

Athalmer

Neighbourhood Plan

Lake Windermere Resort Lands

WHAT WE HEARD REPORT





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INTRODUCTION

This report summarizes input received from the November 2020 public engagement program for the District of Invermere's Athalmer Neighbourhood Neighbourhood Plan project, as well as a brief synopsis of all engagement completed to-date.

Detailed feedback is outlined further in this report, however high-level key findings of the November 2020 engagement are as follows:

- **27%** of survey respondents are supportive of the new public lands concept as-is, while 64% are supportive if some changes are made.
- 78% of survey respondents are supportive of some form of marina improvements.
- 75% of respondents want continued boat access and use at the site, while 25% want to reduce or eliminate boat usage.
- 92% of survey respondents are supportive of the proposed parking concept, 49% of which say with minor revisions.
- **57%** of survey respondents are supportive of some form of resort development, while 43% do not want any resort development.



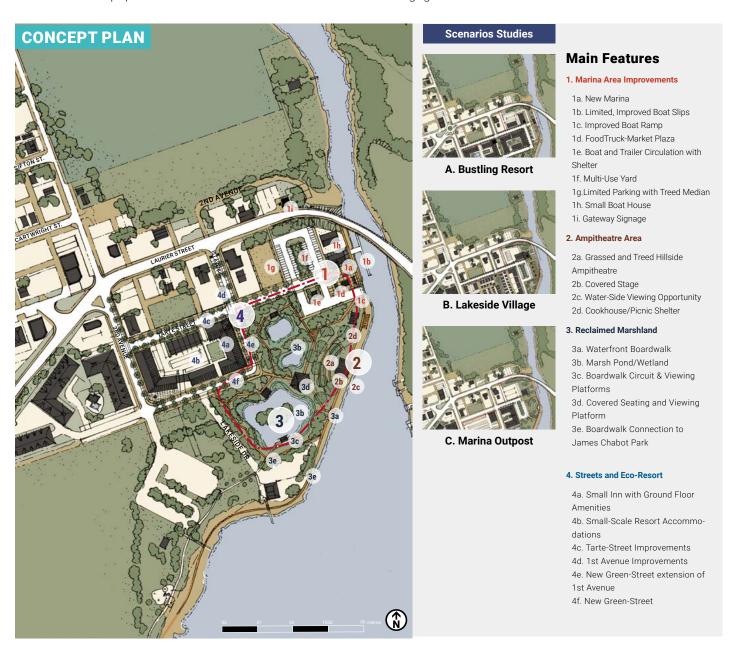


PROJECT BACKGROUND

In 2019, the District of Invermere (DOI) purchased the former Lake Windermere Resort Lands to enhance and protect public access to Lake Windermere. With the acquisition, land use and infrastructure planning can begin for those lands and the surrounding neighborhood.

The DOI contracted B&A Planning Group (B&A) with support from McElhanney Consulting Services (McElhanney) to facilitate the development of a neighbourhood plan for the Athalmer Area, including the Lake Windermere Resort Lands recently purchased by DOI. The project will involve land use and infrastructure planning, a public engagement process, and design concepts for resort and waterfront lands, the commercial corridor, and residential areas.

The latest concept plan which was shared at the November 2020 engagement is shown below:



Marina and Ecovillage

PUBLIC ENGAGEMENT

This section outlines all public engagement completed to date and provides an update from the latest round of engagement held in November 2020.

PHASE 1 PUBLIC ENGAGEMENT – JUNE 2020

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.

- 43 people attended the session,
- 9 emails were received from the community, and
- 57 questions/comments were received during the presentation from 18 community members.

The following design options were presented and discussed within the session.



Marina Outpost



Lakeside Village



Bustling Resort



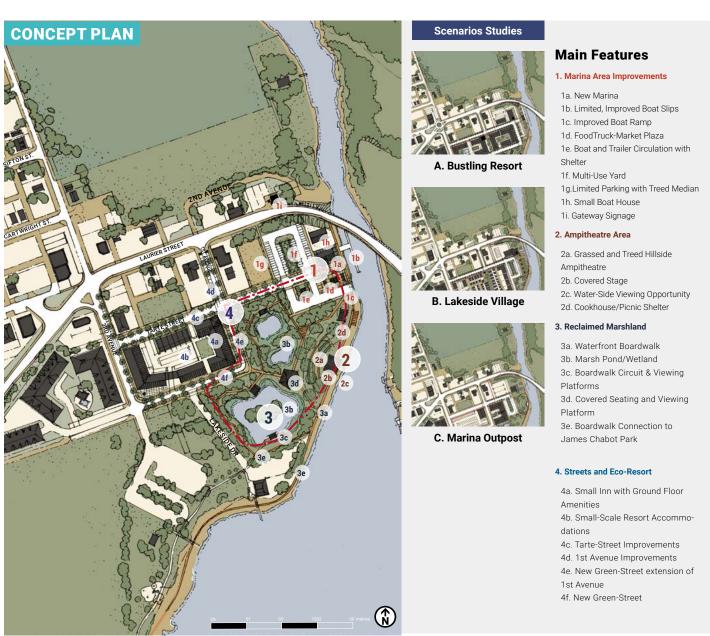
Following this webinar, the project team evaluated feedback heard and worked towards a revised concept for future engagement.

PHASE 2 PUBLIC ENGAGEMENT – NOVEMBER 2020

The project team hosted an in-person open house on November 3, 2020, at the subject lands. The purpose of the open house was to introduce the project team to the community, share the updated Neighbourhood Plan concept, listen to, and collect feedback, and respond to questions, comments, and ideas related to the project. Attendees were also invited to provide input via an online survey.

- 78 people attended
- 119 surveys completed
- 10 people provided input via an email to the DOI

The following concept plan was shared at the open house and was developed based on input heard from the first round of engagement, results of technical studies and through consultation with the DOI.

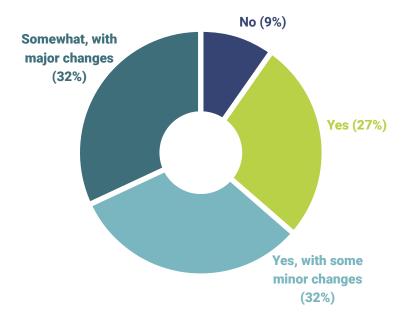


Marina and Ecovillage

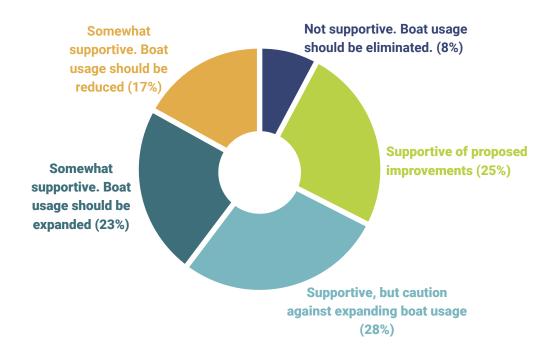
SURVEY RESPONSES

An online survey was open for about 2.5 weeks from November 3 – 20, 2020, which included 12 multiple choice questions, and one open-ended question. In total, 116 completed the survey and results are outlined below.

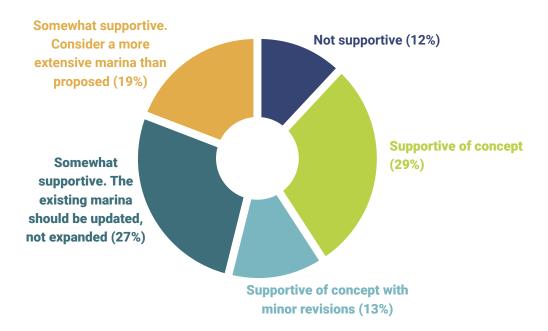
1. Overall Impression: Are you supportive of the new public lands concept?



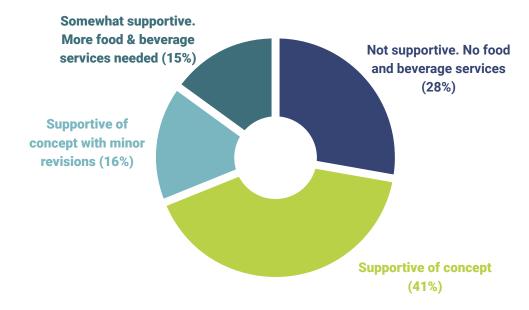
2. Boat access and usage is anticipated to continue on the site. I am:



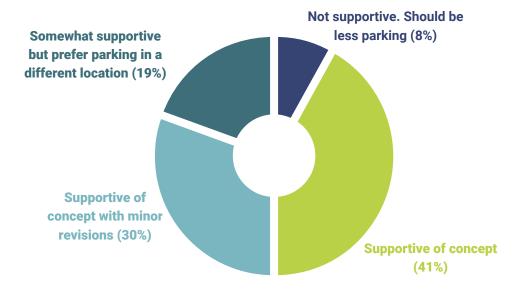
3. Marina Improvements: The current concept proposes a multi-use marina for boat access management, tourist information, community rooms, and limited food and beverage service. I am:



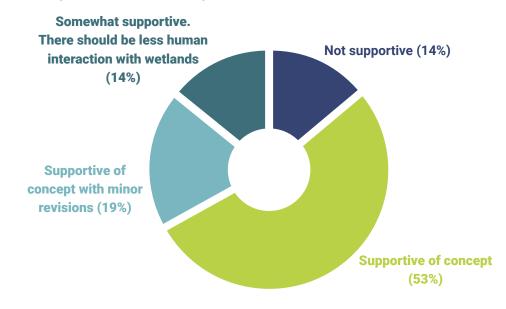
4. Marina Improvements: The current concept proposes limited food and beverage service at the marina. I am:



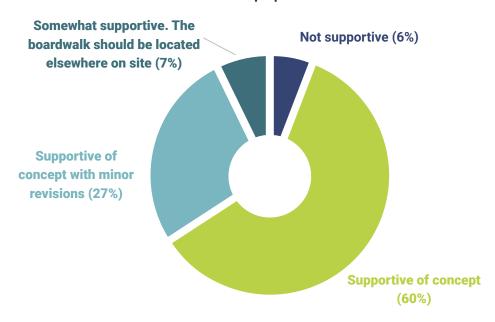
5. Parking: As a newly redeveloped attraction, parking will be needed for most users. The current concept proposes a small, landscaped lot with additional on-street spaces. I am:



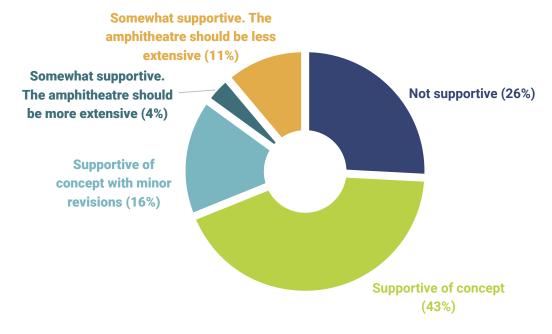
6. Marshlands: The current concept proposes an extensive constructed wetland integrated with interpretive boardwalks and public art. I am:



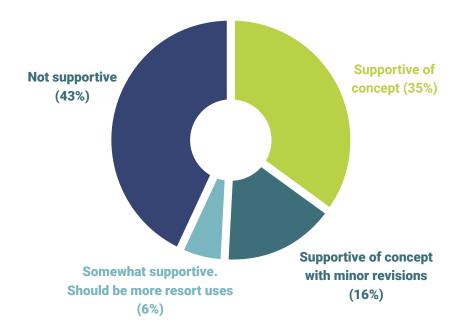
7. Boardwalk: A shoreline boardwalk is proposed. I am:



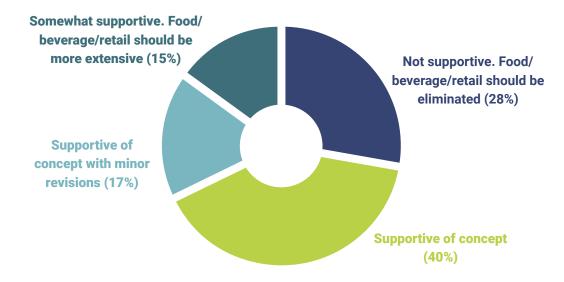
8. Ampitheatre: The current concept proposes a naturalistic ampitheatre, cookhouse, sitting areas, and small performance stage. I am:



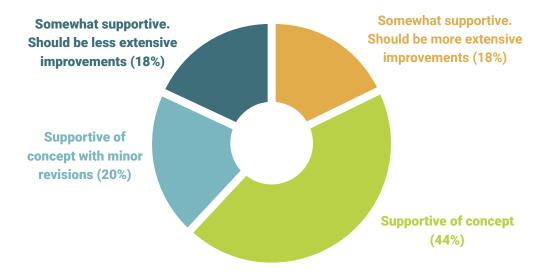
9. Eco-village: Limited tourist accommodations are proposed at the northeast corner of the site. Development of this site can help offset other site improvements and provide additional amenities. I am:



10. Eco-village: The resort uses include minor food and beverage and lake-oriented retail. I am:



11. Street Improvements: The current concept proposes "light touch" street improvements with low impact/ gravel parking lanes, sidewalks, decorative lighting and street trees. I am:



- 12. Project Costs: The public currently carries the cost of the public lands site purchase. Further improvements will require additional funding. Please indicate which funding models you agree with (your first choice is your preferred option, while the third choice is least preferred).
 - Prefer Option 2: The costs of future improvements should be offset by the development of the proposed resort lands (other sources will likely still be needed).
 - Second preference, Option 3: Funding for public improvements should not come from additional levies and should only consider other sources (grants, provincial funding, etc.).
 - Least preferred, Option 1: Future improvements should be paid through further public levies as part of a phased approach, offset where possible by other sources when available.

13. Following your review of the materials, do you have any final comments about the project?

(Note: Input is summarized in themes below and includes responses from emails to the DOI and other written submissions outside of the online survey)

Overall Impressions/General Comments

Theme	Occurrence
Need more information (amphitheatre, resort, transit, funding,	10
multi-use yard)	
Support project	8
Provide uses for locals and tourists	5
Minimal engagement with key stakeholders	3
Water servicing is an issue	2
Want no development option	2
Appreciated open house/engagement	2
Design doesn't align with current uses	1
Lacks connection to place	1

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Resort / Ecovillage

Theme	Occurrence
Do not support resort component	17
Build campground instead of resort	4
Need affordable long-term rentals	4
Need affordable short-term rentals preferred (seasonal staff)	3
Prefer housing to resort	2
Low-income rentals needed instead of resort	1
Increased resort development	1
Prefer reduced development	1
Encourage ecology-focused village concept	1
Resort should only be vacation rentals and hotels	1

Marina

Theme	Occurrence
Boat launch for motorized and non-motorized boats needed	10
Safer/improved lake access/move marina	9
No more boats on lake/too many boats/reduce motorized boats	8
Minor marina improvements, no expansion	6
Marina located in sensitive spawning area	4
Support marina improvements proposed	4
Public docking area needed/rentals for day use	4
Additional marina needed/already congested	4
No overnight boat storage	2
Maintain valet service	1
Increased staging for boat access	1
Remove weir	1

Transportation and Parking

Theme	Occurrence
Increased parking needed	20
Congestion concerns	3
Option to stack trailers?	2
Transit to reduce traffic	1
No parallel parking	1
Complete TIA sooner than later	1

Marshlands/wetlands

Theme	Occurrence
Reclaimed wetlands/marshland not needed	7
Preserve Columbia Wetlands/support restoration	6
Include a wetland interpretive centre	3
Move marshland to adjacent lands	1
Wetland preservation shouldn't be about aesthetic, but function	1

Amenities

Theme	Occurrence
Focus on public uses (open green space, playgrounds, picnic areas etc.)	11
Concerns about business competition with downtown	4
Design for winter/year-round use (covered picnic areas)	4
Washrooms needed	3
Support local businesses	2
More food providers needed	2
Seasonal retail/food/beverage	2
Outdoor gym	1
Restaurant on the lake	1
Retail needed	1
No food/beverage services	1
Boat access to amenities	1

Ecology and Environment

Theme	Occurrence
Focus on environmental preservation/ecology	6
Focus on restoration first, then development	2
Concerns about development in flood plain	1
Motorboats have damaged ecosystem	1
Pollution is a concern	1
Concerns about boats stored on water	1
Appreciate landscaping/vegetation in plan	1

Funding

Theme	Occurrence
Too much reliance on tax dollars	4
Paid parking	3
Paid boat launch	3
Apply for grant funding	2
Should provide a return, tax rebate	2
Would pay taxes for park space	1
More information on ways to fund a 'no development' concept	1
Questions about funding model	1

Amphitheatre

Theme	Occurrence
No amphitheatre, already have one	4

Boardwalk

Theme	Occurrence
No boardwalk	2
Support boardwalk	4

NEXT STEPS

The project team is carefully reviewing all input received and preparing a final concept. Once complete, a final engagement event will be held to verify the vision.

For questions or comments, please reach out to:

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