



# Panorama Area Official Community Plan Meeting #2

Staff Presentation at 6:30 pm

July 9, 2019







# AGENDA

- Project Introduction
- Process Update
- Ideas & Issues Survey
- What to expect in the draft OCP
- Next Steps
- Q & A

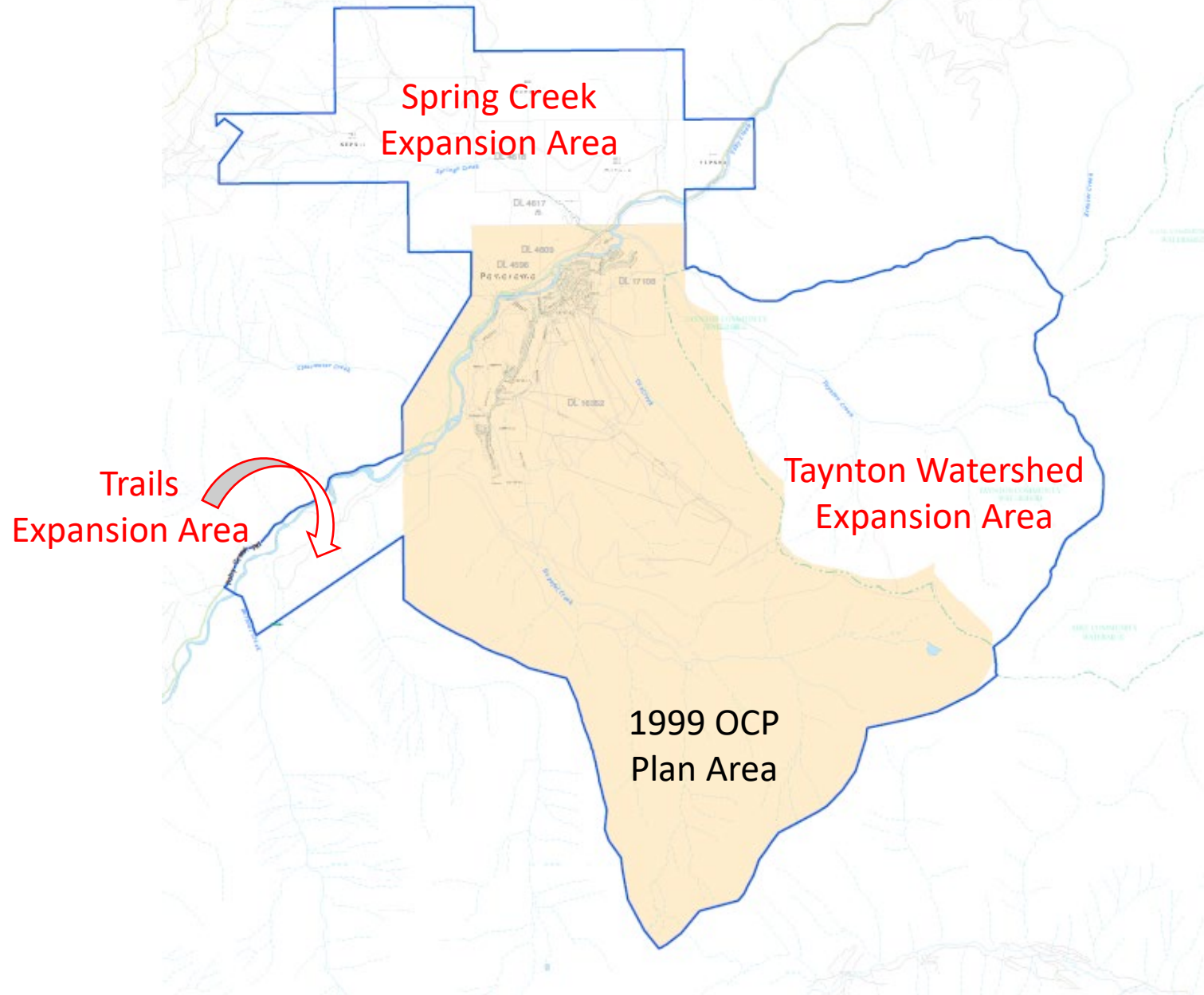


## PROJECT INTRO

- 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





## WHAT IS AN OCP?

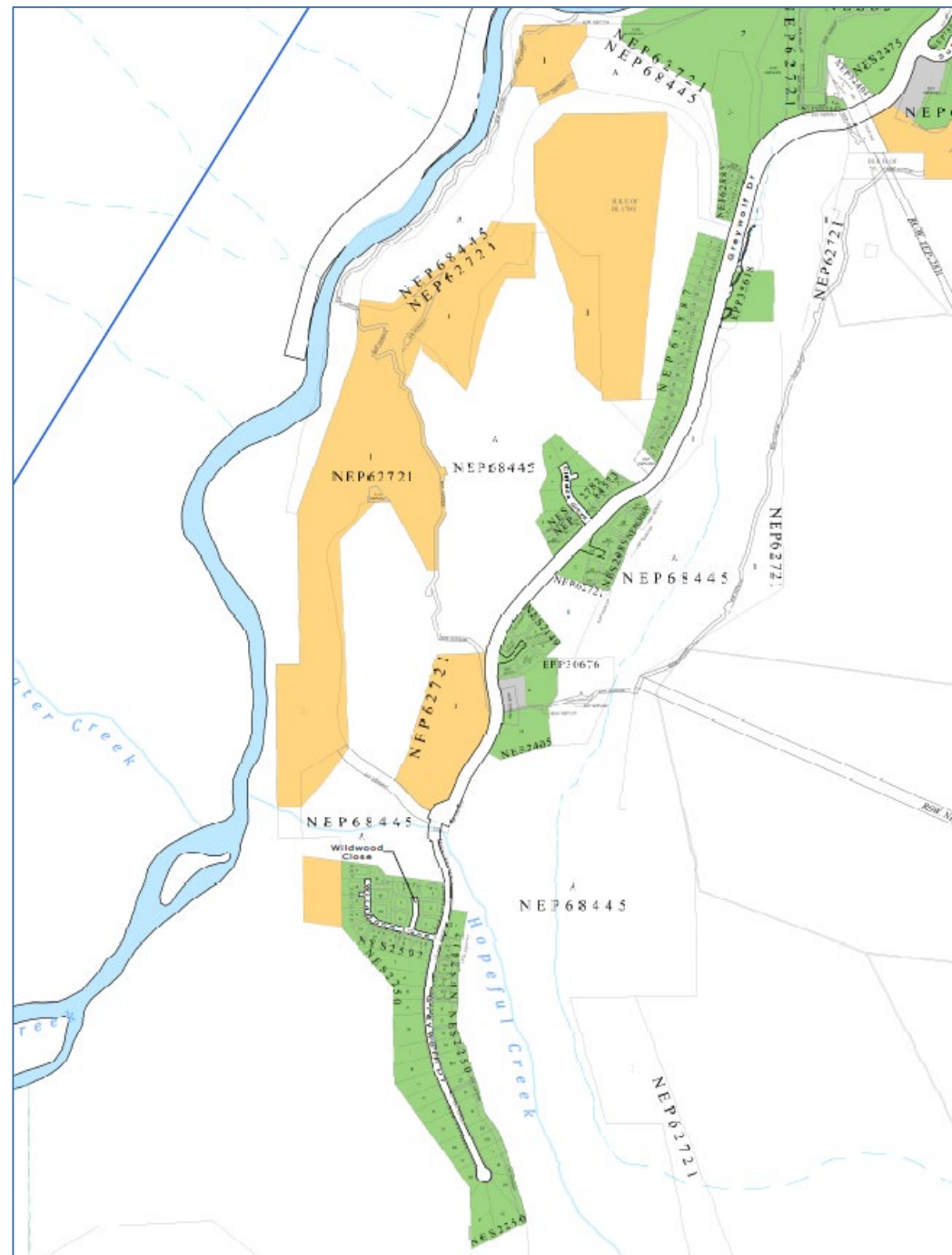
- Outlines the **community's long range vision**
  - Blueprint for the future of the area
- Basis for assessing future development applications
  - **Changes to zoning bylaw are guided by the Official Community plan (OCP)**
- Where is change desirable? Where is change not desirable?
- Living document



## 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 undertaken detailed planning for the resort
- Current development nodes are nearing build-out

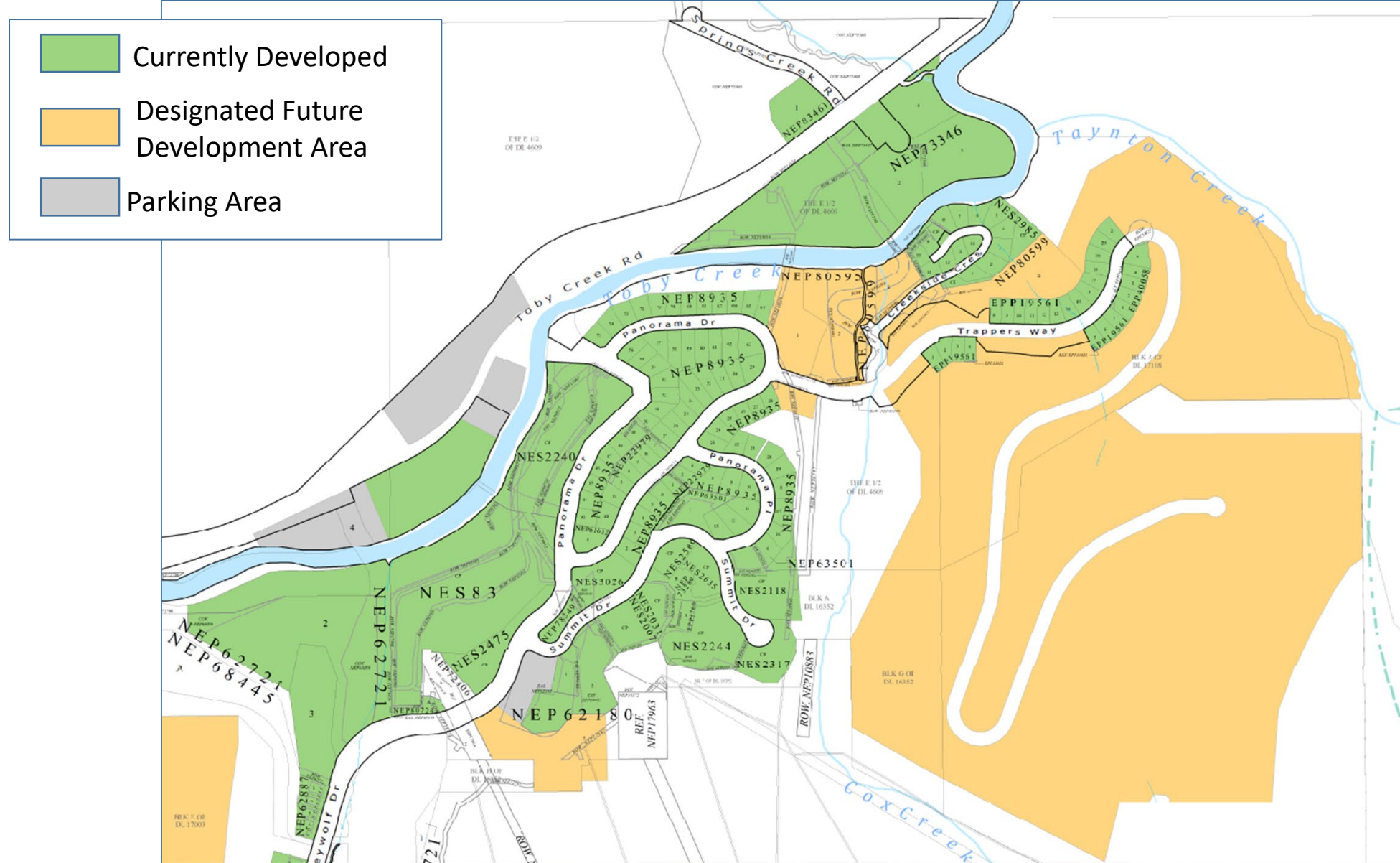




## GREYWOLF DEVELOPMENT NODE

-  Currently Developed
-  Designated Future Development Area
-  Parking Area

## 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 mineral deposits. The sky above is a clear, deep blue. In the foreground, there is a dense, dark green forest or thicket of vegetation, partially obscuring the base of the mountain.





# IDEAS & ISSUES SURVEY

- 248 responses



18%



65%



25%

- Ownership
  - 10-20 years – 34%
  - Over 20 years – 27%



# IDEAS & ISSUES SURVEY

## Future Residential Development:

	Trappers Ridge	Resort Core	Greywolf
Single Family	51%	15%	47%
Duplex	13%	8%	11%
Townhouse	20%	60%	23%
Condo	6%	33%	8%



# IDEAS & ISSUES SURVEY

## Secondary Suites

- More support in Trappers Ridge and Greywolf
- Preference for within a Single Family Home
- Top 3 concerns:

Short Term Rentals, off-street parking capacity & traffic congestion

## Short Term Rentals

- 21% cited concern
- Primary concerns – lack of control, noise, lack of investment in community





# IDEAS & ISSUES SURVEY

## Future Commercial Development:

- 89% of respondents supported additional commercial development
- Top 3 types:
  - Local retail
  - Casual dining
  - Other dining (pubs / restaurants)
- Located in the resort core or in proximity to RK-Heli Ski



# IDEAS & ISSUES SURVEY

## Top 3 Environmental related policies:

- 1) Ensuring that the community is protected from interface fire hazard
- 2) Protection of ground and surface water resources
- 3) Protection of Toby Creek

## Other recurring issues/ideas:

- Retention of ski in/ski out
- Water quality
- Retention of small resort character
- Resort amenities
- Recycling & garbage disposal
- 3<sup>rd</sup> party / independent commercial opportunities



## WHAT TO EXPECT IN THE DRAFT OCP

- Background information
- Goals
- Policies
- Development Permit Areas
- Implementation Strategy
- Land Use Designations
- Map Schedules





# WHAT TO EXPECT IN THE DRAFT OCP

## Development Permit Areas:

- Drafted to meet current best practices & standards
- Will be utilized to address goals determined through this process
- Anticipated to be significantly different than current 1999 OCP other than existing DPA related to Climate Change

# WHAT TO EXPECT IN THE DRAFT OCP

## Land Use Designations:

- New land use designations are anticipated
- They will be refined to reflect proposed use & density
- New designations will consider the existing OCP and the detailed planning undertaken by the resort

## Legend

Residential and Commercial Accommodation  
(MF uses may be included within rental pool accommodation)

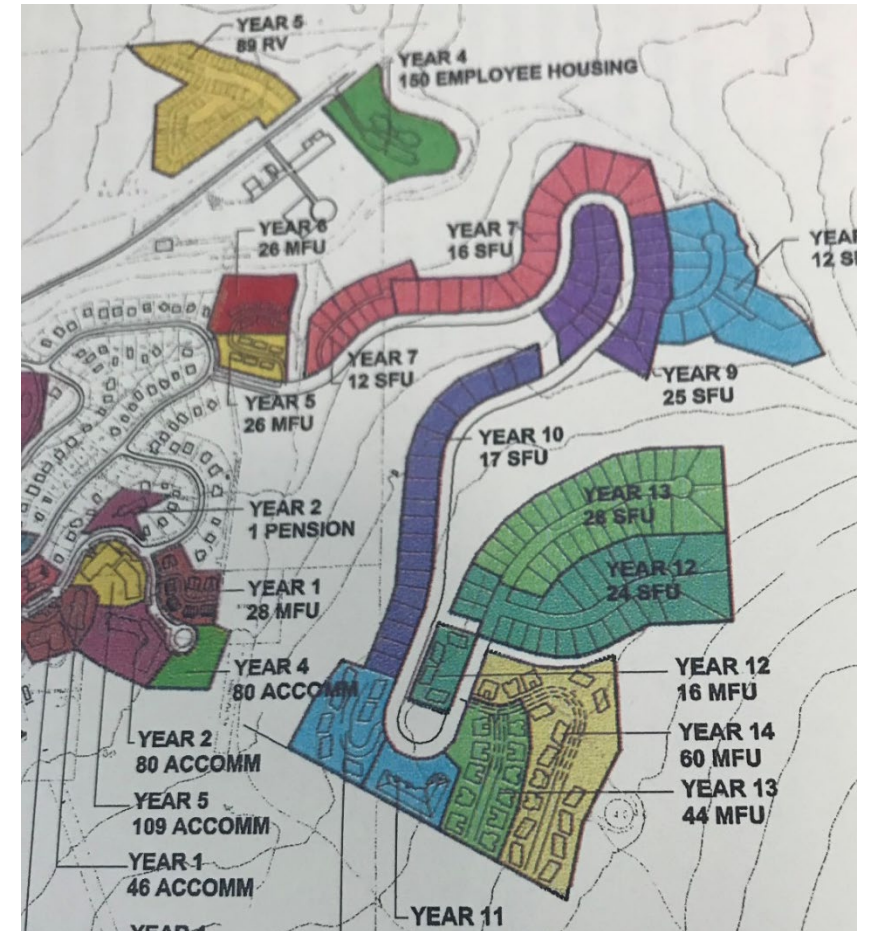
RA-SF	Residential Accommodation - Single Family
RA-MF	Residential Accommodation - Multi-Family
RA SF-MF	Residential Accommodation Single Family or Multi-Family
RA SF/MF	Residential Accommodation Single Family and/or Multi-Family
CA-CH	Commercial Accommodation - Condo Hotel
CA-P	Commercial Accommodation - Pension
CA-H	Commercial Accommodation - Hotel

# WHAT TO EXPECT IN THE DRAFT OCP

Process Goal – Provide certainty to future land use and eliminate reliance on Intrawest Comprehensive Development Plan (CDP)



CURRENT OCP (1999)



1999 INTRAWEST CDP





## WHAT TO EXPECT IN THE DRAFT OCP

New Land Use Designation Map Schedules are anticipated to:

- include the proposed new land use designations
  - existing OCP plan area
  - new area proposed for inclusion
- identify where change is supported as part of this process
- be accompanied by supporting information where possible, e.g. where changes are proposed for Trappers Ridge information on CDP density versus draft OCP density



# WHAT TO EXPECT IN THE DRAFT OCP

Two options for moving forward...

- 1) Changes to land use designations are proposed and included in the draft OCP

OR

- 2) Land use designation will reflect the current OCP designation, however the policy will identify 'goal posts' for a future amendment application

**The Draft Comment Period will provide an opportunity for the community to provide feedback on both options.**

# PLANNING PROCESS

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








## NEXT STEPS


The next couple of months will focus on:

- Two online tools which will be available over the summer months:
  - Places – Pin drop tool
  - Concept & Policy Direction Survey
- Background information gathering
- Coordination of meetings with Stakeholders for the fall
- Setting December Open House date


# PIN DROP




Home » Panorama Area OCP




**ADD PIN**  
Select a pin below and drag to the map




Natural Feature




Recreational Feature




Built Feature



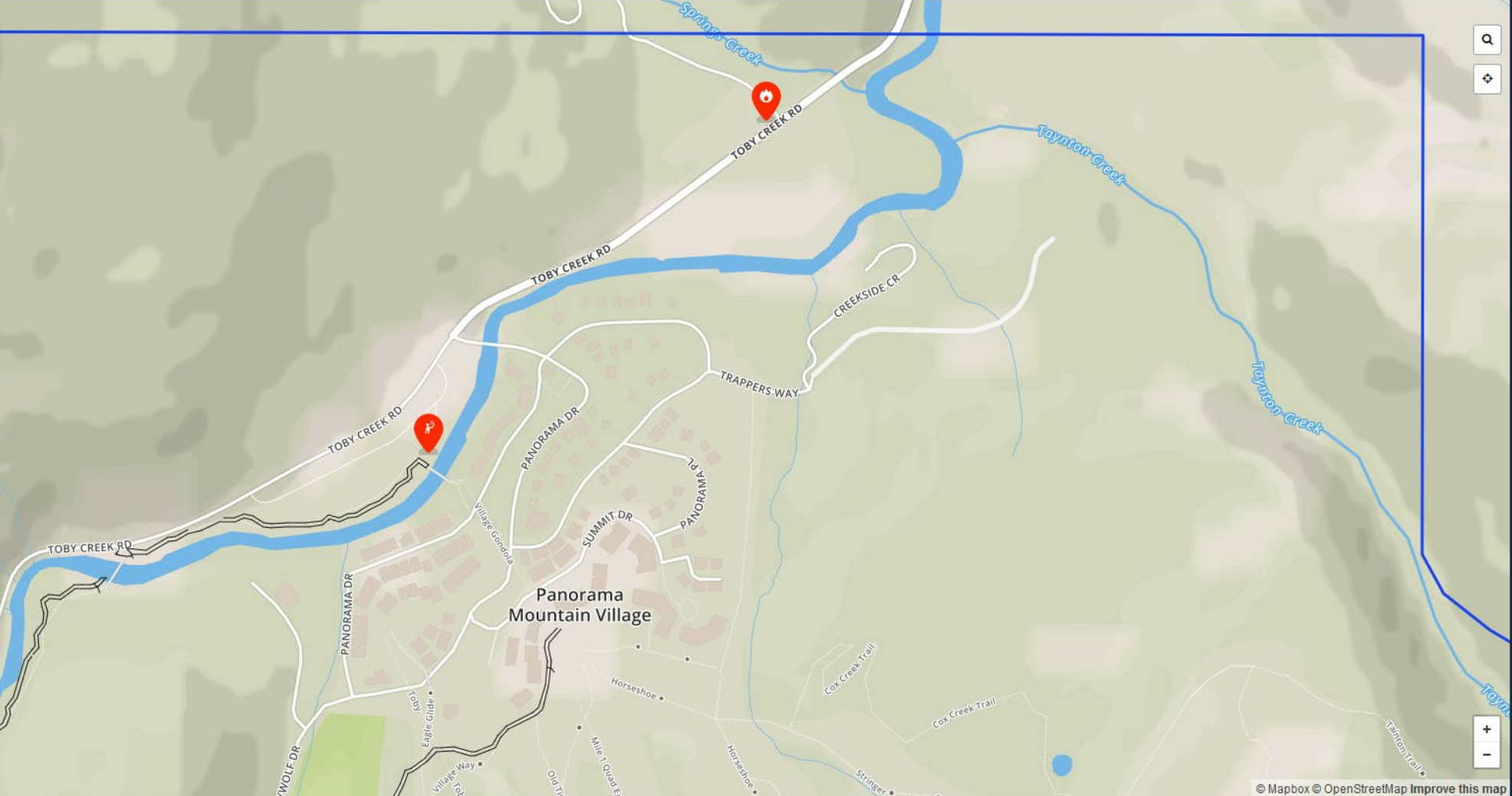
Area of Concern





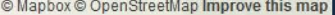

Area of Interest



Other (please specify)







# PARTICIPATORY BOARDS

Recreation & Conservation	Agree	Disagree	Not Sure
<p>Lands intended for public recreation, park and conservation should be assigned a different land use designation than lands used for:</p> <ul style="list-style-type: none"><li>▪ Controlled Recreation Area (ski terrain, ski lifts and associated infrastructure); or</li><li>▪ Greywolf Golf Course and associated infrastructure</li></ul>			
<p>COMMENTS:</p>			



# FUTURE STEPS



- Online Engagement
- Concepts & preliminary policy direction feedback



- Targeted consultation
- OCP drafting



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





Follow along via:

**[engage.rdek.bc.ca](https://engage.rdek.bc.ca)**