

[REDACTED]  
[REDACTED]  
Kitchener, Ontario, N2C 2V3  
[REDACTED]  
[REDACTED]

June 28, 2023

Brian Bateman  
200 King St West  
Kitchener, Ontario N2G 4G7 3

CC. Jason Denault,  
Ward 3; Kitchener City Council; Mayor Vrbanovic

**Subject: Petition to Oppose Zoning Change and/or Increased Density  
Development at 1018 Hidden Valley Rd**

Dear Brian Bateman, Jason Denault, other City Council Members, and Mayor Vrbanovic,

We, the undersigned residents of Hidden Valley, submit this petition to express our strong opposition to the proposed zoning change that would allow for a more densely populated development consisting of 26 houses in our community. We believe that this change poses significant concerns and risks to our neighbourhood, including: overlook and water drainage issues to those already living on River Birch Street and River Birch Court; environmental and traffic issues, especially the loss of mature trees and habitat for local wildlife; and, crowding and traffic issues that will impact current residents. The community is united in its overwhelming disappointment in this proposal and feels that it is a giant step away from the city's own current Master Plan, which identifies Hidden Valley as a "significant cultural heritage landscape and heritage corridor." Additionally, we are concerned about the potential creation of a private road, which will lead to parking issues for the existing residents of Hidden Valley as well as snow removal and storage issues. Current residents, many who are medical and business professionals, who continue to create jobs and make life better in the region, have chosen to live in this thriving neighbourhood that has flourished, in large part, due to the existing zoning by-laws and Master Plan. Many of our concerns echo those already expressed by city officials during the planning process and which the developer has not adequately addressed. As such, changing the zoning by-laws to accommodate this new development would jeopardise the uniqueness and tranquility that sets Hidden Valley

apart. Again quoting the Master Plan, "protection of this natural environment is of critical importance."

Given the above, we respectfully request your support in voting to maintain the current R1 zoning for this property, in alignment with the approved Hidden Valley Master Plan presented by Brandon Sloan, the project manager, and endorsed by the City of Kitchener, MNRF, GRCA, and Region of Waterloo. Alternatively, if the zoning change is approved, special measures must be put in place to ensure any future development is consistent with the current neighbourhood, lot setbacks should be increased, trees should be maintained and fewer houses should be built.

We kindly urge you to carefully review the planning justification report (21221A Hidden Valley) submitted to the city, taking into consideration the significant concerns raised, which also reflect the collective concerns of our community. Many of those concerns are echoed and expanded on in the important issues outlined below:

1. Existing Residences/Overlook Issues: **Residents on adjacent properties will experience a significant decrease in privacy, due to the significant elevation difference between the new homes and existing homes, coupled with very small property setbacks.** Those currently living on River Birch Street in particular, will have large homes looking many metres down into our backyards. Due to the elevation difference, these homes will appear similar to small apartment buildings and since the developer is proposing minimum R2 setbacks, which mean only 7m from our lot lines, very few types of trees would be able to provide us adequate privacy. It would take dozens of years for those types of trees to grow to the point where they could provide any real privacy. What is more, the developer is suggesting removing existing trees that are hundreds of years old and has suggested that our own trees near the property line are also at risk due to construction. **Without maintaining the R1 zoning or introducing special measures to increase the property setbacks and limit the height of any homes backing onto existing neighbours, adjacent property owners will face significant negative impacts.** The comments from the city's review regarding potential overlook issues (16, 29) have not been adequately addressed by the builder. Merely citing the generous lot depth of existing properties is not a sufficient response. The current homeowners have chosen this area under the understanding that it is zoned R1, and they could enjoy single-family homes on spacious lots with the protection of existing trees in their backyards. R2 density poses privacy concerns that differ greatly from those of R1 zoning.

2. Crowding: Section 15.D.12.2 of the Official Plan provides specific policies regarding the Hidden Valley area and lands designated Low Rise Residential. Section 15.D.12.2 a)ii) identifies that where municipal wastewater collection systems are available, only single detached and duplex dwellings are permitted to a maximum net residential density of 4 units per hectare. The subject lands are zoned Residential One Zone (R-1) in the Kitchener Zoning By-law (85-1). The R-1 Zone permits low density residential development, including single detached dwellings. The R-1 Zone requires a minimum lot area of 4,000 m<sup>2</sup> and a minimum lot width of 30 m, amongst other regulations. **The specific policies regarding Hidden Valley were created to ensure the special characteristics of our neighbourhood are maintained and it is imperative that this continues in the future. The city has previously stated the importance of this during the planning for future transit and roadwork projects, and to disregard this now in favour of private interests is not in the public or neighbourhood's interests.** Increasing the density of housing in our neighbourhood would have adverse effects on the quality of life for current residents. The proposed development of 26 houses would strain our community infrastructure, leading to overcrowded streets, increased noise levels, increased traffic coming in and out of the neighbourhood, and a decrease in overall liveability. It was mentioned during the initial community meeting that the new development would be consistent with the neighbourhood, some of which is already zoned R2; however, what wasn't addressed is that all of the existing homes were required to meet specific community standards and far exceed R2 requirements in terms of lot size and setbacks, with front, rear and side setbacks all significantly greater than what is being put forward under this proposal. Whether or not the zoning is changed, special measures must be put in place to ensure any new development is truly consistent with the current neighbourhood.
3. Design Elements: In comment 36 of the report, the city emphasizes the importance of respecting the character of adjacent houses and enhancing the neighbourhood. Unfortunately, the builder's response to address this concern is insufficient and lacks a comprehensive approach. **Maintaining the R1 zoning would be the most effective way to respect and enhance the neighbourhood.** The introduction of a higher-density, lower quality development could lead to a decline in property values for existing homeowners. The construction of a condo development in our neighbourhood without strict community standards or special measures in place would create a substantial change in the neighbourhood's character and atmosphere and could deter potential homebuyers. Current residents paid a premium to live in Hidden Valley due to the larger lot sizes, privacy and existing community heritage standards, as outlined in the city's Master

Plan. We implore the city that the current zoning and community standards should be maintained and respected.

4. Environmental/Ecological Impacts: The proposed development could have detrimental effects on our local environment, particularly regarding water drainage. The increased surface area of buildings and reduced permeable surfaces would exacerbate stormwater runoff, potentially leading to flooding on nearby properties on River Birch St and River Birch Crt. Although there is a water management plan provided as part of the development package, it does not adequately address the impacts on the private properties that already receive significant water runoff from the vacant lands. Property damage will result if the water runoff impacts on private properties is not adequately addressed with the addition of a drainage pond or other mitigation strategies. **Furthermore, the loss of mature trees would have a number of serious negative consequences, including air quality, wildlife habitat, privacy for existing residents and the overall aesthetics of the area. The loss of mature trees on or between adjoining properties will create an immediate negative impact on surrounding properties and the builder's response to tree preservation concerns throughout their planning justification report lacks a commitment to saving trees beyond what they deem "reasonable and practical."** Osprey, deer, foxes, rabbits and coyotes are all currently making homes and foraging for food in the subject lands and the lands across the street on Hidden Valley Rd and they currently travel freely between the subject property, the vacant land across Hidden Valley Rd and the River Valley/Grand River green space and we fear this would be interrupted, pushing the wildlife further out. By respecting the current zoning and maintaining larger lot sizes and more open space, wildlife would have an increased opportunity to co-exist with residents of Hidden Valley.
5. Parking and Traffic Issues for Existing Residents: The creation of a Vacant Land Condominium, and in particular a private road that does not meet city standards in terms of on street parking, sidewalks etc., raises significant concerns about parking availability in the new development that could spill over onto existing streets. Parking is not currently an issue as a result of current zoning in our neighbourhoods, with larger properties meaning larger driveways and/or private garages. With greater density in the new development, driveways and garages will be smaller and street parking opportunities may not exist, meaning parking traffic will spill over onto neighbouring streets, creating issues for existing residents. This could create significant challenges for existing residents of Hidden Valley, who may find it difficult to park near their homes or have increased traffic congestion due to insufficient parking spaces for the additional households. In

addition, access to the neighbourhood is limited and there is already significant traffic congestion on Fairway Rd at the start or end of the workday and on weekends, particularly during holiday periods. There is also traffic congestion at Wabanaki at during rush hour/shift change periods. Any growth in the neighbourhood should carefully consider the impacts on local traffic. The proposal allows for requires one space per dwelling unit, comprising a single-car driveway. Considering the nature of these condominium units, it is evident that one parking space will be insufficient, necessitating the use of secondary parking. However, it is unclear if parking will be permitted on the condo road and/or in front of properties. **The builder has also failed to address the issue of visitor parking, further exacerbating the parking problem. These shortcomings will significantly impact the residents of River Birch Street.** When addressing bike storage (comment 31) in the report, the builder states "similar to a subdivision with detached dwellings" bike storage is provided in individual dwellings. Which then further reduces that chance a garage will be used for cars. It was mentioned during the community meeting in June that a traffic study is not required for a development of this size; however, if development in Hidden Valley happens gradually, at what point would a traffic study be undertaken? We feel the time is now.

6. Accessibility and Lack of Infrastructure: Lack of sidewalks and poor paving conditions on Hidden Valley Rd make it difficult for even current residents to use environmentally-friendly methods of transit, like running, walking and biking. Cars often travel at a high rate of speed and the lack of sidewalks make travel by any of these means dangerous, particularly in the areas closest to the proposed development where a hill makes visibility difficult. There is currently no sidewalk connecting Wabanaki to the neighborhood, which presents a transit accessibility issue. **The builder's proposed sidewalk to connect the community to River Birch Street, specifically in front of unit #7, contradicts their own statement (comment 33) that the frontage on River Birch Street is too narrow and the grades are too steep for an orientation towards it. Placing snow storage in front of unit #7 would compound the problem, obstructing the only accessible sidewalk and creating hazardous conditions.** Without road improvements and sidewalks on Hidden Valley Rd, additional traffic resulting from any new development would further exacerbate existing safety issues.
7. Snow Storage/Removal: Insufficient snow storage provisions in the current plan, with only two small snow storage sites, have been considered. Moreover, transitioning to R2 zoning would result in increased roadways and driveways, which were not taken into account during the site plan approval for R1 zoning.

This oversight would **force residents to contend with snow accumulation on the streets. The existing city policy clearly states that municipal parcels in residential areas are not adequate for snow storage, and the proposed site would face similar challenges.**








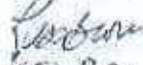
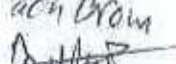









8. Schools/Ward 3/Planning Act: Ward 3 faces unique challenges, particularly within a 2-kilometer radius of the proposed development. The area experiences a high level of transient and unhoused individuals, as well as drug activity. The density within this radius is already significant, and the Hidden Valley Master Plan includes additional high-rise residential, medium-rise residential, mixed-use, and R2 developments. Preserving R1 zoning is crucial to attract families and address the urgent need for single-family homes in this ward. **Comment 22 references sections of the Planning Act, specifically Section 51 (24j) concerning the adequacy of schools. Howard Robertson, a school already serving a high number of low-income families in KW, requires the development of middle-income family catchment areas. Preserving the existing R1 zoning would help address this critical need. <http://www.city-data.com/school/howard-robertson-public-school-on.html>**
  
9. Talent acquisition and retention: Hidden Valley is home to many doctors, business owners and other community leaders, who have invested heavily in Waterloo Region and provide jobs and other important services to our community. **By maintaining the current community standards through zoning and Master Plan decisions for Hidden Valley, the city, and the region, will be able to continue to attract top-rated talent by offering them the type of community they want to live and invest in.**

Considering the issues mentioned above, we respectfully request that you vote against the proposal to amend the current zoning by-law, as requested under this proposal. We urge you to prioritise and preserve the unique character and tranquility of our neighbourhood, Current residents, many who are professionals, have chosen to live and invest in this thriving community that because of the existing zoning by-laws and Master Plan. By maintaining the current zoning and standards, you will help ensure that the city of Kitchener and Waterloo Region continues to attract medical professionals and business leaders that will help the wider community continue to thrive and grow. Many of our concerns echo those already expressed by city officials during the planning process and which the developer has not adequately addressed.

Thank you for your time and consideration. We look forward to reviewing a revised proposal that adequately addresses our concerns.

Sincerely,

JoAnna Brunnenmeier on behalf of the Hidden Valley Community

Name	Address	Phone	Signature
1 JoAnna Brunnenmeier	:		
2 Robert Brunnenmeier	:		
3 LARRY PELLIZARI			
4 LARRY PELLIZARI			
5 Diana Ragno			
6 Richard Weinstem			
7 Larry Pellizzari			
8 Brigit Pellizzari			
9 KEVIN BROWN			
10 LISA BROWN			
11 ZACH BROWN			
12 CAITAN BROWN			
13 ANNE RAHEMTULLA			
14 MADNA RAHEMTULLA			
15 Rogg Rodriguez Zahari			
16 Mudasir			
17 Mohammad Khan			
18 Salman Khan			
19 Sadia Sabieh			
20 Robert Skathor			
21 Theresa Jathem			

Name	Address	Phone	Signature
22 JOHN NARROP			[Signature]
23 KRISTEN NARROP			[Signature]
24 JOHN NARROP			[Signature]
25 SIDNEY NARROP			[Signature]
26 Yun Wang			[Signature]
27 Scott Freisburger			[Signature]
28 ANNEKE FREISBURGER			[Signature]
29 SIAMAS AMIDEMICHA			[Signature]
30 ANA NIKOLIC			[Signature]
31 Massimo Nigro			[Signature]
32 Susanne Kish			[Signature]
33 Anita Cordeiro			[Signature]
34 JOHN PAPANIKOLAOU			[Signature]
36 Fay McAdam			[Signature]
35 Harold McAdam			[Signature]
37 Linda Lee			[Signature]
38 Joe Lee			[Signature]
39 Jacko Piron			[Signature]
40 Valeria Piron			[Signature]
41 LUDWIG PIRON			[Signature]
42 EVERARDO RAMIRE.			[Signature]
43 CRISTINA RAMI			[Signature]
44 Tina Ramirez	2		[Signature]
45 Aidan Brannan	2		[Signature]
46 Sheila Phillips	9		[Signature]
47 Dan Wensley			[Signature]
48 Adarsh Garg	3		[Signature]







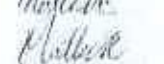









	Name	Address	Phone	Signature
49	SATISH GARY			[Signature]
50	Arvind Ching			[Signature]
51	Victorino Lopez			[Signature]
52	Juanita Brar	2		[Signature]
53	Simran Brar			[Signature]
54	Kamajeet Brar	2		[Signature]
55	Harvinderpal Brar			[Signature]
56	Katwinder Sidhu	2		[Signature]
57	Gurmander Brar	"		[Signature]
58	Himani Brar	2		[Signature]
59	Carolina Bando	"		[Signature]
60	Robert Covacu	7		[Signature]
61	Alberto Reyes	52		[Signature]
62	Milady Reyes	53		[Signature]
63	SARA SARMAS	900		[Signature]

	Name	Address	Phone	Signature
64	64	RAJ DHALLWAL	225 725 726	[Signature]
65	65	JASWIR DHALLWAL		[Signature]
66	66	BALRAJ DHALLWAL		[Signature]
67	67	<del>RAJ DHALLWAL</del>		[Signature]
68	76	Monavar Shyhzadeh		[Signature]
69	27	Parviz		[Signature]
70	28	Ashley Morrison		[Signature]
71	22	PHIL LOBEAN		[Signature]
72	38	ZAHIA SAMANI		[Signature]
73	41	Samad Samani		[Signature]
74	42	SIMONA & PETER		[Signature]
75	43	PETER HARRY		[Signature]
76	44	Kim Zinger		[Signature]
77	45	B Zinger		[Signature]
78	20	Tom Gosling		[Signature]
79	37	Ildiko Darocci		[Signature]
80	38	Tooo KROFF		[Signature]
81	39	KIM KROFF		[Signature]
82	40	Paul Hood		[Signature]
83	41	Andy Hood		[Signature]
84	42	Colton Hood		[Signature]
85	43	Ben Eby		[Signature]
86	44	Hina Eby		[Signature]
87	45	K Martinic		[Signature]
88	46	E Mursini		[Signature]
89	47	Dr. R.P. IYER		[Signature]
90	48	Jaraki Padmanabh		[Signature]



Sincerely,



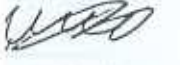

JoAnna Brunnenmeir on behalf of the Hidden Valley Community

Name	Address	Phone	Signature
1 Sam Malleck			
2 Chris Murren			
3 Sujin Im			
4 Shelly Morrison			
5 David Marshall			
6 Foster Malleck			
7 Elise Malleck			
8 Rose Samra			
9 SANDRA DIRKSEN			
10 JAMES DIRKSEN			
11 MARGARET YOUNG			
12 SHARON KEOGH			
13 LOUIS GORGENS			
14 Tommy Sorjany			
15 Houda Ergawey			
16 Michael Raim			
17 S. S. Shakti			
18 Siwda Alkwas			
19 Maky Hafidh			
20 Khulood Murad			
21 Mustafa Hafidh			

	Name	Address	Phone	Signature
49	Alamy Zinget			<i>[Signature]</i>
50	<del>Alamy Zinget</del>			<del><i>[Signature]</i></del>
51	Kristy Muniz			<i>[Signature]</i>
52	Jace Muniz			<i>[Signature]</i>
53	Adam Hafidi			7
54	Median Hafidi			0
55	Mahin Derakhs			5 <i>[Signature]</i>
56	Shachria Varki			1 Varki <i>[Signature]</i>
57	Antonio Fabricez			<i>[Signature]</i>
58	VAL SATURNO			53 <i>[Signature]</i>
59	Heather Harte			<i>[Signature]</i>
60	BRIAN BAUMANN			<i>[Signature]</i>
61	Nancy Cunningham			<i>[Signature]</i>
62	HARJEEV DHILLON			<i>[Signature]</i>
63	Hani dakh Al			<i>[Signature]</i>
64	Heather Lotz			<i>[Signature]</i>
65	Jeff Lotz			<i>[Signature]</i>
66	mika Parney			<i>[Signature]</i>
67	Christine Laras			<i>[Signature]</i>
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Sincerely,

JoAnna Brunnenmeir on behalf of the Hidden Valley Community

Name	Address	Phone	Signature
1 KEN IBRA			
2 patrick Ibrahim			
3 Mariam Ibrahim			
4 Vivian Youssef			
5 PHILPP MUELLE			470 Ph. Mueller
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**From:** Jason Deneault  
**Sent:** Wednesday, July 12, 2023 1:00 PM  
**To:** Brian Bateman  
**Cc:** Elizabeth Leacock  
**Subject:** Fwd: Condominium Draft Plan Review Decision- 1018 Hidden Valley Rd.

Hi Brian

Not sure who this should go to.

Thanks  
Jason

Get [Outlook for iOS](#)

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**From:** [REDACTED]  
**Sent:** Tuesday, July 11, 2023 7:46 PM  
**To:** Jason Deneault <[Jason.Deneault@kitchener.ca](mailto:Jason.Deneault@kitchener.ca)>  
**Subject:** Condominium Draft Plan Review Decision- 1018 Hidden Valley Rd.

Hi Jason, my name is Paul Askett and we are the owners of [REDACTED] Kitchener, ON N2C 2R4 in Hidden Valley.

Please add us to your mailing list when decisions are made about the development

Thanks  
Paul

**From:** [REDACTED]  
**Sent:** Monday, June 19, 2023 5:32 PM  
**To:** Brian Bateman; Jason Deneault  
**Cc:** 'Ashley Meston'  
**Subject:** Urgent Opposition to Proposed Development: Preserve the Integrity of Hidden Valley Neighborhood  
**Attachments:** [682185\\_Hidden Valley\\_Planning Justification Report \(incl. Urban Design Brief and Sustainability Statement\)\\_MHBC\\_May 1 2023\\_AODA.pdf](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Brian and Jason,

We hope this email finds you well.

As a concerned member of our community, we are writing to express our opposition to the proposed development project at 1018 Hidden Valley Road, specifically the requested change from R1 to R2 zoning to accommodate a condominium unit. This project is already being advertised for sale appears to be above process. <https://www.evanstonehomes.com/communities-1#community-02>

While we acknowledge the need for progress and development, I strongly believe that this particular project will have detrimental effects on our quality of life, home values, and the unique character that makes our neighbourhood so special.

We respectfully request your support in voting to maintain the current R1 zoning for this property, in alignment with the approved Hidden Valley master plan presented by Brandon Sloan, the project manager, and endorsed by the City of Kitchener, MNRF, GRCA, and Region of Waterloo.

I kindly urge you to carefully review the planning justification report (21221A Hidden Valley) submitted to the city, taking into consideration the following significant concerns raised:

- 1) Existing Residences: The comments from the city's review regarding potential overlook issues (comments 16, 29) have not been adequately addressed by the builder. Merely citing the generous lot depth of surrounding properties is not a sufficient reason to allow an overlook problem to arise. The current homeowners have chosen this area under the understanding that it is zoned R1, and they could enjoy single-family homes on spacious lots with the protection of existing trees in their backyards. R2 density poses privacy concerns that differ greatly from those of R1 zoning.
- 2) Water Runoff: The proposed plan includes units 6, 7, and 8-15, which are to be built on a significant grade requiring fill. This design will increase the amount of hard surfaces and roof coverage, potentially leading to water runoff issues for the existing properties situated at lower elevations. The builder's comment (33) acknowledging that the grade is too steep for orientation raises further concerns regarding water runoff into the current community.



- 3) **Snow Storage/Removal:** Insufficient snow storage provisions in the current plan, with only two small snow storage sites, have been considered. Moreover, transitioning to R2 zoning would result in increased roadways and driveways, which were not taken into account during the site plan approval for R1 zoning. This oversight would force residents to contend with snow accumulation on the streets. The existing city policy clearly states that municipal parcels in residential areas are not adequate for snow storage, and the proposed site would face similar challenges. With snow and subsequent melt water would endanger the sidewalks on the current roads.
- 4) **Parking:** The current plan allows for only one space per dwelling unit, comprising a single-car driveway. Considering the nature of these condominium units, it is evident that one parking space will be insufficient, necessitating the use of secondary parking. However, the existing bylaws would prohibit parking on the common road or in front of properties. The builder has also failed to address the issue of visitor parking, further exacerbating the parking problem. These shortcomings will significantly impact the residents of River Birch Street. Couple this with the only access to river birch st, is the sidewalk and snow storage issues noted above. One could contemplate that there will be a single car garage for these units, but later in report, when addressing bike storage (comment 31) builder states "similar to a subdivision with detached dwellings" bike storage is provided in individual dwellings. Which then further reduces that chance a garage will be used for cars.
- 5) **Design Elements:** In comment 36, the city emphasizes the importance of respecting the character of adjacent houses and enhancing the neighbourhood. Unfortunately, the builder's response to address this concern is insufficient and lacks a comprehensive approach. Maintaining the R1 zoning would be the most effective way to respect and enhance the neighbourhood.
- 6) **Accessibility:** There is currently no sidewalk connecting Wabanaki to the neighbourhood, which presents a transit accessibility issue. The builder's proposed sidewalk to connect the community to River Birch Street, specifically in front of unit #7, contradicts their own statement (comment 33) that the frontage on River Birch Street is too narrow and the grades are too steep for an orientation towards it. Placing snow storage in front of unit #7 would compound the problem, obstructing the only accessible sidewalk and creating hazardous conditions.
- 7) **Infrastructure:** Wabanaki serves as the main exit road to Fairway and the highway, and it already experiences severe congestion during peak travel times. The current intersections are insufficient to accommodate increased density deep within Hidden Valley. Until the completion of the River Road extension, any development beyond R1 zoning should be restricted. Premature development of this nature at the proposed location would strain the existing infrastructure.
- 8) **Schools/Ward 3:** Ward 3 faces unique challenges, particularly within a 2-kilometer radius of the proposed development. The area experiences a high level of transient and unhoused individuals, as well as drug activity. The density within this radius is already significant, and the Hidden Valley Master Plan includes additional high-rise residential, medium-rise residential, mixed-use,

and R2 developments. Preserving R1 zoning is crucial to attract families and address the urgent need for single-family homes in this ward.

- 9) Planning Act: Comment 22 references sections of the Planning Act, specifically Section 51 (24j) concerning the adequacy of schools. Howard Robertson, a school already serving a high number of low-income families in KW, requires the development of middle-income family catchment areas. Preserving the existing R1 zoning would help address this critical need.  
<http://www.city-data.com/school/howard-robertson-public-school-on.html>

- 10) Ecological Impact: The property opposite the proposed development is considered a significant wildlife habitat, serving as a crucial thoroughfare, and living space for various wildlife species. The current development plans entail the removal and damage of most, if not all, trees, resulting in a barren landscape. The final proposed development would eliminate the wildlife corridor and sever access to the Hidden Valley forests from the Grand River. The builder's response to tree preservation concerns throughout their planning justification report lacks a commitment to saving trees beyond what they deem "reasonable and practical."

In conclusion, I implore you to reject the variance for R2 zoning and advocate for the preservation of R1 zoning for this property. The builder's own statements repeatedly reference the desire for a subdivision with detached dwellings, which aligns with the wishes of our community. We are not against development in Hidden Valley, but we firmly oppose the proposed change to R2 zoning.

I have included the justification report for easy access for your review

Thank you for your time and consideration of our concerns.

Sincerely,

Phil LeBeau, Ashley Meston

██████████


**From:** [REDACTED]  
**Sent:** Tuesday, June 20, 2023 2:06 PM  
**To:** Brian Bateman  
**Subject:** Re: Info for Jun 21 meeting

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon Brian,  
I was speaking with many neighbors and most did not receive this postcard. I did eventually receive mine in the mail. Was it meant to go out to the whole neighborhood?

Also, the developers have already advertised these homes for summer 2023 on their website. Is this still not in planning processes as you assured me in our conversation? If so, this sends a message to the neighbours that our voice doesn't factor in and it's already a done deal. I've attached the link below.

<https://www.evanstonehomes.com/>



**Evanstone Homes**

At Evanstone Homes And Evaya Development we offer luxury home construction and real estate development services. Our communities can be found throughout the whole southwestern coast of Ontario, Canada. From new builds to construction and interior design services, we provide a luxury services for you

[www.evanstonehomes.com](http://www.evanstonehomes.com)

Looking forward to the meeting tomorrow.

Kind Regards,  
Diana

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**From:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>  
**Sent:** Tuesday, June 13, 2023 2:57 PM  
**To:** [REDACTED]  
**Subject:** RE: Info for Jun 21 meeting

Hi Dianna,  
It was nice speaking with you, too! Postcard Notice is attached. If you need anything else, please feel free to contact me.

**Brian Bateman, MCIP, RPP**

**Senior Planner**

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994



**From:** Diana Ragno <[dianaragno@hotmail.com](mailto:dianaragno@hotmail.com)>

**Sent:** Tuesday, June 13, 2023 2:47 PM

**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>

**Subject:** Info for Jun 21 meeting

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Brian,

It was nice speaking with you. Please email me the postcard regarding the Hidden valley meeting on June 21.

Thanks,  
Diana

**From:** [REDACTED]  
**Sent:** Tuesday, June 20, 2023 7:48 PM  
**To:** Brian Bateman; Jason Deneault  
**Subject:** URGENT Opposition to Development in Hidden Valley

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Hello Jason and Brian,

We have just received your notice today - June 20th, 2023 evening requesting comments due on the SAME day. Therefore, we can only offer preliminary, initial reactions.

At first glance, this development does not appear to fit with our existing estate homes. They would be much smaller and crowded together with limited living space and insufficient parking for condo owners, visitors, and emergency vehicles. We need more R1 development in our city. We desperately need to attract tech, business and medical professionals who require R1 lots.

Safety concerns with the current infrastructure include: no sidewalks and steep hills with blindspots on Hidden Valley Road. This new development will greatly increase the number of vehicles - both service and private. Present backlog of traffic on Wabanaki is significant. The public transit and walk to the LRT is long and illogical - definitely NOT a 15 minute walk as stated.

The responses from the builder in the report to critical questions are vague and evasive. He side stepped critical issues. Also, we are concerned about serious environmental changes to the sensitive land.

Furthermore, additional professional and non-biased examinations are essential.

We look forward to the ongoing dialogue and investigation.

Lud and Valerie Piron

Address: [REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, June 20, 2023 2:35 PM  
**To:** Brian Bateman; Jason Deneault  
**Subject:** Major Opposition to Proposed Development - Hidden Valley Neighborhood

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Hello Brian and Jason,

I am very concerned about the negative impact of the proposed development in the Hidden Valley neighborhood, a unique area that needs to be preserved. The character of the neighbourhood would be damaged; as the recent proposal does NOT provide a compatible rural-like setting regarding lot size and living space. Terms like "vegetation maintained where possible" are unsatisfactory to describe the removal of 120+ trees. The negative ecological impact on this natural environment has not been addressed. The proposed home design is simply NOT compatible with our existing homes or lifestyle,

Our city needs more R1 development to attract growing business needs. Please reconsider this proposal. We need to be smarter on how we are opening sensitive lands for development. In addition, our infrastructure simply cannot support this development.

Since we have all made serious personal decisions to lifestyle choices, we were NOT given sufficient time to respond with proper, professional, independent research to address your abrupt and impactful mandates.

Thank you for your important consideration in this matter.

Jackie Piron  
River Birch Street

**From:** [REDACTED]  
**Sent:** Tuesday, June 20, 2023 9:36 PM  
**To:** Brian Bateman  
**Subject:** Virtual Zoom Meeting June 21st - Questions

[You don't often get email from [REDACTED] why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Brian,

Here are some questions we would appreciate answers to at the meeting tomorrow evening.

- The developer is proposing a condominium road with no designated parking area. Does this mean guests will be parking regularly on River Birch? Is extra parking not required?
- Are there any restrictions to when you must have a city road and not a condominium road?
- Lighting on Hidden Valley Road is poor? With or without this development, will lighting be addressed by the city?
- If any form of a new development is accepted, will fencing be erected around 996 Hidden Valley Road?
- What happens if there is no agreement around trees that are recommended to be removed?
- Snow removal....there does not appear to be enough space designated for snow?
- Where will mail boxes be posted?
- What will be the size, cost, building materials used for the proposed homes?
- The developer has not provided proper answers (details) to many of the questions posed by the city. Will they have to provide more detailed answers
- Based on the city population do we have enough acreage lots in the city.
- If this is approved when would it start and finish. Why has it taken so long for George Shouvtas Crescent to have any construction.
- Having higher density housing would adversely impact the entire city for decades to come. Every city requires more "exclusive" pockets of housing to attract top level talent to our area. By devaluing an area like Hidden Valley, you risk losing the ability to recruit physicians, CEO's and new corporate business (like an IT startup) to the area because of a lack of housing and supports for the higher level management. KW is sorely lacking physicians from multiple specialties, Part of that reason is a lack of attractions to draw them away from other cities. Growing Hidden Valley, but in a way that suits the existing housing, would help recruit more physicians to our area and thus improve the overall health of our city.

What is the policy on the invite distribution. This does affect other home owners in Hidden Valley and they should at least be aware of the meetings and be given an opportunity to contribute.

Look forward to answers to these questions at tomorrows meeting. Thanks!



**Lisa Brown**

**EVAYA DEVELOPMENTS – HIDDEN VALLEY  
Virtual Zoom Meeting - June 22, 2022**

***Design/Overlook (Staff Comments 14, 15, 16, 29, 36, 73)***

- Can the developer provide more information of product they plan on offering? Bungalow or 2 Storey?
- Unclear of why the lots are staggered other than developer maximizing lotting. Creates two future residences backing onto each existing River Birch & Hidden Valley Crescent residences. Lotting should be revised to match those on River Birch.
- "...yards to minimize potential impacts. The existing tree edge will be maintained and enhanced (where possible) through additional plantings to minimize the potential for overlook."
  - Can the City/Developer elaborate on how this will be achieved?
  - Possibility of a privacy fence?
  - Is there a proposed landscape plan
- Can the developer/planner provide a cross section showing the grade difference and possible massing/height considerations between the proposed houses on Units#1-7 to existing homes on Hidden Valley Crescent. (see example provided – see attached)
- Can the developer/planner provide a cross section showing the grade difference and possible massing/height considerations between the proposed houses on Units#8-15 to existing homes on River Birch St. (see example provided – see attached) R1 zoning should be maintained especially the 10Mtr rear yard. This would help with the "overlook". R2 zoning has a 7.5Mtr set back.
- The amendment to setback should include all structures such as decks & sheds.

***Sidewalk (Staff Comments 18, 32, 52, 53, 55, 72)***

- Confirm that a sidewalk will be installed on Hidden Valley Road to Wabanaki, considering both proposed entrances are off of Hidden Valley Road stagger a hill (creating driver blind spots). This is a pedestrian safety issue. This issue is in violation of the City of Kitchener's Urban Design Manual.

***Landscaping (Staff Comments 10, 11, 64, 71)***

- "...yards to minimize potential impacts. The existing tree edge will be maintained and enhanced (where possible) through additional plantings to minimize the potential for overlook."
  - Can the City/Developer elaborate on how this will be achieved?
  - Possibility of a privacy fence?
  - Is there a proposed landscape plan
- Will street lighting on Hidden Valley Road be enhanced/improved? This too is in violation of the City of Kitchener's Urban Design Manual.
- Can Staff/Developer explain the purpose of the access from Hidden valley Drive? Other than access to a proper sidewalk.

**From:** Chris Malleck [REDACTED]  
**Sent:** Wednesday, June 21, 2023 2:56 PM  
**To:** Brian Bateman  
**Cc:** Jane Malleck  
**Subject:** Neighbourhood Meeting Questions - Hidden Valley

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Hi Brian, I know you have been sent several comments and questions around the proposed development in Hidden Valley. I have some more issues that I am concerned about but I don't necessarily want to discuss them tonight unless we bring them up. Thanks

1. In the Planning Justification Report in 2.2.1 there is no mention of my home 996 Hidden Valley Road. I think the fact they are proposing 13 homes directly and indirectly back onto 996 Hidden Valley is significant and should have been properly documented in 2.2.1 as well as the fact that the "existing residential" is one single family home that is zoned R1.
2. In 4.4.1 the comment is made that "the proposed density of 8 units per hectare is compatible with the surrounding community." That is misleading and inaccurate in my opinion.
3. I have a huge concern about pedestrian traffic exiting on to Hidden Valley Road and the last thing I want is a sidewalk covering the frontage of my property. In my opinion it would be inappropriate for the area but I know the pedestrian traffic will be problematic.
4. It was suggested that units 1 and 26 should be facing the street. I agree with this as we will have 5 houses on this section of the road and three will be side facing. I believe that on George Shouftas Place that one is facing the road and the other is not.

CHRIS MALLECK | VP Operations FP Division

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, June 21, 2023 8:57 PM  
**To:** Brian Bateman  
**Subject:** School Zones, review

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Hello Brian

I am at [REDACTED] Kitchener, ON N2C 2V2, and spoke with Councillor Galloway many times. I am the original owner, and have a son, who was going to start JK, he was suppose to go to the Robertson school, and I checked it out, the neighbourhood was a dilapidated mess, dirty and no respect for property, however I went into the school, and it was fine, from what I could see... However the danger of King st, and Fairway, with the advanced green light, the firestation, it creates a very high risk situation for a child 4 years old in a bus, or even if we were driving him. The school zones need to change, and this school needs to be dropped from the hidden valley area. I had an after work care person for Max and she was across from Wilson school, and that is where my son goes. It is a more direct route, and safer. Fairway road was supposed to be widened, and it was put on hold, correct me if I am wrong. When is this going to happen? it is absolute murder for me to get home from one of the two hospitals in the area...

The comment about Wabanaki, and the traffic, was very valid and that road is used as a BY PASS instead of going on Fairway road, people are using wabanaki..... I have seen the study people at the corners and the black cord on wabanki, the problem in this city, is that there was no consideration for population increase, bigger and better road systems, timing of the traffic lights....

I did not catch the name of our Councillor, can you pass on his information to me?

On a personal note, I did not like the City taking control of this meeting, it was a one sided discussion, and there were no pictures of residents, time for a discussion. This was done on purpose for time, and to control the responses, I find that very underhanded, and unprofessional. This last comment is not directed to you, but to whoever created the meeting.

Have a good day and thank you for your time,  
Susanne

**From:** [REDACTED]  
**Sent:** Thursday, June 22, 2023 4:51 AM  
**To:** Brian Bateman  
**Subject:** Please keep me in the loop on the land development proposal at 1018 Hidden Valley Rd

Good morning Brain

Great job presenting last evening the 26-lot vacant land condominium proposal at 1018 Hidden Valley Rd.

I live and have a home office for our family business in the area, so please keep me in the loop.

Jake

**BENJAMINS REALTY**  
INC.

**Jake Benjamins**

Broker of Record

[REDACTED] River Valley Dr.

Kitchener, N2C 2V6

**Mobile: (519) 496-1370**

**Bus: (519) 575-9092**

**Fax: (519) 489-2842**

[Jake@BenjaminsRealty.com](mailto:Jake@BenjaminsRealty.com)

[www.BenjaminsRealty.com](http://www.BenjaminsRealty.com)

**From:** [REDACTED]  
**Sent:** Thursday, June 29, 2023 9:16 AM  
**To:** Brian Bateman  
**Cc:** Ildiko Daroczi  
**Subject:** New development in Hidden Valley

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Brian,

I own the property at [REDACTED] and I would like to express my concern with this new development that is being proposed for 26 new houses at 1018 Hidden Valley Rd.

1). First of all, this area has always been zoned R1 in alignment with the approved Hidden Valley master plan presented by Brandon Sloan, the project manager, and endorsed by the City of Kitchener, MNRF, GRCA, and Region of Waterloo. That master plan addresses Zone R2 housing in the area. The Hidden Valley master plan was approved by all residents, and until housing in the current approved R2 areas is constructed, any new zone changes should be put on hold.

2). I have been a resident here for almost 25 years and have never opposed any of the developments here. I supported the River Road extension because we already have a huge traffic problem on Wabanaki Dr. during peak times, and this zone change will make it significantly worse. Perhaps the River Road extension will alleviate the additional traffic problems that this zone change will exacerbate, but until the River Road extension is complete, I think adding to the existing traffic problems is a very bad idea. At the very least, this proposal should be put on hold until the River Rd extension is complete and the impact of this zone change on traffic can be evaluated.

3). In addition to the traffic problems, I feel that the parking issues have not been addressed at all. One space per unit is completely unreasonable, especially considering the nearest stop on the LRT is over 1.5km away. In most areas where Zone R2 housing is allowed, there is lots of public transport within reasonable walking distance. Every house in Hidden Valley has at least 3-4 parking spots and with the inadequate parking in this new development, it will mean that cars will be parked on the road, obstructing snow ploughing etc. As well, it doesn't appear as though any consideration for guest parking has been made.

4). Snow removal seems to be another issue. Two small snow storage sites does not seem to be adequate to me, and if not addressed properly will result in safety issues with snow accumulation on the streets.

5). We also live in an area where there is lots of wildlife and whilst the foxes, wild turkeys, deer, osprey, rabbits, coyotes, raccoons, skunks etc are not endangered, they pass through the area of the proposed zone change area to go to the forest adjacent to the area. They will need to find a different place to cross and this has not been addressed.

As residents we are always very careful to watch for deer/turkeys etc crossing in that area when we are driving down Hidden Valley Rd, and I personally don't feel that anything has been done to address the impact on wildlife.

As well, has any study been done on the impact of salamanders - the River Road expansion was delayed by over a decade because of the salamanders. Has there been any studies on how this development will impact endangered species?

6). Last, existing residences and design elements have NOT been addressed at all. The Hidden Valley area has always been an R1 neighborhood with large lots and significant privacy with trees etc.

When I purchased my lot, there were minimum requirements by the builder in terms of square footage, roof lines, colors and finishes. I abided by all of those, and I am sure the proposed housing will be nothing like the existing houses in the area.

Notwithstanding the size of the units, what is to prevent the current builder from using the cheapest finishes on the units? Has any consideration been made to assuring the new units will at least have similar external finishes to the existing houses in the area?

7). A few years ago, the City changed the garbage pick-up to once every two weeks. With this zone change will they bring back the weekly garbage pick-up? Currently we need to keep garbage in our garages because of raccoons etc. If weekly garbage removal is not brought back, does this new proposal have an area to store garbage?

As I said at the beginning of this e-mail, I am not opposed at all to development in this area. However, a major zone change is not appropriate and I would like to express my opposition to this current zone change proposal. As well, can you please add me to the e-mails that are sent out regarding the proposed zone change?

Regards,

Tom Gosling  
Chief Executive Officer

[REDACTED]

Gosco Valves  
1272 Speers Rd., Unit 4  
Oakville, Ontario  
L6L 5T9

Fax: (905) 825-4051

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.goscovalves.com%2F&data=05%7C01%7Cbrian.bateman%40kitchener.ca%7C7a0efab800b14e04721108db78a3a8ca%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638236416538318277%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=SYnE4oXnC4eXnJ3itZAM2gkLb1ujeJ9ZcEplkWUZdZA%3D&reserved=0>

**From:** Jason Cabral <JCabral@mte85.com>  
**Sent:** Friday, June 30, 2023 9:49 AM  
**To:** Brian Bateman  
**Cc:** Katie Wood; Paul Eichinger; Michael Felinczak; Jeff Martens  
**Subject:** 1018 Hidden Valley Road Proposed Development - Community Feedback from Pearl Valley Development Corporation  
**Attachments:** [C-103\\_SAN Drainage Area Plan.pdf](#); [Hidden Valley Road P&P.tiff](#)

Good morning Brian,

MTE has been retained by Pearl Valley Development Corporation (PVDC) to provide engineering services for their future development lands in the Hidden Valley area generally bounded by Hidden Valley Road to the north, east and south, and by Wabanaki Drive to the west.

We understand that the City has received an application for Official Plan and Zoning By-law amendments for a vacant land condominium residential development located at 1018 Hidden Valley Road (directly across Hidden Valley Road from the PVDC future development lands). We also understand that a neighbourhood meeting took place on June 21 to receive feedback from the community regarding this development application.

As a neighbour of this proposed development, and by way of this email, PVDC wants to bring to the City's attention a few items for the City to consider during the approvals process for this development.

During the development of the Hidden Valley Subdivision (also known as the Kruse Subdivision), constructed in 2006, sanitary drainage from a portion of the PVDC development lands (know as the Future Residential Development - 30T-88045) was accounted for as draining to the River Birch Sanitary Pumping Station located on River Birch Street west of River Birch Court. As part of the design of the Kruse Subdivision, this drainage along with sanitary drainage from the lands located at 1018 Hidden Valley Road was proposed to drain south via the lands located at 1018 Hidden Valley Road and connect to the 200mm diameter sanitary sewer stub provided on Block 59 of the Kruse Subdivision immediately north of River Birch Street. See attached sanitary drainage area plan for the Kruse Subdivision (with the PVDC Future Residential Development - 30T-88045 highlighted). We want to bring this to the City's attention to ensure that sanitary drainage from the PVDC future development lands is considered at this time and that a municipal sanitary sewer is provided to the PVDC lands for their future use through the lands located at 1018 Hidden Valley Road.

We would like to raise another issue related to storm drainage onto the PVDC lands. In 1989, as part of the Region's installation of the 1200mm dia. raw water transmission main, Hidden Valley Road was re-constructed to an urban cross-section including a 300mm dia. local watermain as well as a storm sewer. See attached as-recorded plan and profile drawing. As part of the work, a 750mm dia. storm outlet was installed at the low point in Hidden Valley Road to collect and convey drainage from the storm sewer on Hidden Valley Road and discharge north onto the private PVDC lands. Note that directly across the street from this storm outlet is the east frontage of the 1018 Hidden Valley Road property. We want to bring this to the City's attention for their consideration at this time because we don't believe that there is an easement or agreement in place nor is there direct access to a watercourse and as such in our opinion, the City does not have a legal outlet for this stormwater drainage. This situation should be rectified.

We recently had a meeting with City staff (Katie Wood – cc'd on this email) regarding the overall PVDC lands and the above items were raised, however, Katie recommended that we setup a separate meeting with you and other City staff (Engineering - Niall Melanson) to specifically discuss the above items. We trust that once you have had a chance to review the above and attached, we are able to schedule a meeting with you to discuss and review these items in more detail to find appropriate resolutions. If you could please provide the City's availability over the next few weeks, we can then assist with setting this meeting up.

We are looking forward to hearing from you to schedule a meeting.

Thanks,  
Jason

---

**Jason Cabral, C.E.T. | Manager, Land Development Division**

**MTE Consultants Inc.**

T: 519-743-6500 x1254 | [JCabral@mte85.com](mailto:JCabral@mte85.com)

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**From:** [REDACTED]  
**Sent:** Friday, July 7, 2023 4:39 PM  
**To:** Brian Bateman  
**Subject:** Draft Plan of Condominium - 1018 Hidden Valley Road

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Brian,

I live at [REDACTED] in Hidden Valley area and although my property does not back onto the proposed development I am writing to you to express my concerns and to obtain more clarity with respect to the answers provided by the developer.

- **Lot Setback:** All of the existing residents in the Hidden Valley area understand the need for housing in the region and that this area will be developed. We also feel that there is a certain character in the neighbourhood established over the years, including the distance between side by side homes as well as lot sizes. The proposed project provides for adequate lot widths as the existing lots on River Birch but the River Birch subdivision has a side lot setback of 3 m per side whereas the proposed project is asking for 1 m per side. I believe that allowing a 1 m setback from the lot line will make this development too crowded and not conform with the existing character and look of the overall neighbourhood. I believe that this is perhaps the most important issue in this discussion and if the rezoning is to be allowed, I ask that there would be a condition on the side lot setbacks.
- **Lot Depth:** The River Birch lots are much deeper than the proposed lots. Under the proposed project, the lot sizes are only 100 feet deep and the lot setback under the R2 zoning would be 20 feet. There would be over look issues due to how close the proposed project houses would be to the neighbour's fence, pools, etc. I understand that the developer has responded that they don't feel this should be an issue because the existing lots this neighbourhood will be backing onto have deep lots. The issue in my view is that one may decide to put their pool closer to their back fence and these houses being built only 20 feet away would pose privacy issues
- **Width of Condominium Road:** The condominium road very narrow and would present problems for street parking especially during the winter months
- **Snow Storage:** Being a condominium development, the development will be tasked with snow removal. The proposed snow storage area is not sufficient and depending on the type of winter we are having this could be a problem every year
- **Wildlife Study:** The proposed project will have significant impact on wildlife in the area. The area is the crossing path for deer, coyotes and other wild life to the river and back. I believe that a wildlife impact study needs to be conducted before proceeding.
- **Traffic Study:** The area currently has traffic issues coming out of the neighbourhood onto Wabanaki Drive and then to Fairway. There is already a congestion issue and adding these additional 26 homes would further aggravate the issue. I understand that a traffic study is not required for a development of under 100 units but there is already an existing issue without the proposed development. The proposed River Road extension is expected to alleviate the traffic issue but this extension is not scheduled for several years into the future. It would make sense to have the infrastructure in place first before proceeding with the development

I believe that at the very least, any proposed development needs to conform with the existing character of the neighbourhood including lot setbacks (side and back) and conditions need to be imposed on the

developer to ensure the preservation of the neighbourhood's character prior to allowing rezoning of the property and allowing the proposed project to proceed.

The developer's responses to City Staff questions are vary vague and non-committal. I find the questions posed by City Staff very relevant and they need to be properly addressed with proposed solutions to which the developer can be held accountable prior to proceeding with any zone changes. There should also be conditions imposed as a condition of approving the zone change to ensure that the lot setbacks and lot sizes are similar to the existing lots in the neighbourhood.

Thank you

Mike Panayi CBV CFA

████████████████████  
████████████████████

**From:** [REDACTED]  
**Sent:** Tuesday, July 11, 2023 5:59 AM  
**To:** Brian Bateman; Jason Deneault; Robert Brunnenmeir  
**Subject:** Development in Hidden Valley - [REDACTED] River Birch concerns

Hi Brian and Jason,

I wanted to follow up with some of our personal concerns. We live at [REDACTED] which is directly behind the subject development. We are on holiday, so forgive the less formal email approach this time around. We can follow up with a more formal letter, but wanted to get our thoughts to you before the city makes their recommendation to council.

1) Overlook and privacy issues are a primary concern. The back 30 feet or so of our lot has a hill with an elevation difference of approx 25 feet. By my approximation, the back of our lot is already looking down about two stories into our usable backyard and swimming pool. If the grade is raised further and the house built directly behind us is a two story with walk out, it will be like a four or five story apartment building looking down onto our pool and yard and only 7m away if the proposed setbacks were to be approved. To minimize future privacy issues, we spent tens of thousands of dollars on landscaping and trees when we moved in, but although some of those trees are now in the 15 foot range, they will do little to protect us because of the substantial elevation difference and minimal setbacks being proposed with this zoning change. Given the current zoning and lot setbacks, privacy and overlook issues were not previously a big concern for us. We always knew at some point there would be houses, but that the zoning and additional privacy screening we established would allow us to maintain our privacy. This proposal has come as an upsetting surprise. We would suggest that the setbacks onto existing properties, particularly ours, be significantly increased and that building height where there is a huge elevation difference be kept to single story plus walk out. Trees that will grow in quickly should also be planted on the subject property. We have done everything we can on our end to develop and maintain privacy, and now we implore the city to require the developer to do the same.

2) Water issues are also a significant concern. There have always been water run off issues from the subject property onto our own. The water plan provided by the developer does not seem adequate as we have already experienced flooding on our yard from spring run off from the subject property. The provided MTE stormwater management report and the previous Stantec report from 2011 both show water runoff directly onto our property. Once it is developed with houses, roads and driveways, the increased water flow that will come through our tree line and into our yard will be very damaging. In 2018, the water run off was so significant that a river from the subject property developed which ran down our hill about midway through our yard and then onto the city boulevard and it lasted for several weeks. A sort of sink hole developed around the street light and the underground concrete parts were exposed. Every year we have brought in truckloads of soil, mulch and other compostables to try and mitigate the water flow. We worry that the water testing provided unreliable results due to the very dry conditions this year. Additional water mitigation methods behind our entire property should be instituted. The current water runoff areas we experience are to the west and outside of the proposed mitigation strategy. A swale is not sufficient because a future property owner may choose not to keep it.

3) Parking and aesthetic issues of the retaining wall are also a concern. Being that we are right next to the walkway, visitor overflow parking would likely occur directly in front of our house. Since our city taxes pay to maintain the roads and sidewalks in front of our property and the developer(s) of the

existing neighbourhood likely had to pay fees to the city to establish these, we would suggest that they be kept for use primarily by existing neighbours, who have paid for this privilege. The new development should have its own plan for guest parking and not rely on the walkway between neighbourhoods and parking provided at the expense of existing neighbours. The new development will enjoy car free streets and we will be forced to deal with the inconvenience of looking at cars and struggling to find room for our own guests to park. Additionally we are concerned about the appearance of the proposed retaining wall and guard rail. We have gone to very significant expense to landscape our yard and install a fence and the retaining wall and guard rail will be something we have to look at every day. It should be something that the developer is required to invest appropriately in with armour stone and iron fencing on top. I am afraid this retaining wall will be completely out of place for the neighbourhood and look like something on the side of a highway.

4) Loss of mature trees is bad for the community. There are trees beside us that are likely hundreds of years old. They are well established and give our neighbourhood a rural feel. In addition, they provide shelter to osprey, deer, foxes, coyotes and other wildlife. Please see the article linked about Wood Thrush: <https://www.cbc.ca/news/canada/kitchener-waterloo/wood-thrush-bird-decline-southwestern-ontario-waterloo-region-university-of-guelph-1.6896242> The trees also provide a degree of privacy. There are extremely old trees to the east of our property which are part of the current neighbourhood landscape on River Birch st. To take these down would be doing a disservice to the entire community and the wildlife that lives here. Because of the significant grading issues noted by the developers for this parcel of land (ie, they can't change the house orientation etc.), why develop this small area at all? The developer has also noted that all of the trees near our lot line are at risk, with at least one suggested for removal. This is unacceptable. These trees are our only way to maintain privacy and we have invested significantly into them.

Overall, we feel that additional sensitivity needs to be taken by the developer to ensure that current residents do not experience significant negative impacts in the interest of increased private profits. These new houses will not provide low income housing, regardless of the lot setbacks and building height, so by establishing special measures to mitigate impacts on current owners, the development can proceed but not at our expense. Guest parking should be established within the proposed development, development and setbacks should be pushed back and reduced to preserve mature trees and maintain privacy. Lot sizes should be required to match what already exists in River Birch, but not just the zoning - the actual existing lot sizes. Strict height requirements should be implemented for houses that will overlook existing neighbours at a significantly lower elevation. Additional water mitigation strategies should also be established.

We would welcome you both to walk our yard to contextualize and visualize our concerns. We return from holiday on July 15th.

Many thanks again for your time and consideration.

JoAnna (and Robert) Brunnenmeir.

On Jul 10, 2023, at 9:41 PM, Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)> wrote:

Thanks for re-sending. I'll work with what you provided but if you could doublecheck when you are back from vacation, that would be appreciated.

**Brian Bateman, MCIP, RPP**

**Senior Planner**

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994

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**From:** [REDACTED]

**Sent:** Monday, July 10, 2023 3:28 PM

**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>

**Subject:** Re: Development in Hidden Valley

Hi Brian,

There were two versions circulating and the other version (the one I wasn't in charge of, lol) has some gaps in the middle. There should be over 150 signatures. I was on a time crunch to get this signed before I left, otherwise there would have been even more signatures. As long as you are seeing more than 150 signatures, I think you should have all pages.

I'll attach what I scanned again. I'm on holiday and the hard copy is at home.

Thank you,

JoAnna Brunnenmeir

On Jul 10, 2023, at 8:47 PM, Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)> wrote:

Hi JoAnna,

Can you please doublecheck the attachments you sent to ensure I received all the names on the petition. It looks like a sheet or two may be missing. Much appreciated.

**Brian Bateman, MCIP, RPP**

**Senior Planner**

City of Kitchener

519-741-2200 x7869, TTY 1-866-969-9994

<image001.png>

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**From:** [REDACTED]

**Sent:** Thursday, July 6, 2023 8:57 AM

**To:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>

**Subject:** Development in Hidden Valley

Hi Brian,

I wanted to share the following petition that I helped to prepare on behalf of the community. Although we weren't able to make contact with every single house, we

have over 150 adult signatures from with the immediate neighbourhood, including almost every single house on River Birch Street and River Birch Court, and ALL adjacent neighbours as well as many other community members.

The overwhelming consensus of the community is that the development needs to be consistent with the current community standards and not simply R2 zoning. Please review our detailed concerns in the attachment.

I will send a separate communication with the personal concerns of my own household.

Thank you,

Thank you,

JoAnna Brunnenmeir

<Petition\_to\_oppose\_Zoning\_By-law\_Amendment\_1018\_Hidden\_Valley\_Rd.pdf>

<Sincerely,.pdf>

<Sincerely,.pdf>

**From:** [REDACTED]  
**Sent:** Sunday, July 16, 2023 5:45 PM  
**To:** Brian Bateman  
**Subject:** 1018 hidden valley road  
**Attachments:** [Image.jpeg](#)

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Hello Brian,

I am a resident of [REDACTED] Kitchener Ontario. Today walking my dog I noticed the sign displayed for the planned development. This raised some concerns for not just myself but my household.

My family has been living in Kitchener since they immigrated to Canada. I have lived in Kitchener my whole life. Since I was a child, my family would drive through Hidden Valley and dream of living in such a nice neighbourhood. This planned proposal helps disrupt the appeal that Hidden Valley has in the tri state area. Every day we have families driving through the area because of the "hidden treasure" element this area has.

Our community pays a large amount of property tax hoping to keep this area quiet. I believe that this planned proposal would draw several houses away from the area including mine. With the amount of time an investment each household has spent making these houses their forever home, condominiums don't make sense. I think the community would be more willing to conform to single detached homes.

Another concern is the wildlife in the general area. I have seen deer, turkeys, coyotes, and other animals in the areal that would be disturbed by the increased traffic and number of people in the area. The city has already planned an on ramp connecting very close to our area to divert more traffic into the area, and building condominiums would just increase this.

I honestly believe that this development would urge me to move out of the city and look towards Waterloo or other areas that are similar in Cambridge or even further out of the city. Currently this area is one of its kind in Kitchener and it draws a community of people that wish to further invest into the city long term.

This really hurts me to see, and if this proposal goes further than a proposal, I see myself leaving this area and most likely this city.

Please add me to an email list or keep me updated on developments.

Thank you,  
Manraj Kooner

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Sunday, August 20, 2023 9:41 PM  
**To:** Brian Bateman  
**Cc:** Maky Hafidh  
**Subject:** 26-detached homes at hidden Valley Area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Brian

My name is Maky hafidh and lives at [REDACTED] Hidden Valley Crescent, Kitchener.

If the proposed development will go ahead, it will affect my home's privacy significantly. I have been living in this home for more than 9 years . I bought it especially to get privacy. After all those years I really do not like and not prepare to look at someone's backyard or they look at my backyard with swimming pool . My backyard is a place where my family and I enjoyed our break from long working days

I'm here requesting to have a wall installed by the developer or the city between the development area and my backyard, to respect this privacy I request that this wall be built even before start construction in order also to prevent noise , dust , chemical, or any other building materials. One of my family members has a sever allergy to dust , paint and other materials used in construction .

Looking forward to hear from you ASAP

regards

Dr Maky Hafidh

ENT surgeon ,

**From:** Ildiko Daroczi [REDACTED]  
**Sent:** Friday, August 18, 2023 12:22 PM  
**To:** Brian Bateman  
**Subject:** Species at Risk Recovery Plan concerning 1018 Hidden Valley Cr proposed development  
**Attachments:** [attachment 1.pdf](#)  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon Mr. Bateman,

I am a concerned resident contacting you with regards to the proposed development at 1018 Hidden Valley Crescent, and would like to send you a hard copy of the Recovery Strategy for the Jefferson Salamander and Unisexual Ambystoma, Jefferson Salamander dependent population in Canada as it is a relevant matter that must be considered by City Council and the Planner with regards to zoning changes and residential development.

The document reveals important information about the risks and threats that affect these Endangered Species.

Please provide me the best address to mail the documents.

Alternatively, you may request a hard copy directly from:

Species at Risk Recovery Unit  
Canadian Wildlife Service – Ontario  
Environment and Climate Change Canada | Government of Canada  
[SpeciesAtRisk.Ontario@ec.gc.ca](mailto:SpeciesAtRisk.Ontario@ec.gc.ca)

Please reference this document package in your request and expect it to take 2 weeks to receive it in the mail:

Proposed 2023 Amended Recovery Strategy for Jefferson Salamander (*Ambystoma jeffersonianum*) and Unisexual Ambystoma, Jefferson Salamander dependent population (*Ambystoma lateale* - (2) *jeffersonianum*) in Canada

Below are pictures of the front pages of the 2018 and the 2023 proposed packages.

Ildiko Daroczi ·  
[REDACTED] Hidden Valley Crescent  
Kitchener, ON, N2C 2R1  
[REDACTED]

Sent from my iPhone