

Hidden Valley Land Use Implementation Project

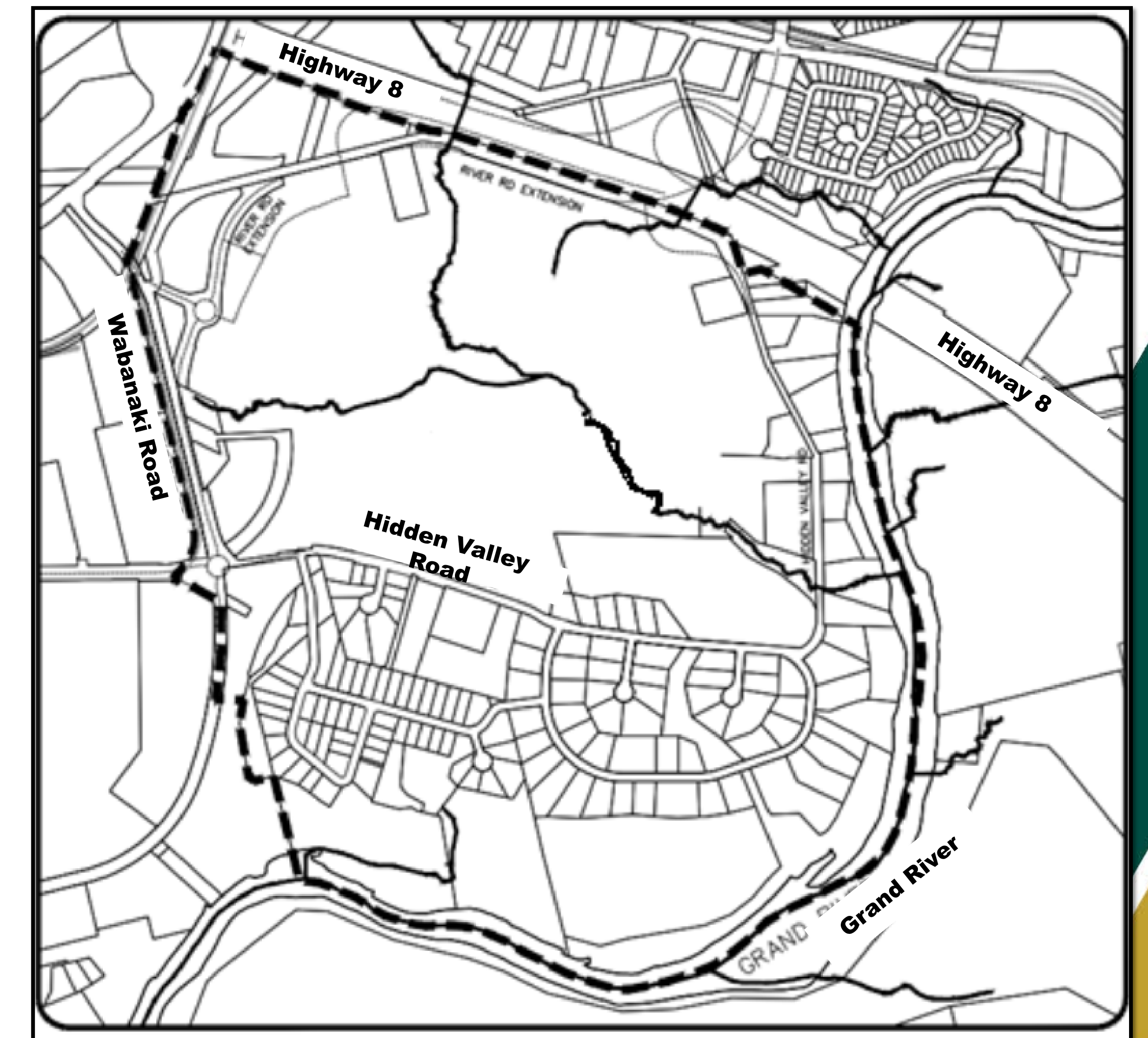
Planning and Strategic Initiatives Committee
January 27, 2025

Staff are pleased to present the **Hidden Valley Implementation Project** which is an opportunity to update land uses and zoning for this area to **conserve important natural areas for the long term**, while also **enabling a more diverse range of housing options**.

A 40-Year History in Hidden Valley

- **1981 and 1989/1990** – Hidden Valley “Residential Community Plan” and “Secondary Plan for the Hidden Valley Community” approved.
- **Early 2000s/2010s** – River Road Extension and Stage 2 ION routes confirmed.
- **June 2019** – City Council approved the Hidden Valley Land Use Master Plan which sets out guiding principles and recommendations to implement land uses and additional studies to be undertaken.
- **Fall 2021 to Today** – Technical assessments and studies completed, alongside community and collaborator engagement, to implement the Master Plan through an update to the Official Plan and Zoning By-law.

Hidden Valley Study Area



What has changed since 2019?

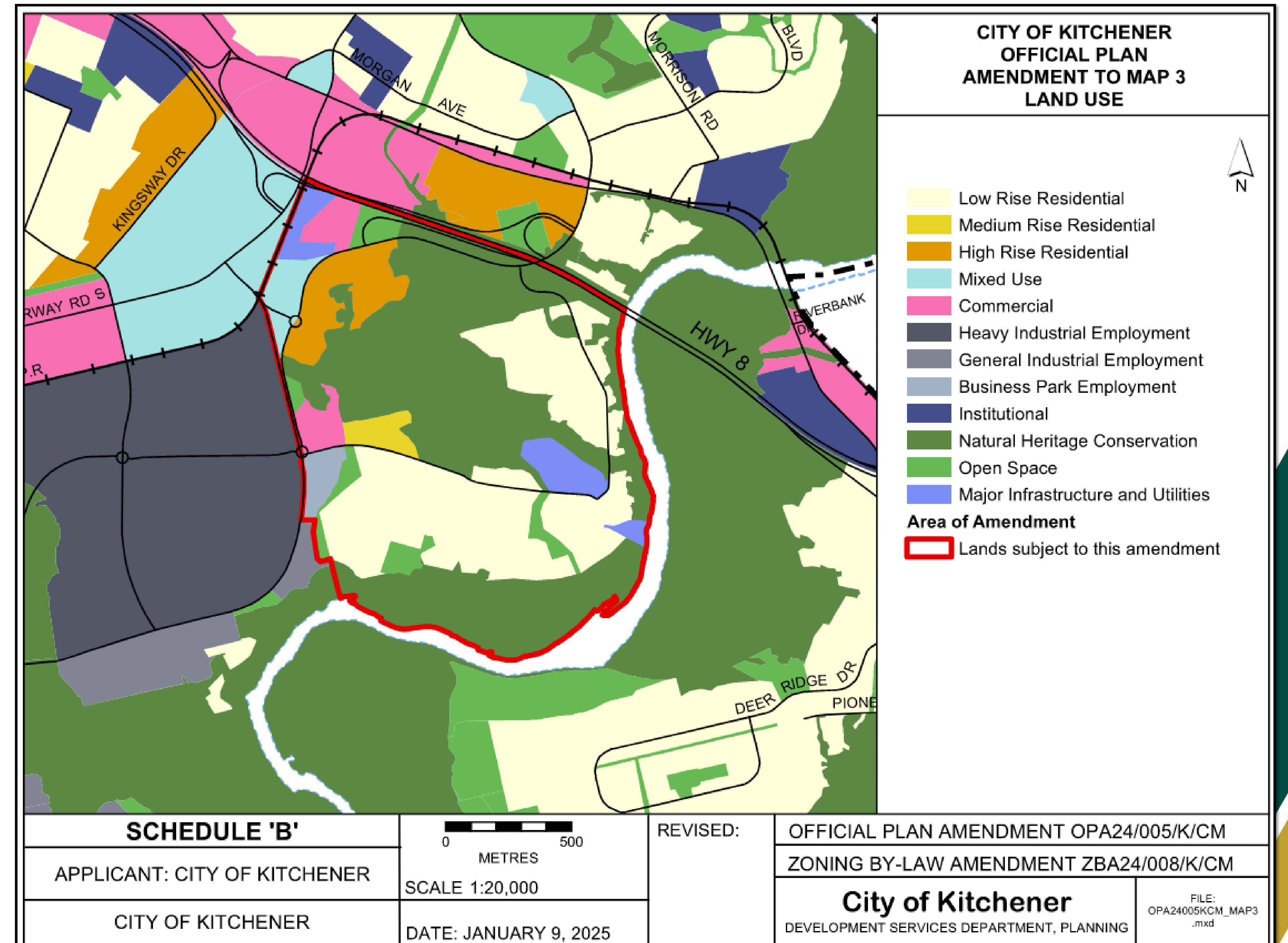
- **Technical studies** undertaken.
- **Provincial and existing Official Plan policies** provide strong direction and basis for the creation of complete communities.
- **Kitchener's Housing Pledge** target was endorsed with the goal of increasing housing supply and choice.
- **Updated Provincial policy and legislation** supports creation of more housing as-of-right and protection of natural features.

Supporting Technical Studies

- Comprehensive Environmental Impact Study
- Heritage Impact Assessment
- Water Management Studies
 - Environmental Assessment for Flood Risk Reduction
 - Stormwater Management Strategy
 - Source Water Protection Study
- Upper Hidden Valley Sanitary Pumping Station and Forcemain Environmental Assessment
- Health Impact Assessment
- Transportation and Noise Impact Study

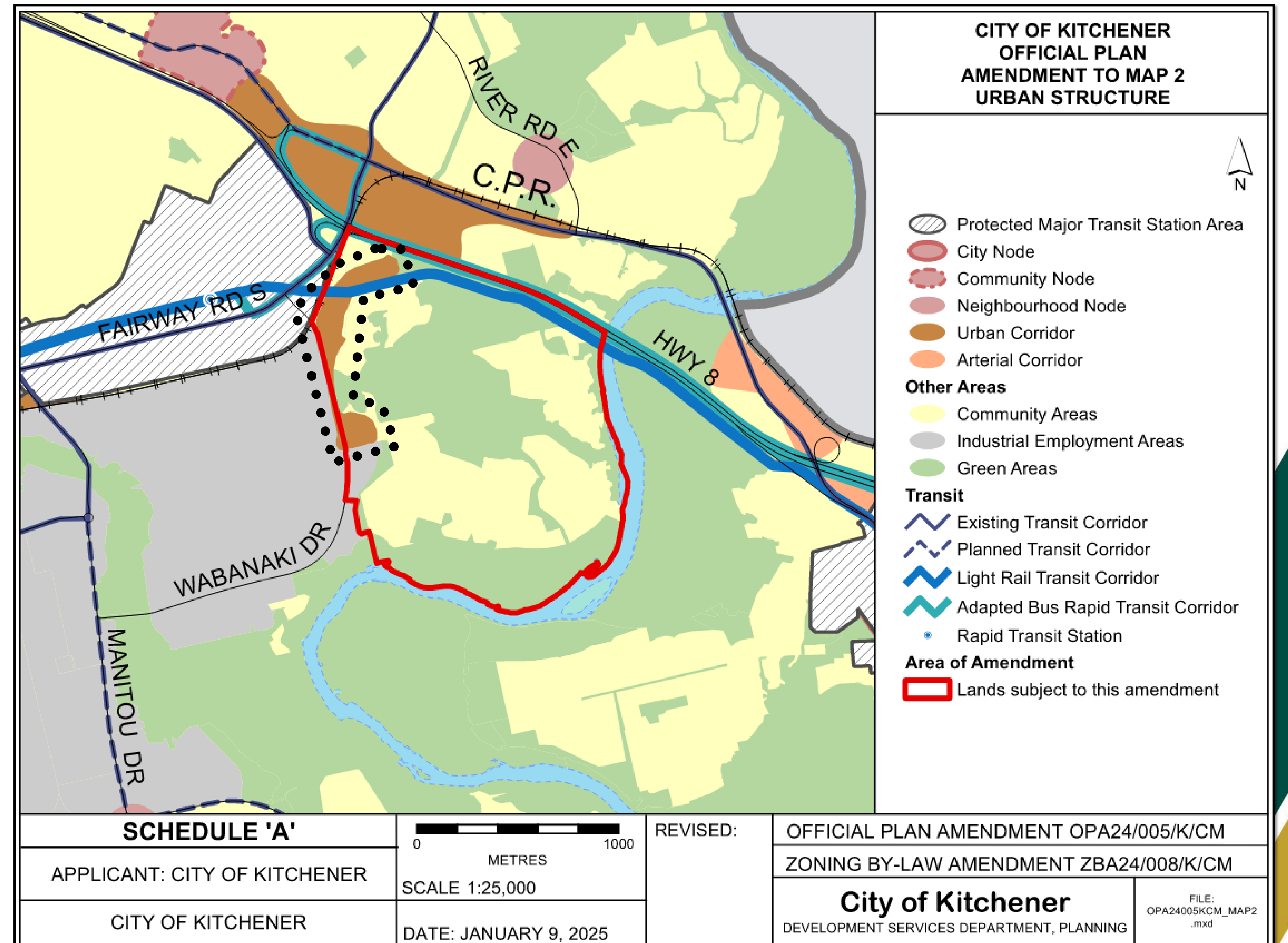
A More Complete Community

- Today, housing is permitted on 67 hectares of land, primarily in low-rise residential forms.
- The proposed amendments **enable housing on 87 hectares of land**, including:
 - 11.6 hectares for high-rise residential
 - 3.4 hectares for medium-rise residential
 - 60.8 hectares for low-rise residential
 - 4.8 hectares for mixed-use
 - 6.5 hectares for commercial



Mix of Uses Along River Road Extension

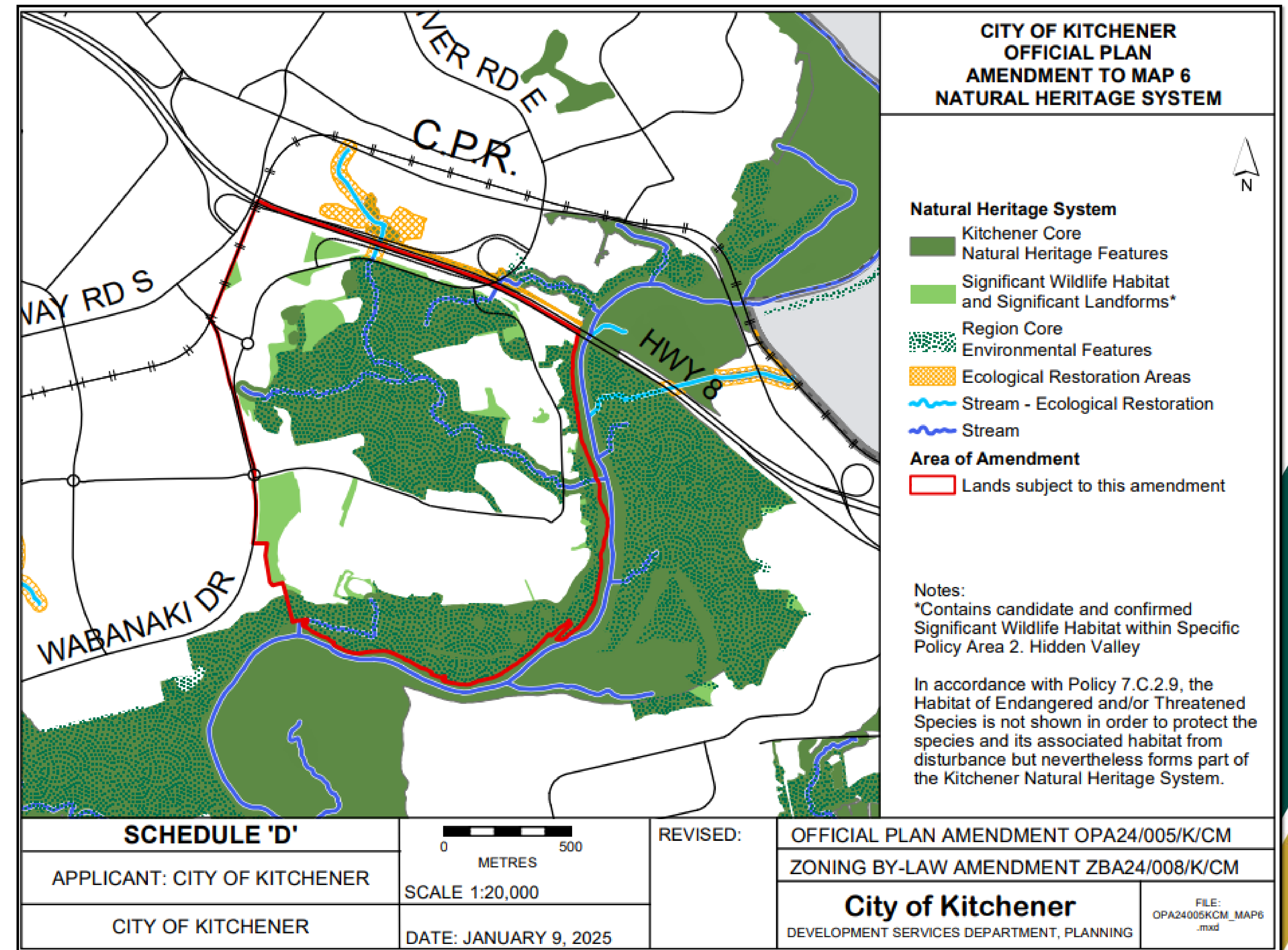
- A new “Urban Corridor” is being introduced along the River Road Extension to enable a mix of residential, commercial, and service uses.
- Recognizes proximity to the Fairway Major Transit Station Area and transportation network investments (e.g., River Rd.).
- Permits a range of uses and facilitates transition to the adjacent Industrial Employment Area.



..... Proposed “Urban Corridor”

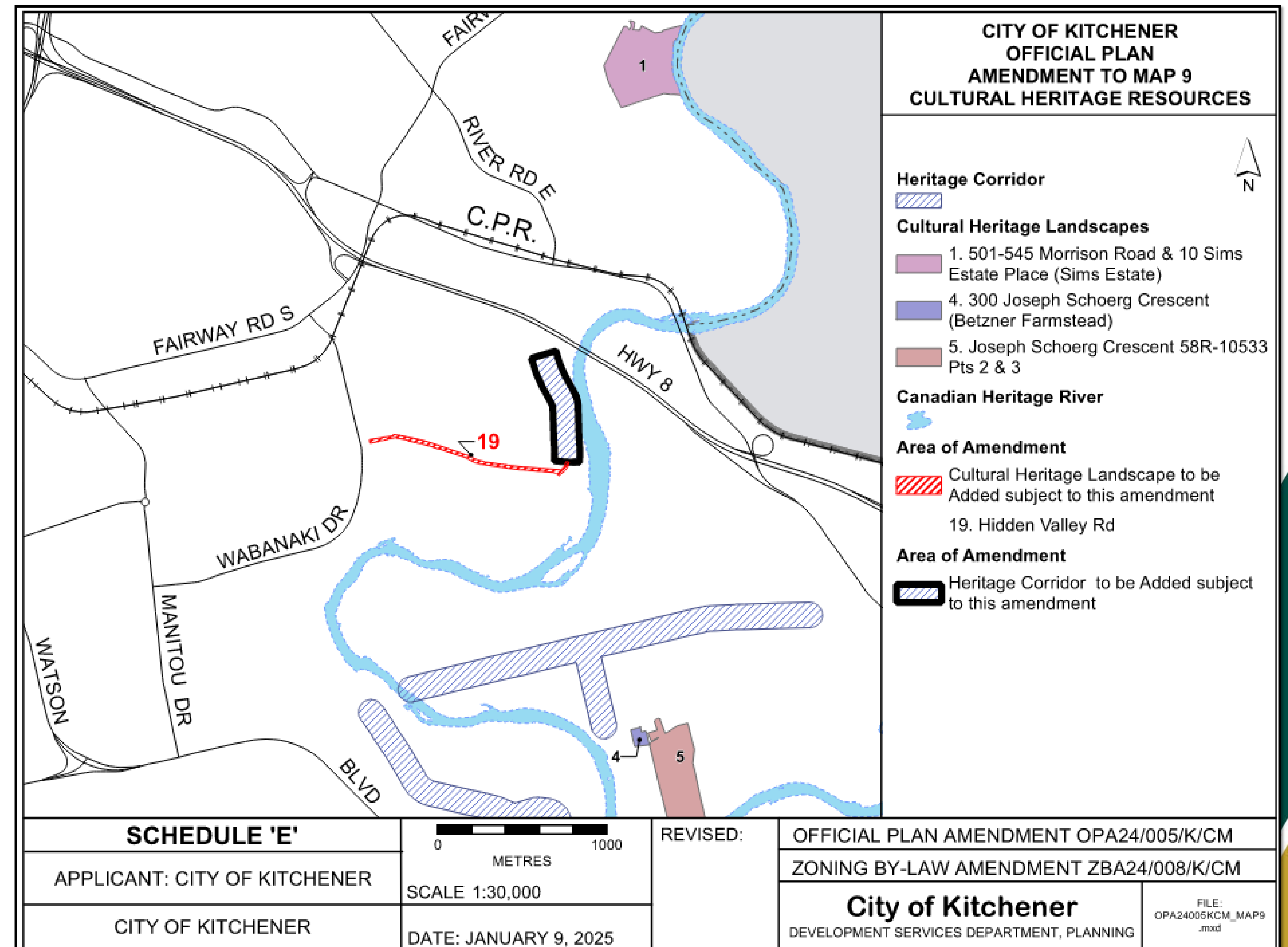
Protect the “Jewel”

- The proposed amendments **conserve 95 hectares of land** within the Natural Heritage Conservation designation – a net increase of 1.6 hectares from the 2019 Master Plan.
- The proposed amendments include zoning regulations and policies that will require additional environmental studies and/or permits for lands adjacent to the natural area as part of the development process.



Respect and Enhance Existing Areas

- Adds new **Cultural Heritage Landscape** and **Heritage Corridor**, as recommended by the Heritage Impact Assessment.
- Gradual built-form transition between existing development and future development areas.



Sustainability

Water-Related Studies / Infrastructure

- To manage our resources wisely, the addition of policies specific to the community which implement stormwater, source water, flood risk and sanitary servicing recommendations.
- The policies will help shape future development and guide infrastructure investments in the area, recognizing the environmental sensitivities of Hidden Valley.

Transportation / Infrastructure

- In support of sustainable transportation policies and objectives, proposed amendments permit a wide range of uses and housing types in locations best served by the transportation network – with particular focus on areas to be served by transit and active transportation.

Recommendation

- Staff are recommending approval of the Official Plan Amendment and Zoning By-law Amendment applications to:
 - Foster the creation of a more complete community
 - Protect important natural areas and functions
 - Provide for an appropriate range and mix of housing types
 - Support a new Urban Corridor which permits a variety of non-residential uses
 - Leverage supporting transportation infrastructure and municipal servicing for urban development
 - Reflect recommendations from the Implementation Project
- The proposed Official Plan Amendment and Zoning By-law Amendment demonstrate good planning principles and are consistent with Provincial, Regional, and City planning policies.

Thank you.

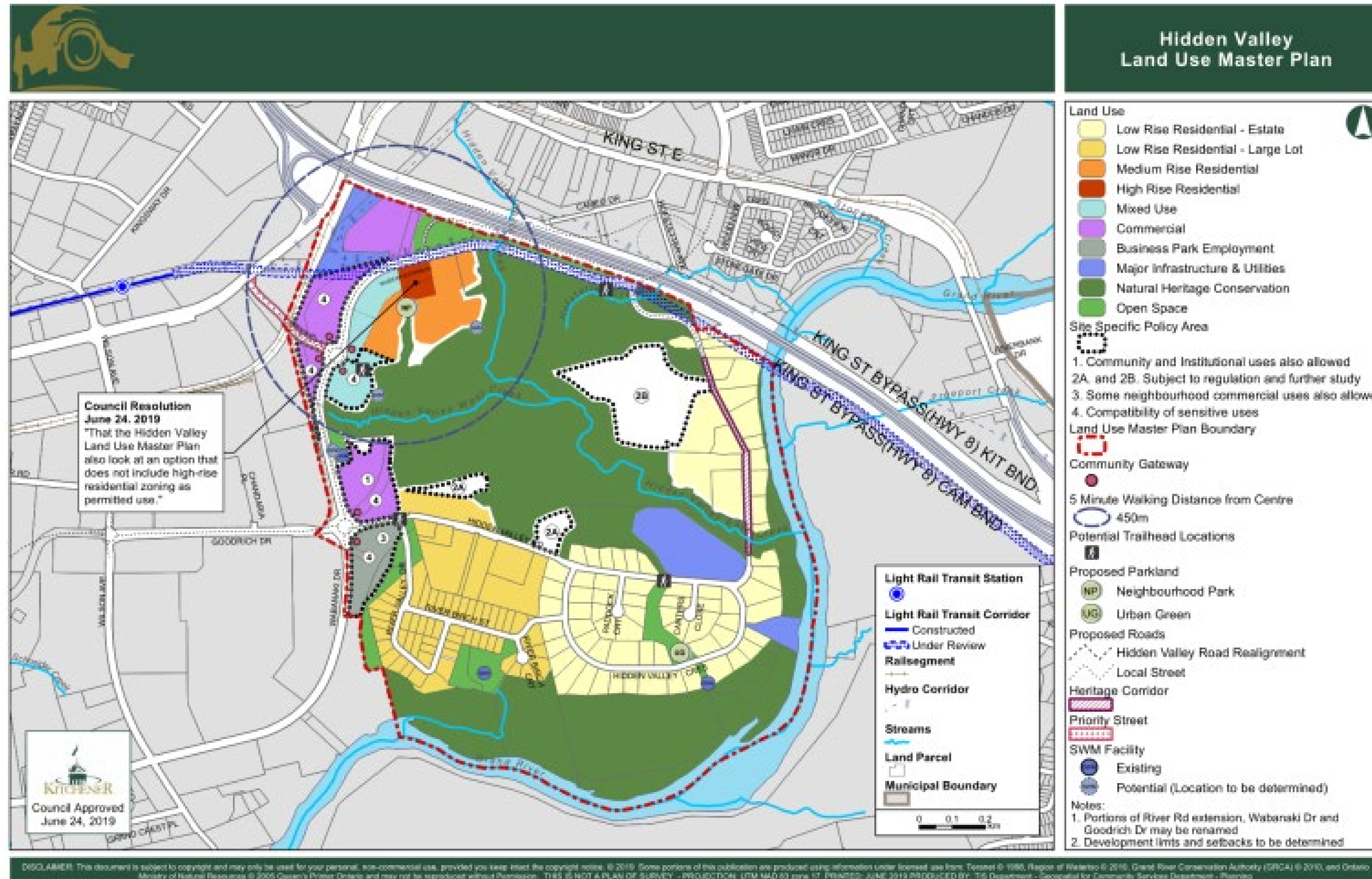
Additional Supporting Slides

Proposed Amendments

City staff are recommending approval of the Official Plan and Zoning By-law Amendments to:

- Amend 6 maps of the Official Plan
- Amend Policies 13.C.4.17 and 13.C.4.18 related to Heritage Corridors
- Amend Section 15.D.12.2 – Hidden Valley Area Specific Policy
- Bring all properties within Hidden Valley in Zoning By-law 2019-051
- Retain 3 existing Special Regulation Provisions
- Add 5 new Holding Provisions
 - (88H) – Municipal Sanitary Servicing
 - (89H) – Municipal Water Servicing
 - (90H) – Significant Wildlife Habitat / Endangered Species
 - (91H) – Noise Study Requirements
 - (102H) – Source Water Protection

2019 Land Use Master Plan



Approved by City Council in June 2019

Detailed Land Use Change Table

Table 1 – Summary land use changes

Land Use	2014 Official Plan	2019 Master Plan	Change (2014-2019)	2024 Proposed	Change (2019-2024)
High Rise Residential	0.0 ha.	1.0 ha.	+ 1.0 ha.	11.6 ha.	+ 10.6 ha.
Medium Rise Residential	0.0 ha.	5.2 ha.	+ 5.2 ha.	3.4 ha.	- 1.8 ha.
Low Rise Residential	66.6 ha.	50.0 ha.	- 16.6 ha.	60.8 ha.	+ 10.8 ha.
Residential Total	66.6 ha.	56.2 ha.	-10.4 ha	75.8 ha.	+19.6 ha.
Mixed Use*	0.6 ha.	3.7 ha.	+ 3.1 ha.	4.8 ha.	+ 1.1 ha.
Commercial*	0 ha.	10.0 ha.	+ 10.0 ha.	6.5 ha.	- 3.5 ha.

*Both the Mixed Use and Commercial land use designations allow for residential dwellings. The proposed Official Plan amendment enables housing to be built on 87.1 ha of land within Hidden Valley.

River Road Extension Overview

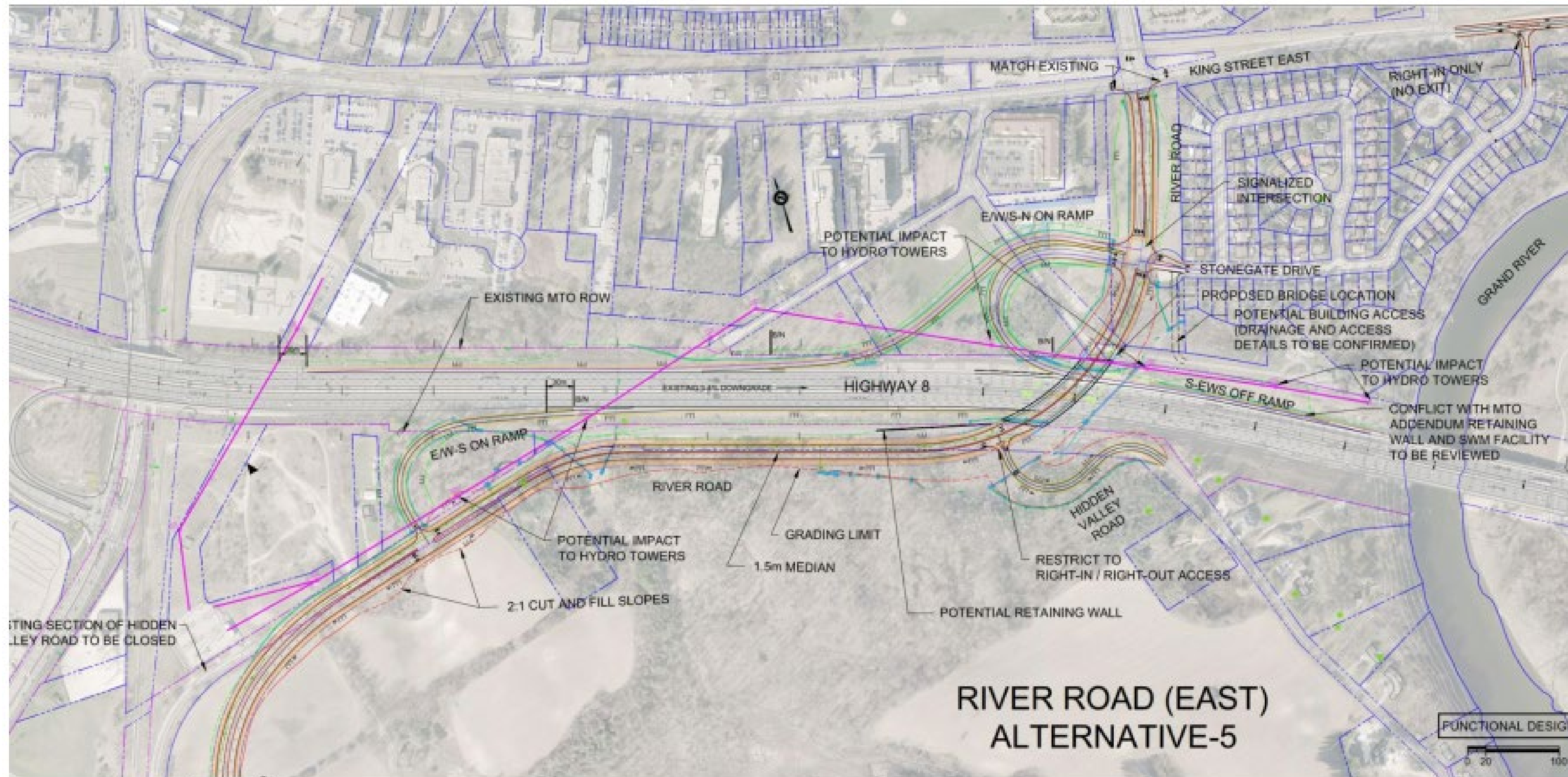


Figure 6:2: River Road Extension Design Concept King Street to Wabanaki Drive (L-2)

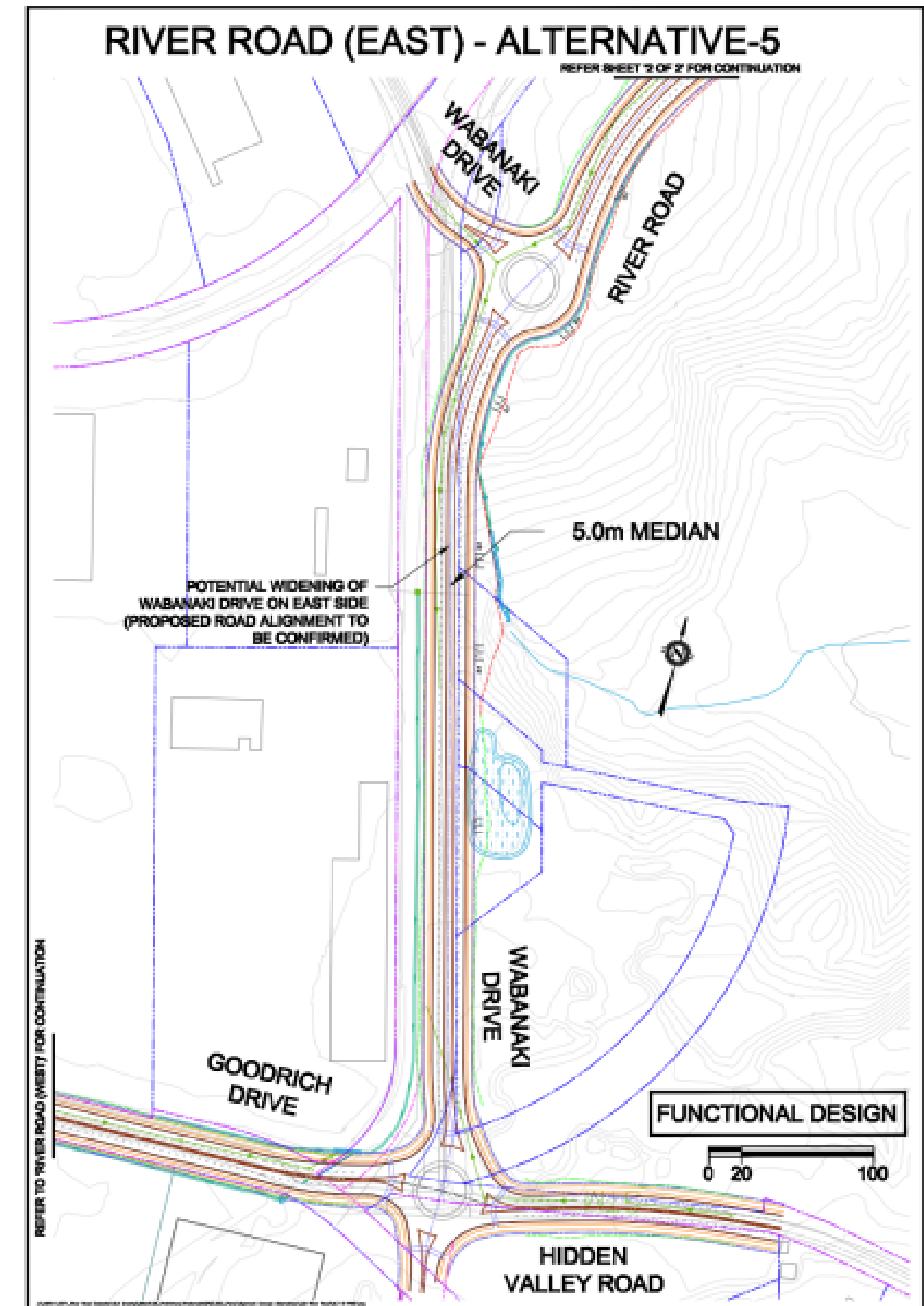
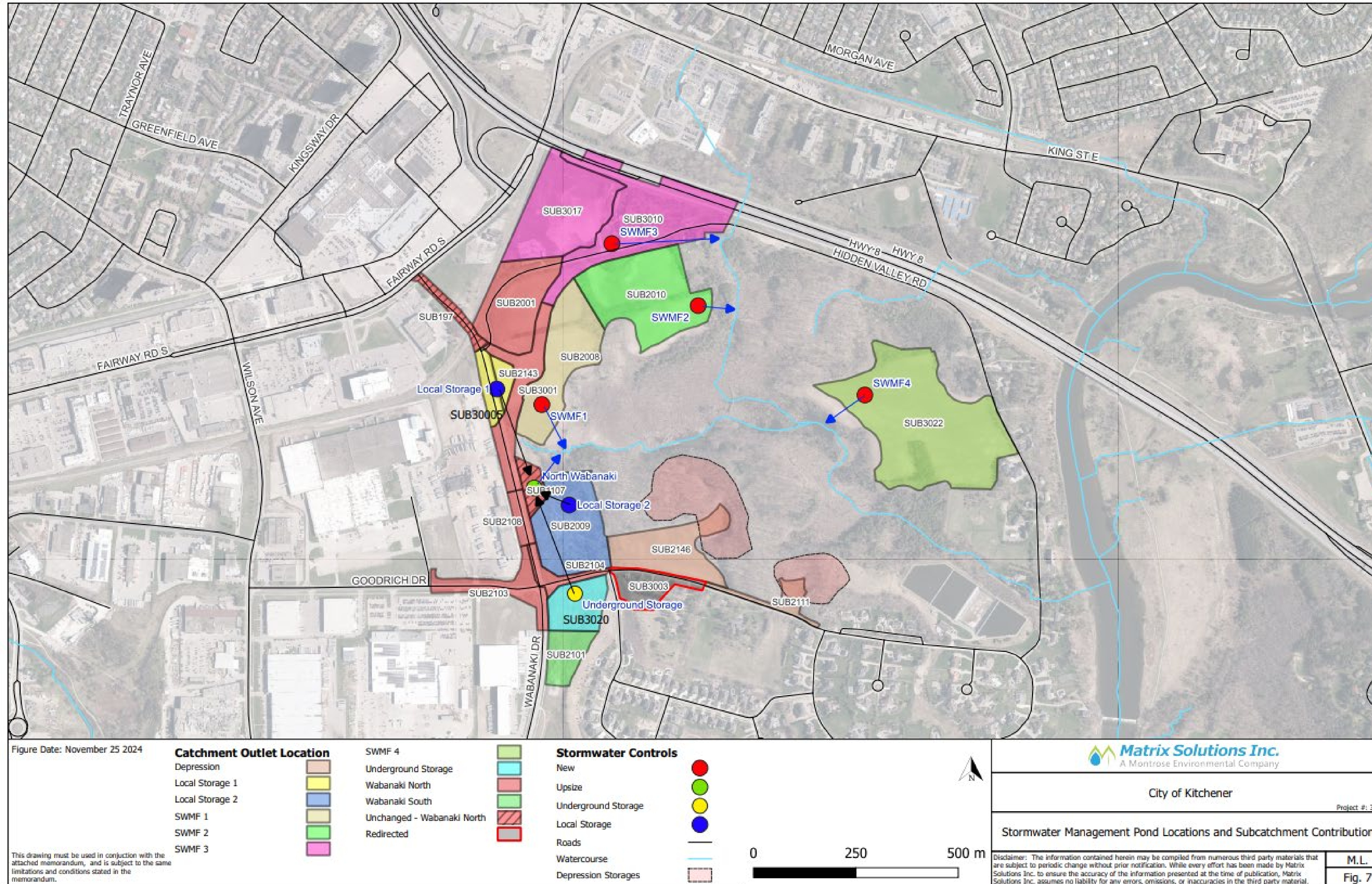


Figure 6:3: River Road Extension Design Concept Wabanaki Drive to Goodrich Drive (L-3)

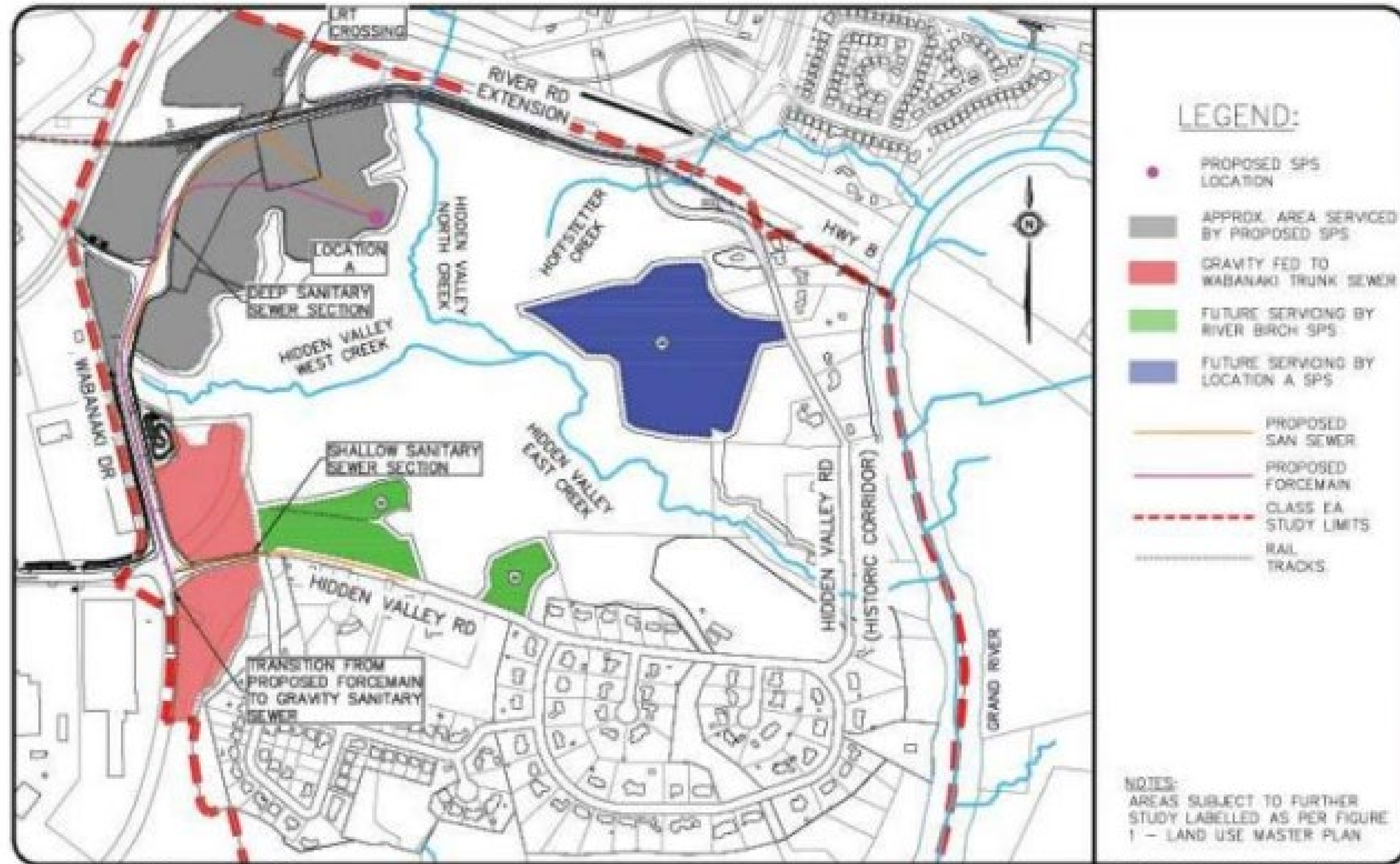
Stormwater Management Overview

The primary goals and components of the stormwater strategy include:

- Infiltration – maintain or increase existing infiltration volume upstream of the ESPA/PSW.
- Water Quality – Enhanced protection, equivalent to 80% long-term TSS removal.
- Erosion (flow-duration) – maintain existing erosion regime in the west and north tributaries.
- Peak Flow Rates and Flood Mitigation – match proposed development peak flow rates to existing conditions peak flow rates in total discharge to ESPA/PSW.



Sanitary Pumping Station and Forcemain



Based on the results of the Class EA Study:

- A Sanitary Pumping Station (SPS) should be constructed in the north part of the Study Area, south of River Road extension and ION tracks.
- The Forcemain from the SPS discharges to the trunk sewer at Wabanaki Rd and Hidden Valley Rd.
- The SPS will service the developable area in the north and northwest part of the Study Area with the available capacity to service additional lands to the east in the future.
- The developable areas in the western part of the Study Area will drain by gravity to the trunk sewer or to the River Birch Pumping Station;

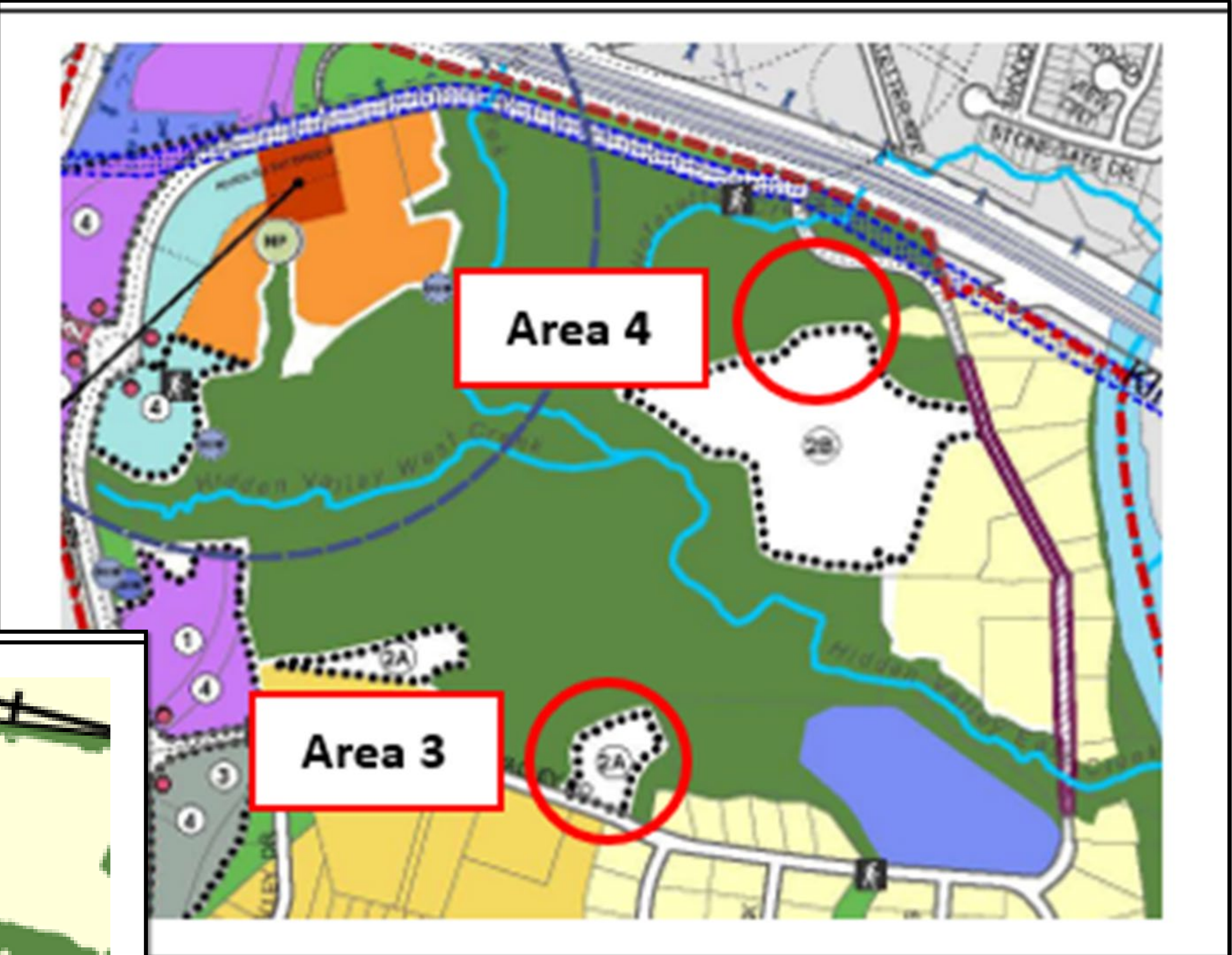
Areas 2A and 2B - 2019 Master Plan

- The key point of contention for both areas are whether the woodlands/vegetation communities have been accurately reflected in the Natural Heritage System.
- As per the City's Official Plan policies and in Planning staff's professional opinion it is appropriate to designate and zone Areas 2A and 2B (also know as Area 3 and 4) as Natural Heritage Conservation.
- This approach is consistent with how the Natural Heritage Conservation designation has been applied elsewhere in the study area as well as throughout Kitchener. It is supported by the EIS prepared by LGL and City & Regional staff.

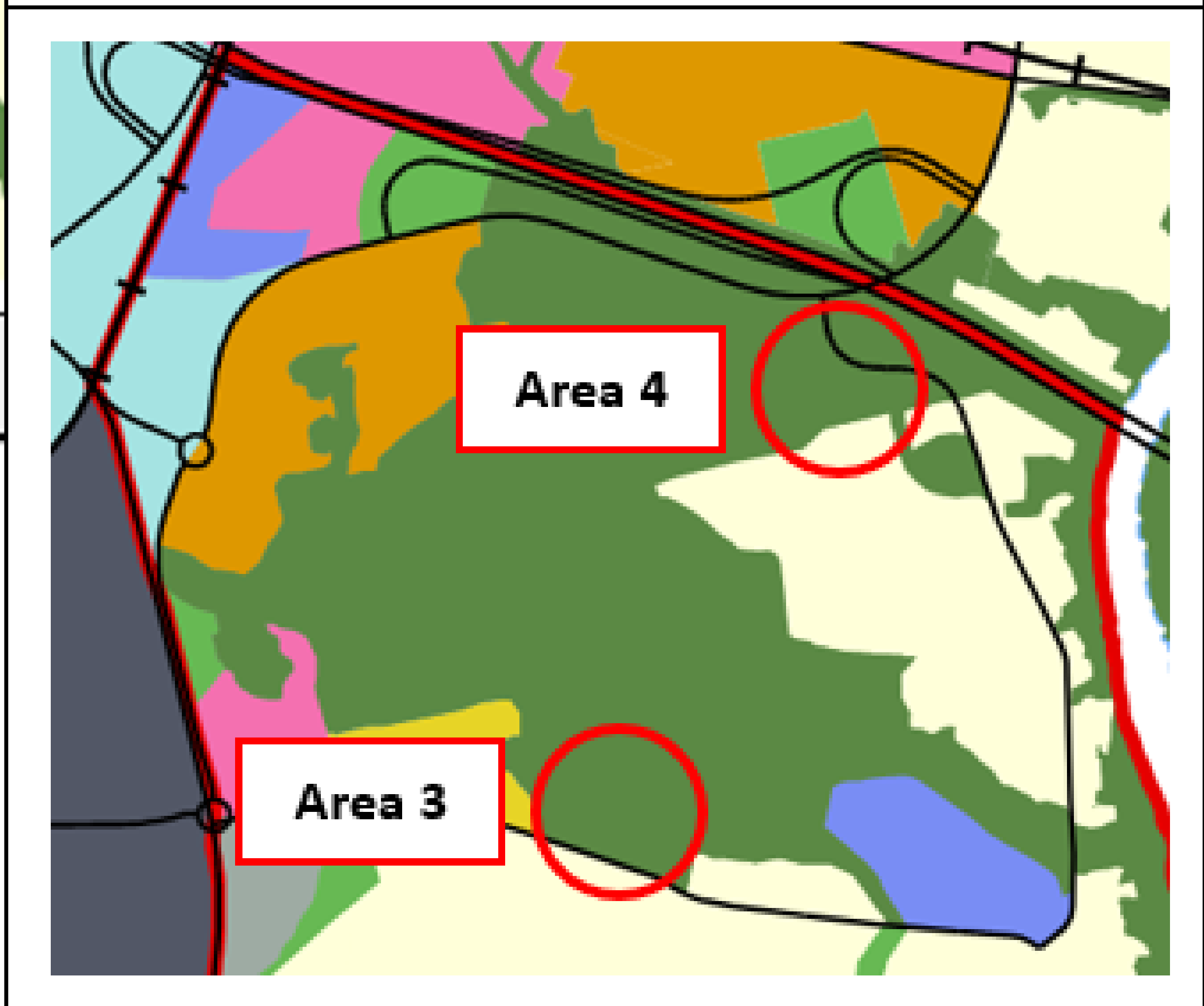
Overview of Area 2A (Area 3) and Area 2B (Area 4)



2014 Official Plan – Map 3 – Land Use



2019 Council Approved Master Plan

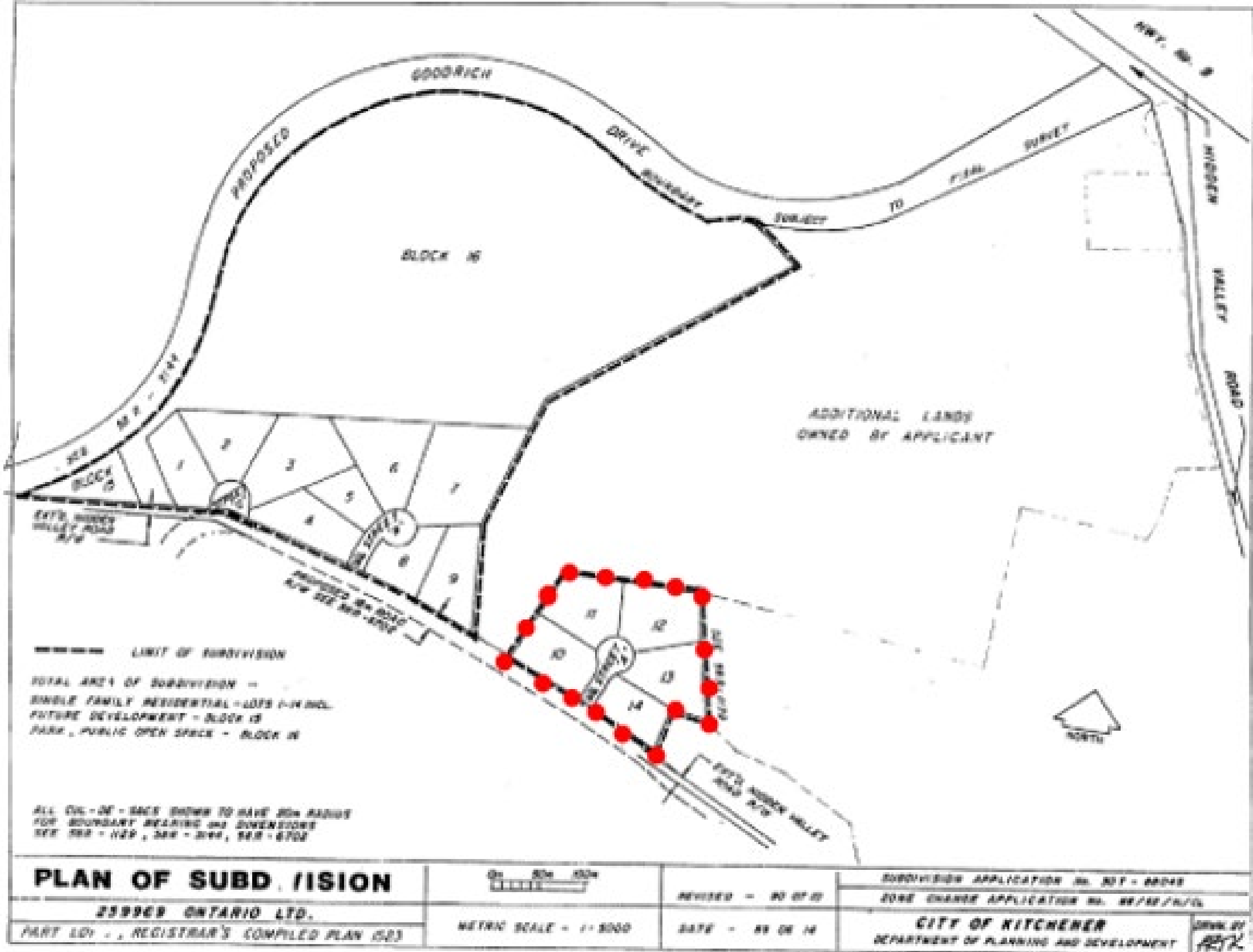


2024 Staff Recommendation

Area 2A (aka Area 3) Summary

- The area is approximately 4.11 ha (10.16 acres).
- This area is commonly known as “the five lots” and is part of a larger Draft Plan of Subdivision. The approved plan of subdivision (30T-88045) subject to conditions permits the development of 14 single detached dwellings, alongside a future development and park block. To-date, no development has taken place.
- Area 2A contains Regionally Significant Woodland and Species at Risk Regulated habitat.
 - LGL staff and Region of Waterloo staff disagree with NRSI’s characterization of the dripline.
 - Based on the site inspection, LGL identifies the dripline as much closer to the road based on overlapping canopy. While the woodland may not extend up the embankment, this nuance is unlikely to result in changes to the NHS “protected areas” once the minimum buffers have been applied (see Key Considerations).

Area 2A (aka Area 3) – Plan and Aerial Photographs



Draft Plan of Subdivision for lands north of Hidden Valley Road (Area 2A / Area 3)



Air Photo - 2023



Air Photo - 1997



Air Photo - 2007



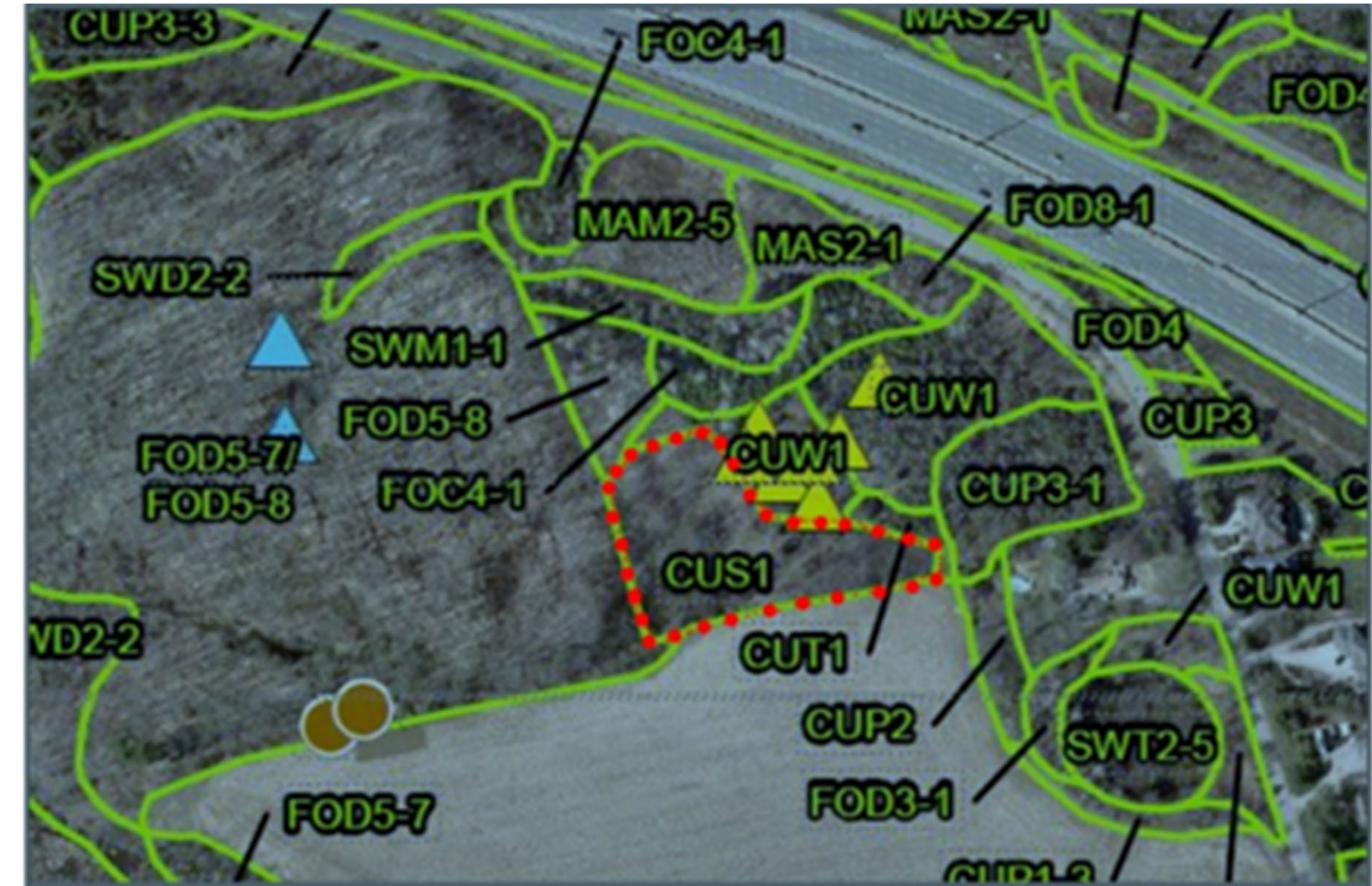
Air Photo - 2017

Area 2A (aka Area 3) - Site Visit Photos



Area 2B (aka Area 4) Summary

- The area (near the “eastern fields”) is approximately 0.27 ha (0.67 acres).
- The area is designated Low-Rise Residential and Natural Heritage Conservation in the 2014 Official Plan and currently has no residential zoning permissions (i.e., agricultural and business park).
- It contains Regionally Significant Woodland and Species at Risk Regulated habitat.
 - LGL staff disagrees with the ELC characterization provided by NRSI and are of the opinion that the current conditions appear to more accurately be reflected by the ELC mapping prepared by LGL.
 - Regional staff agree with the characterization provided by LGL.
 - This area was considered forest by the Region and was being managed in accordance with the Good Forestry Practices permit. As per the Good Forestry Practices Permit, these management efforts would not result in the area being removed from the woodland/core protected feature designations but instead result in the need for regeneration/active restoration.



Regionally Significant Woodland identified by LGL as cultural savannah (CUS1) (Area 2B / Area 4)

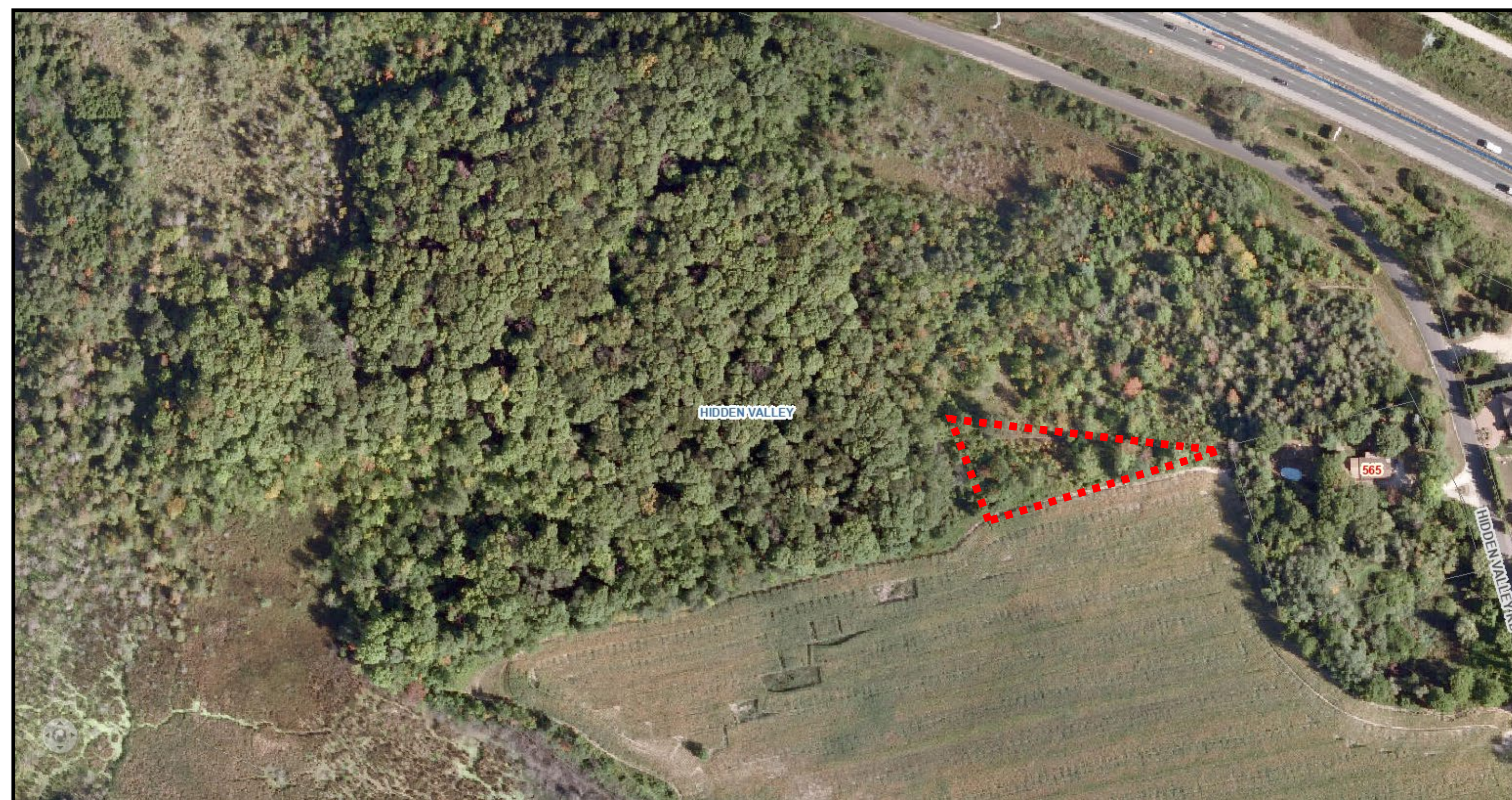
Area 2B (aka Area 4) – Aerial Photographs



Air Photo - 1997



Air Photo - 2017



Air Photo - 2007



Air Photo - 2023

Area 2B (aka Area 4) - Site Visit Photos



Key Figures from EIS

LGL LIMITED
environmental research associates

Comprehensive Environmental Impact Study

**Hidden Valley,
City of Kitchener**

Prepared for:
KITCHENER
City of Kitchener Planning Department

Prepared by:
LGL LIMITED
environmental research associates
LGL Limited

November 2024
LGL FILE TA9168

LGL Limited, environmental research associates. Head Office: King City, Ontario, Canada 1-905-833-1244. kingcity@lgl.com www.lgl.com

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Ecological Land Classification Mapping

Comprehensive Environmental Impact Study
Hidden Valley Secondary Plan Technical Review

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File No. TA9168

Figure 6: Ecological Land Classification Mapping for the Hidden Valley Study Area



Wetlands Mapping

Figure 9: KNHS Component Map: Wetlands



Valleylands

Figure 10: KNHS Component Map: Valleylands and Associated Features

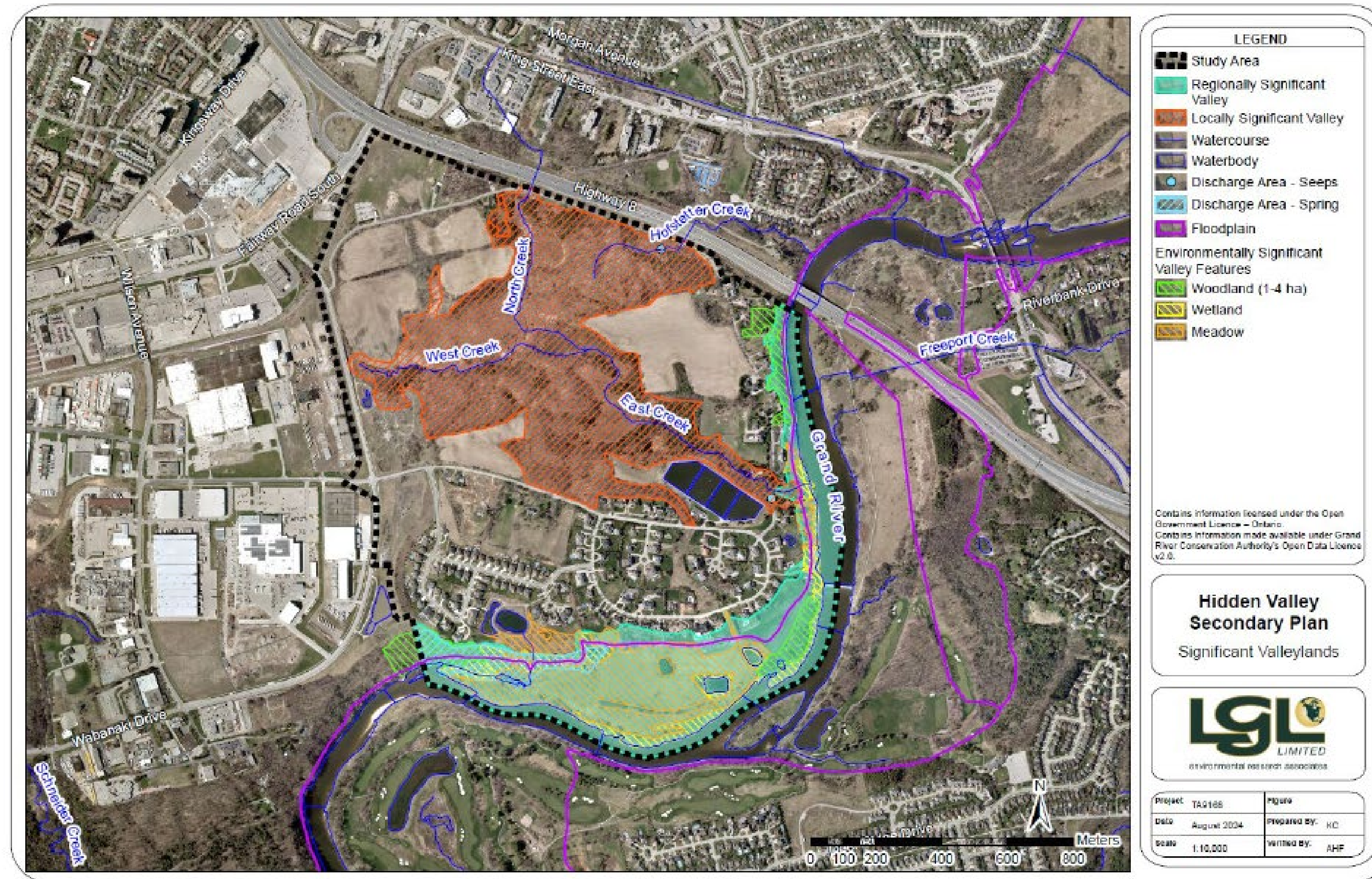
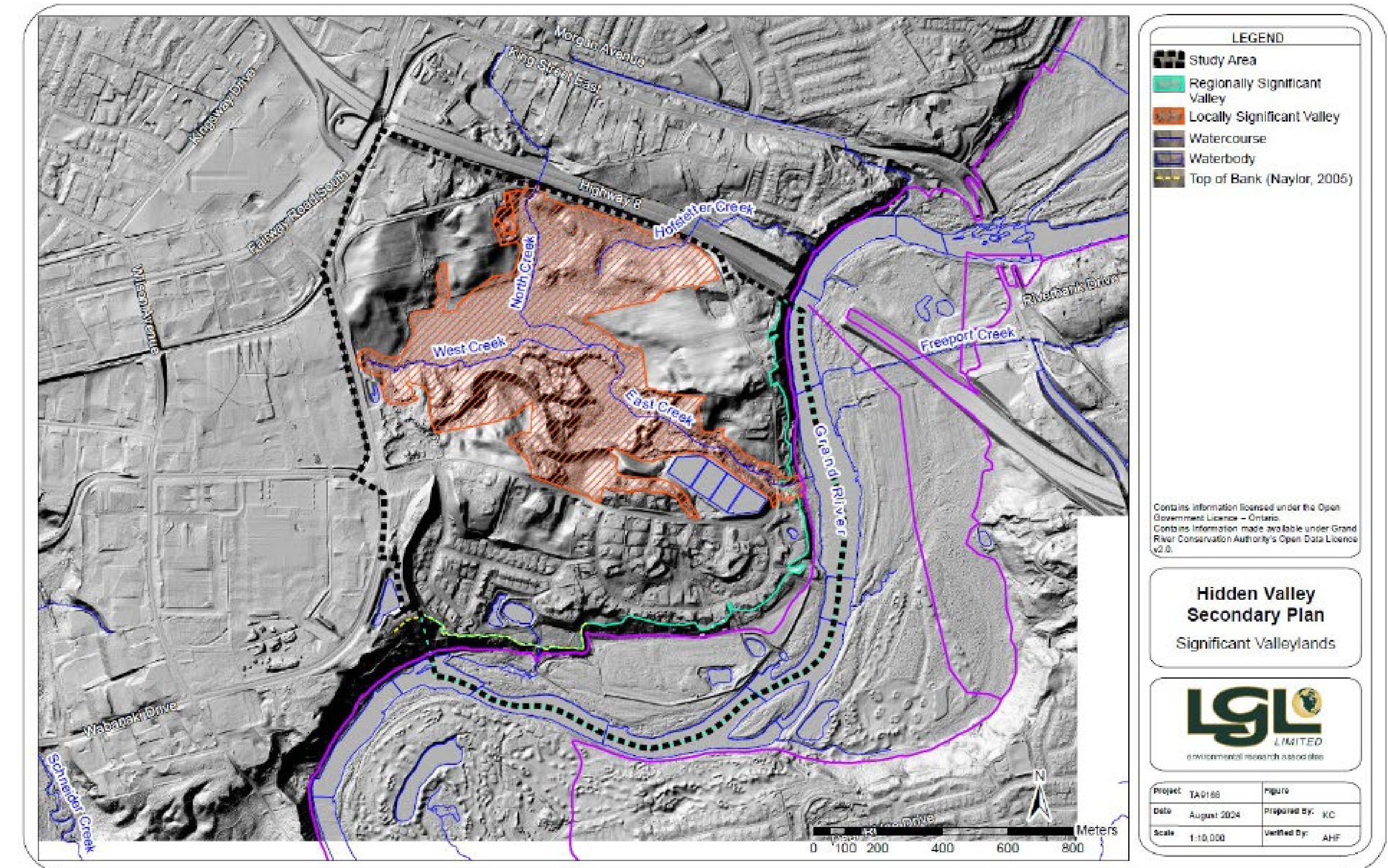


Figure 11: Revised Valley Boundary Based on Shading, Elevations, and Available Geotechnical Assessments



Woodlands Mapping

Comprehensive Environmental Impact Study
Hidden Valley Secondary Plan Technical Review

November 2024
File No. TA9168

Figure 12: KNHS Component Map: Woodlands



KNHS Component Map: Linkages and Enhancement Areas

Comprehensive Environmental Impact Study
Hidden Valley Secondary Plan Technical Review

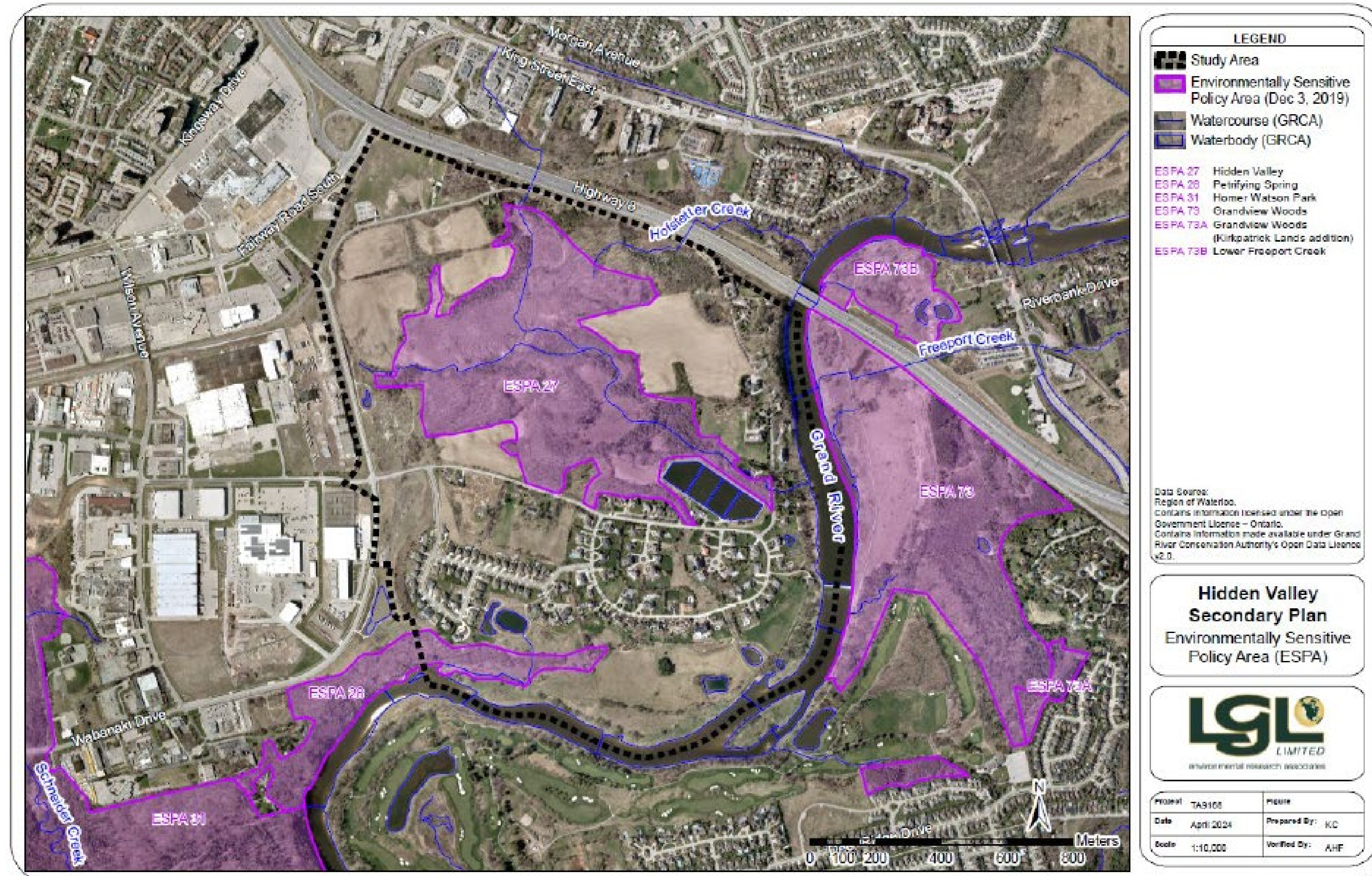
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Figure 13: KNHS Component Map: Linkages and Enhancement Areas



Regionally Environmentally Sensitive Policy Areas (ESPAs)

Figure 15: Regionally Environmentally Sensitive Policy Areas (ESPAs)



Proposed Natural Heritage System and Buffers

Figure 16: Proposed Natural Heritage System - Core Natural Heritage Features (Designation)



Figure 20: Recommended Minimum Buffers Mapping

