

Village Centre Survey - Questions

1. Reminder – During the Virtual Kick-Off Meeting held on December 13, 2023, Commissioner Dzaman, said the Village Centre development was not a done deal, if the residents did not want it to proceed. That question of not wanting the development was not asked in the survey. Why not?

Answer:

Plan Cultus is the guiding document for the park, to date it has gone through 7 years of public input, board committee review and meetings which lead to a public hearing on November 15th 2016. Plan Cultus was adopted by bylaw on January 18, 2017. The Board, in consulting with Urban Systems are working from reference of this bylaw to its establishment. Gathering of information from the public, stakeholders regarding form, character, and use which was identified in the vision of RFP for the Village Centre Plan following many collaborative meetings with the committee.

The last survey Question, Question 16, asked respondents “Is there anything else you would like to share to inform the Cultus Lake Park Village Centre planning process?”

Those respondent’s that wanted to share that they were opposed to ANY change to the current area identified as the Village Centre had the ability to provide that as a response.

In addition, the public will have another opportunity for input at the Town Hall scheduled for June 20th.

2. Also, the survey does not illustrate how the developments fit into Cultus Lake Mandate – “Ours to Protect and Preserve”. Instead, the survey focuses on what people would like to see in the development. Where does the Mandate “Ours to Protect and Preserve” fit into this development?

Answer:

The board has a mission and a mandate which states, “To provide, preserve and advocate for the long-term prosperity of the Cultus Lake community and natural environment.” The board views this potential development as an opportunity to ensure the long-term sustainability with minimal impact to existing the natural environment of the park. In addition, the Cultus Lake Park Board is under agreement to manage, maintain, and provide for the improvements of Cultus Lake Park. When PlanCultus bylaw was created, consideration of potential development was defined for local commercial uses, multi-family residential uses, alone or in conjunction with commercial uses. This includes apartments, seniors’ residences, live-work residential institutional and community uses and parking.

The ability to preserve and protect Cultus Lake including the lake itself and the current infrastructure is a priority of this board as we determine the value of our unfunded liabilities and potential sources of revenue to be able to meet the future needs of the park.

3. Plan Cultus – Community in a Park January 2017 and Cultus Lake Park Board - STRATEGIC PLAN - 2018 – 2022 are out-of-date, why are they being followed and not updated?

Answer:

Plan Cultus is a bylaw and within this bylaw it states, “changes to the plan may occur in the interim based on evolving circumstances or interpretations of policies. In this way, PlanCultus is considered a living document.”The current board held a strategic planning session in February of 2023 and a new strategic document is being created and the priorities are in alignment with the old strategic plan and new initiatives for the protection of the park.

4. The CLPB Chair said the development of mall was necessary for financial reasons. A preliminary analysis would have identified all the different ways the Parks financial problems can be rectified, and presented to the community, prior to going with just the village centre idea. Where is the financial analysis to back up the need for a village centre?

Answer:

The Board and community are aware of several unfunded liabilities. These important concerns will be considered in the 2022-2023 budget and note that this will be outlined in the strategic plan which will also include an asset management plan that will list out all financial needs for our capital project including but not limited to the current septic field closure, landfill closure, storm water drainage system and the need to replace the current plaza and buildings that are end of life.

5. The 5 categories of feasibility study are **Scheduling Feasibility, Operational Feasibility, Legal Feasibility, Economic Feasibility, and Technical Feasibility**. The most important part of a feasibility study is the economics. Economics is the reason most projects are undertaken (with some exceptions for government and non-profit projects in which a cost benefit analysis is the primary tool). Has a Feasibility Study and cost benefit analysis been done?

Answer:

Through the RFP and agreement with Urban Systems a feasibility study including a market assessment are being completed as part of the planning phase of this project, other studies that will be required will be completed through our consulting partner, Urban Systems.

6. Furthermore, a Feasibility Study is needed prior to asking what people like to see in the development. The main objective of a feasibility study is to determine whether or not a certain plan of action is likely to produce the anticipated result—that is, whether or not it will work, and whether or not it is worth doing economically. The importance of feasibility studies: Identifies valid reasons to **advance or veto** a project idea. Have the reason/s that would cause this project to be stopped been identified and if so, what are they; please share with the community?

Answer:

The Board believes public engagement is the first important step in the development of a preliminary draft village center plan. This will guide discussions with a developer as to what in fact the community would like to see in this area for development rather than spending resources creating a plan that will not be accepted by the Community and the City of Chilliwack and through stakeholder consultation as outlined in the RFP. Once feedback is received from all key stakeholders, the Board will make a decision on the best path for Cultus Lake Park, considering the area identified as the Village Centre.