



VILLAGE OF KETTLE VALLEY

Award Winning Community

25 YEARS AND COUNTING

- Through its 25 years, Kettle Valley has won numerous awards including “**Best Community in Canada**” and remains a **landmark community in the Okanagan**.
- Kettle Valley has enjoyed great success due to its **commitment to the original Masterplan**, creating a community that residents are proud to be a part of.
- **Continuing the neighbourhood pattern enjoyed at Kettle Valley**, the Legacy Neighbourhood Rezoning Application seeks to complete the community as part of its **final phase**.





KETTLE'S VISION

Community at the Core

CENTRED ON COMMUNITY

- In the early 1990's, the property that would become Kettle Valley was slated for a golf course subdivision. When the land was sold to Kettle Valley Holdings, the team **seized the opportunity to create a 'traditional town' centred on community.**

TODAY'S OPPORTUNITY

- Having launched the success of Kettle Valley through its traditional town Masterplan in 1996, **Kettle Valley has re-engaged EKISTICS to undertake the design of the community's final phase.**
- With Kettle Valley's success, \$1M homes have become common - **often pricing out the families Kettle Valley seeks to attract.**
- The Legacy Neighbourhood is **Kettle Valley's final phase**, and provides an opportunity to complete the community with **homes for everyone in the heart of Kettle Valley.**

TODAY'S CHALLENGE

- In 2019, **School District 23 removed all legal interest in the lands, requiring a new vision + renewed application.**
- While today the design principles that make Kettle Valley feel special are widely acknowledged as the foundation of good city planning - **25 years ago, launching Kettle Valley was not without its challenges.**
- Today, our challenge is to provide homes that address the needs of the community - **younger home buyers and families, as well as downsizers wanting to stay within Kettle Valley.**



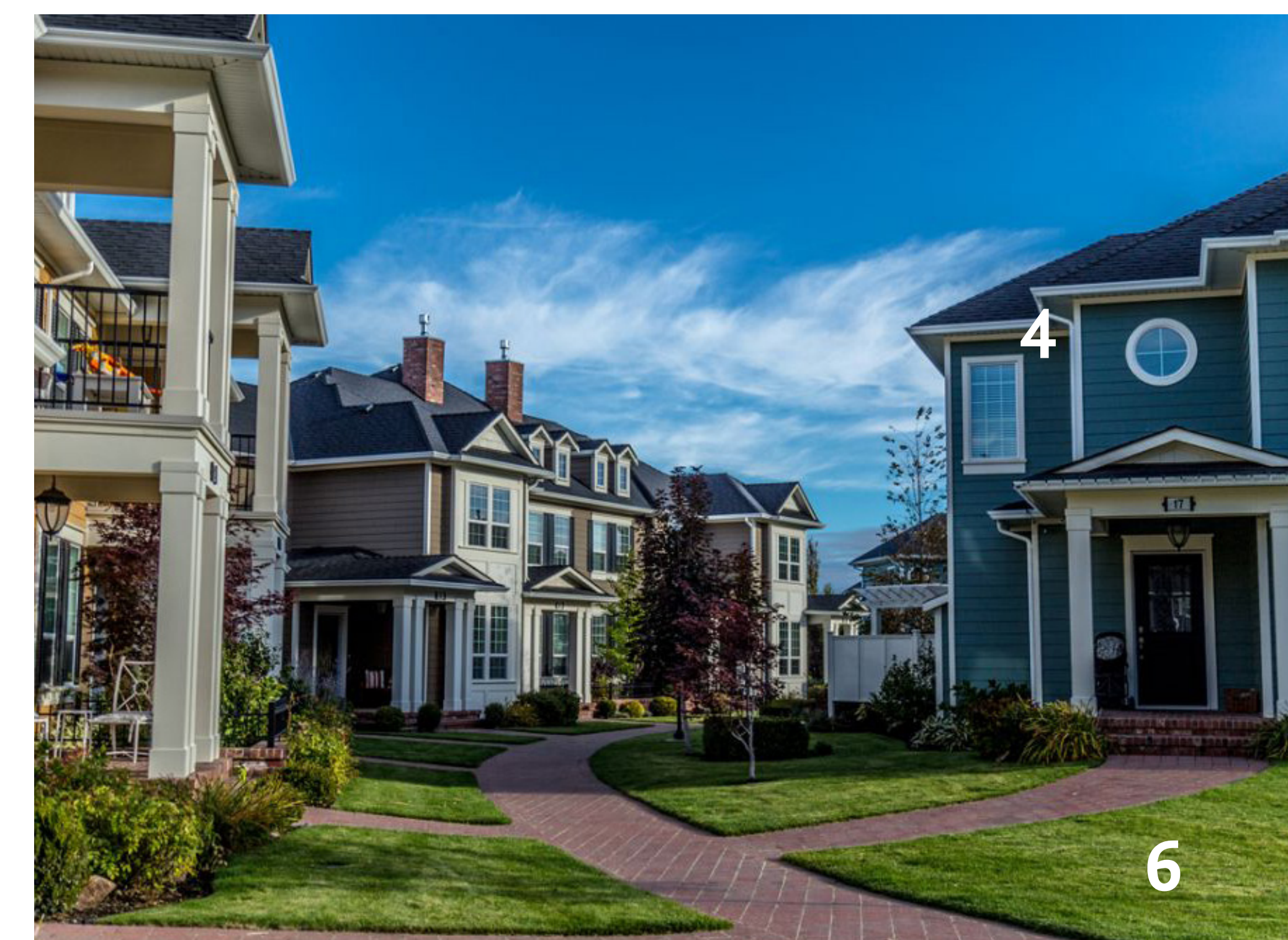
TIMELESS DESIGN

Principles of Good Urban Design

• From narrow tree-lined streets + hidden garages, to local main street shops and parks, timeless design principles create a sense of place, and serve to slow traffic and increase safety for young families who call the community home.

The following principles are at the foundation of Kettle Valley's success:

1. Narrow Streets
2. Lanes + Hidden Garages
3. Town + Village Centres
4. Generous Parks
5. Connected Streets + Squares
6. Walkable Patterns
7. Housing Diversity



SITE HISTORY

Why the Change

1996 MASTER PLAN

- The 1996 Kettle Valley Plan designated the site for a **future two-storey secondary school with a full height gymnasium, playfield, 300 stall parking lot + bus drop-off loop.**

SCHOOL DISTRICT DECISION

- In 2016, the School District determined that the land was no longer required for the development of a secondary school. **In 2019, SD23 removed all legal rights to the lands as a school site, requiring a new vision.**

RE-ENVISIONING THE LAND

- The lands' 14-acre size, gentle topography and central position all afford the **opportunity to complete the Village.**



Approximate Legacy Neighbourhood Area Highlighted in Blue



SETTING THE RECORD STRAIGHT

Schools + Parks

SCHOOLS | Serving the Community

The Master Plan required Kettle Valley to make available 12 acres for future schools – **6 acres for Chute Lake Elementary + 6 acres for a Secondary or Middle School - in lieu of school site acquisition fees.**

In 1996, Central Okanagan School District | SD23 established a two-part Option to Purchase Agreement for the Secondary/Middle School site:

- **Part 1: 6 acres could be acquired for \$1**, in lieu of school site acquisition fees;
- **Part 2:** An additional 8.1 acres available for purchase through an agreed upon fair market value appraisal of serviced institutional land, as of 2007 market values. In 2012, **SD23 agreed to an appraised value of \$5.4M for the 8.1 acre site should they decide to purchase.**

In 2016, SD23 decided not to purchase the Kettle Valley Secondary/Middle School site. Per the agreement, if SD23 determined not to construct a school on the site, the other 6 acres that were made available to be purchased for \$1 would expire and the lands would remain with Kettle Valley, permitting Rezoning of the site.

PARKS | Fostering Civic Spirit

Through building the Master Plan, **Kettle Valley has dedicated 22.34 hectares | 55.21 acres of parkland** to the City – representing ~20% of the total area.

Today, Kettle Valley enjoys more parkland per capita than any other community in the City. And, as the City has grown, its' focus for new park acquisition and facilities has shifted northwards, to be more central to a greater number of recreational users. In fact, the City's Park Development Funding Program has no further parks or facilities identified in Kettle Valley.

New Parkland | The Legacy Neighbourhood **proposes an additional 1.42 hectares | 3.51 acres of new parkland in Kettle Valley, with all proposed improvements funded by Kettle Valley Holdings Ltd.**



SETTING THE RECORD STRAIGHT

Sports Field + Traffic

SPORTS FIELD | providing for the community

Interim Use | In 1998, Kettle Valley worked with the City to construct a sports field as part of the **Partners in Parks program**, funding the materials, construction and irrigation of the field, including taking on the liabilities of public access to the private lands. **The City benefited from the \$1 per year lease of the land, while Kettle Valley residents benefited from this partnership and the enjoyment of the temporary sports field.**

New Playfield | The Legacy Neighbourhood repositions the playfield as part of the Quilchena Park expansion, resizing it to provide a Super 8 Field recommended for children and youth practice + play.

As the Legacy Neighbourhood's Parks DCC funds are dedicated towards more centrally located parks - per the Parks Development Funding Program - **Kettle Valley is donating the land as well as financing the construction of all park facilities.**

TRAFFIC | reducing demand + congestion

City Report | In May 2017, the City of Kelowna undertook a Southwest Mission Sector Transportation Update, identifying the **majority of sector delays were associated with Lower Mission schools - during morning drop-off and afternoon pick-up.** The City stated that free flow travel speeds cannot be guaranteed during daily congestion peaks. As the pattern of school congestion is not a structural capacity problem, the City concluded that Southwest Mission does not have a congestion problem.

New Streets | The Legacy Neighbourhood proposes **less cars with a reduction of 2,500 daily vehicle trips compared to a Secondary/Middle School land use.**



COMMUNITY HISTORY

What's on the Books?

1996 MASTER PLAN

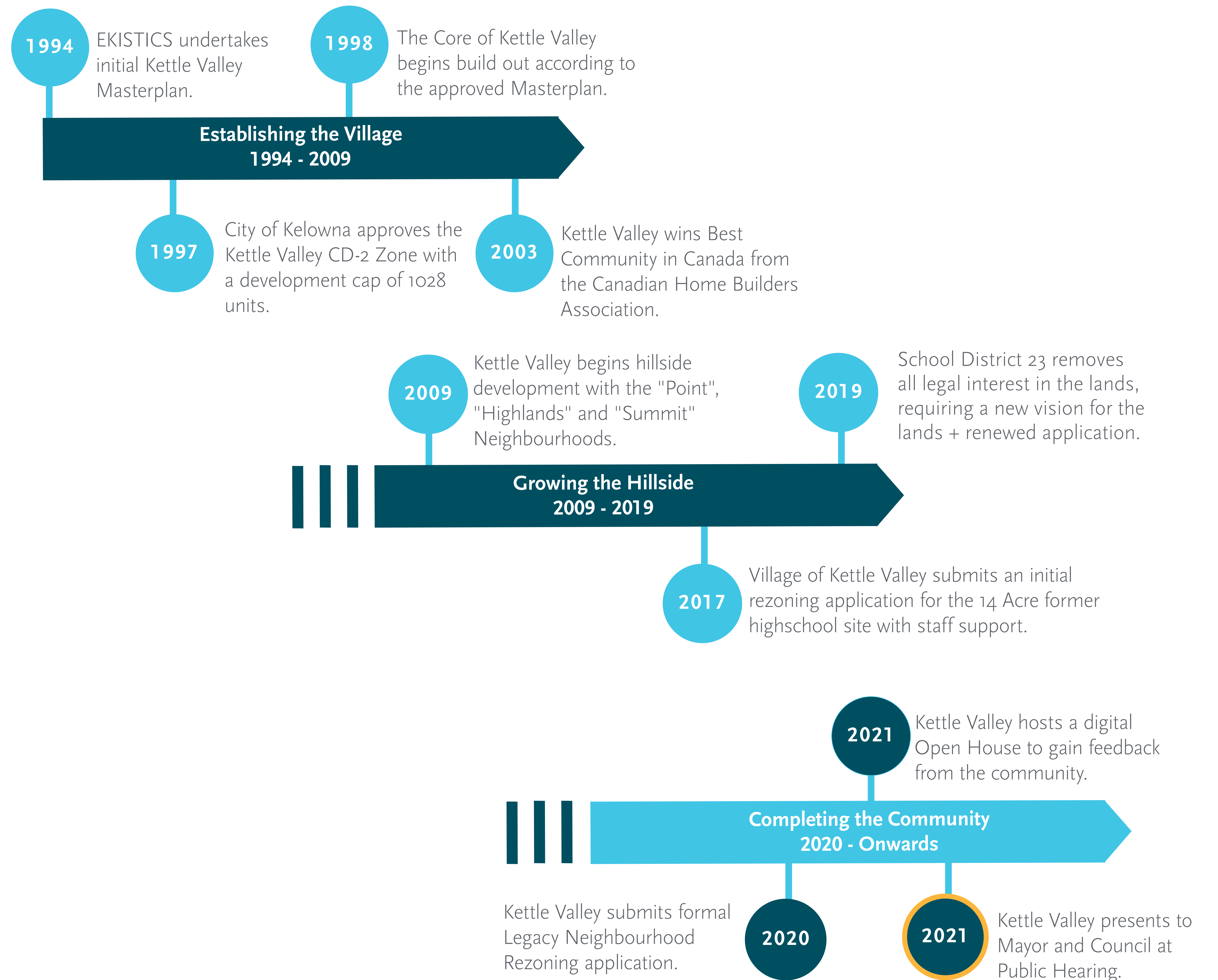
- Comprehensive Master Planned Community.
- The Kettle Valley CD-2 Zone designates a total development of **1,026 homes, with 112 units remaining within the development cap.**

2016 APPLICATION

- Without the school, a new vision for the lands is required. **Kettle Valley pursued an application in 2016 to rezone the lands for a mix of single family and townhouse multi family.**
- Following Open House events and Community Charettes in 2016, **the community identified a future play field and reduced site density as the desired revisions to the submitted application.**
- Following Public Hearing in 2017, Council directed Kettle Valley to **resolve the School District's legal interest in the land prior to moving forward with redevelopment.**
- In 2019, **School District 23 removed all legal interest in the lands, requiring a new vision + renewed application.**

2020 APPLICATION

- In 2020, Kettle Valley commissions EKISTICS to undertake the design of the Legacy Neighbourhood.
- Incorporating the input from the 2017 community consultation, **a new Neighbourhood Vision is established to complete the community.**



VILLAGE CONTEXT

Heart of Kettle Valley

OCP DESIGNATION

- The Legacy Neighbourhood is Kettle Valley's final phase. **Located in the heart of the Village, the 14-acre site at 410 Providence Avenue is designated in the Official Community Plan for Educational / Major Institutional Uses.**

CENTRAL IN THE COMMUNITY

- The Legacy Neighbourhood sits within a gentle terrace with layered views.
- Located at the centre of the Kettle Valley Community, the site is accessed from three streets including Quilchena Drive, Thalia Street, and Providence Avenue.
- The Neighbourhood is within a 5 minute walk to Main Street Shops, Chute Lake Elementary School, and 8 Parks.



LEGEND

APRIL 2021

Site Boundary 5.71 ha | 14.11 ac

400m | 5min Radius Walking Distance

REALIZING A SUSTAINABLE COMMUNITY

Towards a Complete Community

LIVING WELL

A NETWORK OF PARKS + PATHWAYS

- Provide public parks that are accessible within a 5-minute walking distance of each home.
- Link neighbourhoods with a pedestrian network.
- Program active and passive community parks for gatherings + recreation.
- Create a variety of parks to accommodate different activities and age groups.
- Plan shared recreational facilities to ensure maximum community use and cost effectiveness.
- Celebrate the unique views and vistas.

LIVING LOCAL

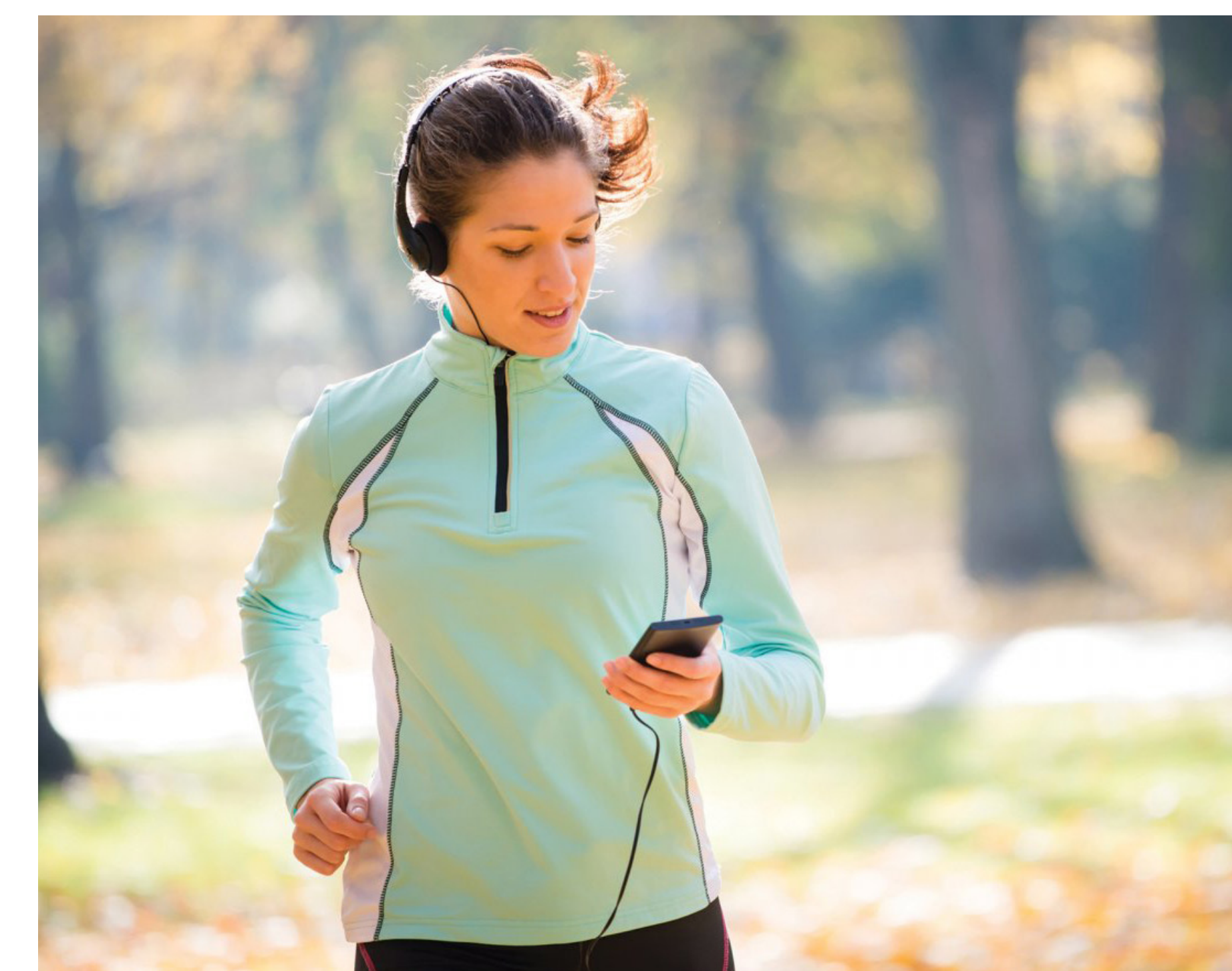
A VIBRANT COMMUNITY

- Accommodate a range of lifestyles, life-stages + Incomes.
- Plan for “aging in place”.
- Create a walkable neighbourhood for shopping, recreation and social gathering.
- Incorporate residential density to support local businesses and community facilities.
- Incorporate a sense of place in the design.
- Rekindle the spirit of the public realm, especially streets, parks, plazas for arts and culture.

LIVING LIGHTLY

A WALKABLE NEIGHBOURHOOD

- Create a sense of place within each neighbourhood.
- Provide a coherent neighbourhood pattern of streets + pathways with a variety of home + lot sizes.
- Design streets for people and ensure an enjoyable pedestrian experience.
- Promote neighbourhood safety by designing homes that address the public realm with “eyes on the street and the park.”
- Provide dedicated neighbourhood bike and pedestrian pathways to link community destinations.
- Reduce vehicle trips by locating basic neighbourhood services close to home.



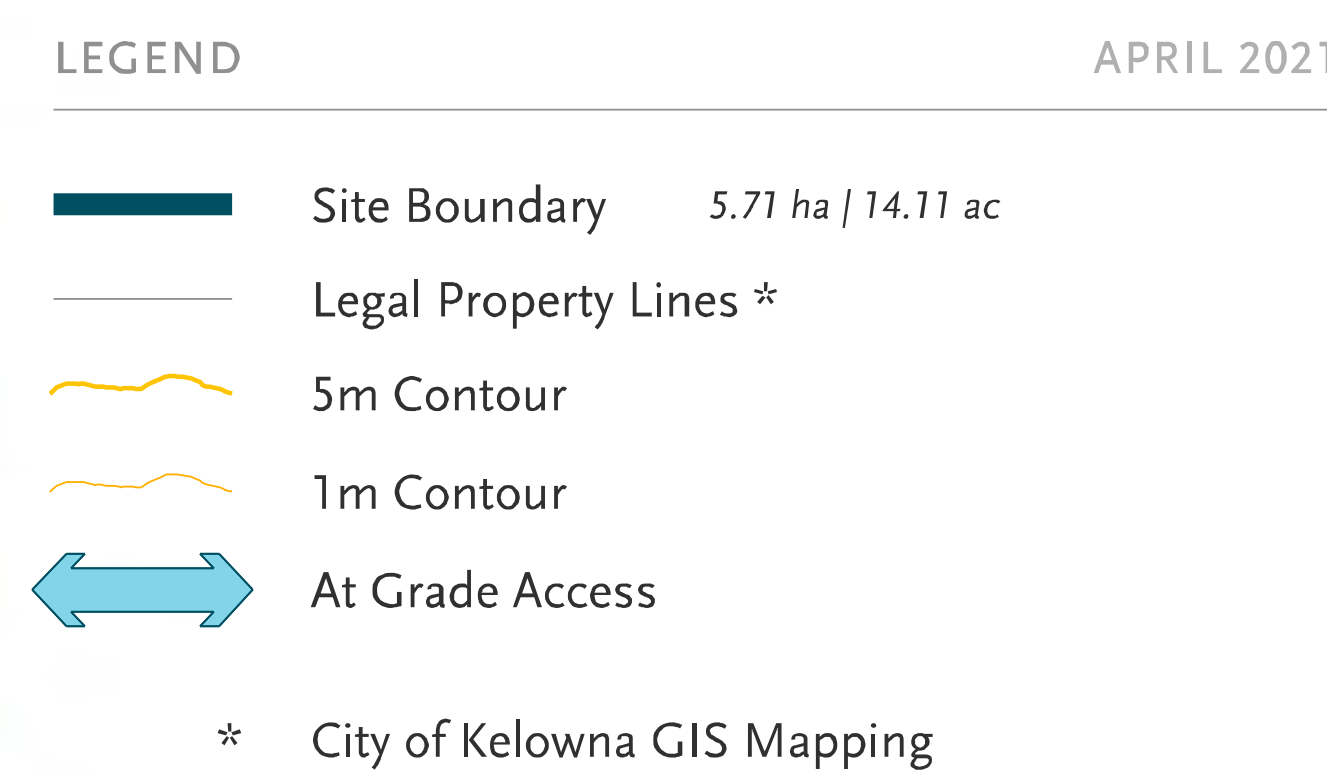
SITE ANALYSIS

Understanding the Land



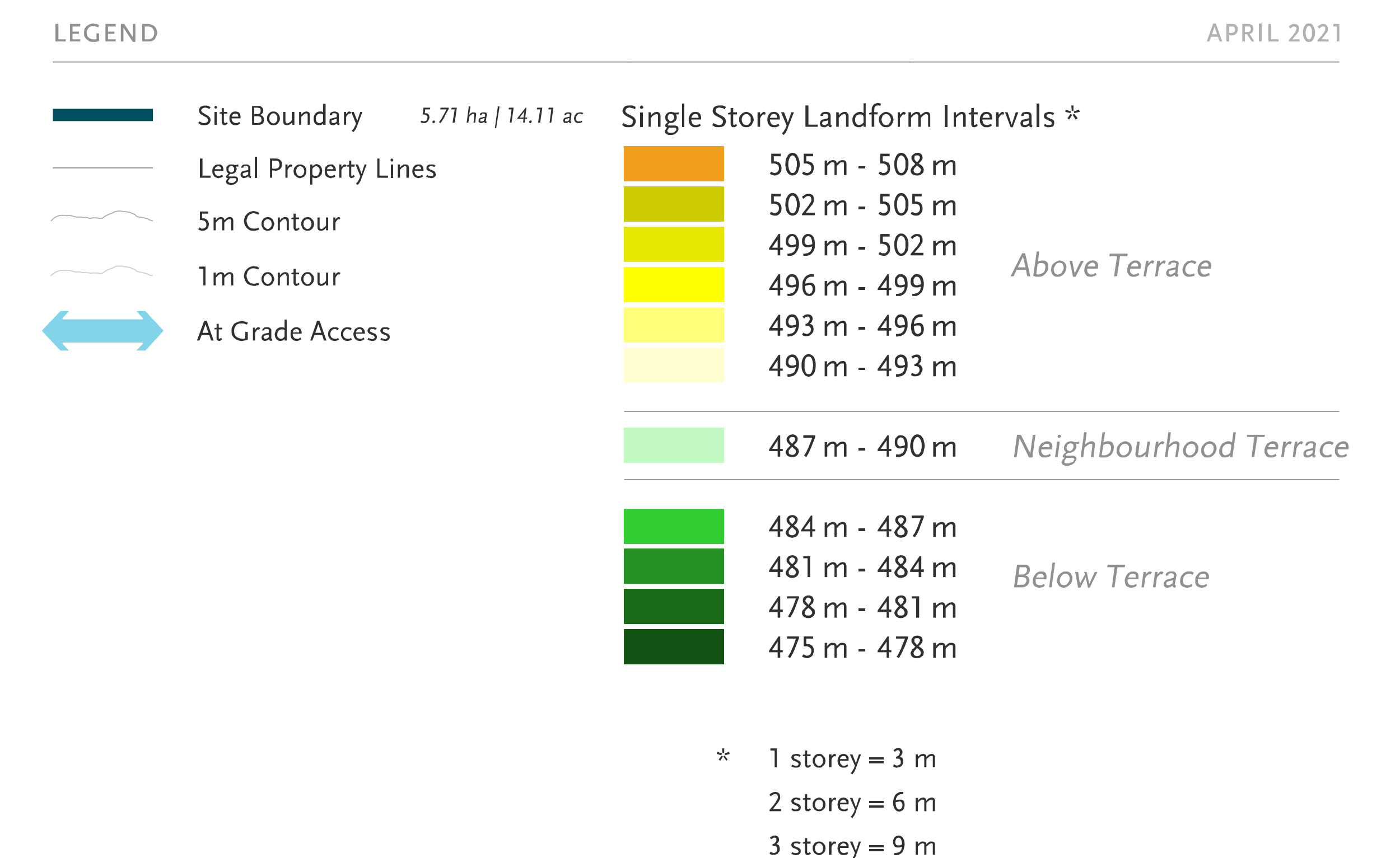
AERIAL ANALYSIS

- Located at the centre of the Kettle Valley Community, **the site is accessed from three streets including Quilchena Drive, Thalia Street, and Providence Avenue.**



LANDFORM ANALYSIS

- The Legacy Neighbourhood sits within a **gentle terrace** at the base of Tulameen ridge.
- The existing **Tulameen homes sit 1 - 3 storeys above** the Legacy Neighbourhood terrace.



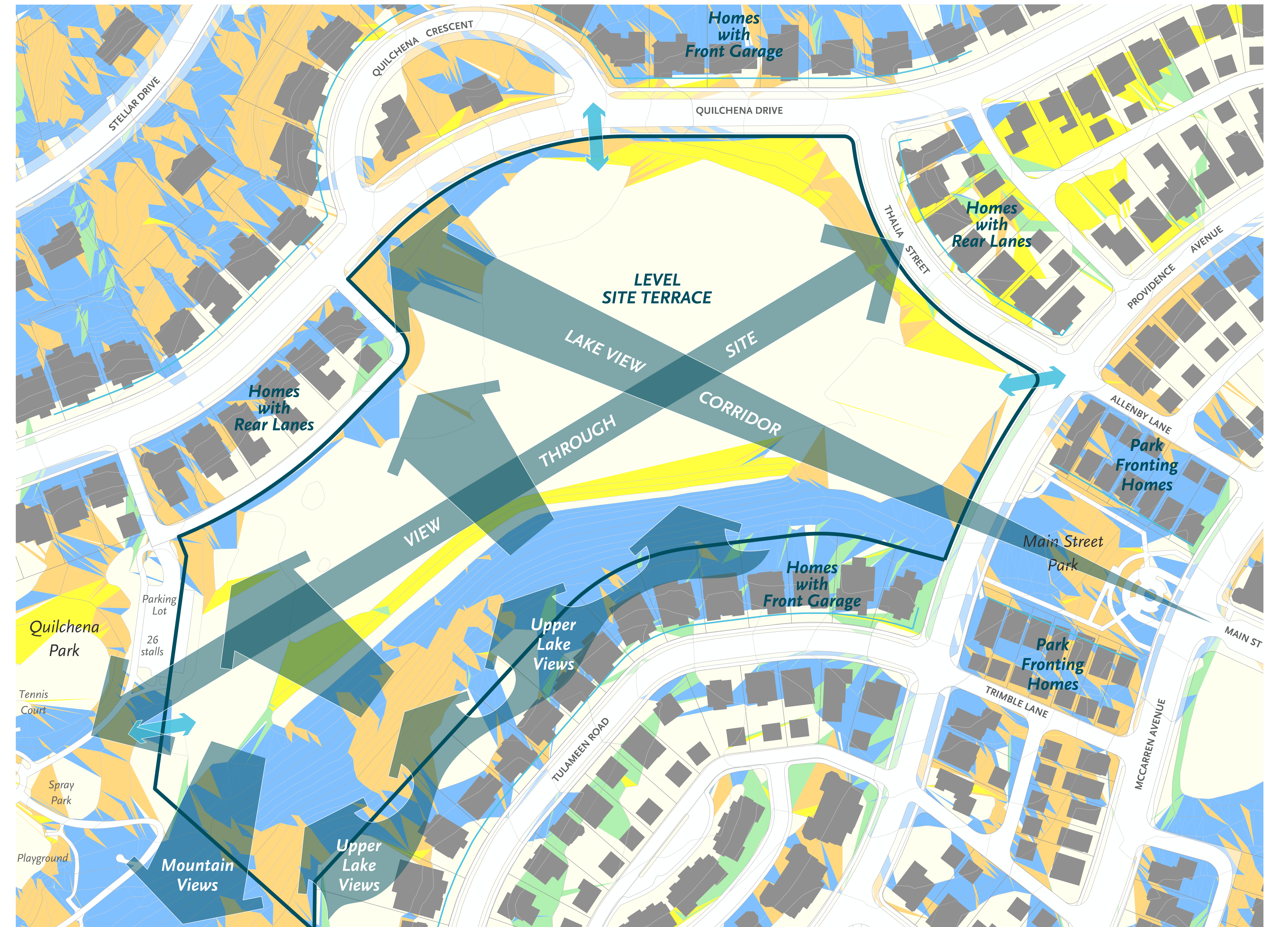
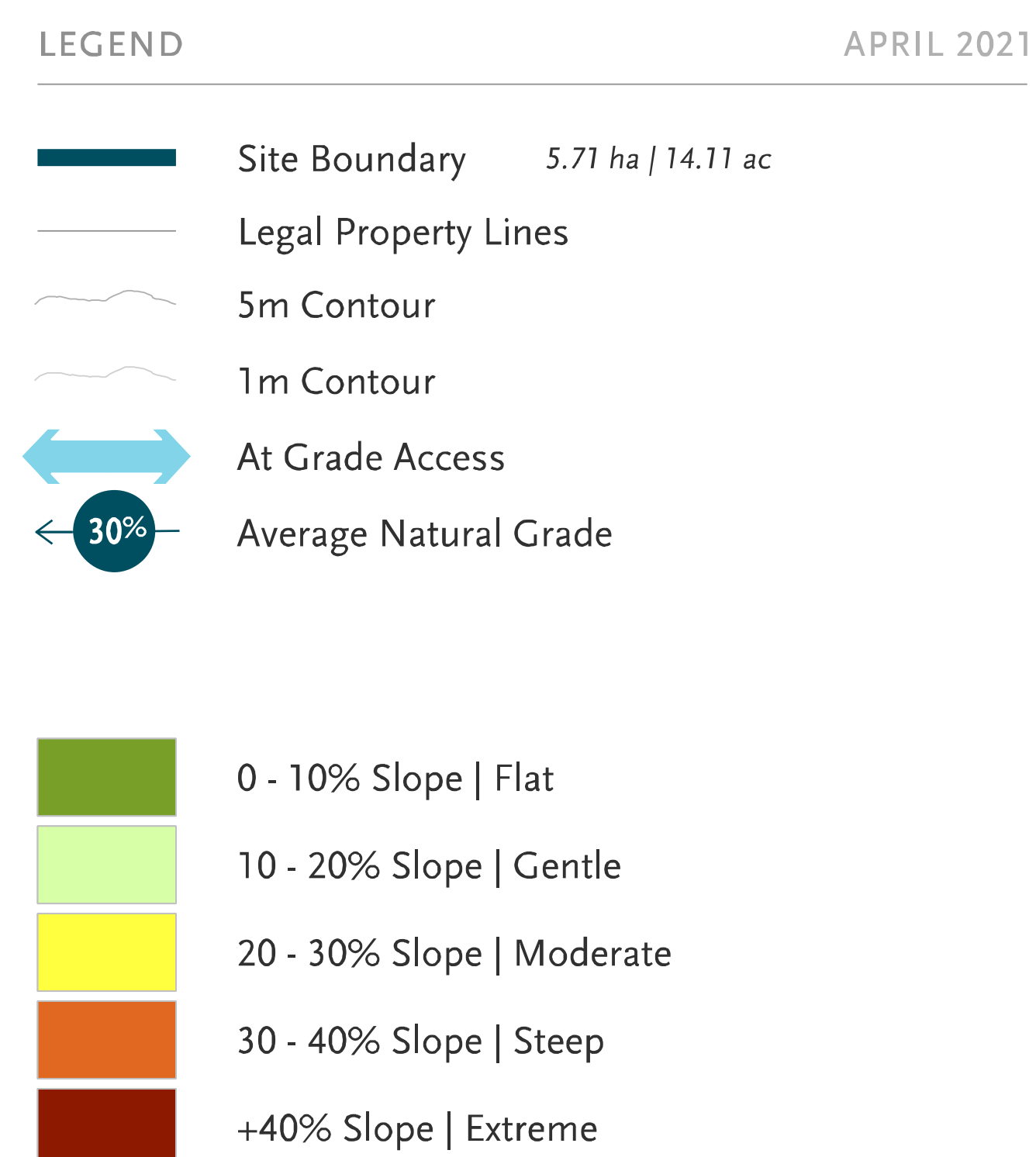
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Understanding the Land



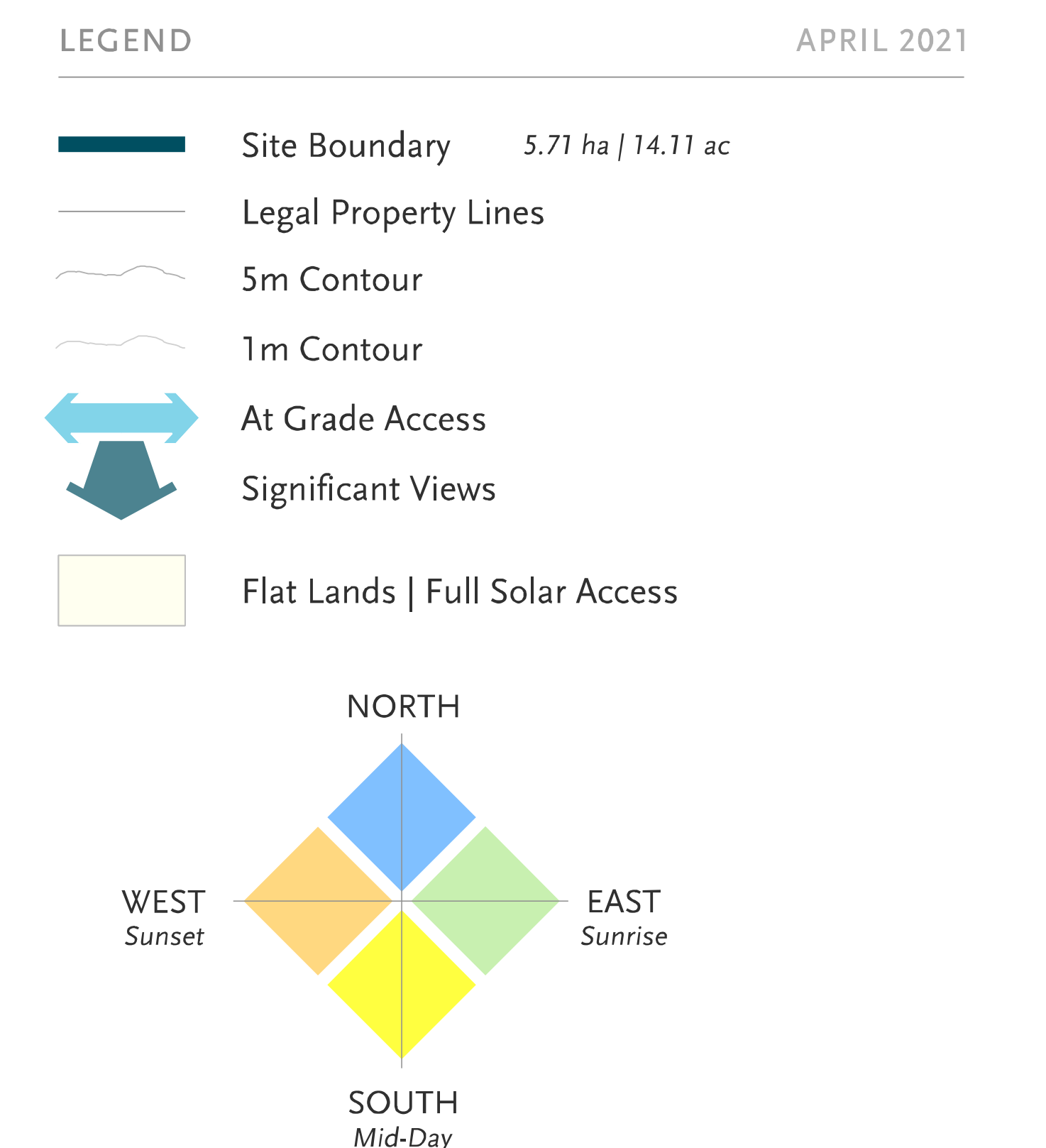
SLOPE

- The **Tulameen Ridge** physically + visually separates existing homes from the Legacy Neighbourhood.
- Thalia Street and Quilchena Drive provide points of gentle at grade access into the Neighbourhood.



ASPECT

- Owing to its significant level terrace, the **site receives ample amounts of sunshine throughout the day.**
- Important **community views over the site exist** from both the Main Street Park terminus and Tulameen Ridge.



RE-IMAGINING THE SITE

Community-Centered Design

DESIGN APPROACH

- **Work with the Land:** Extend the site's landings, employing hillside forms to maximize accessibility and views.
- **Preserve Views + Privacy:** Extend parks and provide generous yards, protecting existing yards and view corridors.
- **Enhance the Neighbourhood:** Complete streets with homes that address their neighbours, and offer park-front living.
- **Distribute Traffic:** Establish entrance on Quilchena with a looping Local Street pattern.
- **Variety of Single Family Homes:** Ensure a diversity of homes with both front driveways and rear lanes.
- **Prioritize the Pedestrian Experience:** Extend tree-lined streets with connecting public Greenway and sidewalks between destinations minimizing conflicts with cars.
- **Enlarge Parks:** Add to Quilchena and Main Street Parks with new parkland and connecting Greenway – making it safe for all.
- **Add Amenity:** Build new Super 8 Playfield with grassed hillside seating, Wildflower Meadow, Flowering Bosque and Tree-lined Greenway.



LEGEND MARCH 2021

— Site Boundary 5.71 ha / 14.11 ac

— Legal Property Lines

HOUSING DIVERSITY

A Home for Everyone

VILLAGE HOMES

- The Legacy Neighbourhood is an extension of the existing Kettle Valley urban pattern - reinforcing the Village's street and home character.
- The Legacy Neighbourhood is composed of 67 new Lane and Street Access homes to meet the community needs to accommodate a variety of lifestyles, life stages and incomes.
- The Design includes the following home types:
 - Legacy Homes | Street Driveway 18%
 - Legacy Homes | Lane - 7%
 - Traditional Homes | Lane - 35%
 - Village Homes | Lane - 40%



LEGEND APRIL 2021

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- - - 5m Development Setback

- 12 Legacy Homes | Street Access | 16m x 35m
- 5 Legacy Homes | Lane Access | 16m x 35m
- 24 Traditional Homes | Lane Access | 13m x 35m
- 26 Village Homes | Lane Access | 10m x 35m

TRADITIONAL CHARACTER

Celebrating Kettle Valley

HERITAGE ARCHITECTURE

Continuing the traditional neighbourhood patterns enjoyed at Kettle Valley, the Legacy Neighbourhood proposes a pedestrian-scaled, walkable neighbourhood designed to complete the Village.

- The Legacy Neighbourhood includes a range of 67 new single-family homes, **designed to celebrate and reinforce the existing form and character of Kettle Valley.**
- **Design Guidelines** will ensure that the Legacy Neighbourhood homes will enhance the communities existing form and character.

LEGACY | STREET ACCESS



LEGACY | LANE ACCESS



TRADITIONAL | LANE ACCESS



VILLAGE | LANE ACCESS

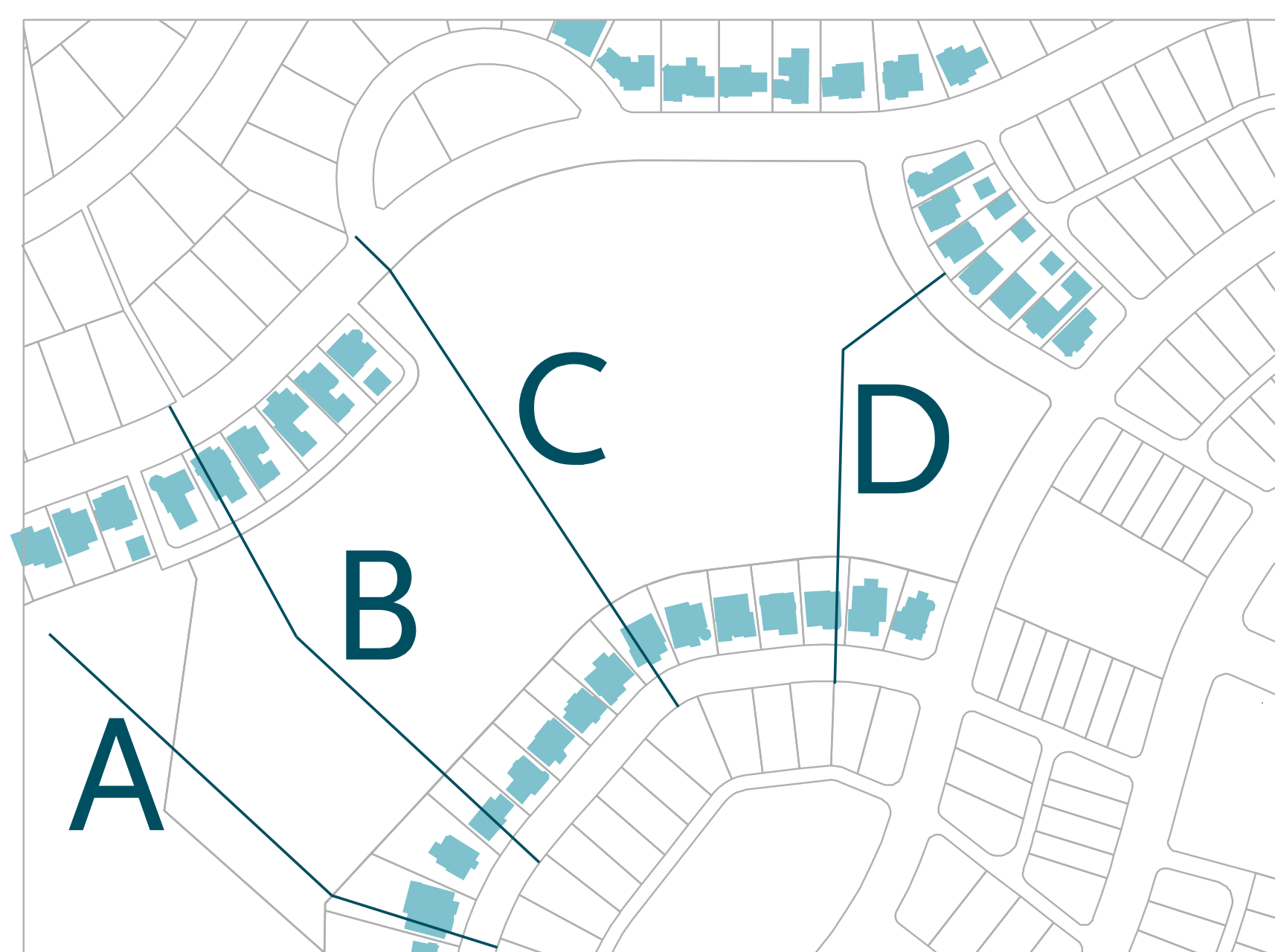
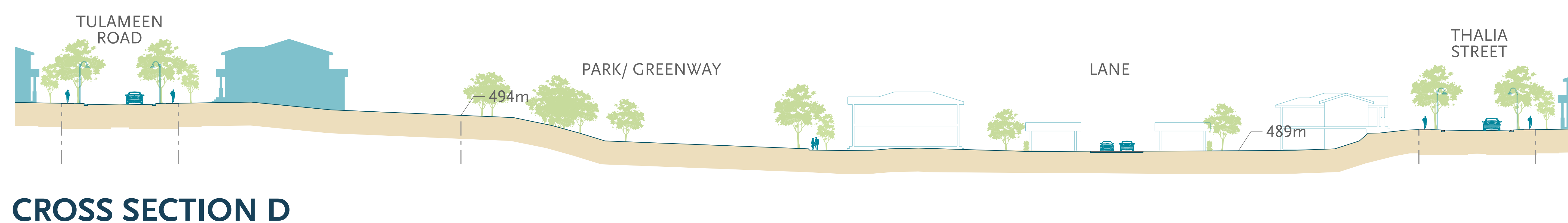
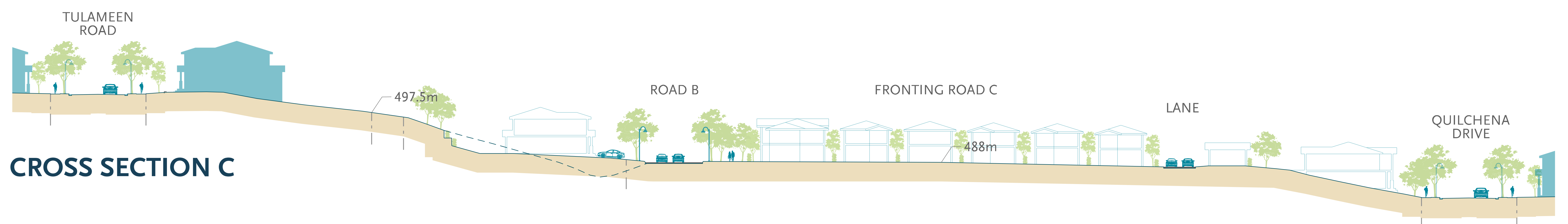
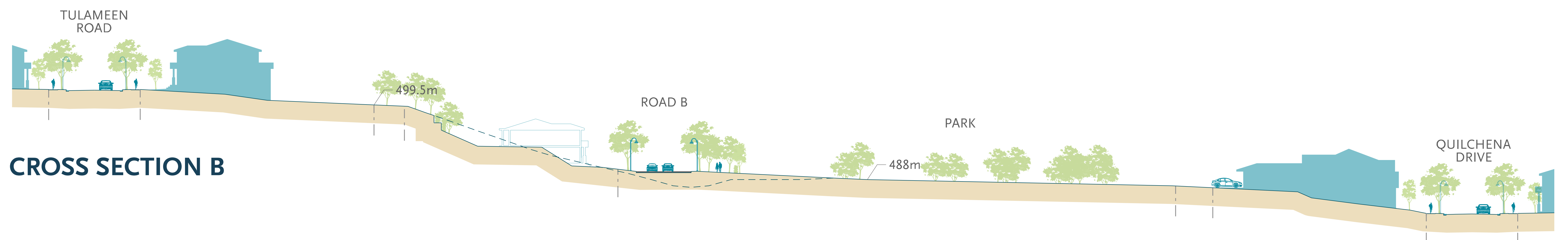
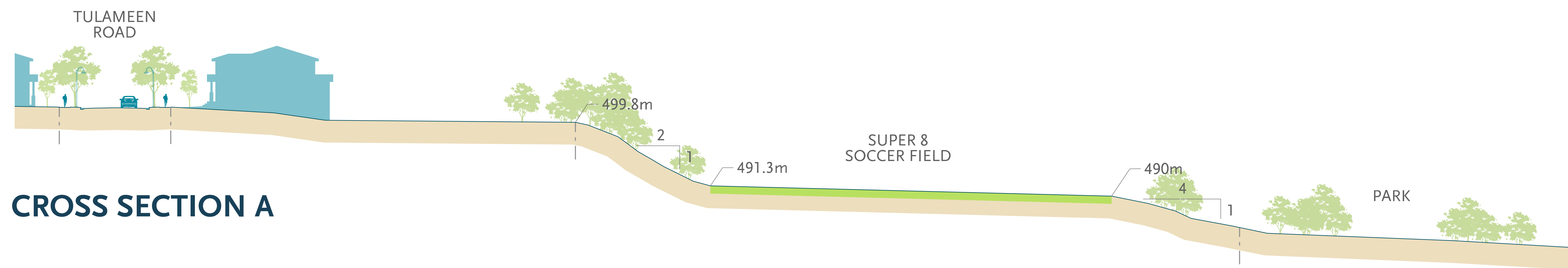


RELATING TO OUR NEIGHBOURS

Respecting Views + Privacy

PRESERVING VIEWS

- The existing **Tulameen Ridge** homes sit **1 - 3 storeys** above the **Legacy Neighbourhood** terrace.
- This **elevation difference** physically and visually separates the **Legacy Neighbourhood** from the Ridge and preserves views to Okanagan Lake and West Kelowna.
- In addition, the **Neighbourhood design** provides a **park edge or private yard space as a transition** with adjacent Tulameen residents.
- The design **completes the unfinished street edges** of Quilchena Drive, Providence Avenue, and Thalia Street with fronting rear access homes.
- The design utilizes the existing rear lane adjacent to Quilchena Park - **limiting the need for additional road** and creating an public buffer with existing residents.



EXPANDED PARKS

More Space to Play

NEIGHBOURHOOD PLAY

The Legacy Neighbourhood dedicates **25% of the site for public green spaces** including parks, a play field, landscaped boulevards, and a linking public Greenway.

- **Park Additions:** Main Street and Quilchena Parks are expanded, featuring a new play field.
- **Pedestrian Friendly:** Connected streets, lanes and sidewalks promote safe walking and cycling.
- **Greenway:** Dedicated greenway safely connects pedestrians to Village destinations.
- **Park-front Living:** Series of park-fronting homes enhance Village character and safety with “eyes on the park.”

FUNDING PARK CONSTRUCTION

Kettle Valley will build the parks, sports field and public realm features with dedication to the City of Kelowna as part of a Development Agreement.



LEGEND APRIL 2021

- Site Boundary 5.71 ha / 14.11 ac
- Legal Property Lines
- Existing Pathways + Sidewalks
- Proposed Sidewalks
- Proposed Greenway + Park Pathways

TRADITIONAL TOWN STREET DESIGN

Completing Our Streets

SAFE STREETS

- The street circulation of the Legacy Neighbourhood strengthens the existing Traditional Town character of Kettle Valley. The design offers **lane accessed homes reflecting the existing pattern of Kettle Valley while providing a pedestrian focused streetscape**. This includes tree lined streets, boulevard separated sidewalks, and pedestrian oriented lighting.

FRONT DOOR ON COLLECTOR

- The design distributes neighbourhood traffic by providing **two neighbourhood entrances from Quilchena Drive with a looping local street**.

LESS TRAFFIC

- The daily trip count for the proposed 67 units is estimated to be **less than 200 cars per day** - significant reduction from the 2,500 cars per day compared to a Secondary School Land Use.



LEGEND APRIL 2021

	Site Boundary	5.71 ha 14.11 ac
	Legal Property Lines	
	Collector Street	20.0m
	Minor Collector Street	18.0m
	Local Street	15.0m
	Access Lane	7.5m
	Lane	6.0m

LEGACY NEIGHBOURHOOD

Completing the Community

THE FINAL PHASE

Continuing the traditional neighbourhood patterns enjoyed at Kettle Valley, the **Legacy Neighbourhood** proposes a pedestrian-scaled, walkable neighbourhood designed to complete the Village.

The Legacy Neighbourhood is Kettle Valley's final phase, and **provides an opportunity to complete the community with homes for everyone in the heart of Kettle Valley.**

