

Panorama Area OCP Planning Process

ISSUES & IDEAS SURVEY #2 *2019 results*

125 RESPONDENTS

Survey summary

125 people participated in Survey #2 with representation from throughout the OCP area.

Results showed general support for commercial accommodation in the Village core, with parking, water issues, pedestrian safety and visual obstruction being the

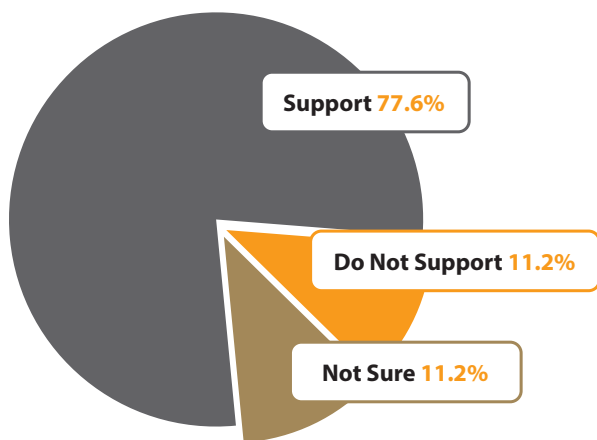
top concerns expressed should the development occur.

Concern was also expressed over emergency egress in Trappers Ridge, the Village Core and Greywolf Subdivision where bridge access and alternate route planning were referenced most commonly.

Where do you own/occupy property in the Panorama area?

26.4%	Original Panorama subdivision – single family
19.0%	Original commercial accommodation – Horsethief Lodge, Toby Creek Lodge
4.1%	North core area – Riverbend Townhomes, Aurora Townhomes
9.1%	Core area – The Lookout Townhomes, Ski Tip Lodge, Tamarack Lodge
12.4%	Core area – Panorama Springs, Hearthstone Townhomes, Taynton Lodge
4.1%	Core area – 1000 Peaks Summit, 1000 Peaks Lodge, Earl Grey Lodge
9.9%	Greywolf – Greywolf Drive, Mt Brewer View, Mt Nelson View, Cliffside Grove, Wolf Lake
4.1%	Greywolf – Greywolf Drive, Forest Ridge Estates, Wildwood Lane
3.3%	Trappers Ridge – Creekside
7.4%	Trappers Ridge – Trappers Way

Please indicate your level of support for changing the current OCP land use designations to accommodate new Commercial Accommodation in the Village Core area:

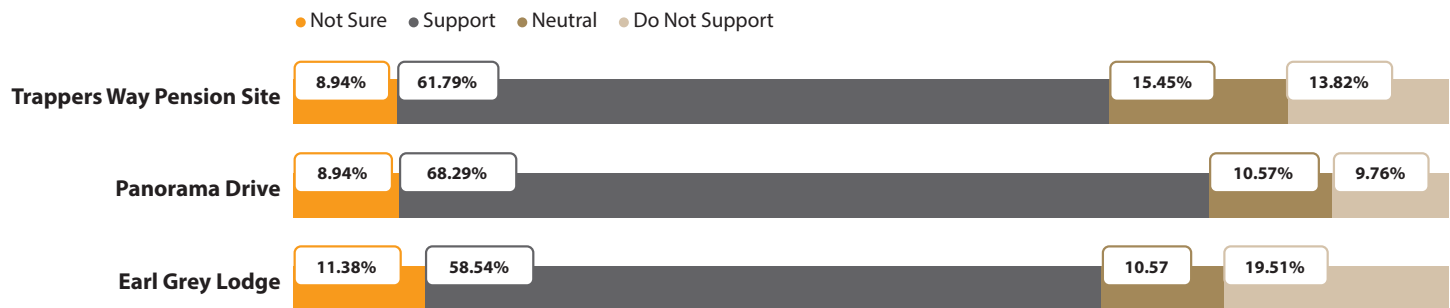


Do you have any concerns about changing the land use designations to accommodate new Commercial Accommodation at this location in the Village Core?
(circle sizes represent relative level of concern)

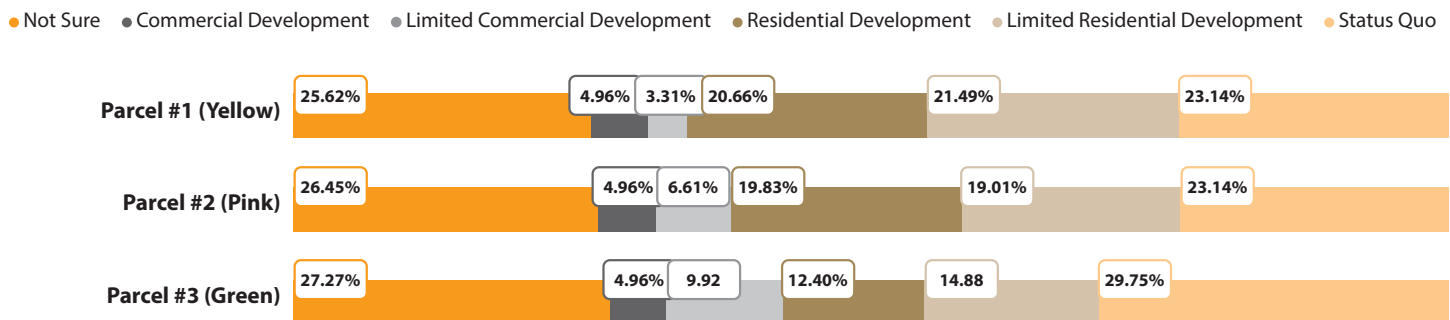




Please indicate your level of support for changing the current OCP land use designations for three areas currently designated as Commercial Accommodation. *Pension – is a form of commercial accommodation similar to a bed and breakfast, but the serving of additional meals to registered guests is allowed.



For the new areas to the North of Toby Creek Road that are proposed to be included in the Plan Area a land use designation will need to be applied to these properties. The current zoning of the properties will be considered, but the potential for future land use change should also be contemplated. Do you have any specific comments or information to consider when determining draft land use designations for the following privately owned parcels?



Within the current OCP land within the Controlled Recreation Area (CRA) for ski terrain, Greywolf Golf Course and land used for public recreation purposes (e.g. the Cross Country Ski trails), conservation (e.g. undevelopable areas) and parks (e.g. recreation areas) are all considered the same land use designation. In the new OCP should lands intended for public recreation, park and conservation should be assigned a different land use designation than lands used for Controlled Recreation Area (ski terrain, ski lifts and associated infrastructure); or Greywolf Golf Course and associated infrastructure?





Please indicate your level of agreement with the following policy directions:

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

Within the original Panorama Subdivision an application to rezone on a site specific basis should be required.



Within the existing Greywolf area secondary suites should be permitted within a single family dwelling only.



Within any future Greywolf developments secondary suites should be permitted within a single family dwelling or on the same parcel above a detached garage.



Within the existing Trappers Ridge area secondary suites should be permitted within a single family dwelling only.



Within any future Trappers Ridge developments secondary suites should be permitted within a single family dwelling or on the same parcel above a detached garage.



A new Development Permit Area for Interface or Wildfire Hazard is proposed for inclusion. What stage of development would you prefer that a Development Permit be required?

Upon application for the subdivision of land to create new building lots.

75.8%

Upon application for a building permit for a new dwelling unit.

24.2%

A new Development Permit Area for Commercial, Commercial Accommodation and/or Multi-Family Dwelling is proposed for inclusion. What types of development do you feel should be subject to a development permit from the RDEK?

74.4%

**Multi-family
High density**
(e.g. condo)

53.8%

**Multi-family
Townhome**

84.6%

**Commercial
Accommodation**
(e.g. hotel)

75.2%

Commercial
(excluding resort
operations buildings)

79.5%

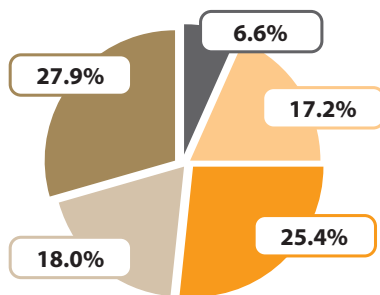
Commercial
(including resort
operations buildings)

ISSUES & IDEAS SURVEY #2

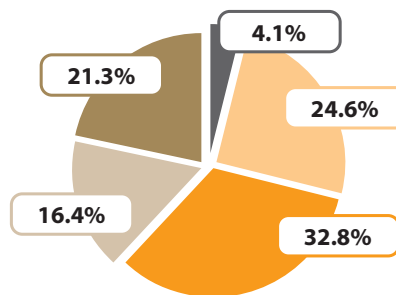
Results | 2019

Please indicate your current level of concern related to emergency egress for each of the following areas:

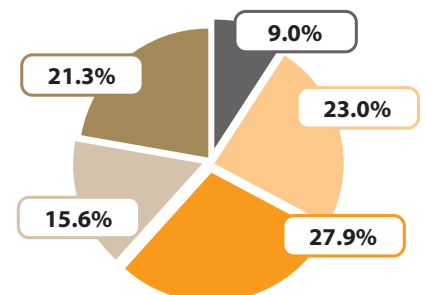
● Not Sure ● Very Concerned ● Concerned ● Neutral ● Not Concerned



Greywolf Subdivision



Village Core
(Original Subdivision, Summit Drive)



Trappers Ridge Subdivision
(Trappers Way, Creekside)

Do you have any specific comments or information on Emergency Egress to share?

(Values represent the percentage of responses that mentioned the specific concerns indicated)

