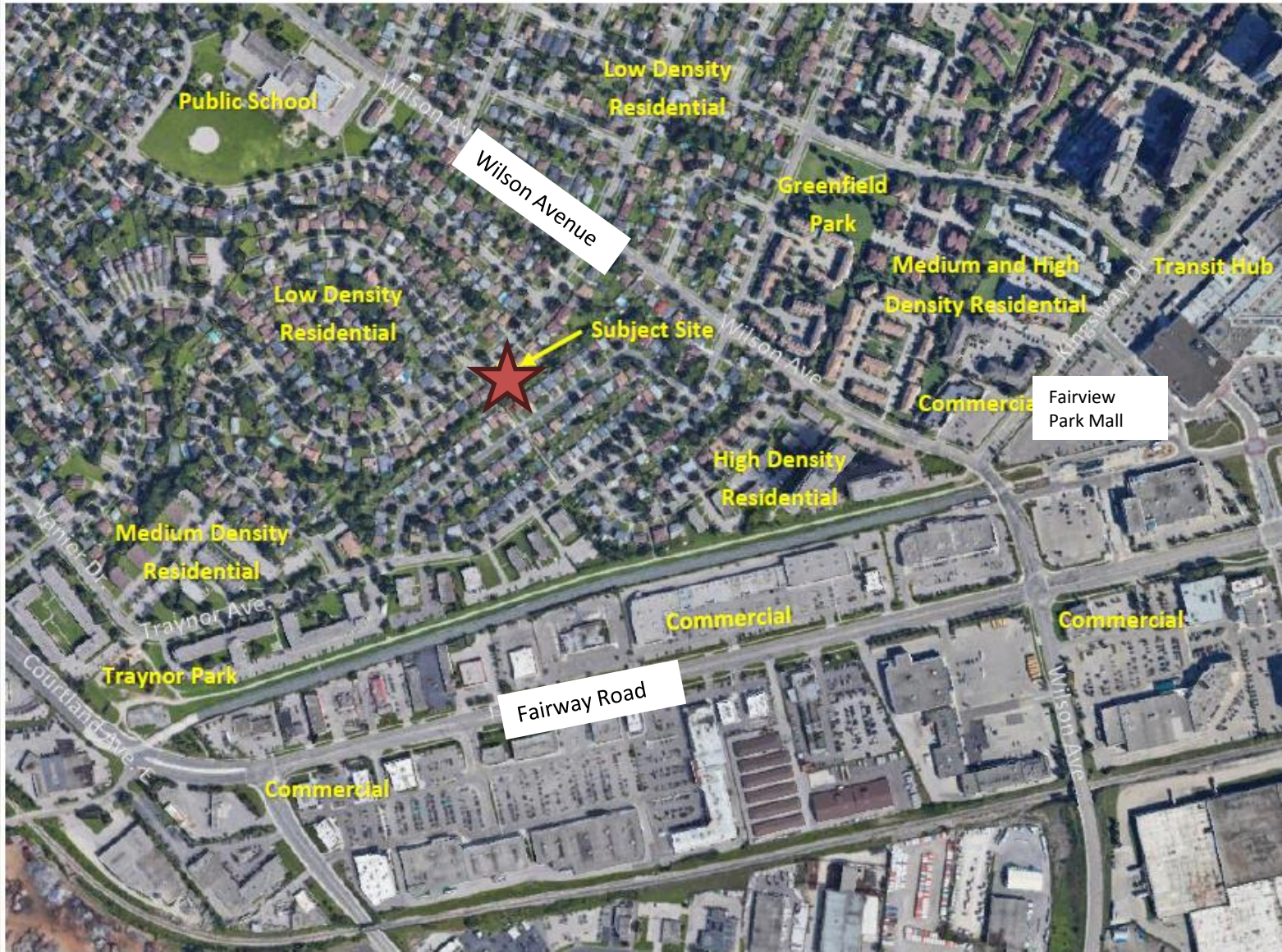


137 Woodhaven Road

Zoning By-law Amendment Application
ZBA25/016/W/BB

Planning & Strategic Initiatives Committee
October 27, 2025

Site & Surrounding Context



Conceptual Site Plan

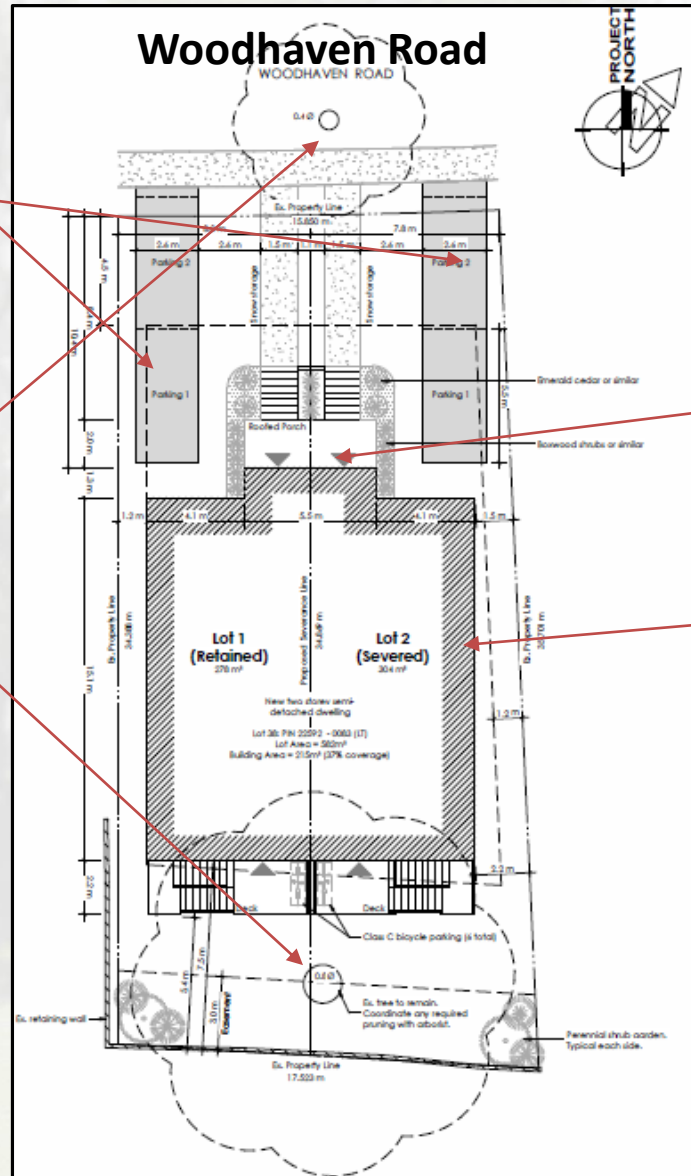


Offset Single wide Driveways

Trees to be retained

Front Porches

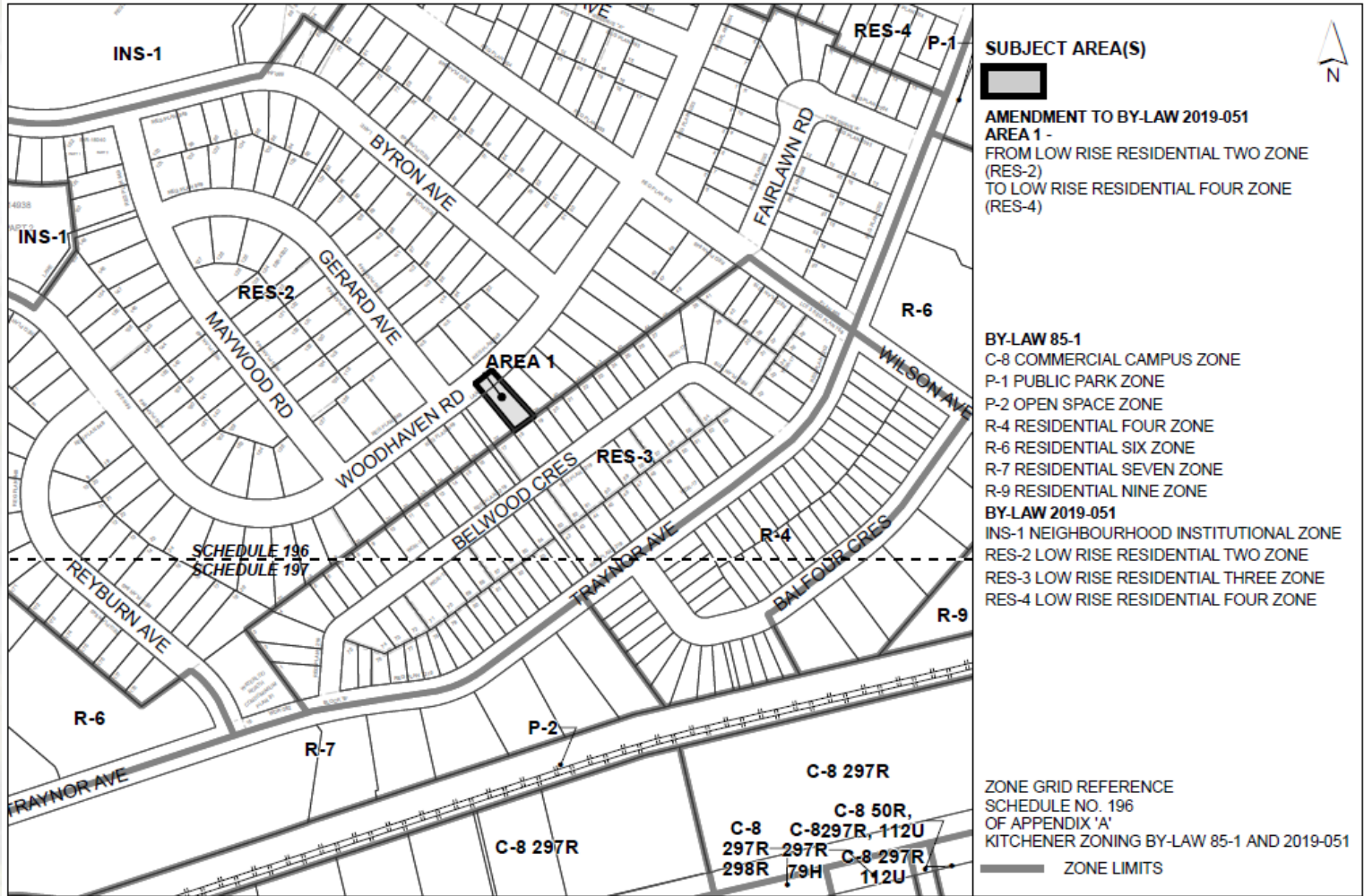
Proposed Semi-detached Dwelling



Conceptual Building Elevations



Proposed Zoning By-law 2019-051



MAP NO. 1		ZONING BY-LAW AMENDMENT ZBA25/016/W/BB	
2394608 ONTARIO INC.		OFFICIAL PLAN AMENDMENT N/A	
137 WOODHAVEN RD		City of Kitchener	
DATE: SEPTEMBER 23, 2025		DEVELOPMENT SERVICES DEPARTMENT, PLANNING	
		FILE: ZBA25016WBB_MAP1 .mxd	

Opportunity



The proposal will:

- Facilitate gentle intensification of the lands with infill residential development.
- Efficiently use land, existing infrastructure, and services.
- Further diversify the zone categories within this neighbourhood and, consequently, the built form.
- Support and be supported by nearby Fairview commercial area, local bus, rail transit and bike lanes.
- Assist in achieving the planned function of the City's Urban Structure by facilitating residential intensification that is sensitive to and compatible with the surrounding context.

Highlights and Conclusion



- Recommending approval of the Zoning By-law Amendment application to:
 - Change the zoning from ‘RES-2’ to ‘RES-4’ to allow the use of a semi-detached dwelling.
 - No site specifics are required.
 - ADU’s are allowed as-of-right
- The Zoning By-law Amendment Application demonstrate good planning principles and is consistent with Provincial, Regional and City planning policies.