential nature and quiet enjoyment of our neighbourhood rather than introduce elements that will disrupt it.

I respectfully request that you reconsider and oppose this project in order to protect the character, property values, and quality of life in our community.

Thank you for your time and attention to this matter.

Sincerely,

Andrew Szwajca

From: Elizabeth Leacock on behalf of Internet - Council (SM)
Sent: Wednesday, July 9, 2025 5:26 PM
To: Jason Deneault
Cc: Brian Bateman
Subject: Feedback for 137 Woodhaven Dev't
Attachments:

Jason,

If you'd like to call her back, her number is

Thanks,

Elizabeth Leacock

Constituency Assistant to Council

Office of the Mayor and Council | City of Kitchener

519.783.8158 | TTY 1-866-969-9994 | elizabeth.leacock@kitchener.ca



NOTICE: The City of Kitchener is modernizing its phone system, and beginning **November 18, 2024** you can reach me directly at **519-783-8158**.



Confidentiality Notice: This email correspondence (including any attachments) may contain information which is confidential; privileged; and/or exempt from disclosure under applicable law. It is intended only for the use of the designated recipient(s) listed above. Any unauthorized use, distribution or disclosure is strictly prohibited. If you are not the intended recipient, or have otherwise received this message by mistake, please notify the sender immediately by replying via email, and destroy all copies of this original correspondence (including any attachments). Thank you for your cooperation.

From: LAMENSKI L (External) <noreply@skype.voicemail.microsoft.com>
Sent: Tuesday, July 8, 2025 12:20 PM
To: VG-CouncilOverflowVM <VM-CouncilOverflow@kitchener.ca>
Subject: Shared Voicemail (Jason Deneault Overflow CQ)

good afternoon message for Jason Deneault at 137 Woodhaven Road where there's a proposed development I'd like to say that I am totally against this proposal. My phone number is [redacted] thank you very much, bye-bye.

You received a voice mail from [LAMENSKI L](#).

From: glenm
Sent: Sunday, July 13, 2025 6:43 PM
To: Brian Bateman; Jason Deneault
Subject: File Manager -137 Woodhaven
Attachments: [Scan_0068.pdf](#)

Glen and Sonja Miller from . I am forwarding a copy of a signed petition, self explanatory, those that signed pretty well agreed with the statement read on the attached first page. Not sure if the ID # on the card is specific to us

From: Linda Zettel
Sent: Sunday, July 13, 2025 10:21 PM
To: Brian Bateman
Subject: Fw: 137 Woodhaven Road Zoning Change Application

From: Linda Zettel
Sent: Sunday, July 13, 2025 10:02 PM
To: jason.denault@kitchener.ca <jason.denault@kitchener.ca>; brian.batement@kitchener.ca <brian.batement@kitchener.ca>
Subject: RE: 137 Woodhaven Road Zoning Change Application

Dear Jason and Brian

I am writing as a concerned resident of Woodhaven Road, Kitchener to express my strong opposition to the proposed zoning change for the property located at 137 Woodhaven Road, Kitchener.

This property is currently zoned for RES-2, and the proposed change to RES-4 is not compatible with the character of our neighbourhood. I am concerned that allowing this change would set a precedent that could undermine the integrity of our community's zoning plan and harm our quality of life.

I am against this for the following reasons:

This neighbourhood consists of mainly bungalow family dwellings. While I understand the need for additional housing, what the owner is proposing does not esthetically fit in the neighbourhood. When I am out walking in the neighbourhood, I can count less than 10 houses that are a side split or 2 story home.

I believe building six units on this property will create significant parking issues. Given the lot size, it is highly unlikely there will be enough space to accommodate parking for six units, especially if each unit houses more than one vehicle. Furthermore, the street in front of the property has already been narrowed as part of the city's "traffic calming" initiative. This has made navigation more difficult, particularly for emergency vehicles, delivery services, and snow removal in winter months.

The current owner's ongoing lack of maintenance of the existing two units on the site are already poorly managed. This raises serious doubts about the owner's ability or willingness to properly maintain six units. If two units are not being responsibly cared for now, expanding to six will only worsen the situation and further degrade the character and appearance of our neighborhood.

Privacy of surrounding bungalow-style homes, which were designed for low-density, single-family living will be affected. The added height, density, and number of occupants in a multi-unit structure would lead to increased noise, traffic, and direct views into neighbouring yards and windows. This would significantly disrupt the quiet enjoyment and privacy that current residents have come to expect in this established residential area.

This development would also result in the displacement of two long-term tenants, who currently reside in the existing units. These individuals have made this neighbourhood their home and forcing them out for redevelopment not only disrupts their lives but undermines the stability and community spirit that long-term residents contribute. Displacing long-term tenants to make room for higher-density profit-driven development is deeply concerning and contrary to the values of a respectful, inclusive neighbourhood.

Adding four additional units to this property will place added strain on local infrastructure, particularly garbage collection and sewer capacity. With six households instead of two, there will be significantly more garbage, leading to concerns about garbage overflow, litter, and pests if not managed properly. The increased load on the sewer system may also lead to long-term issues, especially in our older residential neighbourhood which was not designed for high-density use.

The proposed zoning change and development would likely lead to a decline in property values for surrounding homes, including my own. Increased traffic, noise, reduced privacy, poor maintenance history, and infrastructure strain all contribute to a less desirable living environment. Prospective buyers are less likely to invest in a neighbourhood where multi-unit buildings disrupt the established residential character and where property upkeep is already a known issue.

A development of six units will inevitably bring more residents, vehicles, and general activity, resulting in significantly increased noise levels. This is especially concerning in a neighbourhood currently made up of quiet, single-family bungalows. The additional noise from multiple households, visitors, and increased vehicle traffic will disrupt the peaceful atmosphere that residents value and expect in this residential area.

While the proposal indicates 6 residential units, there is no clear information on expected occupancy per unit. If each unit houses 3 to 5 residents, this could mean 18 to 30 new people on a lot previously zoned for a single family. This scale of change would significantly impact traffic, noise, parking availability, and infrastructure load in our neighbourhood.

In conclusion, this proposed development is incompatible with the surrounding neighbourhood in both scale and function. It poses numerous challenges to quality of life, infrastructure, safety, and housing stability. I respectfully urge you to reject this zoning change and preserve the integrity of our community.

Thank you for your attention to this matter.

Sincerely,

Linda Zettel
Woodhaven Road
Kitchener, ON

From: Pete and Barb Smola
Sent: Wednesday, July 2, 2025 10:36 AM
To: Brian Bateman
Subject: Fwd: Proposed Development in our Neighbourhood

Hello Brian,

I am sending you a copy of the email which I sent to our Councillor, Jason Deneault. Please read it. It is regarding the Proposed Development at 137 Woodhaven Road, Kitchener. It will tell you our reaction to this proposal. Thank you.

Peter and Barbara Smola
Gerard Ave., Kitchener, ON. N2C2A1

----- Forwarded message -----

From: **Pete and Barb Smola**
Date: Wed, Jul 2, 2025 at 9:31 AM
Subject: Fwd: Proposed Development in our Neighbourhood
To: <jason.deneault@kitchener.ca>

----- Forwarded message -----

From: **Pete and Barb Smola**
Date: Wed, Jul 2, 2025 at 9:20 AM
Subject: Proposed Development in our Neighbourhood
To: <jason.denault@kitchener.ca>

Good morning Jason,

We have received the notification of the proposed development at 137 Woodhaven Road. We are not in favour of this, as we have watched what has happened on the numbered avenues between Wilson Ave and Kingsway, and know that this would open the door to the same thing happening in our area.

Would you be willing to call an in-person meeting at the Kingsdale Community Centre for us to discuss this with you and our neighbours? Many of us are seniors. We are much more likely to attend an in-person meeting than a virtual Zoom meeting. In any case, it would be good to have the option.

Thank you for your consideration.

From: Alex Heim
Sent: Saturday, July 12, 2025 11:01 AM
To: Brian Bateman
Cc: jason.denault@kitchener.ca
Subject: Letter of opposition: 137 Woodhaven Road Rezoning application

Hi Brian,

I'm writing to express my opposition to the proposed rezoning of 137 Woodhaven from RES-2 to RES-4.

Let me start by acknowledging that I support the city's efforts to expand housing options and create more affordable homes in our growing community. I commend Council's unanimous 2024 decision to allow up to four units on residential lots. This struck a thoughtful balance between increasing density and preserving the residential character of our neighbourhoods. It's been encouraging to see well-executed backyard units and 3-4 unit conversions that align with existing bylaws.

However, the current proposal for 137 Woodhaven is seeking to increase from two existing units to six is, in my view, excessive. Rather than working within the recently expanded bylaw allowances, the applicant is seeking to go significantly beyond them. The addition of four new units, two per side in the proposed structure, on a modestly sized lot appears to prioritize maximum rental income over community fit and responsible planning.

To achieve this density, the applicant proposes building both upward and outward. This introduces serious concerns about setting precedent. If approved, what's to prevent other landlords in the neighbourhood from seeking similar rezonings? Many rental properties are already investing and adding backyard and basement units under current guidelines. Allowing this kind of intensification risks triggering a domino effect that could permanently alter the character of our area.

As a homeowner on Gerard Avenue, I value the thoughtful, gradual evolution of our neighborhood—where homeowners and landlords alike have been able to add units without resorting to rezonings. This proposal crosses a line, not because it adds housing, but because it does so in a way that conflicts with the spirit of the zoning and official plans intended to guide sustainable, community-minded development.

Granting this exception appears to benefit a single landlord's bottom line at the expense of long-term neighborhood cohesion and character. I urge the committee to reject this proposal.

Alex Heim



Outlook

RE: 137 Woodhaven, Kitchener

From Brian Bateman <Brian.Bateman@kitchener.ca>

Date Fri 9/19/2025 3:19 PM

To 'Andy Schilling'

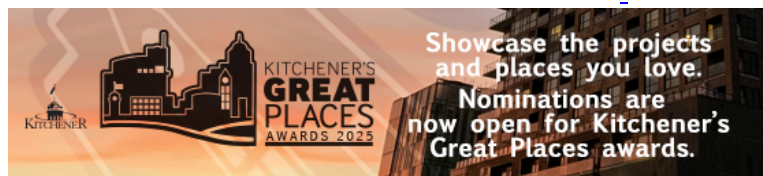
Hi Andy,

Thank you for the email. I will include your comments in the staff report that will be seen by council members.

Brian Bateman, MCIP, RPP**Senior Planner**

City of Kitchener

519-783-8905, TTY 1-866-969-9994



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30t

From: Andy Schilling

Sent: Friday, September 19, 2025 3:18 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: 137 Woodhaven, Kitchener

You don't often get email from

Hi Brian,

I drove by 137 Woodhaven today and don't like the proposal to build a building that doesn't match the neighbourhood. I believe it will not fit in and depreciate the surrounding property values.

Thanks in advance!

Andy Schilling

Cait Ave,

Kitchener, ON N2C 1G3

TIME SENSITIVE:

PETITION TO STAY DEMOLITION OF PROPERTY 137 WOODHAVEN RD., KITCHENER, ON. N2C 1V2.

This Petition is intended to:

TO AVOID HOMELESSNESS AND HARDSHIP.

PROTECT THE RESIDENTIAL AREA BY LIMITING TRAFFIC, NOISE, GARBAGE, TRANSIENT TENANCY, PARKING DIFFICULTY, INCREASE TO AREA TAXES, LOWERING OF MARKET VALUES OF PROPERTIES.

1. Seeking community support to halt the application for demolition of 137 Woodhaven Road, Kitchener. Application made by SBM LTD OWNER: As a numbered company # 2394608 Ontario Inc., owned by, Mr. Michael Lau of Toronto.

Under county ordinances, we, the tenants, are requesting a stay of this action.

The possibility of a stay is available if there is enough community support.

The tenants of the property intend to provide the City with that support; we already have ten (10) residents in the area offering to add their signature to prevent this action.

You wouldn't be required to physically do anything other than add your name as support. The deadline of July 14th is approaching quickly. Time is of the essence! The parties involved are hoping we won't garner support to halt this action.

Some of the socio-economic effect to the residential area are:

a) Increases traffic and noise with increased need for parking in an area where the road is already one lane. Additionally, there is a right of way at that location. The lot is small therefore parking for a minimum of 6 vehicles would be tight. Any other vehicles would need to park on the street.

b) Increased garbage- attracting vermin.

c) Apartment buildings typically see more transient tenancy.

d) Possibility of increased property taxes as more services are required.

e) Possibility of property values in the neighborhood lowering as the comps show in areas with mass rental.

f) The privacy of surrounding properties will be impeded by the addition of a multi-story building.

g) I have personally lived at this address and worked in this community for the past 8 years, this is my community, this is my home. The search for affordable rental has been fruitless to date. Two families are affected by this action and homelessness is seriously feared.

Repairs have been often made by tenants. At times it has been a struggle to get repairs addressed however, this week, some requests have been satisfied.

Would the intended owner or rental company address any negative issues related to the nuisance effect of this new building in the future? That remains to be seen.

Would you be kind enough to add your name today?

2. Parking at the proposed property would increase noise, aside from being an eyesore for the neighbors opposite with a view of garbage cans and vehicles. The property values of the homes in the area could certainly be affected and lowered.
3. Homelessness – The demolition of the properties would affect 2 families. The current high rents increase the probability of homelessness for these families. An active search for adequate accommodation has proven fruitless to date as we continue to cover all avenues to avoid homelessness.

Respectfully I thank you for your time and ask you to consider adding your signature as support.

Thank you!

Rachel Bidgood

PETITON TO STAY DEMOLITION OF 137 WOODHAVEN ROAD

PROPOSED BY SBM LTD OWNER: AS A NUMBERED COMPANY # 2394608 ONTARIO INC

NAME

ADDRESS

RACHEL BIDGOOD

[Signature]

CONNOR LEDDY

[Signature]

LICIA MOORE

Juliana Moore

Linda Zettel

[Signature]

Austin Edwards

[Signature]

Adrian

Wade Sempus

W. MARTIN

[Signature]

Beta Martin

Chris Stebbles

JEFF Ballant *JMB*

Natalie McColough AmColough

Sean Gagné

Lynn Cober

Kelly Hentges *Kelly Hentges*

Wes Heer

Judy Heer

Kerry Heer

JD Rojas

Rachel Garreau

Cassandra Garreau

Austin Kim

Janice Vot

Mary Ann Donovan

Blady Young

Cory Young

Michelle MacDonald

Yasmin Kanani

~~Paul Marshall~~

Diane Hoffarth

LOIS LEMANSKI

Karen Mace

LARRY GOSCH

Kristen Parrott

Maurzen Gabourie

Jared Kingland

Simone Wilson

GARY MARCK

Brian Collier

JOANN MARTIN

Julie Nyhus

Meaghan Ulmer-Hunt

Jonathan Collins

Karla Garisto 25?

CARA VICKERS 2

Edward Kramcynski

Talanta Kramcynska

er

er

0

Name

Glen & Sonya Miller *AM*

Paul Vande

Josh Weir

Kelly Laird

Margarita Schultz

Gaganjeep Singh

Shubhangi Dhuri

ERIC HUNTER

BILL WEIR

Burgundy Young

GARRETT BOWEN

Angela Pitter

Marilyn Colquhoun *of Goffe*

~~moreover~~
Loren Coker

DEAR SMOHA ES.

Joseph Ross

Allen

Phil B...

Paul & Lynn Bartlett

enb
1,3

From: Jason Deneault
Sent: Monday, June 30, 2025 6:41 PM
To: Glen Miller; Brian Bateman
Subject: Re: 137 Woodhaven Neighbourhood Meeting Lack There Of

Good evening Glen,

Being that I'm on vacation this week, I'll keep my response short and repond later this week.

It is our planning department that schedules the meetings online. Staff find this is the most convenient and accessible way for majority of residents to participate.

Jason

Jason Deneault
Ward 3 City Councillor
Jason.Deneault@kitchener.ca
226-751-4162

From: Glen Miller
Sent: Monday, June 30, 2025 5:46:58 PM
To: Jason Deneault <Jason.Deneault@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 137 Woodhaven Neighbourhood Meeting Lack There Of

Hi Jason

I just got a mail notice about building a semi on 137 Woodhaven , just down from my Street Gerard. It appears the city welcomes a means of getting more taxes out of the ward, however there lacks discussion input from the local residents unless they call or use a computer and Zoom. That walkway from Gerard to Byron probably will never get fixed in my lifetime. This proposal opens up a real can of worms. Our neighbourhood seems to attract absentee landlords, buy the house, convert it to a duplex, don't worry about parking,(I acknowledge it is a requirement for parking, provided they seek approval ,).More importantly,there seems to be a need to call bylaw just to cut the grass or clean the sidewalk of snow (my immediate neighbours on Gerard have done just that two weeks ago, so I have been told the same problem on Maywood).

Some of these changes attract people just to find accomodation, no community participation, no care about the people living in the community. This has been well done on Greenfield, building semi detached. A whole different setting than Woodhaven.

We have a perfectly good community center, **just why can't you take the time and effort to have a meeting there?**

Glen & Sonja Miller
Gerard Ave.

From: Felicia Moore
Sent: Monday, July 7, 2025 5:49 PM
To: Brian Bateman
Subject: Re: 137 Woodhaven Rd (application development)

Hi Brian,

I appreciate you reaching out in regards to my email. As much as I also appreciate you sharing my concerns with the owner/ landlord, I am most certain that he does not personally care how it would affect myself or the other tenant otherwise we would have been told sooner. I don't want to only put that responsibility on the owner I definitely have to put the blame on ACSO property management. We were not shown that respect and we were not shown the respect of receiving basic maintenance while our money is continued to be taken for rent for the past year now and are now having to go through the Landlord and Tenant board. After learning about this development application it all makes sense now why he doesn't care to put money into the house if he has plans to try to tear it down and build something new in order to put more units in place so he can make more money. We would be forced out of our home and given 90 days that's what will happen if this application proceeds.

Thanks for your time.

Felicia Moore

On Mon, Jul 7, 2025, 3:44 p.m. Brian Bateman <Brian.Bateman@kitchener.ca> wrote:

Hi Felicia,

Thank you for the email and for sharing your thoughts. Sorry to hear that you weren't informed by the owner. I will pass along your comments to the applicants/owner and hopefully they will reach out to you and the other tenant about their proposal and how this may affect you.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-783-8905, TTY 1-866-969-9994



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30t

From: Felicia Moore _____
Sent: Monday, June 30, 2025 10:53 AM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 137 Woodhaven Rd (application development)

Hi Brian,

I hope you are well. My name is Felicia Moore. I am 1 of the tenants that live at [Woodhaven Rd, Kitchener N2C 1V2](#).

I live in the basement apartment and the tenant above me is Rachel Bidgood.

We have become aware of this development application and we are both rather surprised. Both myself as well as the tenant above me have been paying rent and have received 0 maintenance for the past year. And the previous years trying to receive maintenance were a nightmare. Not only that but the property conditions are not at all up to standards.

Everytime we try to email and mention maintence needs we are avoided and ignored yet we receive invoices each month for rent.

Both Rachel and myself were told about this development application by a neighbour which happened to see this in the paper asking if we were aware. We most definitely were not.

We have been kept in the dark and do not agree with this application going through as there are several things that should be resolved prior to that ever being possible.

I could tell you how very wrong this is, the fact this was in planning without our knowledge but I'm sure you would agree if it was you or your family in our position.

Several of the neighbors that live in the neighborhood are now being made aware of this planned development and they do not support it.

This development would affect everyone negatively; decreasing the value of their mature quiet homes, affecting potential sales of their homes, more traffic on a small quiet street, lack of sunlight in people's backyards for their gardens because of the tall building and a parking lot right behind their backyards where they would get to smell carbon monoxide, affecting the enjoyment of their homes. Not to mention myself and the other tenant would be unfairly forced out of our homes, forced to try and find affordable housing that simply does not exist.

This building would be way too big for this space and in between mature quiet homes? Makes 0 sense. The only thing that makes sense here is the landlord seeing how he can make more money while trying to take short cuts and not doing his duty as a landlord when it comes to tenant rights, property maintenance and property standards.

You will be hearing from the other tenant, Rachel Bidgood soon. Just as I know you have already heard from a couple neighbour's in the neighborhood and will be hearing from more.

Please do no allow this to proceed.

Best to you,

Felicia Moore



RE: Notice of Proposed Development at 137 Woodhaven Road

From Brian Bateman <Brian.Bateman@kitchener.ca>

Date Tue 9/16/2025 3:15 PM

To 'Yasmin Nadia'

Hi Yasmin,

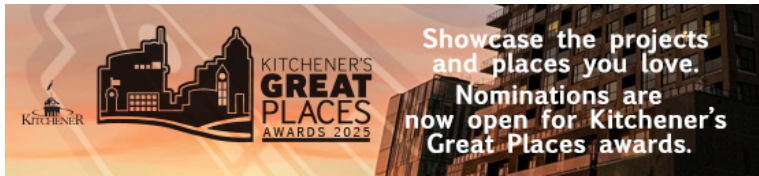
I just wanted to follow up with you to say I found the several emails you had sent me earlier. They were sitting in my Junk folder. Not sure why they went there. Hope to see you at the site meeting.

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener

519-783-8905, TTY 1-866-969-9994



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From: Yasmin Nadia

Sent: Monday, July 21, 2025 8:17 AM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Fwd: Notice of Proposed Development at 137 Woodhaven Road

You don't often get email from .

Hello Brian,

I'm reaching out for the third time, as I have not received a response from either you or Jason Deneault regarding my concerns for the rezoning of 137 Woodhaven road. As far as I'm aware, most of my neighbours received a response from you stating you would add their concerns to the file. I hope my concern can also be included. Please see the email below - I had sent the original email on July 4 and the first follow up on July 14 to ensure it fell within the required time frame.

Thank you.

Yasmin Kanani

----- Forwarded message -----

From: Yasmin Nadia

Date: Mon, 14 Jul 2025 at 12:11

Subject: Fwd: Notice of Proposed Development at 137 Woodhaven Road

To: <Brian.Bateman@kitchener.ca>, <Jason.Deneault@kitchener.ca>

Hello Brian and Jason,

I'm following up on the email below (sent July 4th) to ensure it was received and our concerns have been noted as per the July 14th deadline.

Thank you.

----- Forwarded message -----

From: **Yasmin Nadia**

Date: Fri, 4 Jul 2025 at 14:27

Subject: Notice of Proposed Development at 137 Woodhaven Road

To: <brian.bateman@kitchener.ca>, <jason.deneault@kitchener.ca>

Dear Brian Bateman, File Manager & Jason Deneault, City Councillor - Ward 3

We are writing to formally express my opposition to the proposed development of a six-unit residential building (RES-4 zoning) in our neighborhood, located at 137 Woodhaven road, which is currently designated RES-2.

As residents of this community, who live across the street from the proposed development on Woodhaven, we are deeply concerned about the impact this development would have on the character, safety, and functionality of our neighborhood. The area is currently composed entirely of single-story bungalows. The proposed development would significantly alter the scale and nature of the community, introducing a level of density that is inconsistent with the existing residential landscape and change the vibe of a neighbourhood we have grown to love.

There are several key concerns I wish to highlight:

1. **Neighborhood Character and Zoning Compatibility**

The current zoning (RES-2) reflects the low-density, family-oriented character of this neighborhood. A 6-plex building, especially one that is two stories or taller, would stand in stark contrast to the existing homes and disrupt the architectural cohesion and visual continuity of the street. This is particularly true given that the proposed development would be sandwiched between two single-story bungalows—making the height and scale disparity even more visually jarring. The resulting aesthetic imbalance would be off-putting and have a direct negative impact on the homeowners immediately adjacent to the site.

2. **Precedent Setting**

Allowing this type of development in a RES-2 zone sets a concerning precedent that could lead to further intensification in areas not designed for it. It risks undermining the integrity of this neighbourhood and opens the door to more aggressive rezoning applications in established low-density neighborhoods. This concern is especially relevant given that several high-rise buildings and apartment complexes are already under construction nearby. These developments, which are located on Weber street nearby, are better suited to handle increased density and should more than meet the area's housing intensification goals—without compromising the distinct residential character of existing RES-2 zones.

3. **Impact on Property Values**

Introducing a high-density development into a street of single-story, bungalow homes may have a negative impact on surrounding property values. Homeowners who have invested in the stability and character of the area may see reduced market desirability as the neighborhood becomes increasingly inconsistent in form and function. At a time when the cost of living is rising and many families have made significant financial investments to

maintain and improve their homes, it is particularly disheartening to see those efforts potentially undermined by decisions that benefit large developers or corporate landlords. These changes can create real financial harm for individual property owners who lack the resources and influence of large-scale real estate interests.

4. Privacy and Shadowing Concerns

A two-story, multi-unit building would overlook the backyards and living spaces of surrounding homes, many of which are single-story and not designed with such proximity in mind. This raises significant concerns about the loss of privacy and potential shadowing effects, particularly in the winter months when sunlight is already limited. The disruption to natural light, combined with the feeling of being constantly observed, can meaningfully affect the well-being and quality of life of nearby homeowners who chose this neighborhood for its quiet, open, and private environment.

5. Safety Concerns for Children and Pedestrians

This neighbourhood, which includes multiple schools and an EarlyON drop-in centre, is home to many young families. Children frequently walk, bike, and play in and around our streets. The area is also regularly used by pedestrians walking their dogs, riding bicycles, or simply enjoying the neighborhood. Increasing density without appropriate infrastructure, traffic calming measures, and parking controls heightens the risk to all pedestrians and creates an environment that feels less safe and less accessible for those who live here.

6. Traffic and Parking Pressure

Our street is already congested, with cars regularly lining the road as well as busy traffic that looks to avoid the congestion of Fairway/Courtland. A development of this size would introduce significantly more vehicles—both residents' and visitors'—exacerbating parking shortages and increasing traffic flow on a street that is not equipped to handle it. Not to mention, there has been consistent construction in and around our neighbourhood for years, limiting how traffic flows and this development would mean that yet again we have to put up with construction that will create havoc for all who reside here.

7. Lack of Justification for Rezoning

At this early stage in the notice process, no rationale has been provided to explain why this specific location—within a stable, low-density residential neighborhood—has been selected for redevelopment and increased density. Given that there are already several high-density projects nearby, and that the existing community has not expressed a need or desire for this kind of change, the proposal appears both unneeded and out of step with thoughtful, strategic urban planning. Moving forward without community support or a clear public interest risks undermining trust in the city's development process.

8. Infrastructure and Environmental Strain

Additional residential units place a greater burden on city infrastructure, including waste collection, water and sewage systems, and the regular maintenance of roads and sidewalks which are currently not being kept up with. Furthermore, the proposal involves demolishing a perfectly good, existing home—an act that is inherently unsustainable given the environmental costs associated with construction waste, resource consumption, and carbon emissions. Rebuilding on this site without a clear, compelling need disregards principles of sustainable development and responsible stewardship of resources.

9. Displacement of Existing Residents

The property in question is currently home to two families who would be displaced by this redevelopment. In a housing market that is already strained, and during a time of economic uncertainty, forcing families to leave their homes to make way for higher-density development raises serious concerns. Redevelopment should not come at the cost of displacing existing, contributing members of the community—especially when the

proposed project does not address affordability or an urgent housing need in this specific location

We understand and support the need for diverse and affordable housing across the city. However, we believe such developments should be carefully planned in appropriate zones where the infrastructure, density, and building types already support them. A spot zoning amendment in a quiet, family-focused neighborhood undermines the planning process and sets a concerning precedent.

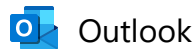
We respectfully urge the City of Kitchener to reject this proposal and to preserve the integrity of our neighborhood. We would also appreciate being kept informed of any opportunities outside of the July 22nd meeting to voice our concerns. We hope this forum on July 22nd is taken seriously and not just a horse and pony show when a decision regarding the development has already been made in advance - we value our time and hope you do as well.

If you would be so kind to acknowledge you've received this email, we would genuinely appreciate it.

Thank you for your time and thoughtful consideration in this matter.

Sincerely,

Kyle Lackenbauer & Yasmin Kanani



RE: Rezoning Woodhaven

From Brian Bateman <Brian.Bateman@kitchener.ca>

Date Thu 9/18/2025 10:37 AM

To 'Borsodi, Lorri' ; Jason Deneault <Jason.Deneault@kitchener.ca>

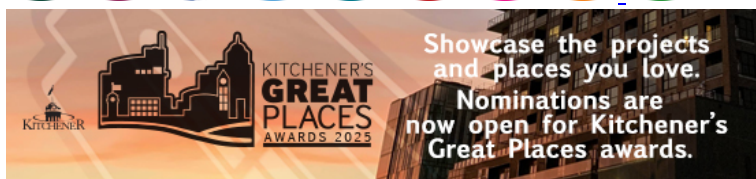
Cc

Thanks, Lorri.

Brian Bateman, MCIP, RPP**Senior Planner**

City of Kitchener

519-783-8905, TTY 1-866-969-9994



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From: Borsodi, Lorri**Sent:** Thursday, September 18, 2025 10:15 AM**To:** Jason Deneault <Jason.Deneault@kitchener.ca>; Brian Bateman <Brian.Bateman@kitchener.ca>**Cc:****Subject:** Rezoning Woodhaven

Please add to email correspondence

Murray & Dorothy Thomas

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Si vous ne souhaitez pas recevoir davantage de communications électroniques des ventes et du marketing de Marsh, veuillez envoyer un courriel à « _____ avec le mot « unsubscribe » (se désinscrire) dans l'objet pour vous désinscrire.



RE: Update email address please

From Brian Bateman <Brian.Bateman@kitchener.ca>

Date Fri 9/26/2025 11:25 AM

To Kelly Laird

Received - thanks

Brian Bateman, MCIP, RPP
Senior Planner
City of Kitchener
519-783-8905, TTY 1-866-969-9994

Kitchener.ca/GreatPlaces – Open until April 30t

-----Original Message-----

From: Kelly Laird

Sent: Tuesday, September 23, 2025 1:38 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Update email address please

[You don't often get email from
<https://aka.ms/LearnAboutSenderIdentification>]

Learn why this is important at

Hi Brian,
Can you please update our email address please.
It's Kelly & Jamie Laird, Woodhaven Rd.

I want to be sure I don't miss any updates on the street info.

Thanks!

Sent from my iPad