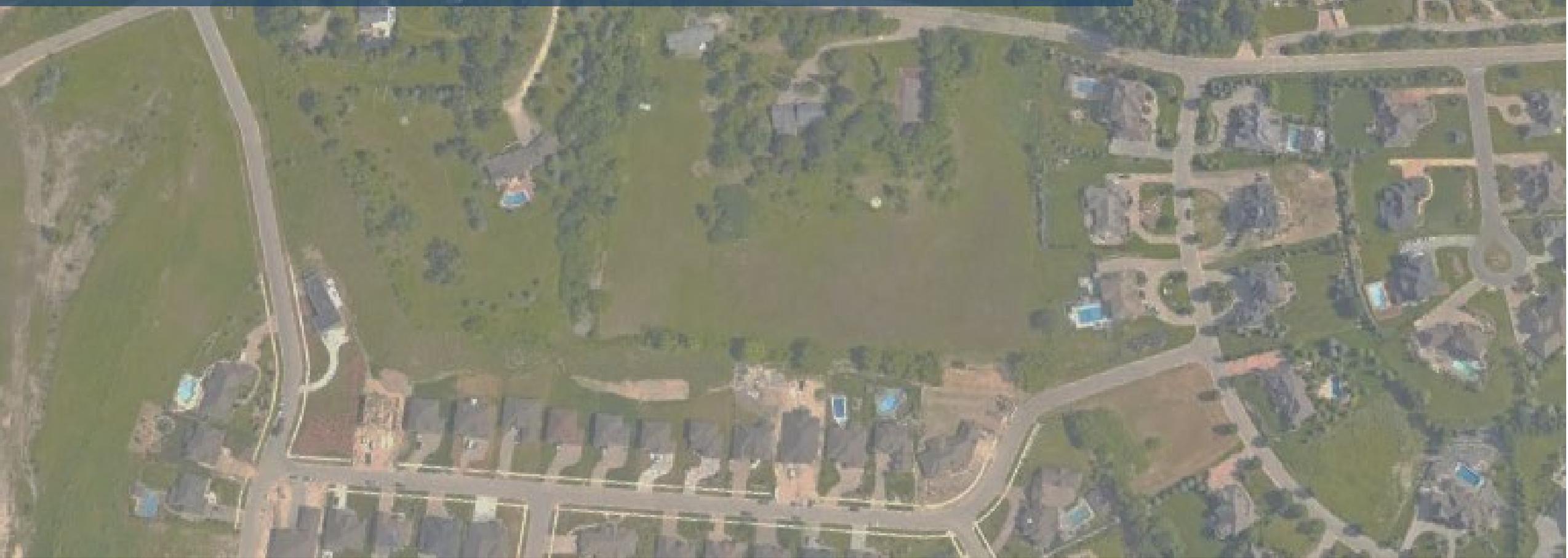


# Planning and Strategic Initiatives Committee Meeting

## Proposed Residential Development

980 and 1018 Hidden Valley Road, Kitchener

February 26, 2024







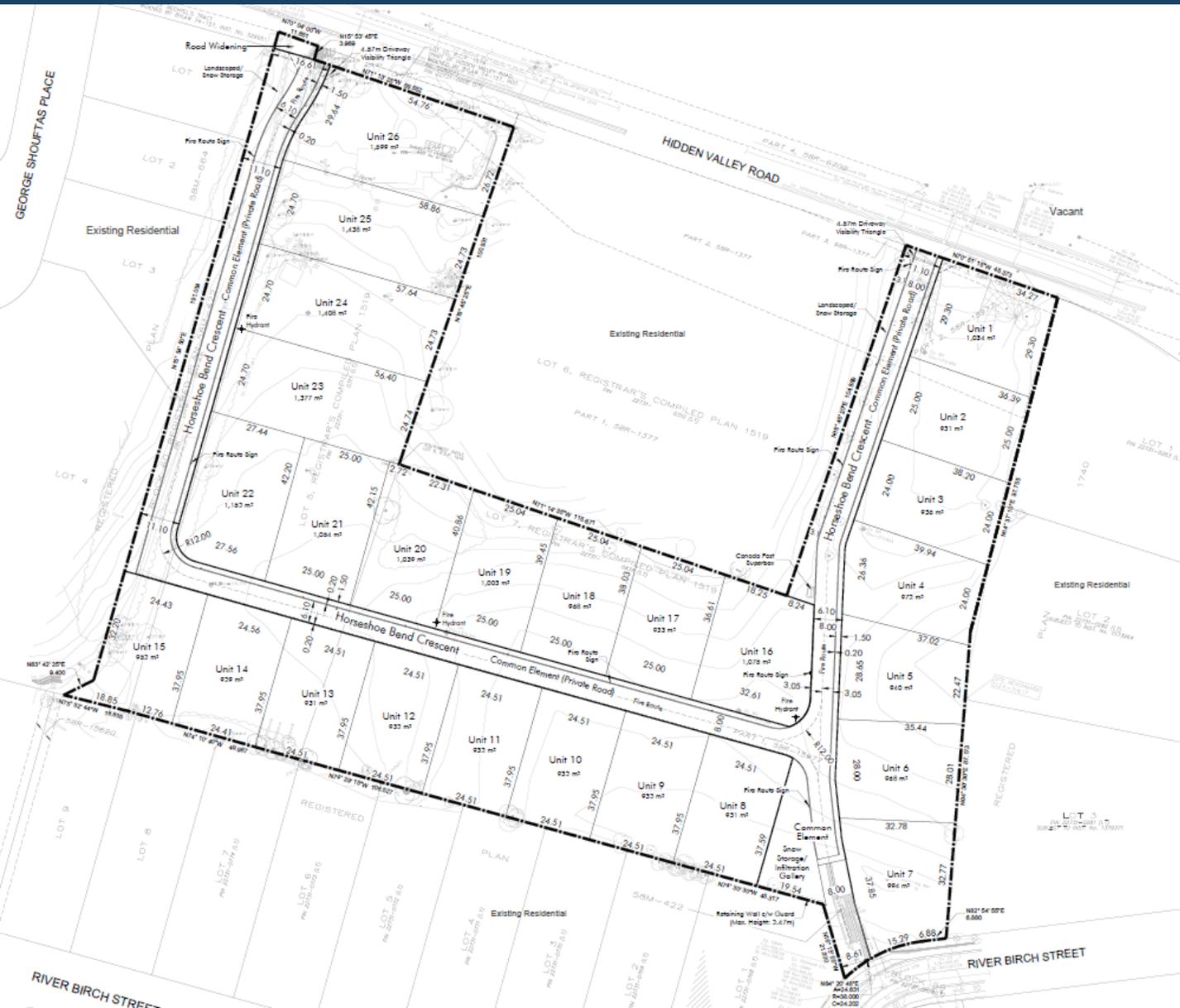
# SUBJECT LANDS

980 & 1018 Hidden Valley Road

- 3.315 hectares;
- Property slopes from west to east;
- Frontage on Hidden Valley Road and River Birch Street;
- Municipal servicing available via River Birch Street;
- A large number of homes in the area were developed on private services resulting in larger lot sizes;
- Recent development approved to the west reflects similar lot sizes as proposal.

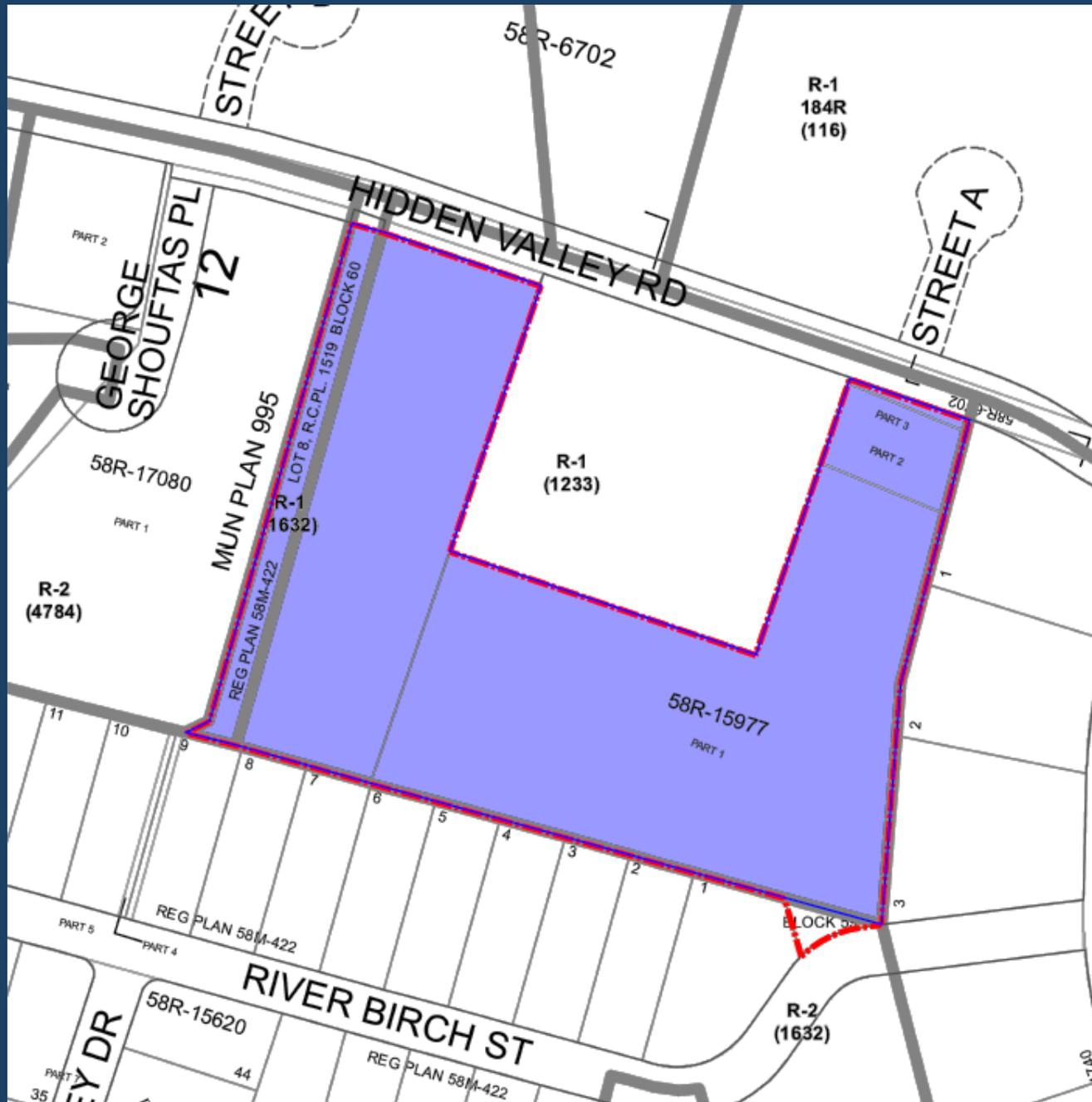
# PROPOSED DEVELOPMENT

- 26 units/lots each intended to accommodate a single detached dwelling;
- Lots/units located within a Vacant Land Condominium along a private road.
- Minimum lot area is 929 square metres and the minimum lot frontage on the internal road is 24 metres.



# PROPOSED ZONING FRAMEWORK

- The Subject Lands are proposed to be zoned RES-1 under Zoning By-law 2019-051;
- Surrounding lands are still zoned under Zoning By-law 85-1;
- Adjacent lands to the west and south are zoned R-2 Zone under By-law 85-1 which has provisions to that of the RES-1 Zone under By-law 2019-051;
- Adjacent lands to the west and south generally have lot widths starting at 24 metres and are developed or planned for single detached residential use.



# UPDATES FOLLOWING NEIGHBOURHOOD MEETING

## Planning Report Updated

- Included analysis of proposed unit (lot) areas and surrounding lot fabrics;
- Review of future development potential of 996 Hidden Valley Road;

## Further Grading Review

- Grading reviewed to consider overlook;
- Grading revised to maximize tree retention;
- Sample cross sections provided;

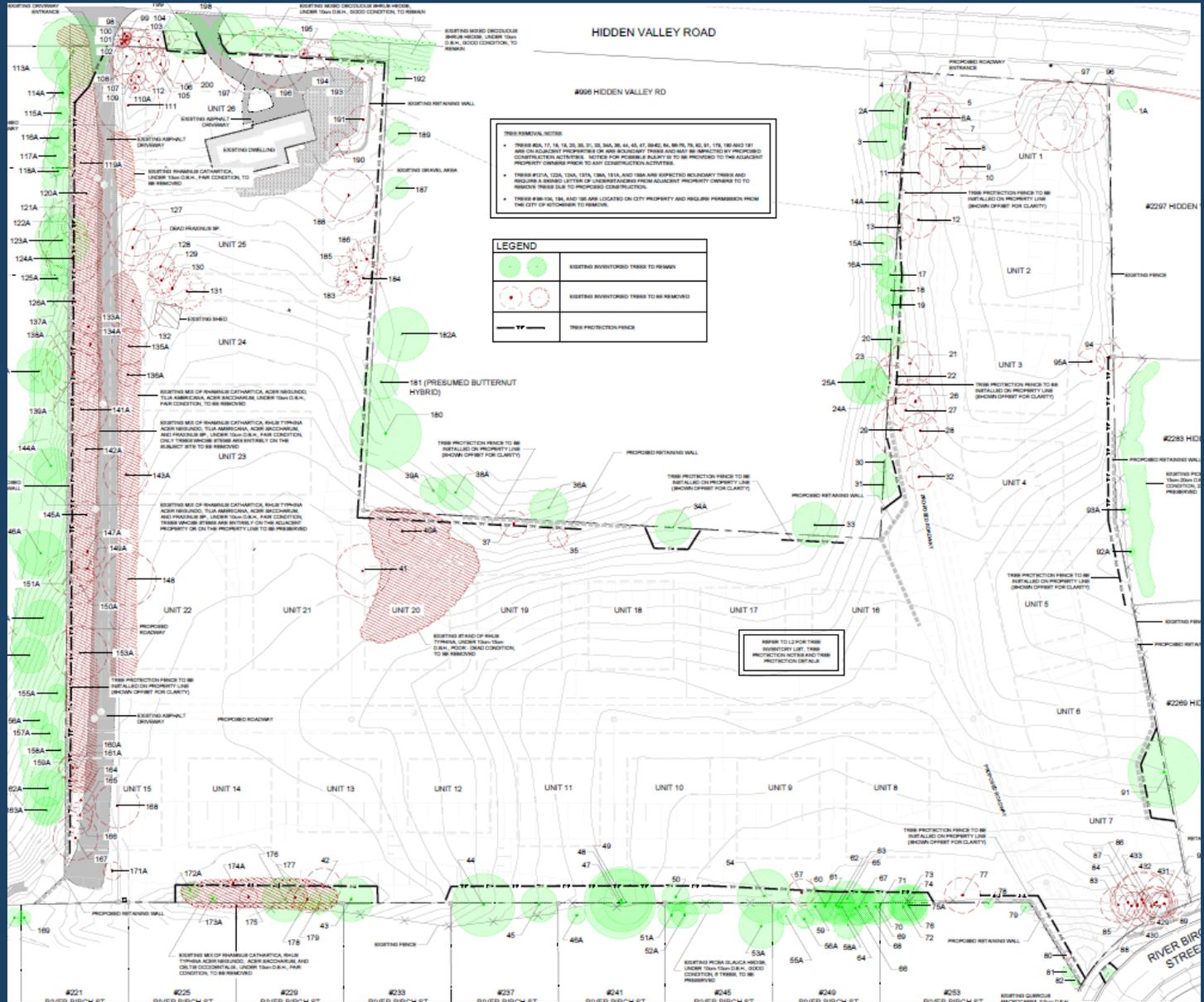
## Consideration given to shifting westerly road access

- Could not be supported based on existing sight lines;

## Revised Tree Management Plan

- Updated to reflect refined grading and maximize tree retention;
- Tree removals are all within property limits;
- Revised plan accepted by City

# TREE MANAGEMENT PLAN



- Tree Management Plan updated to preserve boundary trees supported through grading scheme revisions;
- Planting Plan required for westerly hedgerow and tree replacement on site.

# CONCLUSION

## **The proposal supports:**

- Development within the settlement area on lands designated for residential use;
- Intensification of underutilized lands;
- Consideration given to unique surrounding character;
- Optimization of existing infrastructure and services; and
- Compatibility with the existing and emerging development context through the implementation of the intended low-rise form and maintenance of the existing tree edge, where possible;
- Future site plan approval process and conditions of Vacant Land Condominium will ensure detailed site design is in accordance with City requirements and standards.

Thank You

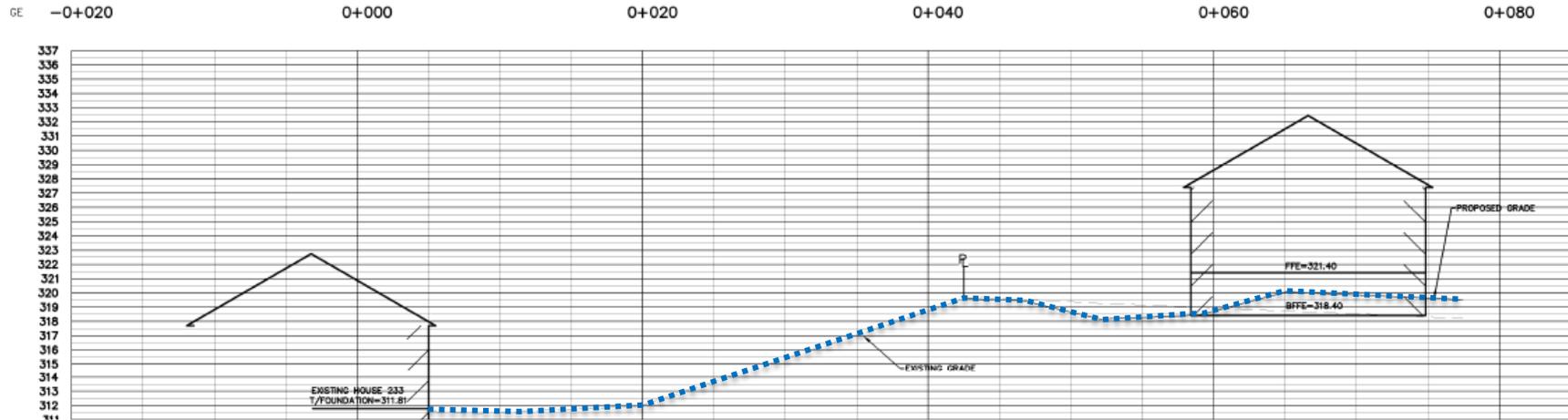




# SITE TOPOGRAPHY CONSIDERATIONS

## Section Profiles

SECTION G-G PROFILE



SECTION H-H PROFILE

