



Planning & Strategic Initiatives Committee Jan 27, 2025:  
Comments to *Hidden Valley Land Use Implementation  
Project- Official Plan Amendment*  
By | Pearl Valley Development Corporation

# Presentation Contents:

- Pearl Valley Land Ownership Activities
- Studies
- Natural Areas/ Developable Area Chronology
- Areas of Disagreement
- Nathan Miller, NRSI & Dave Aston, MHBC



Lands owned by Pearl Valley Development Corporation (PVDC)

# PVDC involvement:

- Purchased Land 2004
- 21 years of working relationship with City and Regional Staff (including numerous land walks with staff and council)
- Land Stewardship (Forest Management, Ongoing maintenance of dumping, off road vehicles and interlopers)
- Ongoing Studies
- Resident and Pearl Valley Engagement
- Full participation at Secondary Plan Open House

# Studies



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NRSI has undertaken Environmental Impact Study(EIS) level field surveys between 2015-2024. The Majority of these surveys were conducted from 2019-2020(except where specified below):

- Vegetation community mapping and Ecological Land Classification(ELC) surveys (initial assessment conducted in 2015);
- Three-season vascular flora surveys:
- Butternut(*Juglans cinerea*) Health Assessment (Conducted in 2016)
- Breeding bird and marsh breeding bird surveys
- Crepuscular bird surveys;
- Anuran call surveys;
- Turtle basking and nesting surveys;
- Salamander trapping and egg mass surveys;
- Jefferson Salamander (*Ambystoma jeffersonianum*) habitat assessments;
- Snake visual encounter and artificial cover surveys;
- Winter wildlife surveys;
- American badger (*Taxidea taxus*) surveys;
- Bat maternity roost habitat assessments;
- Insect surveys;
- Woodland dripline assessments of the '5-lot area' (December 7, 2023); and
- Mapping of natural heritage features including Significant Woodlands, Significant Wetlands, watercourses, and Wildlife habitats (2019-2024).

# Studies



## **MTE Technical Review and Comments**

- Region's River Road extension detailed alignment through PVDC lands coordination
- Region's 90% design drawings for River Road
- Region's retrofit design of the North Wabanaki SWM Facility
- City's Sanitary Pump Station and Forcemain EA study
- City's Sanitary Pump Station and Forcemain detailed design
- City's Hidden Valley Creek Flood Risk EA study
- City's Hidden Valley Creek Subwatershed Stormwater Management Strategy and Source Water Protection studies

## **Studies Prepared by MTE:**

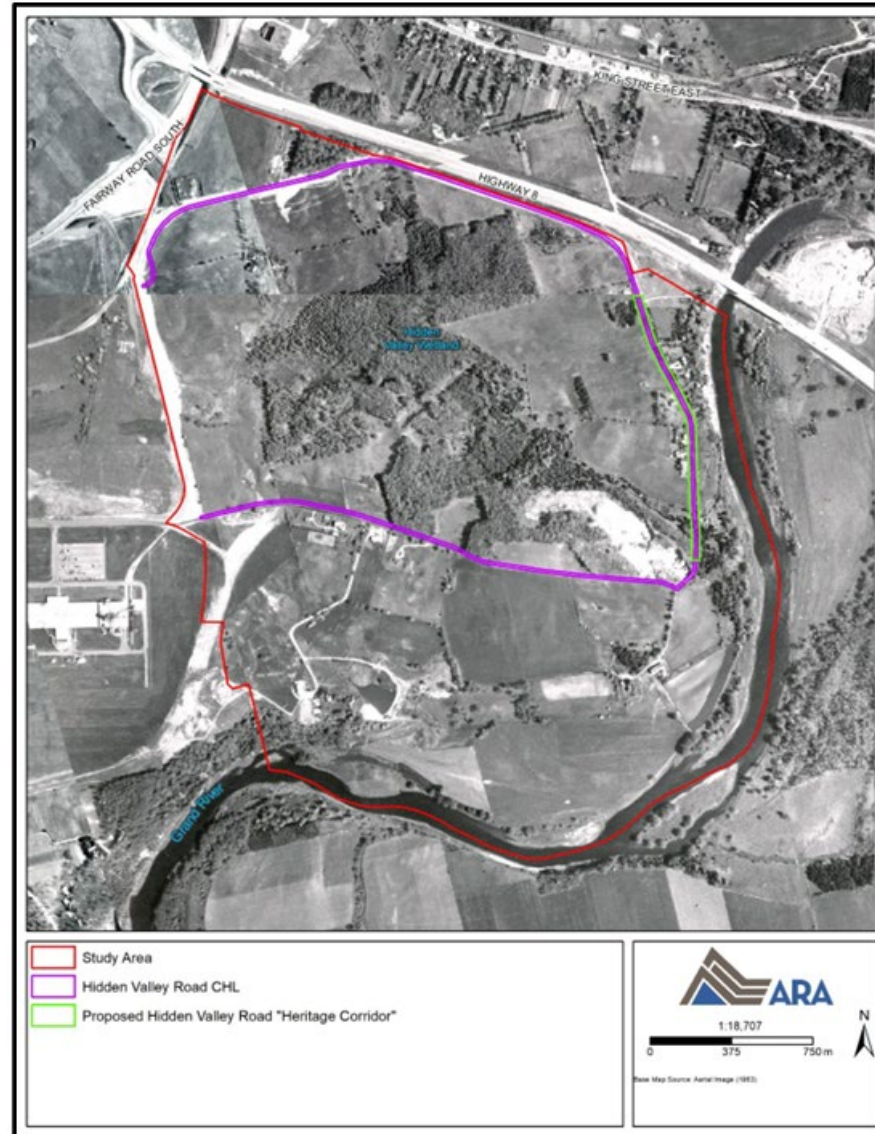
- Servicing options assessment for the PVDC southeast lands (5-lot lands)
- Tech Memo to City regarding conceptual servicing strategy for the overall PVDC lands as stakeholder input into City Secondary Plan
- Tech Memo to City regarding servicing/road access strategy for the PVDC east lands considering the Heritage Road status of Hidden Valley Road along the frontage
- Tech Memo to City regarding conceptual sanitary servicing design for the PVDC northwest lands as stakeholder input to the City's Sanitary Pump Station and Forcemain design
- Tech Memo to WSP as input to Region's retrofit design of the North Wabanaki SWM Facility

## **Ongoing studies being completed by MTE:**

- Coordination of Region's retrofit design of the North Wabanaki SWM Facility
- Pre-development surface water and groundwater monitoring

# Natural Areas/ Developable Area Chronology

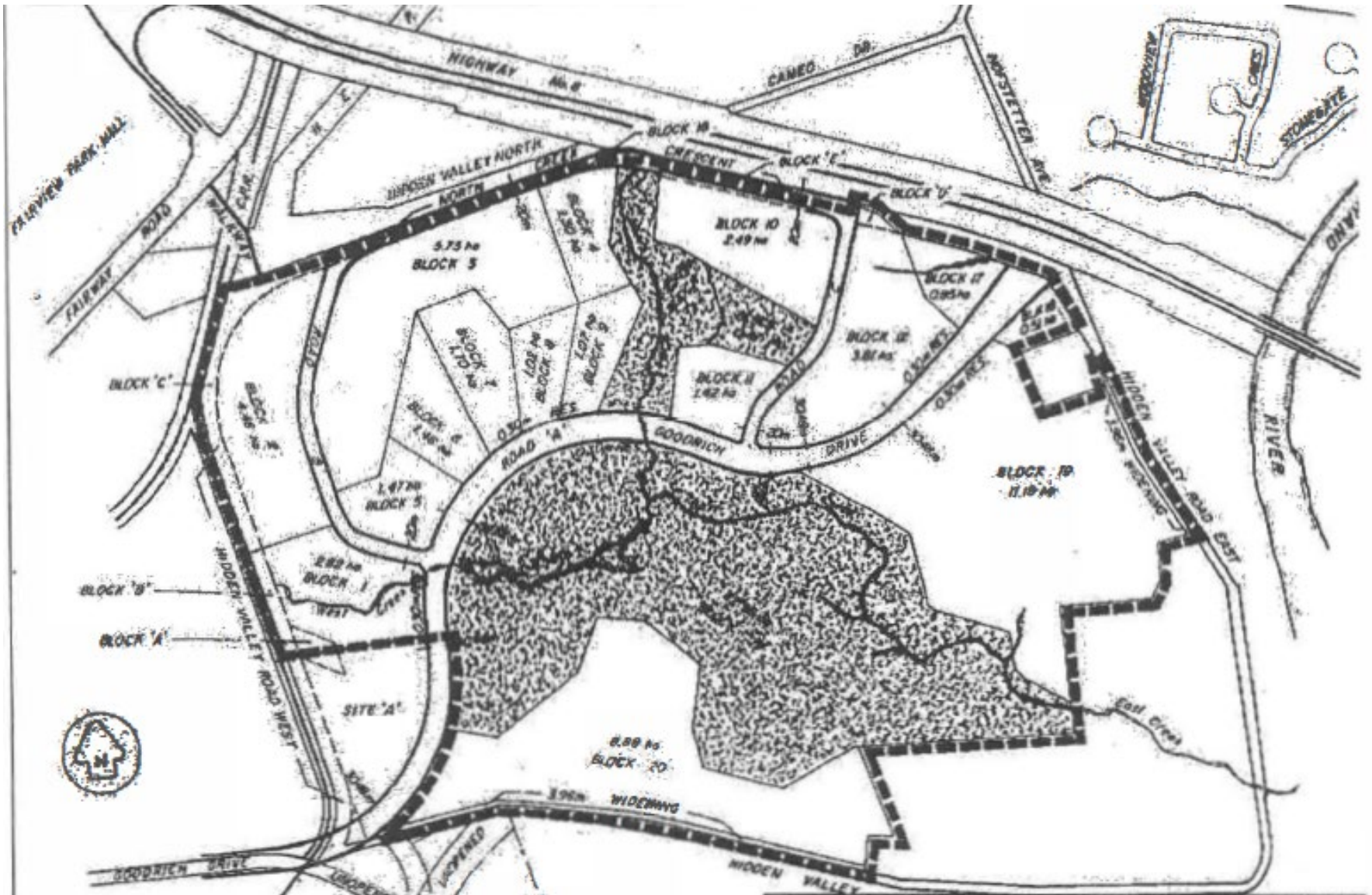
1963 Post  
Hwy 8



Map 6: Aerial Image (1963)

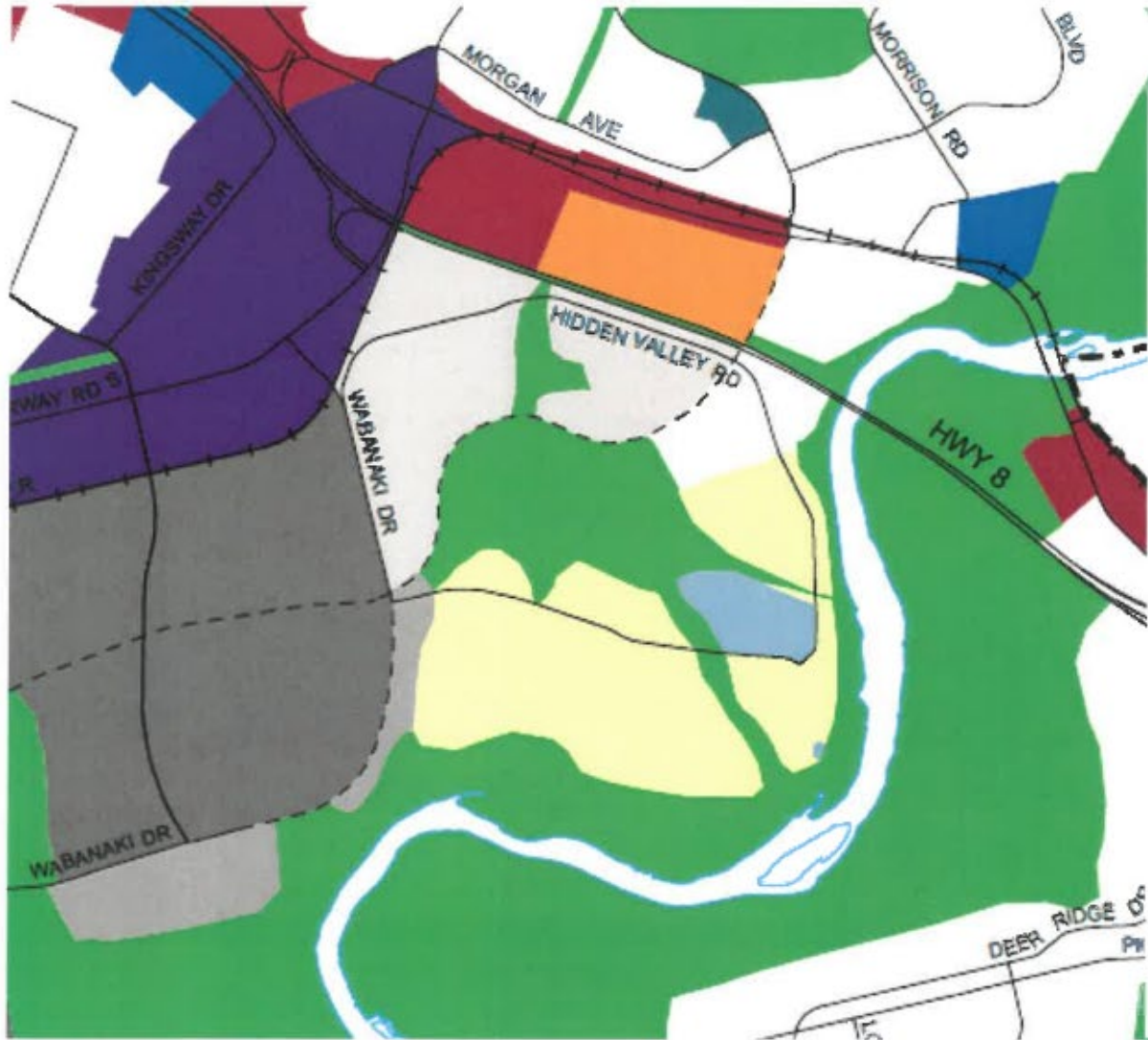
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Waterloo 2021)

2004 **Developable Area- 68%**  
**Natural Heritage Area- 32%**





**CITY OF KITCHENER: EXISTING OP - LAND USE MAP**

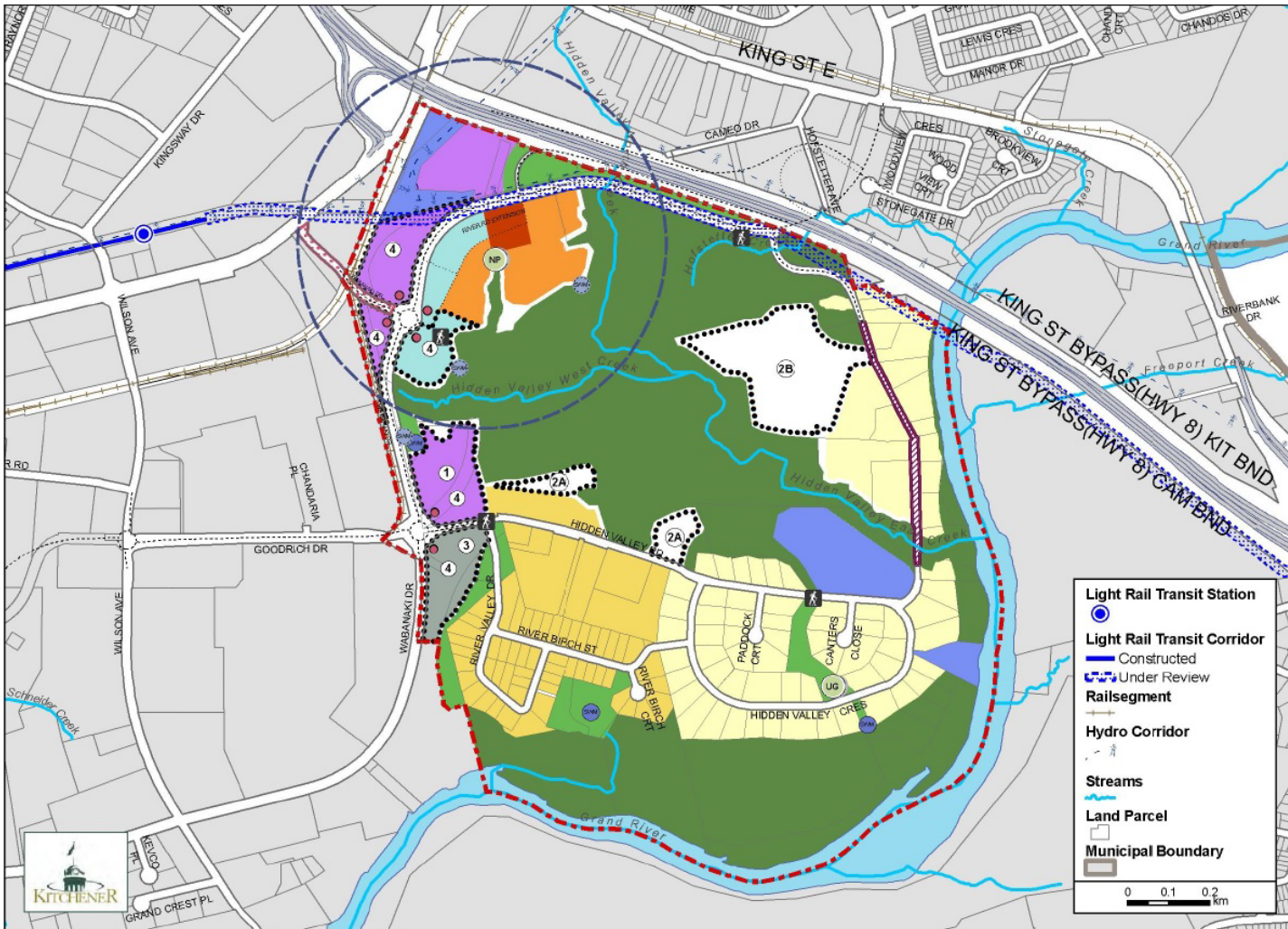


-  Limited Service Residential
-  Low Rise Residential
-  Medium Rise Residential
-  High Rise Residential
-  Mixed Use Corridor
-  Mixed Use Node
-  Neighbourhood Mixed Use Centre
-  Arterial Commercial Corridor
-  Primary Node
-  Planned Commercial Campus
-  Service Commercial
-  Heavy Industrial
-  General Industrial
-  Business Park
-  Agricultural
-  Open Space
-  Comprehensive Development Area
-  Major Institutional
-  Municipal Services and Public Utilities
-  Refer to Secondary Plan For Detail
-  Downtown (Refer to Map 7)
-  Areas Under Study



# 2019 LUMP Developable Area – 33%

## Natural Heritage Area- 67%



**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

**SVM Facility**

- Existing
- Potential (Location to be determined)

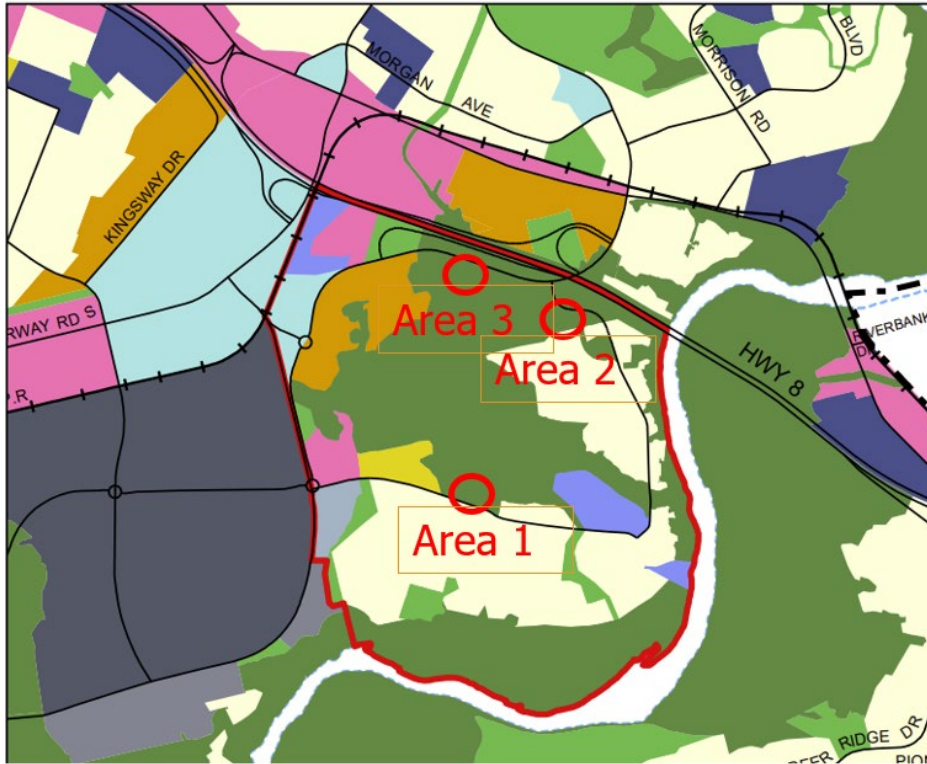
**Notes:**

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



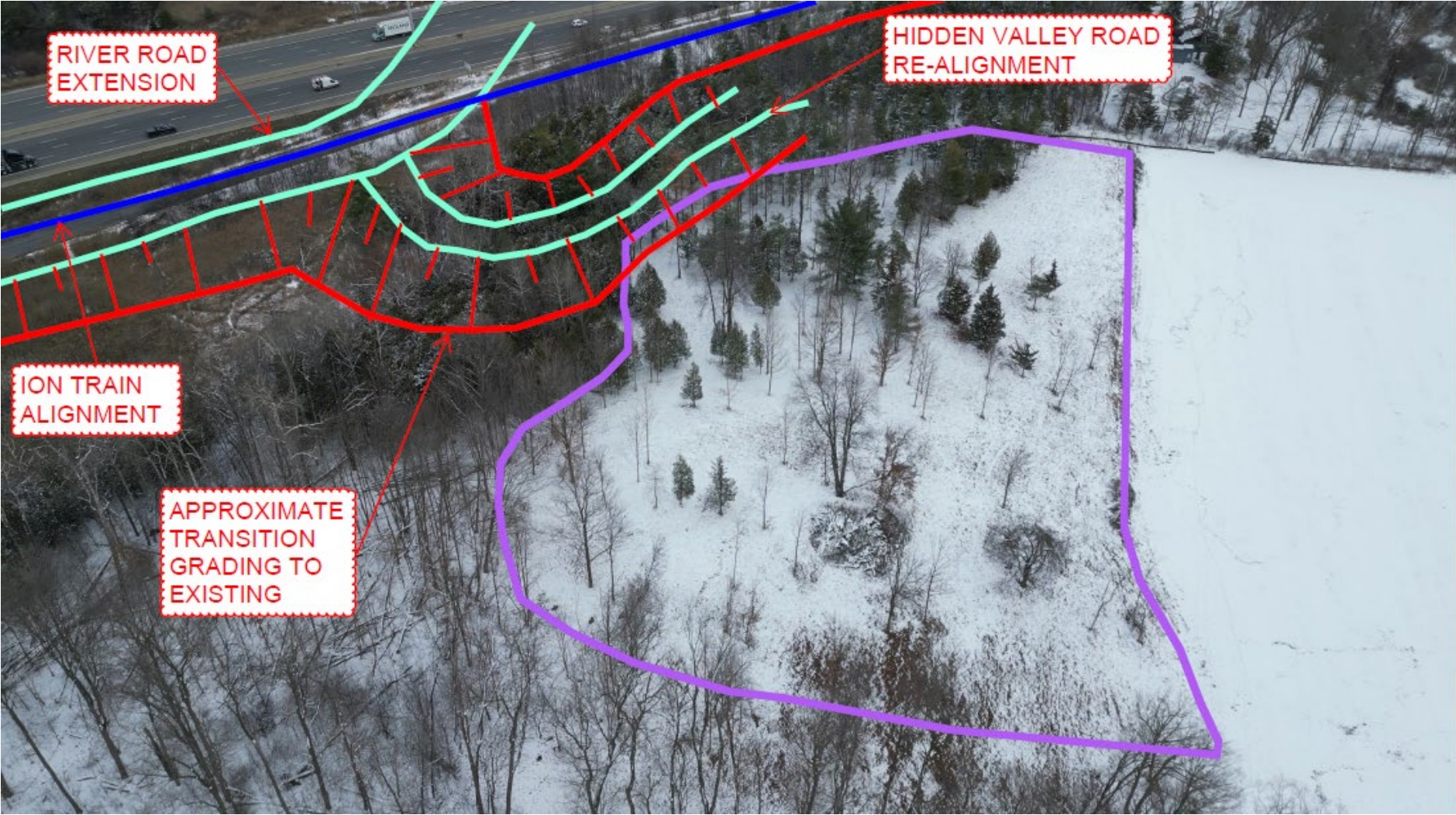
# Areas of Disagreement

- Map showing areas 1, 2, 3



	HA	Acres
Area 1	0.85	2.1
Area 2	0.9168	2.26
Area 3	0.7153	1.76
<b>Total</b>	<b>2.48</b>	<b>6.1</b>

- [Link to Drone Video](#)



**Area 2**



**THANK YOU!**

# Hand Over to Nathan Miller, NRSI



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