

WRITTEN COMMENTS RECEIVED DURING AND AFTER THE PUBLIC OPEN HOUSE
HELD AT SILVER STAR MOUNTAIN IN THE HIGH ALTITUDE TRAINING CENTER

SATURDAY, JANUARY 10, 2004

CONCERNING THE CURRENT REVIEW OF THE "OFFICIAL COMMUNITY PLAN" AND
THE PENDING PREPARATION OF A "SILVER STAR MOUNTAIN ZONING BYLAW"
BY THE REGIONAL DISTRICT OF NORTH OKANAGAN

CONCEPT OF A MID T RESIDENTIAL AREA

1. The housing around the Mid-T has to go as it will gobble up more beginner skiing terrain.
2. My property is on Pinnacles Road. I am very concerned about removing the Mid-T and making that a residential area. My concerns about this are:
 - It will adversely affect our ski-in ski-out which we have had since 1982 when we purchased the property
 - The traffic using Pinnacles Road to access both the new commercial development and the new residential area will severely affect our peace and tranquility.

The mountain says that the Mid-T is under used. That is the result of prior poor design and poor planning. At one time it was, and could still be, the best beginner terrain on the front side of the mountain. At present, the clearing of Pinnacles Road results in large snowballs hitting the front of our cabin. Upgrading to highway status will only make this worse.
3. I have some concerns with the proposed residential development in the area of the old Mid-T.
4. Concerns about snow removal for the new hotel on Pinnacles Road.
5. Please give consideration to preserving the Mid-T area and improving beginner terrain in general and not losing it to residential development.
6. The Mid-T is extremely important to property owners on Pinnacles Road as well as Silver Star Road from the junction with Pinnacles Road down to Spencer Lane. The proposed housing development on the Mid-T area is a desecration of an excellent teaching facility.
7. Maintain Mid-T for beginner terrain.
8. We are opposed to the development around the Mid-T area for several reasons
 - Ski-in ski-out capability would give
 - Viable beginner area would be lost
 - Interruption of [future] reservoir capacity
 - Esthetic concerns from current residents (ie not street lights)
 - Traffic concerns
 - Snow removal
9. Mid-T Bar: Preserve, because this is a good beginner terrain for all. Also used for local ski club and freestyle club training.

10. Out of all the proposed changes the development by the Mid-T will have the most impact. We purchased these properties along Silver Star Road for they backed onto the ski hill. We purchased them for the view and the 'feel' of looking onto the hill. This all will be lost with that development. There seems to be lots of other development to allow growth without directly impacting properties like this one will. I will say however, that if you develop this area someone will make lots of money.
11. No development around Mid-T. This is the last area (large) for beginners to learn without running into lots of people. It would be a real shame to lose this area. If development does occur, be sure to leave ample area for skiing and leave ski-in ski-out for Nordic and alpine for existing properties along Silver Star Road.

CURRENTLY DESIGNATED KNOLL RESIDENTIAL EXPANSION AREA

1. The area of multi-family dwellings around the Knoll should be a mix of single family and multi-family
2. Maintain the Grandview Condo's "grand view". We don't want to be looking at blocks of high-rise condos.
3. Medium Density zone below the Knoll should have islands of development to allow treed areas for x-country ski access and for walking. This has worked well in some areas of national parks. Pockets of development with green space between possibly with a small commercial development (ie corner store and shop) to allow people to access all basic services by walking or skiing. Gives a great community atmosphere – rather than ski suburbia.
4. Too much density below Knoll. Should keep density up near Village.
5. Height restrictions for either low or medium density below the existing Knoll. Development [?] must be put in place and should be no greater than three stories.
6. Reasonable amounts of trees should be kept around the Knoll.
7. Area around the Knoll should be low density development (ie houses) not medium density (ie condos).
8. Maintain existing Nordic trails. We access skiing via RV lot groomer storage area. It is now proposed that commercial be put in this area – how do we get to skiing. Medium density behind Knoll should be mixed with low density.
9. Is there a density change for the Knoll? Former OCP mix fit with topography and feel – current proposal turns existing Knoll into an enclave.
10. Reduce the amount of medium density. More green space in area around the Knoll. Greater band of green space around the Knoll (more buffering). Keep Nordic trails in area below Knoll. Ten metre height restrictions on area below Knoll.

11. Knoll ski-in ski-out via existing routes and Nordic.
12. Establish Neighbourhood commercial and green spaces in Knoll residential expansion area.
13. When is the medium density development to take place below Grandview? What height restrictions will be in place? Grandview view should not be obstructed or there will not be a "grand view".
14. What is medium density? Mix of single family dwellings and medium density? What is the number of units per hectare?
15. Plans for new Silver Woods Chair should be more explicit.
16. Residential medium density should remain as low density around Knoll. (X7)

CONCEPT OF EXPANSION OF VILLAGE COMMERCIAL AREA

1. Like the commercial development on the core except that Parking Lot D is an excellent area for a X-C stadium.
2. Where to the horse drawn sleighs go?
3. Provision for easier access from the Village to the skating pond
4. Keep height restriction on commercial buildings/condos/hotels to four stories above ground. (8)
5. Maintain Victorian Theme as much as possible.
6. Design should be kept to Victorian building theme in order to maintain continuity. This needs to be legislated somehow.
7. Thought given to existing buildings so as not to obstruct views.
8. Keep development theme – Gaslights – strict Development Permit guidelines.
9. No development upslope of Creekside.
10. Parking lot turned into paid parking with commercial development on top doesn't seem very skier friendly.
11. Previous thoughts were to add Brewer's Pond into the existing park area nearby. With the proposed new density for commercial areas is it possible to show building areas and green spaces? The existing map gives the impression of continuous row-houses.
12. Height restrictions may be an issue with shadow impact. May be a route to allow some taller buildings providing setbacks are larger.

13. Consider summer development with green spaces, picnic tables and landscaping.
14. Ski-in ski-out for Silver Creek Hotel. Maintain lots of trees between buildings.
15. Maintain spaces between buildings so it won't look too crowded and sun can reach the buildings
16. Please maintain family (beginner) area next to the main Village to keep Silver Star a family mountain. Limit commercial development to demands only.
17. Ensure the theme of Gaslight era and park-like setting with trees, native sub-alpine plants and views are maintained.
18. Good to see BX Creek and Brewer's Pond protected as park. Also consider summer recreation.
19. Need a good boundary around Brewer's Pond.
20. Need day skier parking close to the Village.
21. Commercial buffers. Noise considerations as part of the Development Permits
22. Ski-ways not stairs.
23. Prevent obstruction of views. We bought property at Silver Star to be in a park like setting. The Developer should retain ownership of high density buildings. Silver Star is a boutique resort. Keep it unique. Don't try to have a cookie cutter operation.
24. Height restrictions for commercial area below the eastern end of the Knoll.
25. Sidewalks and dedicated walkways.
26. Have NORD elected members visit the suites in the Silver Creek Resort building to see how height of new buildings will block out views and sunshine.
27. Hard restrictions on new developments to three stories as per previous restrictions (ie Knoll). Avoid a scattered appearance of heights.
28. Gaslights theme to be continued and enforced in commercial and major residential developments.
29. Need summer landscaping.

SKIER, VEHICLE AND PEDESTRIAN ACCESS

1. Improved access for young skiers to get to the Knoll from the Village and the Summit Chair.
2. Summit Chair is too steep and too fast for young skiers.

3. Concern for access from the main village center back to Silver Queen via the Summit Chair Mid-Station – not suitable for young children.
4. Please ensure continued access via Gold Mountain X-Country ski trail to the Sovereign Lakes X-country area. Ensure x-country trail accesses are replaced when further development occurs.
5. Beginner ski area should be near a T-bar / ground based lift for first timers.
6. Keep ski-in ski-out aspect of development whenever possible and don't jeopardize x-country trails.
7. Access trails and x-country trails around the Knoll should be maintained.
8. My concerns are mainly around the maintenance of the x-country trails both on the Knoll and connecting to Sovereign Lakes. Cross country skiing is our main interest and it will become even more so as we age. Please do not forget the x-country skiers. If we wanted to live in the city we would stay in Vernon or Kelowna.
9. The new mid-station on the Summit Chair is suitable for intermediate or advanced skiers but is definitely too difficult for beginners many of whom want to access the Mid-T or Silver Queen chair.
10. Parking location for day-trippers – is there a coefficient for lift capacity to parking?
11. More hiking trails up the mountain not just easy walking trails.
12. Cross country ski-in ski-out. Connectivity with Sovereign Lake Nordic. Dual X-country ski passes.
13. Develop snow shoe trails with blazes close to Village.
14. Keep X-country and ski-in ski-out access.
15. Ensure continuation of Nordic trails and collaboration with Sovereign Lakes Nordic (this is what makes Silver Star unique in Canada). Ensure accessibility to Sovereign Lakes Nordic via Gold Mountain Trail.
16. No snowmobile routes in/near residential areas
17. Speed limit signs too small.
18. Where is the ski-out from the Attridge runs?
19. Overpass over Silver Star Road to new Ridge development.
20. No parking on main roads only on private driveways.
21. Cross country corridors between Silver Star and Sovereign Lakes maintained for all levels of skiers.

THE CABIN COLONY AREA

1. Since Silver Star has been able to use Lot 11 of the Cabin Colony for snow storage (on Pinnacles Road), perhaps they could give, in return for this use, some proper pathways from Pinnacles Road down to the Village so people don't have to fall on icy areas or try to be a mountain goat to use them. A simple run of a snowmobile up or down, or both, would really be appreciated. At the same time, it could pass by the lower side of the Hostel so we could get in and out to our cabin easier since the development of the Hostel and Silver Creek Hotel plus Block W continues to block us in. Current practices do not take into consideration the mountain's liability in this area.
2. Consider rezoning Cabin Colony to R-7 to match other single family zoning existing on the Knoll.
3. Maintain the present ski-in ski-out of the Cabin Colony area. It is being surrounded by development in which it appears the ski-in ski-out is being negated. Zone Cabin Colony medium density.

COMMUNITY SERVICES

1. Street lighting on all roads
2. No further development should be planned without a long-term solution in place for water servicing.
3. Make sure development lies within use of water and sewage systems and consider unusual weather (periodic dry spells etc.)
4. Need designated snow storage areas for all developments as part of Development Permits.
5. Need aquatic center.
6. Storage for snow removal. What about snow removal for Silver Lode Lane

GENERAL COMMENTS AND OBSERVATIONS

1. A very exciting looking project. Will make Silver Star "world class". Looks and sounds terrific. I look forward to positive changes to a great resort.
2. Density bonus for community amenity (ie pool, covered ice rink)
3. Development of accommodation should be concurrent with and not preceding, the installation of more ski lifts.

4. Some good and exciting changes planned and as is often necessary, there is some bad with the good. But we do need to listen to those being affected by the bad. We want to do more than create a place that paying guests will want to visit – we also need to ensure that those who invest or those who may consider investing, will realize a positive return on their investment. We need to be careful not to tread over those already on the mountain! Whatever you do please:
 - Try to space buildings and preserve views for all;
 - Try to leave as many trees in place for slope stability and to provide a natural beauty and buffer between buildings
 - Require Developers to landscape around buildings – lets keep it beautiful up here as we go and not rely on promises for the future
 - Let's work towards win – win situations.
5. Re-introduce the dual area X-country ski pass.
6. Silver Star does not want to be a cookie cut of Big White. Good mixes are essential. Free parking should be maintained for day skiers. Ski-in ski-out. Be a good neighbour. Public access parks. Summer time living at Silver Star not like Big White therefore design to accommodate this. We do not want Silver Star to be a ghost town in the summer. If there is too much high/medium density we will be encouraging transit development. Twenty minutes to Vernon means we could have a lively community. On that draws people now and encourage them to come. Keep hotels functioning year round. Stores established in the Village year round.
7. The inclusion or addition of B&Bs is not something that I or many of my neighbours want in current family housing. Please ensure that B&Bs do not happen on the Knoll.
8. Building regulations for fire protection
9. Treescapes are necessary. No clear cutting to develop. Development Permits always required. Need to address landscape and design with Board to oversee.
10. Need to talk about phasing of development
11. Silver Star needs to achieve the ability to set its own taxation mill rate to factor in the inflated property values here rather than a mill rate set by NORD in general. Consider resort municipality to achieve this and other issues (ie minors in liquor establishments and restaurants)