

Pearl Valley Development Corporation

Hidden Valley Secondary Plan

May 26th, 2025

General Comments

- Acknowledge the City's Modifications to reflect the agreement from the site walks
- Acknowledge the clarification on the land uses in the Land Use designations
- Acknowledge that the Overlays are not a designation/zoning and the underlying uses are permitted, further the Overlays are not intended as development constraints
- Specifically, Map 6 identifies an overlay area previously determined with City staff to not be an environmental concern and this is not a constraint – area should be removed from mapping

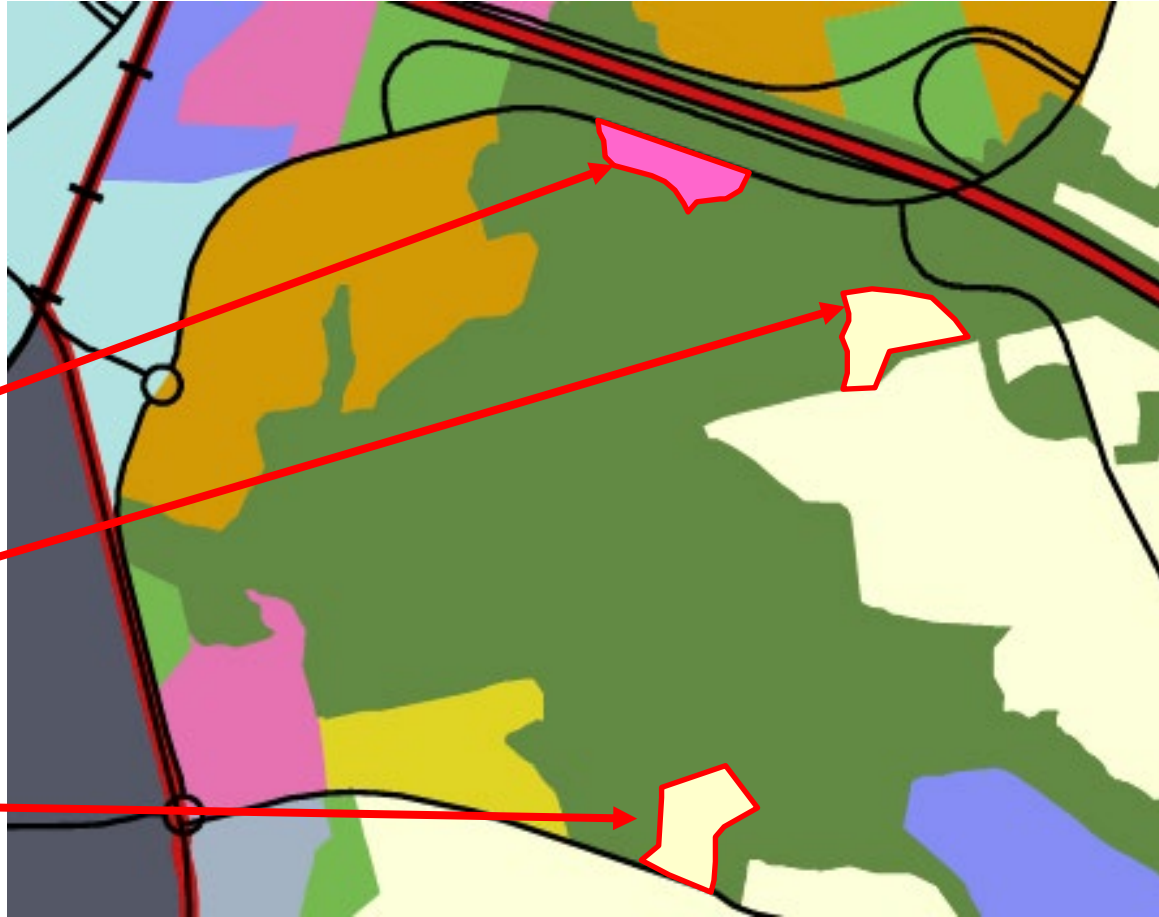


Proposed Changes to Land Use Schedule (Map 3)

Designate to Commercial
Use

Designate to Low Rise
Residential Use

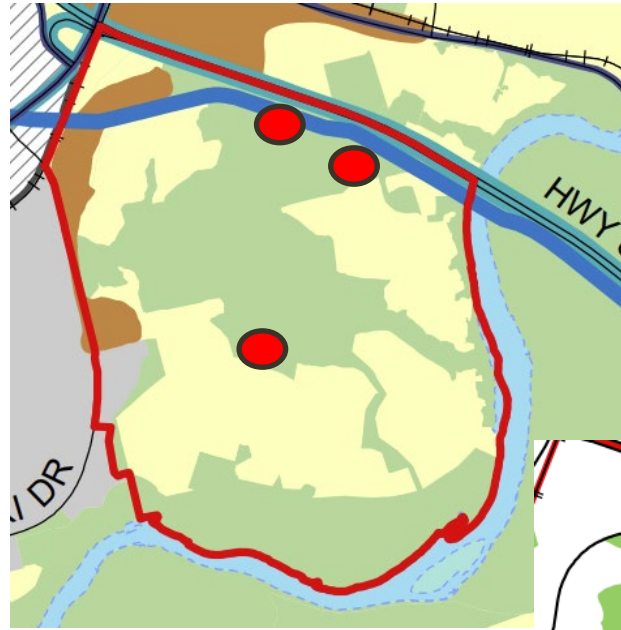
Designate to Low Rise
Residential Use



Proposed Changes to Map 2 and Map 6


- Modify Maps 2 and Map 6 to reflect the Land Use Schedule Changes


Remove Area Previously Agreed to from the Natural Heritage Mapping



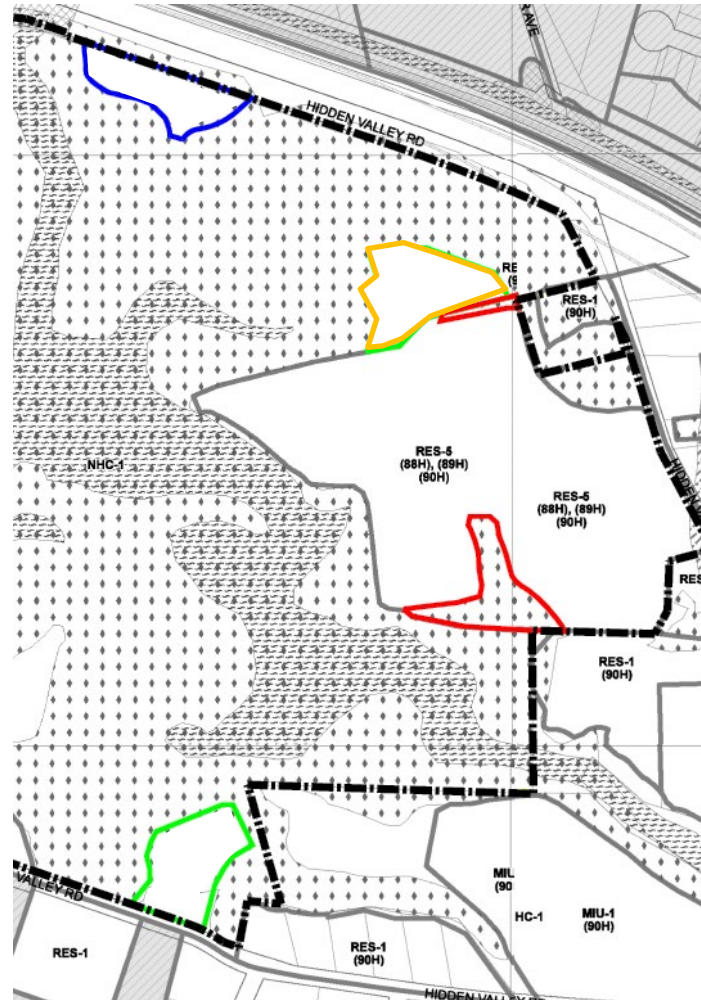
Proposed Changes to Zoning Schedule

 Remove Overlays outside
of NHC Zone and zone RES-4

 Rezone as Residential Area
(RES-4) and Remove
Overlay

 Rezone as Residential Area
(RES-5) and Remove
Overlay

 Rezone as Commercial (COM-
2) and Remove Overlay
Zone

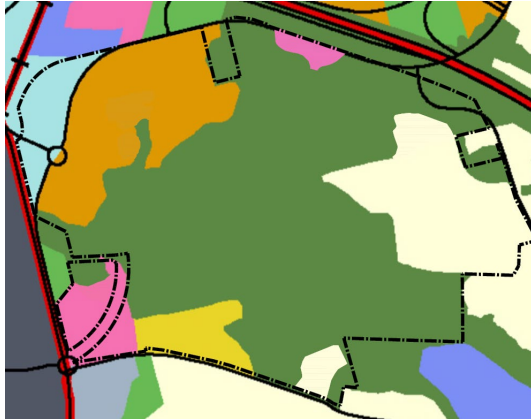


CONCLUSIONS

- Proposed modifications are based on detailed study and analysis
- Modifications support the City's objectives identified in the staff report on providing lands for future housing and jobs through additional residential lands and commercial lands

Request Committee provide direction to staff to modify Schedules based on requested modifications and be finalized as below:

Map 3



Map 6





THANK YOU!
QUESTIONS?