



KETTLE VALLEY | The Legacy Neighbourhood

Public Hearing - August 2023

PLANNED COMMUNITY

Changing Needs



1996 MASTER PLAN

- The Kettle Valley Master Plan was approved for 1,028 residential + commercial units and schools, currently with 917 units built.
- In the Master Plan, the site was designated as Educational Institution allowing for a multi-storey secondary school with a full height gymnasium, playfield, 300 stall parking lot + bus drop-off loop.

A SCHOOL DISTRICT DECISION

- Kettle Valley permitted the City to operate a temporary sports field until the School District needed the site.
- In 2014, the School District selected an alternate site for the secondary school and determined that the land was no longer required.

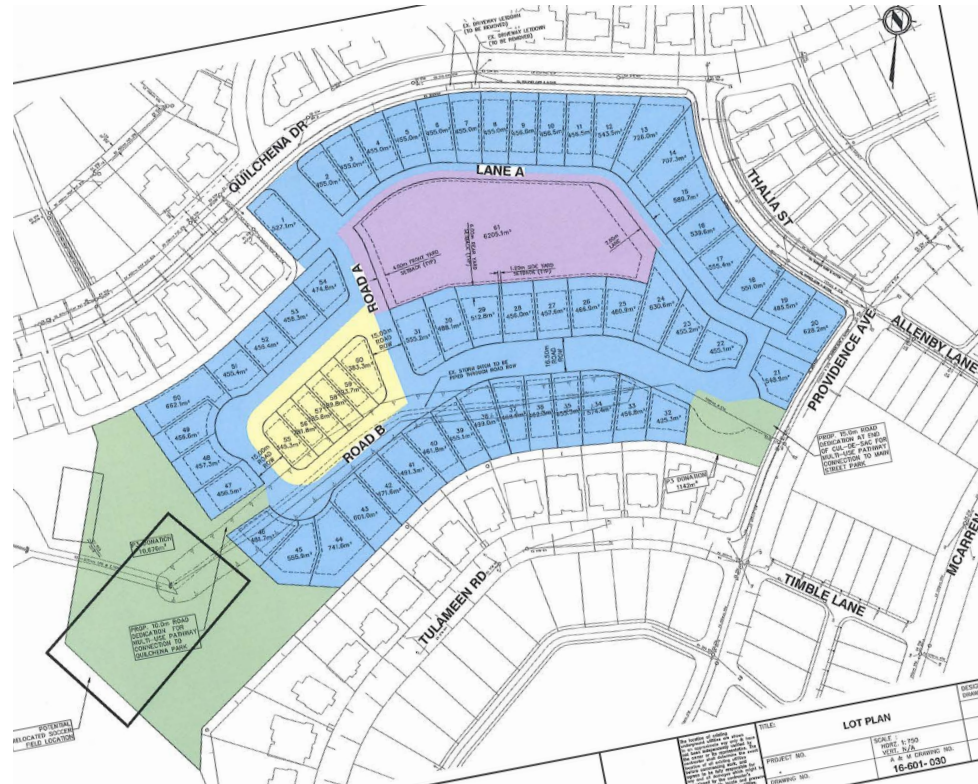
COMMUNITY NEEDS

- No longer a school, the site offers the opportunity to reimagine the future and address community needs.
- The site is located at the core of the Village within an easy walking distance of Chute Lake School, parks, shops, + bus service.
- The lands' 14-acre size, gentle topography and central position all afford the opportunity to complete the Village with a range of housing + neighbourhood amenities serving the broader Kettle Valley community.



APPLICATION HISTORY

Extended Engagement



2017 APPLICATION

THE SUBDIVISION APPROACH

- In 2017, Kettle Valley submitted a Rezoning Application supported by staff, the application proposed the following:
 - 82 Single Family and Townhomes;
 - 20% dedicated as Park;
 - Soccer Field relocation;
 - Predominant front access garages;
 - Larger lots with higher price points;
 - Public street loop with single access from Quilchena Drive.



2020 APPLICATION

THE NEW URBANIST APPROACH

- The 2020 Rezoning Application was developed in response to community feedback and Council's 2017 direction, reflecting a stronger focus on the new urbanist planning principles and proposed the following:
 - 67 Single Family Homes;
 - 25% dedicated as Park;
 - Super 8 Soccer Field;
 - Predominant lane-fed homes;
 - Park fronting homes;
 - 5m Greenway through the site to Quilchena Park to maintain pedestrian flow;
 - Looping public street with cul-de-sac extension.



2023 APPLICATION

THE COMMUNITY APPROACH

- The 2023 Rezoning Application proposes the following in responding to Council's 2021 direction and community feedback:
- 99 Single family, Duplex and Townhomes;
 - ~50% dedicated as Park;
 - Cedar Creek Wildway and Gathering Pavilion + Community Green as an extension of Main Street Park;
 - Relocated Fullsize Soccer Field;
 - Hidden garages and rear lanes of both single-family homes and townhomes;
 - Improved pedestrian connections through the site, linking Main Street Park to Quilchena Park using a re-established Cedar Creek Trail;
 - Looping public street distributing traffic through 2 intersections along the Quilchena Drive Collector.

COMMUNITY ENGAGEMENT PROCESS

Learning What's Important

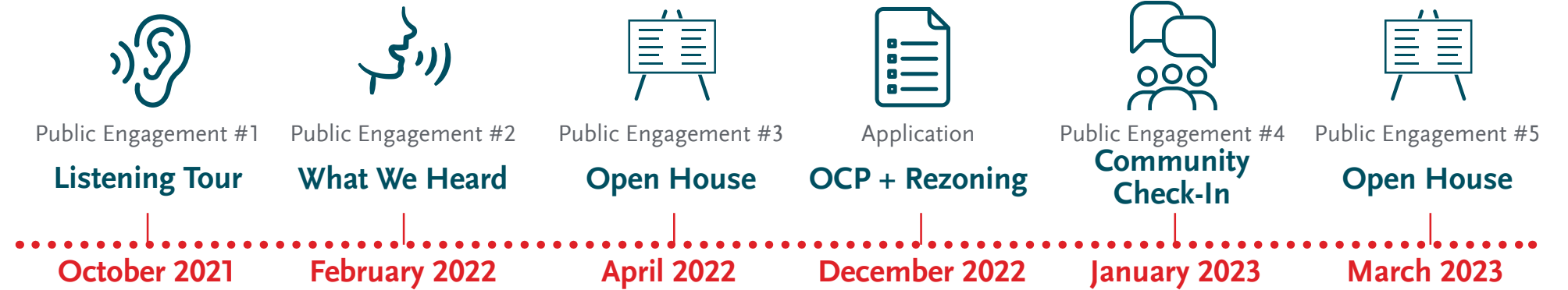


In **October 2021**, a **Listening Tour** was undertaken – recording specific concerns, desired program elements and design changes supported by the neighbours.

In **February 2022**, Kettle Valley hosted a **What We Heard Tour** through a series of 4 in-person meetings and 1 online webinar – presenting an inventory of the Listening Tour findings with a revised Design Concept for the Legacy Neighbourhood.

In **December 2022**, following the community engagement, Kettle Valley submitted an **OCP Amendment + Rezoning Application** and hosted an **Open House in March 2023** highlighting the community feedback, the shared vision, and the final plan for the Legacy Neighbourhood.

COMMUNITY ENGAGEMENT TIMELINE

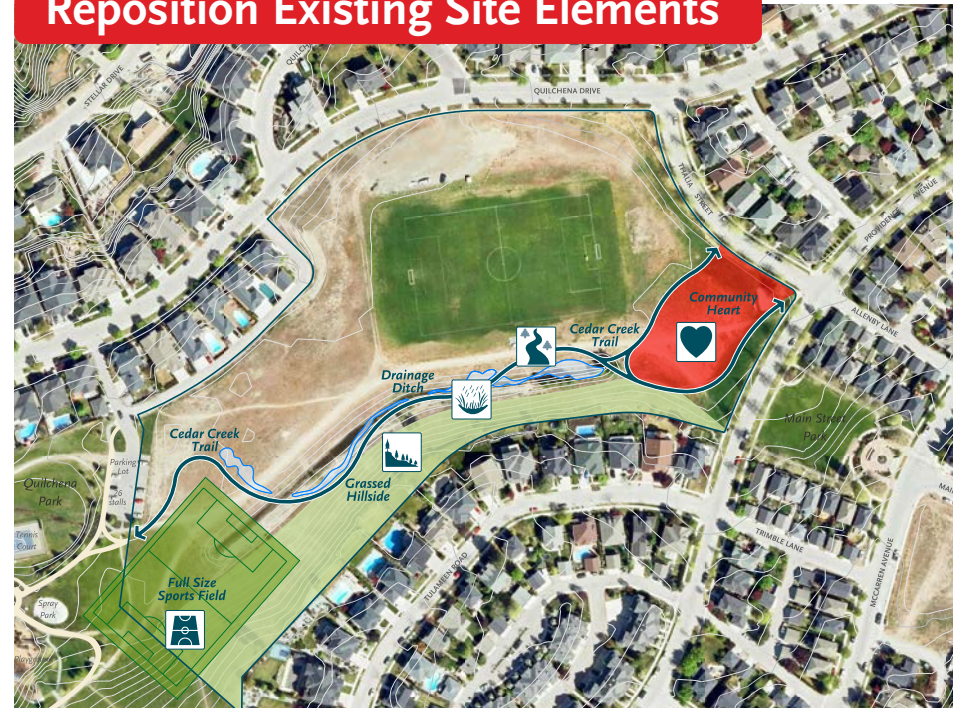


Identify Existing Site Elements



After the Listening Tour, we proceeded to map the Recurring Themes with the location and extents of the existing Site Elements.

Reposition Existing Site Elements



We retained and - where required - repositioned the existing Site Elements to preserve their function and enhance their experience.

Mapping What We Heard



The retained and repositioned Site Elements were then set within a complete neighbourhood as part of a new enlarged public park.

WHERE WE ARE NOW

2023 Application



-  **Hillside** Retain natural hillside greenspace + neighbour privacy
-  **Bioswale** Enhance habitat + integrated with winding Cedar Creek Trail
-  **Heart** Recognize Community Heart along Thalia St with new Commons Park
-  **Park** Expand Parkland to nearly ~50% of site
-  **Orchard** New Orchard Meadow Park
-  **Pathway** Retain gentle pedestrian-friendly 2.5m wide Cedar Creek trail as park connector linking Main St and Quilchena Park
-  **Playfield** Retain and repositioned Full-Size Sportsfield adjacent to existing parking and washrooms
-  **Diversity** Provide variety of Single Family, Duplex + Townhomes
-  **Traditional** Retain Traditional Character in Design Guidelines
-  **Community Pavilion** New Community Social Events Heart Pavilion
-  **Parklet** New Thalia Green to open up sitelines + access at corner of Thalia and Quilchena
-  **New Forms** Introduce Duplex homes along public street
-  **Matching Neighbours** Replace Townhomes with 2-storey Duplexes to match Thalia + Quilchena neighbours
-  **Parking** Additional parking within Quilchena Park
-  **Traffic** Traffic Calming with Quilchena Roundabout + Providence narrowed crosswalks.
-  **Benches + Tables** Enhance park features with new benches + picnic tables
-  **Density** Diversity of home sizes, including Village Single Family Homes, Townhomes + Duplexes, offering homes for a variety of life styles and life stages.



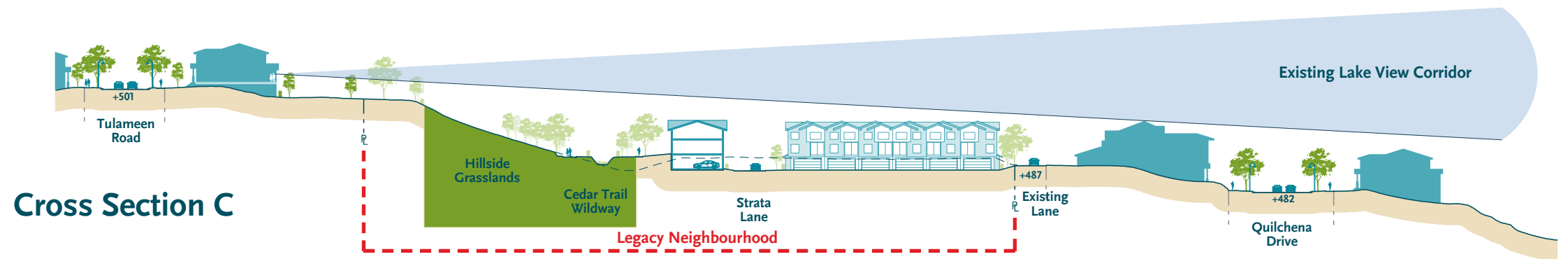
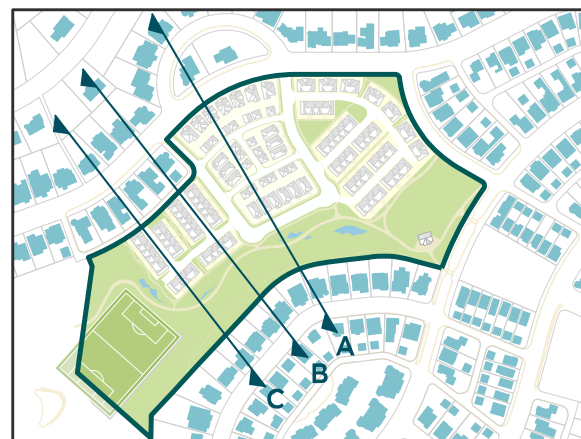
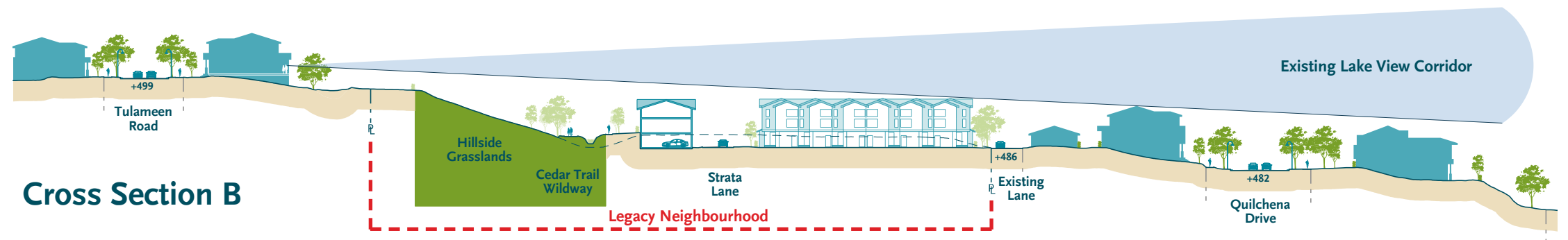
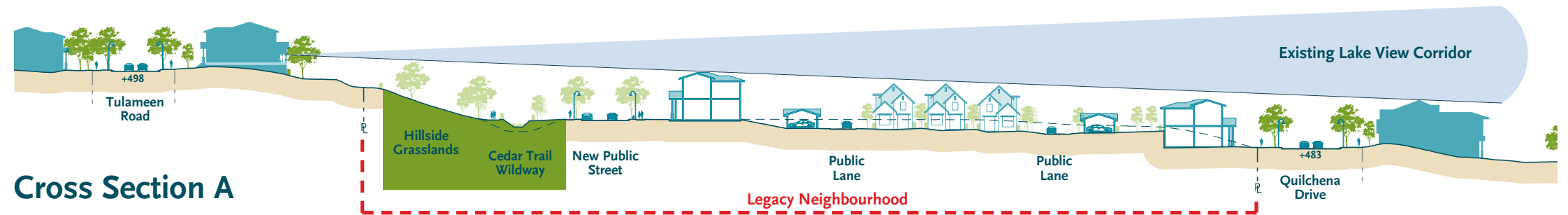
RELATING TO OUR NEIGHBOURS

Buffering with Park + Preserving Lake Views



WORKING WITH THE LAND

- Existing Tulameen homes sit 1 – 3 storeys above the Legacy Neighbourhood terrace.
- This elevation change separates the Ridge homes – physically and visually – and preserves views to Okanagan Lake.
- The Plan provides new public park as the transition with adjacent Tulameen homes.
- The design addresses existing neighbours on Quilchena, Providence and Thalia Street, ensuring privacy with either new park or landscape screening.



CONTINUING THE CONVERSATION

Responding to Community Questions



50% PARK DEDICATION

Half the 14-acre site dedicated for Public Park - increasing parks to 23% of KV's area – 4x the typical requirement of 5-7%.



NEW SOCCER FIELD + FACILITIES

Construction of a full-size soccer field, while also protecting the natural hillside, providing new facilities, and enhancing Cedar Creek Trail between Main St and Quilchena Parks.



ENHANCED ENVIRONMENT

Without 1 single tree removed, the plan adds +200 new trees to the urban tree canopy, along with an orchard meadow, a restored bioswale, and a Community Green.



MISSING MIDDLE HOUSING

New small single-family, duplex and townhomes addressing urgent housing needs, especially the “missing-middle”, and aligning with the City's 2040 OCP.



BELOW PERMITTED DENSITY

With 99 new homes, Kettle Valley remains below its density cap of 1,028 units – and removes traffic from a previously anticipated secondary school.



NEW ROADS + TRANSIT CONNECTIONS

Providing \$240k to the Frost Rd Extension, which with the Mission Network Restructure Initiative, significantly improves KV's road and transit connections.



LOW WILDFIRE RISK

Identified as “Low Risk” for Wildfire by the City in April 2023 and now has a 2nd exit route in case of emergency via the new South Perimeter Way.



BEST SUITED FOR RESIDENTIAL

Following the School District's 2014 decision not to proceed - and without any institutional inquiries since - the site is ready to provide much needed housing.



LEGACY NEIGHBOURHOOD

The Heart of Kettle Valley

