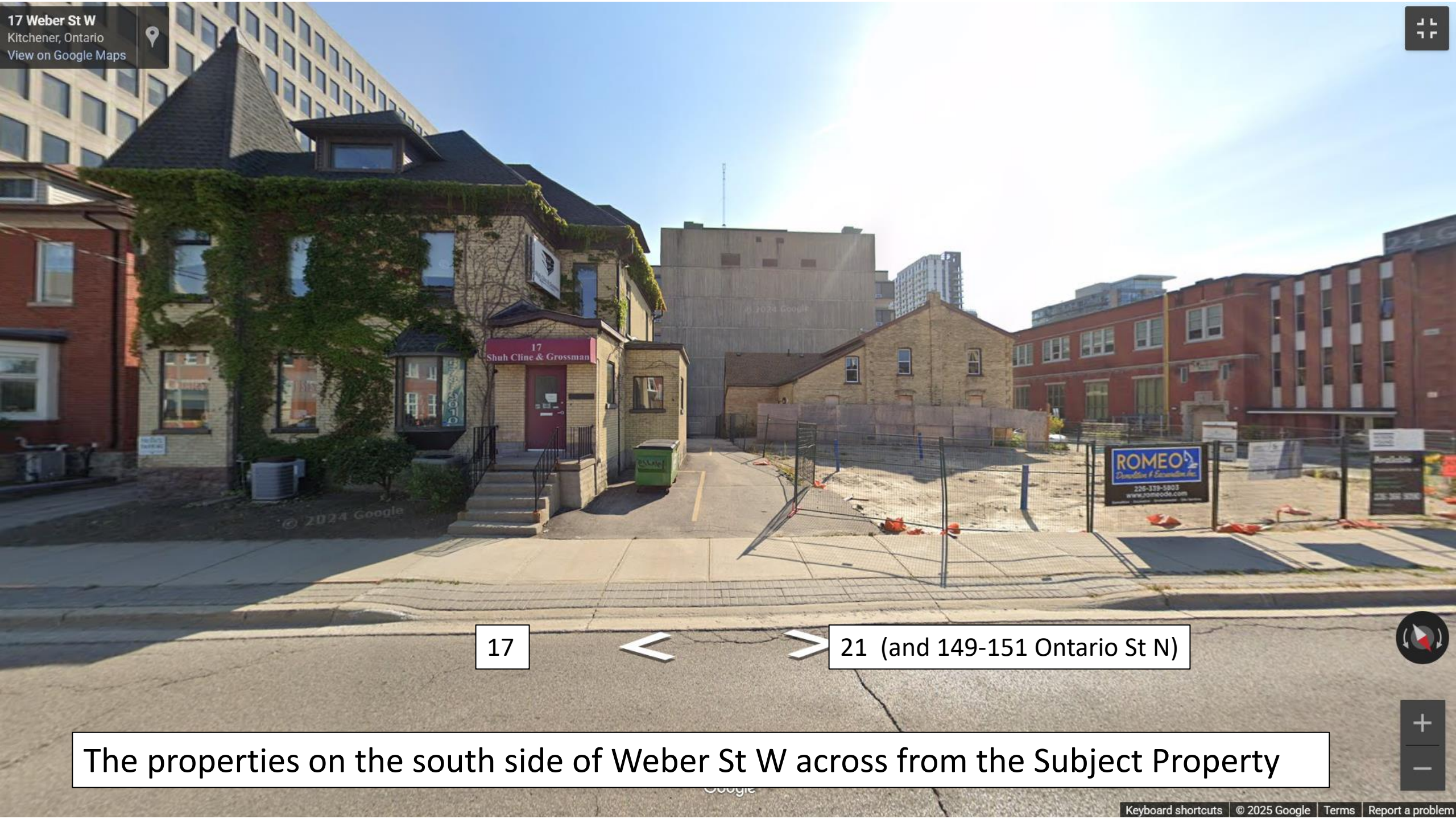


Visual Evidence
Friends of Olde Berlin Town
OLT Case OLT-22-002377
30 Duke Street Limited v Kitchener (City)
Re: 22 Weber St W

April 2, 2025



17 Weber St W
Kitchener, Ontario
[View on Google Maps](#)



17



21 (and 149-151 Ontario St N)

The properties on the south side of Weber St W across from the Subject Property





28

22

18

The properties on the north side of Weber St W flanking the Subject Property





Composite photos of the four properties adjacent to the Subject Property, along the south side of Roy St

23 Roy St
Kitchener, Ontario
[View on Google Maps](#)



Looking west along Roy St from 23 Roy St, September 2020. Source: Google Maps.

Google

35 Roy St
Kitchener, Ontario
[View on Google Maps](#)



Looking west along Roy St from 35 Roy St, September 2020. Source: Google Maps.

Google

The Transition in Zoning

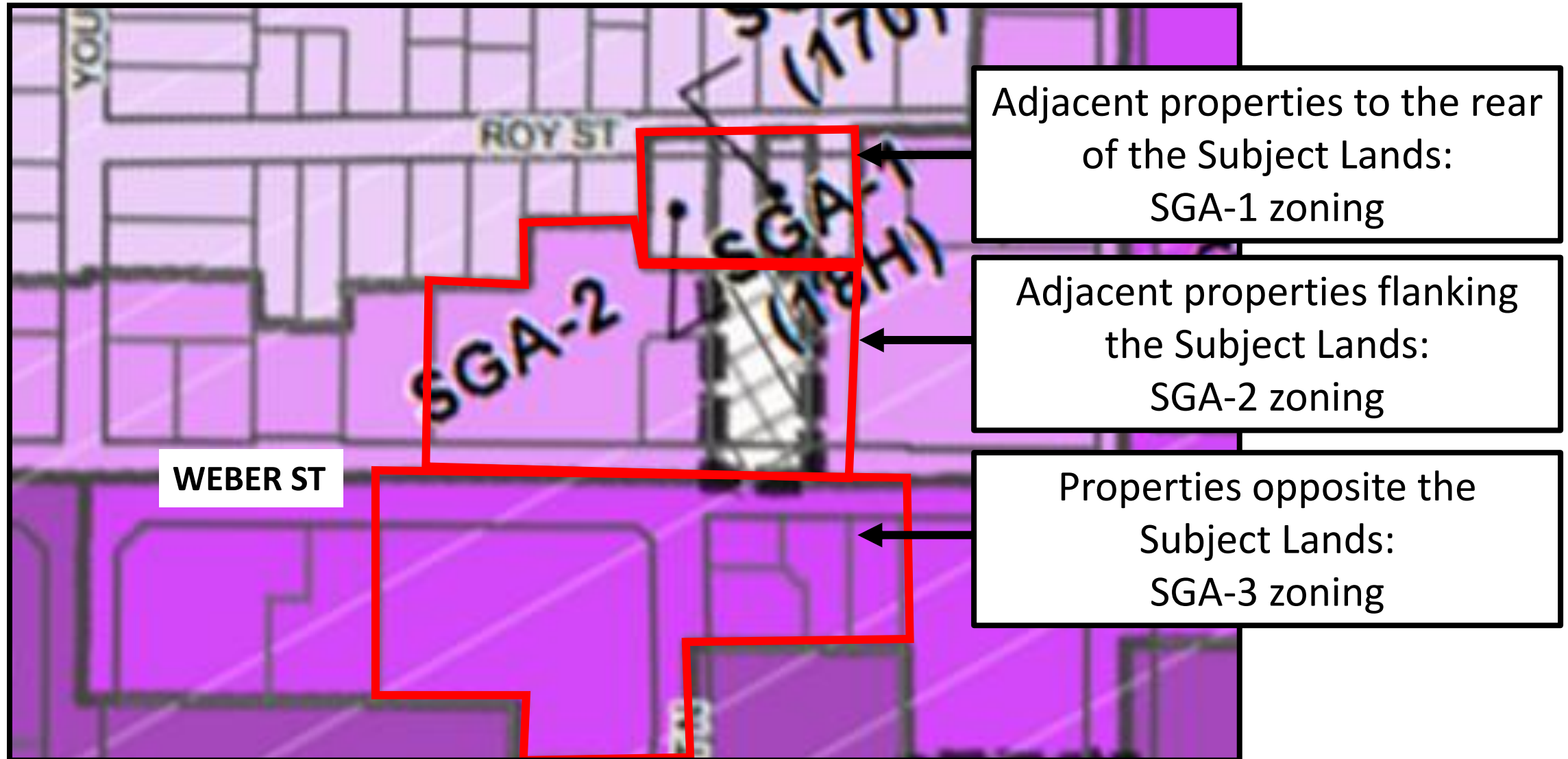
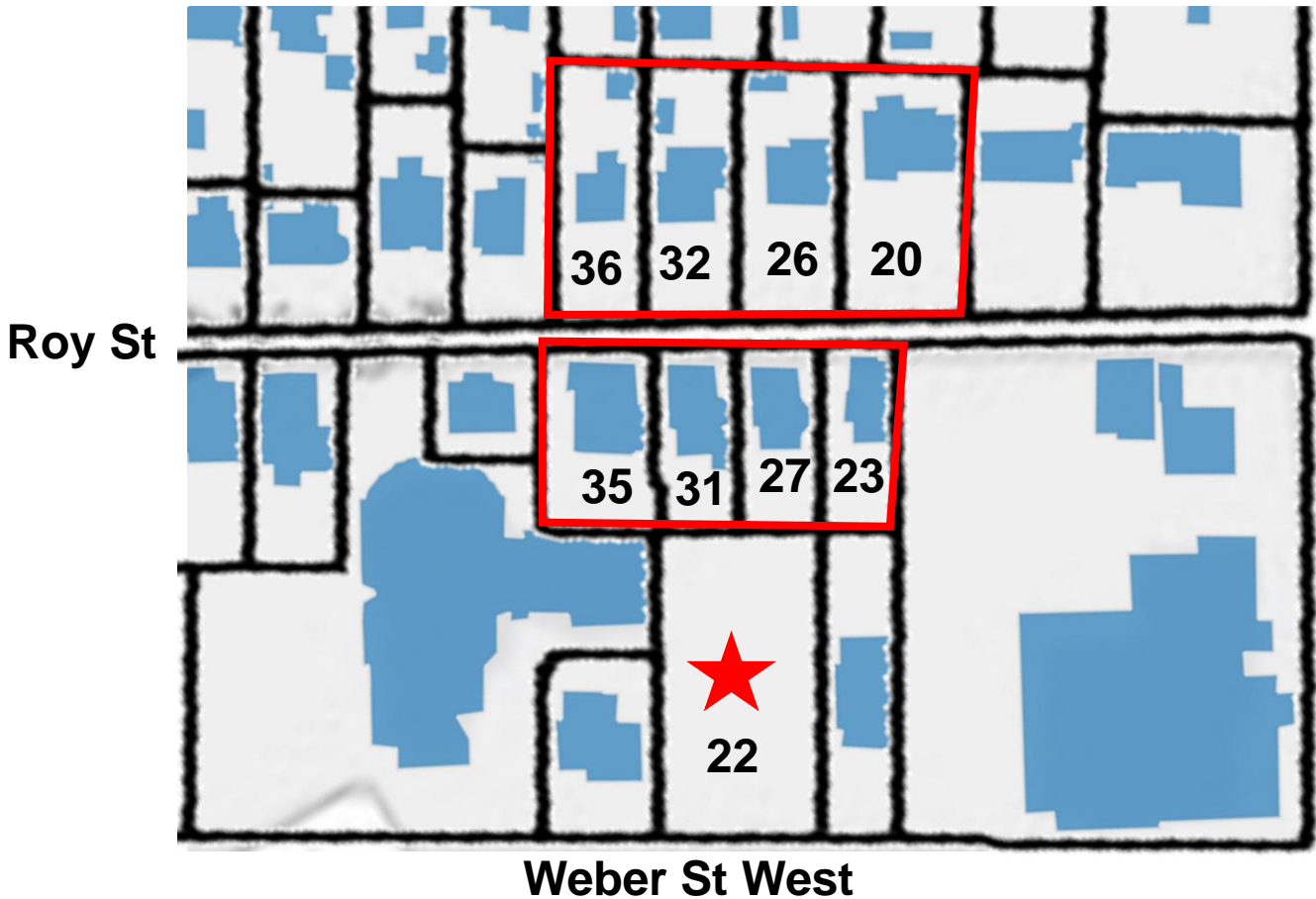


Figure Ground of Subject Lands(★) and Surrounding Properties inside the CCNHCD



North Side of Roy St

Address	Lot Coverage	FSR
20	0.26	0.53
26	0.23	0.45
32	0.26	0.52
36	0.16	0.25
Avg.	0.23	0.44

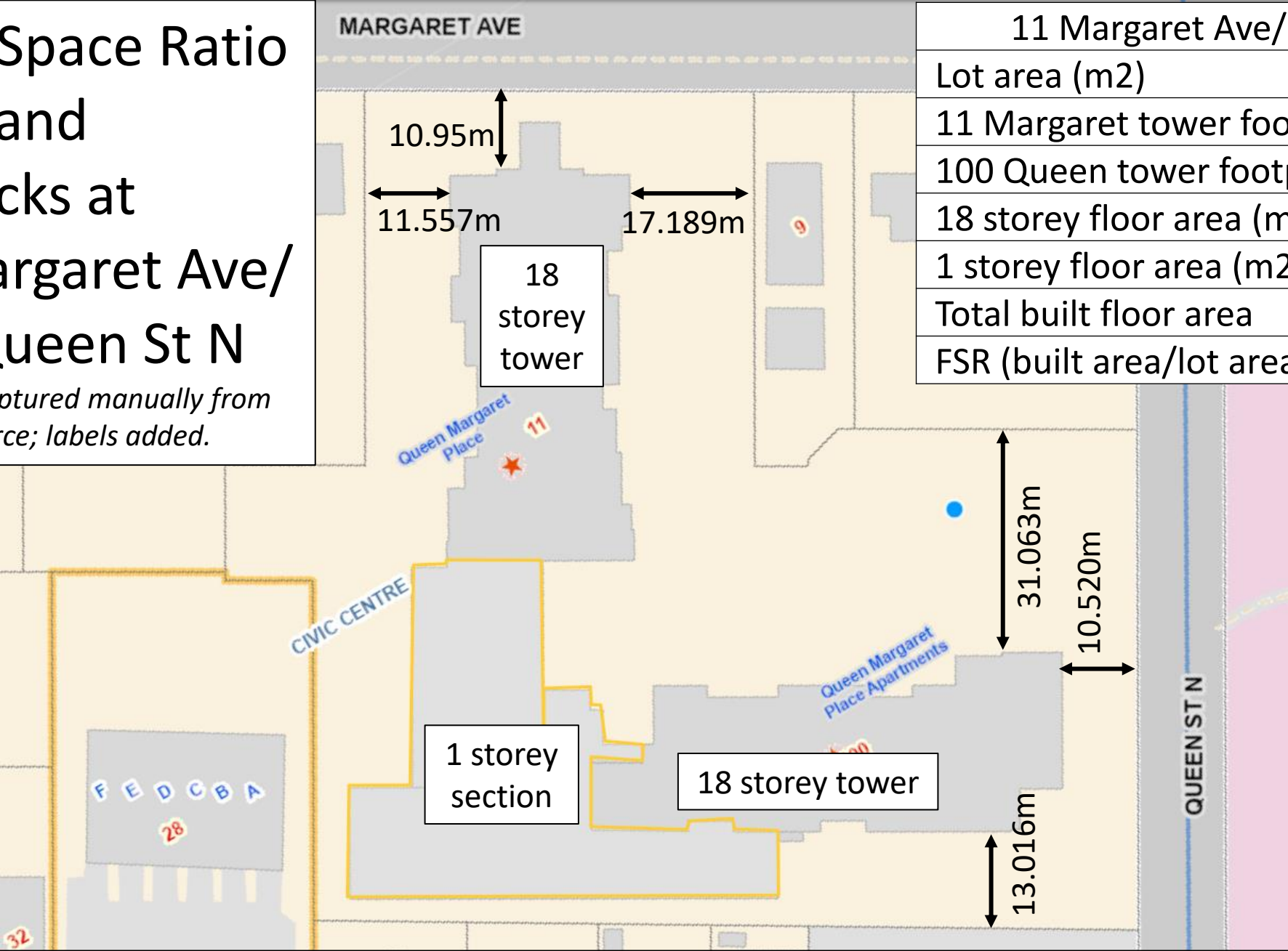
South Side of Roy St

Address	Lot Coverage	FSR
23	0.28	0.69
27	0.28	0.71
31	0.37	0.92
35	0.31	0.77
Avg.	0.31	0.77

Sources: Lot dimensions from “[Interactive Mapping](#)”, building footprints from “[Building Outlines](#)”, number of storeys from [Google Maps](#). Lot coverage and FSR address principal buildings only.

Floor Space Ratio (FSR) and Setbacks at 11 Margaret Ave/100 Queen St N

Setbacks captured manually from the GIS source; labels added.



11 Margaret Ave/100 Queen St N	
Lot area (m2)	10,577
11 Margaret tower footprint (m2)	1,211
100 Queen tower footprint (m2)	1,221
18 storey floor area (m2)	43,773
1 storey floor area (m2)	1,454
Total built floor area	45,227
FSR (built area/lot area)	4.3

Uses of South Side of Roy Street Properties, 2005-2007

Excerpts from Vernon's Telephone Directory

2005	2006	2007
ROY ST South Side N2H 484 (8) 11 Family & Children's Services Of The Waterloo Region- Solo Program ▲745-3531 -- Parking Lot 23 Schreiber Benefit Consultants Ltd ▲578-2000 23 Creative Disability Solutions ▲578-2212 27 Trotter Cameron D ▲743-4324 31 Thayer E 743-8430 35 Harrison Pet Productions Inc ▲741-1211 35 Gage Health Systems Inc ▲570-9980 35 Cecilia's Hair Studio ▲744-2232 35 Brouwer R 745-3547 41 Leask M 585-3190 51 Downs M 576-3780 53 Buck C Richard ▲579-3400 53 Smith Hunt Buck ▲579-3400 53 Hunt Roger M ▲579-3400 53 Herold Richard ▲749-0555 53 Gothard J C M QC ▲578-3250 55 No Return 57 Mattson J 745-2717 61 Allen C 342-1511 61 Latham J 578-8676 61 Snyder M 744-2716 61 Stone K 585-7747 65 Treimanis C 570-0226 65 Higgins S 579-2271 65 White M 743-5719	ROY ST South Side N2H 484 (9) 11 Family & Children's Services Of The Waterloo Region- Solo Program ▲745-3531 -- Parking Lot X 23 Schreiber Benefit Consultants Ltd ▲578-2000 (4) 23 Creative Disability Solutions ▲578-2212 X 27 Trotter Cameron D ▲743-4324 (4) 31 Thayer E 743-8430 X 35 Harrison Pet Productions Inc ▲741-1211 (3) 35 Gage Health Systems Inc ▲570-9980 (1) 35 Cecilia's Hair Studio ▲744-2232 1) 35 Brouwer R 745-3547 1) 41 Leask M 585-3190 7) 51 Downs M 576-3780 X 53 Buck C Richard ▲579-3400 X 53 Smith Hunt Buck ▲579-3400 X 53 Hunt Roger M ▲579-3400 X 53 Herold Richard ▲749-0555 X 53 Gothard J C M QC ▲578-3250 6) 55 No Return 745-2717 X 57 Mattson J 570-4164 57 Stumpf I 342-1511 2) 61 Allen C 570-0226 7) 65 Treimanis C 576-6302 65 Haines K 578-7972 65 Russell M 568-7489 65 Jocys G -- YOUNG CROSSES	ROY ST South Side N2H 484 X 11 Family & Children's Services Of The Waterloo Region- Solo Program ▲745-3531 -- Parking Lot X 23 Schreiber Benefit Consultants Ltd ▲578-2000 (5) 23 Creative Disability Solutions ▲578-2212 23 A W Schreiber Benefit Consultants Ltd ▲578-2000 27 Trotter Cameron D ▲743-4324 31 Thayer E 743-8430 35 Harrison Pet Productions Inc ▲741-1211 35 Gage Health Systems Inc ▲570-9980 35 Cecilia's Hair Studio ▲744-2232 35 Brouwer R 41 Leask M 51 Downs M 53 Buck C Richard 53 Smith Hunt Buck 53 Hunt Roger M 53 Herold Richard 53 Gothard J C M QC 55 No Return 57 Mattson J 57 Stumpf I 61 Allen C 61 Marquette M 61 Jaques J (8) 65 Treimanis C (1) 65 Haines K 576-6302 (1) 65 Russell M 578-7972 (1) 65 Jocys G 568-7489



Legend



Residential



Commercial



Residential/Commercial



For Lease

\$2,250.00

18 Weber Street West, Main floor,
Kitchener, ON N2H 3Z2

2 Beds 1+0 Baths

#40677003

And Surrounding Towns and Villages
Helping you is what we do.

For Lease

\$2,250.00

18 Weber Street West, Main floor, Kitchener, ON N2H 3Z2

2 Beds 1+0 Baths

Remarks

Charming 2-Bedroom main floor apartment for rent in downtown Kitchener located at 18 Weber Street West. This unique two-bedroom, one-bathroom apartment combines modern amenities with charming character. The unit offers high ceilings and spacious rooms, creating a comfortable, airy feel. It includes two parking spaces, making it convenient for renters with vehicles. Situated close to downtown Kitchener, it provides easy access to shopping, dining, and public transportation, as well as parks and local attractions. The unfinished basement space is negotiable. Ideal for young professionals, couples, or small families, this rental is perfect for anyone looking for a home with character and easy access to everything Kitchener has to offer.

Inclusions:

Dryer, Refrigerator, Stove, Washer

Screenshots from MLS Listing
#40677003

Of David Kivell

Royal LePage Crown Realty
Services, Brokerage

<https://www.soldonhouses.com/listings/listings/on/kitchener/main-floor-18-weber-street-w?listingId=23450527>

Accessed March 30, 2025



Stills from video “28 Weber Street West, Kitchener.” <https://www.youtube.com/watch?v=gk-klZlvavQ>

As posted by Agent Gordon Team (<https://www.youtube.com/@agentgordonteam3970>)

“May 25, 2023

28 Weber Street West, Kitchener. Welcome to 28 Weber St. West, a historic gem in the heart of downtown Kitchener! This stunning building boasts a prime location, ample parking and is zoned CR-3 for commercial residential mixed use, offering endless possibilities for its new owner. A rare opportunity to own an iconic downtown building, this triple brick construction, stand alone commercial property has been meticulously maintained and restored, while retaining its original character and offering loads of upgrades and modern amenities. From the moment you step inside, you'll be transported back in time with charming dormers, intricate moldings, and stunning architectural details. For a private viewing, contact Dustin.”

Bathurst St & College St



Share



452 College St

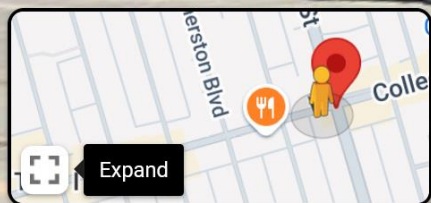
Toronto, Ontario



Google Street View

Jun 2021

See more dates



Google

Search Google Maps



Share



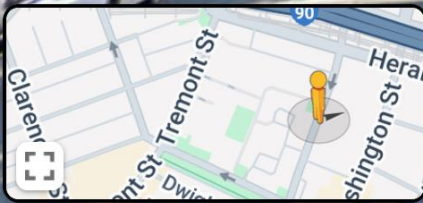
140 Shawmut Ave

Boston, Massachusetts



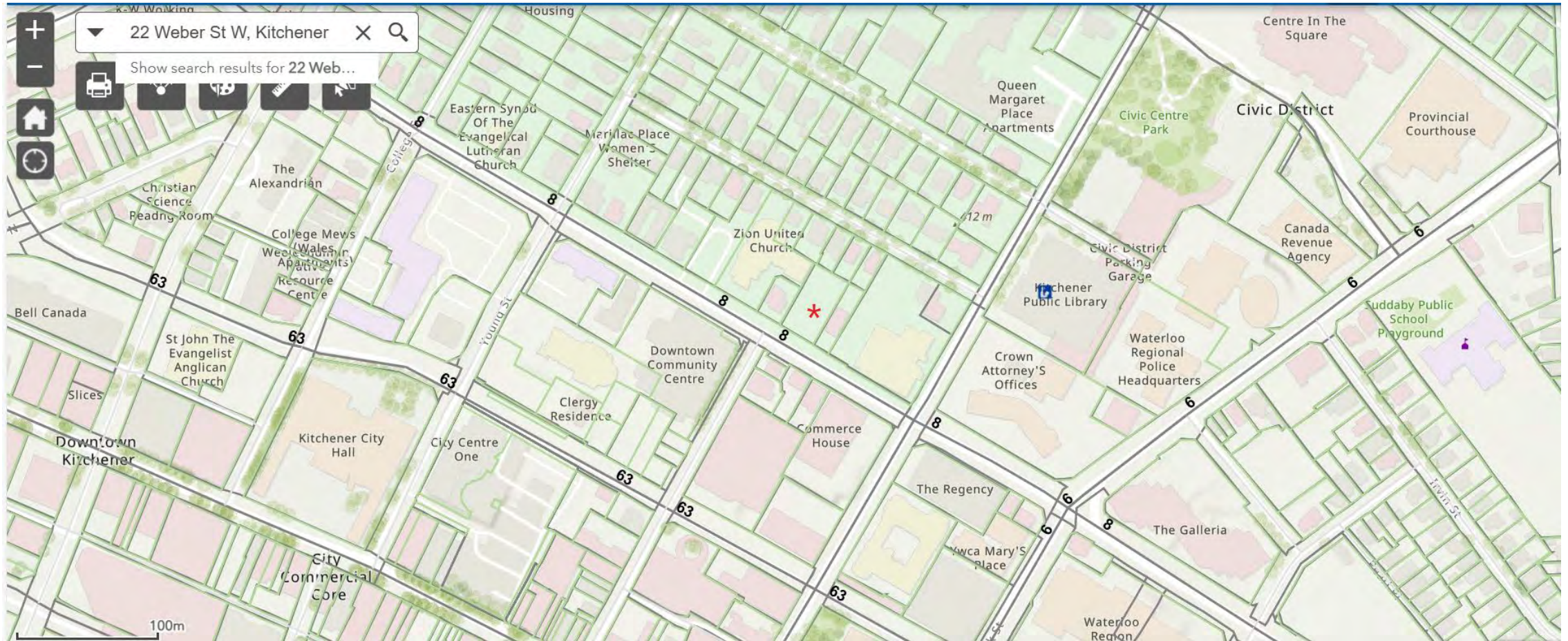
Google Street View

Sep 2024 See more dates



Google

Location of Subject Property



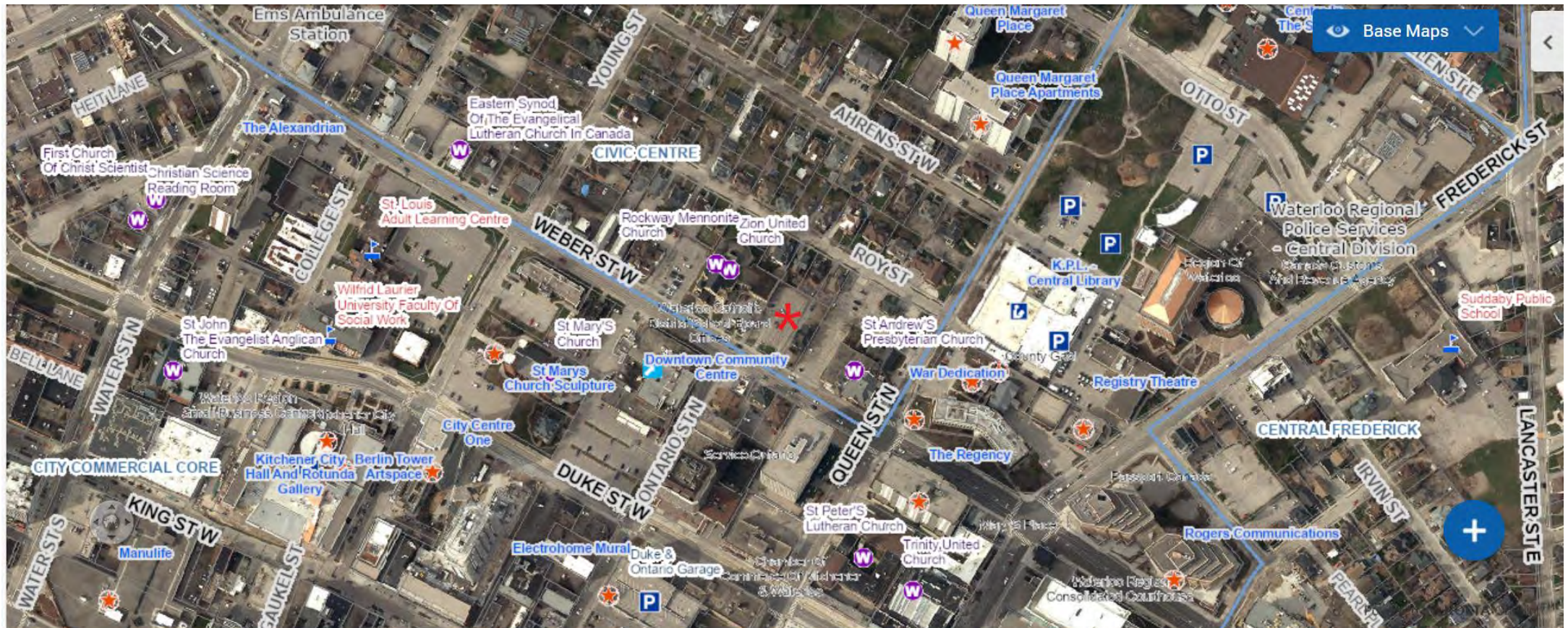
Location of Subject Property (Aerial)



Subject Property Context



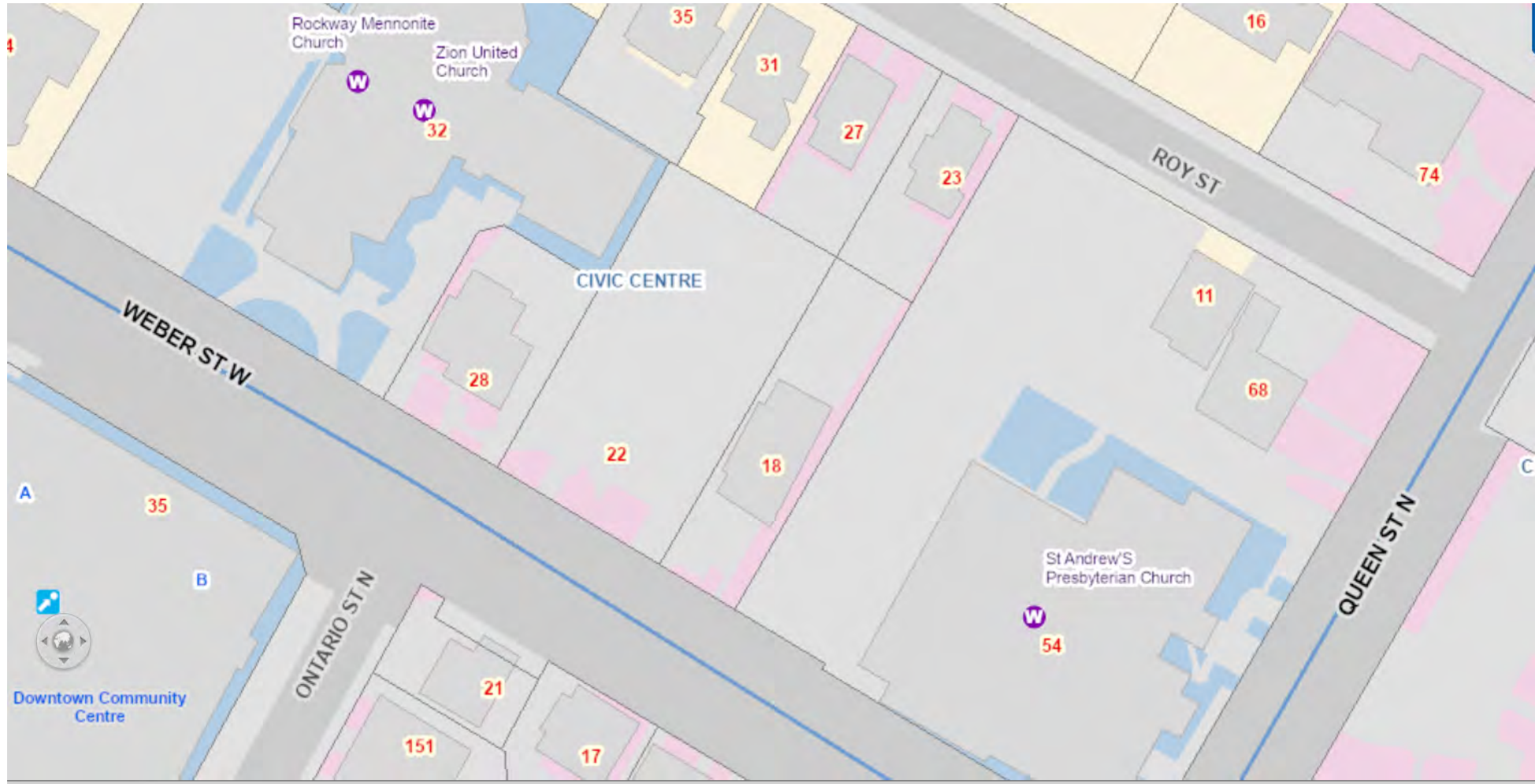
Subject Property Context (Aerial)



Subject Property (Street View)



Adjacent Properties



Adjacent Properties (Aerial)



Adjacent Properties (to west and east)



Neighbouring Property to South



Weber Street Looking East from Subject Property



Weber Street Looking West from Subject Property



Roy Street Looking East from Subject Property



Roy Street Looking West from Subject Property

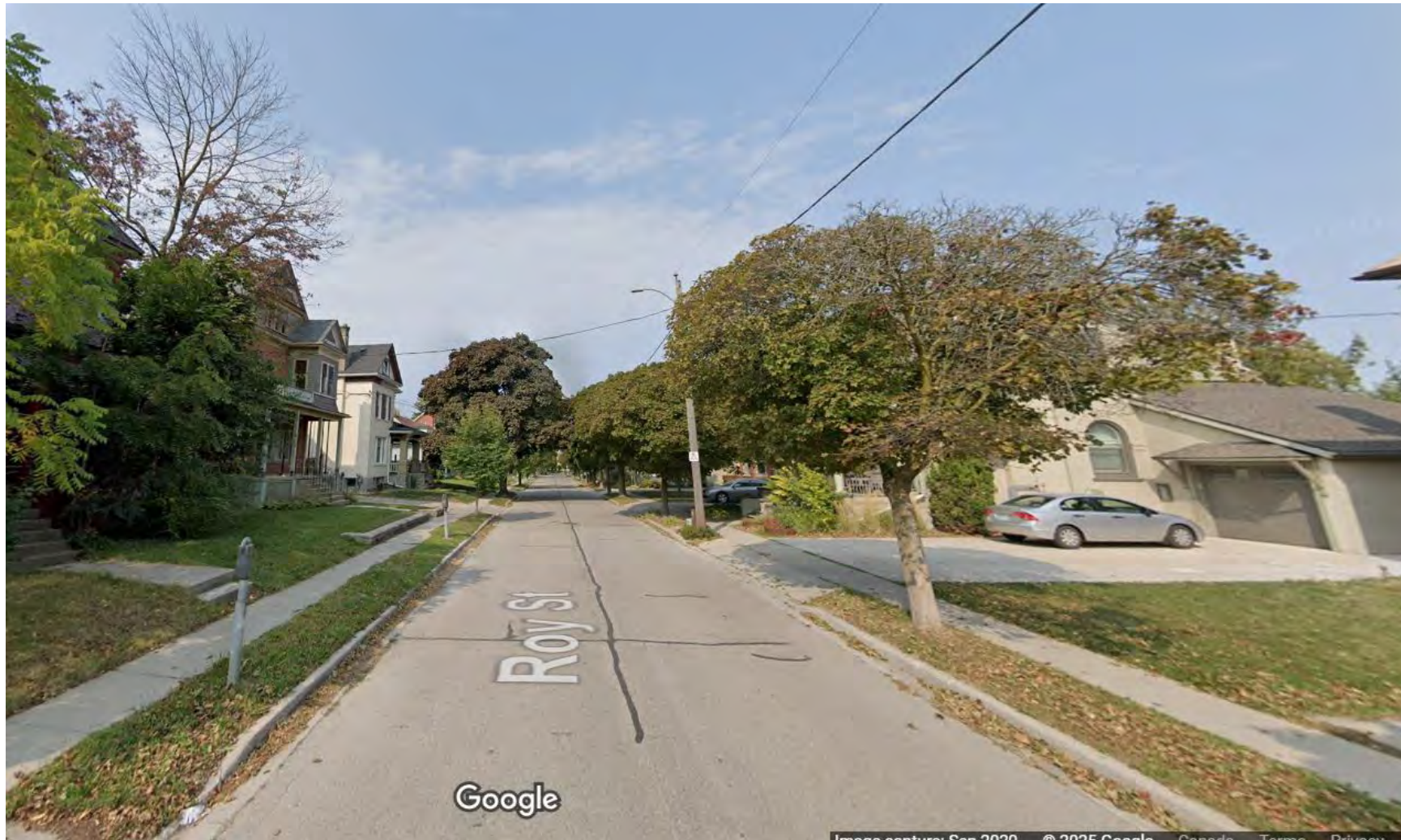



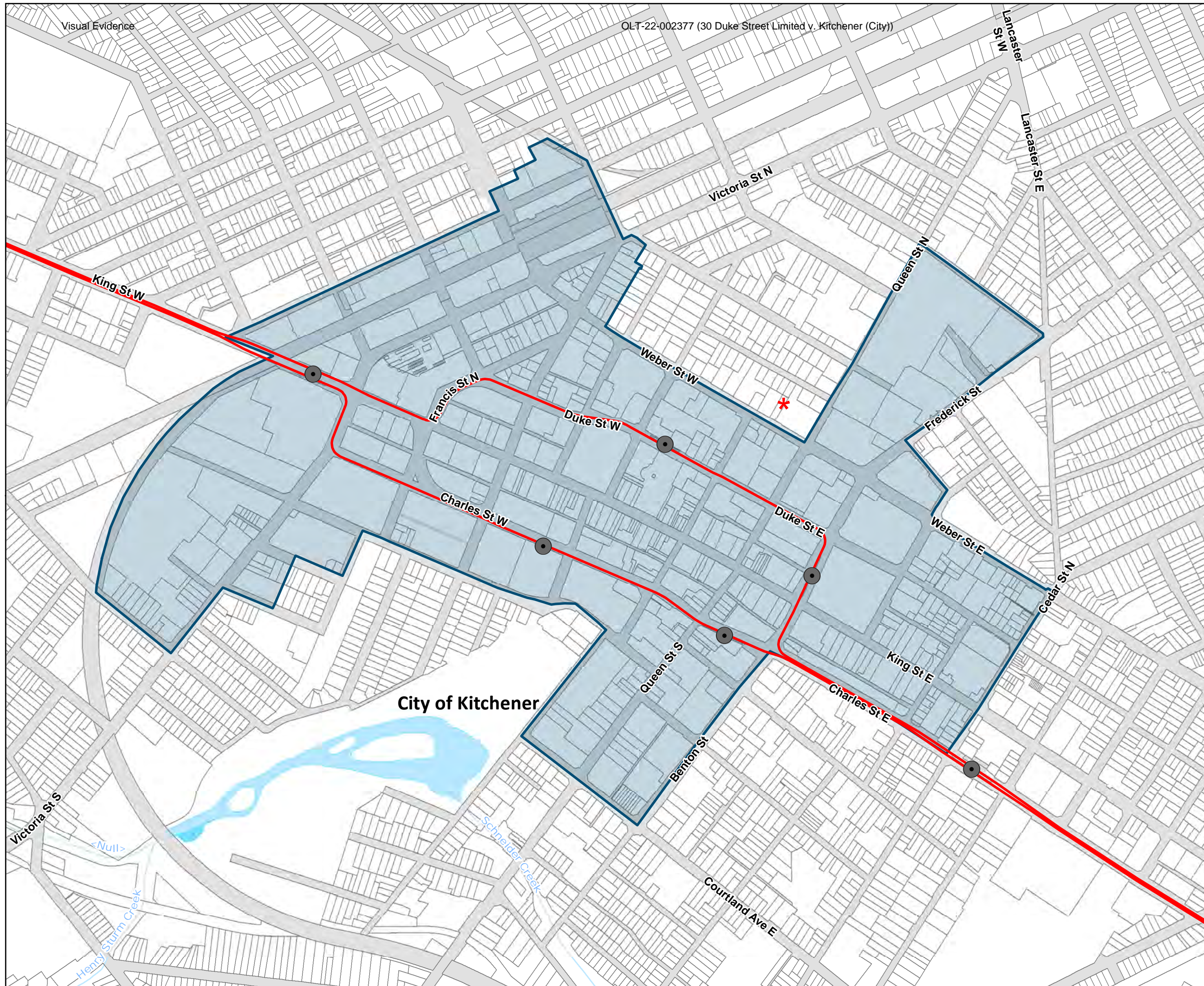


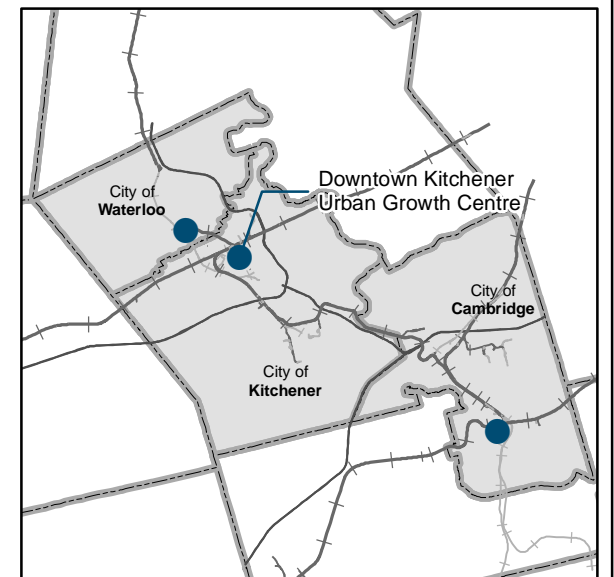
Figure 2

Downtown Kitchener Urban Growth Centre

-  Urban Growth Centre
-  ION LRT Route
-  Major Transit Station Area



Key Map



0 115 230 Meters





Produced by:
Planning, Development and Legislative Services
150 Frederick Street, 8th Floor
Kitchener, Ontario N2G 4J3
© Regional Municipality of Waterloo, 2022





Figures 6a - 6d
Major Transit Station Areas

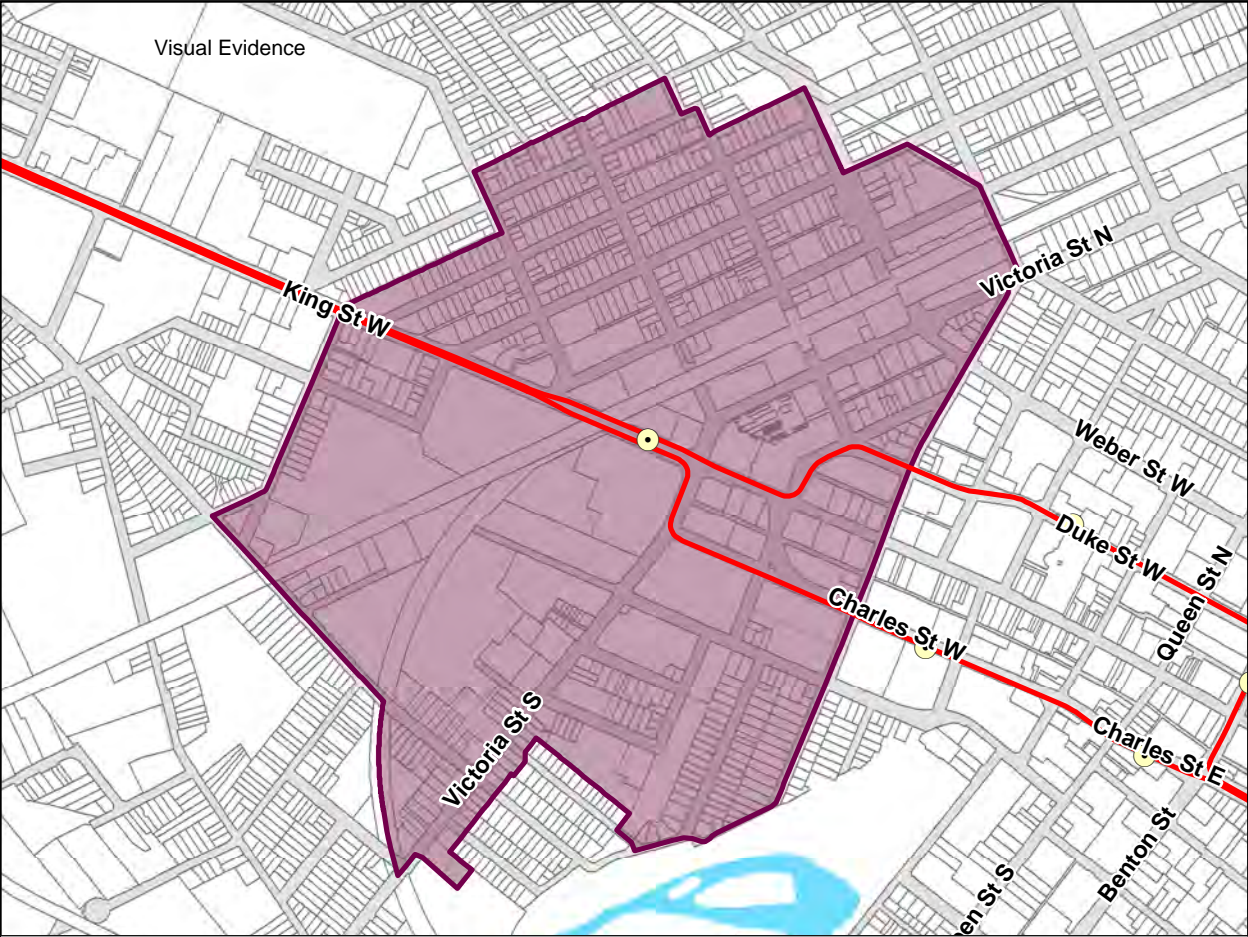
- Central
- Victoria Park and Kitchener City Hall
- Queen and Frederick
- Kitchener Market

 Transit Stop

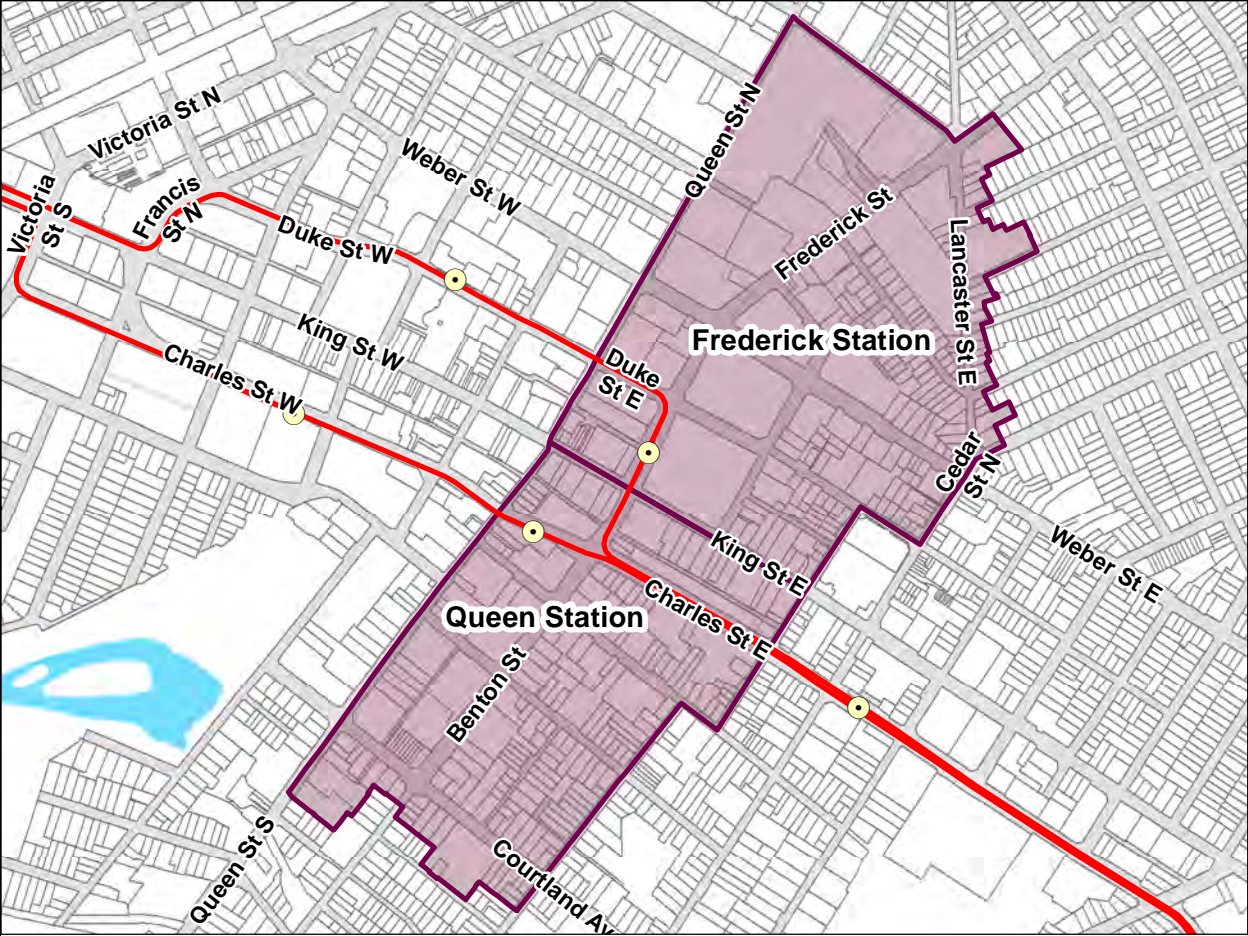
 Stage 1 ION LRT Route

 Planned Stage 2 ION LRT Route

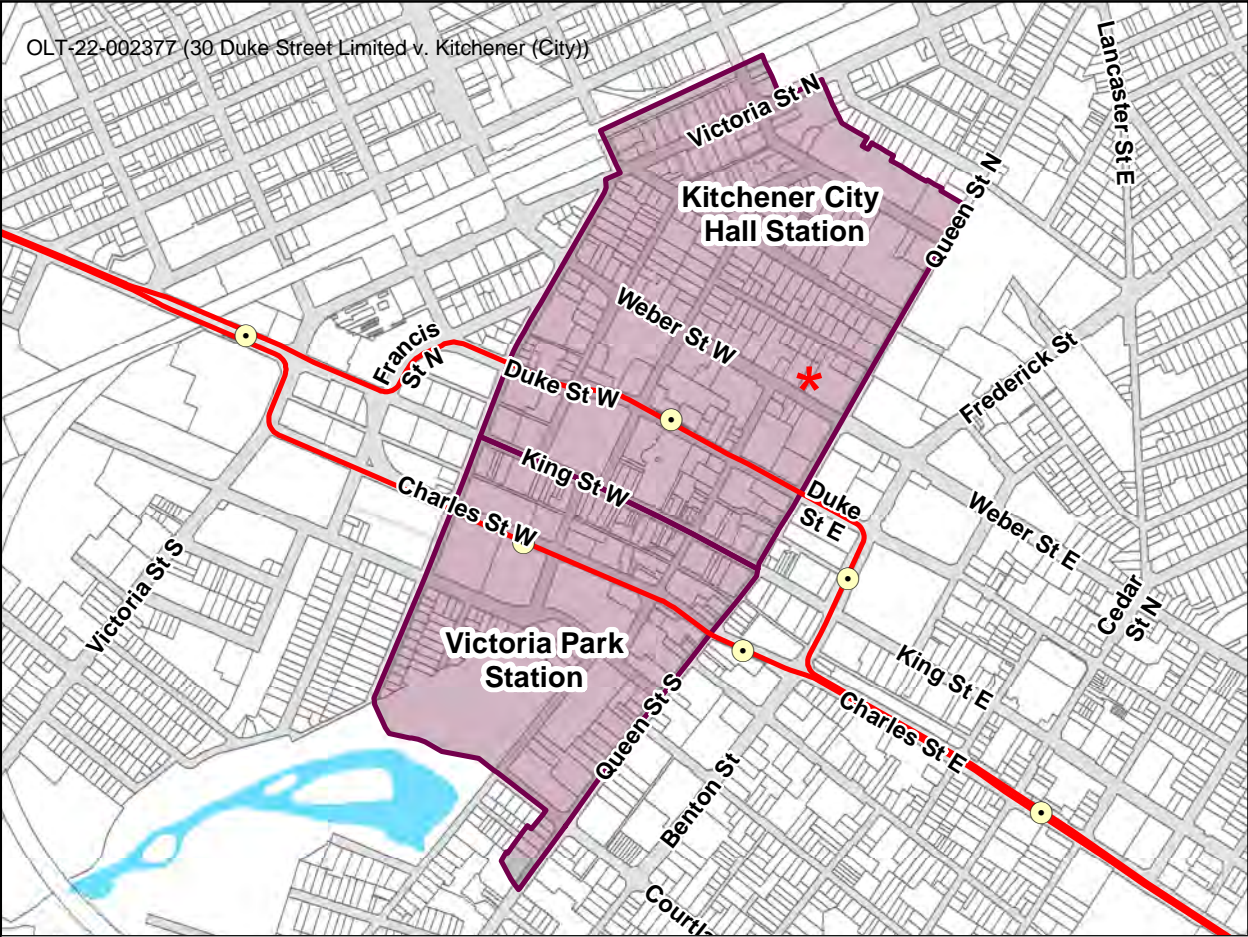
 Major Transit Station Area



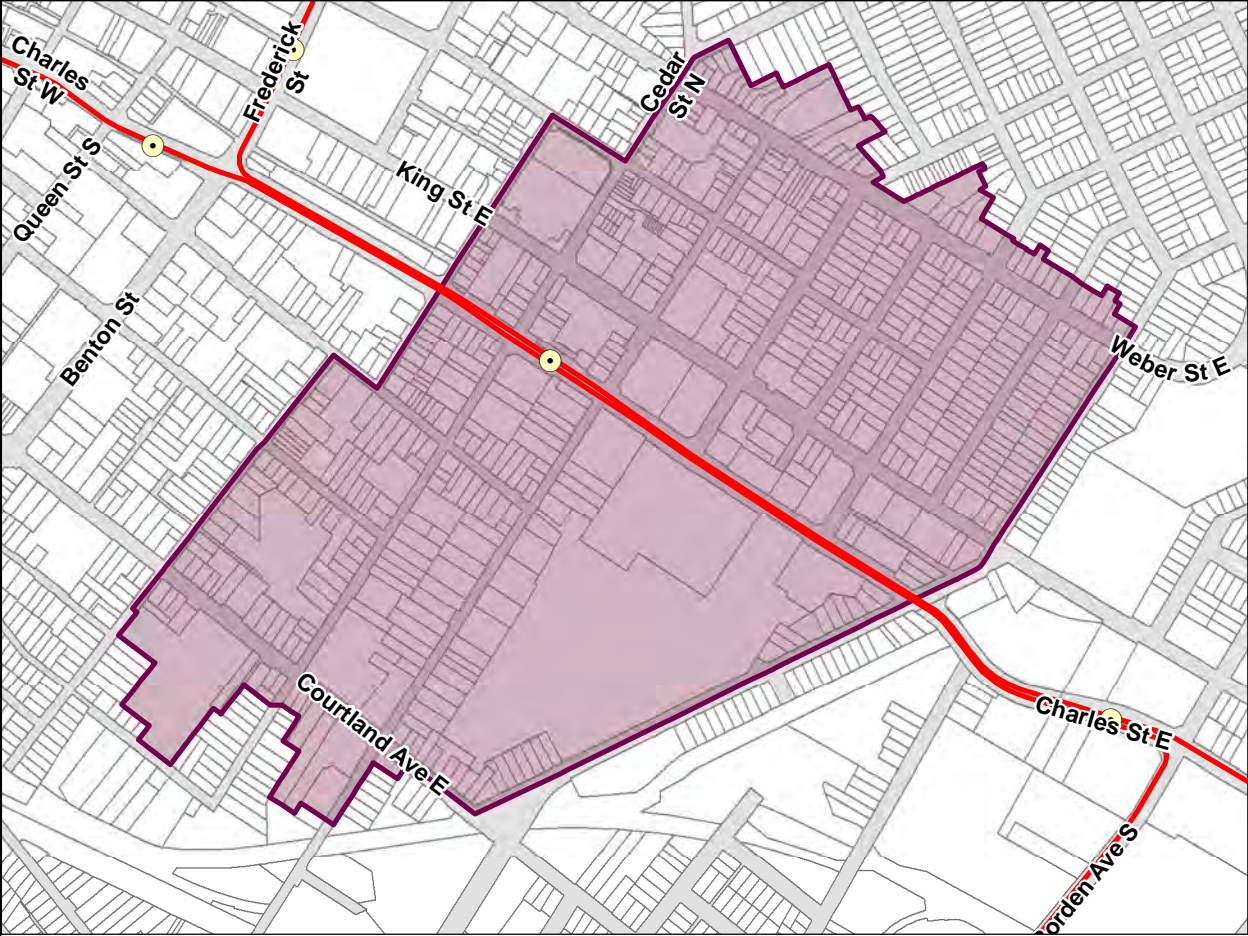
Central Station - 6a



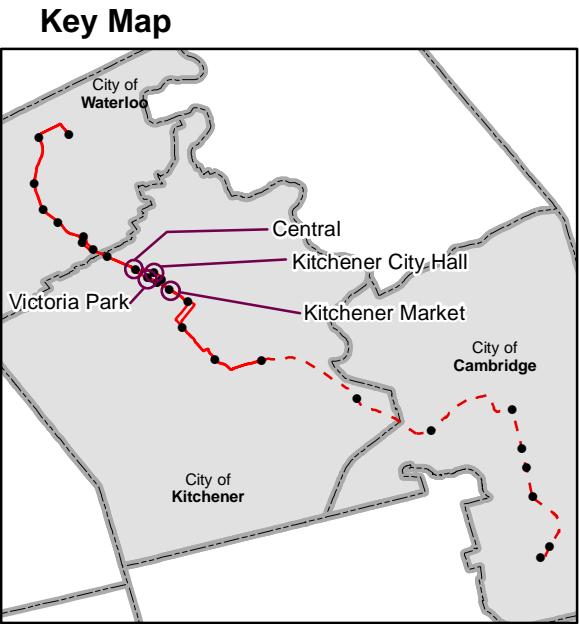
Queen and Frederick Station - 6c

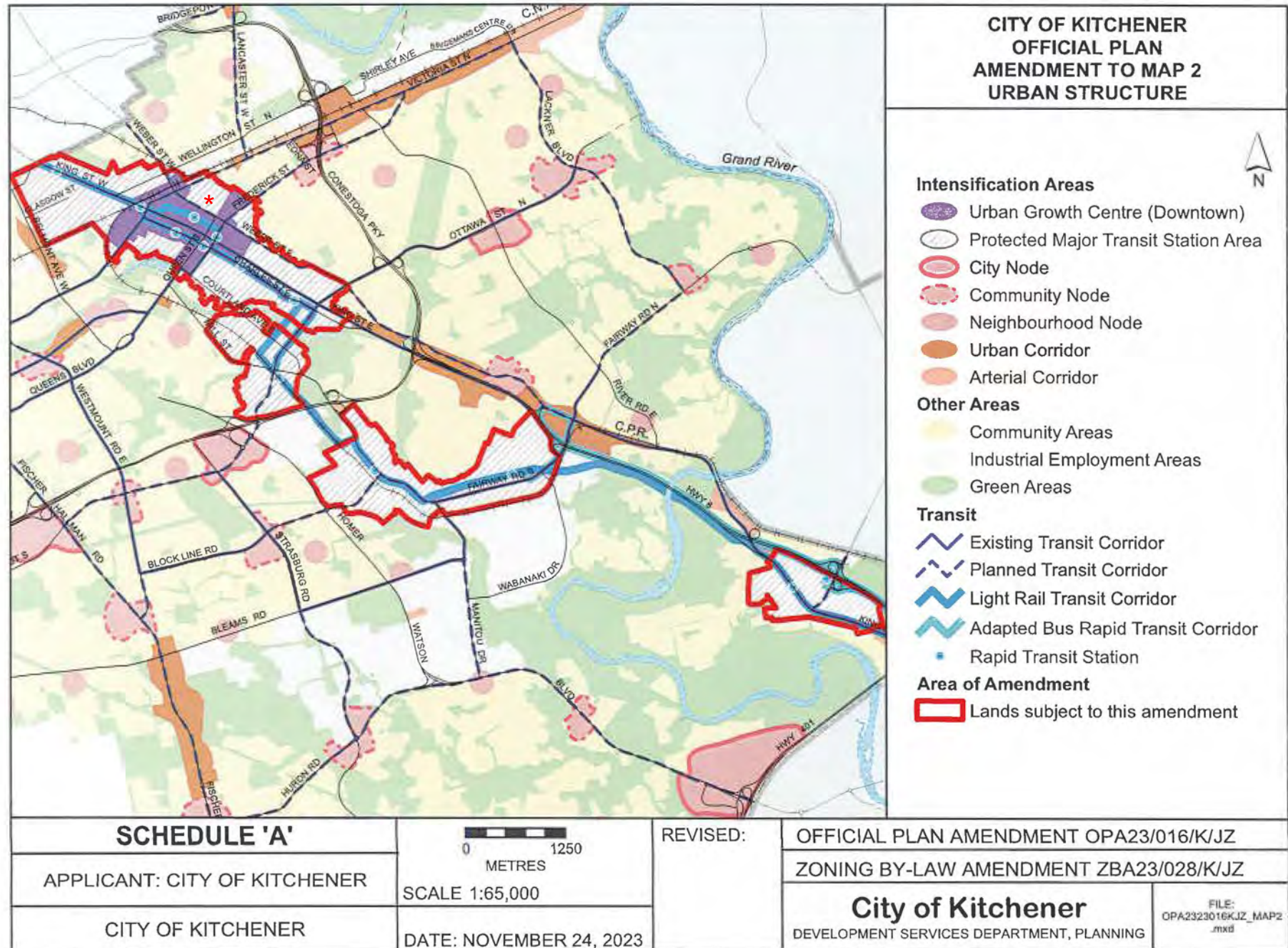


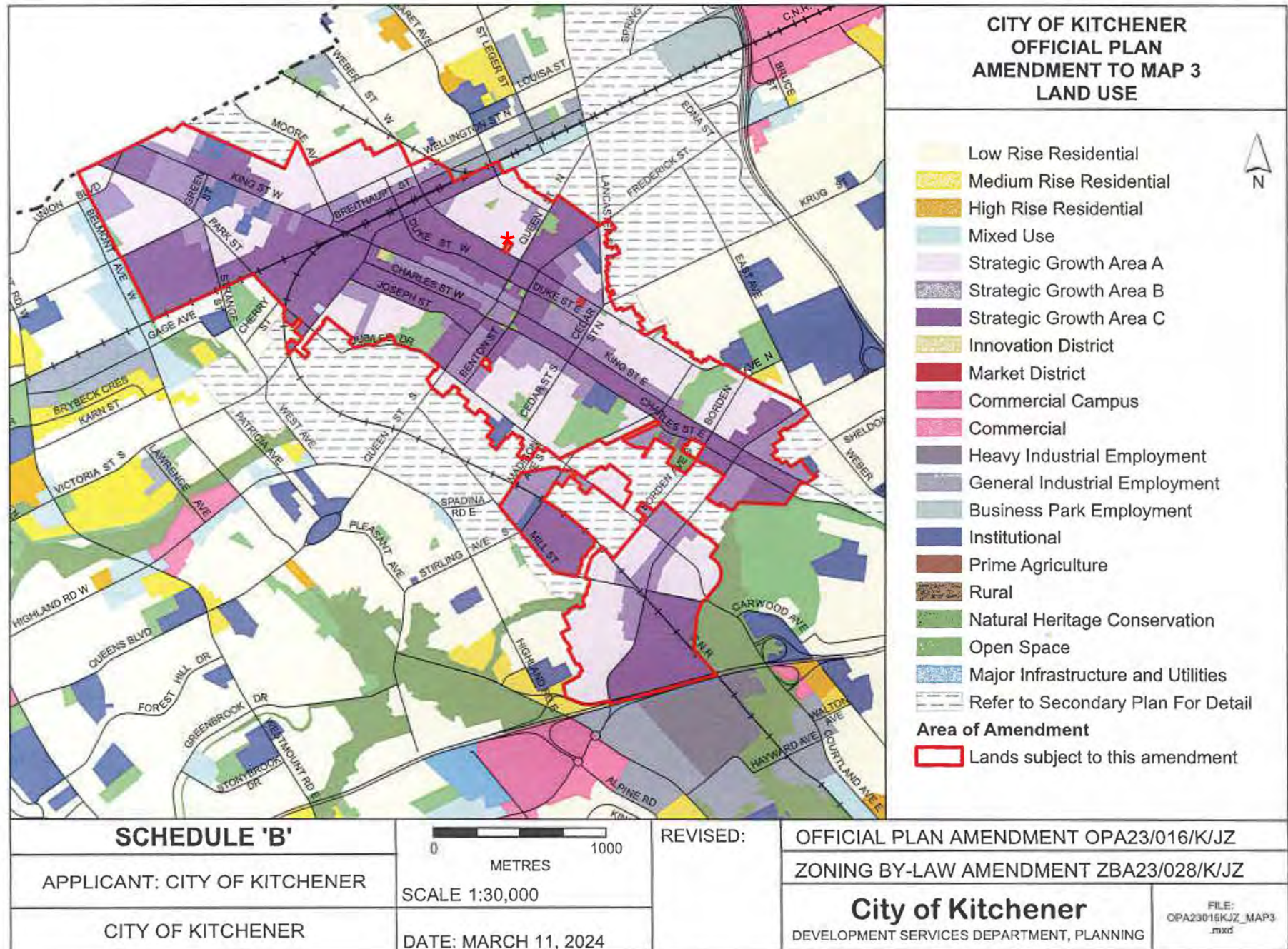
Victoria Park and Kitchener City Hall Station - 6b

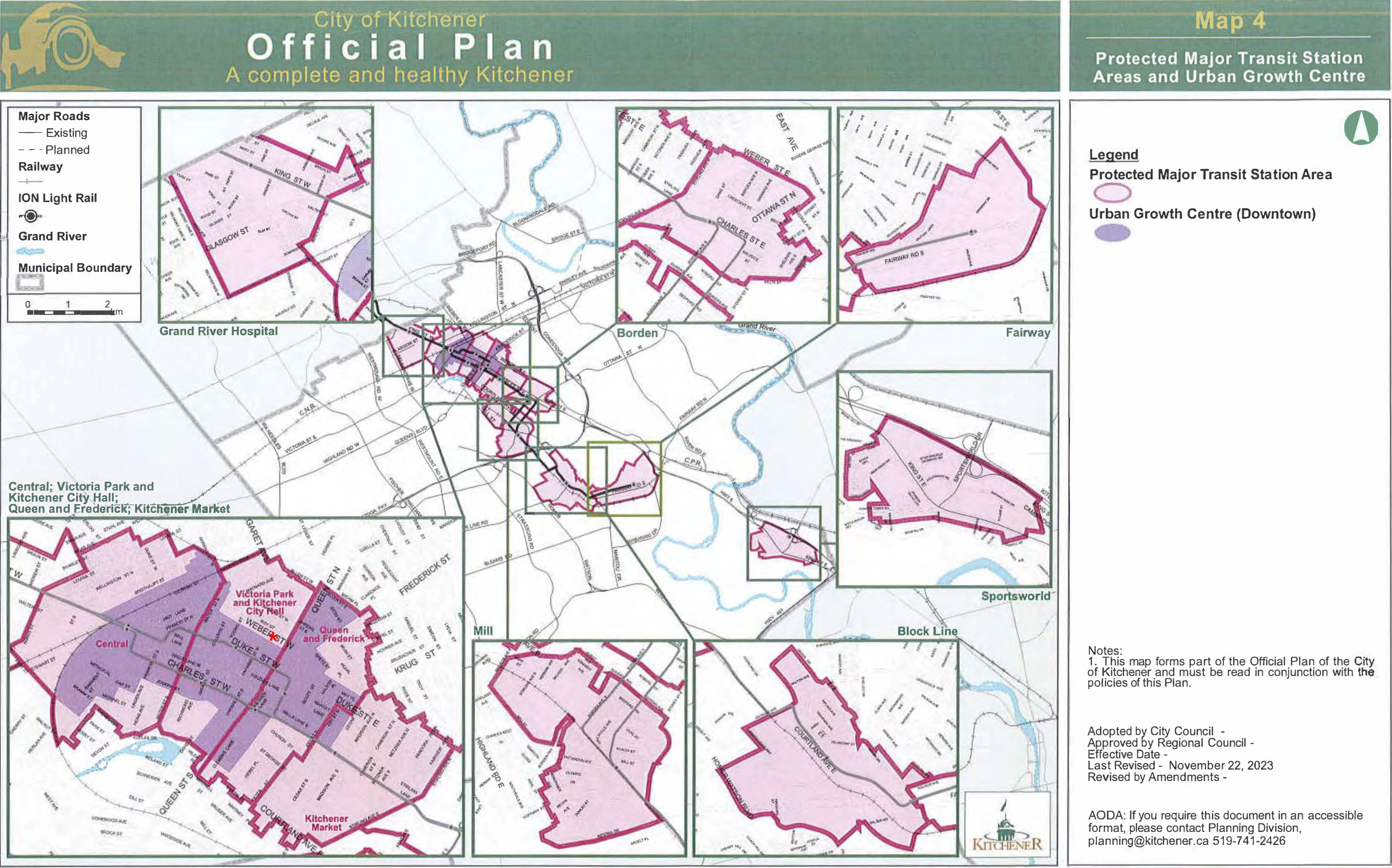


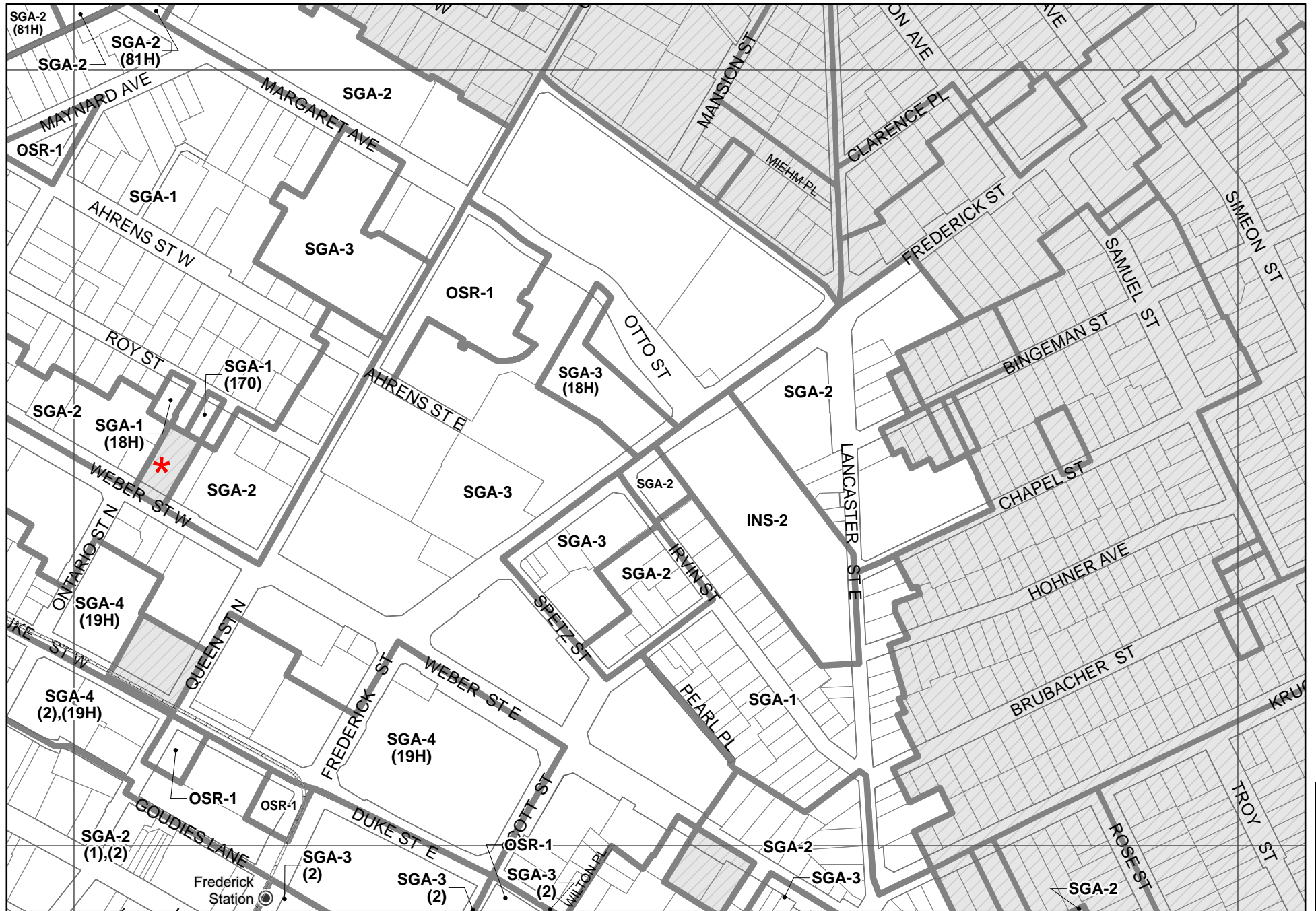
Kitchener Market Station - 6d











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: March 11, 2024

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

83	122	140
84	121	141
85	120	142

METRIC SCALE 1:4000
 100 Meters



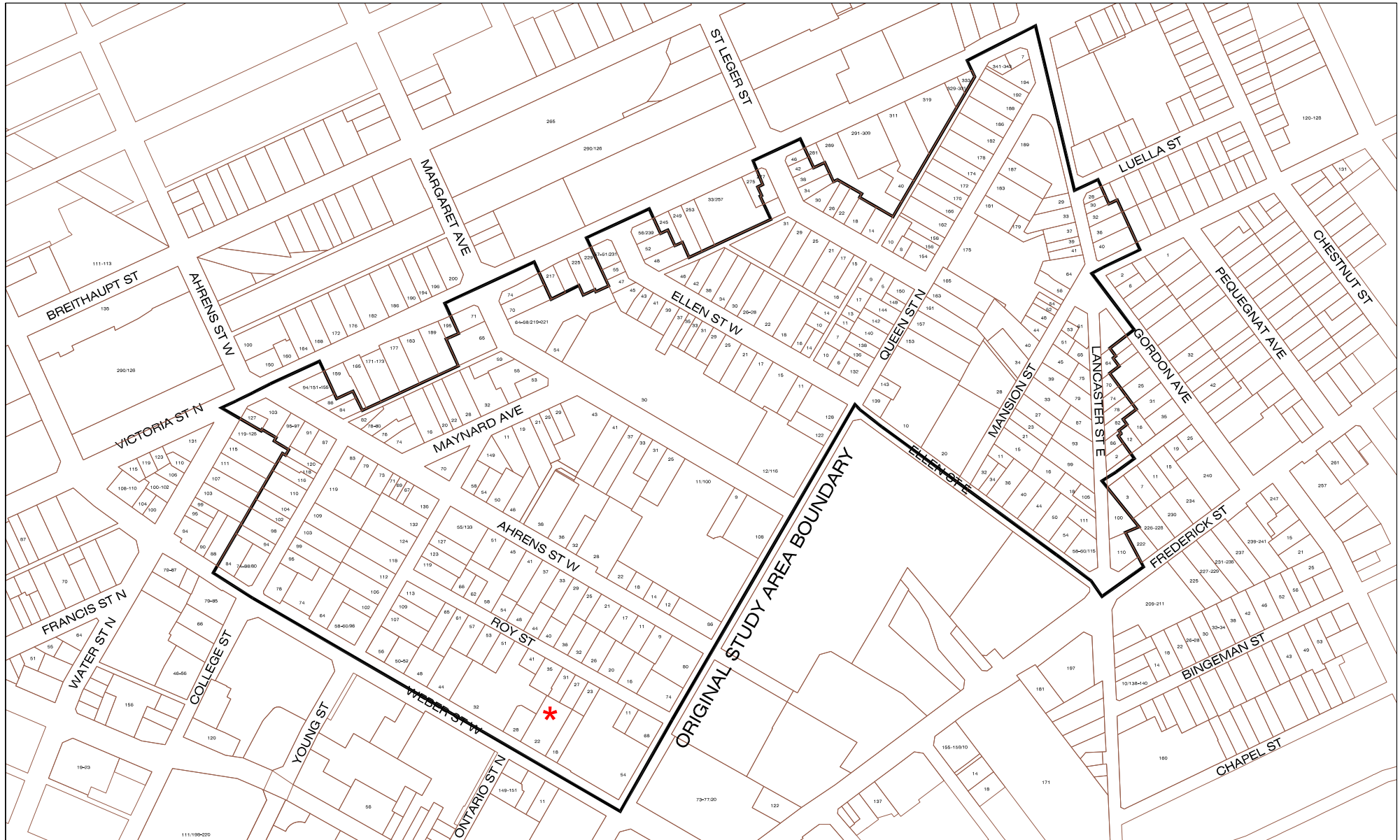


fig 2: recommended heritage conservation district boundary
civic centre heritage conservation district plan