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Friends of Olde Berlin Town  
is pursuing an equitable and  
inclusive community.

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We support compatible, inclusive  
development that permits existing  
neighbours to thrive and the heritage  
district to endure.

We support affordable housing,  
protecting our countryside,  
conserving architectural heritage and  
ensuring fairness in land-use  
legislation.

And we oppose the developer's  
proposal for 22 Weber St W. We  
maintain it is inequitable to  
neighbours, destructive of the  
heritage district and unaffordable.

We need your help to oppose the  
application at the Ontario Land  
Tribunal.

### **Please Join Us!**

- Learn more
- Sign the petition
- Contribute to our GoFundMe campaign

**Friends of Olde Berlin Town**

**[OBTfriends.ca](http://OBTfriends.ca)**

**[obtfriends@gmail.com](mailto:obtfriends@gmail.com)**

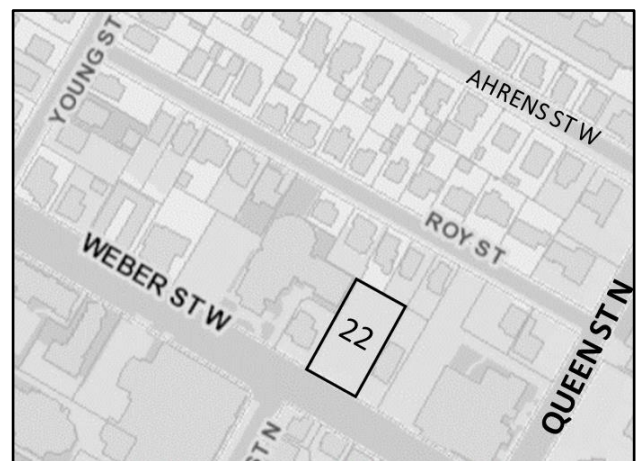


## **Neighbourhood Heritage District at Risk**

In 2008, the Province, Region and  
City established Olde Berlin Town as  
the Civic Centre Heritage  
Conservation District on an area of  
less than a quarter of one percent  
(0.25%) of Kitchener's land base.

Today, a developer is challenging the  
legislation that protects the District.

Where? 22 Weber St W.



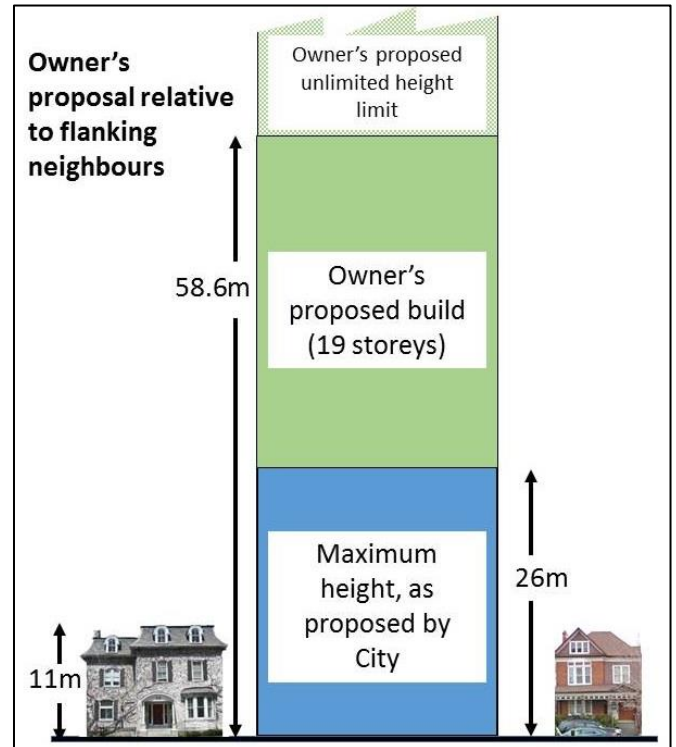
*Friends of Olde Berlin Town  
needs your help.*

A developer is appealing to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal and Ontario Municipal Board) to re-zone 22 Weber St W as follows:

	City Position	Developer's Proposal
Maximum Building Height	26m <sup>1</sup>	Unlimited
Maximum Number of Storeys	8 <sup>1</sup>	Unlimited
Minimum Front Yard Setback	7m <sup>2</sup>	0.8m
Maximum Floor Space Ratio <sup>3</sup>	4 <sup>1</sup>	7.8
Parking Spaces	221 <sup>4</sup>	24

**Notes**

1. Zoning proposed via Secondary Plan, subject to final approval. Includes a maximum height of 12m within 15m of low-rise residential zones.
2. The Heritage District Plan recommends alignment with the adjacent building most similar to the predominant setback on the street, in this case 7m.
3. Floor Space Ratio is calculated by dividing the building floor area by the lot area.
4. Value supplied by developer.



**Our Concerns**

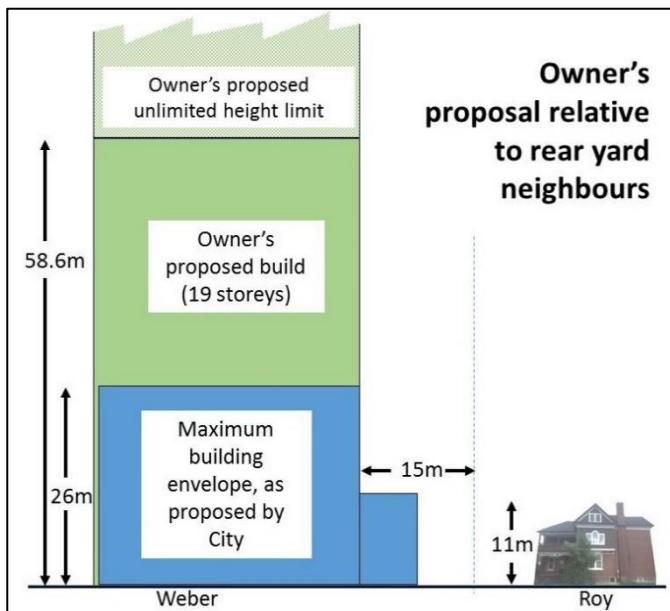
Kitchener's Official Plan promises intensification *with* appropriate transitions from low-rise residences and conservation of existing neighbourhoods and built heritage.

We maintain the developer's proposal contravenes legislative intent and would:

- block sunlight to nearby low-rise properties, businesses and homes
- encroach on neighbours' privacy
- diminish neighbours' enjoyment of their homes and workplaces
- exacerbate wind tunnels on Weber, Roy and other streets
- increase parking pressure on nearby streets

and harm the Heritage Conservation District:

- detract from neighbourhood character
- overwhelm heritage properties
- compromise a stable neighbourhood
- set a dangerous precedent



*The developer proposes pricing at 22 Weber St W that is out of reach to 60% of Kitchener's population.*

*We need your help* to oppose the application at the Ontario Land Tribunal.