

South Slopes Survey Results

Summary

- On February 14, 2011, the Regional District of Central Okanagan mailed out surveys to 69 properties in the South Slopes area. The surveys asked questions about future directions for the community to guide the Official Community Planning process.
- 78 total surveys completed (note – surveys were also filled in by Friends of South Slopes – recreational / hiking association)
 - 69 online surveys completed,
 - 8 partially completed
 - 21 completed by people outside of Kelowna; however, out of this group, about half left Kelowna names and addresses in the survey.
 - 9 paper surveys submitted

1. “Residential Growth: What rate of rural residential growth should the OCP support within the South Slopes area?”

For all responses, 72% marked “slow down.” The remainder marked “maintain” (20%) and “speed up” (8%). Compared to Brent Road / Trepanier, respondents feel much more strongly about slowing down growth. This question received a 96% response rate.

2. “Growth: Where should most growth occur in South Slopes?”

Responses show strong support for “A) Little growth – All growth should be concentrated in adjacent municipal areas, like the adjacent Kelowna neighbourhoods” (54%). “B) Growth should be concentrated in and around existing rural developed neighbourhoods, like June Springs” (20%) and “C) Growth should be allowed in various areas through subdivision of rural lots” (16%) also received support. All participants answered this question.

Written in comments include:

- No growth
- Define growth boundaries, recognize water availability as a growth constraint, maintain ecosystem integrity.
- I don't believe that we should continue this type of growth and that neighbourhood centres is the key which is easier to build cycle paths, have transit offered and people can carpool the key is to reduce hillside development and encourage urban development with close proximity to resources and amenities
- Use up available land on the valley bottom
- Protect the farmland – houses can go on rocky and higher elevations, but orchards, vineyards, and crops cannot
- A combination of B and C: 5 acre parcels would be favourable and make management of property for environmental and fire protection more manageable for the homeowner

3. “Economic Development: Which economic activities should be encouraged to expand and diversify the economy in South Slopes?”

This question allowed respondents to pick multiple options. The most popular responses were “A)Attracting tourism and resort based businesses” (54%) and “D)Encourage agriculture (crops and livestock) and related activities ” (44%). “E) Other” (32%) and “B)Encouraging home based business”(24%) were also supported. The least supported option, “C)Encouraging rural resource extraction (timber, and gravel),” only received 2 votes.

Written in comments include:

- No development, keep it rural / leave it as it is now
- Sustainable development and/or Renewable energy production
- Large residential lots
 - 5+ acres
- Support eco-tourism, but prohibit use of motorized recreation in parks and Crown land
 - Attract tourism, but not resorts
 - Recreation and parks
 - Expand multi-use, non-motorized trails
 - Bike trails
 - Adventure tourism – mountain biking, horseback riding, hiking, camping, road touring.
 - Kelowna seems to have no clue as to how popular our terrain is with physically active visitors. To increase residential and commercial development in the area would merely serve to ruin the things which draw people there in the first place.
 - Horse-related activities should be classed as agricultural
- No development – stay wild for riding and hiking
- Encourage small businesses
- Preserve current agricultural uses, but discourage expansion due to ecological impact
- Encourage low impact wildcrafting
- Discourage resource extraction

4. “Community Services: Which of the following community services should the Regional District investigate?”

This question allowed participants to select multiple answers. The most support was for “E)Community fire protection servicing” (46%) and “A)None keep the rural area self-servicing” (42%). “D)Community potable water supply and distribution systems” (29%) also received substantial support. These three options are the same as in Brent Road / Trepanier; however, there is greater support here for self-sufficiency.

Written in comments include:

- Small neighbourhood commercial: restaurants, stores, gas station
- Improve fire protection

- Transit
- Power supply
- Schools
- Community Hall and recreational facilities (tennis courts, etc), Youth Centre to get our at-risk demographic out and enjoying outdoor recreation
- Encourage on-site sewage treatment, not septic field
- Garbage collection

5. “Transportation: How important is it to see improvements in the following areas?”

This question averaged 95% participation.

The highest ranking responses were “E)Infrastructure to encourage walking /cycling” (334 total points) and “C) Road Safety” (262 points), “A) Road Travel Surfaces” (247 total points), and “D) Road Maintenance and Operations” (262 total points). “B)Intersection improvements” (194) received the lowest number of points, and most people voted 3 or lower, with 1 being “not very important,” especially among people who answered the paper survey. People who filled out paper surveys also market “E) Infrastructure to encourage walking / cycling” as “very important.” However, paper survey respondents supported the other options less strongly as compared to online respondents.

Written in comments include:

- Improve road conditions and access
- Safer access to parks for hikers, bikers, and horseback riders – as a whole the city needs more of multi-use trail pathways
- Designated bike trails so bikers are safe from the tremendous traffic volume on the only two access roads into the area. The Lakeshore Rd "improvement" is no improvement at all for cyclists.
- Access roads need better maintenance(Chute Lk, Gillard).
- In "horsey" areas - need wider "shoulders" to ensure safety of riders and cars. Also good for walkers/bikers etc.
- Roads need repair
- June Sprints very poor road with lots of potholes. Needs Yellow divider line and roads need to be maintained. Need cycling infrastructure on June Springs as KVR cyclists come up/down.
- Lower speed limit up June Springs & Hidden Driveway signs. A lot of people cycle up June Springs to the tressels
- Need consistent monitoring of speeders in school zoning until 5pm

6. “Parks: What are the priorities for parks and open spaces in the South Slopes?”

This question averaged 97% participation.

By far, the most popular response was “F)Protection and Conservation of sensitive habitat and species at risk,” which received 349 total points, and support was also strong for this option among people who answered the paper survey. “C) Connecting existing parks” (313 points), “A) Acquiring new park spaces” (284 points), and “B) Acquiring new linear trails and greenways” (278 points) also received a lot of support; however, these options were not well supported by people who answered paper surveys. “D) Improving Amenities” and “E) Active Recreation” received less support and elicited a wide range of reactions, ranging from “not important” to “very important.”

Written in responses include:

- Trail access maintained or added through sub-divisions. Garbage cans at the parking lot at the Crawford entrance.
- Trail maintenance
- More connectivity/trails between parks, more attention to wildlife corridors, greater protection for environmentally sensitive areas including buffers & more green space.
- Ensure that ANY developments have corridors/linear trails that hikers/bikers/equestrians can use to access Myra-Bellevue
- The "lonely boy" climbing craig should be made into a proper park.
- Any work done to further develop biking and hiking trails ensuring they are plentiful, well signed/rated and supported by trail head info on etiquette/environment will only serve to further strengthen tourism in these growing and increasingly family oriented activities. This is how to prosper, not through exploitation of our natural areas.
- I find it incredible that after the devastating fires of 2003, when in the span of 12 hours thousands of acres of some of our best trail networks were destroyed, there still seems to be so much resistance to the relatively minute impact of responsible trail building and usage in these areas. It's obvious that tourism and the related recreational activities are key aspects of our local economy and yet different interest groups bicker and fight about what these parks should be used for. There are countless learning, health & fitness benefits to trail systems and given this land has already been devastated, why not allow for a comprehensive plan for the area to be developed. Designate common trail areas, mountain bike specific trails, hiking trails etc. and look for leaders in the community representing those groups to take roles in fundraising, education and sweat equity that ultimately make the area better for everyone and by extension positively impact the related business owners bottom line.
- people using dirtbikes on hiking and bike trails can do so and not be caught

7. “Environment: How important is it that the Regional District do the following?”

This question averaged 96% participation.

“G)Reduce the amount of current garbage generated “ (334 points), “D)Protect lake, shoreline habitat and streamside environment, (324 points), “F)Protect from wildfires” (322 points), and “ E)Protect from hazardous conditions” (314 points) all scored highly. “C)Improve air quality” received the lowest support

with 259 votes, especially among respondents of the paper survey. Increasing the amount of land for parks and open space as well as introducing green building requirements received lukewarm support from respondents of paper surveys.

Written in comments include:

- More anti-dumping controls.
- More access control (Gates) to minimize garbage dumping, vandalism, poaching etc
- Protection for residents when resource extractions.
- Noise mitigation & operational hrs should be rigid to prevent the complete destruction of the peaceful rural lifestyle.
- Power supply in more remote areas (support of independent, renewable resources based power suppliers)
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8. "Housing: South Slopes OCP should allow more of the following types of housing:"

This question averaged 97% participation.

The question elicited strong reactions for and against:

- "c)Seasonal cabins/recreational buildings" received 226 points
- "b)Separate accessory dwelling units on lots" received 209 points, with most respondents voting either "1 strongly against" or "5 strongly support."
- "a)Single family residential homes through subdivision" received 202 points, with most respondents voting either "1 strongly against" or "5 strongly support."

Written in comments include:

- Restrict housing to lower areas. Do not allow housing to climb up any higher for aesthetic purposes.
- Smaller lot size by allowing the subdivision of existing lots.
- smaller acreages (3-5 acres/parcel), there's only 26 residences in June Springs and Royce Creek Estates and the City services our area so I feel we should not be regional and should be part of the City
- allowing more dwellings or cabins on a single property (Example 1/2.5 acres of total property), possibility of strata development with original land owner keeping title
- Do not appreciate agritourism things such as mimi hotels & campsites that have been allowed in the area. Keep as rural farming.
- Need seasonal cabins for KVR tourists. Rezone area to 3 or 5 acre parcels to enable growth and take down dead trees in the Regional District

Characteristics about South Slopes that people value

- Nature, parks, recreational trails
 - It's a comfortable place to do everything from dog walking to rock climbing, hiking or 4x4ing
 - Mountain bike trails
 - Easy access to the KVR and Myra-Canyon for recreational use
 - recreation facilities of Myra Canyon and Kettle Valley corridor, Bertram Park, Mission Greenway Connector to Scenic Canyon, Beaches, cycling infrastructure in some parts i.e. South Kelowna School area, cycle lane to Myra Canyon
 - Linear regional parks along Priest Creek and KLO Creek
 - Cedar Creek Park, Bertram Creek, OK Mountain Park
 - Extensive interconnected trail network, excellent trail maintenance, well marked trails
- Rural setting
 - Large properties and lots with no subdivision allowed
- Convenience to Kelowna
- Serenity, wildlife, forest, secluded, safe, quiet, privacy
- Low traffic
- Lower taxes
- Vineyards and agricultural heritage
- Spectacular views of the lake and City
- Green returning after the fire
- Valuable mineral deposits and rock formations

Improvements people would like to see

- No development, keep natural
- Neighbourhood commercial – grocery store, pharmacy
 - Limit the development and keep it rural only. No need to promote business other than stores/restaurants to support the local population
 - improvements of eco-tourism (accommodation and activities) - increase of Provincial Park areas - encouragement of non motorized activities like cycling, hiking, horseback riding, climbing - restriction of motorized activities in the Parks and on crown land - rising of awareness for resources and environmental education - year-around maintenance of Little White FSR providing access to the KVR and Myra Canyon for the visitors
 - Recreational facilities as well as some commercial facilities (restaurants, concession stands / kiosk) to cater to tourism.
- Transit
- Quiet, rural, privacy, beauty would still apply if parcels were 3 to 5 acres
- Air Quality (shorten open burn time to one week)
- Protection and support of the farms and the attempt to acquire any private lands that have yet to be developed in order to connect parkland (ie. KLO Creek to Angel Springs)

- Maintain parks and ALR
- Removal of sick trees and Replanting of trees after last fire

Additional comments

- Would like fire protection to extend up Chute Lk. Rd.
- encourage energy conservation. Reduction in fossil fuel consumption ie. Community design and business location that encourages reduced travel
- I would like to see support for sustainable communities within the South Slope (including dedicated areas for agriculture, water and power supply). Any future development should be considering the environmental impact and leave vast areas for recreation, while protecting wildlife and plants in the area.
- Keep the South Slopes wild and free so we don't sprawl up the side of the valley and on to the plateau. Recognize that water is in short supply and limit growth to what it will support without doing ecosystem damage.
- halt the misuse of ALR land being developed into RV Parks, and even mini-hotels (as is the case of a place being built down the road from us). This is not "agri-tourism", this is commercial use of farmland for something other than farming.
- I would like to see more mixed use development along Lakeshore Rd where it is already fairly built up, such as Blue Bird, Sarsons/DeHart etc in order to bring better shopping closer to our area.
- Being able to access the south slopes from town by bike would be world class. Currently mission greenway is the best way to go about it, but the stairs of death make it very uninviting.
- Keeping the areas around Kelowna natural and tourist oriented only increases the value of the area we live in.
- Kelowna needs hiking/recreational in our backyard just as much as we need the lake. The south slopes stay cooler (compared to the north slopes that bake in the sun). Recreational tourism, access to trails and viewpoints, and park and wildlife protection for future generations to enjoy the south slopes should be paramount to any community planning.
- The horse community contributes an enormous number of \$\$\$\$ to Kelowna. Please ensure the SAFETY of our riders as they ride on roads in order to access trails!
- It is areas like this that make me want to continue living in Kelowna. They are what bring bring people here, if we lose them we lose the best part of the city. We do not need more urban sprawl or slope development, there are other possibilities that will benefit the core (and culture) of Kelowna.
- Residential development should favour infilling closer to downtown. Some residential development could be permitted as long as properties were large and the bulk of the property were protected from further subdivision by covenant.
- I am support of growth in the June Springs area as are many of my neighbours.