

Neighbourhood Planning Review:

Proposed New Secondary Plan for the
Hidden Valley Area

What is the Hidden Valley Secondary Plan Review?

The purpose of this study is to review and replace the existing planning and land use framework (Official Plan, Community Plan policies, Zoning, Urban Design Guidelines, Cultural and Natural Heritage, etc.) to create a comprehensive Secondary plan with a Land Use Plan, Secondary Plan policies and mapping, Supporting technical information and Sanitary Servicing EA

Why Are We Completing This Review?

Currently Hidden Valley is subject to 2 community plans which are outdated, do not reflect existing policies and do not have any legal status under the Planning Act. Staff wants to create a Secondary Plan which will have legal status under the Planning Act that helps guide development in the area to ensure it is compatible, protects key natural features and meets the community's needs.

What is a Secondary Plan?

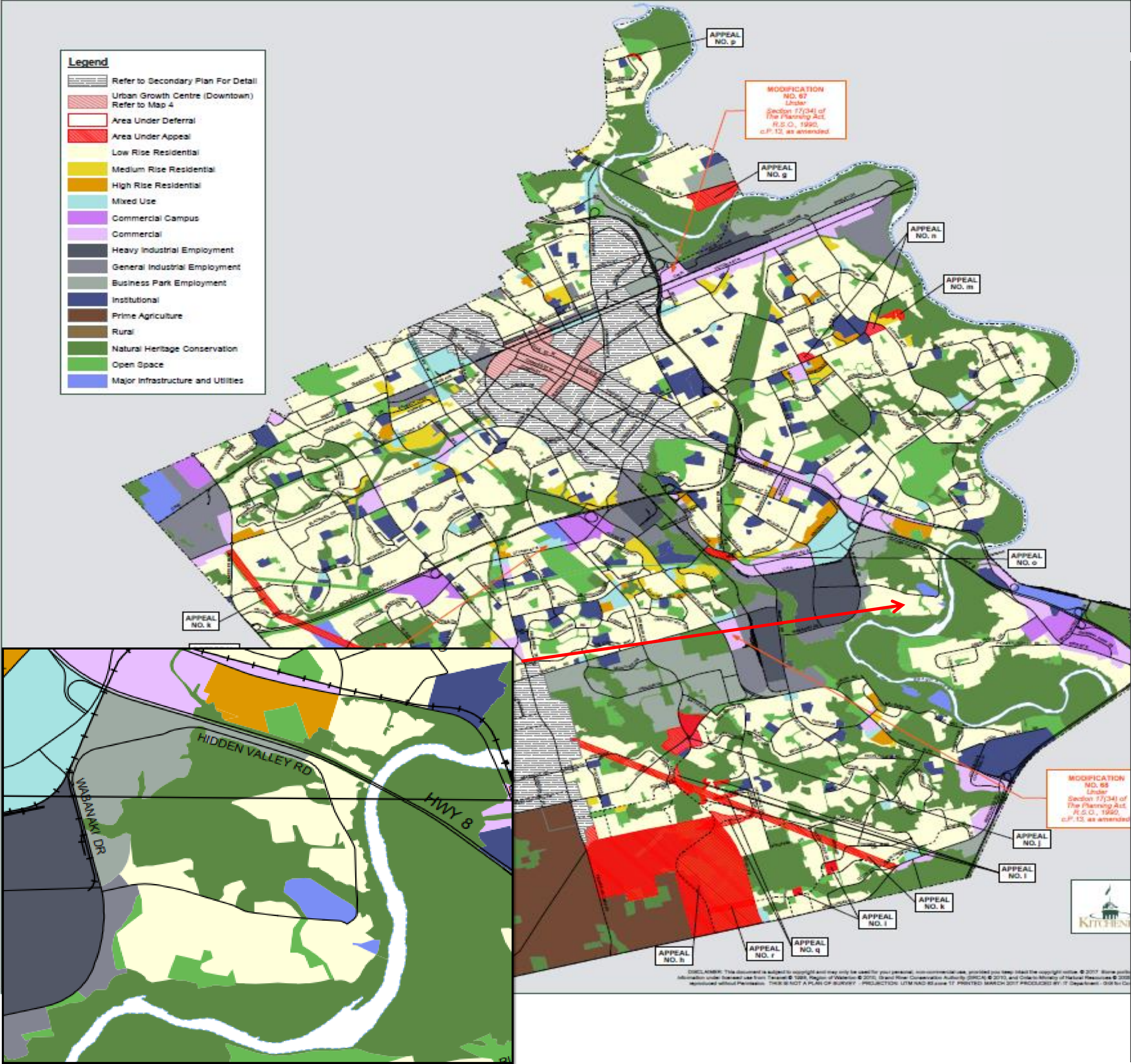
Secondary Plans are considered a second tier of the City's Official Plan, they contain a more detailed land use plan for a subject areas with implementation policies that are adopted into the official plan to ensure that they are legally binding. They give a more detailed direction on how development should occur in a specific area.

What is the Difference between a Community Plan and A Secondary Plan?

Community plans are prepared for large areas undergoing new development and are intended to facilitate and coordinate decisions . While they are adopted by council, they have no legal status under the Planning Act. Secondary plans are specific to a certain area like Community Plans, they contain a land use plan and policies to guide the future development in the area. However since they are adopted into the Official Plan, unlike Community Plans, they have legal status under the Planning Act.

What is an Official Plan?	What is Zoning?
An Official Plan is a long term planning document which contains policies and plans related to land use for a 20 year time horizon. The policies deal with matters such as land uses, housing, natural heritage & environmental management, urban design and cultural heritage resources.	A Zoning By-law establishes and regulates the use of land by implementing the policies of the Official Plan, such as: the use of land or buildings or structures (e.g. residential, commercial) , the location of buildings or structures on a lot (e.g. distance of buildings from lot lines), the height and amount of floor area that can be developed on a lot and the number, size and location of parking spaces.

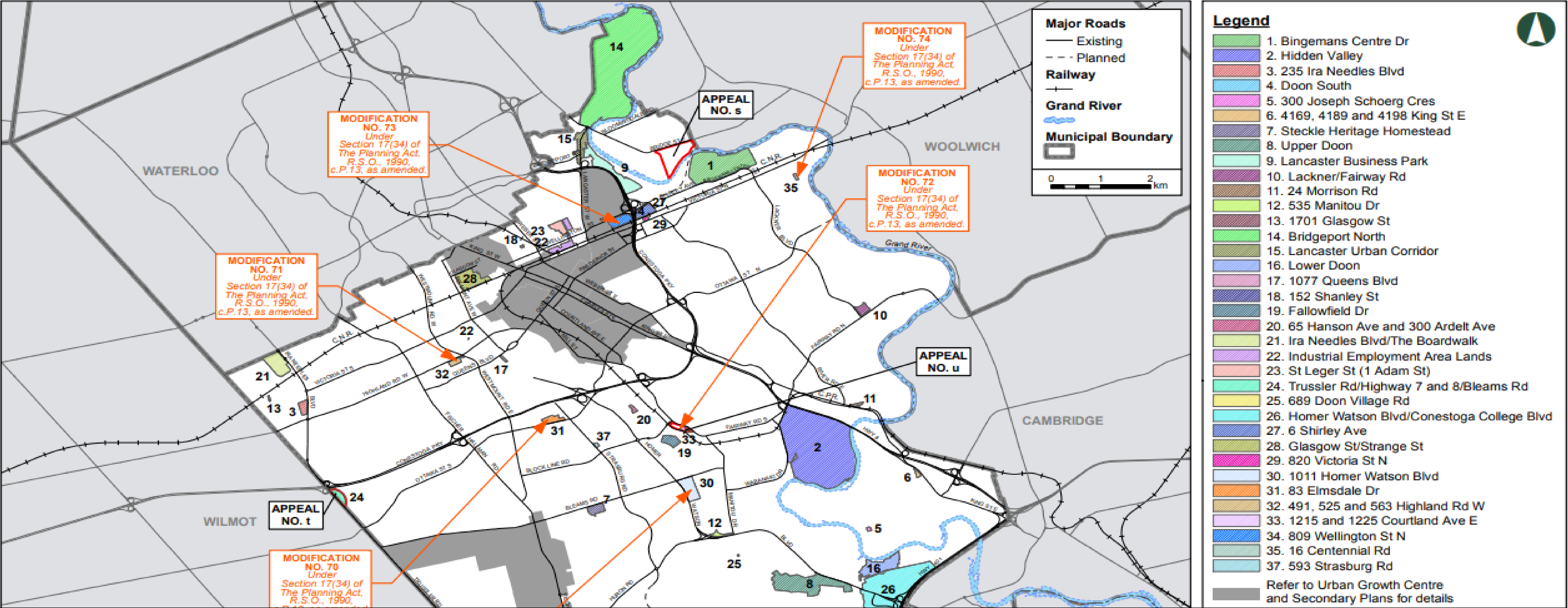
Official Plan Map 3: Land Use



st of Land Use Designations

- Low Rise Residential:** Accommodates a range of low density residential building types such as single detached houses, semi-detached houses, townhouses etc.
- Medium Rise Residential:** Accommodates a range of medium density building types including townhouse dwellings in a cluster development, multiple townhouses and special needs housing
- High Rise Residential:** Primarily accommodates high density multiple townhouses and special needs housing to achieve a high intensity of residential development
- Mixed Use:** Permits an appropriate mix of commercial, residential and institutional uses.
- Commercial Campus:** Intended to serve the day-to-day and weekly commercial needs of the surrounding community and developed as comprehensively planned commercial uses functioning as a unit and consisting of individual buildings or multi-unit building groupings.
- Commercial:** Intended to provide for a range of retail and service commercial uses that cater primarily to the weekly and daily needs of residents within the surrounding neighbourhoods.
- Heavy Industrial Employment:** Permits industrial uses characterized by large volumes of materials and products, truck traffic, and as being noxious due to vibration, noise, emissions or odour as well as other industrial uses permitted in other areas.
- General Industrial Employment:** Provides for a broad range of industrial uses, some of which by virtue of their operation or site utilization may need to be sited within an industrial area or require appropriate buffering to mitigate potential impacts on residential areas
- Business Park Employment:** Will apply to lands which tend to be regarded as a prestigious location for certain industrial uses due to its access to major roads or transportation corridors, high visibility, and distinct identity.
- Institutional:** Intended for institutional uses that are of a community or regional nature, such as secondary and post-secondary educational facilities, long-term care facilities and social, cultural and administrative facilities
- Prime Agriculture And Rural:** Purpose is to protect these key agricultural lands and ensure that the predominant use is agricultural.
- Natural Heritage Conservation:** Primary intent is to protect and/or preserve our natural heritage features and their ecological functions.
- Open Space:** The primary intent to provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, increase the opportunities for recreation and general enjoyment
- Major Infrastructure And Utilities:** The intent of this land use designation is to provide spaces for large public infrastructure and to identify which infrastructure uses may not be compatible with surrounding land uses.

Official Plan Map 5: Special Policy Areas



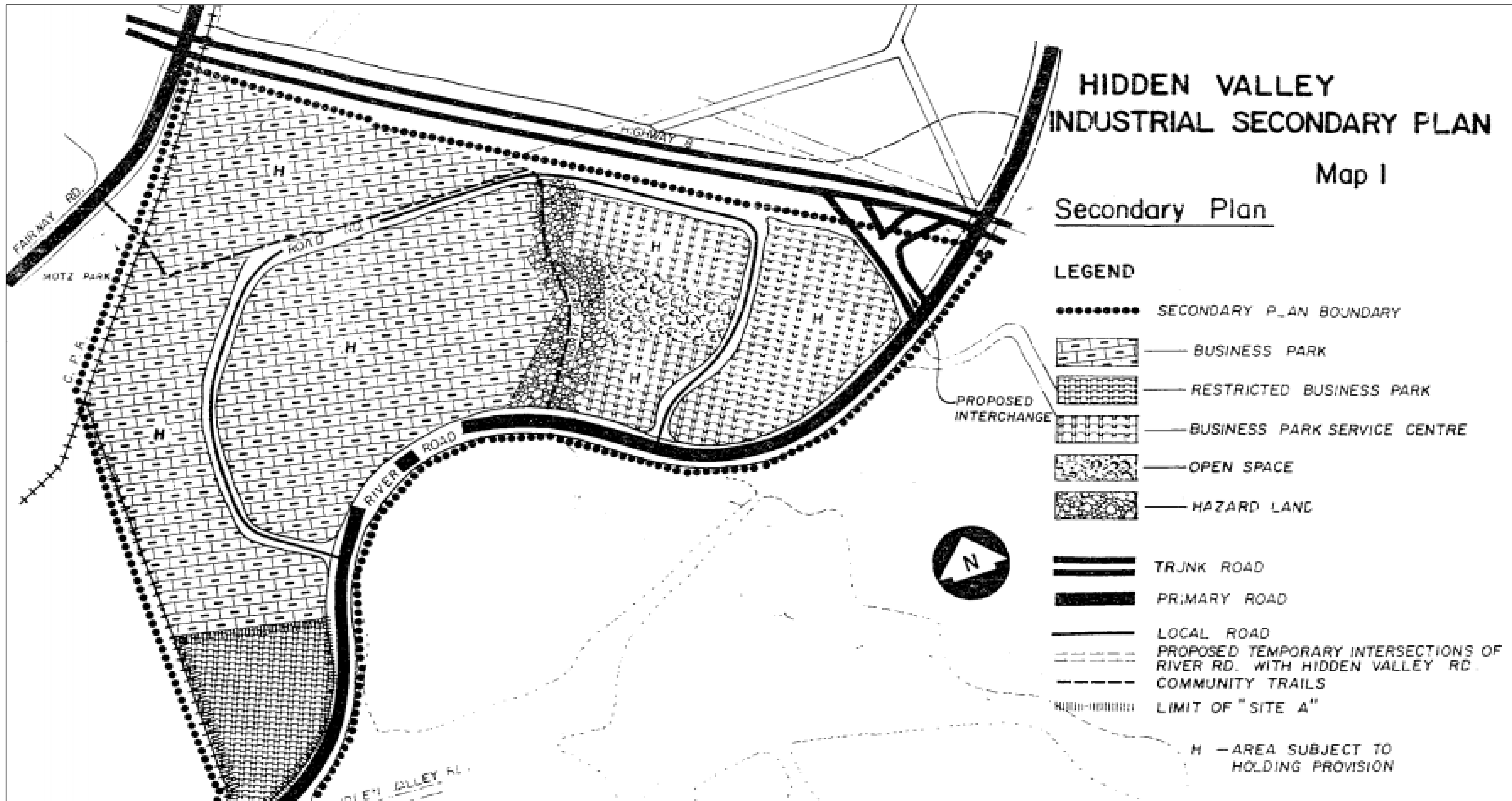
b) All lands in the Hidden Valley Community and along the Grand River which are designated Natural Heritage Conservation or Open Space lands will be dedicated to and/or acquired by the City for conservation, recreation and trail purposes.

General Industrial Employment

c) Notwithstanding the General Industrial Employment land use designation on lands at the south east corner of the proposed intersection of River Road and Wabanaki Drive convenience retail and personal services uses will also be permitted.

Business Park Employment

d) Notwithstanding the Business Park Employment land use designation within the Hidden Valley Business Park/Industrial Community, all new uses, with the exception of those listed below in e), will be withheld from development until such time as a new land use plan is prepared and approved through an Official Plan Amendment and either: i) the Goodrich Drive-River Road extension has been constructed, including an interchange with Highway No.8; or, ii) Wabanaki Drive has been constructed from Wilson Avenue to Fairway Road together with the additional transportation system improvements approved by Regional Council and identified in the Fairway Road/River Road Traffic Study (May 1994). e) A holding symbol will be applied in the Zoning By-law to the lands designated as Business Park Employment and will only be removed upon satisfactory completion of d) above. Until the holding symbol affecting such lands has been removed by by-law, only the following uses will be permitted provided that the City and Region have determined there is no or limited impact to any future land use plan for the Hidden Valley Business Park and no or limited impact to the transportation projects identified in d) above: i) a garden centre or nursery; ii) a farm, or agricultural use; iii) the following uses within a building existing on the date of approval of this Plan: single detached dwelling, duplex dwelling, home business; a religious institution; veterinary services; a studio; a repair service; a tradesman or contractor establishment; accessory uses. These uses will be permitted to expand on the existing lot by a maximum of 10 percent of the existing gross floor area



Business Park Service Centre: no land use designation available (from 1994 Official Plan), allowed manufacturing, warehouse, commercial and other employment uses.

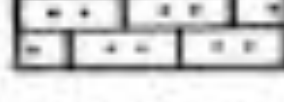
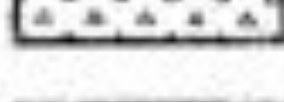
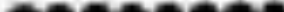
Open Space: no land use designation available (from 1994 Official Plan), intended for park area, buffers and trail systems.

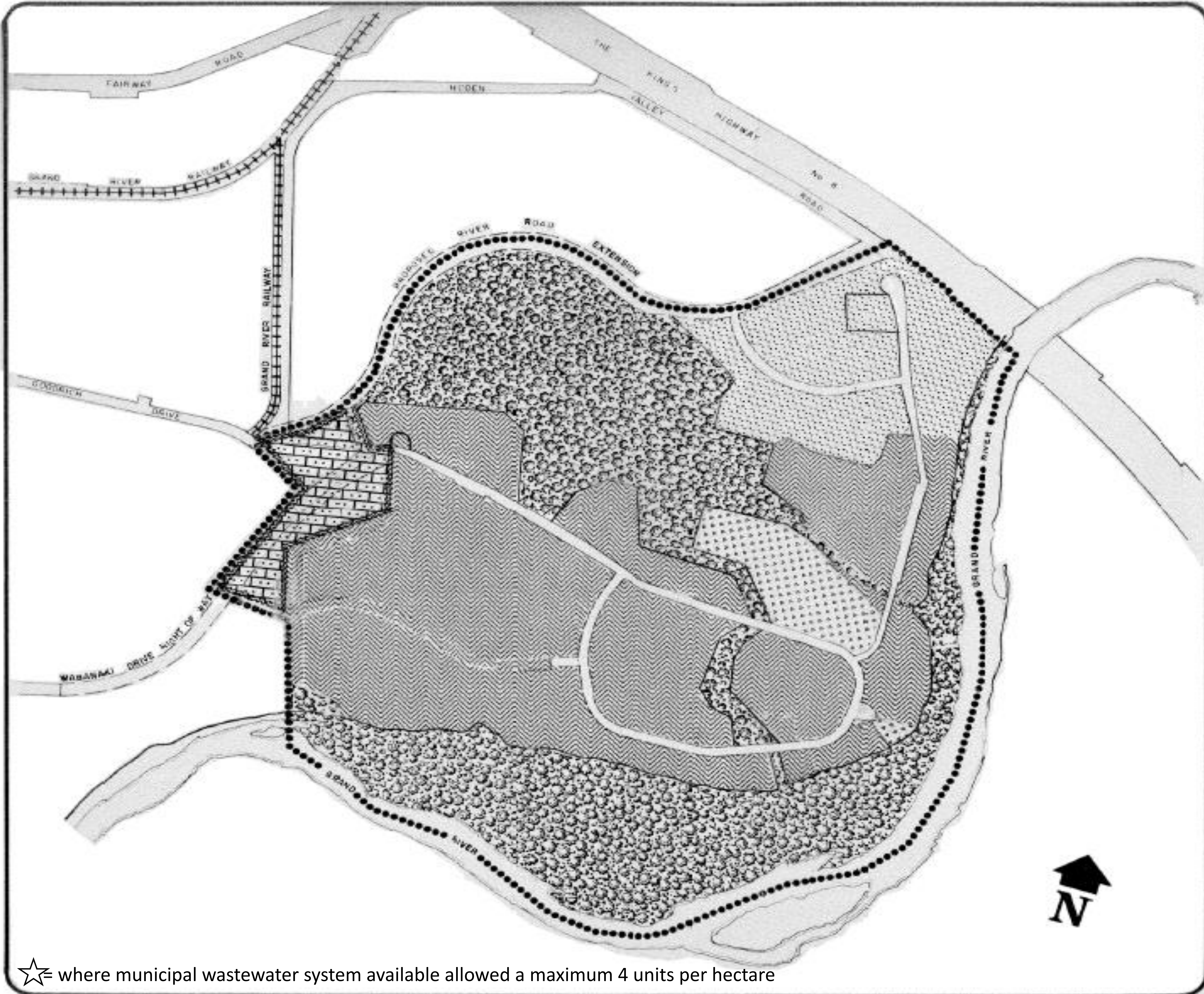
Hazard Lane: no land use designation available (from 1994 Official Plan), intended to identify lands at risk of natural disasters such as flooding.

HIDDEN VALLEY COMMUNITY PLAN

MAP No. 1 LAND USE

Legend

-  ESTATE RESIDENTIAL
-  LARGE LOT RESIDENTIAL
(TO A MAXIMUM OF 6.2 UNITS/HA.)
-  MAJOR OPEN SPACE
-  GENERAL INDUSTRIAL
-  MUNICIPAL SERVICES AND UTILITIES
-  AREA REFERRED FOR FURTHER STUDY
-  LOCAL ROAD
-  PROPOSED LOCAL ROAD
-  COMMUNITY PLAN BOUNDARY



Scale 1:8000

1989 05

☆ where municipal wastewater system available allowed a maximum 4 units per hectare

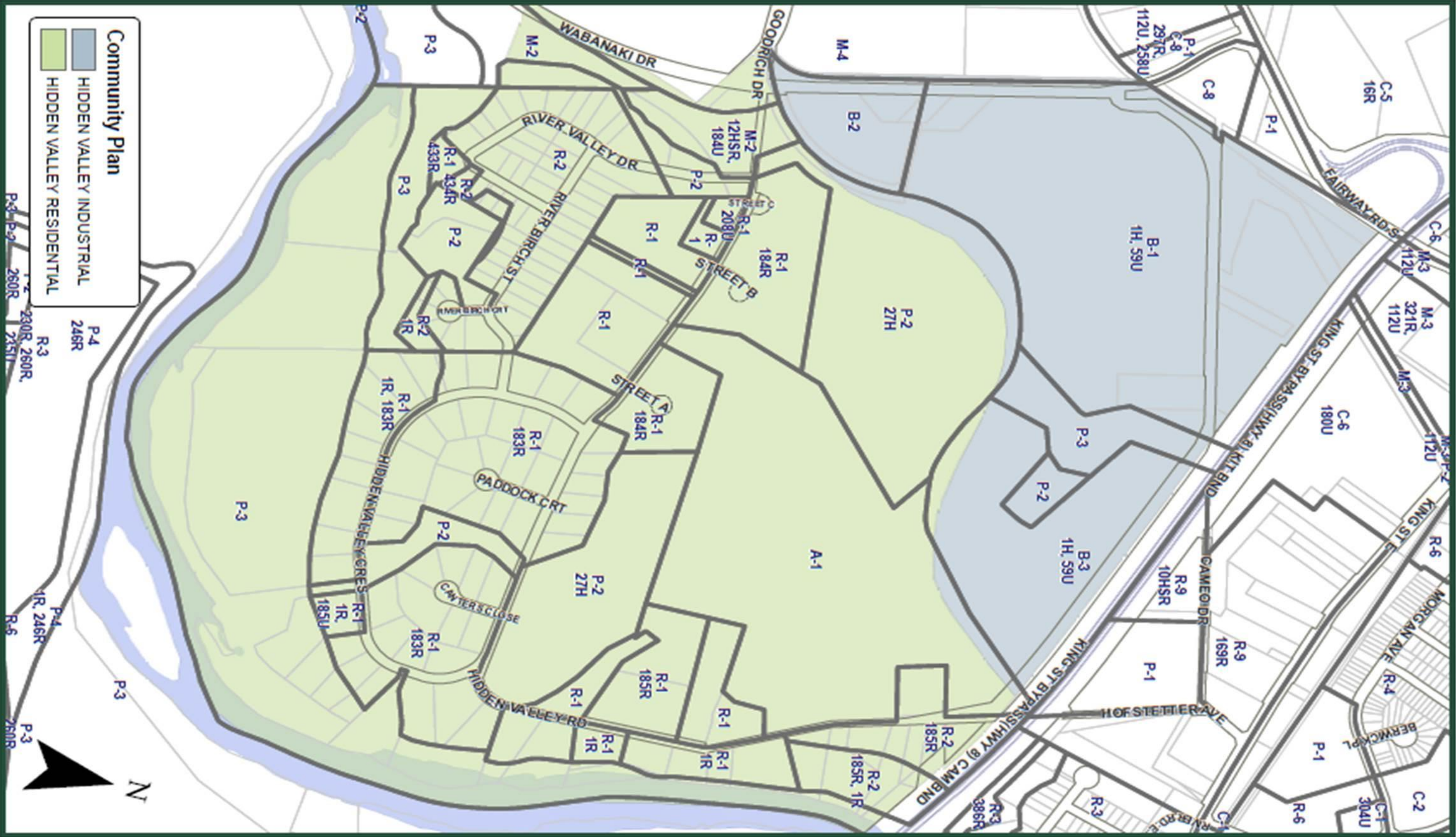
Estate Residential = No land use description available (was from 1979 Official Plan). Allowed up to 2.5 units per hectare (under 1994 Official Plan).

Large Lot Residential = Permits single detached dwellings up to 6.2 units per hectare (2.5 units per acre)

Consent/Severance permitted if meets certain criteria: lot is 0.4 hectares or greater above Regional Floodline, if on Hidden Valley Rd = 30m frontage, Wabanaki Dr completed

General Industrial = Presume uses are manufacturing, warehousing, other employment uses as per Official Plan. Subject to criteria, convenience retail and personal services allowed

Zoning Map for Hidden Valley Area



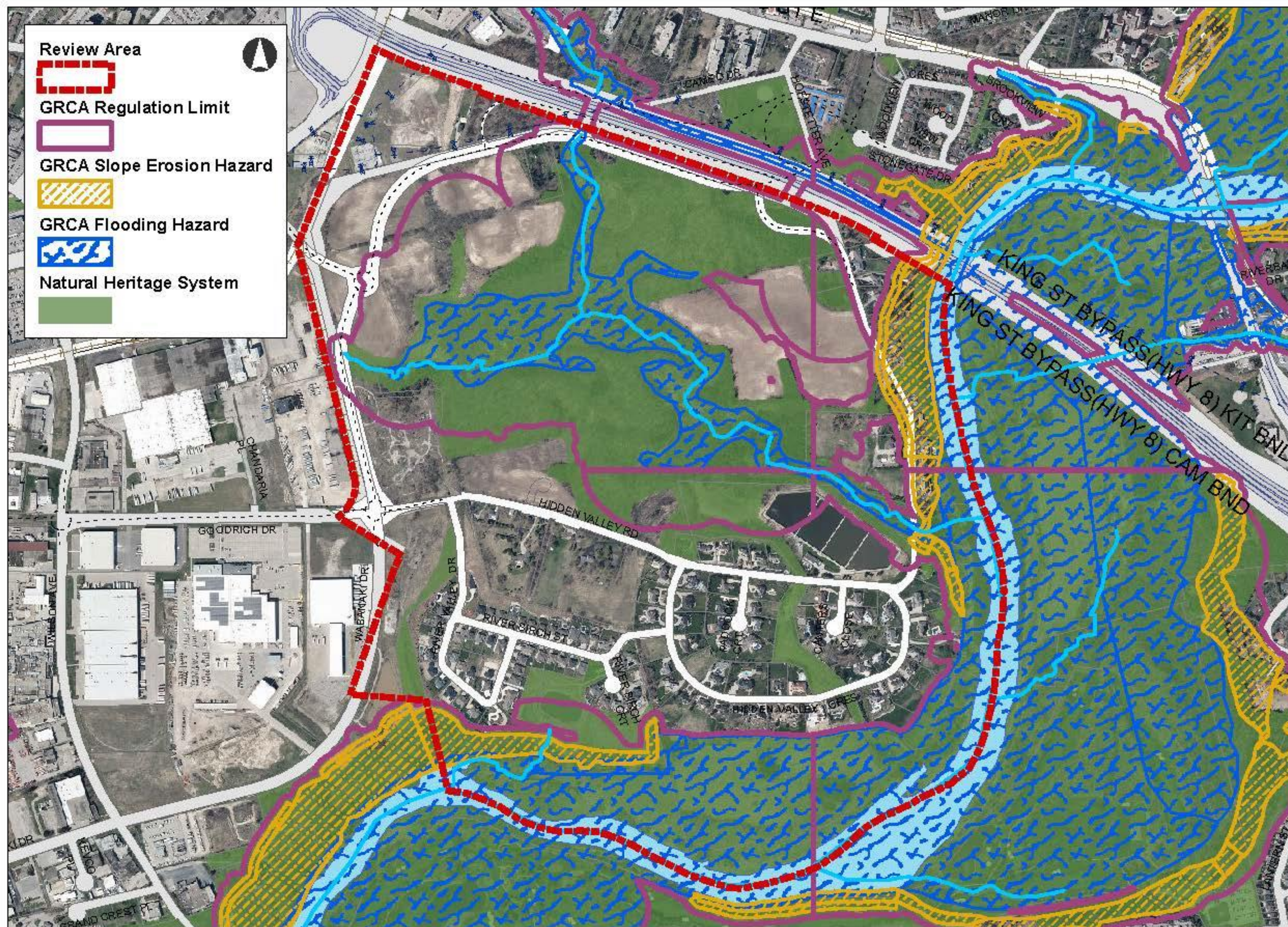
Zone	Description
Business park (B-1)	Intended for technical and/or scientific businesses but permits a range of industrial and commercial uses.
Business Park Service Centre (B-3)	Permits a range of industrial and commercial uses, permits more commercial uses than the B-1 zone.
Residential One (R-1)	The lowest form of low density residential permits single detached dwellings as well as accessory home business uses.
Residential Two (R-2)	Permits single detached dwellings and duplex use as well as accessory home business uses.
Agricultural (A-1)	Permits a range of agricultural related uses.
General industrial (M-2)	Permits a range of industrial uses but not heavy industrial uses.
Open Space (P-2)	Permits agricultural uses and outdoor recreational uses.
Hazard Land (P-3)	Does not permit residential, commercial or industrial as lands are generally regulated by GRCA and have certain natural risks associated with them.

CRoZBy Proposed Zones and Explanations

Symbol	Zone	Purpose
	Natural Heritage Conservation (NHC)	The Natural Heritage Conservation zone applies to lands designated Natural Heritage Conservation in the Official Plan and is comprised of lands located within the natural heritage system and natural hazardous lands, being floodplain and floodway.
	Employment (EMP)	The purpose of this zone category is to accommodate a variety of industrial uses at different scales which are appropriate for the area with potential complimentary uses.
	Mixed Use (MIX)	The purpose of this zone category is to accommodate a variety of uses within mixed use buildings and mixed use developments.
	Existing Use Floodplain (EUF)	The purpose of this zone category is to recognize existing uses within a floodway or floodplain.
	Recreation (REC)	The purpose of this zone category is to provide a comprehensive and connected parkland and open space system.
	Stormwater Management (SWM)	The purpose of this zone category is for lands to be used only for stormwater management facilities.

Symbol	Zone	Purpose
	Urban Growth Centre (UGC)	This zone category Applies to Kitchener's downtown area and is intended to accommodate a variety of commercial, retail. Office, high-tech, entertainment and residential uses.
	Major Infrastructure and utility (MIU)	The purpose of this zone category is to provide for infrastructure and utilities for public uses.
	Commercial (COM)	The purpose of this zone category is to accommodate a range of retail and commercial uses which are appropriate for the area.
	Institutional (INS)	The purpose of this zone category is to accommodate a range of institutional uses which may include educational uses, community facilities, place of worship etc.
	Agriculture (AGR)	The purpose of this zone category is to protect the land base for agriculture, and support a thriving agricultural industry and rural economy.
	Residential (RES)	The purpose of this zone category is to accommodate a range of residential uses which are divided by scale and intensity.

Hidden Valley Neighbourhood Review



Note: Habitat of Species at Risk is not shown on this map

Activity / Deliverable	Description
Flow Monitoring / Continuous Simulation Modeling	• Install flow monitoring equipment at three locations • Determine water balance volumes and average annual water balance criteria • Use meteorological data set as per GRCA • Establish surface and ground water criteria and targets specific to study area
Community Session	• Hold a community information session regarding: • Process to review and update the land use and zoning in the area • Past study and new technical review • Community input and feedback • Study needs • Description or framework of the plan/deliverable • General timing and next steps
Conceptual Land Use Plan	• Draft a conceptual land use Master Plan using key directions and input from the Community Information Session and project team
Preliminary Assessments	• Undertake high level analysis of the preliminary land use plan including, but not limited to: • Preliminary Servicing Assessment • Water Management Plan • Environmental Assessment • Transportation Assessment • Heritage Assessment • Preliminary Noise Assessment • Identify requirements, key directions and potential implementation items that should be considered during preparation of formal Secondary Plan, implementation, development process and sanitary Environmental Assessment (EA)
Community Session	• Review and provide feedback on draft conceptual land use Master Plan
Master Land Use Plan/ Other Plans	• Revise draft conceptual Land Use Master Plan based on community feedback, preliminary assessments and analysis • May involve other plans (transportation, environment, heritage, etc) as part of the conceptual master plan
Council Endorsement	• Council to consider land use Master Plan, provide direction to proceed with formal Secondary Plan/OPA/zoning and Sanitary Servicing EA
Secondary Plan/Official Plan Amendment (OPA)/Zoning	• Repeal existing Residential Hidden Valley Community Plan and the Industrial Hidden Valley Community Plan and replace with a new Secondary Plan via amendment to the City’s Official Plan. Change zoning of properties and align with new Zoning By-law • Prepare concurrent with Sanitary EA
Sanitary Servicing EA	• Development Engineering to complete Sanitary EA based on the Council endorsed Land Use Master Plan • Prepare concurrent with Secondary Plan

What do you like about your area?

What's missing from your area?

What's important to consider for any future uses/development in the area?

What other key aspects about this process should be considered?