



WELCOME

New Legacy Neighbourhood

Open House

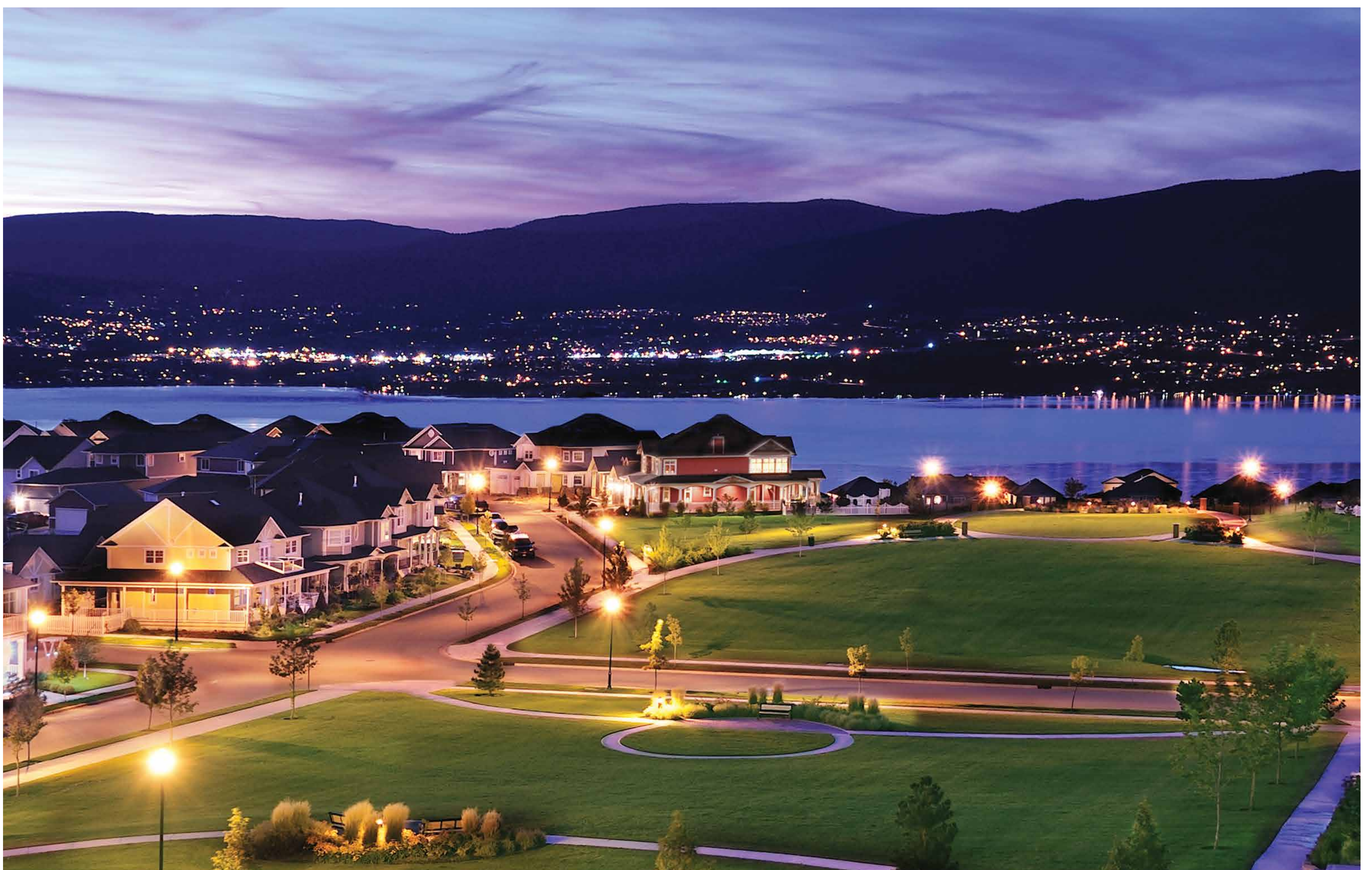
A SHARED VISION

To develop a residential Legacy Neighbourhood – one worthy of its name – has meant careful listening to our neighbours, balancing competing interests and acting to articulate a shared vision for the lands.

Following our 5 months of community engagement and workshops, the final Legacy Neighbourhood Plan was submitted as part of a new OCP Amendment + Rezoning Application in early March, 2022.

Kettle Valley welcomes you to the Public Open House to present the shared vision and final plan.

**After our many meetings
working together,
we are excited to share
THE FINAL PLAN!**



LEGACY NEIGHBOURHOOD

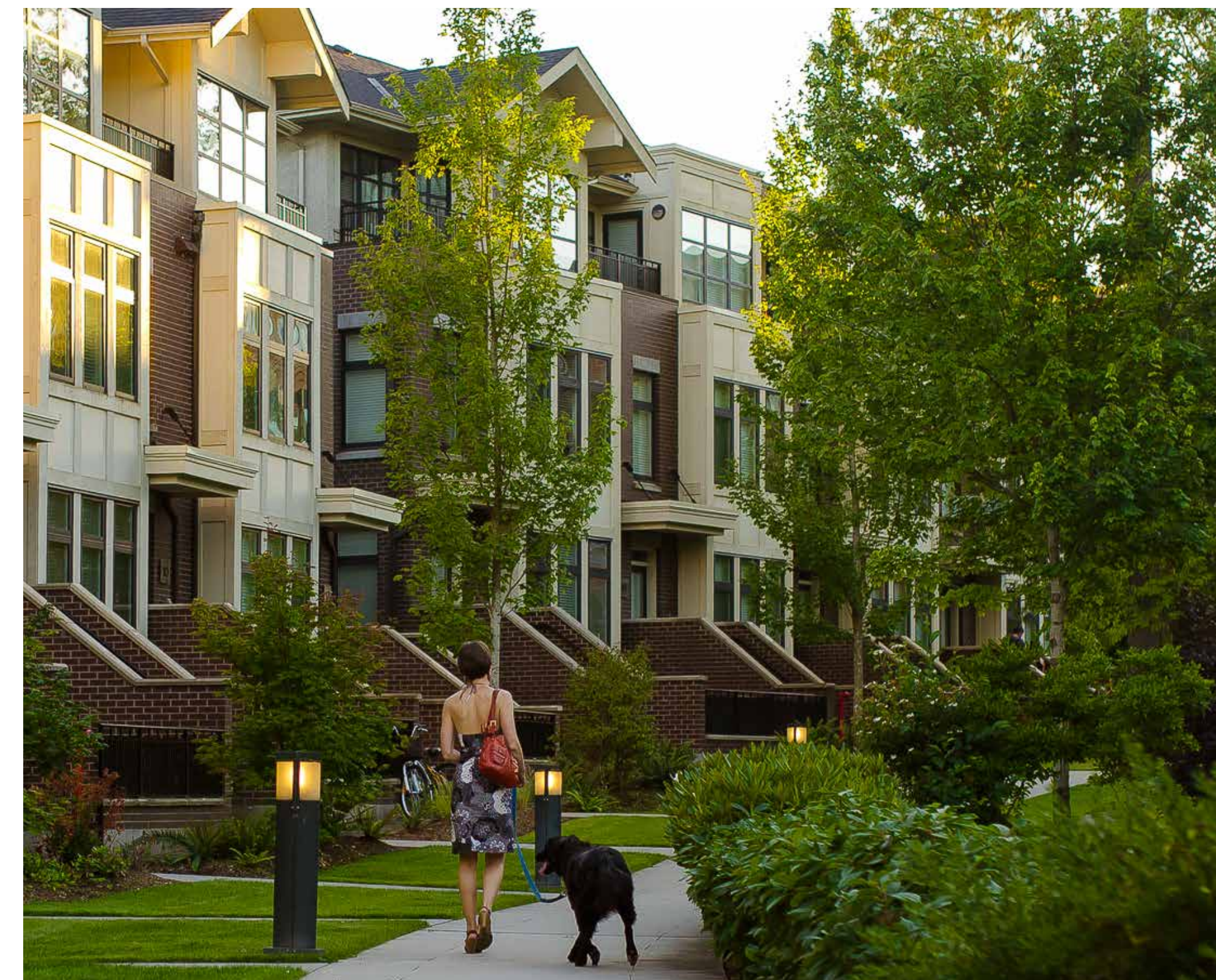
Where we have arrived



COMPLETING THE COMMUNITY

After 25 years and numerous awards, Kettle Valley has become a **beloved community**. When we started, Kettle Valley was largely alone on the hillside. Today, we recognize that we need to be **aware of our neighbours**.

The Legacy **Lands require a new vision**, and while undeveloped, it is **not a blank slate** - it has adjacent neighbours, hosts a variety of activities, as well as being in the centre of the Village. Our aim is to complete the Legacy Neighbourhood as the heart of the community. Rezoning is necessary as the current Institutional Zone does not provide for that future.

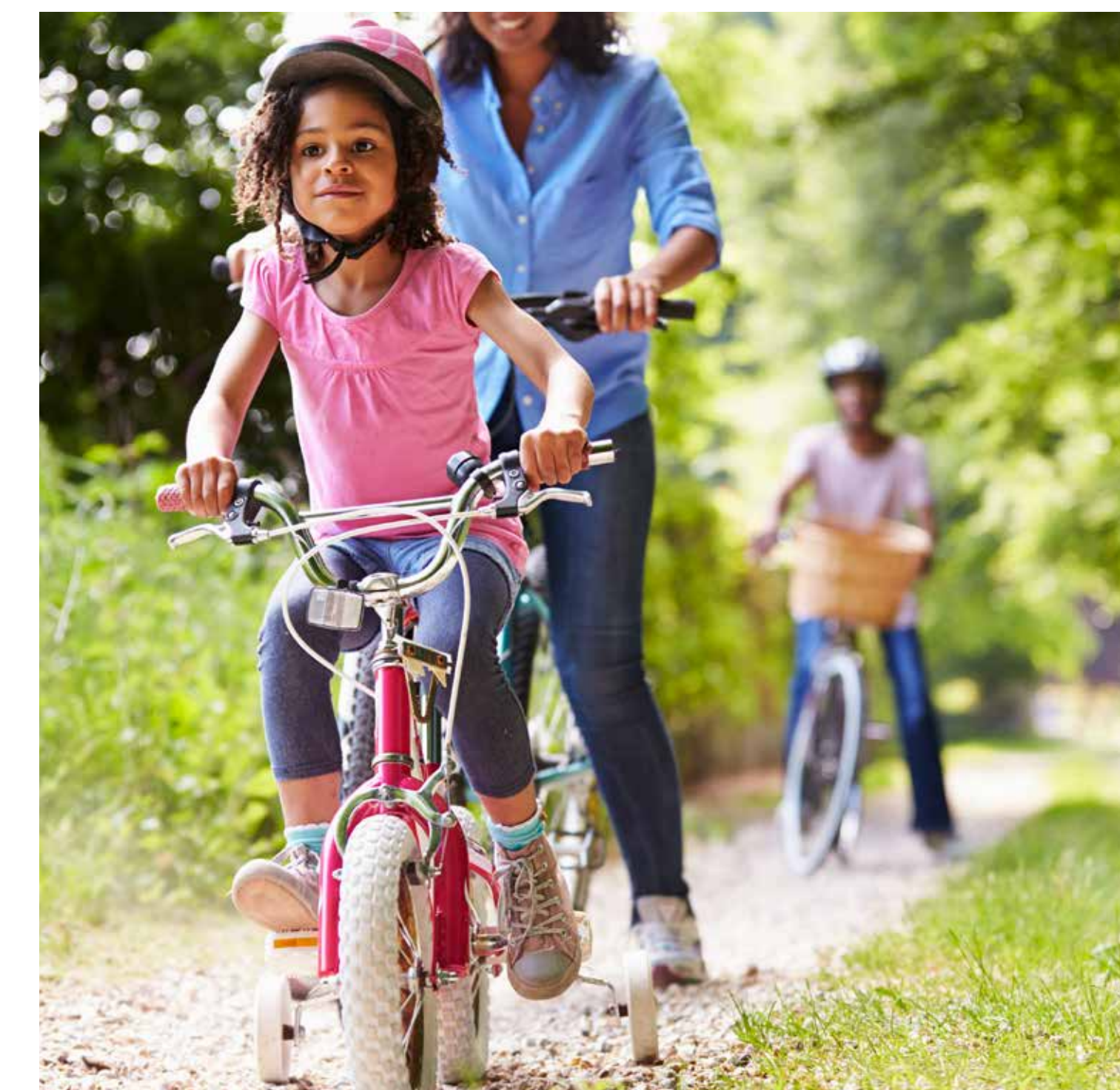


WORKING WITH OUR NEIGHBOURS

Following Council direction last July, we have engaged with **our neighbours over the last 5 months to re-imagine together** the 14-acre lands within the context of Kettle Valley's final phase.

With the feedback from our **October Listening Tour**, we crafted a revised design reflecting and balancing what we heard with what the lands can provide in completing the community.

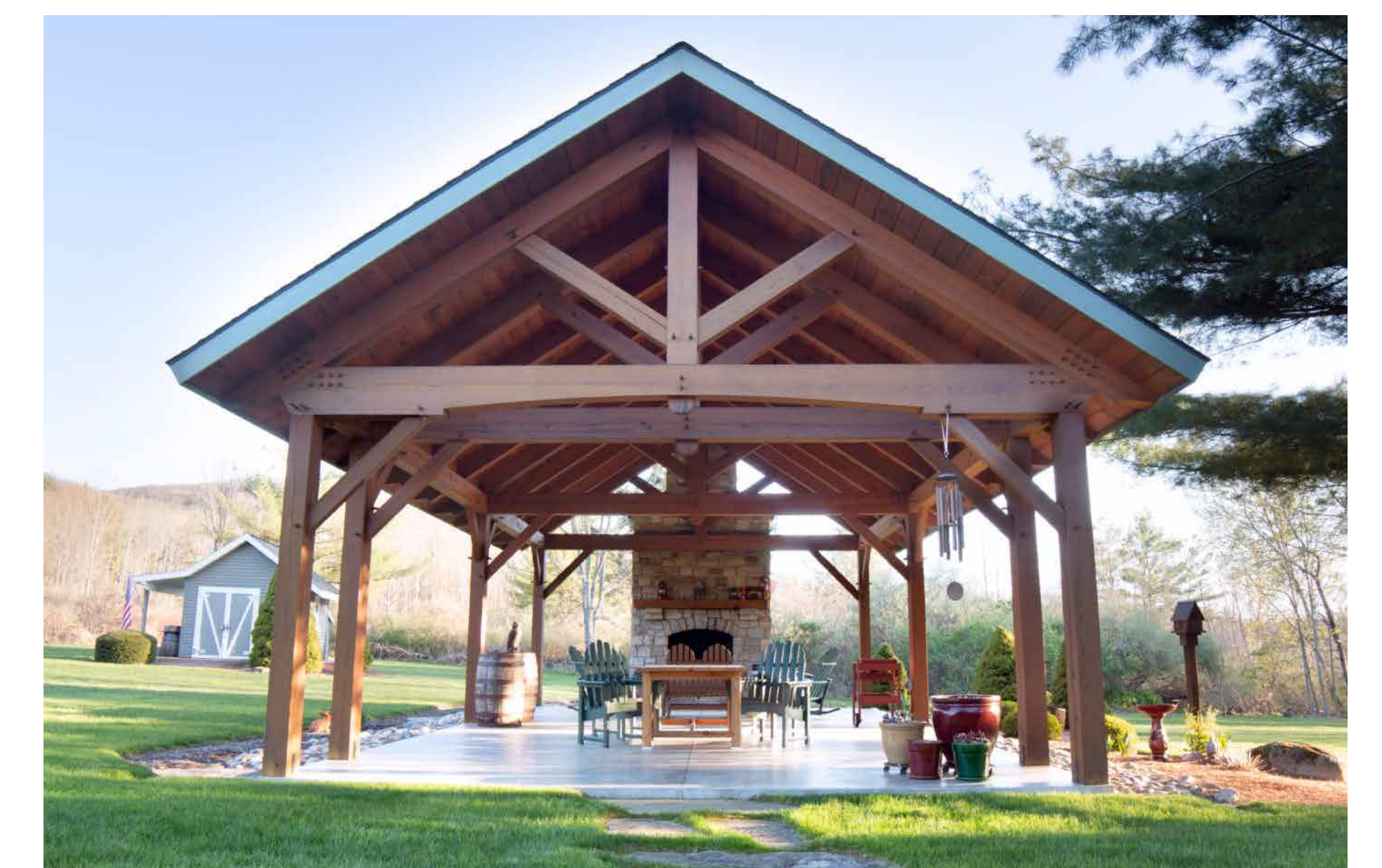
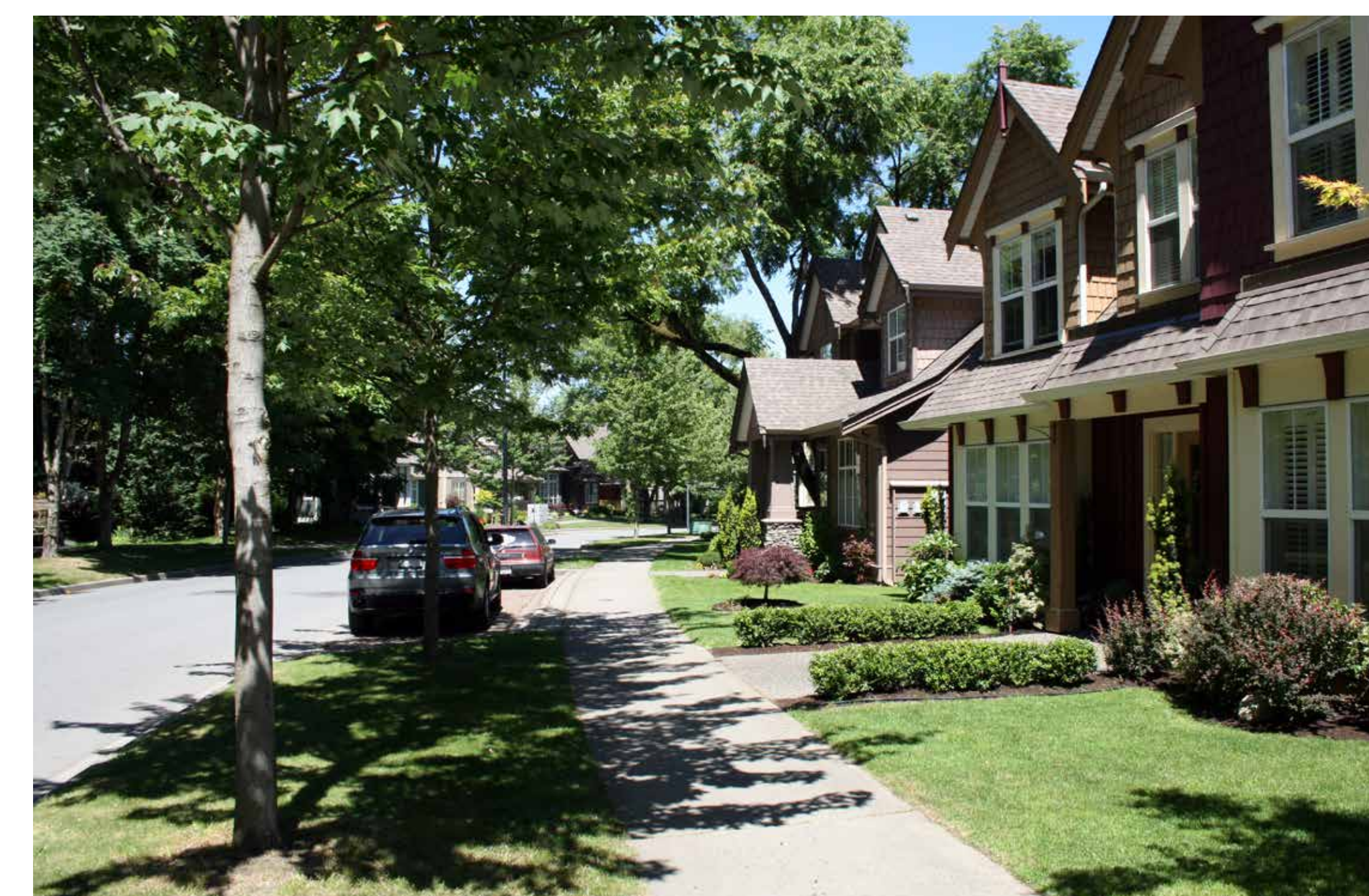
Our **February Engagement** provided additional community comments + design ideas, and an opportunity to further our face-to-face discussions, allowing both honest dialogue and a cooperative tone towards finalizing the Legacy Neighbourhood Design.



FINDING A BALANCE

While the Final Plan perhaps may not fulfil every wish on the list, it does succeed at balancing all of the competing interests. **We are proud to propose this Plan - it far outshines the alternative of institutional zoning.**

Having canvassed our neighbours, **we want your support to deliver on everything we heard** - and get started with building the Legacy Neighbourhood!



LEGACY LANDS

Needing to Reimagine Kettle Valley's Heart



NO LONGER A SCHOOL SITE

- While the original Kettle Valley Plan designated the site for a secondary school + playfield, in 2016 the **School District determined that the lands were no longer required**.
- In 2019, SD23 removed all legal rights to the lands as a school site, requiring a new vision.
- Since then, the lands have sat idle.

TEMPORARY PLAYFIELD SUSPENDED

- While waiting for the school to be needed, **Kettle Valley funded the construction** of a temporary sportsfield in 1998 as part of the *Partners in Parks Program*.
- Over the past 23 years, the City has benefited from the \$1 per year lease, while Kettle Valley **residents have enjoyed free use of the temporary sportsfield**.
- Given Kettle Valley's generous parkland, the **City is not seeking to purchase additional parks** or facilities.
- In anticipation of the neighbourhood's development, the **City's playfield lease has been cancelled** as of February 2022.

COMMUNITY USES AT RISK

- The undeveloped nature of the Lands has permitted a wide range of **informal uses** - all of which **are at risk** without a new vision.
- The lands' 14-acre size, gentle topography and central position afford a **singular opportunity to work with our neighbours to complete the community in the best possible way**.



LEGACY LANDS

Understanding the Land

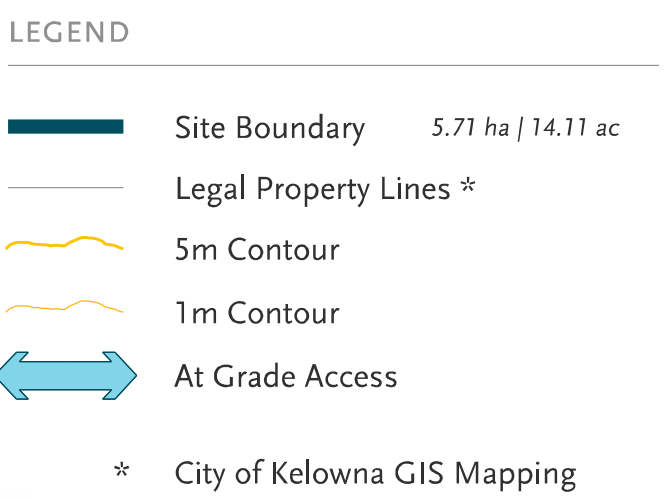


Located in the heart of the Village, the 14-acre site is Kettle Valley’s final phase. The following plans illustrate the lands’ unique characteristics and features.



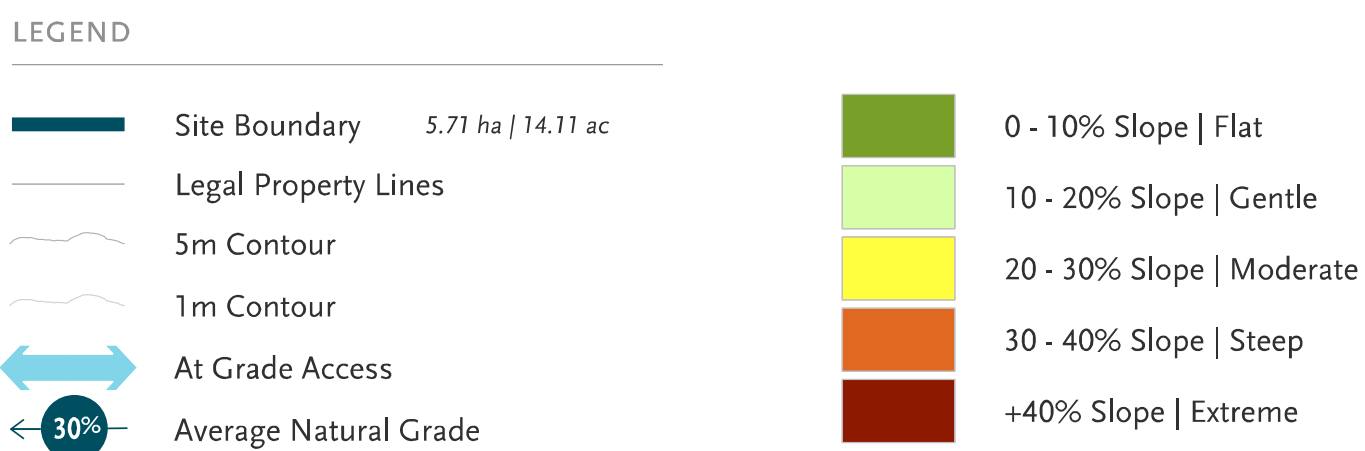
AERIAL ANALYSIS

- Located at the centre of the Kettle Valley Community, the site is accessed from three streets including Quilchena Drive, Thalia Street, and Providence Avenue.
- The lands border residential properties and are within a 5-minute walk to Main Street Shops, Chute Lake Elementary School, and multiple Playfields and Parks.



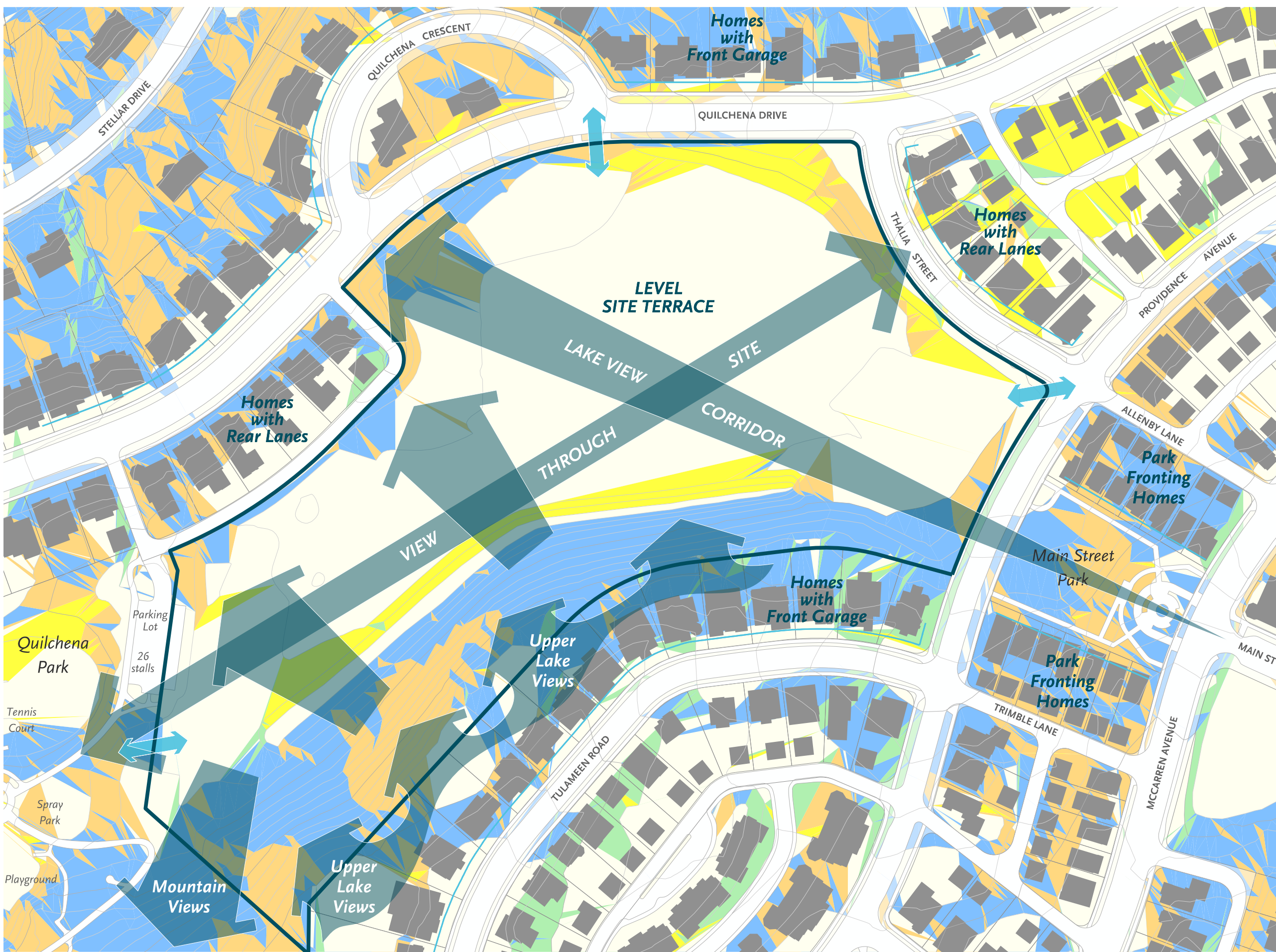
SLOPE

- The lands are positioned on a significant level terrace at the base of Tulameen Ridge.
- The Tulameen Ridge physically and visually separates the Legacy Neighbourhood from the existing homes located along Tulameen Road.
- Quilchena Park, Thalia Street and Quilchena Drive provide points of gentle at grade access into the site.



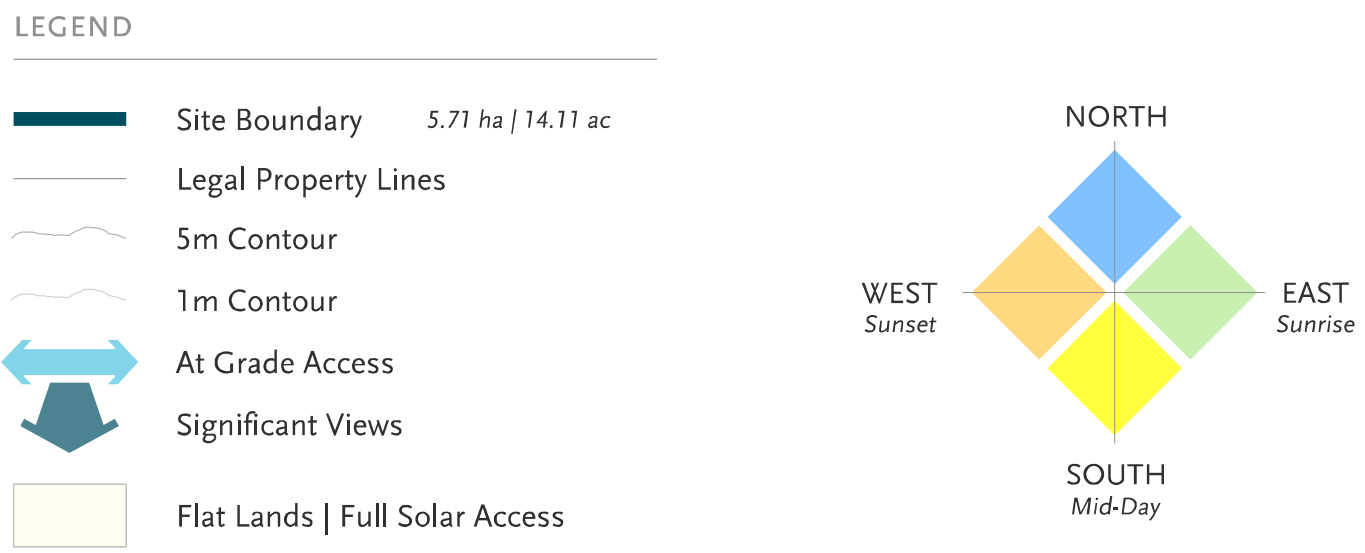
LANDFORM ANALYSIS

- The lands sit within a gentle terrace at the base of Tulameen ridge.
- The existing homes along Tulameen Road sit approximately one to three storeys above the Legacy Neighbourhood terrace.



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.
- In addition, the lands provide views into Quilchena Park as well as the surrounding mountains.



LISTENING TOUR

Part #1 | Learning What's Important



In response to community concerns and Council's direction, Kettle Valley undertook in October 2021 a **Community Listening Tour** facilitating 6-in-person workshops to better understand the concerns of residents and local merchants towards informing the future vision for the legacy neighbourhood.

Workshops at a Glance

| Sessions | Attendees | Interest Groups |
|----------|-----------|---|
| 6 | 50 | Kettle Valley Merchants KV Resident Assoc. Chute Lake PAC Thalia Residents Tulameen Residents Quilchena Residents Heart of Kettle Valley + Various |



Workshop 1

October 19th
4:00pm



Workshop 2

October 19th
6:30pm



Workshop 3

October 20th
4:00pm



Workshop 4

October 20th
6:30pm



Workshop 5

October 21st
4:00pm



Workshop 6

October 21st
6:30pm

What we Heard

| | Workshop 1 2021-10-19 4-6pm | Workshop 2 2021-10-19 6:30-8:30pm | Workshop 3 2021-10-20 4-6pm | Workshop 4 2021-10-20 6:30-8:30pm | Workshop 5 2021-10-21 4-6pm | Workshop 6 2021-10-21 6:30-8:30pm |
|---------------------------------|--|--|---|--|---|---|
| SITE DESIGN CONCERNS | | | | | | |
| HILLSIDE | <ul style="list-style-type: none">keep the open green spacemaintain the viewsdon't impact neighbour privacy + yards | <ul style="list-style-type: none">keep the open green spacemaintain the viewsdon't impact neighbour privacy + yardskeep sledding hill | <ul style="list-style-type: none">keep the open green spacemaintain the viewsdon't impact neighbour privacy + yardshillside weeping + drainage concerns with retaining | <ul style="list-style-type: none">keep the open green spacemaintain the viewsclean up the trees | <ul style="list-style-type: none">homes on hill are hidden - what's the issue!too much self-interest | <ul style="list-style-type: none">wildlife route |
| HEART | <ul style="list-style-type: none">Community Heart at Main St Park | | <ul style="list-style-type: none">Community Heart at Providence + ThaliaQuilchena not KV's Heart | | <ul style="list-style-type: none">KV heart at Thalia + Providence | <ul style="list-style-type: none">Community barn/paviliongathering with food trucks |
| PARK | <ul style="list-style-type: none">fronting homes - safetygathering space + social heartsafe for kids | <ul style="list-style-type: none">like the park spaceneed a 3rd spacesafe for kids | <ul style="list-style-type: none">locate park improvements on Thalia sideQuilchena has enough amenities | <ul style="list-style-type: none">current parks too small for organize playmore amenities + dog play areamore for teenagers | <ul style="list-style-type: none">park facilities hidden + wasted at Quilchena endPedestrian access at Thalia + Quilchenaadd more courts + frisbee sportscommunity centre + gathering areacommunity barn/pavilion | <ul style="list-style-type: none">green space to be usable + physical playThalia sledding hillmore pre-teen + teen activities |
| PATHWAY | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Parkremove proposed street crossings | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Parkremove proposed street crossingslinkage between parks with crosswalksKeep + Add Street Trees | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Park | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Park | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Parkkeep greenway | <ul style="list-style-type: none">keep flat + wide path (daycare route) linking School - Parkkeep greenway as safe routeneed a place to walk + circulate through KV |
| PLAYFIELD | <ul style="list-style-type: none">smaller field for kids + seniors (pickleball) | <ul style="list-style-type: none">full field idealflat playable space | <ul style="list-style-type: none">full sized fieldlocate Playfield on Thalia | <ul style="list-style-type: none">full sized fieldbig flat play area | <ul style="list-style-type: none">keep playfield size | <ul style="list-style-type: none">keep full size playfield size |
| DENSITY | <ul style="list-style-type: none">more people = more businessmore affordable homesDiversity of size + ownersmeet market needs | <ul style="list-style-type: none">townhomes vs SFincrease density Townhomesuse all 116 unit density capIncrease density with affordable Townhomes | | <ul style="list-style-type: none">never a promise of homes on site | <ul style="list-style-type: none">higher density along Park - like Main St Parkwant site to be developed + finished!trade park for townhome density | <ul style="list-style-type: none">loss of open spacedensity too high - need quality of lifehealth + safety for community |
| OTHERS | <ul style="list-style-type: none">Homes - ground-orient | <ul style="list-style-type: none">Streets + Lanes - Narrow Streets Nice to walk onLanes are great | <ul style="list-style-type: none">Thalia St - 100' setback along Thaliakeep Thalia + Quilchena sledding hillView + shadow concerns | <ul style="list-style-type: none">Tulameen - don't impact neighbour privacy + yards + views restrict home heightsStreets - don't access from ThaliaArchitecture - need to fit KV character | <ul style="list-style-type: none">Quilchena St - make Quilchena homes same as existing in width + sizeArchitecture - traditional home styles important | <ul style="list-style-type: none">Thalia St - keep Thalia + Quilchena sledding hillView + shadow concernsArchitecture - traditional home styles important |
| CITY OPERATIONS CONCERNS | | | | | | |
| COMMUNITY | <ul style="list-style-type: none">Families are keyPride of ownershipNo AIR BnB | | | | | |
| SPEEDING | | <ul style="list-style-type: none">Traffic Calming on Quilchena needed | | <ul style="list-style-type: none">speeding on Providence - danger to crossspeeding on Quilchena - danger to crosstraffic calming needed on Quilchena | | <ul style="list-style-type: none">speeding on Providence - danger to crosstraffic calming needed on Quilchena |
| PARKS | | <ul style="list-style-type: none">more parking - out of neighbourhood usersQuilchena has all to amenities - other KV parks empty | <ul style="list-style-type: none">Quilchena tennis Court in a swamp | | | |
| TRAFFIC | | | <ul style="list-style-type: none">traffic concerns | <ul style="list-style-type: none">Happy for NO school - too much trafficdodged a bullet with no schoolgetting down the hill - 45 min | | <ul style="list-style-type: none">too much trafficgetting down the hilltraffic is horrible on Quilchena |
| SKATEBOARDS | | | | | | <ul style="list-style-type: none">ruining sidewalk in Main St Park |
| SCHOOL | | | | | | <ul style="list-style-type: none">Chute Lake Elementary at capacity |

Recurring Themes



☐ **Hillside** Retain natural hillside greenspace + neighbour privacy



☐ **Bioswale** Retain + enhance natural drainage



☐ **Heart** Expand Community Heart along Thalia



☐ **Park** Expand Park space



☐ **Pathway** Retain pedestrian-friendly Cedar Creek Trail



☐ **Playfield** Build a Full Size Sportsfield



☐ **Diversity** Provide attainable housing for diversity of lifestyles + stages



☐ **Traditional Character** Retain traditional architectural character



☐ **Community** Add Community gathering place

LISTENING TOUR

Part #2 | Mapping What We Heard



Having organized what we heard during our October in-person workshops, we proceeded to map the Recurring Themes as the first step towards a revised design vision.

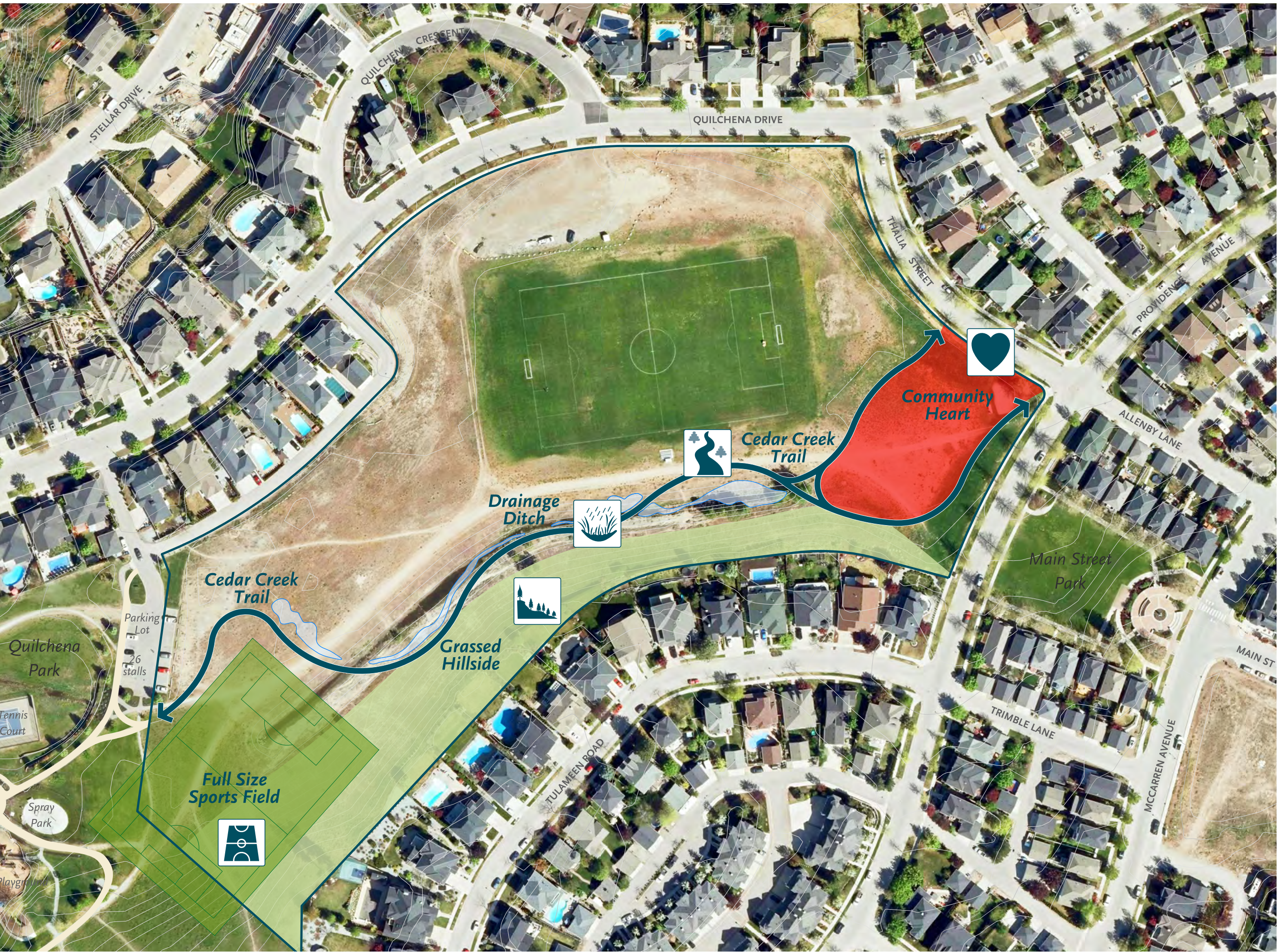
Identify Existing Site Elements



With the list of Recurring Themes, we started Part #2 by mapping the location and extents of the following existing Site Elements:

- Hillside** | Identify extent of the open grass hillside
- Bioswale** | Identify extent of the open drainage ditch
- Heart** | Identify area used for community events
- Pathway** | Identify position of current Cedar Creek Trail
- Playfield** | Identify dimension of existing temporary sportsfield

Reposition Existing Site Elements



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

- Hillside** | Retained grass hillside from base of slope to neighbouring backyards
- Bioswale** | Enhanced habitat + integrated with winding Cedar Creek Trail
- Heart** | Recognized community heart with new gathering Commons along Thalia Street, adjacent to Main St Park
- Pathway** | Retained gentle pedestrian-friendly 2.5m wide Cedar Creek Trail as main route linking Main St and Quilchena Parks
- Playfield** | Retained and repositioned Full-Size Sportsfield adjacent to Quilchena Park parking and washrooms

Integrate Elements into New Design



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

- | Existing Elements: | | New Elements: | |
|---------------------------------|------------------------------|---------------|--|
| Hillside Retained | Park Commons | | |
| Bioswale Enhanced | Orchard Meadows | | |
| Heart Recognized | Diversity of Homes | | |
| Pathway Retained | Traditional Character | | |
| Playfield Repositioned | Community Pavilion | | |





LISTENING TOUR

Part #3 | Testing a New Plan



With the initial feedback from our October Listening Tour, we crafted a revised design vision for the Legacy Neighbourhood reflecting + balancing what we heard with what the lands can provide in completing the community. With the new design in hand, we hosted a second set of workshops with our neighbours in February to present and gather feedback on the plan.

Community Ideas Implemented

-   **Hillside** Retained natural hillside greenspace + neighbour privacy
-   **Bioswale** Enhanced habitat + integrated with winding Cedar Creek Trail
-   **Heart** Recognized Community Heart along Thalia St with new Commons Park
-   **Park** Expanded Parkland to nearly ~50% of site
-   **Orchard** New Orchard Meadow Park
-   **Pathway** Retained gentle pedestrian-friendly 2.5m wide Cedar Creek Trail as main connector linking Main St + Quilchena Parks
-   **Playfield** Retained and repositioned Full-Size Sportsfield adjacent to existing parking + washrooms
-   **Diversity** Provide variety of homes: 19 Single Family 84 Town Homes
-   **Traditional** Retain Traditional Character in Design Guidelines
-   **Community** New Social Events Heart Pavilion

Testing a Revised Plan

The February Engagement provided strong support for the Revised Plan as well as additional design ideas to be incorporated. It was also a great opportunity to further our face to face discussions, allowing both honest dialogue and a cooperative tone towards finalizing the neighbourhood design.

Sessions
5

Attendees
57



Draft Neighbourhood Concept | February 2022

Additional Ideas

Through our February discussions we heard additional new ideas to refine the design:

-   Open up sitelines + access at corner of Thalia and Quilchena
-   Diversify housing with Duplex form
-   Replace Townhomes with 2 storey Duplex homes along Thalia and Quilchena corner
-   Additional parking within Quilchena Park
-   Traffic Calming with Quilchena Roundabout + Providence narrowed crosswalks
-   Enhance park facilities with new benches + picnic tables
-   Reduce Overall Neighbourhood Density

LISTENING TOUR

Part #4 | Final Plan Collaboration



New Neighbourhood Features

✓ 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

✓ 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

Reduce Neighbourhood Density to 103 homes:
19 Single Family
14 Duplex
66 Townhomes



Final Legacy Neighbourhood | March 2022

EXPANDED PARKLAND

Securing Community Use + Enjoyment



New Neighbourhood Features

Following the collaboration with our neighbours, the Final Legacy Neighbourhood Plan designates **nearly 50% of the site for parks and open space**, protecting the hillside, providing new habitat and maintaining Cedar Creek Trail safe route between Main St and Quilchena Parks.

In order to deliver on our promises, **Kettle Valley has committed to providing the land for the new parks, financing the facilities and constructing the long list of park features.**

Kettle Valley is seeking to begin development of the Legacy Neighbourhood as soon as Rezoning is achieved - thereby **limiting the field closure to only a single season.**

- 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 connector linking Main St and Quilchena Parks
- Playfield** Retain and repositioned Full-Size Sportsfield adjacent to existing parking and washrooms
- Community Pavilion** New Community Social Events Heart
- Parklet** New Thalia Green to open up sitelines + access at corner of Thalia and Quilchena
- Benches + Tables** Enhance park features with new benches + picnic tables

LEGEND

- Existing Pathways + Sidewalks
- Public Sidewalks
- Strata Sidewalks
- Proposed Greenway + Park Pathways



Final Legacy Neighbourhood | March 2022

Simpler Street Network

Limiting Traffic



New Neighbourhood Features

While more than some may like, the **Final Legacy Neighbourhood** generates far less traffic than originally permitted by the **Secondary School**. In fact, the Final Plan reflects a reduction of **2,500 daily vehicle trips** compared to a Secondary School.

The Final Plan distributes new traffic through a looping local street from Quilchena Drive - with rear lanes serving all homes.

The Plan continues Kettle Valley's **pedestrian focused streetscape** of tree-lined streets, boulevard separated sidewalks, and pedestrian oriented lighting.

- Traffic** Traffic calming with Quilchena Roundabout + Providence narrowed crosswalks
- Diversity** Provide variety of Single Family, Duplex + Townhomes
- Matching Neighbours** Replace Townhomes with 2-storey Duplexes to match Thalia + Quilchena neighbours
- Parking** Additional parking within Quilchena Park
- Density** Reduce Neighbourhood Density to 103 homes:
19 Single Family
14 Duplex
66 Townhomes

| LEGEND | |
|--------|--------------------------------|
| | Collector Street 20.0m |
| | Minor Collector Street 18.0m |
| | Local Street 15.0m |
| | Strata Lane 6.0m |
| | Public Lane 6.0m |



WIDER RANGE OF HOUSING

Meeting Community Needs

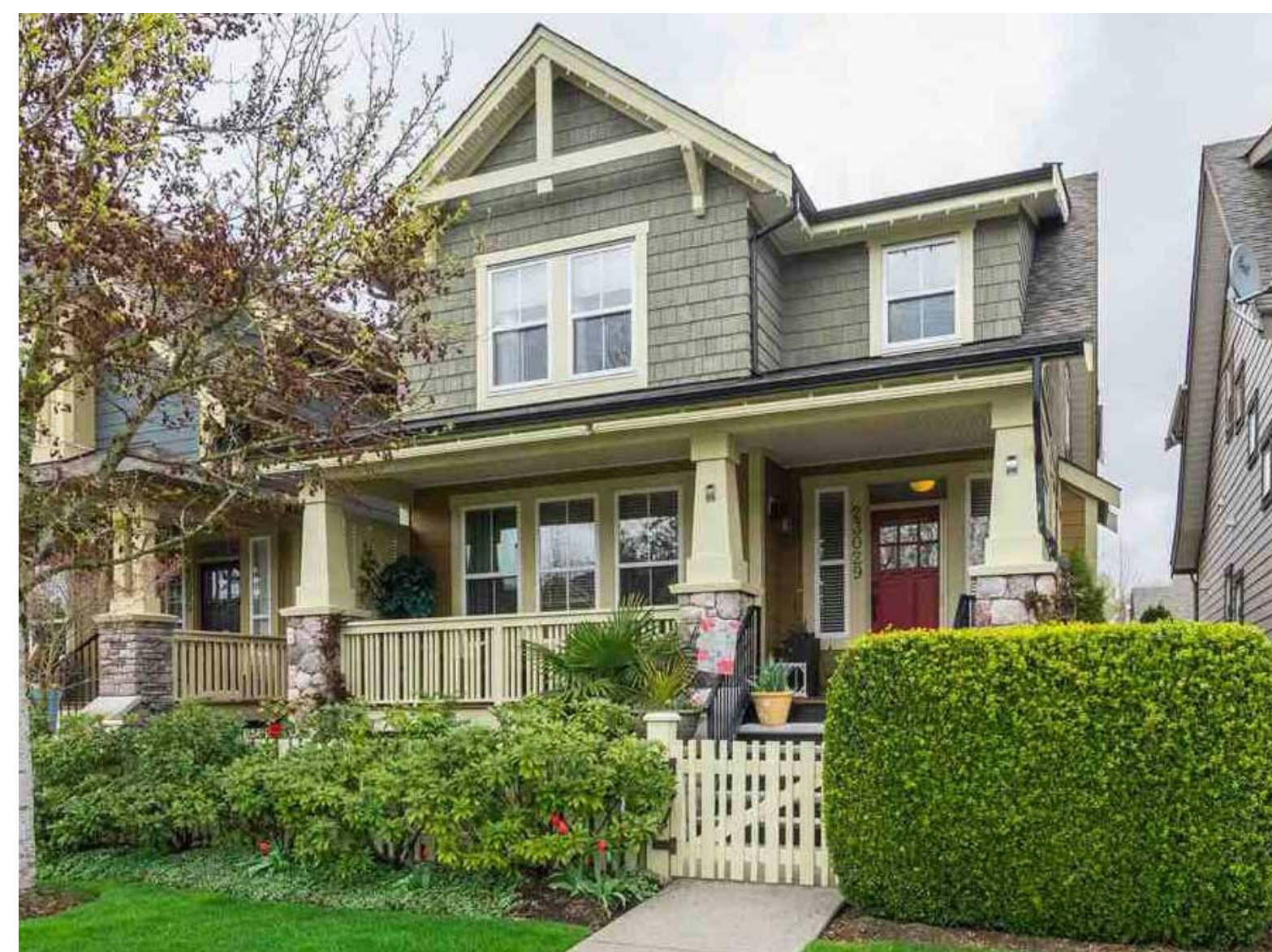


NEIGHBOURHOOD HOMES

Continuing the traditional neighbourhood character 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 new single-family, duplex and townhomes forms that address the needs of the community.
- Designed to celebrate Kettle Valley, the neighbourhood features tree lined streetscapes with garages located in rear lanes.
- Design Guidelines will ensure that the Legacy Neighbourhood homes will enhance the community's existing form and character.

MEDIUM SINGLE FAMILY



COMPACT SINGLE FAMILY



DUPLEXES



TOWNHOMES



REZONING APPLICATION

We need Your Support



BUILDING THE VISION

With your engagement + ideas, we have gone above and beyond - and it shows!

While the Final Plan perhaps may not fulfil every wish on the list, it does succeed at balancing all of the competing interests. **We are proud to propose this Plan - it far out shines the alternative of institutional zoning.**

Having canvased our neighbours, we want your support to deliver on everything we heard - and get started with building the Legacy Neighbourhood!

Questions?

Please reach out by email at:
eculic@kettlevalley.com

How to Support the Legacy Neighbourhood

We need your support so that we can begin building the Plan:

- 1 Website**
Visit our website **kettlevalley.com**
and click on the button
"I support the Legacy Neighbourhood"
- 2 Comment Form**
Submit a Comment Form provided today
in the Open House
- 3 Email of Support**
Email a letter of support to Council
- 4 Public Hearing**
Join us on the day of the Public Hearing

