

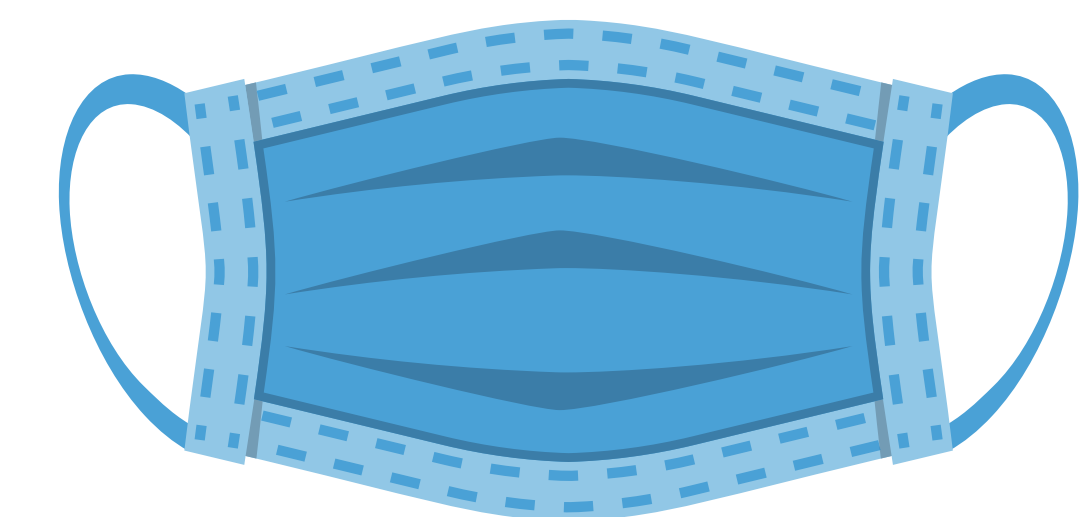
COVID-19 PRECAUTIONS

In response to COVID-19, The District of Invermere has implemented necessary protocols and restrictions to ensure the health and safety of all attendees.

All Open House attendees are required to:

- **Wear a mask.** If you do not have a mask, one will be provided for you upon entry.
- Maintain a physical distance of at least **2 meters** from those outside your household or cohort group.
- **Use on-site sanitation products** upon entry and as necessary.
- Adhere to your assigned **45-minute time slot** and please exit the venue promptly at the end of your session to allow our neighbours fair opportunity to get involved.

These precautions are in place to ensure a safe environment for everyone, please be patient with our on-site representatives as we navigate this event.



PLEASE SIGN-IN

- ✓ All open house attendees **MUST sign in.**
- ✓ Due to contact tracing protocols established by the Provincial Government, all guests must sign in and provide appropriate contact information.
- ✓ Personal information will be confidentially recorded and will not be used for any purposes aside from contact tracing in the case of an outbreak. You may sign up for project updates via a separate sign-in sheet.

Thank you for your patience and cooperation.



WELCOME TO THE ATHALMER NEIGHBOURHOOD PLAN OPEN HOUSE

Welcome to the Athalmer Neighbourhood Plan Open House

We are here today to:

- ✓ **Introduce** the project team
- ✓ **Share** the updated Neighbourhood Plan concept
- ✓ **Listen** to and collect feedback
- ✓ **Respond** to questions, comments, and ideas

Your input will be considered along with other aspects such as the recommendations from our technical studies and The District of Invermere comments.

Following your review of the information shared today, please visit our website to complete an online survey. www.invermere.net/athalmer-neighbourhood-plan/

PROJECT OVERVIEW

The District of Invermere is developing a Neighbourhood Plan for the Athalmer area, including the Lake Windermere Resort Lands which were purchased in 2019.

A Neighbourhood Plan provides an outline of detailed planning information to facilitate future development. For instance, a Neighbourhood Plan usually includes details about proposed land uses, transportation upgrades, housing types, servicing, pathways and park spaces, and storm water management, among others.

The project team has been working with the community for more than two years to refine the plan. A preliminary concept was shared with Invermere residents in Spring 2020. Following this initial engagement, the Consultant team prepared a more detailed concept which is being shared today.



RELEVANT POLICY

The project design is guided by several policies, including:



Provincial

- *British Columbia Local Government Act (LGA)*



Regional

- *Lake Windermere Management Plan (LWMP) (2011)*
- *Columbia Wetlands Conservation Action Framework 2020-2025 (2019)*
- *Community Economic Development Strategy (2020 – Ongoing)*



District of Invermere

- *Integrated Community Sustainability Plan (ICSP) (2011)*
- *Source Protection Plan for the Goldie Creek Watershed (2012)*
- *Groundwater Protection Strategy (2012)*
- *Official Community Plan (2015)*
- *Zoning Bylaw (2002)*
- *Resort Development Strategy (2015)*
- *Active Transportation Plan (2009)*
- *Housing Needs Strategy (2007)*



Traffic Count Data Summary Memo (2018)



Athalmer Highway Functional Planning Study (2006)



District of Invermere – Updated Master Transportation Study (2011)



Invermere Water Model Update and Analysis (2015)



Master Drainage Plan (2000/2020)

TIMELINE



WHAT WE HEARD

The project team hosted an online webinar on June 25, 2020. The purpose of the webinar was to introduce the project and share three preliminary concepts which outlined what was possible at the public lands within the Athalmer Neighbourhood Plan Area.

The “**Ecovillage and Marina**” is the result from feedback received on the preliminary scenarios. Based on what we heard, we:



Reduced the resort development and located it on the Northwest Corner near 3rd Avenue,



Focused on visual corridors and pedestrian linkages to the waterfront, and



Sensitively integrated amenities and improvements for the water recreation community while limiting visual impacts,

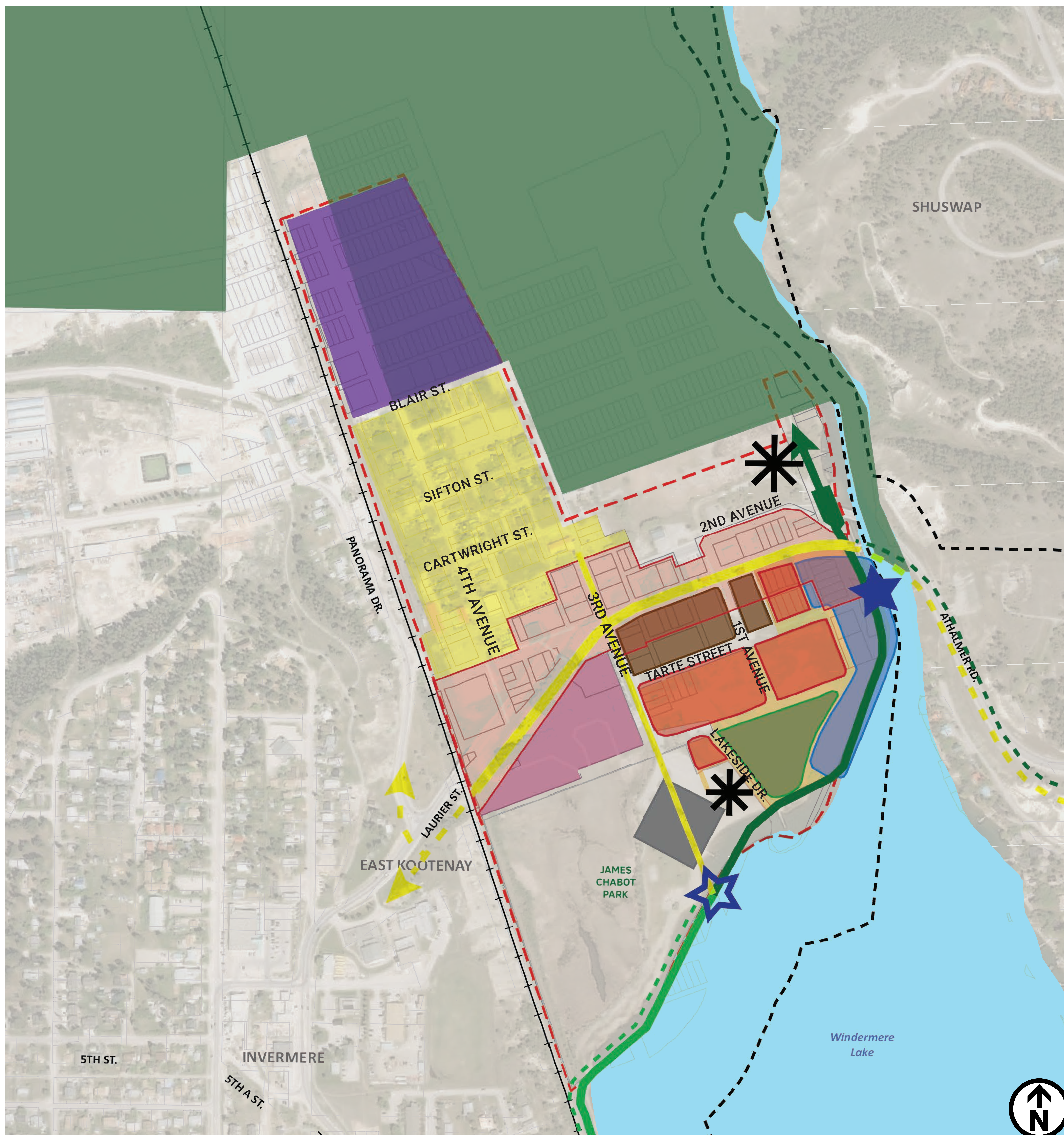


Retained and Located essential amenities such as an amphitheater, parking, marina improvements, and a boardwalk.



Dedicated more natural space to the plan including a reclaimed marshland with walking paths.

NEIGHBOURHOOD PLAN AREA



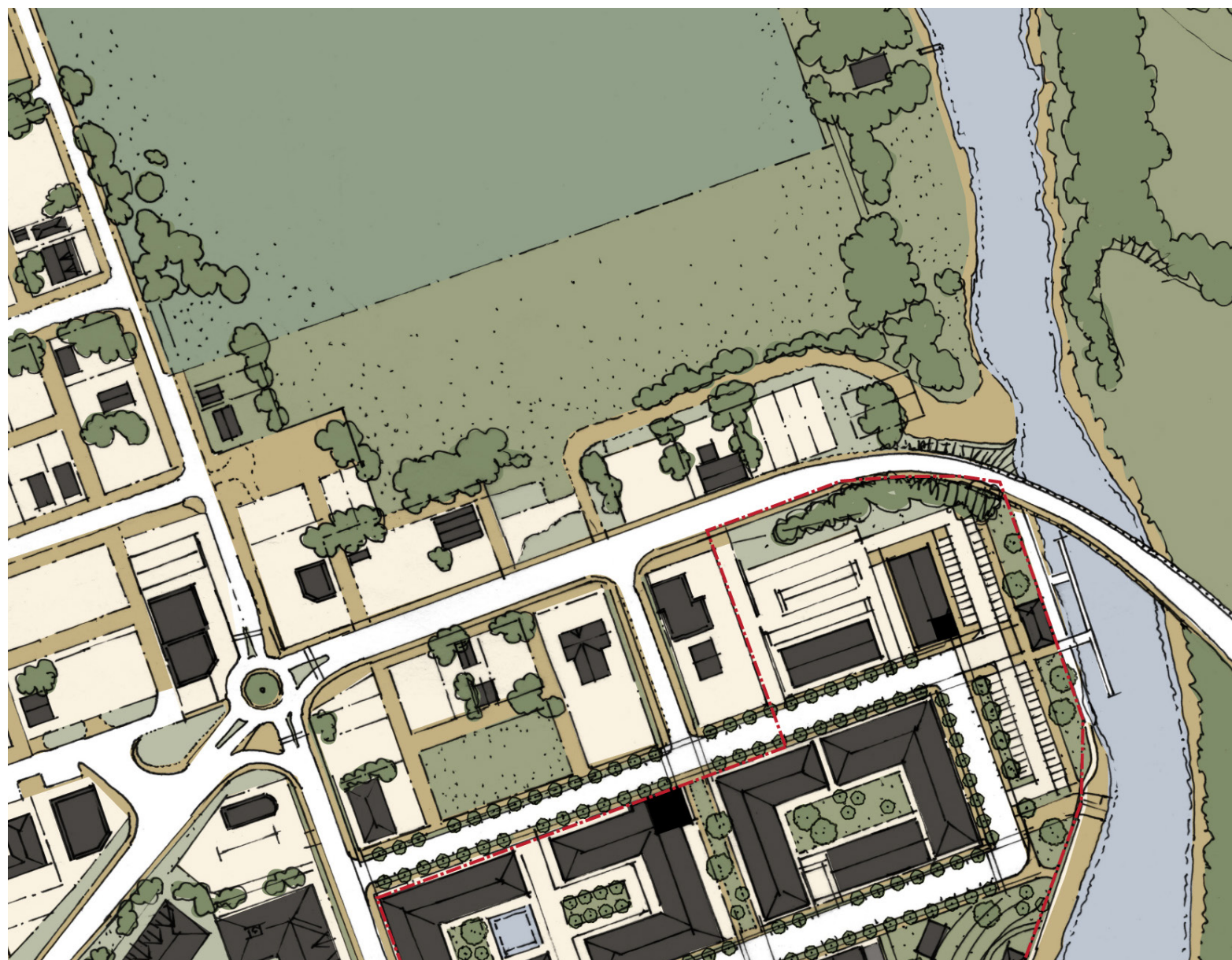
- Municipality Boundary
- Subject Land
- Parcel
- * Activity Node
- ★ Current Public Access
- ☆ Potential Future Public Access

- Columbia Wetlands Wildlife Management Area
- James Chabot Provincial Park
- Lake Windermere
- Highway Commercial/Service Area
- Lake Windermere Pointe Condos
- Neighbourhood Area

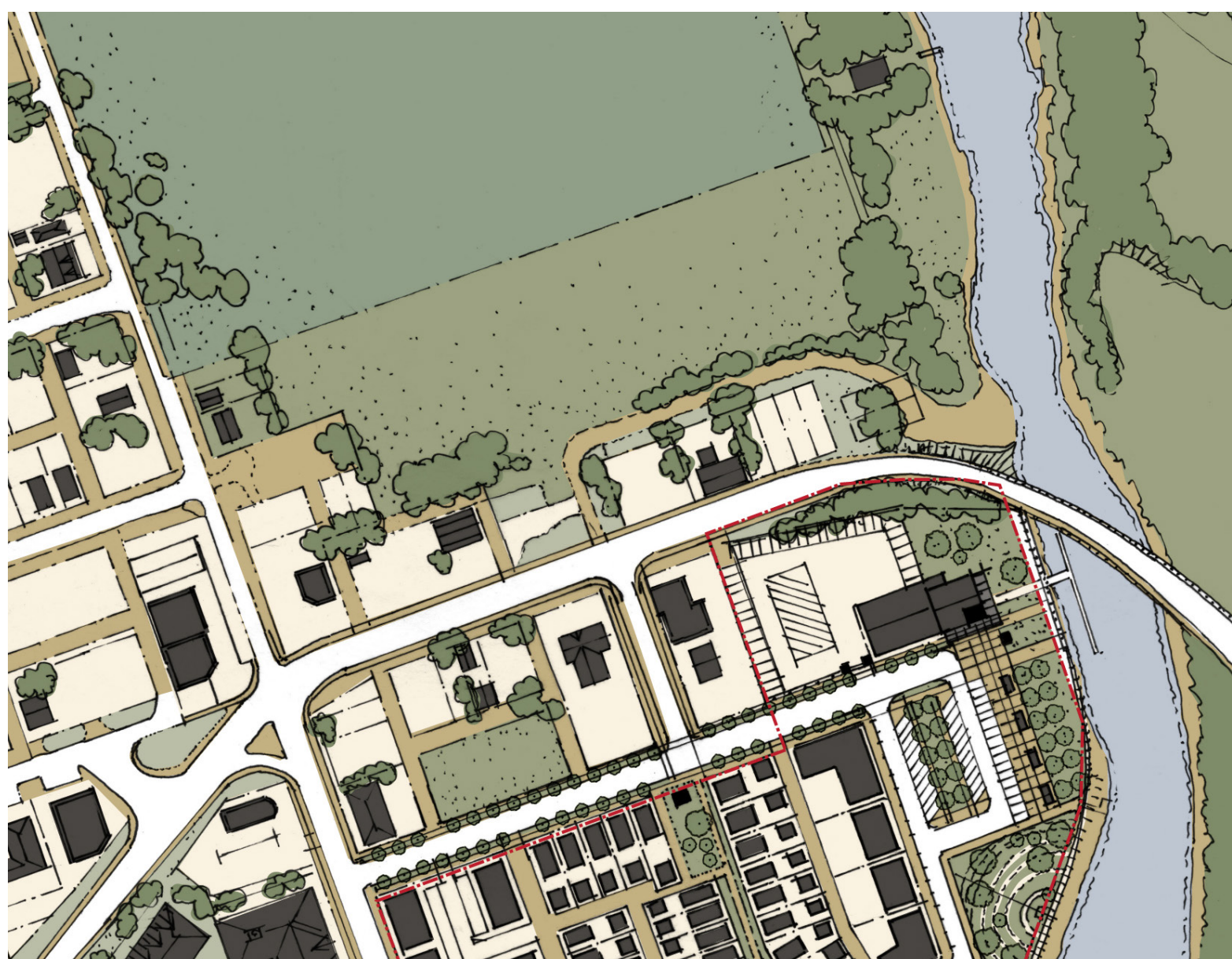
- Industrial Area
- Future Boulevard/Trail Connector
- Boulevard/Trail
- Waterfront Boardwalk (Pedestrian/Cycle)
- Pedestrian/Cycle Enhanced Traffic Corridor
- Wetlands Interpretive Platform

CONCEPT PLAN

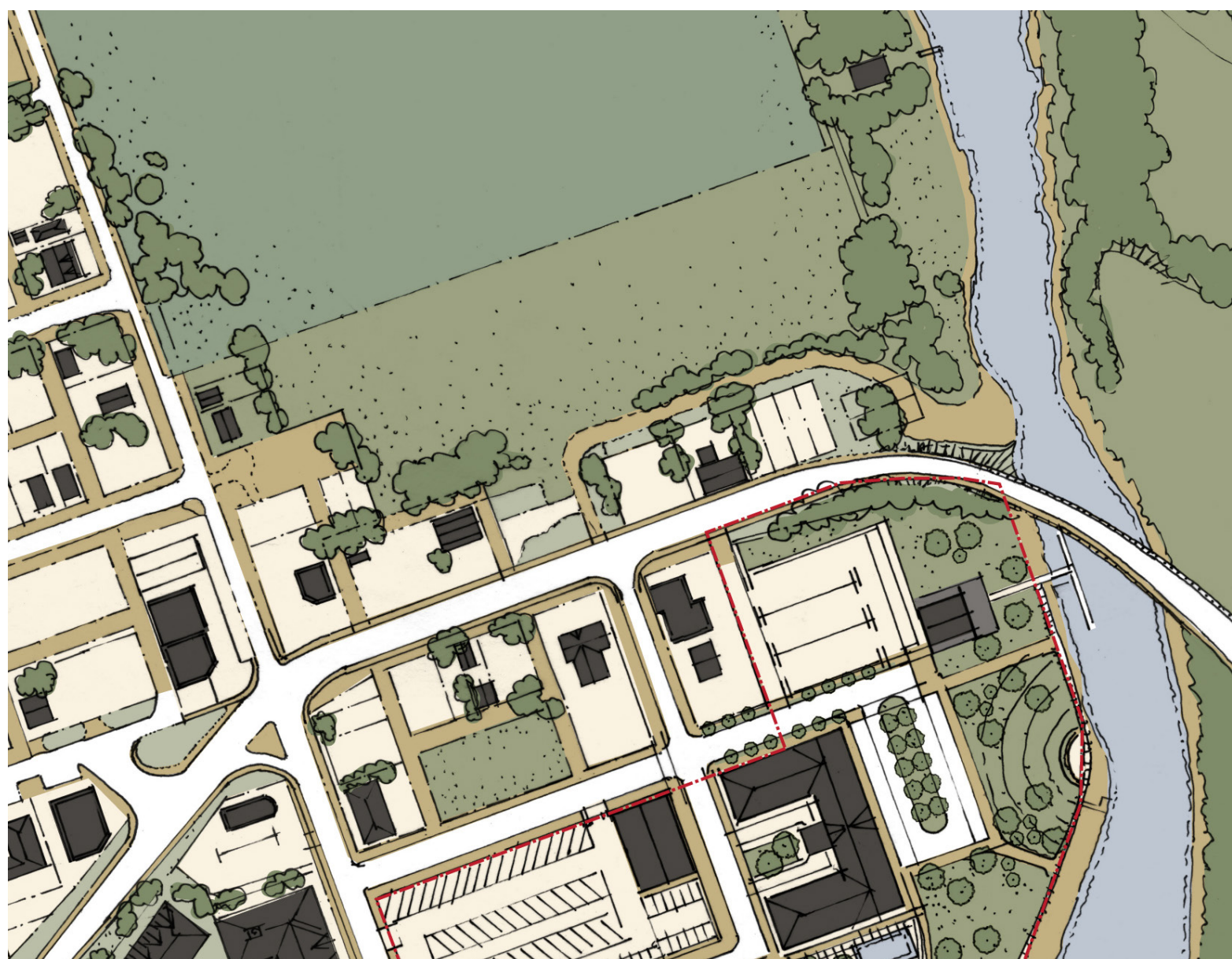
Scenarios Studies



A. Bustling Resort



B. Lakeside Village



C. Marina Outpost



Main Features

1. Marina Area Improvements

- 1a. New Marina
- 1b. Limited, Improved Boat Slips
- 1c. Improved Boat Ramp
- 1d. FoodTruck-Market Plaza
- 1e. Boat and Trailer Circulation with Shelter
- 1f. Multi-Use Yard
- 1g. Limited Parking with Treed Median
- 1h. Small Boat House
- 1i. Gateway Signage

2. Ampitheatre Area

- 2a. Grassed and Treed Hillside Ampitheatre
- 2b. Covered Stage
- 2c. Water-Side Viewing Opportunity
- 2d. Cookhouse/Picnic Shelter

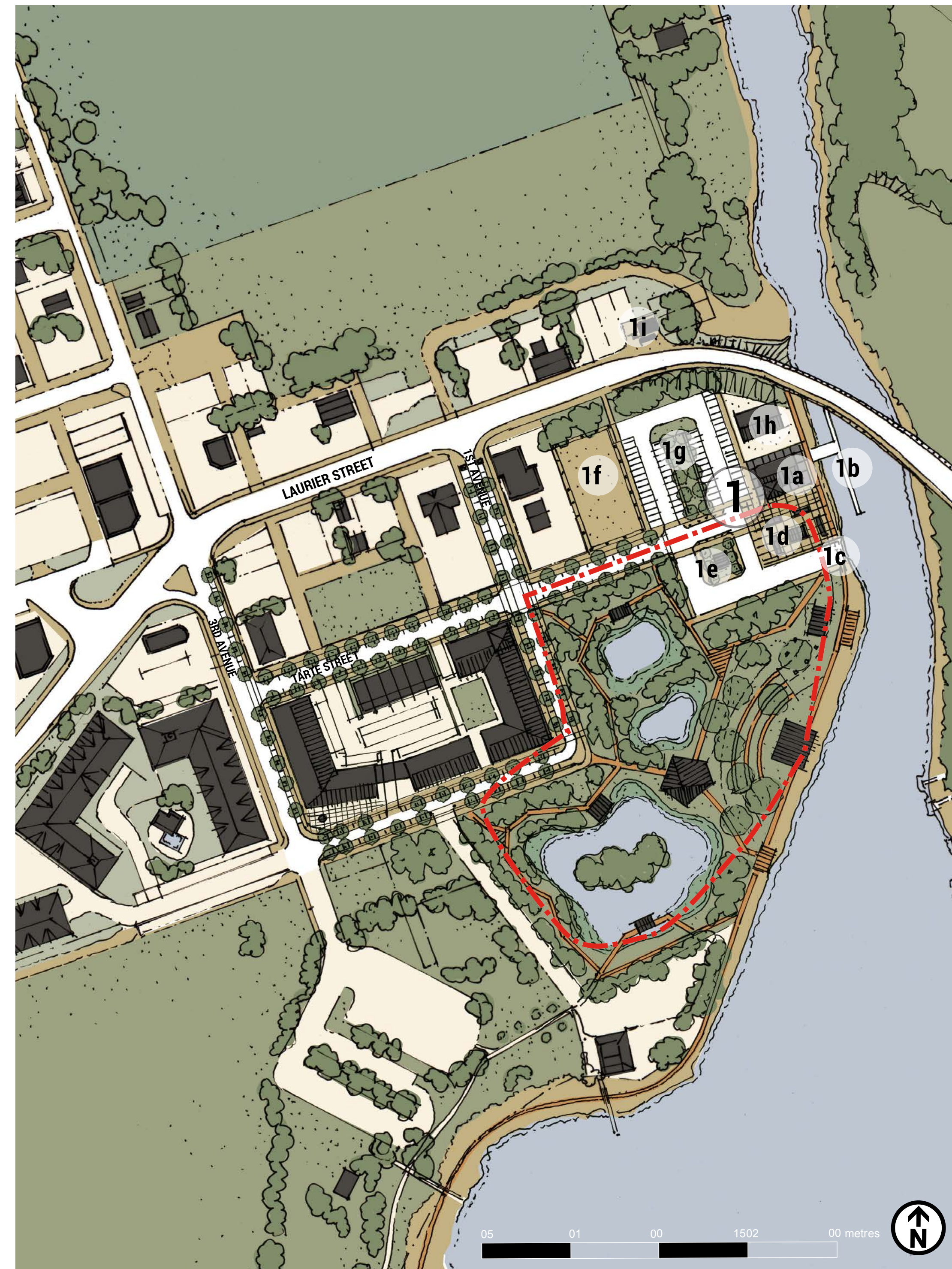
3. Reclaimed Marshland

- 3a. Waterfront Boardwalk
- 3b. Marsh Pond/Wetland
- 3c. Boardwalk Circuit & Viewing Platforms
- 3d. Covered Seating and Viewing Platform
- 3e. Boardwalk Connection to James Chabot Park

4. Streets and Eco-Resort

- 4a. Small Inn with Ground Floor Amenities
- 4b. Small-Scale Resort Accommodations
- 4c. Tarte-Street Improvements
- 4d. 1st Avenue Improvements
- 4e. New Green-Street extension of 1st Avenue
- 4f. New Green-Street

1 MARINA



Marina Area Improvements

This area will continue to serve as the water access and activity hub for the neighbourhood. Recognizing its prominent location and environmental sensitivity, marina area improvements are designed for expanded community use while limiting further environmental impacts on the shoreline. Concepts include:

1a. New Marina: A rebuilt marina with possible community space, food and beverage service, and management of boat access. A covered veranda circles the building.

1b. Limited, Improved Boat Slips: The existing boat slips will be improved in the same location (to avoid further disruption elsewhere), exploring potential environmental interface improvements where possible.

1c. Improved Boat Ramp: The existing boat ramp will be improved in the same location (to avoid further disruption elsewhere)

1d. Food Truck-Market Plaza: A small plaza can accommodate food trucks, markets, seasonal kiosks, and seating, and small events.

1e. Boat and Trailer Circulation with Shelter: Improved boat trailer circulation allows orderly out-of-the-way boat ramp access and a waiting shelter.

1f. Multi-Use Yard: Surrounded by a decorative fence, this multi-use yard can accommodate short term boat storage, parking overflow, event staging, and even events.

1g. Limited Parking with Treed Median: The visual impact of a small parking lot is broken up by a treed green space. Tucked under the roadway berm, this use ensures viewsheds to the lake from Laurier Street in a low-impact location.

1h. Small Boat House: Tied architecturally to the Marina, a small boathouse can store equipment and non-motorized boats.

1i. Gateway Signage: Combined signage for the District and the Neighbourhood can take the form of public art, monument, freestanding sign, or a small building.

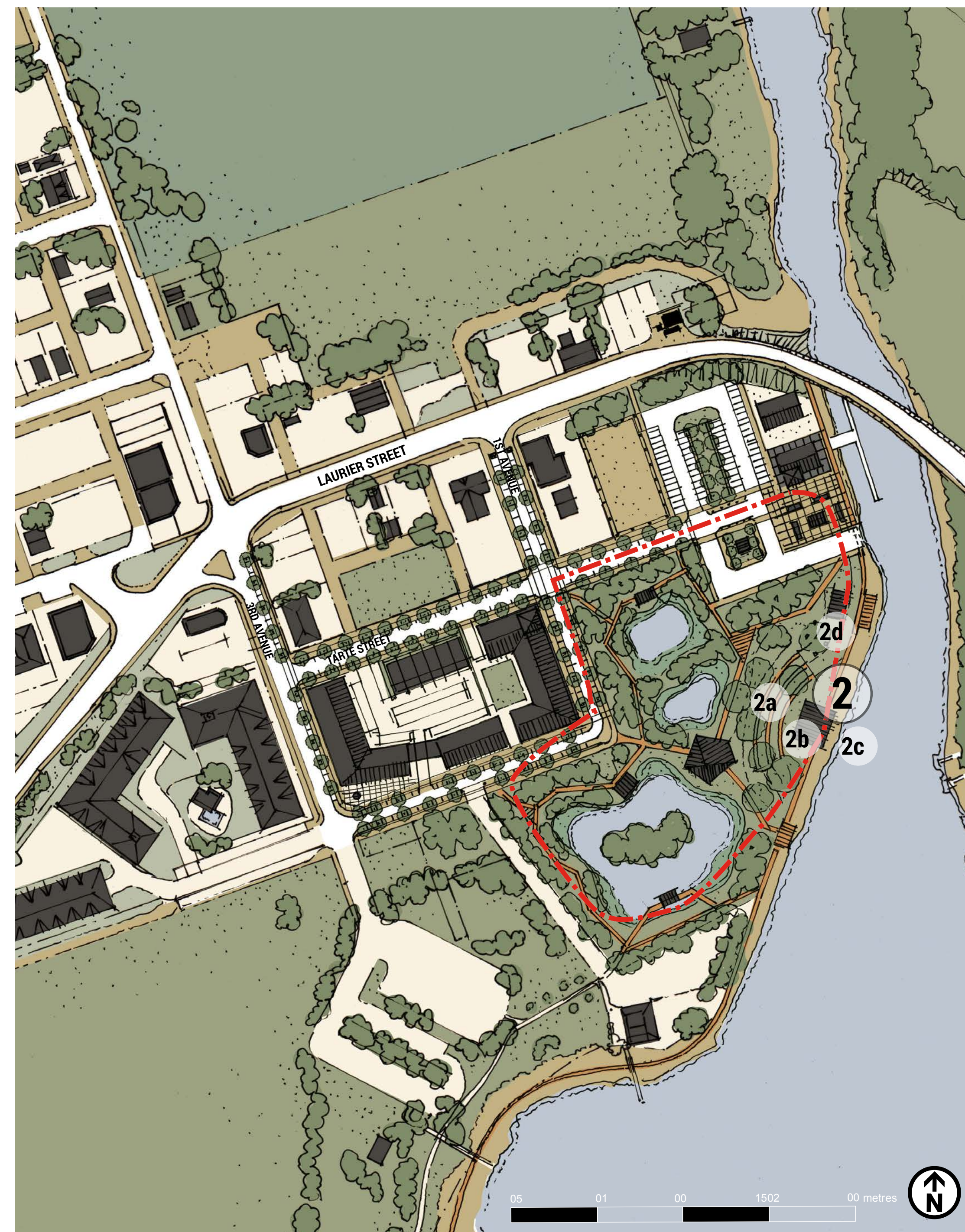
** Concepts Only, For Community Review and Feedback. Subject to detailed design.*



Precedent Photos

2

AMPITHEATRE AREA



Ampitheatre

A proposed ampitheatre provides a unique on-the-lake venue for performances as well as passive lake viewing. A small stage allows two-sided viewing. The integration of natural ground covering and trees for shade reduce the visual impact when not in use.

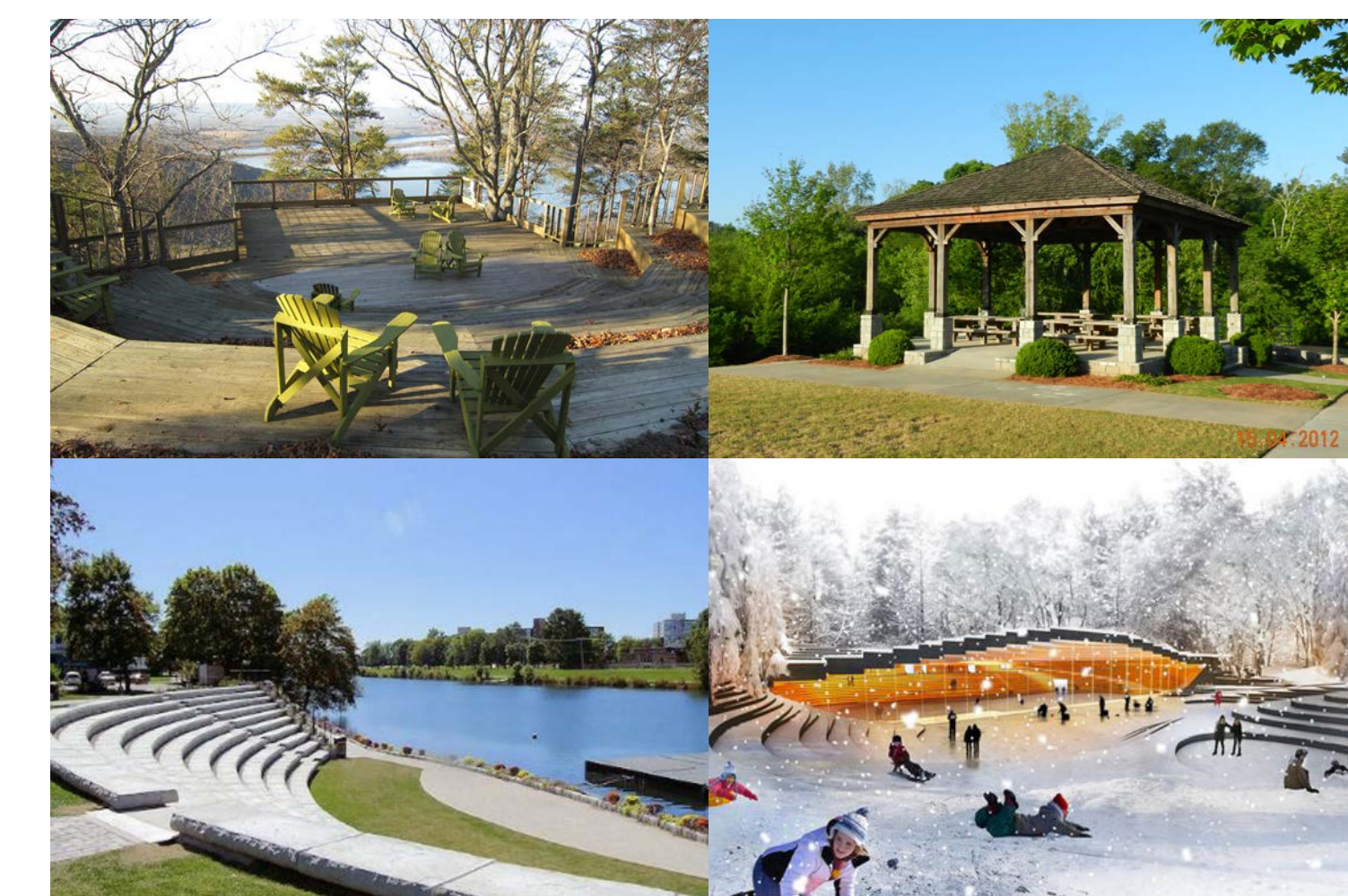
2a. Hillside Ampitheatre: Built into a subtle slope, 3-4 ampitheatre tiers provide stage and lakeside viewing. Grass and gravel form the floor, wood and stone the seating, and trees overhead for shade.

2b. Covered Stage: Integrated: Integrated with the boardwalk, a small stage can accommodate events, performances, and passive lake viewing. Amplification and event usage will need to be managed for consideration of lakeside residents.

2c. Water-Side Viewing Opportunity: The stage can be designed for 360 degree viewing bringing lake users into the audience.

2d. Cookhouse/Picnic Shelter: A number of shelters can be integrated into the marshland area. Located between the marina and ampitheatre, a covered (but not enclosed) cookhouse and dining pavilion can provide a four-season attraction. Additional tables and seating located nearby.

** Concepts Only, For Community Review and Feedback. Subject to detailed design.*



Precedent Photos

3

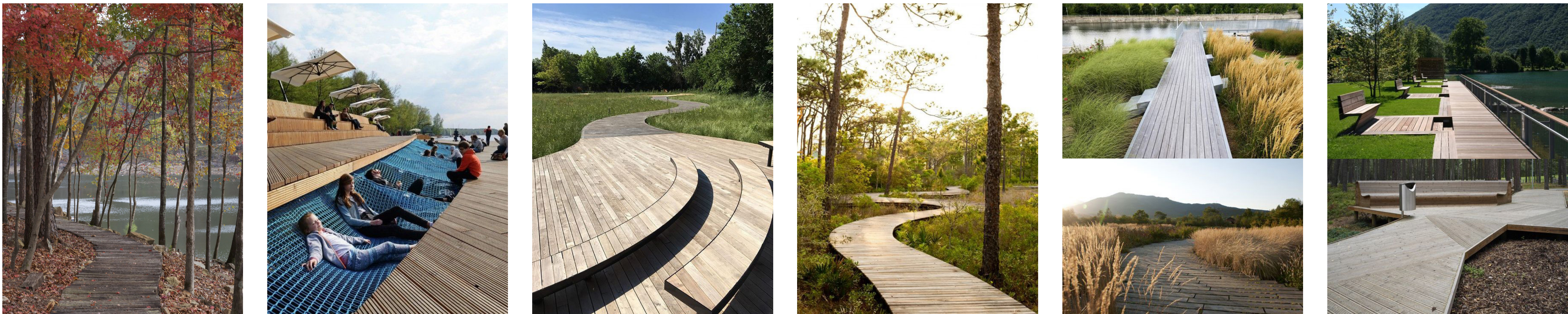
MARSHLAND & BOARDWALK



Reclaimed Marshland and Boardwalk

Providing a critical link between the James Chabot Provincial Park to the south and the wetlands complex to the north, this area is envisioned as the natural heart of the public lands.

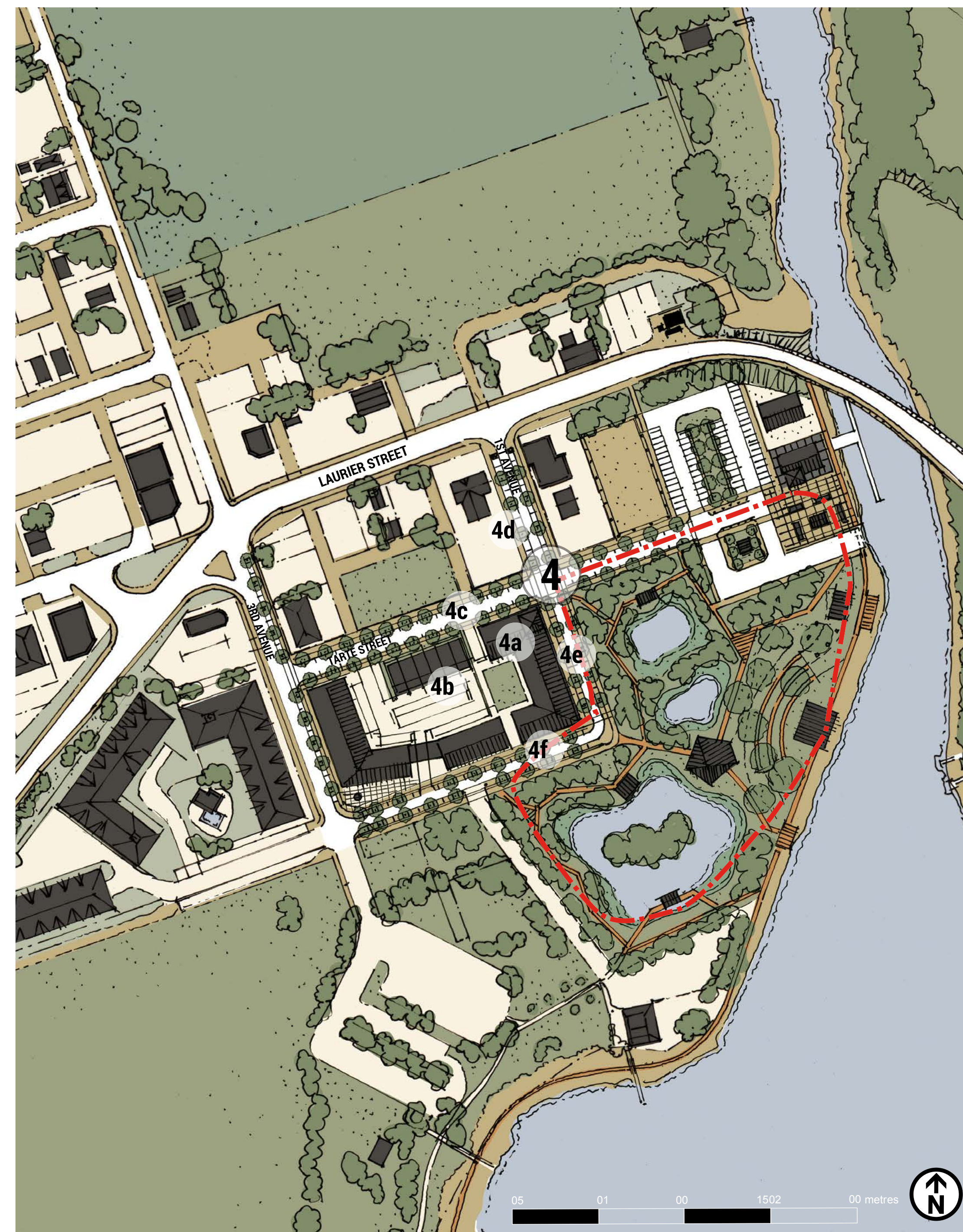
- 3a. Waterfront Boardwalk:** The public lands is the epicentre for a shoreline boardwalk stretching south and potentially accessing a pathway to Downtown, and north with a linkage potentially crossing over or under Laurier Street at the bridge.
 - 3b. Marsh Pond/Wetland:** A reclaimed wetland, a number of ponds are shaped into the landscape to foster a wetland ecology. Ideally, these form part of a unique green infrastructure serving a storm water function for the neighbourhood, and a floodway interface with the lake.
 - 3c. Boardwalk Circuit & Viewing Platforms:** The boardwalk forms a pathway circuit through the reclaimed marshland area. Viewing platforms can serve passive and interpretive functions. Heritage elements can also be integrated, especially indigenous elements established through ongoing consultations through the many peoples who hold historical and sacred connections with this area of the shoreline.
 - 3d. Covered Seating and Viewing Platform:** A large platform marks the center of the reclaimed marshland. Covered or open, this area creates a central gathering place for the boardwalk circuit with proximity to the amphitheatre and the lake. The platform would tie into the viewing platform themes.
 - 3e. Boardwalk Connection to James Chabot Park:** Pathway linkages to James Chabot Provincial Park are important. Two potential routes are shown here, one along the shoreline, and one linking toward existing pathways near the parking lot.
- * Concepts Only, For Community Review and Feedback. Subject to detailed design.*



Precedent Photos

4

STREETS & ECO-RESORT



Eco-resort and Street Improvements

Limited tourist accommodations and amenities are an important element to add activity to the public lands. Well designed, this environmentally focused, green-themed resort creates a win-win providing amenities to the area, offsetting costs for public improvements, and valuable economic development.

4a. Small Inn with Ground Floor Amenities: A small inn with 20-40 rooms is limited to three stories. A corner tower element provides an iconic feature viewable from Laurier while allowing the resort to sit back on the site in favour of the marshland. Publicly accessible ground floor uses can include meeting rooms, limited food and beverage facilities, and potential lake-oriented retail. This building should be green rated by a rating systems such as LEED.

4b. Small-Scale Resort Accommodations: A variety of other resort accommodations should be in scale with the surrounding neighbourhood with ground orientation toward the surrounding streets and parking located to the rear. Limited to 3 stories, these buildings should seek green ratings and are residential/accommodation focused in order to limit commercial uses that might compete with Downtown.

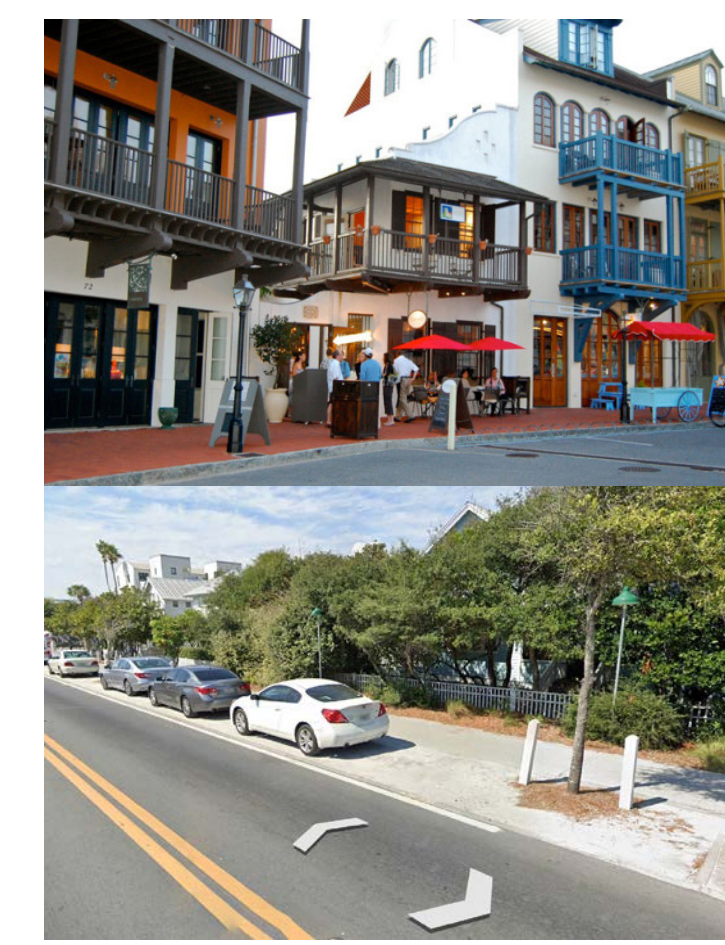
4c. Tarte-Street Improvements: Low impact improvements include paved drive lanes, gravel parking areas, sidewalks, trees, and decorative lighting.

4d. 1st Avenue Improvements: Low impact improvements include paved drive lanes, gravel parking areas, sidewalks, trees, and decorative lighting. A unique parallel-parked seasonal camping-space is also proposed.

4e. New Green-Street Extension of 1st Avenue: Low impact improvements include paved drive lanes, gravel parking areas, sidewalks, trees, green storm water management such as rain garden collection, and decorative lighting.

4f. New Green-Street: Low impact improvements include paved drive lanes, gravel parking areas, sidewalks, trees, green storm water management such as rain garden collection, and decorative lighting.

** Concepts Only, For Community Review and Feedback. Subject to detailed design.*



Precedent Photos

NEXT STEPS


Please visit www.invermere.net/athalmer-neighbourhood-plan/ to complete the Athalmer Neighbourhood Plan survey. The survey is based on the information shared today, which is also available online. This survey is open until **November 17, 2020**.


If you prefer a hard copy, please notify one of the project team representatives prior to leaving today.

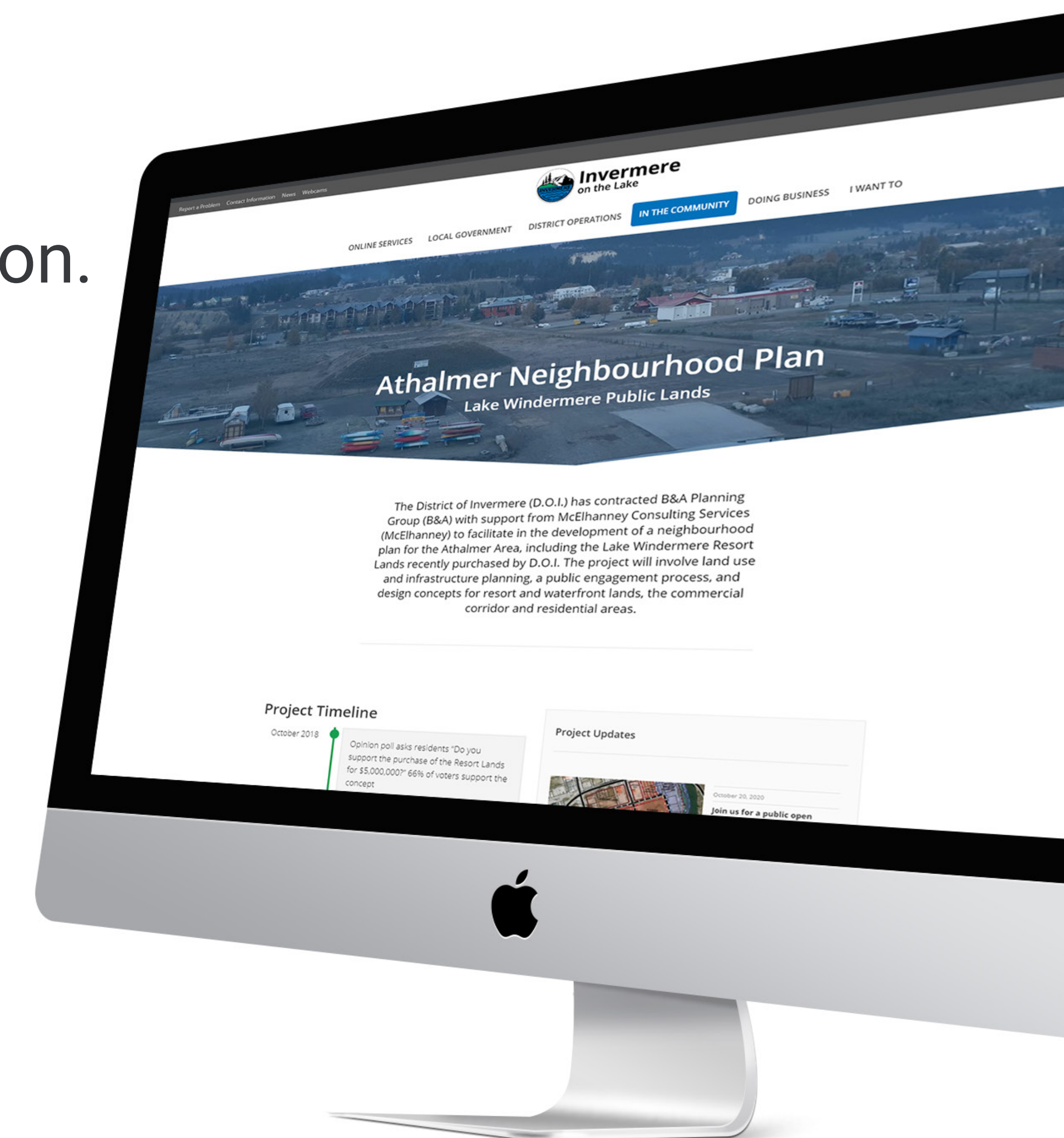
Your feedback will help us shape preliminary Athalmer Neighbourhood Plan direction and Lake Windermere Public Lands Concepts.

Once a final concept is developed, a final engagement event will be held to verify the vision.

Questions or comments? Please reach out to:

 **Rory Hromadnik**
250.342.9281 ext. 1235
planning@invermere.net

 **Cortney Pitts**
250-342-9281 ext. 1232
events@invermere.net





— TAKE A TOUR



Atholmer

Neighbourhood Plan

Lake Windermere Resort Lands

You are invited to take a self-guided tour of the
Lake Windermere Public and Resort Lands site.

Please take a copy of the site map and follow designated tour signage which will guide you around the site and back to this spot. Designated points of interest are marked with signs throughout the tour.

Please stay within the groomed pathway space to complete the tour.

Enjoy!