



Panorama Area Official Community Plan Open House

Staff Presentation at 5:15

March 23, 2019





AGENDA

- Project Introduction
- Official Community Plan 101
- RDEK Regulatory Process
- Planning Process
- Next Steps
- Q & A

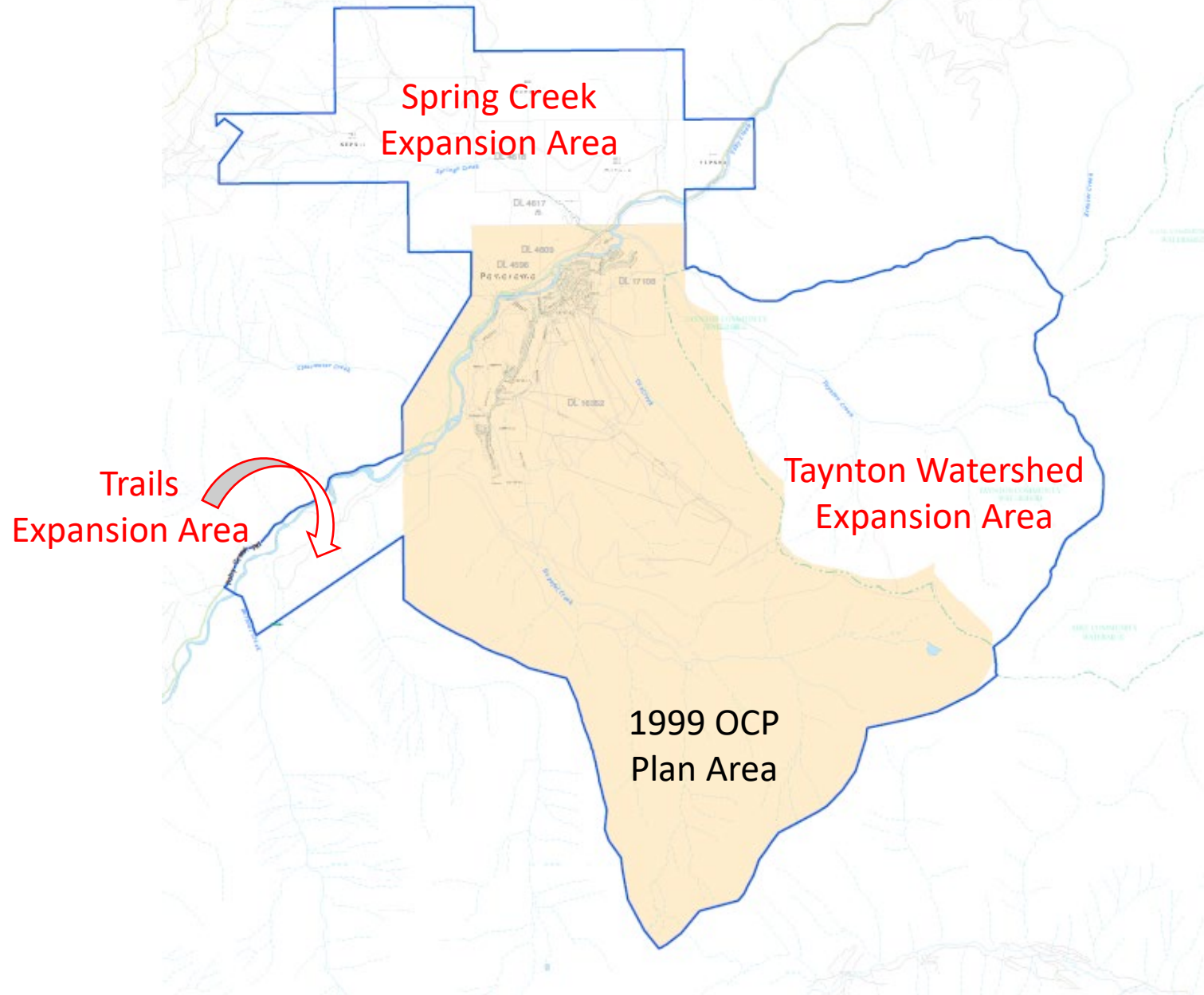


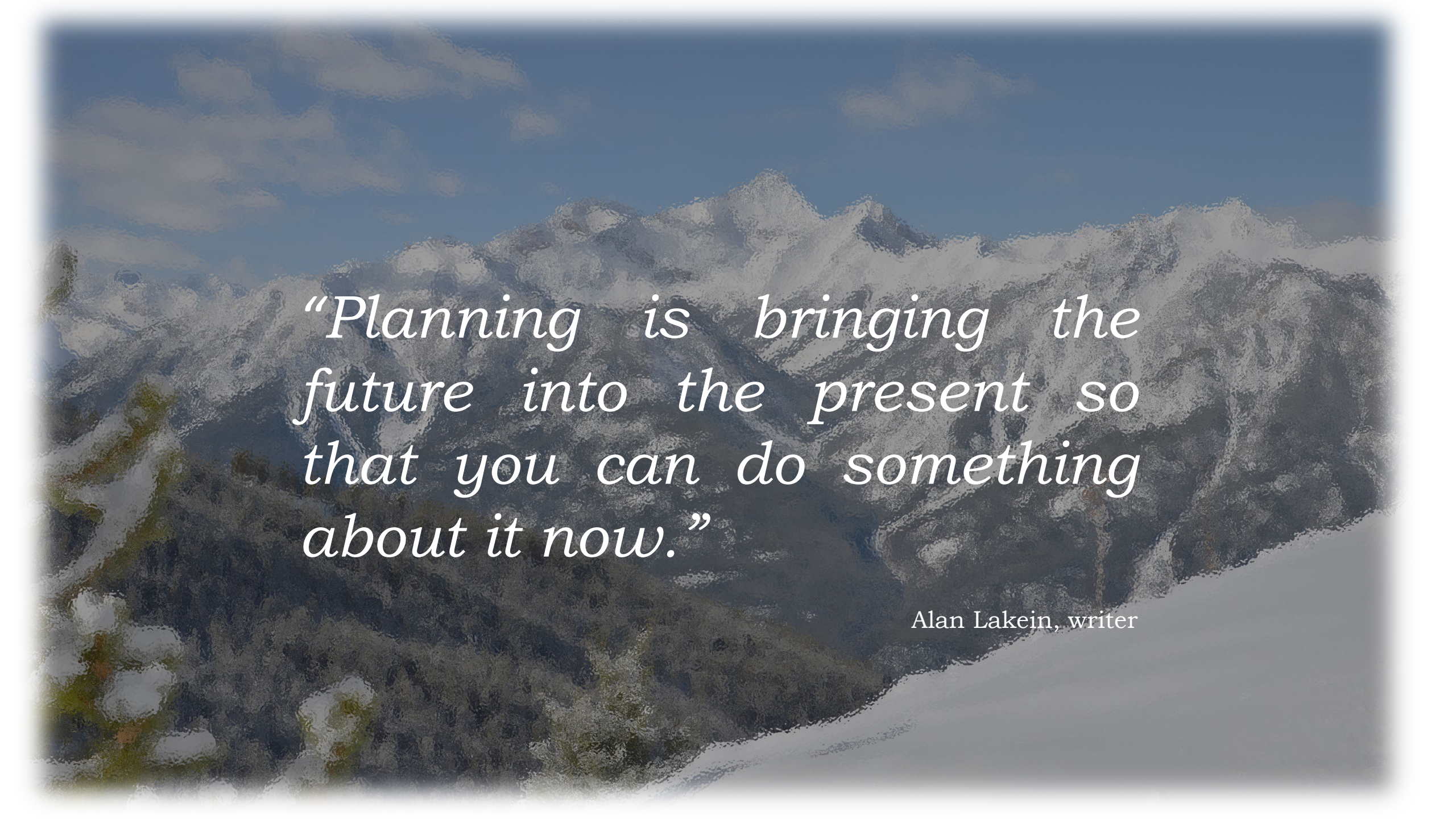
PROJECT INTRO

- Project launch – March 2019
- Anticipated to be one year process
- The goal is to update, revise and revamp the existing Official Community Plan
- RDEK process led by Planning & Development Services staff in cooperation with Panorama Mountain Resort and other stakeholders



PLAN AREA





*“Planning is bringing the
future into the present so
that you can do something
about it now.”*

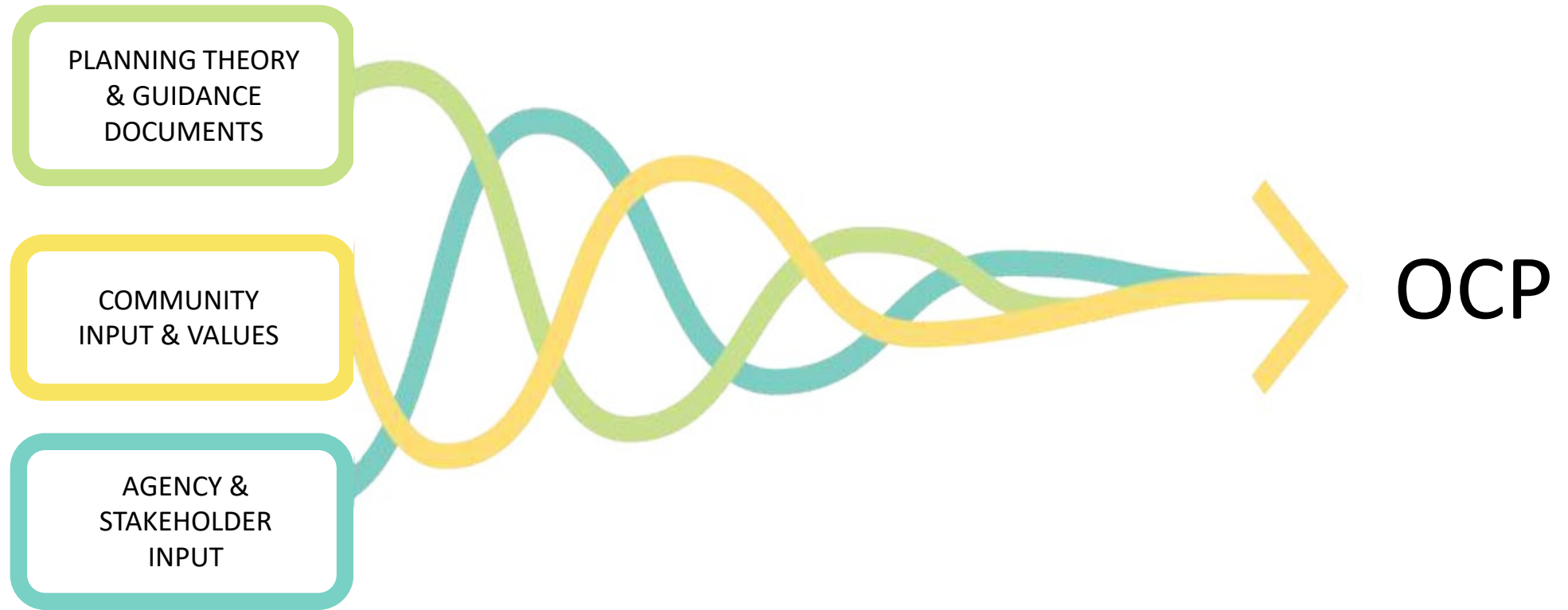
Alan Lakein, writer



WHAT IS AN OCP?

- Outlines the **community's long range vision**
 - Blueprint for the future of the area
- Basis for assessing future development applications
 - **Changes to zoning bylaw are guided by the Official Community plan (OCP)**
- Where is change desirable? Where is change not desirable?
- Living document

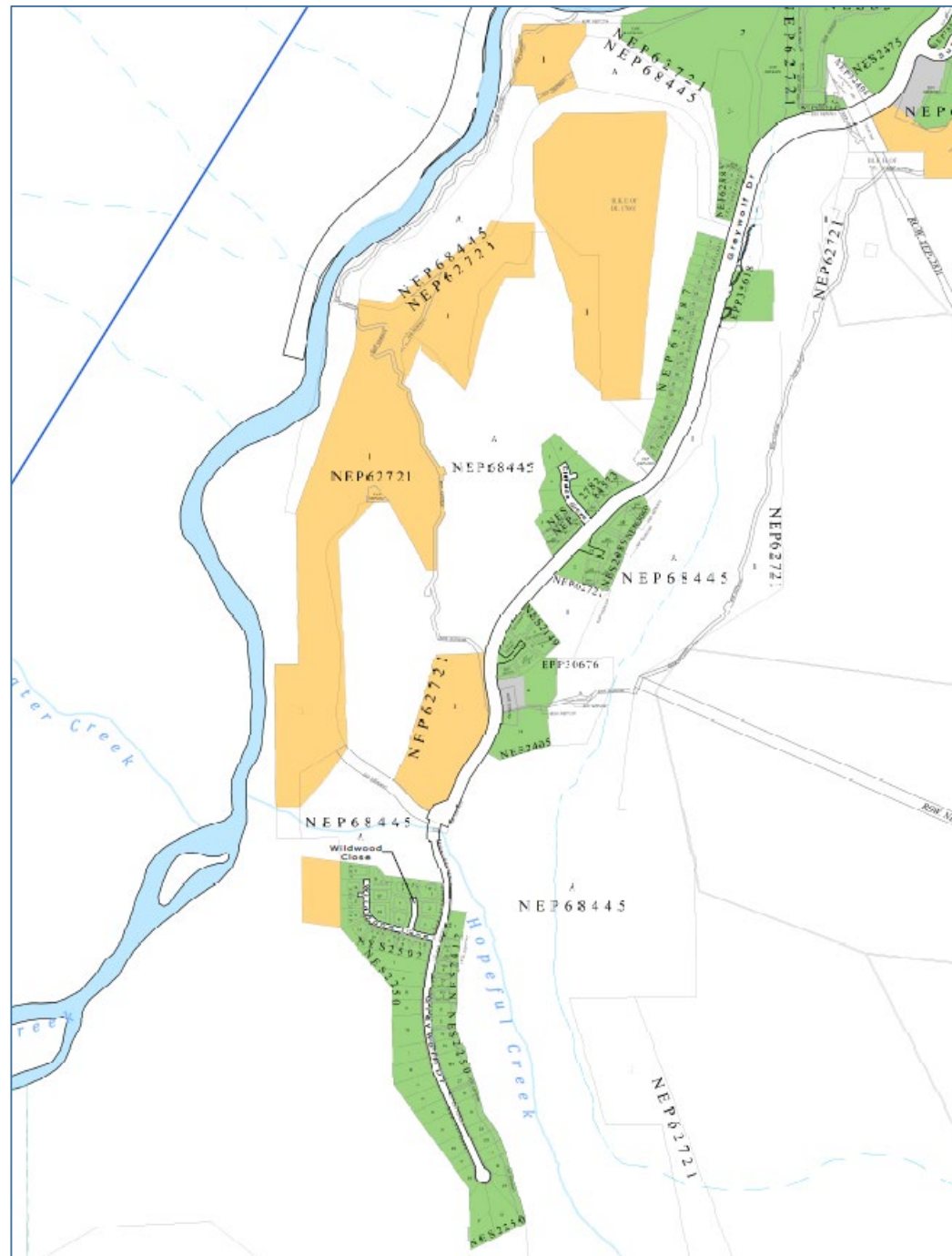
HOW WE WILL GET THERE





WHY NOW?

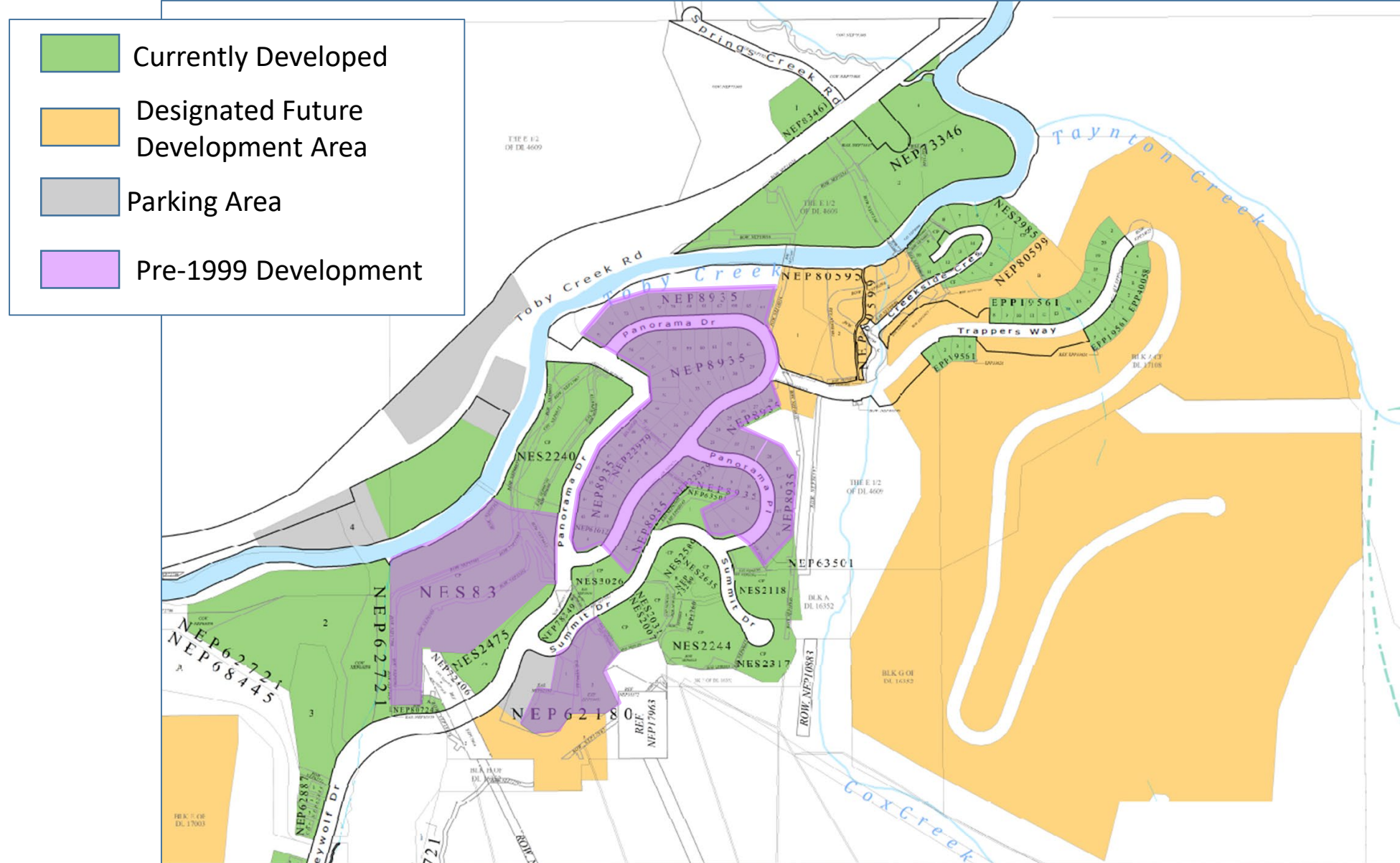
- Current OCP adopted in 1999
- Absence of policy to provide guidance on current issues
- OCP development is an opportunity to:
 - Identify the collective community vision of the future
 - Reflect existing conditions in land use policies
- Current OCP based on the previous Owners' Comprehensive Development Plan
- Panorama Mountain Resort has recently invested in a Resort Master Plan process
- Current development nodes are nearing build-out



- Currently Developed
- Designated Future Development Area
- Parking Area

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A vertical photograph of a rugged, rocky mountain peak. The mountain face is covered in dark, jagged rock formations with patches of lighter-colored material, possibly snow or lichen. The top of the peak is visible against a clear, bright blue sky. In the foreground, there is a dense, dark green forest or thicket of vegetation, partially obscuring the lower slopes of the mountain. The overall scene is a natural, mountainous landscape.





HOW WILL THE OCP BE DIFFERENT?

- Policy in the new OCP will recognize current issues and opportunities
- New land use designations that provide a higher level of certainty are anticipated
- New Development Permit Areas (DPAs) will be integrated
 - Protection from Wildfire Hazard
 - Form & Character for Commercial and Multiple Family Dwelling
 - Protection from Hazardous Conditions (eg. Slope)
- Map Schedules will focus on future land uses and DPAs

WHAT TYPES OF POLICY WILL BE INCLUDED?



Residential



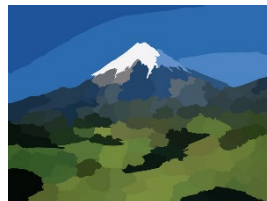
Transportation



Commercial



Recreation



Environment



Development
Constraints



Public Safety

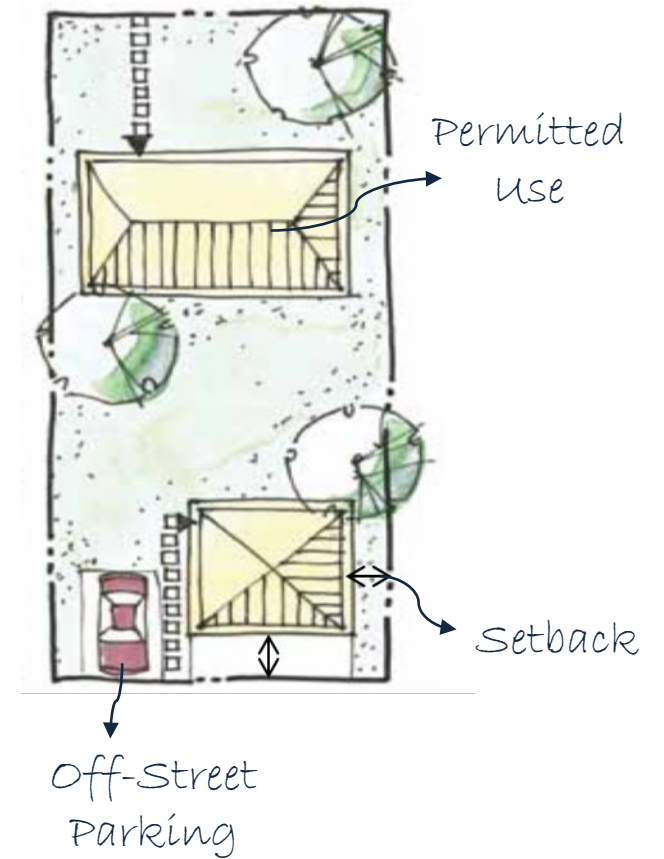


RDEK REGULATORY PROCESS

- Future development must comply with the land use designations specified in the OCP
- If a change is proposed that does not fit with the OCP a public process is triggered
- Where Development Permit Areas are identified, acquiring a Development Permit becomes part of the development process
- The zoning bylaw will continue to regulate the current use of land

RDEK ZONING BYLAWS

- Regulates land use through provisions such as:
 - permitted uses
 - density, setbacks
 - minimum parcel size
 - maximum height
 - parking requirements
- Assists in limiting incompatible neighboring uses
- Provides certainty to land use





SECONDARY SUITES

- 2012 project introduced 'Secondary Suites' as a permitted use in portions of the Columbia Valley
- Prior to 2012 – Suites only permitted in 3 zones in Panorama and Fairmont
- New zone added to Zoning Bylaw that allows for a suite following a site specific amendment
- Currently permitted in the Greywolf (and Trappers Ridge areas
- Currently prohibited in the original Panorama Subdivision



SHORT TERM RENTALS

- Short Term Rentals (STR) permitted in the Res-3 and Res-4 zones under the zoning bylaw
- Currently limited to the Resort Core, but excludes the original Panorama subdivision
- RDEK does not regulate the management of STR
- STR considered to be a form of commercial accommodation
- STR is very complex from a regulatory and enforcement standpoint

PLANNING PROCESS

Community Participation is essential to the success of the OCP process and is a major part of each phase



WHAT DO YOU VALUE?

The OCP is an opportunity to consider which characteristics and features are valuable to you?

- **Economic Assets** – shopping / dining opportunities
- **Cultural Assets** – original resort features, First Nations values
- **Social Assets** – recreational features, community spaces
- **Natural Assets** – wildlife habitat and corridors
- **Recreational Assets** – trails, open space



The Valley
Trail

It's not
crowded and
busy

Ability to get
basic necessities
at the hill

WHERE DO YOU HAVE CONCERNS?

The OCP process is an opportunity to explore and discuss community concerns. What concerns, worries or issues do you have about the plan area?

- Currently?
- Thinking about the future?

Will a range
of housing
options be
supported?

Will there be
adequate day
use parking?

Is more
development
going to lead
to traffic
congestion

NEXT STEPS

The next couple of months will focus on:

- Ideas & Issues Survey - Anticipated launch mid-April
- Consultation with Panorama Mountain Resort on their Master Planning Renewal Process



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*WHAT WE TALK
ABOUT NEXT*

FUTURE STEPS



- Open House #2 – Early July
- Online Visioning Board
- Concepts & preliminary policy direction feedback



- Targeted consultation
- OCP drafting



- Draft OCP Review
- Open House #3 – Draft Presentation
- Comment Period





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