



ATTACHMENT A

This forms part of application
OCP21-0001/Z23-0001

Planner Initials **WM**

City of **Kelowna**
DEVELOPMENT PLANNING



KETTLE VALLEY LEGACY NEIGHBOURHOOD

OCP + Rezoning Application

December 2022



December 7th, 2022

Mr. Wesley Miles,
Planning Specialist + Approving Officer
City of Kelowna
1435 Water Street,
Kelowna, BC, V1Y 1J4
Canada

Re: Kettle Valley Legacy Neighbourhood | OCP + Rezoning Application

Mr. Miles,

On behalf of Kettle Valley Holdings Ltd, Placemark is pleased to submit this OCP Amendment + Rezoning Application for **Kettle Valley's Legacy Neighbourhood**, located within the Village of Kettle Valley.

Please accept this letter and attached documentation as our formal OCP + Rezoning Application for the properties legally described as:

Parcel ID: 027-321-592

Legal Description:

LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT,
PLAN KAP85435

Kettle Valley is nearing its full build out 25 years after the approval of the initial Masterplan and establishment of the CD-2 Zone. The Legacy Neighbourhood presents a significant opportunity to complete the community vision through this final phase. Reimagining the former school site, **the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities – from full-size sports field to community pavilion – along with a range of home options to meet the needs of the community.**

In response, the Application includes updated Zone Boundaries and a design summary for the neighbourhood.

This OCP Amendment + Rezoning Application includes:

- All completed Kelowna Application Forms + associated fees;
- Comparison Plans of the current and proposed Zoning conditions;
- Title Certificates for the parcel within Kettle Valley;
- Community Engagement Summary; and,
- Design Rationale and updated materials illustrating the proposed Legacy Neighbourhood Update and associated Technical Plans.

PARTNERING WITH THE COMMUNITY

Following the July 2021 Public Hearing, Kettle Valley has undertaken extensive community engagement with its neighbours.

The initial community engagement began as a **Listening Tour** in October 2021 to better understand the concerns of the community and adjacent residents. Organized as 6 in-person workshops across three days, the Listening Tour offered the opportunity for over 50 attendees to inform the future development of the 14 Acre Legacy Neighbourhood, including:

- Kettle Valley Merchants
- KV Resident Assoc.
- Chute Lake PAC
- Thalia Residents
- Tulameen Residents
- Quilchena Residents and
- Heart of Kettle Valley representatives.

The Listening Tour recorded the specific concerns, desired program elements and supported design changes for the new Neighbourhood.

In February 2022, Kettle Valley hosted part two of the Community Engagement with a **What We Heard** Tour through a series of 4 in-person meetings and 1 online webinar for community members to participate remotely. The meetings focused on presenting an inventory of the October 2021 Listening Tour findings with a **revised Design Concept** for the Legacy Neighbourhood.

Following the five-month engagement of the community, Kettle Valley Holdings submitted an OCP Amendment + Rezoning Application in March 2022. In support of this application, Kettle Valley hosted an in-person **Public Open House** in April 2022 through 12 illustrated panels highlighting the community feedback, the shared vision, and **the final plan for the Legacy Neighbourhood**.

The Community Engagement has served to:

- Establish direct engagement between residents and Kettle Valley;
- Encourage all sides to be reasonable and cooperative in seeking a viable Plan; and,
- Promote honest dialogue + transparency among participants.

BUILDING A LEGACY

The 14-acre Legacy Neighbourhood design has been re-imagined within the context of the final phase of the Kettle Valley community through extensive community engagement. To develop a residential Legacy Neighbourhood – one worthy of its name – has meant articulating a viable shared vision that balances interests to best complete the community. **The attached application meets this goal with a shared vision that has been developed in collaboration + consultation with Kettle Valley residents.**

We look forward to working with the City of Kelowna towards a new neighbourhood within the core of Kettle Valley. Should you have any questions over the course of your review, please do not hesitate to contact the Placemark team at 604-365-7574.

Sincerely yours,

Paul Fenske
Principal

Theo Finseth
Partner

Placemark Design + Development

Design Rationale

UNDERSTANDING THE DESIGN

Following the July 2021 Public Hearing, Kettle Valley undertook a three-part community engagement to collaborate with the community in developing a shared vision for Kettle Valley's final phase. Reimagining the former school site, **the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities – from full-size sports field to community pavilion – along with a range of homes options to meet the needs of the community.**

The Legacy Neighbourhood proposes a compact, pedestrian-scaled residential Neighbourhood of 99 homes, structured by a local public street, lanes + sidewalks, featuring expanded public parkland with retained grassland hillside, realigned Cedar Creek Path + Wildway, new full-size soccer field, Orchard Meadows and Community Green with gathering Pavilion to celebrate the heart of Kettle Valley.

Today, our challenge is to provide homes that address the needs of the community - younger homebuyers and families, as well as downsizers wanting to stay within Kettle Valley. The emphasis on compact village homes, aims to achieve a complete market offering for a diverse range of residents. The Legacy Neighbourhood update realizes a range of urban homes – from single-family, duplexes and townhomes – all set within the heart of the existing Village of Kettle Valley.

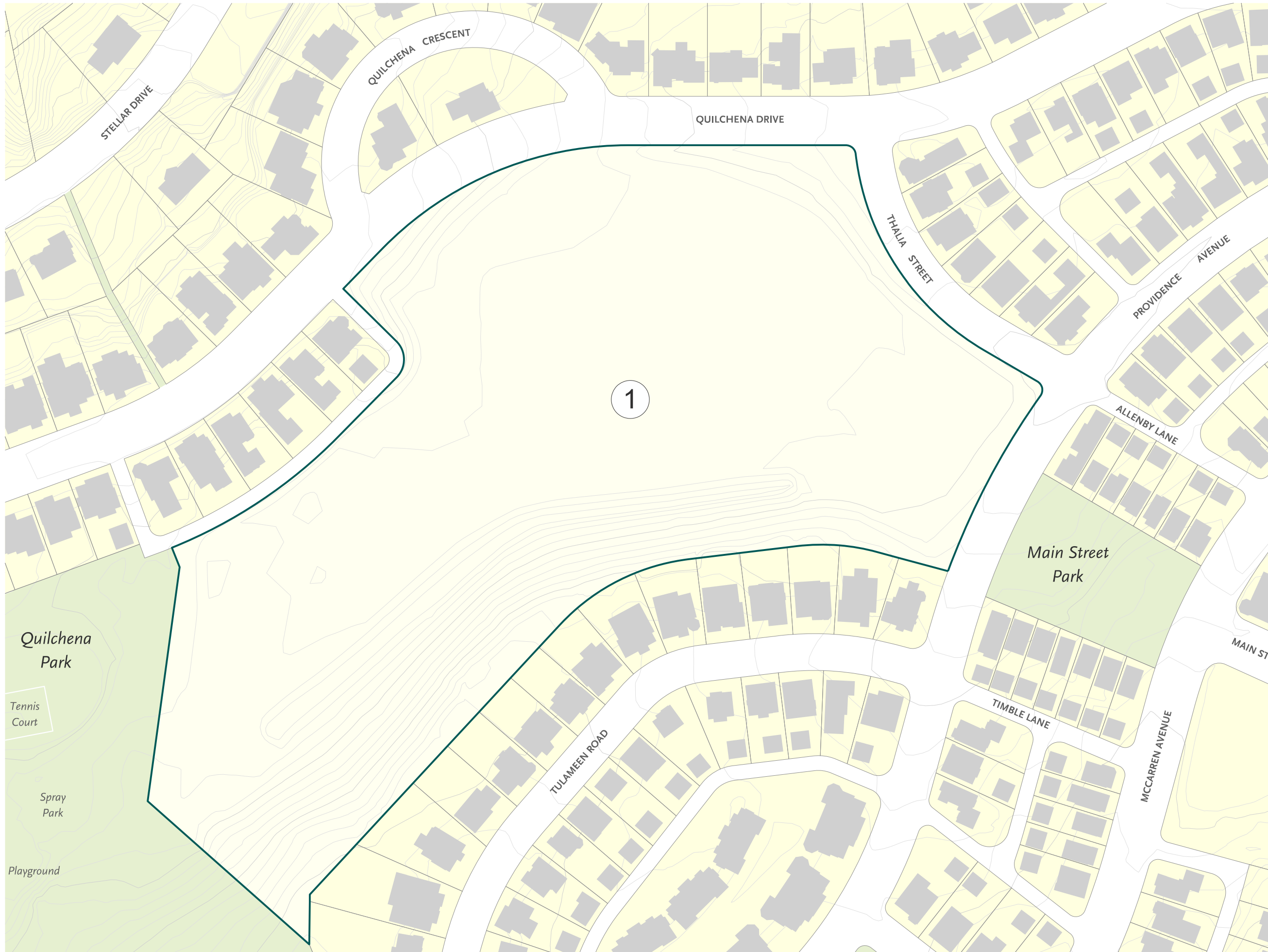
In keeping with the established Kettle Valley design principles, the design resubmission proposes the following:

- ~50% of the site dedicated as public park, including the construction of:
 - Retained grassland hillside + natural greenspace;
 - Realigned Cedar Creek Path + Wildway with Bioswale;
 - New full-size soccer field;
 - Orchard Meadows; and,
 - Community Green with Gathering Pavilion.
- Reduced development footprint with a collection of 99 Single family, Duplex and Townhomes - maintaining the same buildable square footage as the 2021 submission.
- In addition, the plan also documents the following changes vocalized by the community:
 - Slowing traffic on Quilchena Drive with a proposed roundabout at the intersection with the new local street and Quilchena Drive;
 - Expanding parking capacity of existing parking lot within Quilchena Park.
 - Improving safety on Providence Avenue with narrowed street crossing between the future Community Green and Main Street Park.
- Legacy Neighbourhood access distributes traffic through 2 intersections along the Quilchena Drive Collector;
- An integrated public and strata street network provides a looping circulation pattern to better circulate neighbourhood traffic while providing on-site residential parking;
- Hidden garages and rear lanes of both single-family homes and townhomes, offers improved traffic distribution, pedestrian safety and experience;
- Improved pedestrian connections through the site, linking Main Street commercial to Quilchena Park using a re-established Cedar Creek Path + Wildway;
- Diversity of home sizes, including 19 Village Single Family Homes and 80 Townhome + Duplexes, offering homes for a variety of lifestyles and life stages.


Legacy Neighbourhood LEGAL PARCEL PLAN

LEGEND DECEMBER 2022



-  Site Boundary 5.71 ha / 14.11 ac
-  Legal Property Lines
-  5m Contour
-  1m Contour
-  Existing Homes
-  Existing Lots
-  Existing Parks
-  ① Lot 1, Section 23, Township 28, Regional District of Central Okanagan, Plan KAP85435



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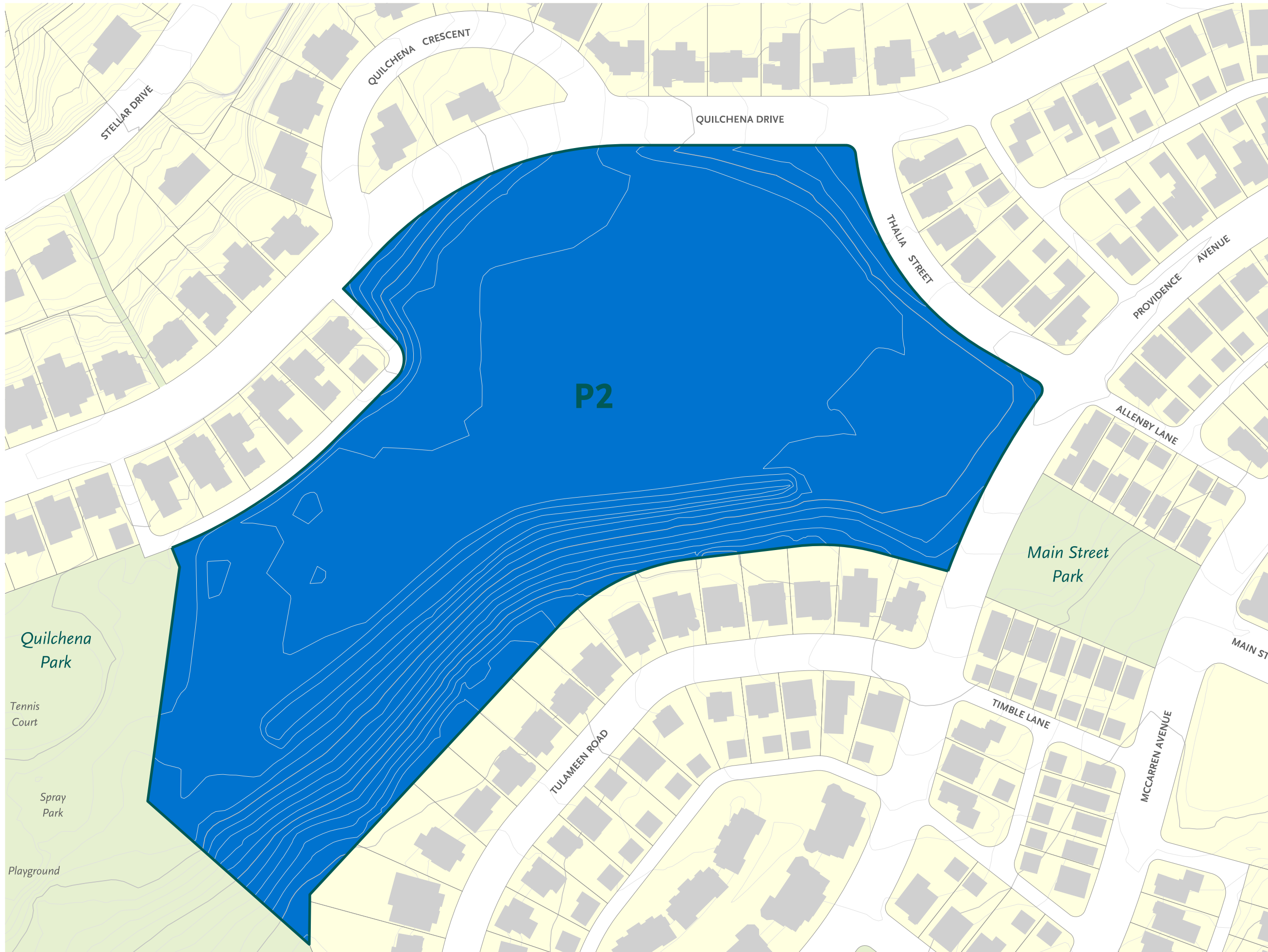


Legacy Neighbourhood EXISTING ZONING

LEGEND DECEMBER 2022

-  Site Boundary 5.71 ha / 14.11 ac
-  Legal Property Lines
-  5m Contour
-  1m Contour
-  Existing Homes
-  Existing Lots
-  Existing Parks

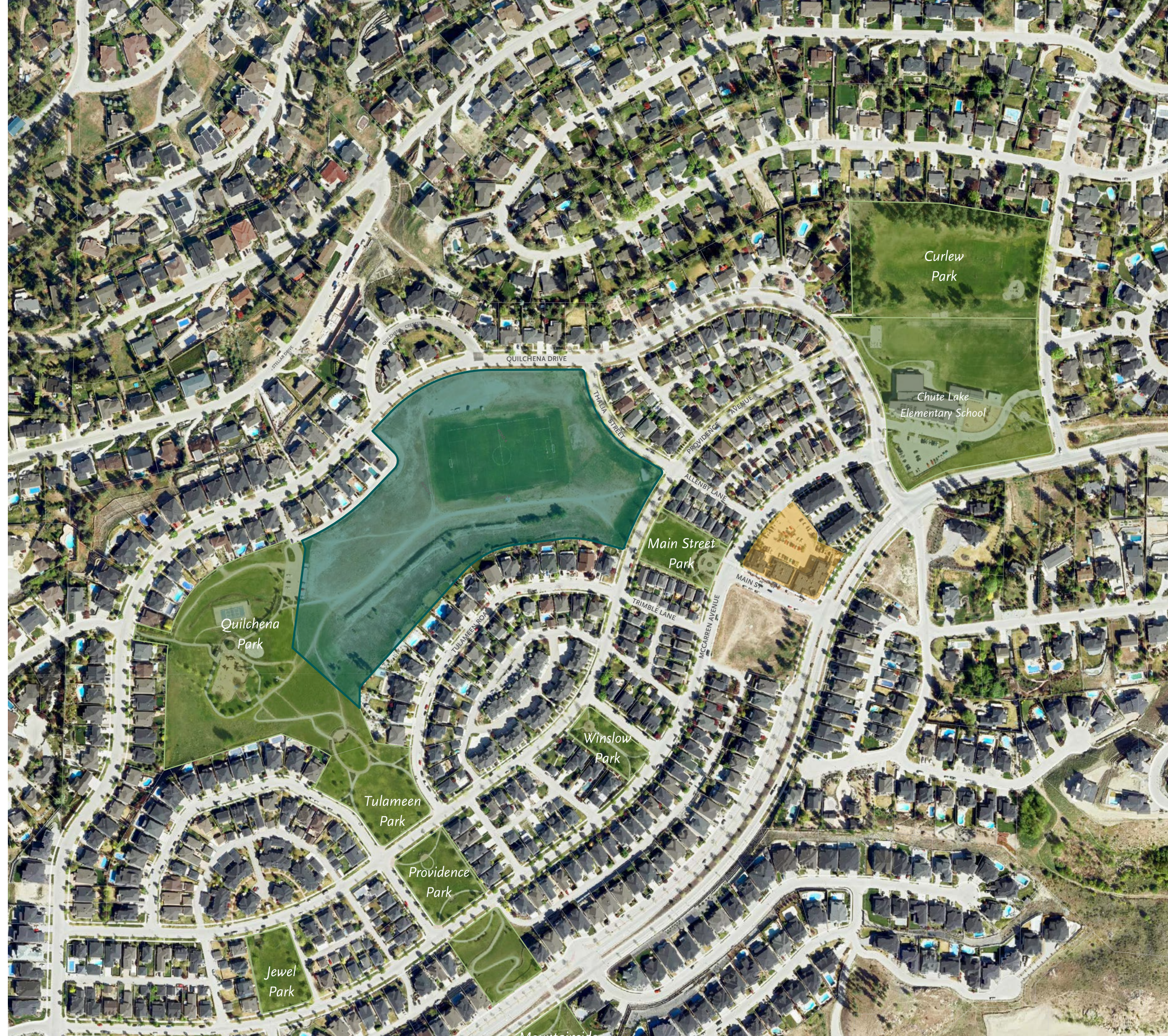
- ZONE**
-  P2 Education and Minor Institutional



KETTLE VALLEY'S FINAL PHASE

THE LEGACY NEIGHBOURHOOD

- Having launched the success of Kettle Valley through its new urbanist Masterplan in 1994, Kettle Valley has re-engaged with the planning team to undertake the design of the community's the final phase.
- 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.
- With Kettle Valley's success, the cost of homes often price out the families that are seeking to make Kettle Valley home.
- 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.



THE PROMISE OF KETTLE VALLEY

RETURNING TO NEW URBANIST ROOTS

- In the early 90s, the property that would become Kettle Valley was slated for a golf course community. When the land was sold to a new developer, the planning team seized the opportunity to create a 'traditional town' concept based on New Urbanist principles.
- New urbanism began in the late 20th century as a direct response to suburban development and poor planning. These "single-use suburbs" provided people a home and a place to live, but offered little else and no real connection to a community.
- While today, the principles of new urbanism 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 homebuyers and families, as well as downsizers wanting to stay within Kettle Valley.



TIMELESS DESIGN

NEW URBANIST PRINCIPLES

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 and Hidden Garages
3. Town and Village Centres
4. Generous Public Realm
5. Streets and Squares
6. Connected Patterns
7. On Street Parking



REALIZING A SUSTAINABLE COMMUNITY

LIVING WELL

A NETWORK OF PARK + 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

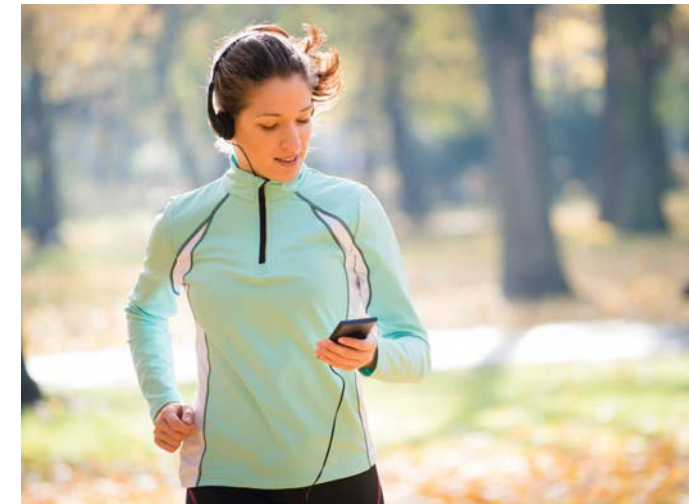
- Accommodate a range of lifestyles and life-stages.
- Plan for “aging in place”.
- Create a walkable neighbourhood for shopping, recreation and social gathering.
- Incorporate residential density to support local businesses and community facilities.
- Incorporate a sense of place in the design.
- Rekindle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









LIVING LIGHTLY






WALKABLE NEIGHBOURHOODS

- 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.
















SLOPE ANALYSIS

-  Site Boundary 5.71 ha | 14.11 ac
-  Legal Property Lines
-  5m Contour
-  1m Contour
-  At Grade Access
-  Average Natural Grade

-  0 - 10% Slope | Flat
-  10 - 20% Slope | Gentle
-  20 - 30% Slope | Moderate
-  30 - 40% Slope | Steep
-  +40% Slope | Extreme



PROPOSED ZONING PLAN

	Site Boundary	5.71 ha 14.11 ac
	Legal Property Lines	
	5m Contour	
	1m Contour	
	5m Development Setback	
	Existing Homes	
	Existing Lots	
	Existing Parks	
ZONES		
	3%	RU1 Large Lot Housing*
		0.18 ha 0.44 ac
	7%	RU2 Medium Lot Housing
		0.40 ha 0.99 ac
	13%	RU3 Small Lot Housing
		0.74 ha 1.83 ac
	33%	MF2 Townhouse Housing
		1.88 ha 4.65 ac
	44%	P3 Parks and Open Space
		2.51 ha 6.20 ac
100%		5.71 ha 14.11 ac

* Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road

