

# **980 and 1018 Hidden Valley Road**

Official Plan Amendment Application

**OPA23/010/H/BB**

Zoning By-law Amendment Application

**ZBA23/006/H/BB**

Draft Plan of Condominium Application

**30CDM-23204**

Owner: Evaya Development Inc.

Planning & Strategic Initiatives Committee

February 26, 2024

# Site Context



# Draft Plan of Condominium 30CDM-23204



**Legal Description**  
 LOT 5 AND LOT 7, REGISTRAR'S COMPILED PLAN 1519 AND BLOCK 55 AND BLOCK 60, PLAN 5884-422  
 CITY OF KITCHENER  
 REGIONAL MUNICIPALITY OF WATERLOO

**Owner's Certificate**  
 I, THE UNDERSIGNED, AS REGISTERED PROFESSIONAL PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.  
 DATE: April 14, 2023  
 Design: [Signature] COO  
 Evaya Developments Inc.

**Surveyor's Certificate**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
 DATE: April 14, 2023  
 [Signature] P. [Signature] L.L.S.  
 El Mariv Limited

**Subject Site**

**Additional Information Required Under Section 5(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended**  
 A. As Shown    B. As Shown    C. As Shown  
 D. Residential    E. As Shown    F. As Shown  
 G. As Shown    H. Municipal Water Supply    I. Gravelly Loam  
 J. Not Shown    K. All Services As Required    L. As Shown

Area Schedule	UNITS	AREA (sq)
UNITS (Residential - Single Detached)	26	2,729
COMMON ELEMENT AREA (Private Road, Emergency Access, Snow Storage, Landscaped)	-	0.091
ROAD WIDENING	-	0.066
<b>TOTAL</b>	<b>26</b>	<b>3,316</b>

**Notes**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN.  
 2. BOUNDARY INFORMATION FROM PLAN 5884-422 PROVIDED BY 21 SPANISH LIMITED (1971-2022).  
 3. TOPOGRAPHICAL BASE PLAN INFORMATION FROM MTC, 2022 AND 2023.  
 4. ADJACENT PARCELS, FABRIC & APPROXIMATE.  
 5. LOT HEIGHT DIMENSIONS TAKEN AT 1.5M SETBACK.  
 6. GARAGE/RECYCLING WILL BE PICKED UP BY PRIVATE CONTRACTOR.

1. April 14, 2023 For Submission of VLC to City. 008  
 Rev. No. Date Issued / Revision City

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
 21 SPANISH LIMITED (1971-2022) 21 SPANISH LIMITED (1971-2022)

**Approval Stamp**  
 Date: April 14, 2023  
 Drawn By: 0080  
 Plan Scale: 1:500  
 File No.: 212114  
 Checked By: CW

**Project**  
 Hidden Valley VLC  
 Hidden Valley Road  
 Kitchener, Ontario

**Client**  
 Evaya Developments Inc.  
 75 Ewenstone Avenue  
 Kitchener, ON N2R 1N9

**File Name**  
**DRAFT PLAN OF VACANT LAND CONDOMINIUM**

**Scale**  
 1:500

4/13/23 4:48pm - 800x1100mm (D) (Plan) (Sheet) and Condominium 30CDM-23204.dwg

# Proposed Official Plan Amendment

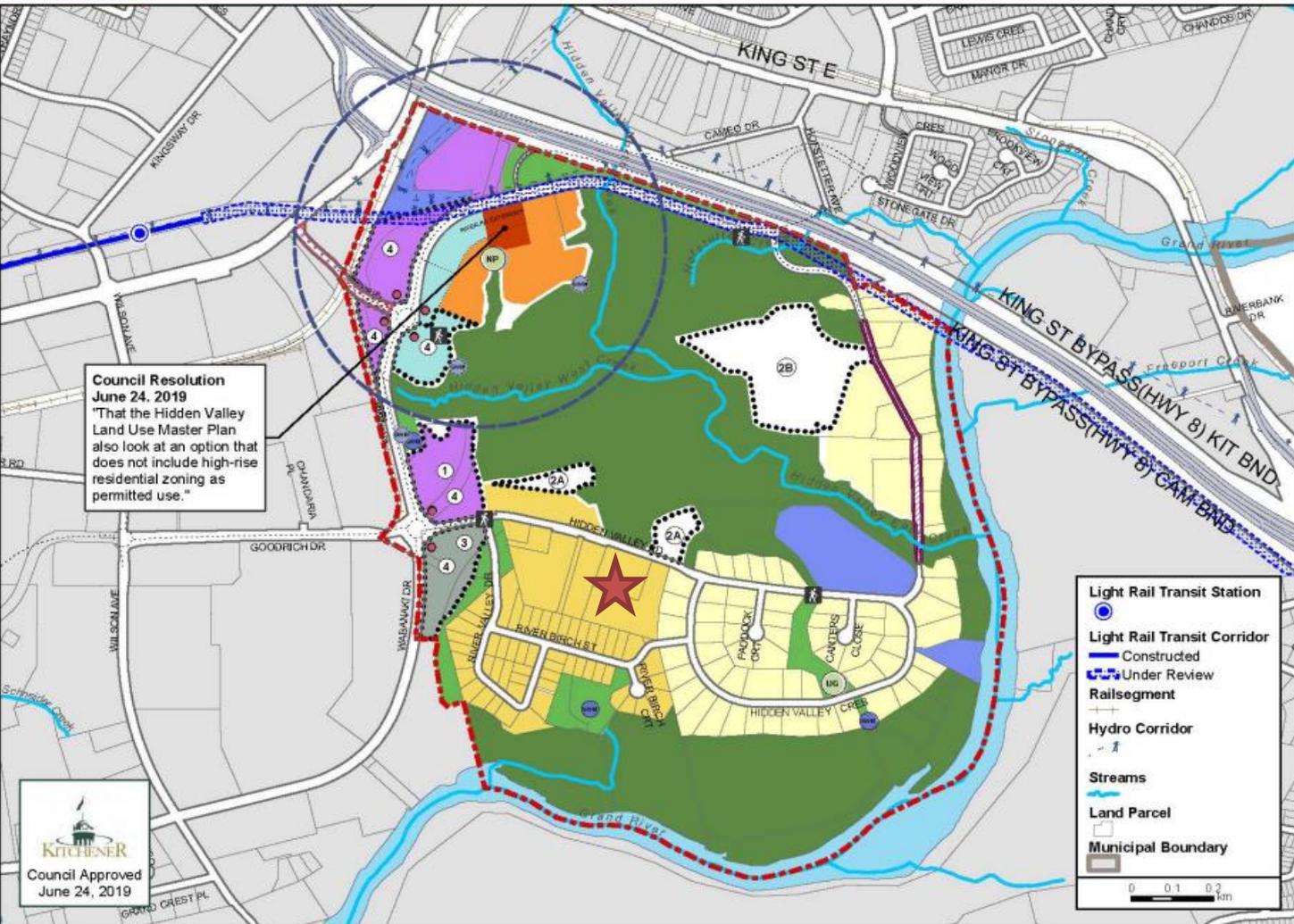


- To add a Site-Specific Policy Area to Map 5 and to the text of the Official Plan to:
  - Allow for the creation of lots having widths of 24 metres and areas of 929 square metres.

# Hidden Valley Land Use Master Plan



## Hidden Valley Land Use Master Plan



**Council Resolution June 24, 2019**  
 "That the Hidden Valley Land Use Master Plan also look at an option that does not include high-rise residential zoning as permitted use."

**Land Use**

- Low Rise Residential - Estate
- Low Rise Residential - Large Lot
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Commercial
- Business Park Employment
- Major Infrastructure & Utilities
- Natural Heritage Conservation
- Open Space

**Site Specific Policy Area**

- 1. Community and Institutional uses also allowed 2A. and 2B. Subject to regulation and further study
- 3. Some neighbourhood commercial uses also allowed
- 4. Compatibility of sensitive uses

**Land Use Master Plan Boundary**

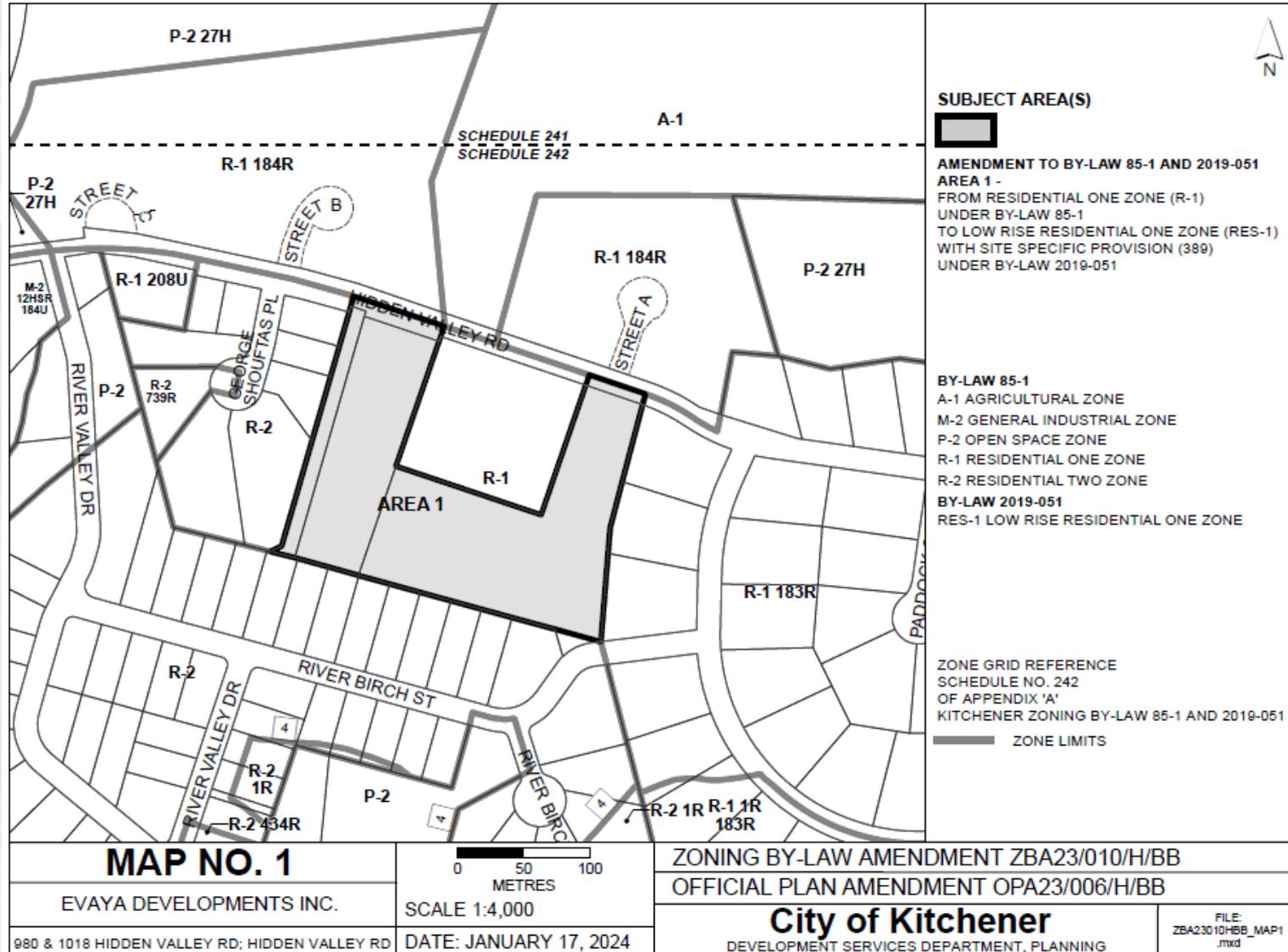
- Community Gateway
- 5 Minute Walking Distance from Centre
- 450m
- Potential Trailhead Locations
- Proposed Parkland
- NP Neighbourhood Park
- UG Urban Green
- Proposed Roads**
- Hidden Valley Road Realignment
- Local Street
- Heritage Corridor**
- Priority Street
- SWM Facility
- Existing
- Potential (Location to be determined)

**Notes:**

1. Portions of River Rd extension, Wabanaki Dr and Goodrich Dr may be renamed
2. Development limits and setbacks to be determined



# Proposed Zoning in Zoning By-law 2019-051



# Opportunity



- Add a compact, compatible and large lot form of development to the Hidden Valley area on full municipal services.
- Consistent with Hidden Valley Land Use Master Plan.
- Provide 26 residential units to the city's larger lot inventory.
- Will bring these lands into Zoning By-law 2019-051.

# Highlights and Conclusion



- Recommending approval of the applications to amend the Official Plan and Zoning By-law from 'R-1' in By-law 85-1 to RES-1 (386)
- Site Specific Provision (386) will:
  - Permit a minimum side yard setback of 2.0 metres; and
  - Permit a minimum front yard setback of 4.5 metres
- The Draft Plan of Condominium and Amendments demonstrate good planning principles and are consistent with Provincial, Regional and City planning policies.