



CULTUS LAKE PARK BOARD VILLAGE CENTER PLANNING AND DEVELOPMENT COMMITTEE MEETING AGENDA

THURSDAY, AUGUST 10, 2023

8:00 AM

CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

(1) CALL TO ORDER

(2) APPROVAL OF AGENDA

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- (a) ***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of August 10, 2023; and*

***THAT** all delegations, reports, correspondence and other information set to the Agenda be received.*

(3) APPROVAL OF COMMITTEE MINUTES

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- (a) ***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of May 12, 2023.*

(4) CORRESPONDENCE

(5) NEW BUSINESS

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- (a) **Cultus Lake Park Village Centre Open House – What We Heard Report**

- What We Heard Report dated July 2023, from Urban Systems Ltd.

- (b) **Discuss Needs and Wants Relating to Cultus Lake Park**

- (c) **Next Steps**

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

(8) ADJOURNMENT

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee Meeting held August 10, 2023, be adjourned.*



CULTUS LAKE PARK BOARD VILLAGE CENTER PLANNING AND DEVELOPMENT COMMITTEE MEETING MINUTES

FRIDAY, MAY 12, 2023
CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Committee Members	Commissioner K. Dzaman – Chair Commissioner J. Beesley – Vice Chair B. Van den Brink B. Shears K. Mendonca K. Kirsten G. Campbell
Staff	Chief Administrative Officer – J. Lamb Administrative Assistant, Communications & Events Coordinator – A. Nadeau
Regrets	C. Rogozinski E. Vance P. Vander Helm
Guest Speakers	A. Sokolowski, Urban Systems, Community Planner – Via Zoom S. Lahey, Urban Systems, Community Planner – Via Zoom

(1) CALL TO ORDER

The Chair called the meeting to order at 8:00 am and acknowledged that we are gathered on the unceded traditional territory of the Th'ewa'li First Nations.

(2) APPROVAL OF AGENDA

Moved by: Vice Chair Beesley Seconded by: K. Kirsten

THAT the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of May 12, 2023; and

THAT all delegations, reports, correspondence and other information set to the Agenda be received.

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

Moved by: B. van den Brink Seconded by: B. Shears

- (a) ***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of February 13, 2023.

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) Urban Systems' Cultus Lake Park Village Centre Plan Survey Results Review – Samantha Lahey and Anna Sokolowski, Urban Systems' Community Planners

- Urban Systems' Cultus Lake Park Survey Analysis Report
- Questions and Discussion with Committee

The Chair welcomed S. Lahey and A. Sokolowski, Community Planners for Urban Systems to the meeting at 8:00 am, via Zoom.

S. Lahey and A. Sokolowski, Community Planners for Urban Systems reviewed the Cultus Lake Park Village Centre Plan Survey results. The full survey results will be provided to staff to share with the committee.

The committee noted that there could be a note added to the open-ended question number sixteen (16) that these responses are not in a weighted order and are a general list of comments.

The committee noted that question fifteen (15) seemed to result in some confusion in the community. The committee noted that they would seek to clarify this and the importance of the project to fund key areas in the park in June at the in-person community open house.

(b) Review Urban Systems' Proposal for Public Information Meeting

S. Lahey and A. Sokolowski, Community Planners for Urban Systems, reviewed the potential structure for the in-person Public Information Meeting to be held on June 20, 2023, at the Cultus Lake Community School. They reviewed that the purpose of the community and stakeholder engagement session is to host an in-person event to summarize community feedback gathered at the Virtual Kick-Off Meeting held on December 13, 2023, and the survey results noted above.

The committee recommended that the Public Information Meeting be structured as outlined in selection one (1) of the presentation:

Open House

- Pre-Town Hall from 5:30 pm - 6:00 pm
- Presentation from 6:00 pm – 6:30 pm
- Open House Q&A from 6:30 pm – 7:15 pm
- Open House Board Viewing from 7:15 pm – 8:00 pm

Urban Systems will provide a draft agenda to staff for review two (2) weeks prior to the event. In addition, Urban Systems will prepare a notice that can be posted on the park's website and social platforms.

S. Lahey and A. Sokolowski, Community Planners for Urban Systems, left the meeting at 9:07 am.

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

Commissioner Jartved noted that in her opinion it is very positive to hear the committee discussing the importance of how the development will positively impact the community and sustainability of the park.

Commissioner Moul noted his appreciation of the committee and their focus on this important project for the community. He noted that a portion of the community is requesting drawings of the Village Centre Plan project.

Chair Dzaman noted that the conceptual drawings are part of the process that the committee is currently progressing through.

(8) ADJOURNMENT

Moved by: B. Shears Seconded by: K. Mendonca

THAT the Cultus Lake Park Board Village Center Planning and Development Committee meeting held on May 12, 2023, be adjourned at 9:46 am.

CARRIED

Next meeting date and time: Thursday, August 10, 2023, at 8:00 am.

Cultus Lake Park Village Centre Plan



JULY 2023

OPEN HOUSE WHAT WE HEARD REPORT



Prepared For:

Cultus Lake Park Board

4165 Columbia Valley Hwy, Cultus Lake, BC V2R 5B5



Prepared By:

Urban Systems Ltd.

1090 Homer St #550, Vancouver, BC V6B 2W9



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INTRODUCTION

On June 20, 2023, the Cultus Lake Park Board hosted an Open House for the Cultus Lake Park Village Centre Plan Project. The Open House provided an opportunity for community members to gather more information on the project, review the survey results, ask questions, and share their ideas for the future of the Village Centre site. The format of the event consisted of a presentation by the project team; a Question & Answer period moderated by the Cultus Lake Park Board; as well as an opportunity to view and interact with engagement boards.

The Open House was held in person at the Cultus Lake Community School between 6 and 8 pm and attended by over **90 community members**. Cultus Lake Park Board members, staff, and consultants from Urban Systems were in attendance.

The feedback from this event will be used to inform the creation of a conceptual site plan for the redevelopment of the Village Centre site and to draft policy direction to guide the redevelopment process. This document is a summary of what we heard from you at the Open House.

The Open House was one of several engagement opportunities undertaken as part of the Cultus Lake Park Village Centre planning process. There will be additional opportunities to engage and provide feedback on the plan during future phases of the process.



QUESTION & ANSWER KEY THEMES

An understanding of the project and meaningful opportunities for community members to provide feedback are critical to the successful development of the Cultus Lake Park Village Centre Plan. Following a brief presentation on the project and review of the survey results,

Cultus Lake Park Board Chair Kirk Dzaman facilitated a one-hour question and answer session. The session offered an opportunity for those in attendance to ask questions and provide comments related to the future of the Village Centre site. Community members could participate by speaking directly to the project team or submitting their questions and comments via Slido, a digital platform used to collect feedback anonymously.

Five key themes emerged during the question and answer session:

- Commercial Development
- Residential Development
- Financial Management & Infrastructure
- Traffic Safety
- Community Values & Lifestyle

The following pages provide a summary of the concerns and opportunities that were discussed.



Commercial Development

Concerns:

- Uncertainty for existing commercial leaseholders around:
 - Development timeline
 - Lease management
 - Unknown costs
 - Affordability
- Risk of loss of small local businesses in the community

Opportunities:

- Supporting small local businesses as a priority
- New development could provide significant value to existing commercial leaseholders and increase business
- Existing commercial leaseholders will have the first right of refusal with any new development
- Lease management will be determined as part of a later process

Residential Development

Concerns:

- Type of development and number of additional residential units
- Impact of more development on park sustainability, infrastructure capacity (water, sewer), and community life
- Management of short-term rentals

Opportunities:

- Guidelines for built form, design, and scale of potential development will be informed by community input and market research as part of this planning process
- Collaboration with developer will further guide redevelopment process
- Continued engagement opportunities for community input will be offered

Financial Management & Infrastructure

Concerns:

- Uncertainty around funding for new development and maintenance
- Uncertainty around lease management
- Role of Park Board in management of redevelopment
- Long-term management of site
- Handling of liabilities (e.g., site erosion, sewer system, public works yard)
- Timeline of redevelopment and balancing infrastructure needs (e.g., sewer system upgrades)
- Financial burden on residential and commercial leaseholders

Opportunities:

- Redevelopment of site is needed to generate capital for Park operations (as identified in PlanCultus, 2016)
- Land is high in value; deal with developer is likely to generate significant capital for the Park
- Planning process offers transparency in approach to redevelopment
- Park revenue generation and spending information is available publicly
- Asset management plan is being developed to identify assets, future infrastructure needs and the capital needed to fund upgrades
- Funding for sewer system upgrade has already been secured

Traffic Safety

Concerns:

- Impact of additional development on traffic

Opportunities:

- Traffic study will be conducted by the potential developer prior to redevelopment
- Potential for new traffic safety and calming measures to be introduced with redevelopment

Community Values & Lifestyle

Concerns:

- Impact of additional development on current lifestyle and environmental integrity of park
- Meeting the needs of an aging population, families, etc.

Opportunities:

- Building upon community values, as identified in PlanCultus 2016, is a key priority
- Purpose of planning process is to determine best approach for redevelopment that considers Park and community's best interests
- Redevelopment offers potential for:
 - Creation of year-round community spaces
 - Supporting local businesses during off-season. Improving local amenities
 - Meet the needs of community members.



ENGAGEMENT BOARD FEEDBACK

Another opportunity for community members to provide feedback on the Village Centre planning process was through interactive engagement boards. The boards provided general information on the project and sought input from the community on the following elements:

- Built form and density for mixed-use development
- Design elements and landscaping
- Location of pedestrian connections (sidewalks, trails, crosswalks)
- Location and type of community spaces and amenities

Attendees were asked to interact with the engagement boards by using sticky dots and post-it notes to indicate their preferences and leave comments. A summary of that feedback is presented in this section.

What We Heard About Built Form & Design

Community members were presented with five potential examples of residential and mixed-use developments in tourism-oriented communities across BC and asked to share what they thought of each example. The images were shown for illustrative purposes only to inspire ideas for the future development at the Village Centre site.

Overall, community members expressed the most interest in the developments located in Whistler Village. Community members liked that these examples reflected the aesthetic and feel of Cultus Lake. Comments included support for a west coast contemporary design that reflects the natural environment and incorporates local elements, including Indigenous culture. Some community members expressed a desire to prioritize community gathering spaces, green space, and emphasised the importance of low-density development (4 storeys or less).



Example 1 - Whistler, BC

Representation of sticky dots on engagement board:



I don't like this

I like this



Example 2 - Whistler, BC

Representation of sticky dots on engagement board:



I don't like this

I like this

There was less community interest in the following three examples. Community members expressed dislike for the design elements and overall appearance, noting these examples do not resemble the look and feel they envision for the future of the Village Centre. Development that fits into the natural and unique context of Cultus Lake Park is important to the community.

In their comments, some community members mentioned support for ground-floor retail with low-density residential above, as well as a desire for more gathering spaces for activities.



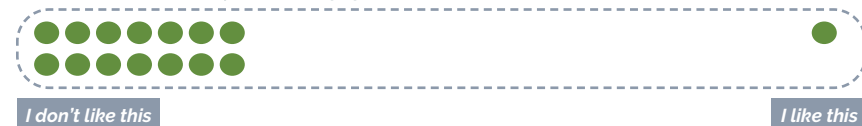
Representation of sticky dots on engagement board:



Representation of sticky dots on engagement board:



Representation of sticky dots on engagement board:



ENGAGEMENT BOARD FEEDBACK

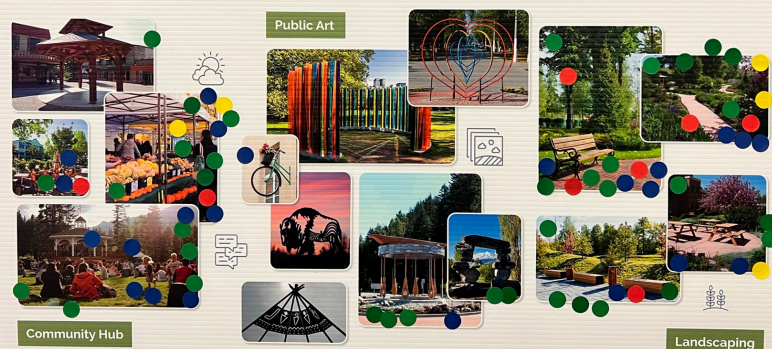
What We Heard About Plaza Access, Appearance & Landscaping

Community members were asked to indicate what type of elements they would like to see at and around the Village Centre by placing dots on the examples presented on the boards. The feedback indicated that there was significant interest in seeing:

- Community gathering spaces (e.g., gazebo, farmers markets, outdoor seating)
- Green space and landscaping (e.g., trees, community garden, picnic tables)
- Multi-use trails and connections, and sidewalks (e.g., open plaza, brick/cobblestone pathways).
- Traffic safety improvements (e.g., raised crosswalks, decorated/textured crosswalks, traffic calming measures)
- Public art (e.g., Indigenous, natural)

PLAZA APPEARANCE & LANDSCAPING IDEAS

What type of elements would you like to see at the Village Centre?
Place a sticky dot on the images you like.



PLAZA ACCESS IDEAS

What type of elements would you like to see around the Village Centre?
Place a sticky dot on the images you like.



What Would You Like to See at the Village Centre?

Community members were given an opportunity to indicate where they would like different uses and elements located within the Village Centre Plan area using the materials provided. The following two images present the community's collective ideas and contributions.



Community members were also provided the opportunity to leave general comments and feedback on the engagement boards using sticky notes or through conversation with project team members. Some community members stayed after the question and answer session to participate. The following list is in no particular order, and includes the topics that were mentioned during these conversations as well as the feedback left on the boards:

- Green spaces and trees
- Community garden
- Trails, walkways, multi-use paths and connections
- No paved trails
- Indoor/outdoor gathering and event spaces (e.g., central plaza)
- Community activities
- Incorporation of cultural and Indigenous history
- Development that reflects Cultus Lake Park character
- Low density, mixed-use development
- No additional development
- Limiting short-term rentals
- Living spaces for seniors to age in place
- Underground parking or street-facing parking
- Protecting small, local businesses
- Food and beverage options
- Professional and medical services (e.g., doctor, dentist)
- Amenities for young families and seniors
- Safe route for school access
- Dog park upgrade
- Improved traffic safety and accessibility



The Cultus Lake Park Board and extended project team would like to thank everyone for their attendance and participation at the Open House. The next phase of the project consists of applying your feedback to prepare a conceptual site plan for the Village Centre. We look forward to sharing this plan with you in Fall 2023.