

Lillian Klaamas

From: Theo Finseth <finseth@ekistics.ca>
Sent: Tuesday, July 06, 2021 11:34 AM
To: mayorandcouncil; Maxine DeHart; Ryan Donn; Gail Given; Charlie Hodge; Brad Sieben; Mohini Singh; Luke Stack; Loyal Wooldridge; City Clerk
Cc: Gary Engle; Jim Coyne; Stephen Wells; Dean Strachan; Wesley Miles; Paul Fenske; Theo Finseth
Subject: Kettle Valley Legacy Neighbourhood | 410 Providence Avenue | OCP20-0017/TA20-0019 | EKISTICS Town Planning Inc.
Attachments: 210602 - GET THE FACTS.pdf

CAUTION: External email - Check before you click!

Dear Mayor + Council,

We have received a high level of community comment regarding the proposed Kettle Valley Legacy Neighbourhood.

As stewards of the community vision over the past 25 years, Kettle Valley appreciates that planned change in the community can appear unexpected, especially for residents unfamiliar with the guiding Master Plan. We interpret such concern as an expression of how successful Kettle Valley is in its mission to be a place built around Community.

We also understand that sometimes conclusions are drawn without the benefit of context or even the facts. And it is for this reason that we want to address the series of misinformation clouding a clear understanding of the proposed Legacy Neighbourhood. We feel compelled to respond to the specific allegations made in the *change.org* website which cast aspersions on Kettle Valley's credibility and motivations, misrepresenting its history and legacy.

In addition to the detailed online Open House, we have also prepared the attached "**Get the Facts**" Campaign to provide both context and clarification on the final phase of Kettle Valley. The attached was provided to residents both online (<https://www.kettlevalley.com/legacy-neighbourhood/>) and as a direct mailout in early June.

We wish to reaffirm our commitment to the Kettle Valley community and the values that it stands for by providing factual information. We encourage Mayor and Council to review the attached "**Get the Facts**" in advance of the July 13th **Public Hearing**.

Please be in touch should you have any questions or concerns.

Best,

Theo Finseth
PROJECT MANAGER
PLANNING + LAND ECONOMICS | [EKISTICS](#)

C: 1.604.365.7574
T: 1.604.739.7526

MEETING:	2021-07-13	ITEM:	57.1
BYLAW:	12229	PLANNING	<input checked="" type="checkbox"/>

MISINFORMATION may make Headlines... but it shouldn't make DECISIONS!



Dear neighbour,

We have received a high level of community comment regarding the proposed Legacy Neighbourhood and want to **thank the community for expressing their support**, as well as sharing their concerns.

As the stewards of the Kettle Valley vision over these past 25 years, we appreciate that planned change in the community can appear unexpected, especially for residents unfamiliar with the guiding Master Plan. **We interpret such concern as an expression of how successful Kettle Valley is in its mission to be a place built around Community.**

We also understand that sometimes conclusions are drawn without the benefit of context or even the facts. And it is for this reason that **we want to address the series of misinformation clouding a clear understanding of the proposed Legacy Neighbourhood.** We feel compelled to respond to the specific allegations made in the *change.org* website which cast aspersions on our credibility and motivations, misrepresenting Kettle Valley, its history and legacy.

We wish to reaffirm our commitment to the Kettle Valley community and the values that it stands for by providing factual information. We encourage you to **get the facts.**

Gary Engle, CEO
Kettle Valley Holdings Ltd.

Kettle Valley | Legacy Neighbourhood
Community Engagement Update | June 1, 2021

Get the **Facts**

City + School District Policy

- **Village of Kettle Valley:**
115.25 hectares | 284.7 acres
- **Zoning:**
CD2 - Kettle Valley Comprehensive Residential Development
- **Development Cap:**
1026 units (112 units remaining)
- **Developer:**
Village of Kettle Valley
- **Commencement:**
1996 | 25-year legacy of building community
- **School District**
1996 Secondary/Middle School site
Option to Purchase Agreement

Legacy Lands

- **Privately owned:**
5.71 ha | 14.11 acre site with gentle centrally positioned in the Village
- **EDINST Zoning:**
Permits school use
- **SD23 decision:**
2016 | Determined it did not want the site for purchase and allowed purchase option to expire
- **City Parks:**
Not seeking to purchase additional Parks + Facilities at Kettle Valley
- **Housing needs:**
Site requires Re-Zoning to respond to community needs, especially more economical housing for families

Legacy Neighbourhood | Proposal

- **Village Homes:** 67 smaller single-family homes for younger families + downsizers.
- **Pedestrian Friendly:** Streets, lanes and sidewalks promote walking and cycling.
- **More Space to Play:** 25% new dedicated Parks with a new Super8 sports field.
- **Respecting Neighbours:** Respecting neighbour views + privacy.
- **Park-front Living:** Park-fronting homes enhance Village character and safety with "eyes on the park."
- **Less Cars:** Reduction 2,500 daily vehicle compared to School land use.
- **Public Greenway:** Dedicated greenway safely connects to Village destinations.
- **Traditional Character:** House styles and architectural details that celebrate Kettle Valley's form and character.

Get the **Facts**



SCHOOLS + PARKS | fostering civic spirit

Schools | 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 | 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.**

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 and play. **In addition to donating the land, Kettle Valley has also agreed to finance the construction of the irrigated playfield as part of the neighbourhood's completion.**

**<https://activeforlife.com/size-matters/>*

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.**



Lillian Klaamas

From: Rachel Renaud <Rachel@tngcorporation.com>
Sent: Thursday, July 08, 2021 9:11 AM
To: City Clerk
Cc: Jim Hare
Subject: KV in your neighborhood

CAUTION: External email - Check before you click!

Hi how are you?

My name is Rachel Renaud
Living at 431 okaview

I would like to participate in the hearing set for July 13th Please send me the link.

If we continue to build homes up here and not have more ways or efficiencies to get down the hill I feel the city will be compromising the safety of those living in upper mission.

Going down the hill is already busy and has lots of traffic in the morning especially during the school year. This will start to devalue living up here and impact home market prices etc in the long term.

The space being considered is used every minute of the day between 5 am and 10 pm. It is safe for families, kids etc. The world wants families to disconnect and be active together this is the biggest space we have to do that in the upper mission. Rather than putting more homes it should be enhanced and expanded on by the community. Having a community garden or fog park is better than homes.

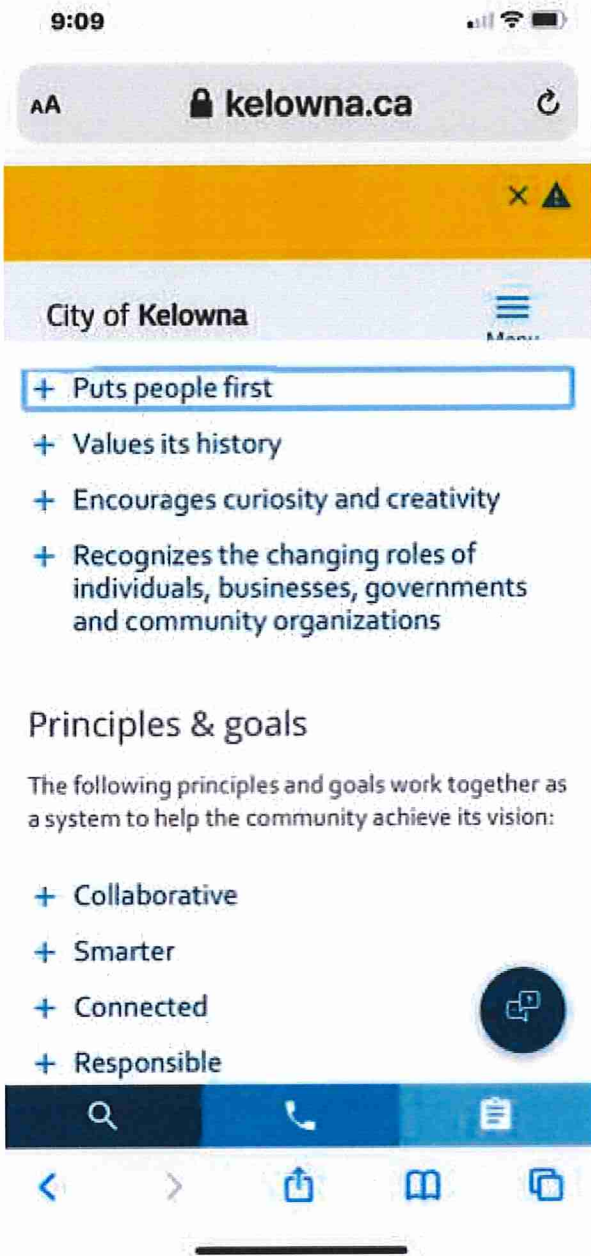
I think it would be an absolute shame to rob people of such a safe sacred space. If everyone hovers to the CLE field that will not work as it's already crowded. We have many teenagers up here and prefer they stay close to home rather than going into town. Kelowna's crime, homelessness and drug use is increasing. Building more and filling pockets of developers does not help us manage those challenges nor encourage healthy habits.

City council, please consider the negative impact that would be had if you approve this project. It would not be serving the community nor align with the values that the city has for themselves.

Thank you for listening and working with the Upper mission community to keep it beautiful.

With respect, Rachel

MEETING: 2021-07-13:	ITEM: 57.1
BYLAW: 12229	PLANNING <input checked="" type="checkbox"/>



Uniting people to share, exchange and grow