



# 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.

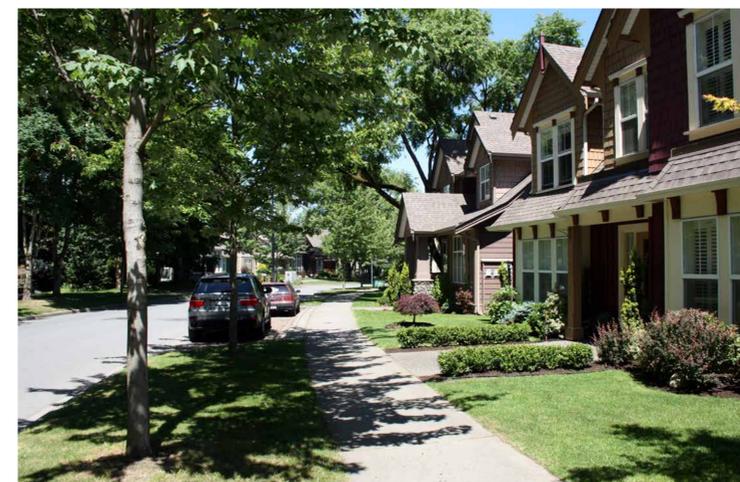
Our **February Engagement** provided additional community comments + design ideas, and an opportunity to further our face-to-face discussions, allowing both honest dialogue and a cooperative tone towards finalizing the Legacy Neighbourhood Design.



### 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.

LEGEND

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

\* City of Kelowna GIS Mapping



### 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.

LEGEND

- 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



### 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.

LEGEND

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

Single Storey Landform Intervals \*

505 m - 508 m	Above Terrace
502 m - 505 m	Above Terrace
499 m - 502 m	Above Terrace
496 m - 499 m	Above Terrace
493 m - 496 m	Above Terrace
490 m - 493 m	Above Terrace
487 m - 490 m	Neighbourhood Terrace
484 m - 487 m	Below Terrace
481 m - 484 m	Below Terrace
478 m - 481 m	Below Terrace
475 m - 478 m	Below Terrace

\* 1 storey = 3 m  
2 storey = 6 m  
3 storey = 9 m



### 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.

LEGEND

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- At Grade Access
- Significant Views
- Flat Lands | Full Solar Access

NORTH  
WEST Sunset  
EAST Sunrise  
SOUTH Mid-Day

# 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: **6**  
Attendees: **50**  
Interest Groups:  
Kettle Valley Merchants  
KV Resident Assoc.  
Chute Lake PAC  
Thalia Residents  
Tulameen Residents  
Quilchena Residents  
Heart of Kettle Valley  
+ Various

**Workshop 1**  
October 19<sup>th</sup>  
4:00pm

**Workshop 2**  
October 19<sup>th</sup>  
6:30pm

**Workshop 3**  
October 20<sup>th</sup>  
4:00pm

**Workshop 4**  
October 20<sup>th</sup>  
6:30pm

**Workshop 5**  
October 21<sup>st</sup>  
4:00pm

**Workshop 6**  
October 21<sup>st</sup>  
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
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#### SITE DESIGN CONCERNS

<b>HILLSIDE</b>	<ul style="list-style-type: none"> <li>keep the open green space</li> <li>maintain the views</li> <li>don't impact neighbour privacy + yards</li> </ul>	<ul style="list-style-type: none"> <li>keep the open green space</li> <li>maintain the views</li> <li>don't impact neighbour privacy + yards</li> <li>hillside weeping + drainage concerns with retaining</li> <li>keep sledding hill</li> </ul>	<ul style="list-style-type: none"> <li>keep the open green space</li> <li>maintain the views</li> <li>don't impact neighbour privacy + yards</li> <li>hillside weeping + drainage concerns with retaining</li> </ul>	<ul style="list-style-type: none"> <li>keep the open green space</li> <li>maintain the views</li> <li>clean up the trees</li> </ul>	<ul style="list-style-type: none"> <li>homes on hill are hidden - what's the issue!</li> <li>too much self-interest</li> <li>wildlife route</li> </ul>	
<b>HEART</b>	<ul style="list-style-type: none"> <li>Community Heart at Main St Park</li> </ul>		<ul style="list-style-type: none"> <li>Community Heart at Providence + Thalia</li> <li>Quilchena not KV's Heart</li> </ul>		<ul style="list-style-type: none"> <li>KV heart at Thalia + Providence</li> <li>Community barn/pavilion</li> <li>gathering with food trucks</li> </ul>	
<b>PARK</b>	<ul style="list-style-type: none"> <li>fronting homes - safety</li> <li>gathering space + social heart</li> <li>safe for kids</li> </ul>	<ul style="list-style-type: none"> <li>like the park space</li> <li>need a 3rd space</li> <li>safe for kids</li> </ul>	<ul style="list-style-type: none"> <li>locate park improvements on Thalia side</li> <li>Quilchena has enough amenities</li> </ul>	<ul style="list-style-type: none"> <li>current parks too small for organize play</li> <li>more amenities + dog play area</li> <li>more for teenagers</li> </ul>	<ul style="list-style-type: none"> <li>park facilities hidden + wasted at Quilchena end</li> <li>Pedestrian access at Thalia + Quilchena</li> <li>add more courts + frisbee sports</li> <li>community centre + gathering area</li> <li>community barn/pavilion</li> </ul>	<ul style="list-style-type: none"> <li>green space to be usable + physical play</li> <li>Thalia sledding hill</li> <li>more pre-teen + teen activities</li> </ul>
<b>PATHWAY</b>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> <li>remove proposed street crossings</li> </ul>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> <li>remove proposed street crossings</li> <li>linkage between parks with cross-walks</li> <li>Keep + Add Street Trees</li> </ul>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> </ul>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> </ul>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> <li>keep greenway</li> </ul>	<ul style="list-style-type: none"> <li>keep flat + wide path (daycare route) linking School - Park</li> <li>keep greenway as safe route</li> <li>need a place to walk + circulate through KV</li> </ul>
<b>PLAYFIELD</b>	<ul style="list-style-type: none"> <li>smaller field for kids + seniors (pick-leball)</li> </ul>	<ul style="list-style-type: none"> <li>full field ideal</li> <li>flat playable space</li> </ul>	<ul style="list-style-type: none"> <li>full sized field</li> <li>locate Playfield on Thalia</li> </ul>	<ul style="list-style-type: none"> <li>full sized field</li> <li>big flat play area</li> </ul>	<ul style="list-style-type: none"> <li>keep playfield size</li> </ul>	<ul style="list-style-type: none"> <li>keep full size playfield size</li> </ul>
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>more people = more business</li> <li>more affordable homes</li> <li>Diversity of size + owners</li> <li>meet market needs</li> </ul>	<ul style="list-style-type: none"> <li>townhomes vs SF</li> <li>increase density Townhomes</li> <li>use all 116 unit density cap</li> <li>Increase density with affordable Townhomes</li> </ul>		<ul style="list-style-type: none"> <li>never a promise of homes on site</li> </ul>	<ul style="list-style-type: none"> <li>higher density along Park - like Main St Park</li> <li>want site to be developed + finished!</li> <li>trade park for townhome density</li> </ul>	<ul style="list-style-type: none"> <li>loss of open space</li> <li>density too high - need quality of life</li> <li>health + safety for community</li> </ul>
<b>OTHERS</b>	<ul style="list-style-type: none"> <li>Homes - ground-orient</li> </ul>	<ul style="list-style-type: none"> <li>Streets + Lanes - Narrow Streets Nice to walk on</li> <li>Lanes are great</li> </ul>	<ul style="list-style-type: none"> <li>Thalia St - 100' setback along Thalia</li> <li>keep Thalia + Quilchena sledding hill</li> <li>View + shadow concerns</li> </ul>	<ul style="list-style-type: none"> <li>Tulameen - don't impact neighbour privacy + yards + views restrict home heights</li> <li>Streets - don't access from Thalia</li> <li>Architecture - need to fit KV character</li> </ul>	<ul style="list-style-type: none"> <li>Quilchena St - make Quilchena homes same as existing in width + size</li> <li>Architecture - traditional home styles important</li> </ul>	<ul style="list-style-type: none"> <li>Thalia St - keep Thalia + Quilchena sledding hill</li> <li>View + shadow concerns</li> <li>Architecture - traditional home styles important</li> </ul>

#### CITY OPERATIONS CONCERNS

<b>COMMUNITY</b>	<ul style="list-style-type: none"> <li>Families are key</li> <li>Pride of ownership</li> <li>No AIR BnB</li> </ul>				
<b>SPEEDING</b>		<ul style="list-style-type: none"> <li>Traffic Calming on Quilchena needed</li> </ul>		<ul style="list-style-type: none"> <li>speeding on Providence - danger to cross</li> <li>speeding on Quilchena - danger to cross</li> <li>traffic calming needed on Quilchena</li> </ul>	<ul style="list-style-type: none"> <li>speeding on Providence - danger to cross</li> <li>traffic calming needed on Quilchena</li> </ul>
<b>PARKS</b>		<ul style="list-style-type: none"> <li>more parking - out of neighbourhood users</li> <li>Quilchena has all to amenities - other KV parks empty</li> </ul>	<ul style="list-style-type: none"> <li>Quilchena tennis Court in a swamp</li> </ul>		
<b>TRAFFIC</b>			<ul style="list-style-type: none"> <li>traffic concerns</li> </ul>	<ul style="list-style-type: none"> <li>Happy for NO school - too much traffic</li> <li>dodged a bullet with no school</li> <li>getting down the hill - 45 min</li> </ul>	<ul style="list-style-type: none"> <li>too much traffic</li> <li>getting down the hill</li> <li>traffic is horrible on Quilchena</li> </ul>
<b>SKATEBOARDS</b>					<ul style="list-style-type: none"> <li>ruining sidewalk in Main St Park</li> </ul>
<b>SCHOOL</b>					<ul style="list-style-type: none"> <li>Chute Lake Elementary at capacity</li> </ul>

### 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 Pavilion** 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.

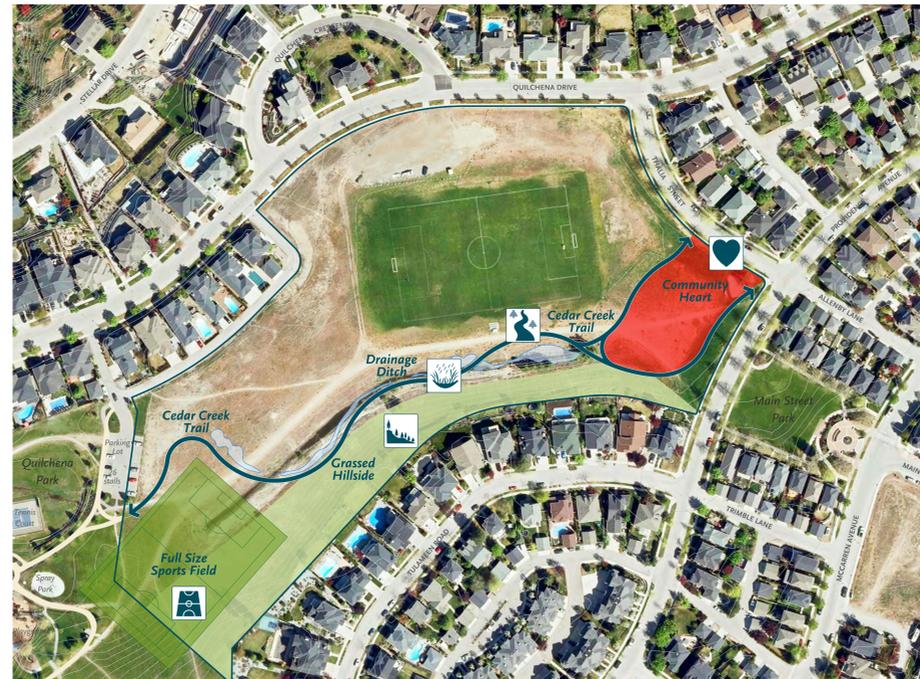
### Identify Existing Site Elements



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: |  |
|---------------------------------|------------------------------|---------------|--|
| <b>Hillside</b>   Retained      | <b>Park Commons</b>          |               |  |
| <b>Bioswale</b>   Enhanced      | <b>Orchard Meadows</b>       |               |  |
| <b>Heart</b>   Recognized       | <b>Diversity of Homes</b>    |               |  |
| <b>Pathway</b>   Retained       | <b>Traditional Character</b> |               |  |
| <b>Playfield</b>   Repositioned | <b>Community Pavilion</b>    |               |  |

# 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:

- 1  Open up sitelines + access at corner of Thalia and Quilchena
- 2  Diversify housing with Duplex form
- 3  Replace Townhomes with 2 storey Duplex homes along Thalia and Quilchena corner
- 4  Additional parking within Quilchena Park
- 5  Traffic Calming with Quilchena Roundabout + Providence narrowed crosswalks
- 6  Enhance park facilities with new benches + picnic tables
- 7  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



**Final Legacy Neighbourhood | March 2022**

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

