

Excerpt from the Regular Council Minutes  
February 13, 2012

THAT Council receive and endorse the Kalavista Neighbourhood Plan dated December 7, 2011, with the proviso that the section entitled “Action Plan” be excluded from the Neighbourhood Plan.

**No. REG2012-061**

**CARRIED**

# Kalavista Neighbourhood Plan

December 7, 2011

*Amended February 6, 2012 as Recommended by the Committee of the Whole*



*"Beautiful Lake Kalamalka, Looking South"*



## **Background**

Located in the western section of the District of Coldstream, the Kalavista Neighbourhood is a unique part of the community. The established residential neighbourhood hosts a range on land uses making it a focal point of the District of Coldstream.



## **Purpose of the Neighbourhood Plan**

The purpose of the Kalavista Neighbourhood Plan is to supplement the Official Community Plan (OCP) and provide additional detailed policy with respect to new growth, redevelopment and service levels within the plan area. The Plan is intended to set out a policy framework for Council to help guide decisions related to land use and servicing changes in the plan area.

The Neighbourhood Plan does three essential things. It provides a VISION for the plan area and establishes GOALS intended to help achieve the vision.

## **Scope of the Neighbourhood Plan**

With respect to land use and services, municipalities in British Columbia are largely governed by the Local Government Act (LGA). Part 26 of the LGA identifies the necessary components of an OCP and outlines consultation and adoption regulations. If any aspect of this neighbourhood plan is integrated into the OCP, the content of the amendments must stay within the legislative framework established within the LGA.

### **History of Area**

The area that is now referred to as the Kalavista area was part of the Long Lake Indian Reserve No. 5 as established in 1876. The head of Kalamalka Lake was traditionally used for growing crops, collecting reeds for baskets and mats as well as fishing for Kokanee in the fall. The reserve status was changed based on the results of a Federal and Provincial Royal Commission in 1916. In 1984, the Federal and Provincial Governments paid the Okanagan Indian Band for the alienated lands (An Early History of Coldstream and Lavington, Anne Pearson).

According to Dr. Margeret Ormby's 'Coldstream - Nulli Secundus', the Kalavista Subdivision was Coldstream's first subdivision with Plan 4068 being registered in 1947 which created 105 residential lots. The Torrent Drive subdivision created an additional 24 lots in 1959. Some of these lots were used for two family dwellings.

Based on concerns related to water quality of Kalamalka Lake, sanitary sewer for the area was installed around 1970. That infrastructure provided for additional growth capacity in the immediate vicinity and to the south of the Kalavista area. The Summertree on the Lake townhouse development illustrated the increased density that was made possible by the sanitary sewer. That development resulted in 50 units being developed on 5.2 acres.

Based on the 237 households within the Plan area, including 61 townhouses, the estimated plan area population is about 640 based on 2.7 persons per household (i.e. 2006 BC Stats Census Profile, Coldstream average). This population estimate is likely somewhat high due to the demographics of the Kalavista area. Also, based on the survey results outlined later in this plan, about one-third of the plan area population resides part time in the neighbourhood.



### Boundaries of Kalavista Neighbourhood Plan

As illustrated on Map 1, and as endorsed by Council at their Regular Meeting on June 8, 2009, the boundaries of the Kalavista Neighbourhood Plan encompass the area: between Kalamalka General Store; the rail trestle; Kalamalka Beach Parking lot; the properties between Kalamalka Road and the railway track up to Kidston Road; and Kidston Road between Kalamalka Road and Summertree on the Lake strata complex. This area is referred to the Plan Area in this document.

Map 1 - Boundaries of Kalavista Neighbourhood Plan



### **Key Land Uses, Characteristics and Influences Within the Plan Area**

The Plan Area has several key land uses, characteristics and influences that impact the neighbourhood. Those include:

Predominance of single family dwellings;  
Kalamalka Lake;  
Kalamalka Beach;  
Kalamalka Beach Parking lot;  
CN Rail line;  
Alexander's Beach Neighbourhood Pub and Liquor Store;  
Kalavista Boat Launch and Parking Lot;  
Lagoon, park and tennis courts;  
Summertree on the Lake Townhouses;  
Kidston Elementary School;  
Creekside Park;  
Lands between Kirkland Drive and Kidston Road; and,  
Kalamalka General Store.

### **Key Land Uses, Characteristics and Influences Outside the Plan Area**

As with any neighbourhood, the Kalavista area is part of the larger community and is influenced by local and regional factors. These include:

Kalamalka Road being an arterial route connecting Highway 6 to Highway 97;  
College Way (i.e. formerly referred to as the Grid Road);  
Okanagan College;  
Dutch's Campground; and,  
Central Coldstream Neighbourhood to the east.  
The Kalavista area forms part of a popular walking, running and cycling network (i.e. Kalamalka Road/Coldstream Creek Road route)  
Kalamalka Provincial Park

### **Neighbourhood Plan Origin**

The concept of a neighbourhood plan was discussed at the November 2, 2009 meeting of the Kalavista Neighbourhood Committee. Those Minutes were adopted by Council at their Regular Meeting held Monday, November 23, 2009. The work program for the neighbourhood plan was subsequently refined by the Committee and Council.

## **Survey Highlights**

At their Regular Meeting, held February, 2010, Council passed the following Resolution No. REG2010-082:

***THAT the Proposed Survey be approved as amended and sent out to the property owners and occupants in the Kalavista Neighborhood Area.***

In the spring of 2010, a mail out survey was conducted in the Plan Area. Out of 333 surveys that were distributed, a total of 102 were returned. The staff report describing the results of the survey is attached for reference.

Some of the key findings of the survey are outlined below.

- Most residents are satisfied with the neighbourhood and are concerned about the future of the area.
- In terms of land uses, the beach, lagoon, tennis courts, Alexander's Pub and the General Store all were seen as beneficial. The survey results showed a slightly positive response for the boat launch and parking lot.
- In terms of future land use, the results indicate that residents do not want to see much change and that they prefer the predominance of single family dwellings.
- The Log House located at 8505 Kalavista Drive was strongly supported as a potential future park site (69% of respondents chose Park as a preferred future land use).
- With respect to the boat launch, 77% of respondents support keeping the boat launch open as either a regional or local facility. It is interesting to note that 64% of the respondents own a boat with 46% responding that they use the Kalavista boat launch and only 12% use the boat launch parking lot. With respect to paying to use the boat launch parking lot, 57% indicated a willingness to do so.
- A note worthy finding is that 68% live in the area year round.

## **Neighbourhood Attributes**

As part of the neighbourhood plan process, the Kalavista Neighbourhood community has itemized the key attributes of the plan area. These attributes were used to help develop the vision for the plan area.

Based on the input from the Committee, the following are key attributes of the Kalavista neighbourhood:

- Kalamalka Lake;
- Lagoon;
- Kal Beach;
- flat topography;
- mature trees;
- lake access;
- creek;

- wildlife;
- proximity to Vernon amenities;
- proximity to hospital;
- existing commercial operations (Alexander's and Kal store);
- open spaces;
- proximity to Highway 97;
- proximity to College;
- proximity to Grid Road;
- good schools;
- public transit;
- close to provincial park;
- close to agriculture;
- close to Mackie House;
- parks;
- climate;
- aesthetics, cottage type neighbourhood (lanes, trees, etc.);
- demographics of the area;
- seasonal occupation by residents; and,
- zoning.

## Vision

At the August 25, 2010 Meeting of the Kalavista Neighbourhood Committee, the following points were articulated as the Vision for the Plan Area.

- **Preserve and enhance the integrity of the Natural Environment;**
- **Preserve and enhance the single family character of the area;**
- **Preserve and enhance the parks and public lands;**
- **Promote year-round, active transportation (i.e. non-motorized activities such as walking, running, cycling, kayaking, canoeing) both on land and water;**
- **Promote safe interaction between the community and environment.**

The vision for the neighbourhood serves to provide a framework and action steps for the neighbourhood plan. Where relevant, the appropriate vision statement is highlighted in the following sections.

## Residential Goals

Vision: *Preserve and enhance the single family character of the area.*

## Goals

Retain existing zoning pattern of predominantly R1- Single Family dwellings and recognize the other existing residential zones (i.e. R2 for Torrent Drive, R3 for Summertree and the lands between Kirkland Drive and Kidston Road).



Retain the existing zoning regulations with respect to height of houses, and lot coverage.

Prepare a zoning bylaw amendment that would apply to portions of the Kalavista Neighbourhood to limit the side yard fence height to minimize impact on adjacent properties. The draft wording for the amendment is as follows:

*“Notwithstanding other provisions of this bylaw, for properties within the Kalavista Neighbourhood (i.e. Kalamalka Road, Kalavista Drive, Kirkland Drive, Jaques Drive, Tebo Drive, Postill Drive, Cottonwood Lane, Torrent Dr.) having an average natural slope of 5% or less, fence heights as noted in this bylaw shall be calculated based on elevations of the centre-line of the road immediately in front of the lot.”*

## **REDEVELOPMENT STRATEGIES**

### **Strategy #1 – Lakefront Redesignation and Rezoning**

Upon submission of an application to amend the Official Community Plan and zoning to convert existing single family lot(s) to a more intense land use (i.e. townhouses, condominium apartments, commercial), ensure that public access to and along the waterfront are secured and that view corridors from Kalavista Drive to Kalamalka Lake are protected.

### **Strategy #2 – Properties Adjacent to the lagoon Redesignation and Rezoning**

Upon submission of an application to amend the Official Community Plan and zoning to convert existing single family lot(s) to a more intense land use (i.e. townhouses, condominium apartments, commercial), ensure that public access to and along the lagoon are secured and that view corridors from Kalavista Drive to the Lagoon are protected.

### **Strategy #3 – Seniors Housing**

Consider applications from throughout the Plan Area that propose seniors housing development with a preference for supportive seniors housing projects (i.e. Abbeyfield Society style).

### **Strategy #4 – Sustainable Development Standards**

Applications for redevelopment are encouraged to include sustainable development features in order to achieve a higher environmental standard as compared to conventional development. Applications achieving LEED or Built Green Certification or other similar standard, may be eligible for increased density or other favourable consideration (i.e. less Development Cost Chargers, lower building permit fees).

## **Commercial Goals**

### **Goals:**

1. Recognize the existing commercial uses: Alexander's' Neighbourhood Pub (C7 as attached); and, Kalamalka General Store (C1 as attached) as being part of the unique character of the area.
2. Review the C7 zone in order to establish appropriate uses and development regulations for the eventual redevelopment of the site. Public access for cycling and pedestrians from Kalavista Drive to Kalamalka Beach will be required as part of any redevelopment of the subject property

## **Public Places Goals**

Vision: *Preserve and enhance the parks and public lands.*

### **Goals:**

1. Upgrade the park land near the tennis courts and include benches and lights to encourage skating on the lagoon. Improved access to Kalamalka Road with a path and stairs, if required, would be beneficial.
2. Upgrade Tebo Drive Park to encourage increase usage of the public amenity
3. Upgrade Postill Drive Park to a passive facility that can include a bench or picnic table.
4. Maintain the boat launch at its current size.
5. Boat launch parking may not be expanded beyond its current size.
6. Encourage or support the implementation of a 'pay to park' system at the boat launch parking lot.
7. Encourage or support the boat launch parking lot to be used by all users from September to June. Encourage or support that the boat launch parking lot be restricted to vehicles with trailers or 'car topper' passes in July and August.
8. Consider options of using Kalamalka Beach or Boat Launch parking lot during off season (i.e. car pooling, ride share).
9. Employ attendants in the summer months to improve launching, parking and traffic flow.
10. Encourage or support upgrading Creekside Park with a perimeter trail to encourage more active living, better park usage and improved integration with the Kalavista Neighbourhood.
11. Encourage and improve pedestrian and traffic safety along Kalamalka Road in the vicinity of Kalamalka Beach.

12. Install and maintain garbage/recycling receptacles and dog waste bag dispensers in all parks/public places and lake access points.

## **Transportation Goals**

Vision: *Promote year-round, active transportation both on land and water.*

Vision: *Promote safe interaction between the community and environment.*

Goals :

Recognize the influence of Kalamalka Road being an arterial route through the neighbourhood.

1. Recognize that traffic volumes may increase on Kalamalka Road upon completion of College Way (Grid Road).
2. Recognize that the roads in the area (i.e. Kalavista Drive; Postill Drive; and, Kidston Road) traverse the neighbourhood and form part of the overall community road network.
3. Recognize that the Boat Launch and parking form part of the neighbourhood. Implement a 'pay to park' system at the boat launch parking lot.
4. Implement traffic calming on Kalamalka Road, Kalavista Drive, Postill Drive and Kidston Drive provided the need is established through research.
5. Upgrade the pedestrian connection between the boat launch and boat launch parking in order to minimize conflict between vehicles, cyclists and pedestrians.
6. Upgrade the pedestrian crossing to Kalamalka Beach parking lot.
7. Improve parking at Kalamalka Beach Parking lot and Creekside Park.
8. Plan for a potential roundabout at Kidston Road as well as upgrades to the creek crossing at Kidston Road.
9. Improve pedestrian and cycling connections along Kidston Road from Kalamalka Road to Kidston School and onto the Kalamalka Provincial Park.
10. Ensure that development of the lands between Kirkland Drive and Kidston Road are accessed off Kidston Road. Further, ensure that pedestrian and cycling access through these lands is secured at the time of development.
11. Ensure that transit is considered as part of any land use and service changes and that transit continues to serve the Kalavista Neighbourhood (i.e. beach, Kalamalka Road).

## **Safety Goals**

Vision: *Promote safe interaction between the community and environment.*

Goals:

1. Encourage the RCMP to devote adequate resources for the area especially in the summer months.
2. Ensure adequate resources are committed for bylaw enforcement by the District of Coldstream especially in the summer months.
3. Encourage upgrades to lighting at the entrance to Alexanders' Neighbourhood Pub.
4. Ensure infrastructure investment in the area is designed to decrease conflict between vehicles and other road users (i.e. pedestrians and cyclists).

## **Environmental Goals**

Vision: Preserve and enhance the integrity the Natural Environment

Goals:

1. Encourage lakefront, lagoon and creekside owners – including all levels government, to improve the riparian conditions of their properties.
2. Continue to pursue riparian upgrades for the Kalavista Park.
3. In consultation with Interior Health and Greater Vernon Water, implement water quality improvements in order to help restore water quality and habitat values of the lagoon.



# Major Subdivision Plans

PROVISIONAL PLAN No P2551  
Filed 14th January 1947

MAP No. 4068  
Deposited 18th May 1947

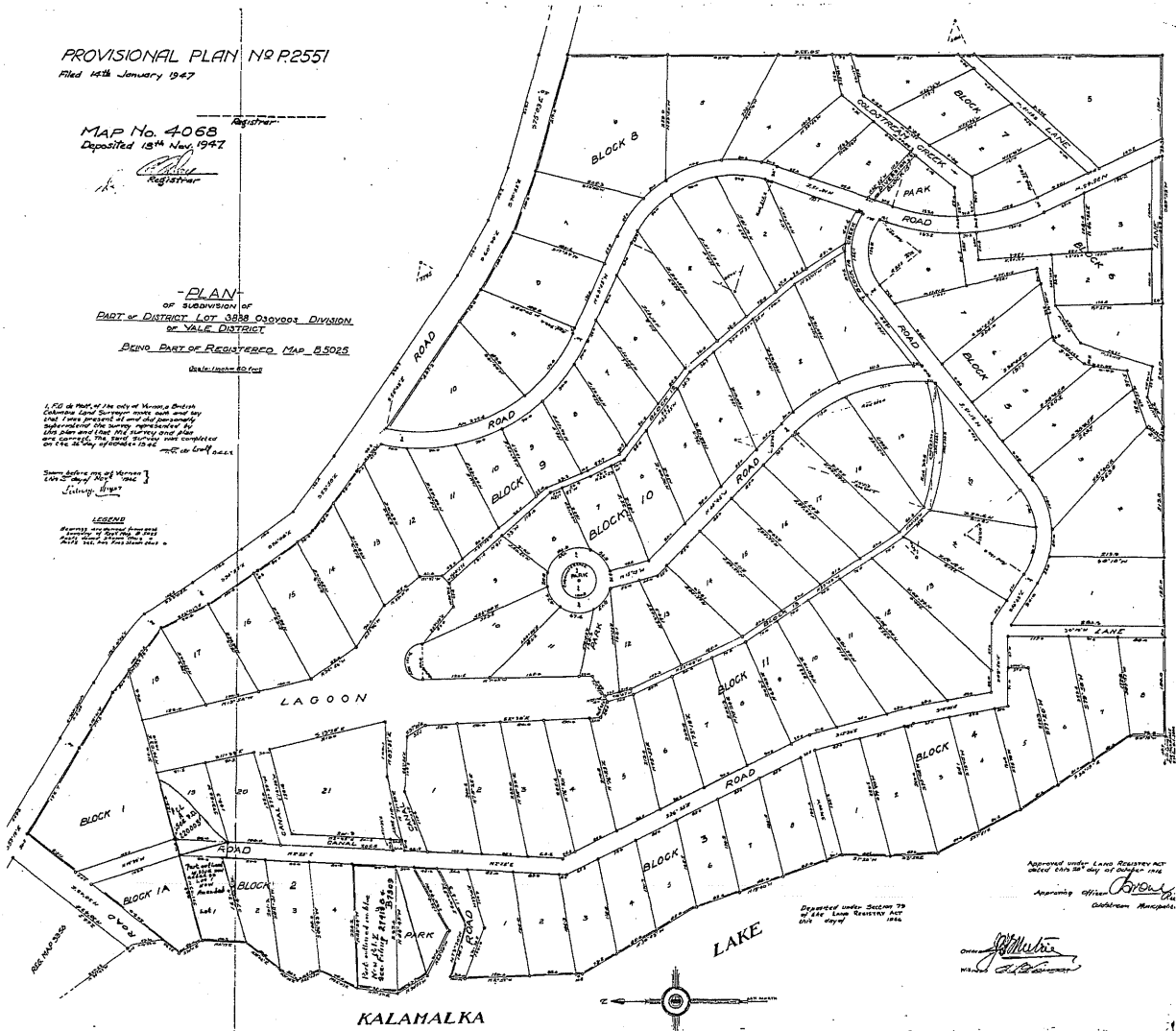
*[Signature]*  
Registrar

-PLAN-  
OF SUBDIVISION OF  
PART OF DISTRICT LOT 3888 CIVIC DIVISION  
OF VALE DISTRICT  
Being PART OF REGISTERED MAP B5025  
Containing 50 Lots

I, J. D. G. of the City of Newcastle, British  
Columbia, being the owner of the above  
described land, do hereby certify that the  
above plan is a true and correct copy of  
the original plan deposited in the  
office of the Registrar of Land Titles  
on the 18th day of May 1947.

Witness my hand and seal of office  
this 18th day of May 1947.  
*[Signature]*  
Registrar

LEGEND  
Roads shown on this plan are  
not shown on the map of the  
City of Newcastle, British  
Columbia, and are not shown on  
the map of the City of Vancouver,  
British Columbia.



Approved under Land Registrar Act  
dated 14th day of January 1947.  
Approved by *[Signature]*  
Registrar of Land Titles

*[Signature]*  
Witness

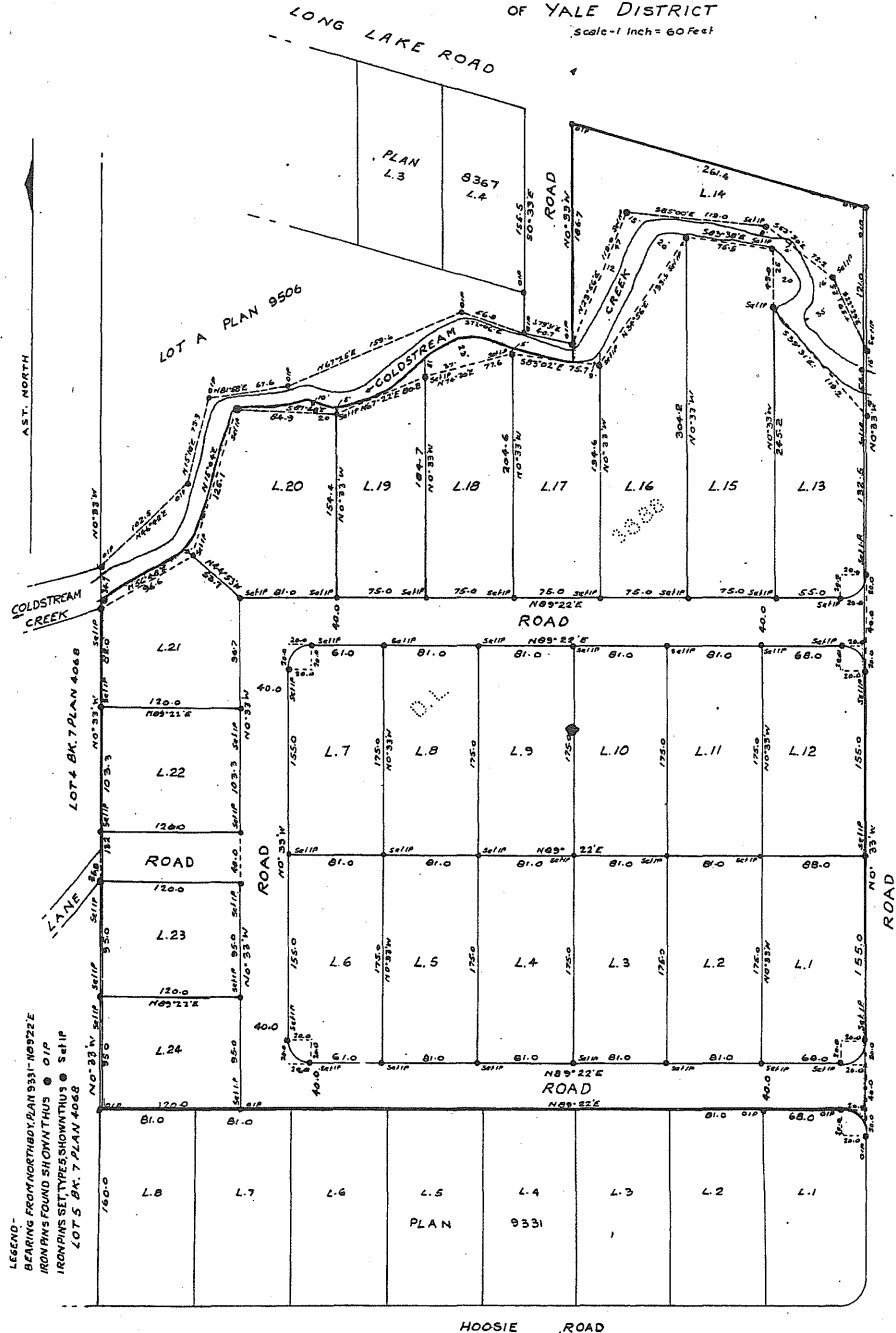
20-NO-304

PLAN  
OF SUBDIVISION OF  
PART OF DISTRICT LOT 3888 Osoyoos Division  
OF YALE DISTRICT

Scale - 1 inch = 60 feet

PLAN N° 9708  
DEPOSITED IN LAND REGISTRY  
OFFICE AT KAMLOOPS  
THIS 20th DAY OF JUNE 1959

*W. H. H. H.*  
REGISTRAR



LEGEND -  
BEARING FROM NORTH BY PLAN 9331 - N 89° 22' E  
IRON PINS FOUND SHOWN THUS O.I.P.  
IRON PINS SET BY TYPES SHOWN THUS S.E.I.P.  
LOT 5 BK. 7 PLAN 9068

APPROVED UNDER LAND REGISTRY ACT  
THIS 17th DAY OF April 1959  
APPROVING OFFICER *W. H. H. H.*  
COLDSTREAM MUNICIPALITY

I, E. G. de Wolf, British Columbia Land Surveyor, make oath and say that  
I was present at and did personally superintend the survey represented by  
this plan and that the survey and plan are correct.  
The said survey was completed on the 5th day of April 1959

SWORN BEFORE ME AT THE CITY OF VERNON  
THIS 11th DAY OF April 1959  
*E. G. de Wolf*  
A Notary Public in and for the Province of British Columbia

*W. H. H. H.*  
OWNER Henry J. J. J.  
WITNESS *W. H. H. H.*  
at Kamloops

PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 3888  
OSOYOOS DIVISION OF YALE DISTRICT

SCALE: ONE INCH = 100 FT.

PLAN NO. 9331

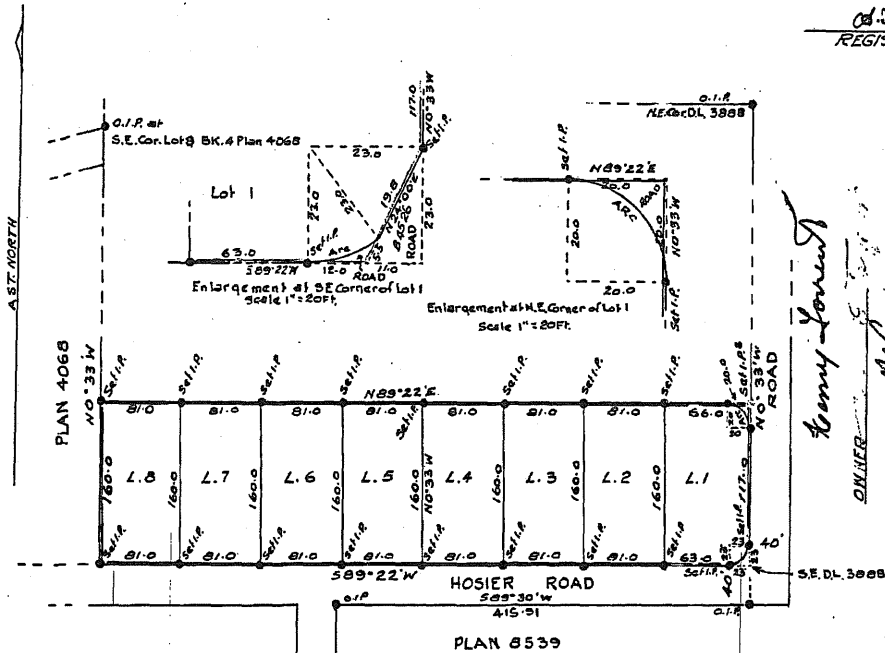
DEPOSITED IN LAND REGISTRY

OFFICE AT KAMLOOPS THIS

2<sup>ND</sup> DAY OF DEC 1958

C. D. Smith  
REGISTRAR

LEGEND:  
BEARING FROM EAST BVD. D.L. 3888 - N0°33'W  
AND NORTH BOX, PLAN 8539  
IRON PINS FOUND SHOWN THUS • O.I.P.  
IRON PINS SET, TYPES 5, SHOWN THUS • S.I.P.



I, F.G. de Wolf, British Columbia Land Surveyor make oath and say  
that I was present at and did personally superintend the survey  
represented by this plan and that the survey and plan are correct.  
The said survey was completed on the 12<sup>th</sup> day of June 1958

SHOWN BEFORE ME AT THE CITY OF VERNON

THIS 17<sup>th</sup> DAY OF June 1958

A Notary Public in and for the Province of British Columbia

APPROVED UNDER MUNICIPAL ACT

THIS 24 DAY OF JUNE 1958

R. H. Blackwood  
APPROVING OFFICER COLDSTREAM MUNICIPALITY

Reapproved 28 October 1958

R. H. Blackwood

Henry Young  
OWNER  
W. J. Allen  
WITNESS  
1 of 5 books

STRATA PLAN OF LOT 1, PLAN 32663, AS SHOWN  
ON REFERENCE PLAN B16861, D.L. 20 AND D.L. 1310 OF  
SECTIONS 14 AND 15, T.P. 9, O.D.Y.D. NOW SINGLE PARCEL  
MUNICIPALITY OF COLDESTREAM SEE PLAN KAP 50325

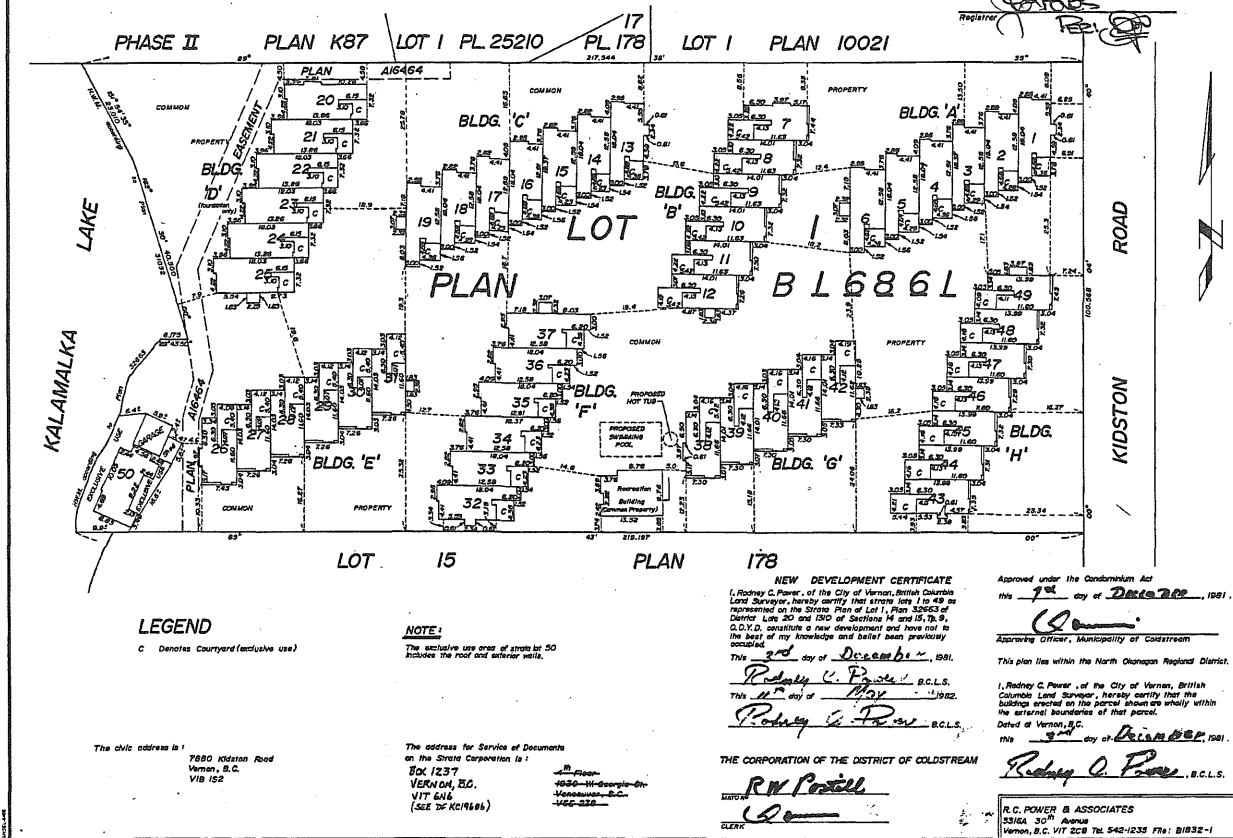
STRATA PLAN K512

Deposited and registered in the  
Land Title Office at Kamloops, B.C.

This 4th day of JUNE, 1986.

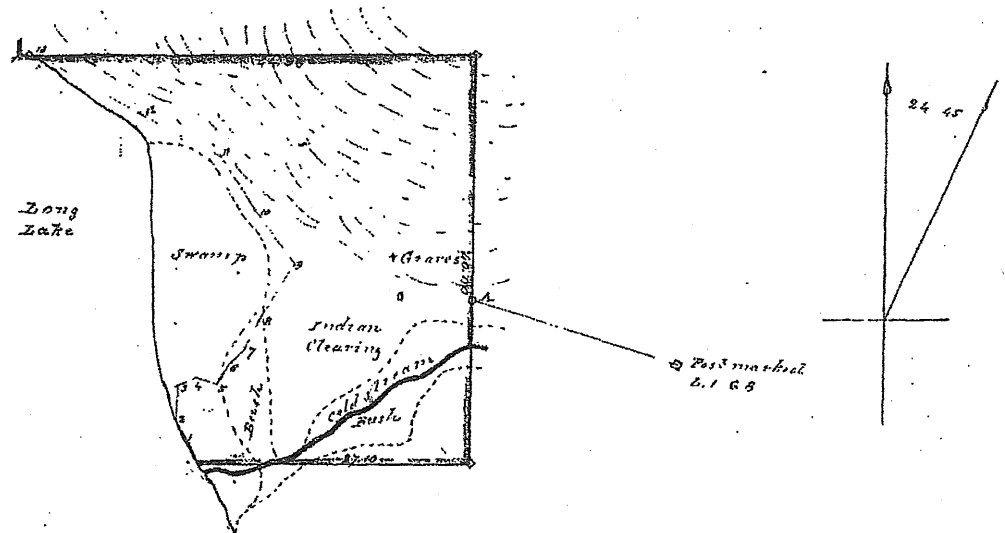
Register

SCALE 1:1500





Now Lot 3888 C.G.  
See file 22114/07.



*A survey sketch of Long Lake Indian Reserve Number Five done in 1876.*

*Courtesy of B.C. Legal Surveys and Lands Branch, Victoria, B*

**DISTRICT OF COLDSTREAM  
MEMORANDUM**

**TO** Mayor and Council  
**FROM** Craig Broderick, MCIP  
Director of Development Services &  
Wesley Miles, Planning Technician  
**FILE NO.** 0360-66  
**DATE** May 5, 2010  
**SUBJECT** Kalavista Neighbourhood Survey Results

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**1.0 Purpose**

To present the results of the Kalavista Neighbourhood Survey regarding public opinion on new growth, redevelopment, parks, traffic, and infrastructure in the Kalavista neighbourhood.

**2.0 Origin**

The Development Services Department and Council Resolution:

At their Regular Meeting, held February, 2010, Council passed the following Resolution No. REG2010-082:

***THAT the Proposed Survey be approved as amended and sent out to the property owners and occupants in the Kalavista Neighborhood Area.***

**3.0 Background/Discussion**

**I. General Survey Statistics**

Within the Kalavista Neighbourhood Plan Area (shown in Figure 1.) there are 237 properties including 61 strata lots. As requested by Council, the survey was sent out to owners and occupants which resulted in 333 surveys being distributed.

A total of **102** surveys were returned which represents a return rate of **31%** ( $102 / 333 \times 100 = 30.63$ ). Based on the total 237 properties, the return rate is **43%** ( $102 / 237 \times 100 = 43.03$ ).

The survey was also available online. Only one survey from outside the area was returned and is not counted as part of the 102 total returned surveys.

**II. General Survey Results**

\*Full numerical and written results are attached in Figure 2. SurveyMonkey – “Response Summary” printout.

***1. Please describe your general satisfaction with the Kalavista Neighbourhood.***

Numerical Summary: Responses within the neighbourhood show a strong level of general satisfaction. 54.5% of respondents chose “*satisfied*” with an additional 16.8% choosing “*very satisfied*”. Only a small number of respondents stated they were dissatisfied or very dissatisfied (16.8 %).

***2. Please describe how concerned you are about the Kalavista Neighbourhood in the future.***

Numerical Summary: Almost all respondents show some level of concern for the future of the neighbourhood with the largest percentage, 36%, being very concerned.

**3. The Kalavista area is comprised of a blend of land uses. Please provide your input on the various uses and regulations:**

Numerical Summary: Results show that all land uses are seen as being beneficial or greatly beneficial to the neighbourhood. Land uses (b) *Kal Beach and Parking Lot*, (c) *Lagoon, Tennis Courts and Surrounding Park*, (d) *Alexander's Pub and Liquor Store*, and (e) *Kalamalka General Store* all show strong counts weighted towards an overall perceived benefit. However, land use (a) *Boat Launch and Parking Lot* showed only a slightly positive result, as a total 50% associated it with a positive impact and 43.9% associate it with a negative impact on the neighbourhood.

As a whole and similarly to question 1., the results show a general satisfaction for current land uses within the Kalavista area. With respect to the Boat Launch and Parking Lot the input is generally divided.

The (f) *Fence Heights* category may have needed additional clarification of intent and meaning within the land use context. Although the majority, 49.5%, suggested that it has no impact on the neighbourhood.

**4. Please provide your input on various transportation topics:**

Numerical Summary: The Amount of non-summertime traffic and public transit showed the least concern to residents in contrast to the amount of summertime and vehicles with boat trailer traffic. Both of the later issues are seen as a significant concern in regards to transportation issues in the neighbourhood.

**5. Please provide your input. (Speed of Traffic)**

Numerical Summary: The highest percentage, 44.6%, perceived traffic speed to be appropriate; however a combined total of 55.5% shows that the traffic is perceived as either going "too fast" or "much to fast" with no respondents indicating that traffic was generally too slow. Overall the counts show a general split skewed towards traffic speeds being too high.

**6. Please provide your input on pedestrian and cycling safety.**

Numerical Summary: Both categories show majority satisfaction with both pedestrian (55.6%) and cycling (61.9%) safety. On the other hand, very few (3%) are identified as being "very satisfied" and a sizeable amount, approximately 40% in both categories, are "dissatisfied" or "very dissatisfied".

**7. Which statement most closely represents your views on public parking?**

Numerical Summary: 60% of respondents chose "there is significant parking for public facilities in the neighbourhood", 34% chose "there is insufficient parking..." and the remaining 6% chose "there is an excess of parking...".

**8. Kalavista Drive could be closed to thru traffic, but open to pedestrians, cyclists and emergency vehicles, at the bridge over the lagoon inlet. Please provide your opinion on this idea of that possible change to the area.**

Numerical Summary: More respondents were "very opposed" and "somewhat opposed" than where in support. 62% of respondents opposed the potential road closure whereas 38% where in support.

**9. If the thru traffic closure were for June, July and August, please provide your opinion on that data.**

Numerical Summary: Results were very similar to the previous question with the majority being "very opposed" to the idea.

**10. If Alexander's Pub and Liquor Store were to be redeveloped, what land uses would you prefer to see there? (Note: you may choose more than one answer).**

Numerical Summary: The land uses with the strongest support if redevelopment was to occur are *Park* (52.1%) and *Commercial (i.e. restaurant)* at 49%. The next closest land use was *Mixed uses (i.e. hotel, restaurant & condominiums)* at 27.1%.

Written Summary: A total of 28, relatively brief, comments were included however four pertained to questions #8 & #9 regarding closure of Kalavista Drive to traffic.

The majority of relevant comments focused on increased public beach and green space and preservation of current amenities (i.e. restaurant and liquor store). Other comments included increased commercial business (i.e. drug store, bank, recreational centre, medical offices).

***11. If the Log House, next to the boat launch parking lot, were to be redeveloped, what land uses would you prefer to see there? (Note: you may choose more than one answer).***

Numerical Summary: 69.1% of respondents chose *Park* followed by the second strongest choice of *Single Family* at 33%.

Written Summary: A total of 20 comments were included. A number of respondents felt that it could be used as a non-motorized clubhouse (i.e. kayaks and canoes). Other various comments suggested further commercial development, use as additional park space or in contrast, additional boat trailer parking.

***12. The City of Vernon owns the Kal Beach parking lot. If that land were to be developed, what type of development would you refer to see there? (Note: you may choose more than one answer).***

Numerical Summary: 84.7% of respondents chose “*Improved Parking*” which is the most definitive response in the survey. The second closest preferred use was “*Park*” at 28.6% and “*Mixed Uses*” and 11.2%

Written Summary: 13 comments were provided, mostly emphasizing their choice to keep the parking and to improve on current facilities, possibly by adding a pedestrian overpass to the beach. It appears by the response that this parking area is heavily utilized and considered vital to access and enjoy Kal Beach and the public parks.

***13. With the exception of Alexander’s, Summertree on the Lake and the Kirkland Drive properties, most of the Kalavista neighbourhood is zoned for single family dwellings only. Do you think the zoning for the area should be changed to allow any of the following? (Note: you may choose more than one answer).***

Numerical Summary: The question of potential rezoning saw 55.1% of the respondents chose “*None of the above (i.e. unchanged)*”. With all other categories ranging from 7 – 28 percent the strong majority is for no change.

Written Summary: 11 comments were added, 2 reinforcing that no change in zoning should occur, and the rest giving specific recommendations on what should occur within those zones. Also, one comment suggested that the boat launch at Summertree be reopened.

***14. The lagoon, adjacent park and tennis courts are neighbourhood community fixtures. Do you have any suggestions on how to improve the lagoon and adjacent park?***

Written Summary: A total of 64 comments were made. Concerns regarding the lagoon centered on ‘cleaning up’ of the lagoon. Specifically, increasing water flow by dredging, adding a water feature, or reopening inlet canals from Coldstream Creek. Issues with stagnancy, odour, are given as reasons to increased flow however solutions given tend to be conflicting as some emphasize increased wildlife habitat and naturalization and others suggest fill, removal of “swamp” areas, and wildlife such as Geese and Ducks.

Additional benches, pathways and park features are seen as a positive improvement for the area as well as the possibility of making the lagoon more usable for canoes, kayaks and non-motorized recreation.

***15. Do you own a boat?***

Numerical Summary: 63.6% of respondents own a boat, 36.4% do not.



**16. Do you use the Kalavista Boat launch?**

Numerical Summary: 45.9% of respondents use the boat launch, 54.1% do not.

**17. Do you use the boat trailer parking lot?**

Numerical Summary: 12% of respondents use the boat trailer parking lot, 88% do not.

**18. Would you be willing to pay to use the Kalavista boat launch parking lot?**

Numerical Summary: 57.1% of respondents would pay to use the parking lot, 42.9 would not.

**19. If yes, what would be a reasonable charge per day?**

Written Summary: A total of 60 comments were made. The suggested fees ranged from \$2.00 to \$400.00 per day; however the most common amount fell between \$5.00 and \$20.00 per day. A number of comments suggested only charging motorized boaters.

**20. Do you feel the Kalavista boat launch should be:**

Numerical Summary: The usage of the boat launch saw 45.4% of respondents agree that it should be used as “a regional facility to be used by Greater Vernon residents as well as tourists”, 32 % agree it should be “a local facility to be used only by Greater Vernon residents” and 22.7% say that say the facility should be closed.

When responses from the proponents of the boat launch are combined there is strong support, 77.4%, in keeping the boat launch open as either a regional or local facility.

**21. Please indicate your satisfaction with the following topics as they relate to public facilities in the area (i.e. parks, beaches):**

Numerical Summary: The final question regarding public facilities showed that the majority of respondents are “satisfied” with all identified topics with the exception of *Police Presence*. However, the *Police Presence* category was still a very close split at 47.9% satisfied, and 49% dissatisfied. The percentages in the dissatisfied grouping for all categories ranged from 15.6 – 39.6 percent (excluding *Police Presence*) and very satisfied groupings for all categories ranged from 1.1 – 16.5 percent. In conclusion, the respondents show general satisfaction with public facilities in the neighbourhood.

### **III. Personal Information Results**

\*Full numerical and written results are attached in Figure 2. SurveyMonkey – “Response Summary” printout.

Demographic results show that the residents of the Kalavista area are an older age cohort with a minimal number of dependents. The most common age group was “50-59” at 31.6% of respondents with no residents under age 30 responding to the survey. Only 28 surveys identified any “...children (under 18)...” with 50% of those being one child followed by 32.1% having two children.

Turnover rate within the neighbourhood seems low, as most residents have lived in the area for “20+ years” (36.6%) followed by “11-20 years” at 22.6%. Yet only 68.1% live in the area year round, showing that a significant portion of the residents are using their residences as vacation or summer homes. This would equal approximately 75 properties, of the 237 total properties within the study area.

#### **4.0 Recommendation**

THAT the report from the Director of Development Services, May 5, 2010, regarding the Kalavista Neighbourhood Survey Results be received for information.

Respectfully submitted by,

Reviewed by,

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Craig Broderick, MCIP  
Director of Development Services & Wesley  
Miles, Planning Technician

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Michael Stamhuis  
Chief Administrative Officer