Welcome and Introduction
Agenda

• Purpose and Expectations
• Engagement #1 – What We Heard
• DRAFT Land Use Master Plan
• Preliminary Technical Review
• What’s Next
Purpose

• “Overhauling” the local level planning framework
• Implement new provincial, regional and city direction
• New land use needed. Replace 1981 and 1990 Industrial and Residential Community Plans
• Zoning is outdated (1985, 1987, 1994, etc)
• River Road extension decision made. New opportunities
• Create a plan vs. reacting to development
• It is a special character area that should have specific policies in the City’s Official Plan for guidance
Expected Deliverable(s)

- Land Use Master Plan
  - Plan with some context/direction
  - Includes high level technical review and direction
Expected Deliverable(s)

- Followed by:
  - Formal Secondary Plan (added to Official Plan)
  - Updating Zoning for properties
  - Further technical studies and requirements
  - Sanitary Servicing Environmental Assessment
We heard your comments!
These considerations have been included in the review process.

**Engineering & Stormwater**
- Water Retention
- Pumping station location
- Flooding in the neighbourhood

**Transportation**
- Poor conditions of existing roads
- Growing traffic congestion along Fairway Road and future harmony with the LRT system
- Additional entry and exit points to new small plazas will not help existing and growing congestion
- Access to Hidden Valley from Wabanki and Fairway
- New development should support its parking

**Land Use & Character**
- Absence of community park, paved sidewalks
- Additional pressure on existing emergency services
- Avoid unsightly architecture and box-like buildings in plazas
- Low density of new development
- Placemaking in Bridal Path subdivision - potential location of horse stable feature
- Landscaping and trees along Wabanki Drive and River Road

**Environment**
- Extensive forests
- Provincially significant wetlands
- Infrastructure considerations and the potential natural habitat impacts
- Provincially significant wildlife
- Species at risk linked to water supply
- New development should respect natural heritage
Land Use Considerations

**Built Environment**
- Complete communities enable healthy communities
- Recognize existing estate and large lot residential
- Compatibility and character
- River Rd (new arterial) and HV Road (heritage)

**Social Environment**
- Provide opportunities for an inclusive community
- Allow locations for community, institutional and health facilities
- Walkable parks and trails
- Places to interact

**Natural Environment**
- Conserve environmental features and green space
- Air, water, energy, waste
- Create a strategy for stormwater management
- Climate change/GHG
Land Use Typology

**Low Rise Residential – Estate**

- Permits single detached, second and secondary dwelling units (subject to septic regulations)
- Home business allowed
- Minimum lot area 0.4 hectares
- Minimum lot width 30m
- Maximum permitted height is 10.5m

**Low Rise Residential – Large Lots**

- Permits single detached, second and secondary dwelling units
- Home business
- Minimum lot area 929.0 sq.mts
- Maximum permitted height is 10.5m
- Minimum lot width 24m

**Medium Rise Residential**

- Permits multiple dwelling (apartments)
- Care facilities
- Non res supportive uses: Convenience, retail daycare personal services
- Floor Space Ratio min. 0.6 - max. 2.0
- Maximum height: 8 storeys
Land Use Typology

**Mixed Use**

**Key Characteristics**
- Active uses at street level such as stores, restaurants and services
- Mix of office and institutional
- Multiple dwellings, fitness centre, commercial school, cultural facility
- Buildings oriented to public streets
- Parking underground or to the rear of the development
- Floor Space Ratio min. 0.6 - max. 2.0
- Maximum height: 3-8 storeys

**Commercial**

**Key Characteristics**
- Allow commercial uses predominately serving the travelling public within Arterial Corridor
- Restaurants, health offices and health clinics, personal services
- Includes commercial offices and employment
- Parking is accommodated underground or to the rear of the development.
- Visual barrier for abutting residential zone

**Business Park Employment**

**Key Characteristics**
- Proximity to transportation corridor, high visibility, and distinct identity
- Mix of general industrial and complementary service commercial
- Offices are allowed within 450mts of a transit corridors
- Scientific, technological and communications establishments
- Visual barrier for abutting residential zone
Land Use Typology

**Natural Heritage Conservation**

**Key Characteristics**
- NHC land use designation is to conserve our significant natural heritage features and their ecological functions.

**Open Space**

**Key Characteristics**
- Valuable resource and contributes to the quality of life.
- Connected open space system for passive recreation
- A buffer between land uses

**Park**

**Key Characteristics**
- Local parks providing walkable access to passive open space
- Playground facilities
- Outdoor recreational for neighbourhood activities.
Project Team / Technical Review
Preliminary Technical Review

Environment

• Review provincial, regional and local legislation, policy direction and regulation. Must “conform”. Includes GRCA considerations
• Proposed Natural Heritage Conservation area includes the significant environmental features (streams, wetlands, woodlands)
• Used most recent Species at Risk regulated habitat mapping
  • Some regulated areas require further work/Ministry dialogue
• Related water management analysis to protect features/functions
• Further assessment of adjacent uses and buffers required

Next: Master Plan direction, Environmental Impact Study, Secondary Plan mapping and policies, zoning, review trailheads, requirements for any development applications
Preliminary Technical Review

Transportation

• Sufficient capacity in the existing road network to accommodate the proposed land use plan
• The River Road extension will serve as the main arterial. Potential new local street for access/development
• Hidden Valley Road will continue to operate as a local roadway, primarily serving the local residents
• The plan facilitates active transportation

Next: Secondary Plan transportation map and policies, review access and details through development applications
Preliminary Technical Review

Engineering & Water Management

- Engineering reviews the draft land use plan from an infrastructure feasibility perspective (sewers, water, utilities)
- A preliminary assessment identified the potential ability to service the proposed land use plan
- A formal Environmental Assessment (EA) is required for sanitary servicing (may include pumping station and forcemain). New forcemain from Freeport station cannot be used.
- Stormwater management (SWM) criteria/targets to be developed and input to land use/future development

Next: Use Master Plan direction to conduct EA (with the Secondary Plan/Zoning), policies/zoning, future development requirements
Preliminary Technical Review

Engineering & Water Management

• Field monitoring of creeks, water level, rainfall data, etc.
• Range of characteristics in the watershed. Need specifics for Hidden Valley area and to assist with environmental study
• Updating a hydrologic model, assessing existing conditions
• Testing future conditions – draft land use plan
• Without stormwater management controls = negative impacts
• Need criteria, strategy, techniques
• Involves Low Impact Development, Green Infrastructure

Next: Complete modeling, SWM criteria/strategy, input to EIS, policies, detailed requirements for development
Planning, Parks & Heritage

• Compatible with surrounding industrial, rail, hydro, highway...
• Maintains/provides a rare estate & large lot residential area with some limited infill that respects existing lot fabric
• Allows for a range of residential, commercial, employment, mixed use, some institutional, green space (=more “complete”)
• Retains some land for employment uses
• Establishes a new neighbourhood park (~4.5-6 acres required)
• Estate residential respects cultural heritage landscape (HV Road)
• Need to improve community gateways (Wabanaki Dr)

Next: land use/policy direction, Secondary Plan/zoning, health impact, heritage, sustainability, employment, density, park details
Master Plan Guiding Principles

- Conserve significant natural environment
- Mix of uses along River Rd extension
- Provide transportation choice
- Respect existing areas
- Sustainability
What’s Next?

• Review and comment on preliminary draft land use plan – due by December 14
• City Planning open office hours at the K.O.F. for questions/discussion – pending (Dec.-Feb.)
• Finalize hydrology modeling/assessment and other technical review of draft land use plan
• Prepare a Master Plan “directions” document
• Standing Committee of Council (Mar.-April)
Hidden Valley
Neighbourhood Planning Review

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