

Panorama Area OCP Planning Process

ISSUES & IDEAS SURVEY *2019 results*

249 RESPONDENTS

Survey summary

With a great response to the survey from Panorama Area residents, we were able to gather information that will be very helpful in the next steps of the Official Community Plan (OCP) planning process. The majority of respondents choose the Panorama Area for the recreational opportunities and natural environment, with seasonal residential properties being the most popular. A large percentage of respondents support seeing further residential development in the Trappers Ridge, Resort Core and Greywolf areas,

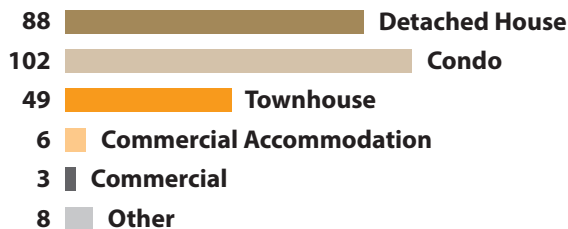
as well as the development of a range of housing options and additional employee housing. Opinions on the development of non-market affordable housing units and secondary suites are fairly evenly split, while support for commercial development is overwhelmingly positive. Most respondents did not have concerns in regards to short term rentals within the area. The protection of the natural environment, wildlife and wildlife habitat are a concern amongst respondents in regard to the development of this OCP.

Property findings



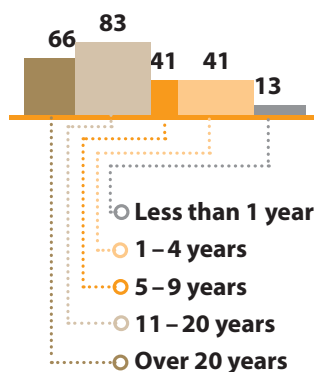
What type of property do you own/occupy in the Panorama area?

244 RESPONSES/5 SKIPPED



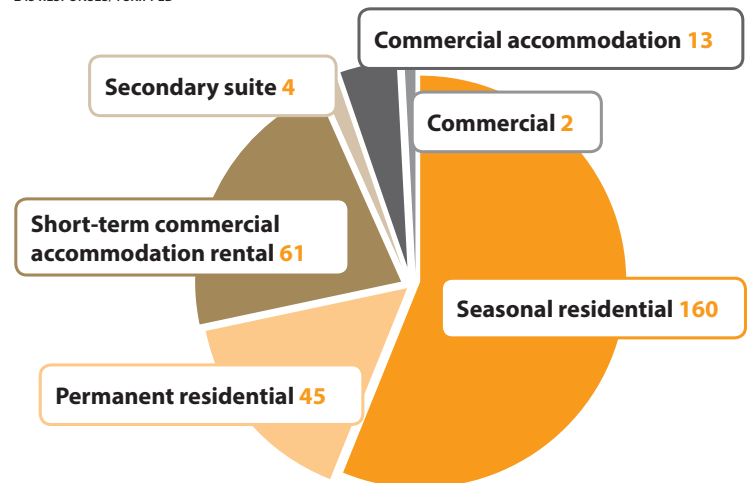
How long have you owned/occupied property in the Panorama area?

244 RESPONSES/5 SKIPPED



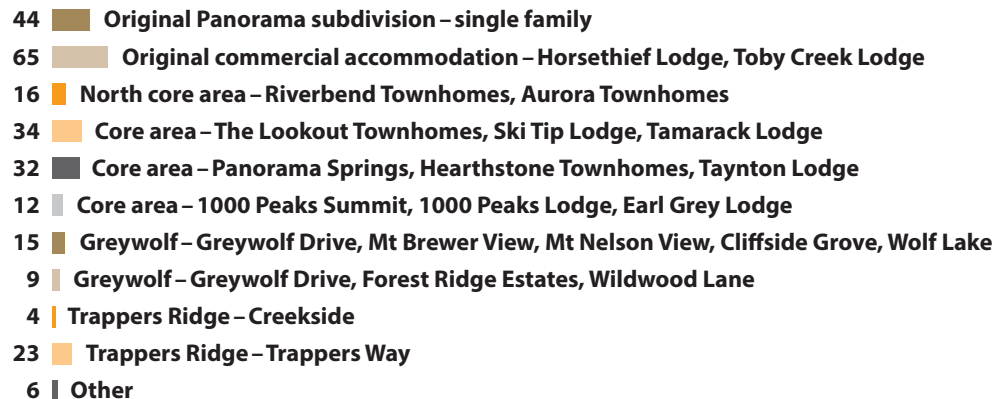
What types of uses are on the property?

245 RESPONSES/4 SKIPPED



Where is your property located?

244 RESPONSES/5 SKIPPED



Property findings *(continued)*



What are the reasons you own property, reside or recreate in the area?

245 RESPONSES/4 SKIPPED



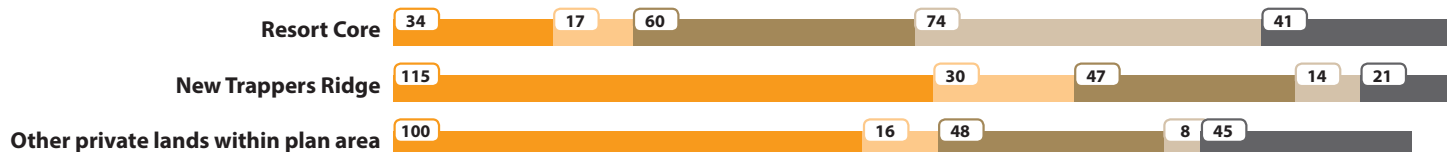
Development potential



Future development will be guided by the Panorama Resort Master Plan and the RDEK Official Community Plan. This process provides an opportunity to discuss the densities and location of future development. What type of residential development would you prefer to see in the Trappers Ridge/Resort Core area?

231 RESPONSES/18 SKIPPED

● Single Family ● Multi-Family Duplex ● Multi-Family Townhome ● Condo ● None



In consideration of the potential development areas, what type of residential development would you prefer to see in the Greywolf area?

23 RESPONSES/17 SKIPPED

● Single Family ● Multi-Family Duplex ● Multi-Family Townhome ● Condo ● None



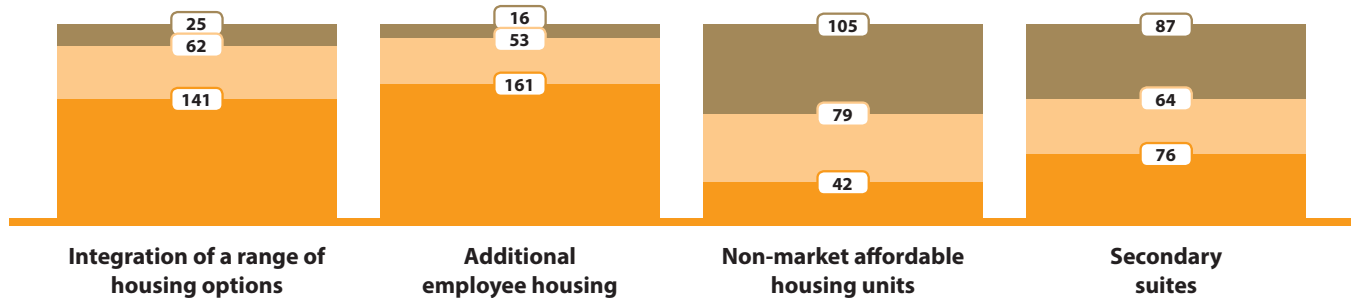
Housing affordability



While recognizing that housing affordability is largely dictated by the housing market, please identify your level of support for future consideration of the following:

24 RESPONSES/15 SKIPPED

● Support ● Neutral ● Do Not Support

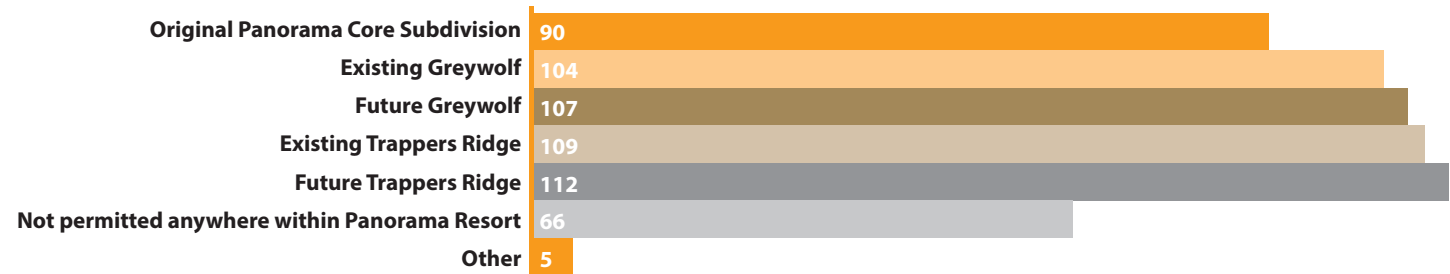


Secondary suites



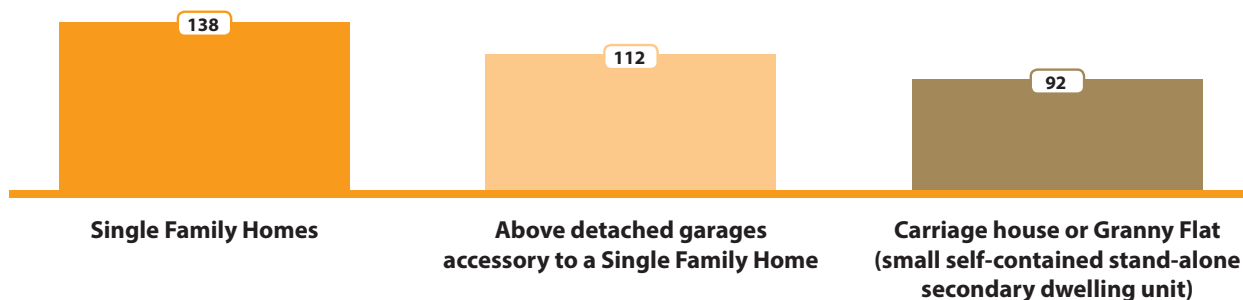
In the future where do you think that secondary suites should be permitted?

228 RESPONSES/21 SKIPPED



What type of structure should secondary suites be permitted in?

189 RESPONSES/60 SKIPPED

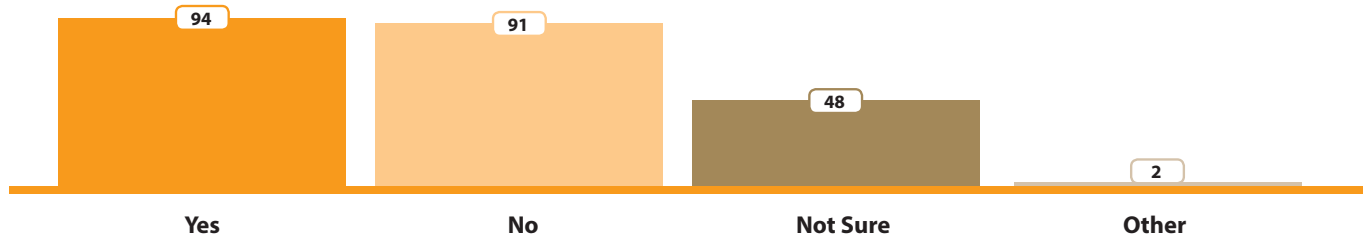


Secondary suites *(continued)*



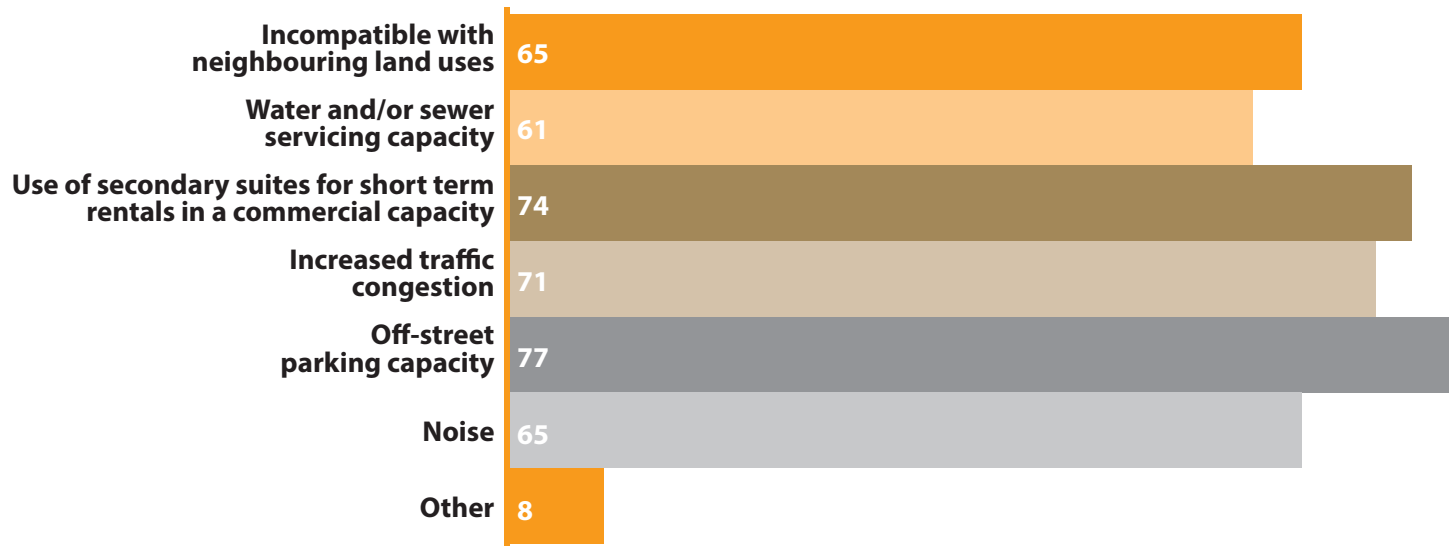
Do you have concerns about the inclusion of secondary suites as a permitted use within the Panorama area?

233 RESPONSES/16 SKIPPED



What concerns do you have? (Check all that apply)

94 RESPONSES/155 SKIPPED

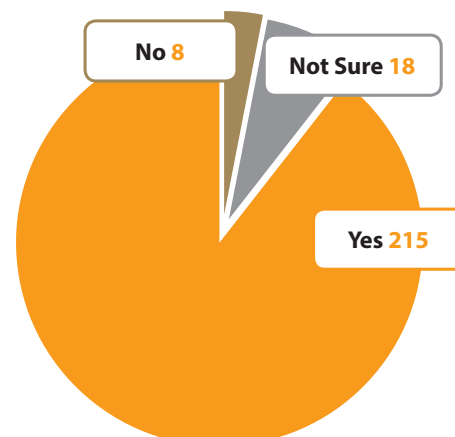


Commercial development



Should additional commercial development be supported within the Panorama area?

241 RESPONSES/8 SKIPPED

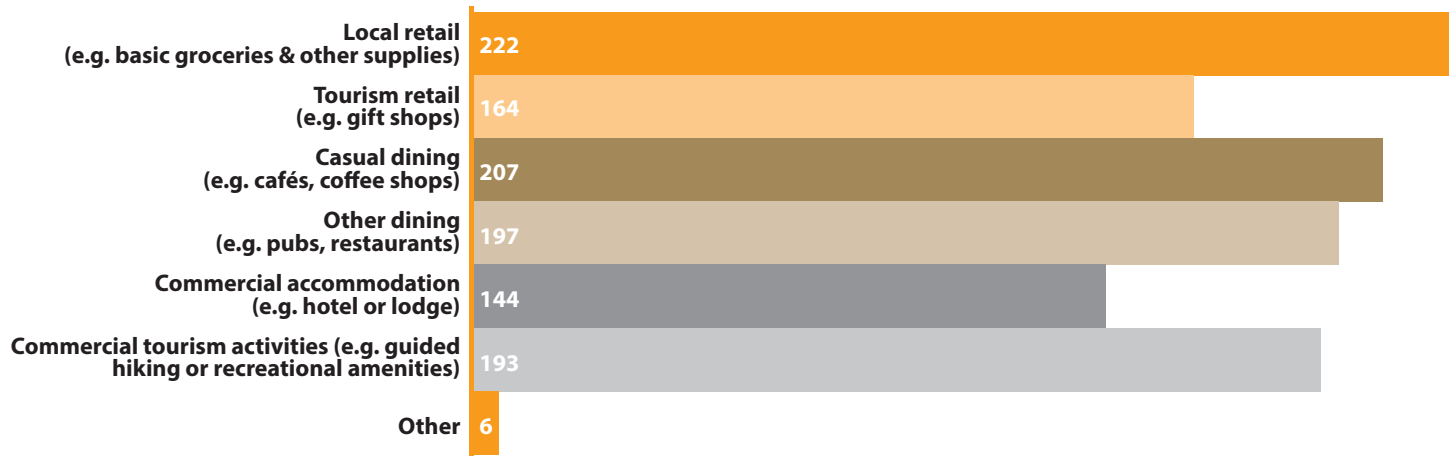


Commercial development *(continued)*



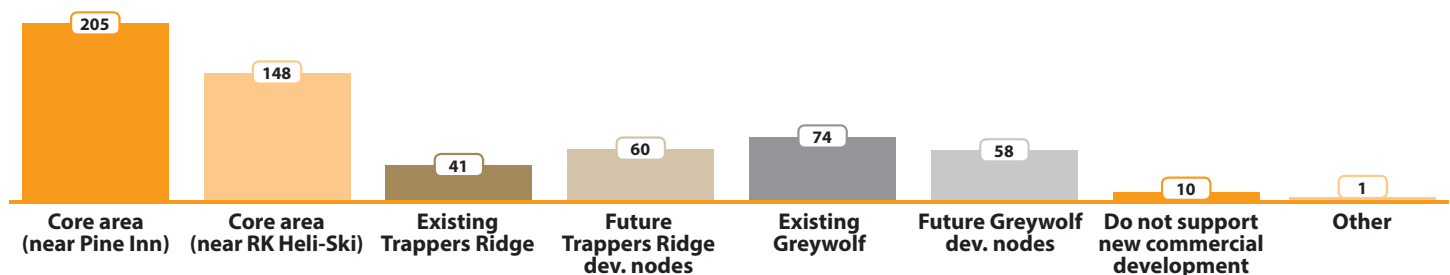
What type of commercial development should be supported?

238 RESPONSES/11 SKIPPED



Where should new commercial development be supported in the future?

237 RESPONSES/12 SKIPPED

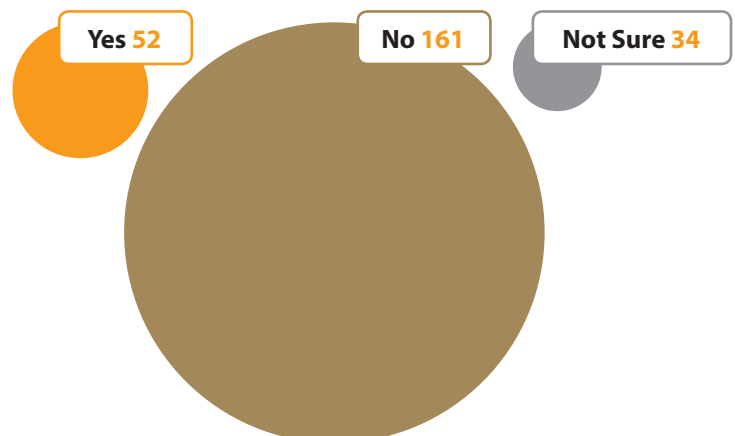


Short term rentals



Do you currently have concerns about the Short Term Rental of residential housing units within Panorama?

245 RESPONSES/4 SKIPPED

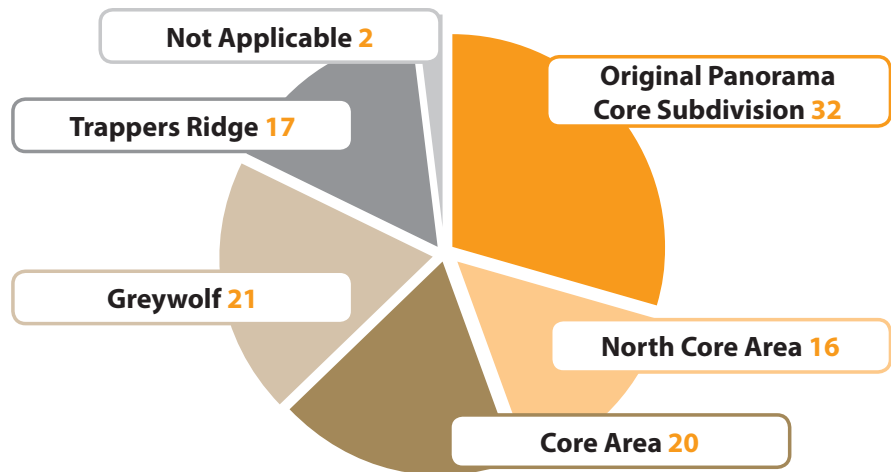


Short term rentals (continued)



Where do you have concerns about Short Term Rentals?

51 RESPONSES/198 SKIPPED



Community concerns



Check your level of agreement with the following statements:

241 RESPONSES/8 SKIPPED

● Strongly Disagree
 ● Disagree
 ● Neutral
 ● Agree
 ● Strongly Agree

As a pedestrian I feel safe walking around the community



Traffic speeds are a concern



Future development in Greywolf should connect to the existing Valley trail network



I am concerned about alternate egress/access for the Greywolf area



I am concerned about alternate egress/access for the Trappers Ridge area



Trail connectivity should be integrated between new development in Trappers Ridge and the Resort Core area



Future developments in Trappers Ridge should consider opportunities for ski in/ski out access

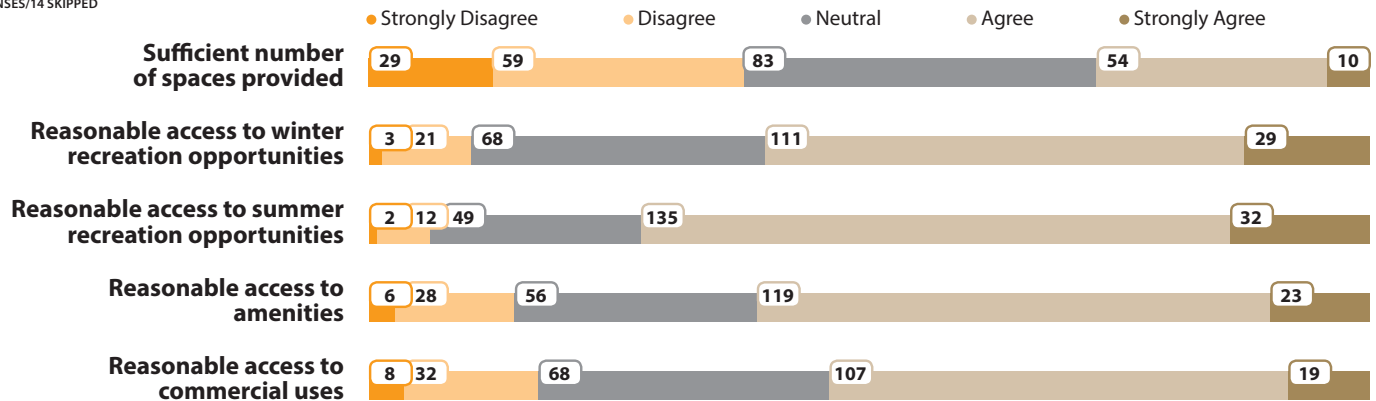


Community concerns (continued)



Check your level of agreement with the following statements:

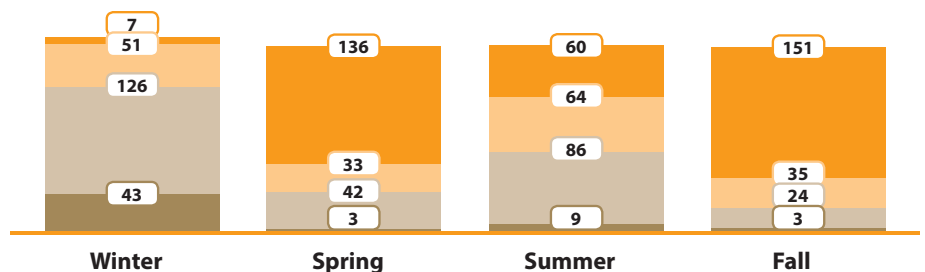
235 RESPONSES/14 SKIPPED



Do you feel that availability of day use parking is an issue during the following:

229 RESPONSES/20 SKIPPED

Legend: Never (orange), Sometimes (light orange), Peak Periods Only (grey), Always (dark brown)



Check your level of agreement with the following statements. The OCP should include policies that work towards:

237 RESPONSES/12 SKIPPED

