

Panorama Area OCP Planning Process ISSUES & IDEAS SURVEY 2019 results

249 RESPONDENTS



1-888-478-7335 | www.rdek.bc.ca

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

ⁱO Less than 1 year

.... 0 1 – 4 years

.....0 5 – 9 years

^{……}0 11 – 20 years

Over 20 years



What type of property do you own/occupy in What types of uses are on the property? the Panorama area? 245 RESPONSES/4 SKIPPED 244 RESPONSES/5 SKIPPED **Commercial accommodation 13** 88 **Detached House** Secondary suite 4 102 Condo **Commercial 2** 49 Townhouse 6 Commercial Accommodation Short-term commercial 3 Commercial accommodation rental 61 8 Other Seasonal residential 160 Permanent residential 45 How long have you owned/ occupied property in the Panorama area? Where is your property located? 244 RESPONSES/5 SKIPPED 244 RESPONSES/5 SKIPPED 44 Original Panorama subdivision – single family 83 66 65 Original commercial accommodation – Horsethief Lodge, Toby Creek Lodge 41 41 13 16 North core area – Riverbend Townhomes, Aurora Townhomes 34 Core area – The Lookout Townhomes, Ski Tip Lodge, Tamarack Lodge

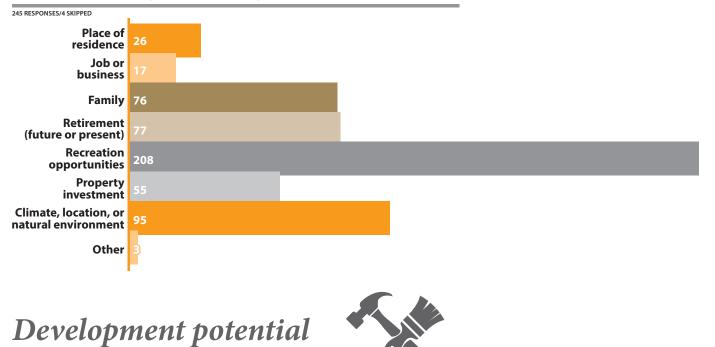
32 Core area – Panorama Springs, Hearthstone Townhomes, Taynton Lodge

- 12 Core area 1000 Peaks Summit, 1000 Peaks Lodge, Earl Grey Lodge
- 15 Greywolf Greywolf Drive, Mt Brewer View, Mt Nelson View, Cliffside Grove, Wolf Lake
- 9 Greywolf Greywolf Drive, Forest Ridge Estates, Wildwood Lane
- 4 Trappers Ridge Creekside
- 23 📕 Trappers Ridge Trappers Way
- 6 Other



Property findings (continued)

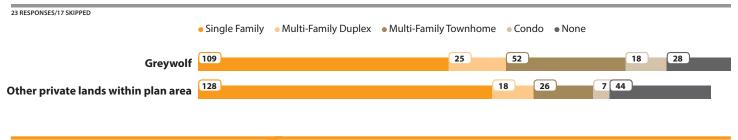
What are the reasons you own property, reside or recreate in the area?



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 34 17 60 74 41 **Resort Core** 47 115 30 14 21 **New Trappers Ridge** 100 16 48 8 45 Other private lands within plan area

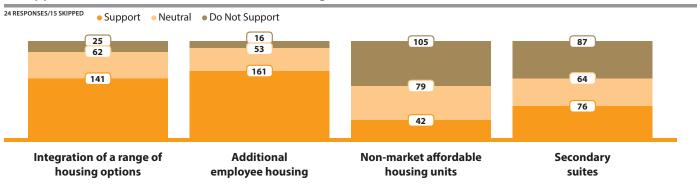
In consideration of the potential development areas, what type of residential development would you prefer to see in the Greywolf area?



Results | 2019

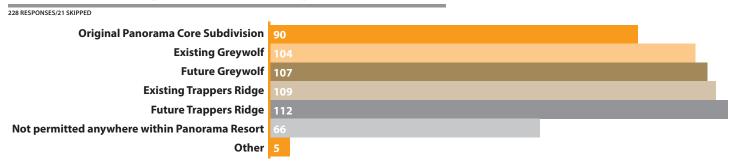


While recognizing that housing affordability is largely dictated by the housing market, please identify your level of support for future consideration of the following:





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

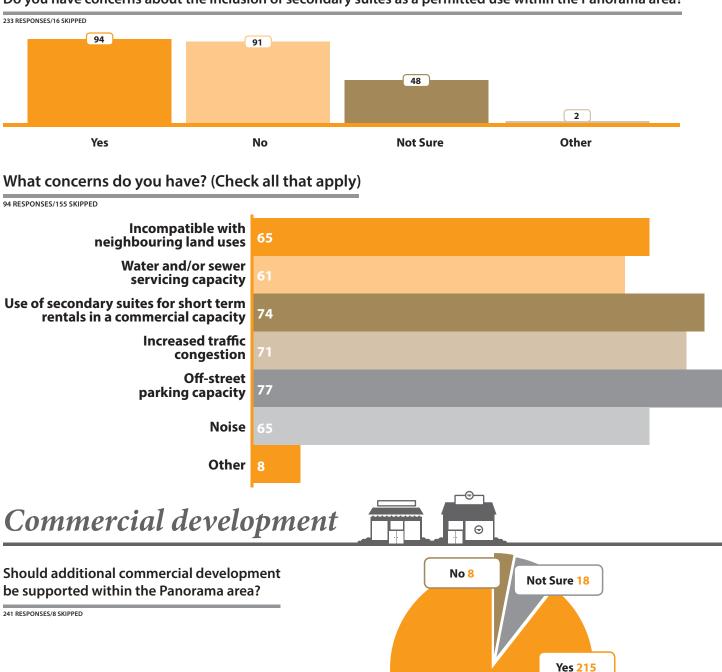


What type of structure should secondary suites be permitted in?



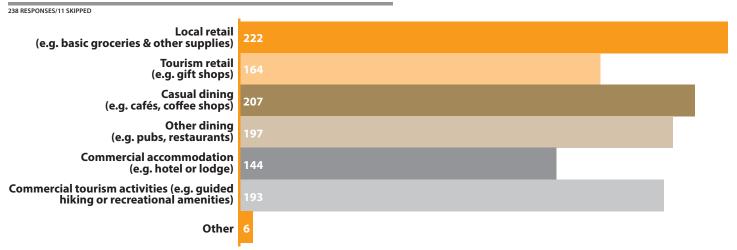
Secondary suites (continued)

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

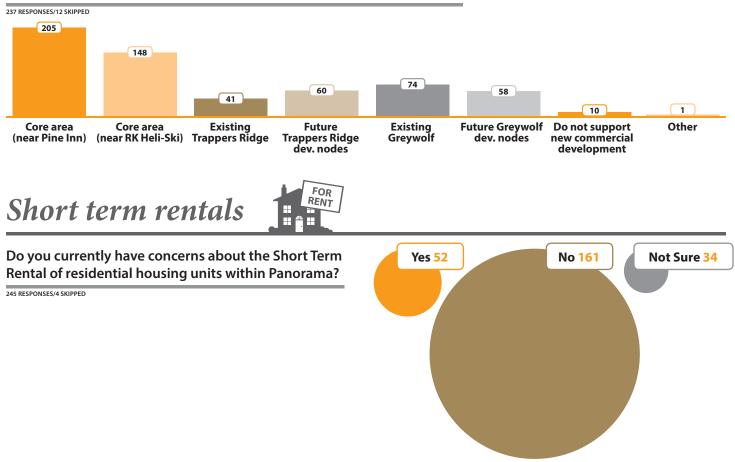


Commercial development (continued)

What type of commercial development should be supported?



Where should new commercial development be supported in the future?

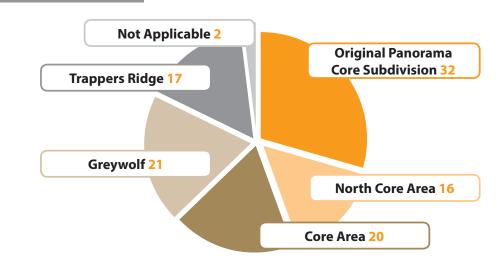


Short term rentals (continued)



Where do you have concerns about Short Term Rentals?

51 RESPONSES/198 SKIPPED



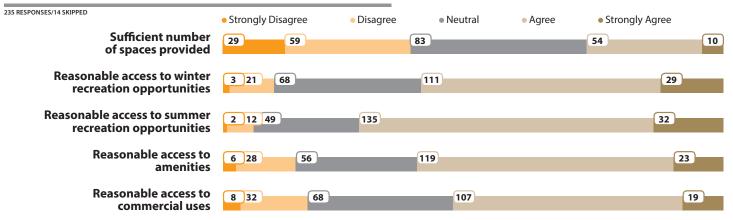


Check your level of agreement with the following statements:

241 RESPONSES/8 SKIPPED	 Strongly Disagree 	 Disagree 	 Neutral 	 Agree 	 Strongly Agree
As a pedestrian I feel safe walking around the community	7 19 18 104			93	
Traffic speeds are a concern	23 75		69	58	16
Future development in Greywolf should connect to the existing Valley trail network	9 2 39 99			89	
l am concerned about alternate egress/access for the Greywolf area	5 24 132			55	20
l am concerned about alternate egress/access for the Trappers Ridge area	7 31 126			54	19
rail connectivity should be integrated etween new development in Trappers Ridge and the Resort Core area	3 5 29 101			99	
Future developments in Trappers Ridge should consider opportunities for ski in/ski out access	3 4 46 9	9		86	

Community concerns (continued)

Check your level of agreement with the following statements:



Do you feel that availability of day use parking is an issue during the following:	7 51 126	136	60	151
229 RESPONSES/20 SKIPPED Never Sometimes Peak Periods Only Always 	43	33 42 3	86	35 24 3
	Winter	Spring	Summer	Fall

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

237 RESPONSES/12 SKIPPED • Strongly Disagree • Disagree Protection of wildlife and wildlife habitat	• Neutral • A	Agree • Strongly	Agree
Protection of Toby Creek 2 19 59 155			
Protection of Cox Creek 2 3 25 61 140			
Protection of ground and surface water resources			
Provide certainty to the form and character of commercial development		84	
Provide certainty to the form and character of multi-family development		85	
Ensuring that the community is protected from interface fire hazard			
nsuring that future development considers the potential for hazardous conditions			