



EXISTING CONDITIONS

217 Lancaster St E &
221-233 Lancaster St E &
98, 102 Weber Street E,
City of Kitchener



PARCEL 1	3,226.0 m ² 12 Dwellings
PARCEL 2	766.0 m ² 3 Dwellings
TOTAL	3,992.0 m² 15 Dwellings

PLAN PREPARED FOR SEVERANCE APPLICATION
PART OF LOTS 4 & 5,
REGISTERED PLAN 159,
LOT 3,
REGISTERED PLAN 26,
PART OF LOT 4,
NORTH OF CEDAR STREET AND
WEST OF LANCASTER STREET, AND
PART OF LOT 1,
WEST OF CEDAR STREET
REGISTERED PLAN 364

CITY OF KITCHENER
 REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 400



J.D. BARNES LIMITED
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MUNICIPAL ADDRESSES:

- 217-233 LANCASTER STREET EAST, KITCHENER
- 98 & 102 WEBER STREET, KITCHENER

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERN LIMIT OF LANCASTER STREET AS SHOWN ON REGISTERED PLAN 364, HAVING A BEARING OF N2°28'00"W.

LOT ADJUSTMENTS

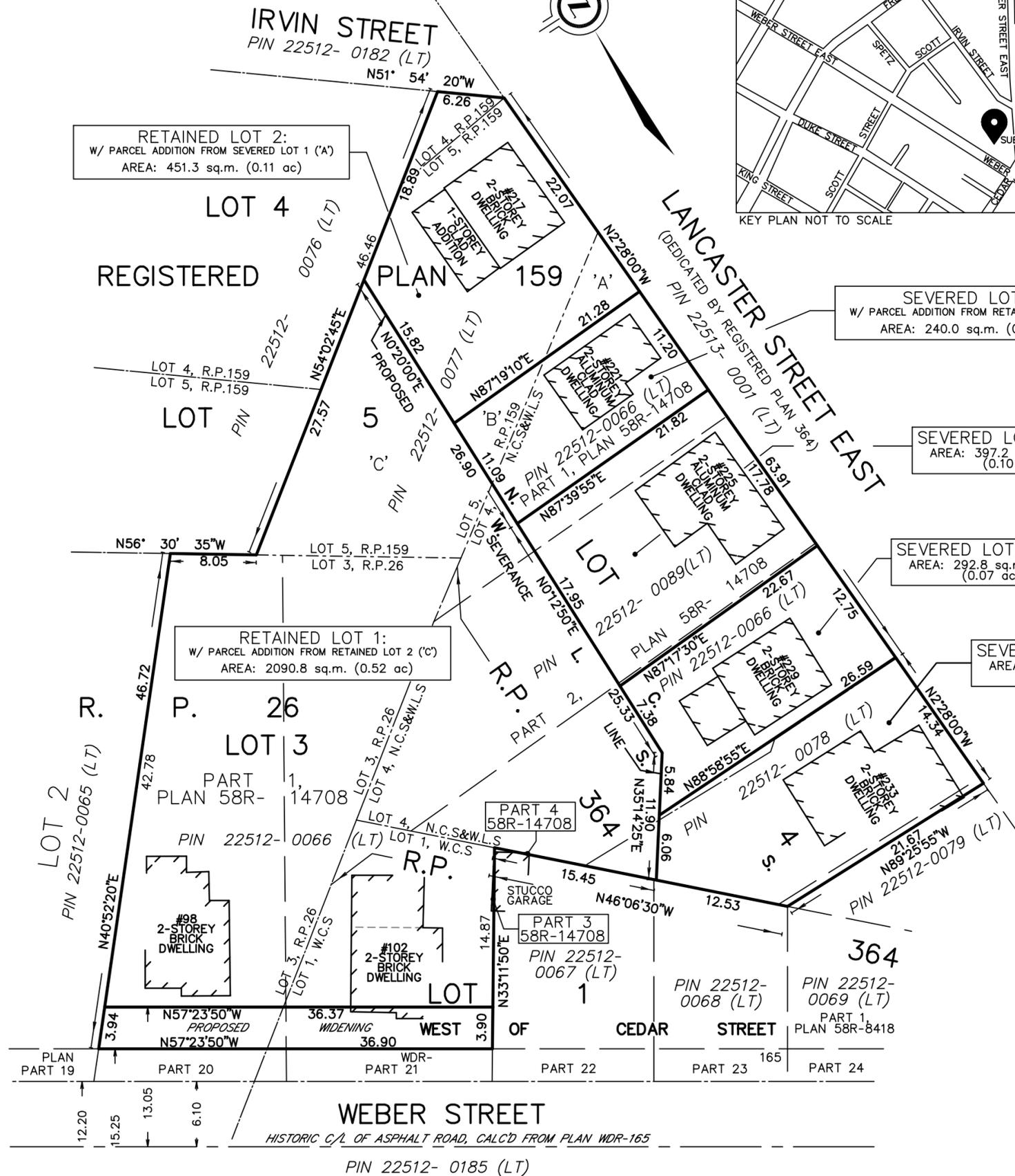
- RETAINED LOT 1- CONTAINS A PARCEL ADDITION FROM 217 LANCASTER ST. E, SHOWN AS 'C' ON THE FACE OF THE PLAN, AND IS 316.8±sq.m.
- RETAINED LOT 2- CONTAINS A PARCEL ADDITION FROM 221 LANCASTER ST. E, SHOWN AS 'A' ON THE FACE OF THE PLAN, AND IS 36.8±sq.m.
- SEVERED LOT 1- CONTAINS A PARCEL ADDITION FROM 217 LANCASTER ST. E, SHOWN AS 'B' ON THE FACE OF THE PLAN, AND IS 34.7± sq.m.
- SEVERED LOT 4- NORTH LIMIT ADJUSTMENT BY +0.10m WITH A SINGLE BEARING; ALL PREVIOUS BENDS REMOVED.

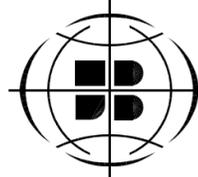
AREAS

REFER TO THE FACE OF THE PLAN.

LEGEND

- | | | |
|--------|---------|-----------------------------------|
| R.P. | DENOTES | REGISTERED PLAN |
| N.C.S. | DENOTES | NORTH OF CEDAR STREET |
| W.C.S. | DENOTES | WEST OF CEDAR STREET |
| W.L.S. | DENOTES | WEST OF LANCASTER STREET |
| --- | DENOTES | LOT LINE ADJUSTMENT PARCEL LIMITS |

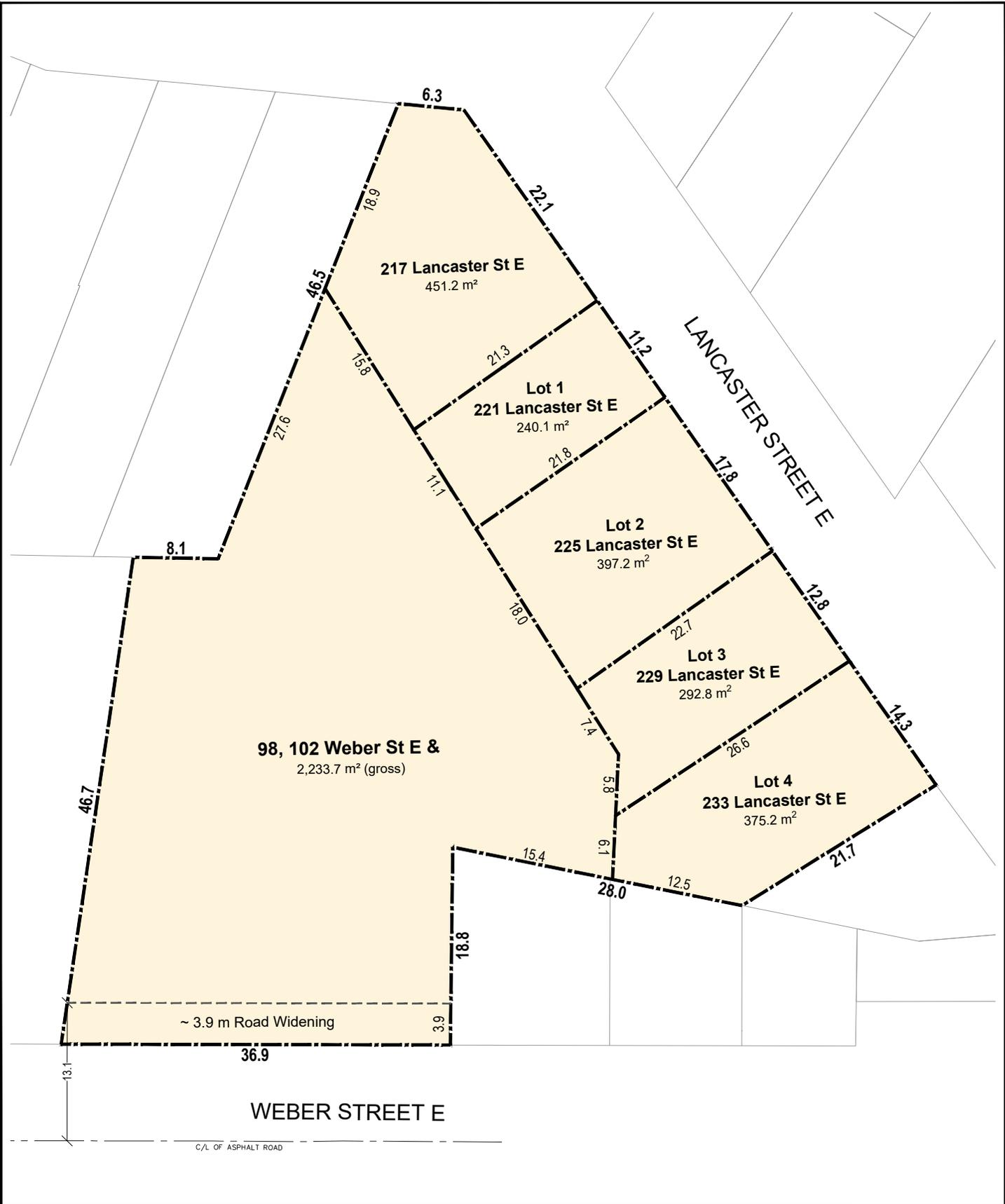




J.D. BARNES SURVEYING
 LIMITED MAPPING
 GIS

LAND INFORMATION SPECIALISTS
 4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
 T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY: CB	CHECKED BY: JPH	REFERENCE NO.: 22-40-619-00_sev
PLOTTED: 10/2/2024	DATED: 10/02/2024	



FINAL LOT FABRIC

98, 102 Weber St E & 217-233 Lancaster St E
City of Kitchener

--- Existing Lot Lines

Proposed Lots

98, 102 Weber St. E.	2,233.7 m ²
217 Lancaster St. E.	451.2 m ²
221 Lancaster St. E.	240.1 m ²
225 Lancaster St. E.	397.2 m ²
229 Lancaster St. E.	292.8 m ²
233 Lancaster St. E.	375.2 m ²
TOTAL	3,990.2 m²



DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

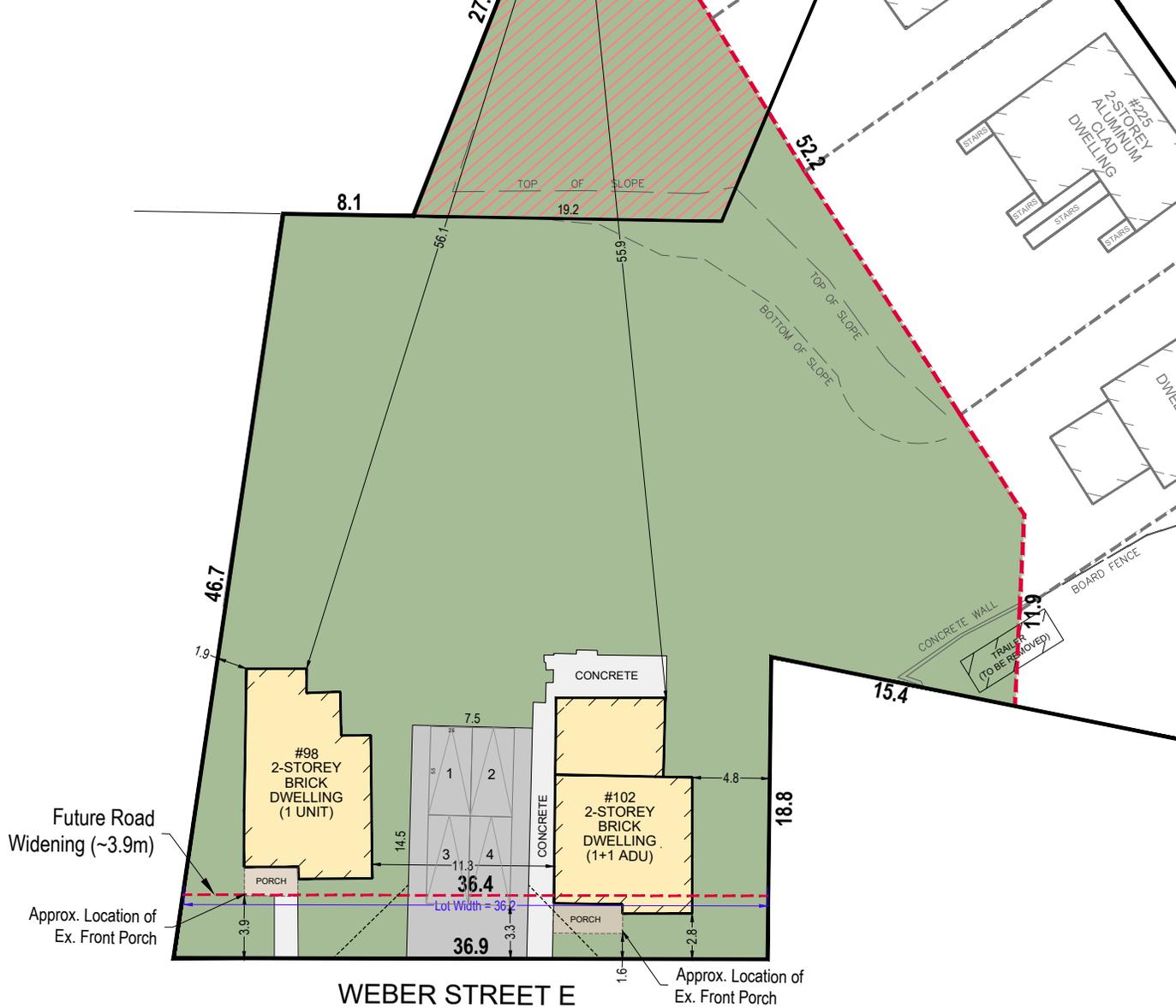
DRAWN BY: GFE

SEVERANCE SKETCH

RETAINED PARCEL

98, 102 Weber St E,
Kitchener

Lot Addition #3
to be Severed from 217 Lancaster St E
and Conveyed to 98, 102 Weber St E
(316.9 m²)



Site Data

Single Detached &
Single Detached with 2 ADUs (attached)

CR-2 (115R, 125U)	Required	Provided
Num. of Units ¹	1 + 2 ADUs	1 & 1+1 ADU*
Lot Area (min)	235 m ²	2,233.6 m ²
Lot Width, Interior (min)	9 m	36.2 m
Floor Space Ratio (max)	2.33 (115R)	0.17
Floor Space Ratio (min) ²	N/A	0.17
Setbacks (min)		
Front Yard	4.5 m	2.8 m**
Int. Side Yard, North	1.2 m	1.9 m
Int. Side Yard, South	1.2 m	4.8 m
Rear Yard	7.5 m	55.9 m
Lot Coverage (max)	55%	8.6%
Building Height (max)	10.5 m	~9 m
Front Yard Landscape (min)	20%	~54%
Rear Yard Landscape (min)	30%	~100%
Front Porch Setback (min) ³	3 m	~1.6 m*
Ped. Entrances, ADU (max)	2	2
Parking Spaces (min) ⁴	2 spaces	4 spaces
Driveway Width (max) ⁵	8.0 m	7.5 m
Driveway Vis. Tringagle	Unobstructed	Obstructed*
Bicycle Parking	2	0*

RED indicates variance required

**Indicates existing condition deemed to comply per 5.15.

*Indicates existing condition deemed not to comply per 5.15.

- In any zone where a single detached dwelling is permitted, no more than one such dwelling shall be erected on a lot per 5.12.
- Building was constructed before CR-2 was applied.
- Porch located within Driveway Visibility Triangle and thus not exempt under 5.15(b).
- One parking space required for each primary dwelling per 6.1.2(a). No additional spaces required for ADUs within 800m of LRT station.
- On a lot with a width greater than 10.4m, the driveway width shall not exceed 50% of the lot width or 8m, whichever is less, per 6.1.1.1(b).
- Existing trailer to be removed.



1:400

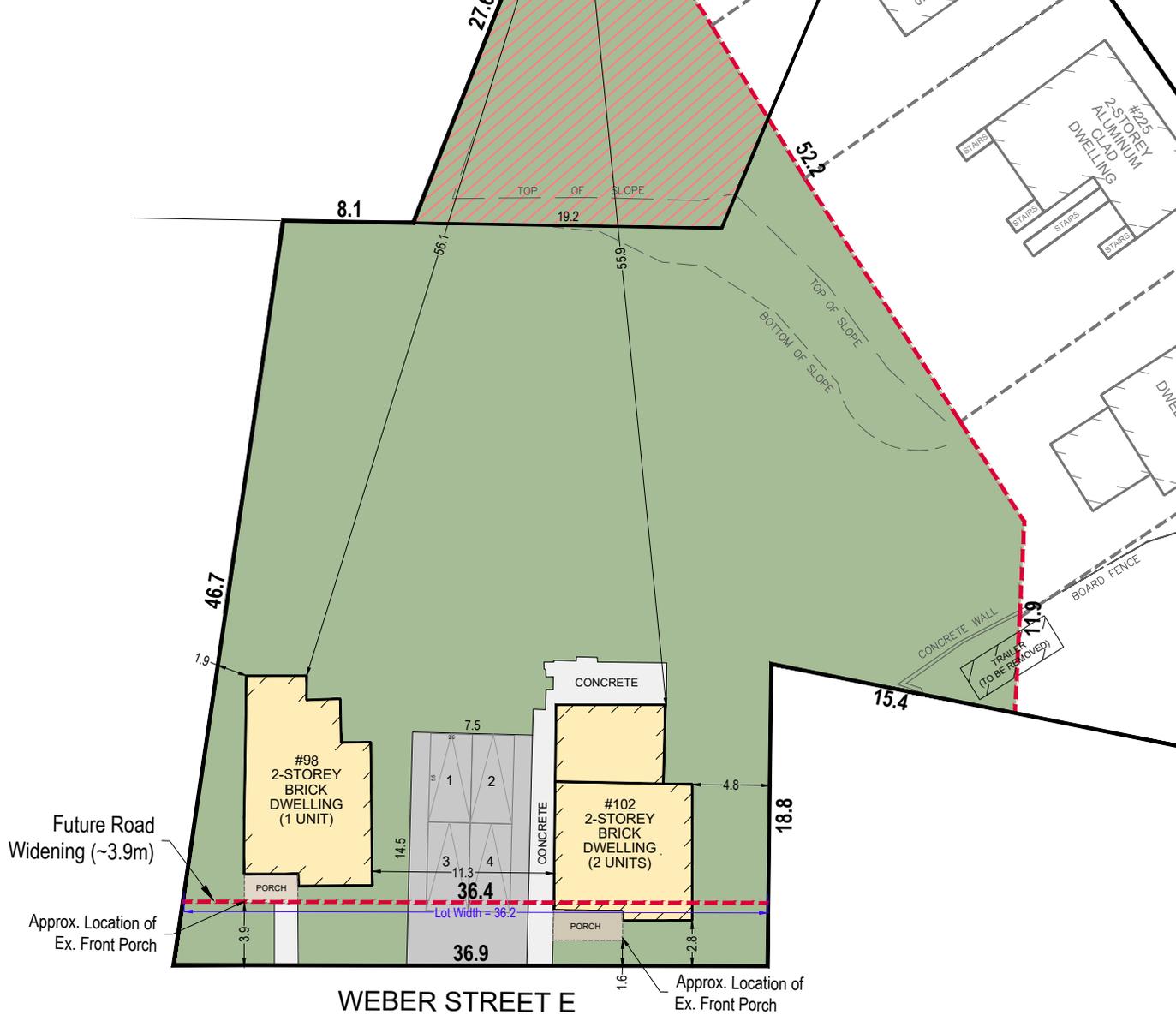
--- Proposed Lot Lines
— Existing Lot Lines

SEVERANCE SKETCH

RETAINED PARCEL

98, 102 Weber St E,
Kitchener

Lot Addition #3
to be Severed from 217 Lancaster St E
and Conveyed to 98, 102 Weber St E
(316.9 m²)



Site Data		
Single Detached (2)	Required	Provided
Zone	-	SGA-2*
Num. of Units	1 + 3 ADUs	1 & 1+1 ADU*
<i>(Refer to 4.12)</i>		
Gross Lot Area (min)	235 m ²	2,233.6 m ²
Lot Width, Interior (min)	9 m	36.2 m
Lot Width, Corner (min)	12.8 m	-
Setbacks (min)		
Front Yard	4.5 m	2.8 m*
Ext. Side Yard	4.5 m	-
Int. Side Yard	1.2 m	1.9 m*
Rear Yard	7.5 m	55.9 m
Lot Coverage (max)	55%	8.6%
Building Height (max)	11 m	~9.5 m*
Num. of Storeys (max)	3	2*
Front Porch Setback (min)	3 m	~1.6 m*
Front Yard Landscape (min)	20%	~54%
Rear Yard Landscape (min)	30%	~100%
Street Line Ped. Entrances (max)	2	2*
Parking	0 spaces	4 spaces*
Class C Bicycle Parking	2 spaces	0 spaces*
Driveway Access (max)	1	1*
Driveway Width (max)	8 m	7.5 m*
<i>(8m max)</i>		

* Indicates existing condition

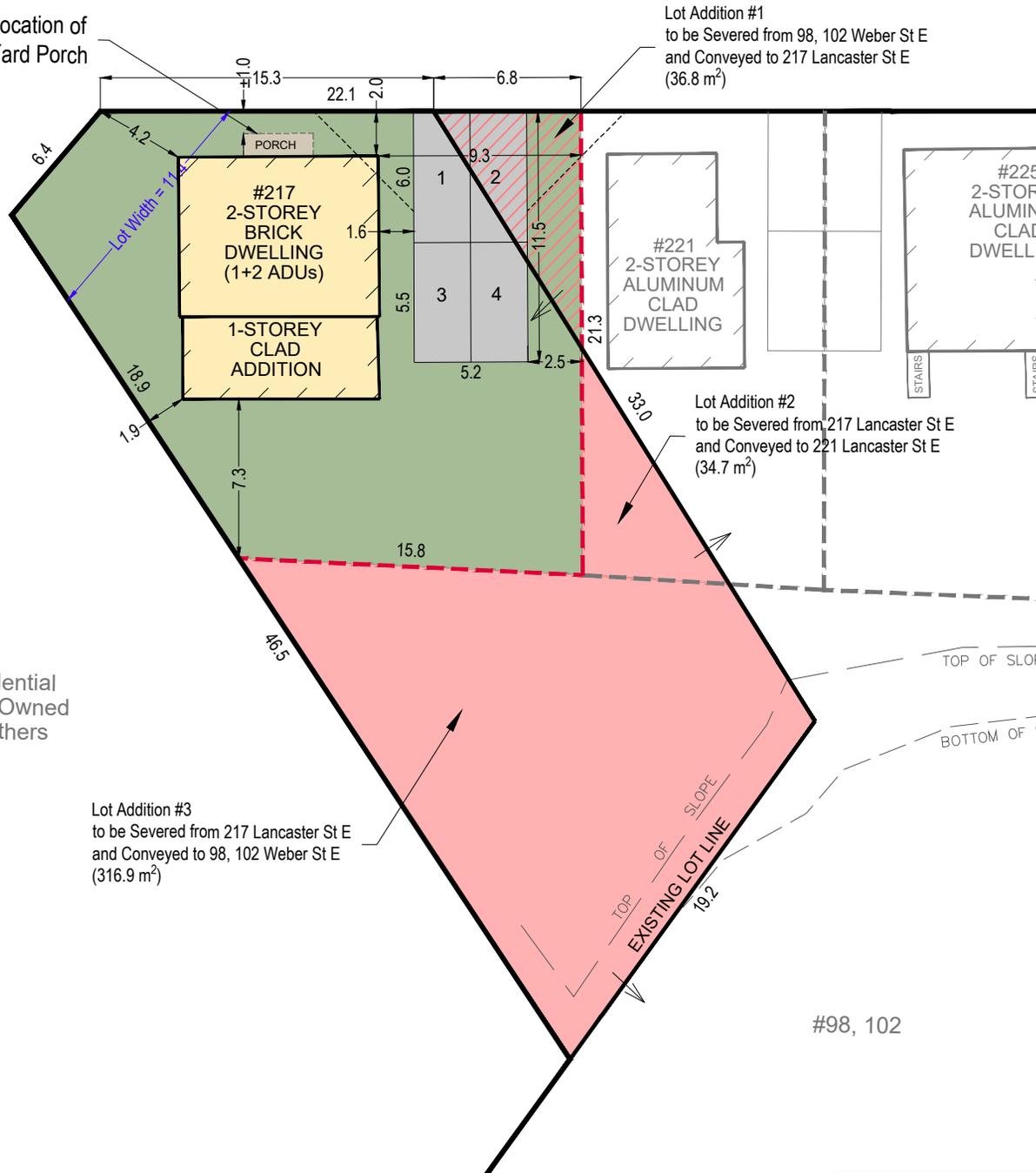


--- Proposed Lot Lines
— Existing Lot Lines

1:400

LANCASTER STREET E

Approx. Location of Ex. Exterior Side Yard Porch



Lot Addition #1 to be Severed from 98, 102 Weber St E and Conveyed to 217 Lancaster St E (36.8 m²)

Lot Addition #2 to be Severed from 217 Lancaster St E and Conveyed to 221 Lancaster St E (34.7 m²)

Lot Addition #3 to be Severed from 217 Lancaster St E and Conveyed to 98, 102 Weber St E (316.9 m²)

Residential Lands Owned by Others

SEVERANCE SKETCH LOT LINE ADJUSTMENT 217 Lancaster St E, Kitchener

Site Data

Single Detached with 2 ADUs (attached)

R5-Zone	Required	Provided
Num. of Units	1 + 3 ADUs	1 + 2 ADUs
Lot Area (min)	235 m ²	451.2 m ²
Lot Width, Corner (min)	15 m	11.4 m
Setbacks (min)		
Front Yard	4.5 m	4.2 m**
Ext. Side Yard	4.5 m	2.0 m**
Int. Side Yard, North	1.2 m	1.9 m**
Int. Side Yard, South	3.0 m	9.3 m
Rear Yard	7.5 m	7.3 m
Lot Coverage (max)	55%	22.5%
Building Height (max)	10.5 m	~9.5 m
Exterior Porch Setback (min)	3 m	~1.0 m**
Front Yard Landscape (min)	20%	~69%
Rear Yard Landscape (min)	30%	~78%
Parking Spaces (min) ²	1	4
Driveway Vis. Trinagle	Unobstructed	Obstructed*
Ped. Entrances, ADU (max)	2	1
Unobstructed Walkway, ADU ¹	N/A	Not Provided
Bicycle Parking, ADU (min)	2	0*

RED indicates variance required
 **Indicates existing condition deemed to comply per 5.15.
 *Indicates existing condition deemed not to comply per 5.15.

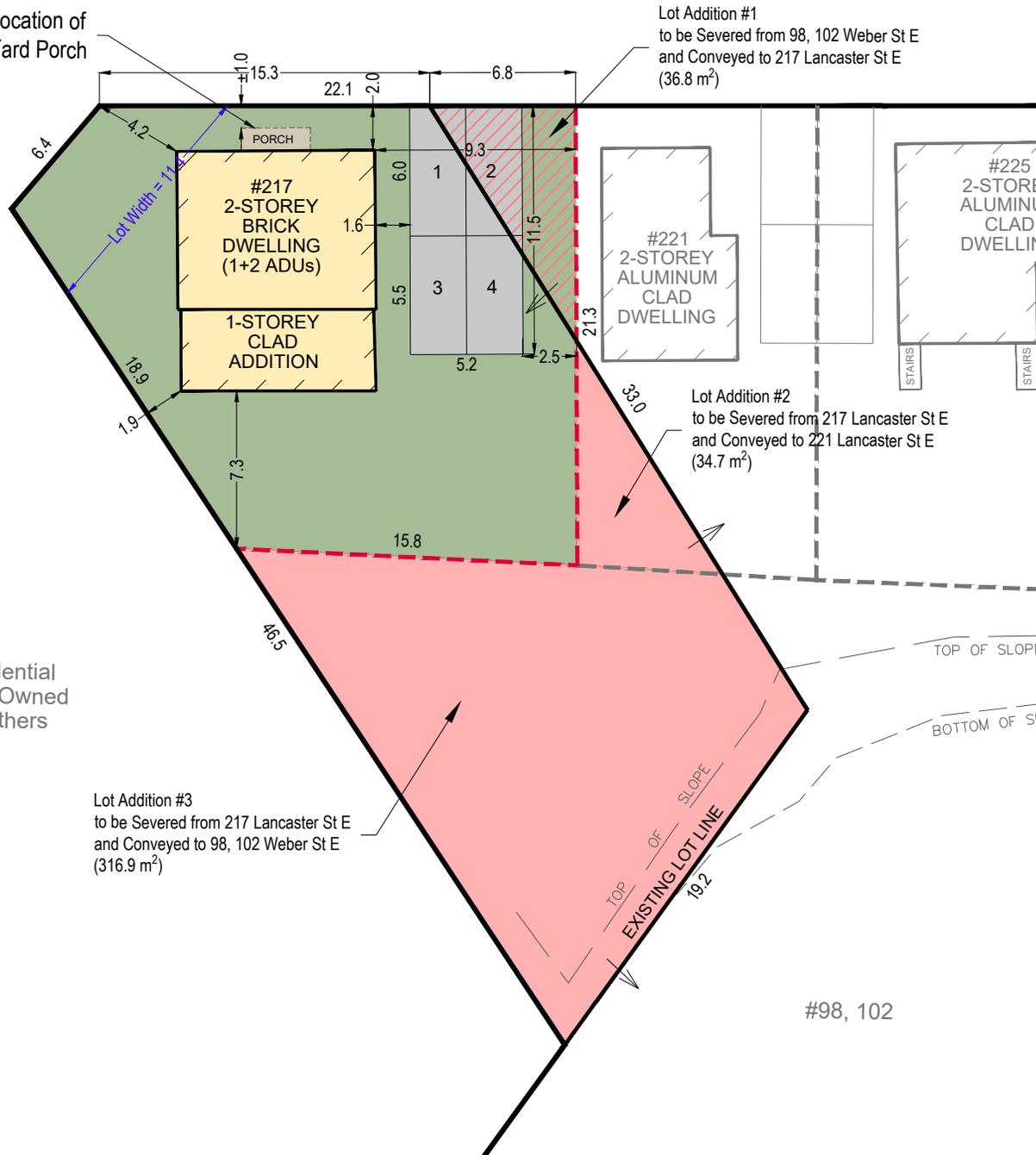
1. Applies only to new Additional Dwelling Unit(s) per 5.22(f).
2. One parking space required for primary dwelling per 6.1.2(a). No additional spaces required for ADUs within 800m of LRT station.



1:300
 --- Proposed Lot Lines
 — Existing Lot Lines

LANCASTER STREET E

Approx. Location of Ex. Exterior Side Yard Porch



SEVERANCE SKETCH LOT LINE ADJUSTMENT 217 Lancaster St E, Kitchener

Site Data

Single Detached	Required	Provided
Zone	-	SGA-2*
Num. of Units	1 + 3 ADUs	1 + 2 ADUs*
Lot Area (min)	235 m ²	451.2 m ²
Lot Width, Interior (min)	9 m	-
Lot Width, Corner (min)	12.8 m	11.4 m
Setbacks (min)		
Front Yard	4.5 m	4.2 m*
Ext. Side Yard	4.5 m	2.0 m*
Int. Side Yard	1.2 m	1.9 m
Rear Yard	7.5 m	7.3 m
Lot Coverage (max)	55%	22.5%
Building Height (max)	11 m	~9.5 m*
Num. of Storeys (max)	3	2*
Ext. Porch Setback (min)	3 m	~1 m*
Front Yard Landscape (min)	20%	~69%
Rear Yard Landscape (min)	30%	~78%
Street Line Ped. Entrances (max)	2	1*
Parking	0 spaces	4 spaces
Class C Bicycle Parking	2 spaces	0 spaces*
Driveway Access (max)	1	1*
Driveway Width (max)	5.7 m	5.2 m
(50% of lot width)		

* Indicates existing condition



1:300

--- Proposed Lot Lines
— Existing Lot Lines

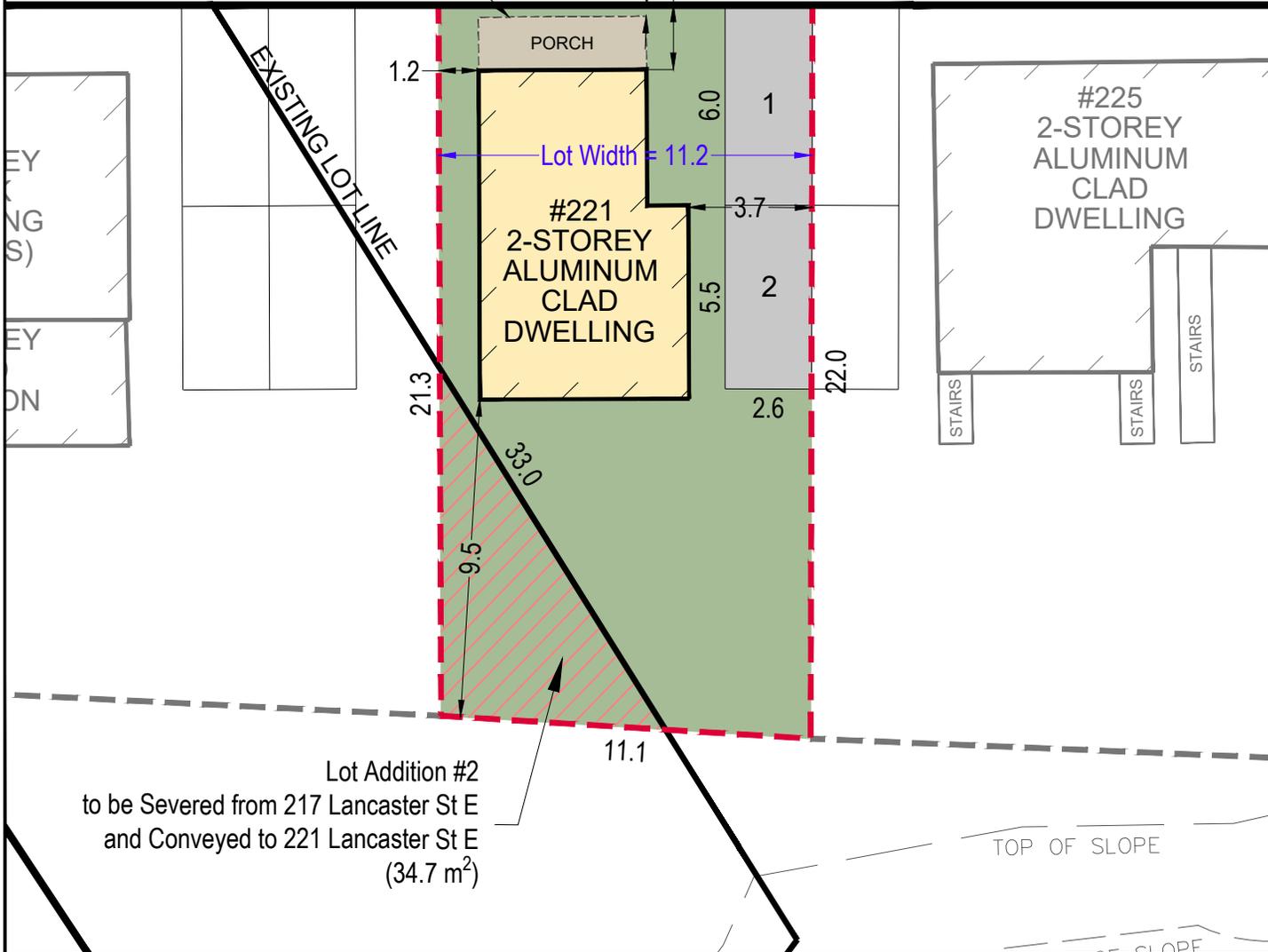
LANCASTER STREET E

SEVERANCE SKETCH

SEVERED LOT 1

221 Lancaster St E,
Kitchener

Approx. Location of
Ex. Front Porch



Site Data		
Single Detached	Required	Provided
Zone	-	SGA-2*
Num. of Units	1 + 3 ADUs	1*
Lot Area (min)	235 m ²	240.1 m ²
Lot Width, Interior (min)	9 m	11.2 m
Lot Width, Corner (min)	12.8 m	-
Setbacks (min)		
Front Yard	4.5 m	1.9 m*
Ext. Side Yard	4.5 m	-
Int. Side Yard	1.2 m	1.2 m
Rear Yard	7.5 m	9.5 m
Lot Coverage (max)	55%	23.5%
Building Height (max)	11 m	9.5 m*
Num. of Storeys (max)	3	2*
Front Porch Setback (min)	3 m	~0.3 m*
Parking	0 spaces	2 spaces
Class C Bicycle Parking	0 spaces	0 spaces
Driveway Access (max)	1	1*
Driveway Width (max)	5.6 m	2.6 m
(50% of lot width)		

* Indicates existing condition



--- Proposed Lot Lines
 --- Existing Lot Lines

1:200

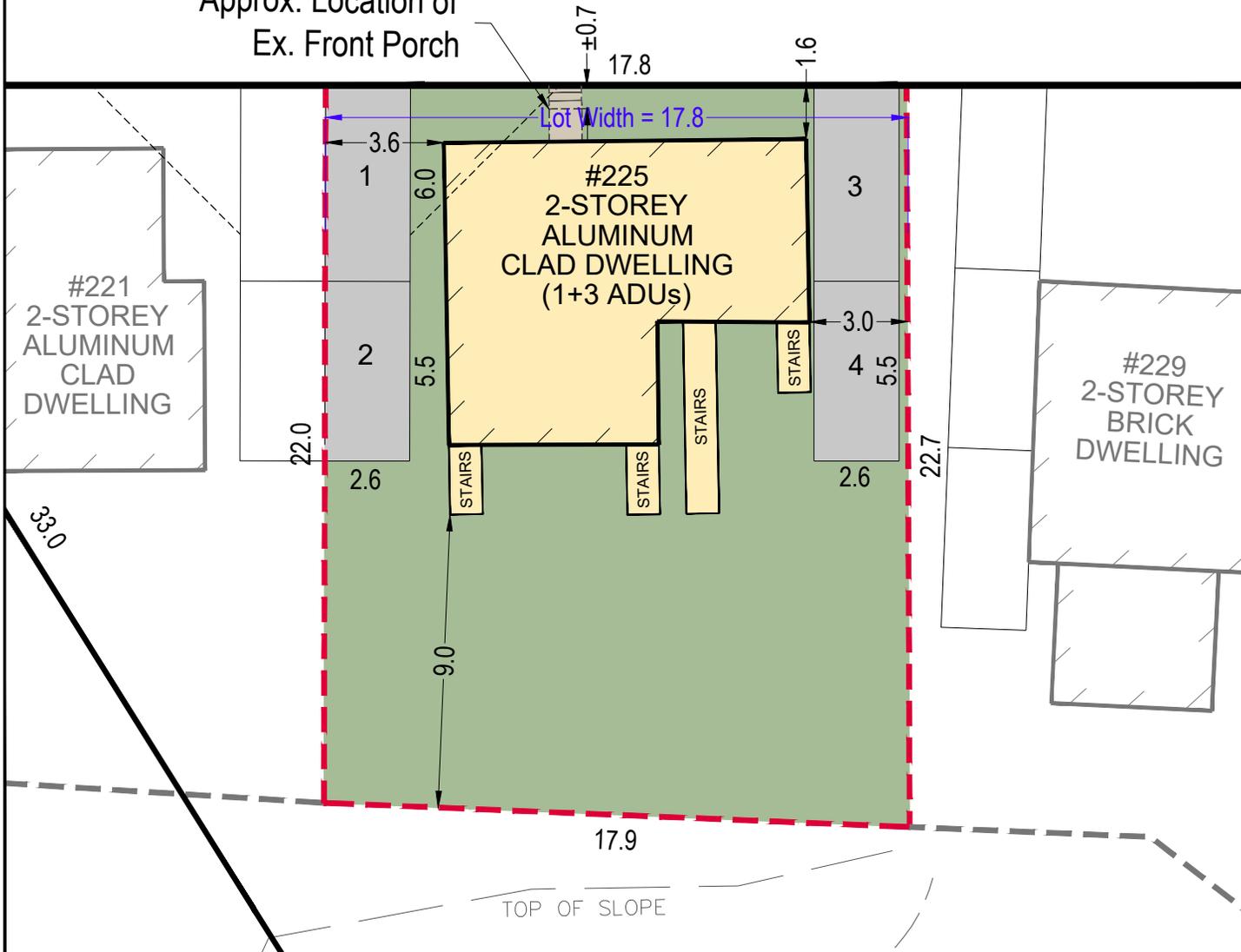
LANCASTER STREET E

SEVERANCE SKETCH

SEVERED LOT 2

225 Lancaster St E,
Kitchener

Approx. Location of
Ex. Front Porch



Site Data

Single Detached with 3 ADUs (attached)

CR-2 (115R, 125U)	Required	Provided
Num. of Units	1 + 3 ADUs	1 + 3 ADUs
Lot Area (min)	235 m	397.3 m ²
Lot Width, Interior (min)	9 m	17.8
Floor Space Ratio (max)	2.33 (115R)	0.42
Floor Space Ratio (min) ¹	N/A	0.42
Setbacks (min)		
Front Yard	4.5 m	1.6 m**
Int. Side Yard, North	3.0 m	3.6 m
Int. Side Yard, South	3.0 m	3.0 m
Rear Yard	7.5 m	9.0 m
Lot Coverage (max)	55%	24.5%
Building Height (max)	10.5	~9.5m
Step Setback, Front Yard (min)	0.5 m	~0.7 m
Front Yard Landscape (min)	20%	~64%
Rear Yard Landscape (min)	30%	~100%
Parking Spaces (min) ²	1	4
Driveway Vis. Triangle	Unobstructed	Obstructed*
Num. of Dwy Accesses (max) ³	1	2*
Ped. Entrances, ADU (max)	2	1
Unobstructed Walkway, ADU ⁴	N/A	Not Provided
Bicycle Parking, ADU (min)	2	0*

RED indicates variance required

***Indicates existing condition deemed to comply per 5.15.*

**Indicates existing condition deemed not to comply per 5.15.*

1. Building was constructed before CR-2 zone was applied.
2. One parking space required for primary dwelling per 6.1.2(a). No additional spaces required for ADUs within 800m of LRT station.
3. A maximum of one driveway with one access point shall be permitted for each Single Detached Dwelling per 6.1.1.1(b)
4. Applies only to new Additional Dwelling Unit(s) per 5.22(f).



1:200

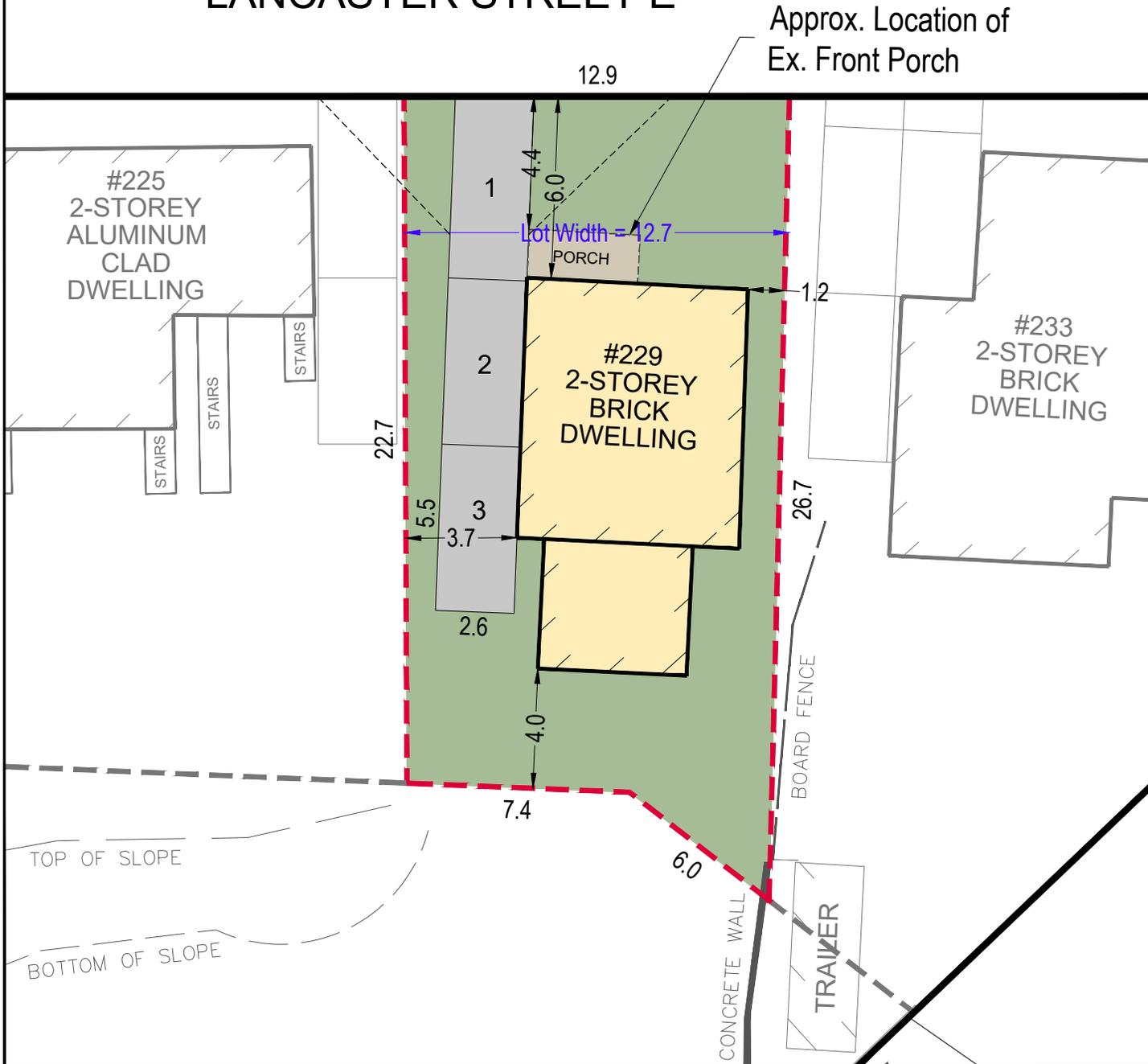
--- Proposed Lot Lines
— Existing Lot Lines

LANCASTER STREET E

SEVERANCE SKETCH

SEVERED LOT 3

229 Lancaster St E,
Kitchener



Site Data

Single Detached Dwelling

CR-2 (115R, 125U)	Required	Provided
Num. of Units	1 + 3 ADUs	1
Lot Area (min)	235 m ²	292.8 m ²
Lot Width, Interior (min)	9 m	12.7
Floor Space Ratio (max)	2.33 (115R)	0.47
Floor Space Ratio (min) ¹	N/A	0.47
Setbacks (min)		
Front Yard	4.5 m	6.0 m
Int. Side Yard, North	3.0 m	3.7 m
Int. Side Yard, South	1.2 m	1.2 m
Rear Yard	7.5 m	4.0 m
Lot Coverage (max)	55%	28.5%
Building Height (max)	10.5 m	~9.5 m
Front Porch Setback (min)	3 m	~4.4 m
Parking Spaces (min)	1	3
Driveway Vis. Triangle	Unobstructed	Obstructed*

RED indicates variance required

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1. Building was constructed before CR-2 was applied.



1:200

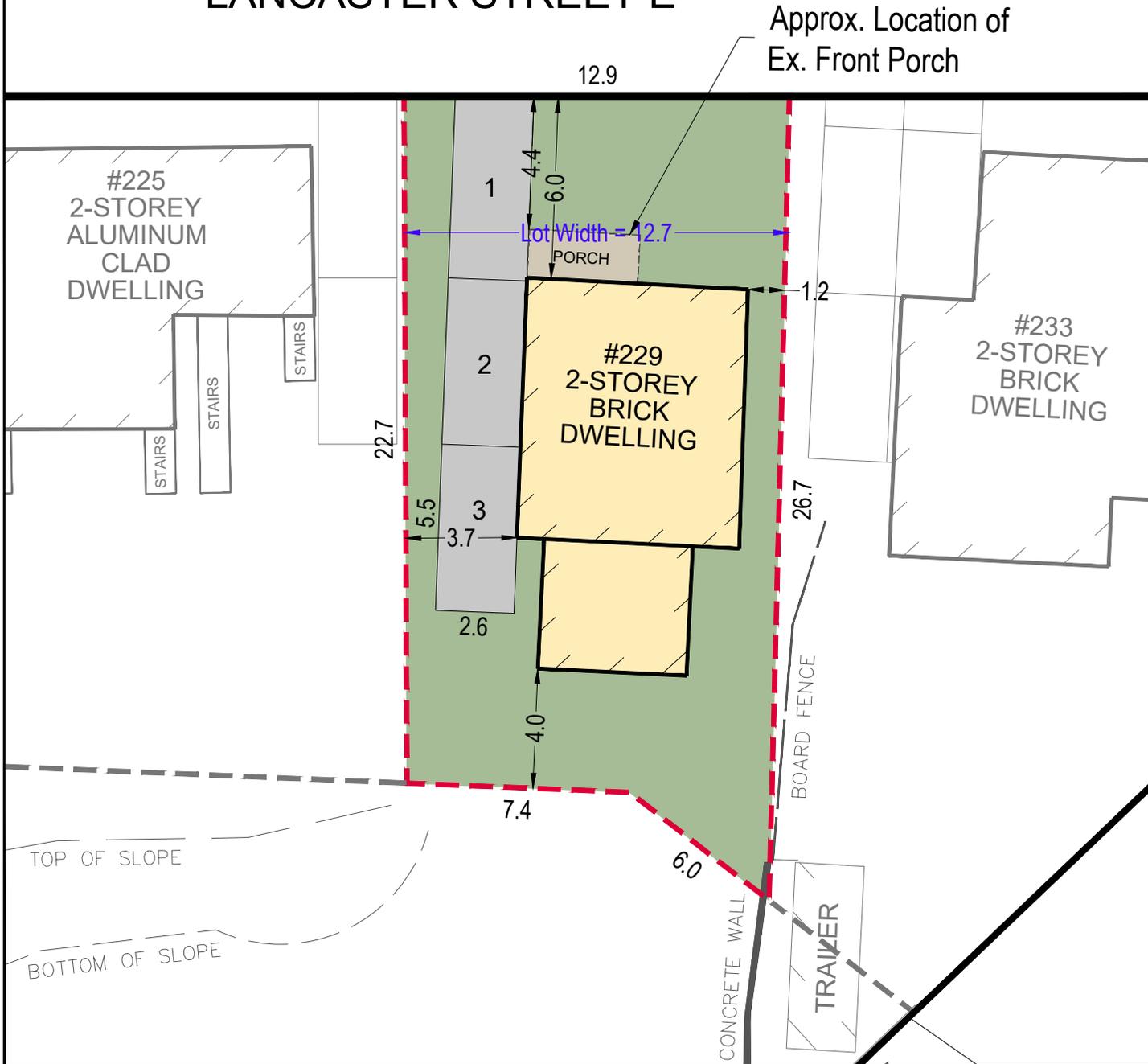
--- Proposed Lot Lines
 — Existing Lot Lines

LANCASTER STREET E

SEVERANCE SKETCH

SEVERED LOT 3

229 Lancaster St E,
Kitchener



Site Data

Single Detached	Required	Provided
Zone	-	SGA-2*
Num. of Units	1 + 3 ADUs	1*
Lot Area (min)	235 m ²	292.8 m ²
Lot Width, Interior (min)	9 m	12.7 m
Lot Width, Corner (min)	12.8 m	-
Setbacks (min)		
Front Yard	4.5 m	6.0 m*
Ext. Side Yard	4.5 m	-
Int. Side Yard	1.2 m	1.2 m
Rear Yard	7.5 m	4.0 m
Lot Coverage (max)	55%	28.5%
Building Height (max)	11 m	~9.5 m*
Num. of Storeys (max)	3	2*
Front Porch Setback (min)	3 m	~4.4 m*
Parking	0 spaces	3 spaces
Driveway Access (max)	1	1*
Driveway Width (max)	6.4 m	2.6 m

(50% of lot width)

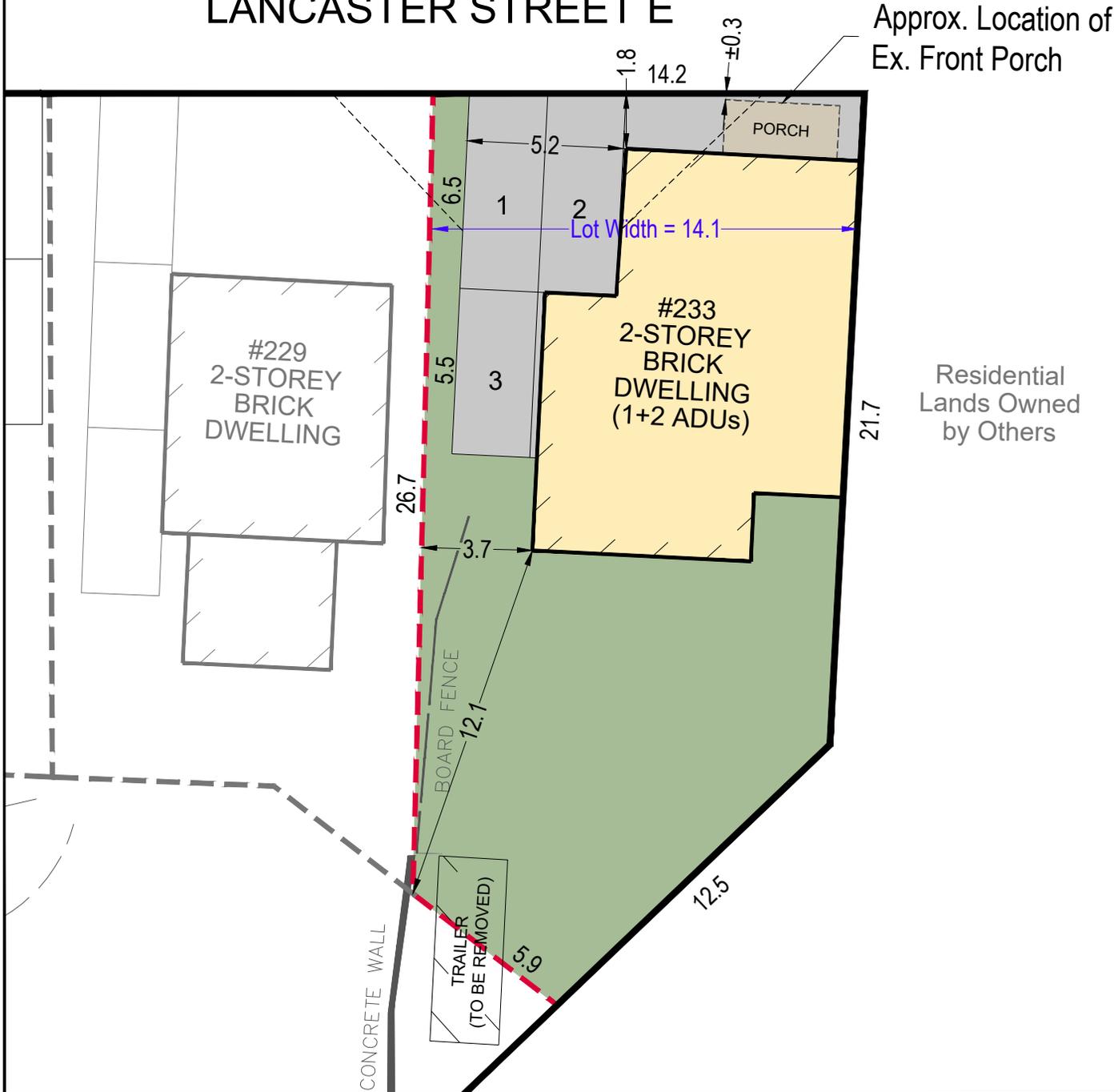
* Indicates existing condition



--- Proposed Lot Lines
 — Existing Lot Lines

1:200

LANCASTER STREET E



Approx. Location of Ex. Front Porch

SEVERANCE SKETCH

SEVERED LOT 4

233 Lancaster St E,
Kitchener

Site Data

Single Detached with 2 ADUs (attached)

CR-2 (115R, 125U)	Required	Provided
Num. of Units	1 + 2 ADUs	1 + 2 ADUs
Lot Area (min)	235 m ²	375.2 m ²
Lot Width, Interior (min)	9 m	14.1 m
Floor Space Ratio (max)	2.33 (115R)	0.49
Floor Space Ratio (min) ¹	N/A	-
Setbacks (min)		
Front Yard	4.5 m	1.8 m**
Int. Side Yard, North	3.0 m	3.7 m
Int. Side Yard, South	1.2 m	0.0 m**
Rear Yard	7.5 m	12.1 m
Lot Coverage (max)	55%	31.8%
Building Height (max)	10.5 m	~9.5 m
Front Yard Landscape (min)	20%	~6%*
Rear Yard Landscape (min)	30%	~90%
Front Porch Setback (min) ²	3 m	~0.3 m*
Ped. Entrances, ADU (max)	2	2
Unobstructed Walkway, ADU ³	N/A	Not Provided
Parking Spaces (min) ⁴	1	3 spaces
Driveway Vis. Trinagle	Unobstructed	Obstructed*
Bicycle Parking, ADU (min)	2	0*

Residential Lands Owned by Others

RED indicates variance required
***Indicates existing condition deemed to comply per 5.15.*
**Indicates existing condition deemed not to comply per 5.15.*

1. Building was constructed before CR-2 was applied.
2. Porch located within Driveway Visibility Triangle and thus not exempt under 5.15(b).
3. Applies only to new Additional Dwelling Unit(s) per 5.22(f).
4. One parking space required for primary dwelling per 6.1.2(a). No additional spaces required for ADUs within 800m of LRT station.
5. Existing trailer to be removed.

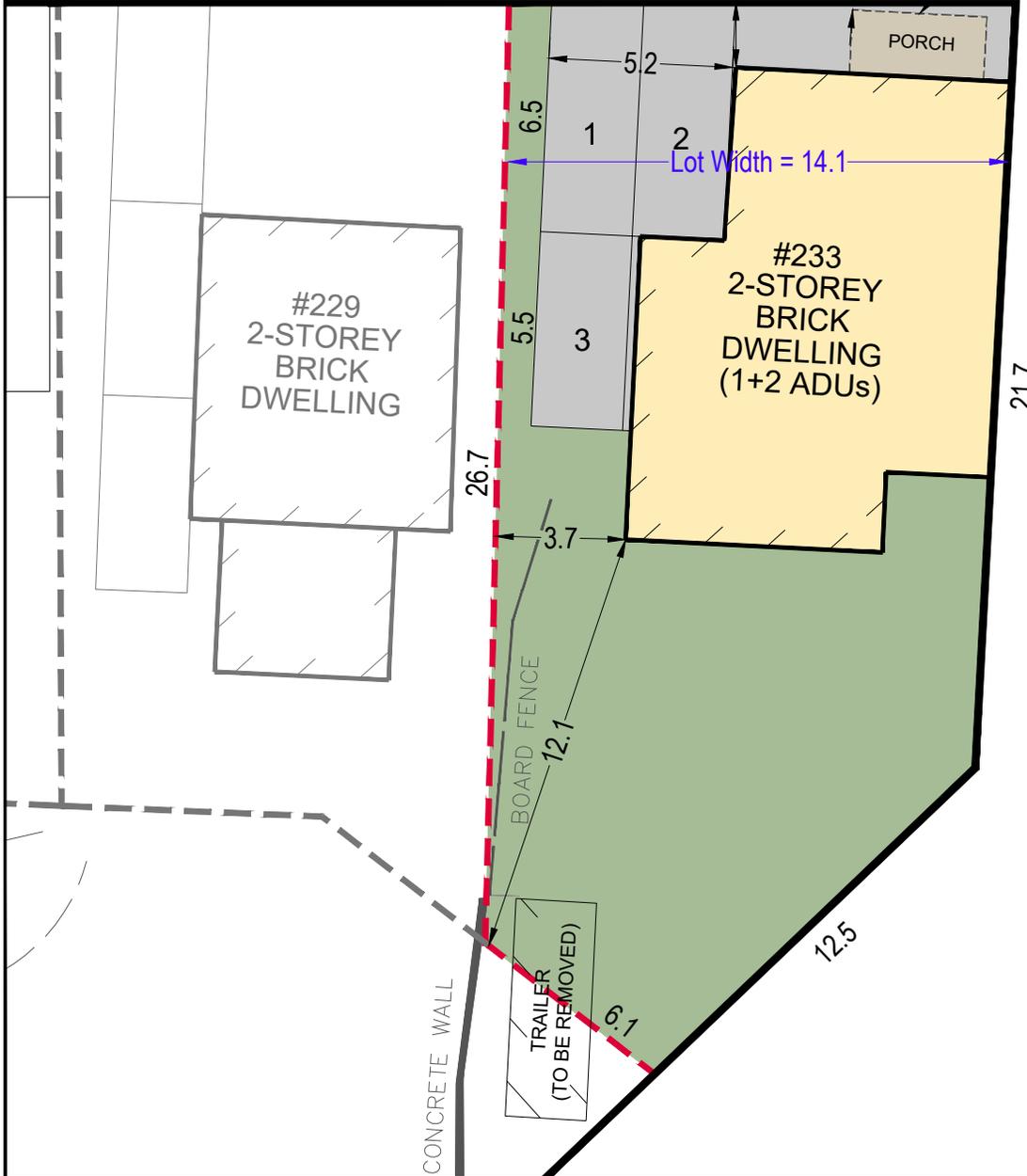


--- Proposed Lot Lines
 — Existing Lot Lines

1:200

LANCASTER STREET E

Approx. Location of Ex. Front Porch



SEVERANCE SKETCH

SEVERED LOT 4

233 Lancaster St E,
Kitchener

Site Data

Single Detached	Required	Provided
Zone	-	SGA-2*
Num. of Units	1 + 3 ADUs	1 + 2 ADUs*
Lot Area (min)	235 m ²	375.2 m ²
Lot Width, Interior (min)	9 m	14.1 m
Lot Width, Corner (min)	12.8 m	-
Setbacks (min)		
Front Yard	4.5 m	1.8 m*
Ext. Side Yard	4.5 m	-
Int. Side Yard	1.2 m	0 m*
Rear Yard	7.5 m	12.1 m
Lot Coverage (max)	55%	31.8%
Building Height (max)	11 m	~9.5 m*
Num. of Storeys (max)	3	2*
Front Porch Setback (min)	3 m	~0.3 m*
Front Yard Landscape (min)	20%	~6%
Rear Yard Landscape (min)	30%	~90%
Street Line Ped. Entrances (max)	2	2*
Parking	0 spaces	3 spaces
Class C Bicycle Parking	2 spaces	0 spaces*
Driveway Access (max)	1	1*
Driveway Width (max)	7.1 m	5.2 m
(50% of lot width)		

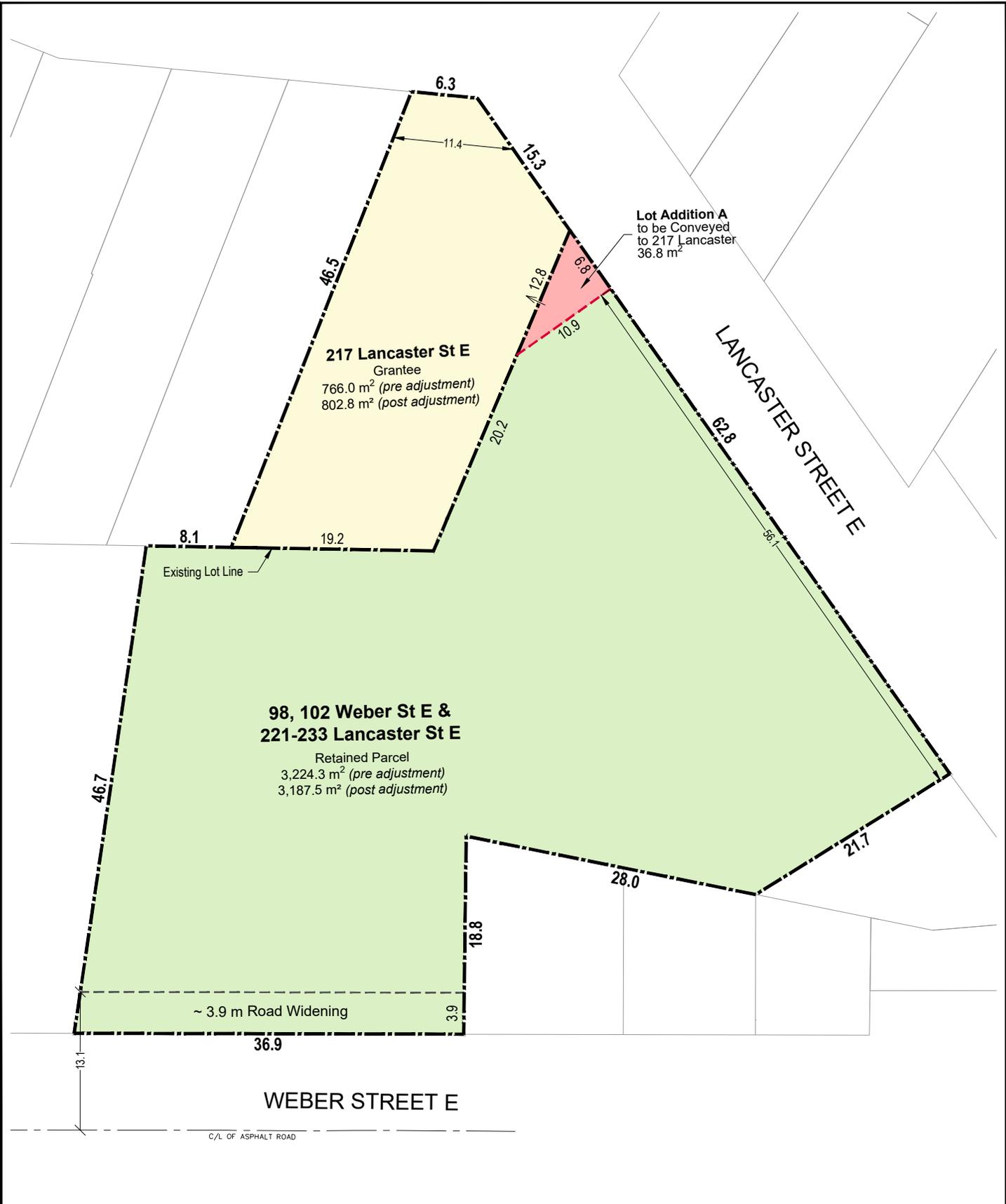
* Indicates existing condition



1:200

--- Proposed Lot Lines
 — Existing Lot Lines

Residential
Lands Owned
by Others



Lot Addition A
to be Conveyed
to 217 Lancaster
36.8 m²

217 Lancaster St E
Grantee
766.0 m² (pre adjustment)
802.8 m² (post adjustment)

**98, 102 Weber St E &
221-233 Lancaster St E**
Retained Parcel
3,224.3 m² (pre adjustment)
3,187.5 m² (post adjustment)

~ 3.9 m Road Widening

WEBER STREET E

LANCASTER STREET E

C/L OF ASPHALT ROAD

LOT LINE ADDITION A

98,102 Weber St E & 217-233 Lancaster St E
City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Severance	
Parent Parcel	3,224.3 m ²
Severed Portion	-36.8 m ²
ADJUSTED TOTAL	3,187.5 m²
Lot Addition	
Grantee Parcel	766.0 m ²
Lot Addition	+36.8 m ²
ADJUSTED TOTAL	802.8 m²

CONSENT APPLICATION 1 of 7

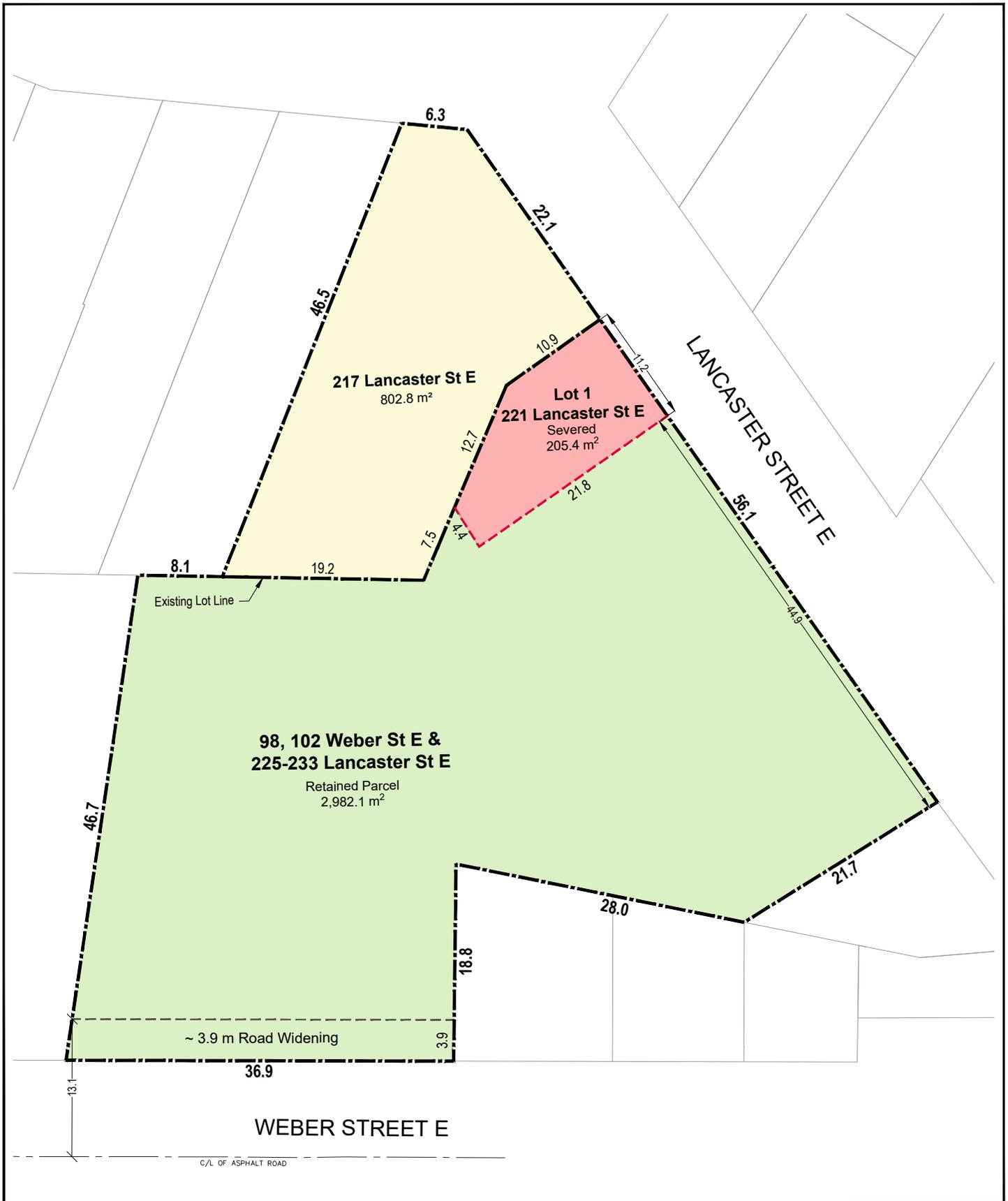


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE



SEVERED LOT 1
221 LANCASTER ST E

98,102 Weber St E & 221-233 Lancaster St E
 City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Proposed Areas	
Retained Parcel	2,982.1 m ²
Severed	205.4 m ²
TOTAL	3,187.5 m²

CONSENT APPLICATION
 2 of 7

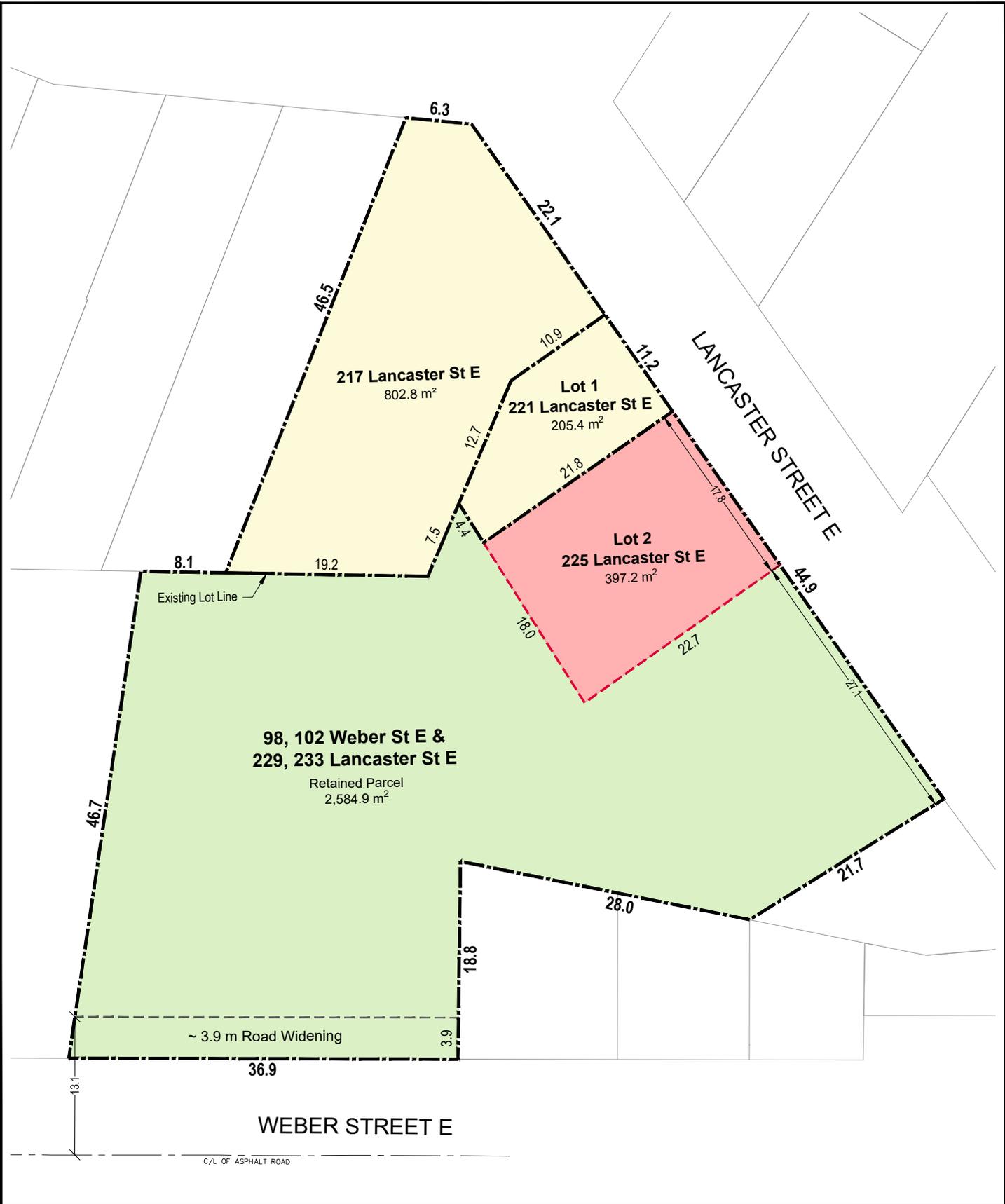


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE



SEVERED LOT 2
225 LANCASTER ST E

98, 102 Weber St E & 225-233 Lancaster St E
 City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Proposed Areas	
Retained Parcel	2,584.9 m ²
Severed	397.2 m ²
TOTAL	2,982.1 m²

CONSENT APPLICATION
 3 of 7

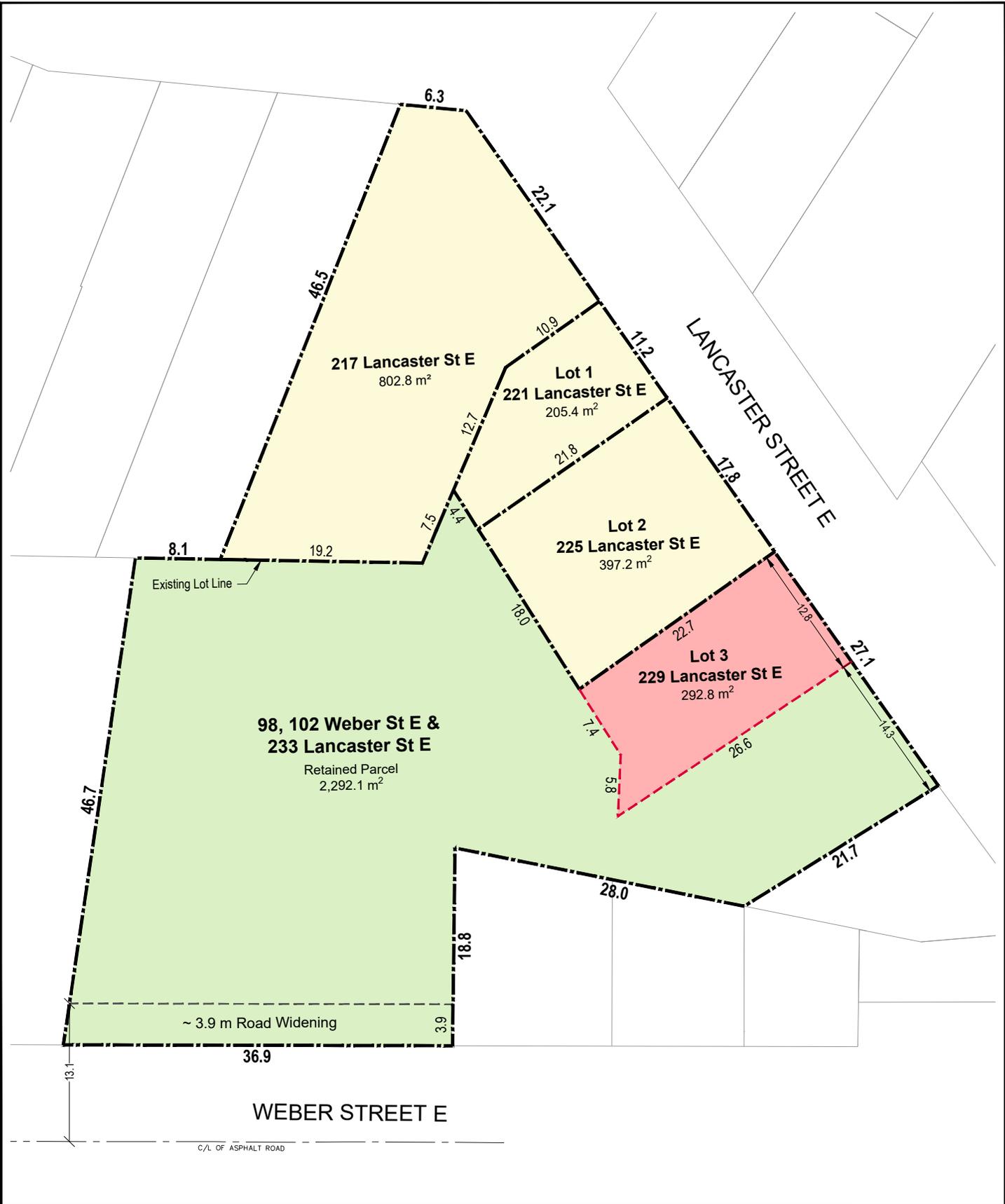


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE



SEVERED LOT 3
229 LANCASTER ST E

98, 102 Weber St E & 229, 233 Lancaster St E
 City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Proposed Areas	
Retained Parcel	2,292.1 m ²
Severed	292.8 m ²
TOTAL	2,584.9 m²

CONSENT APPLICATION
 4 of 7

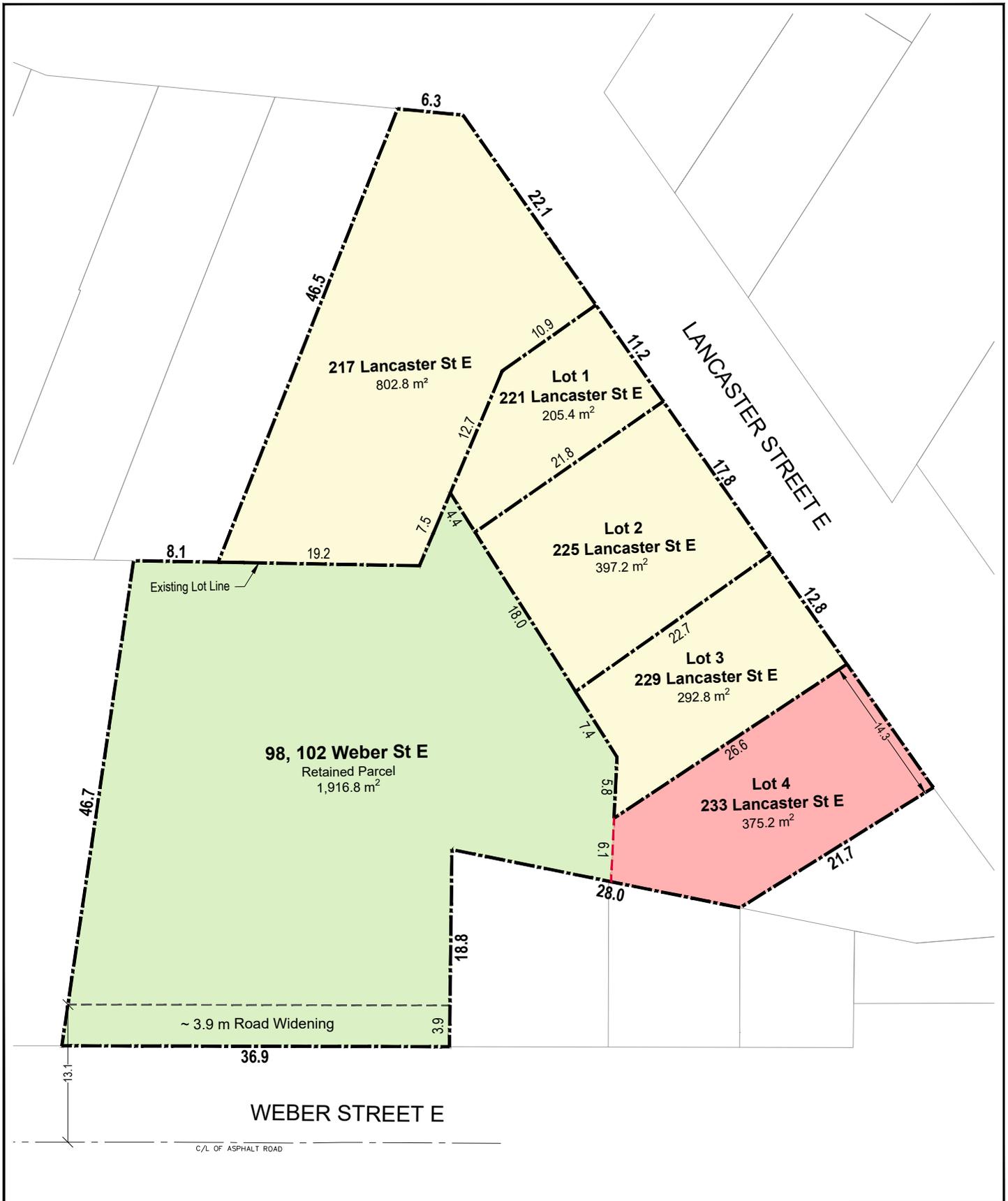


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE



SEVERED LOT 4
233 LANCASTER ST E

98, 102 Weber St E & 233 Lancaster St E
 City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Proposed Areas	
Retained Parcel	1,916.8 m ²
Severed	375.2 m ²
TOTAL	2,292.0 m²

CONSENT APPLICATION
 5 of 7

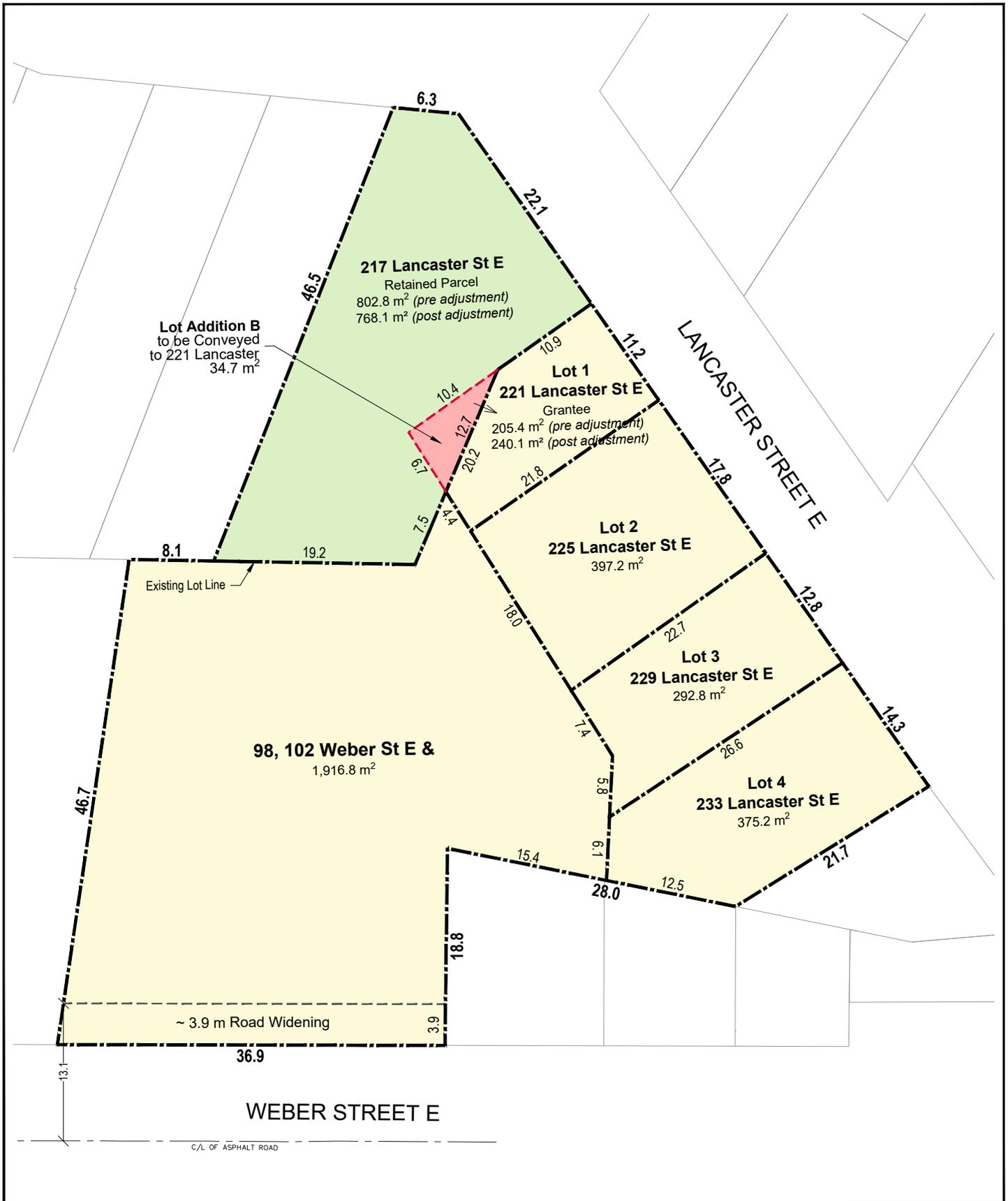


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE



LOT LINE ADDITION B

98,102 Weber St E & 217 Lancaster St E
City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Severance

Parent Parcel	802.8 m ²
Severed Portion	-34.7 m ²
ADJUSTED TOTAL	768.1 m²

Lot Addition

Grantee Parcel	205.4 m ²
Lot Addition	+34.7 m ²
ADJUSTED TOTAL	240.1 m²

CONSENT APPLICATION 6 of 7

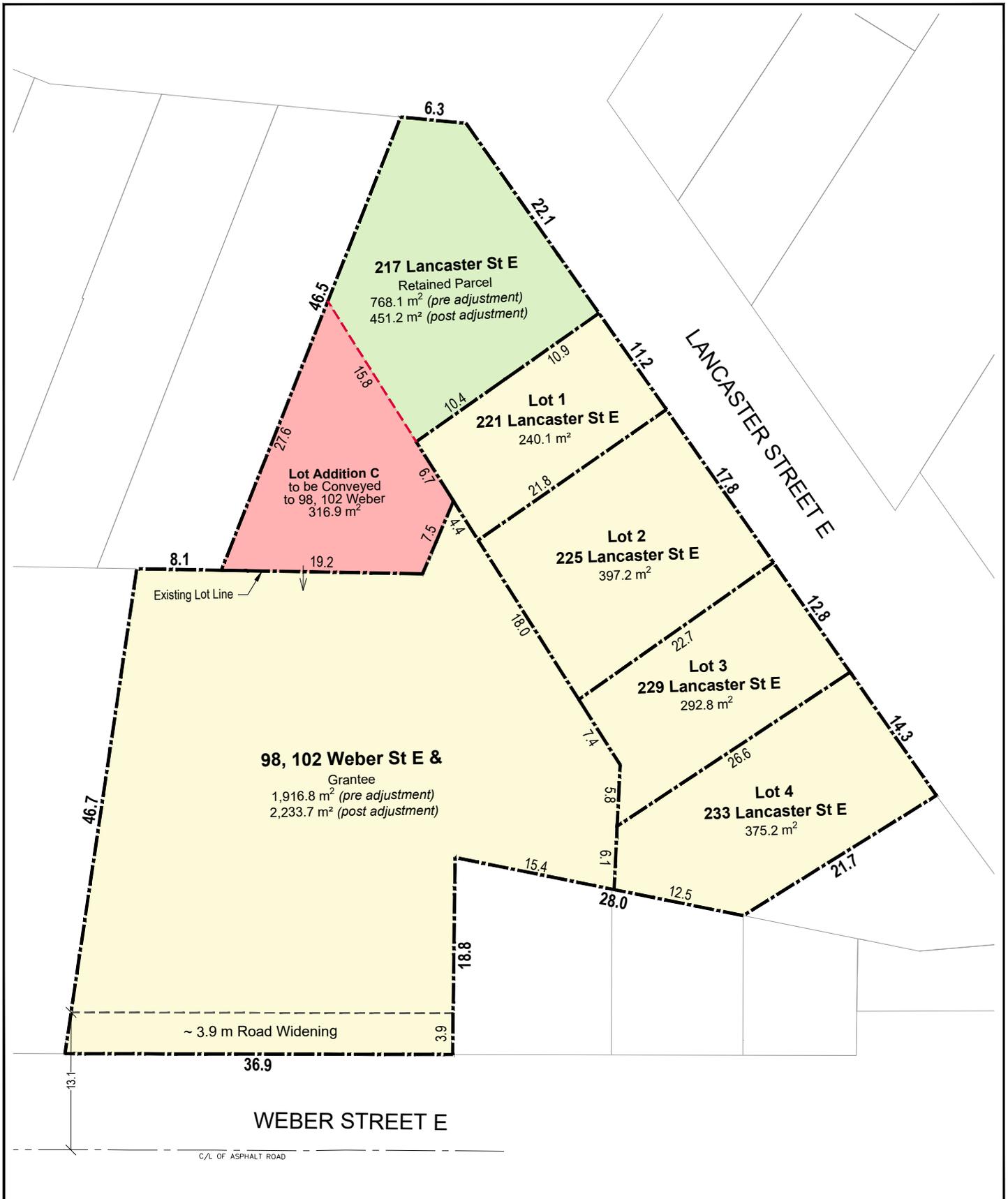


DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

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LOT LINE ADDITION C

98, 102 Weber St E & 217 Lancaster St E
City of Kitchener

- Proposed Lot Lines
- Existing Lot Lines
- Retained
- Severed
- Existing Lot

Severance

Parent Parcel	802.8 m ²
Severed Portion	-34.7 m ²
ADJUSTED TOTAL	768.1 m²

Lot Addition

Grantee Parcel	766.0 m ²
Lot Addition	+36.8 m ²
ADJUSTED TOTAL	802.8 m²

CONSENT APPLICATION 7 of 7



DATE: September 27, 2024

SCALE 1:500

PROJECT: 2070 Reitzel

DRAWN BY: GFE