

CULTUS LAKE PARK BOARD REGULAR MEETING NOTICE

WEDNESDAY, OCTOBER 18, 2023
7:00 PM
CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

The Cultus Lake Park Board Regular Meeting will be held on Wednesday, October 18, 2023, in the Cultus Lake Park Office Boardroom at 7:00 pm.

Please feel free to join the meeting in person or electronically via Zoom. Participants will be muted upon entry to the meeting but will be able to ask questions during the Public Question Period.

Join Zoom Meeting Information

Join Zoom Meeting

https://us06web.zoom.us/j/89444941754?pwd=SzdH6W7SEKutc4giABza0NEYD6ZahH.1

Meeting ID: 894 4494 1754

Passcode: 096504

The Cultus Lake Park Board Regular Meeting video will be available to view on our website the following day at www.cultuslake.bc.ca/board-meeting-videos/.



CULTUS LAKE PARK BOARD REGULAR MEETING AGENDA

WEDNESDAY, OCTOBER 18, 2023
7:00 PM
CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

(1) CALL TO ORDER

(2) RESOLUTION TO PROCEED TO CLOSED MEETING (6:30 PM)

THAT the meeting be closed to the public to consider matters pursuant to the following sections of the Community Charter:

Section 90 (1), (d) security of the property of the municipality; and Section 90 (1), (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

(3) RECONVENE

(4) APPROVAL OF AGENDA

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(a) **THAT** the Cultus Lake Park Board approve the Agenda for the Regular Meeting of October 18, 2023; and

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

(5) DELEGATION

(a) Cultus Lake Park Green Shores® Project (7:00 PM)

• Presentation by Andrea McDonald, Project Manager, Green Shores® Cultus Lake Park GSSD Project

THAT the Cultus Lake Park Board receive the Cultus Lake Park Green Shores® Project presentation for information.

(6) ADOPTION OF MINUTES

Page 21 (a) **THAT** the Cultus Lake Park Board adopt the minutes of the Regular Meeting held September 13, 2023.

Page 27 (b) **THAT** the Cultus Lake Park Board adopt the minutes of the Special Regular Meeting held September 29, 2023.

(7) ADOPTION OF COMMITTEE MINUTES

- Page 29 (a) **THAT** the Cultus Lake Park Board approve the Environmental and Public Area's Planning Committee Meeting Minutes from May 2, 2023.
- Page 33 (b) **THAT** the Cultus Lake Park Board approve the Community Events and Engagement Committee Meeting Minutes from July 13, 2023.
- Page 37 (c) **THAT** the Cultus Lake Park Board approve the Village Center Planning and Development Committee Meeting Minutes from August 10, 2023.
- Page 41 (d) **THAT** the Cultus Lake Park Board approve the Community Events and Engagement Committee Meeting Minutes from September 6, 2023.
- Page 45 (e) **THAT** the Cultus Lake Park Board approve the Community Events and Engagement Committee Meeting Minutes from September 22, 2023.
 - (8) CORRESPONDENCE

(a) Cultus Lake Park Village Center Market Assessment

Cultus Lake Park Village Center Market Assessment from Urban Systems Ltd. dated
 February 9, 2023

THAT the Cultus Lake Park Board receive the Cultus Lake Park Village Center Market Assessment from Urban Systems Ltd. for information.

(b) Cultus Lake Park Village Center Plan Draft Guiding Principles

 Cultus Lake Park Village Center Plan Draft Guiding Principles from Urban Systems Ltd.

THAT the Cultus Lake Park Board receive the Cultus Lake Park Village Center Plan Draft Guiding Principles for information.

- (9) BYLAWS
- (10) REPORTS BY STAFF

(a) 2023 Bylaw Enforcement Summer Season Update Short-term Rental Management

 Report dated October 18, 2023, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer

THAT the Cultus Lake Park Board support staff to amend the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect a maximum advertised occupancy of eight (8) guests per operation;

THAT the Cultus Lake Park Board support amending the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect that advertising of rentals require bookings of no less than three (3) nights;

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THAT the Cultus Lake Park Board support amending the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect changes to Section 4, of the Policy – "Revoking, Cancelation or Refusal of Permit" in order to regulate the Short-term Rental Operations:

THAT the Cultus Lake Park Board request that staff review options to restrict parking allotment for each Short-term Rental Operation; and

THAT the Cultus Lake Park Board request that staff provide draft changes of the Cultus Lake Park Short-term Rental Bylaw and Short-term Rental Administrative Policy along with options to manage parking allocations.

(b) Remembrance Day Wreaths

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Report dated October 18, 2023, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer

THAT the Cultus Lake Park Board designate two Board members to attend to lay the wreaths at the Sardis and Chilliwack Cenotaphs on Remembrance Day, November 11, 2023; and

THAT the Cultus Lake Park Board authorizes the purchase of three (3) #20 wreaths.

(c) Cultus Lake Triathlon Special Event

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Report dated October 18, 2023, from Amanda Warmerdam, Administrative Assistant, Communications & Events Coordinator

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- Attachment 1; Special Event Application
- Attachment 2; Letter to the Board
- Attachment 3; Swim Course Maps
- Attachment 4; Bike Course Maps
- Attachment 5; Running Course Maps
- Attachment 6; Traffic Management Plan 2023
- Page 107 Page 141
- Attachment 7; Transition Area Map

THAT the Cultus Lake Park Board approve the Cultus Lake Triathlon special event from September 12 to 16, 2024, subject to staff's review and approval of an updated Traffic Management Plan;

THAT the Cultus Lake Park Board permit ten (10) operational and equipment storage trailers to park overnight for the duration of the event in Parking Lot B;

THAT the Cultus Lake Park Board permit one (1) vehicle to park overnight in the lower access roadway at Main Beach for security purposes for the duration of the event;

THAT the Cultus Lake Park Board approve waiving parking fees for fifteen (15) volunteers, ten (10) storage trailers and one (1) security vehicle for the duration of the event: and

THAT the Cultus Lake Park Board permit use of two (2) generators from 7:30 am to 6:00 pm on Sunday, September 15, 2024, for the purpose of operating equipment at the Main Beach docks and the finish line of the race at Main Beach.

(11) REPORTS BY COMMISSIONERS

(a) Commissioner Appointments to Collect Parking by Donation

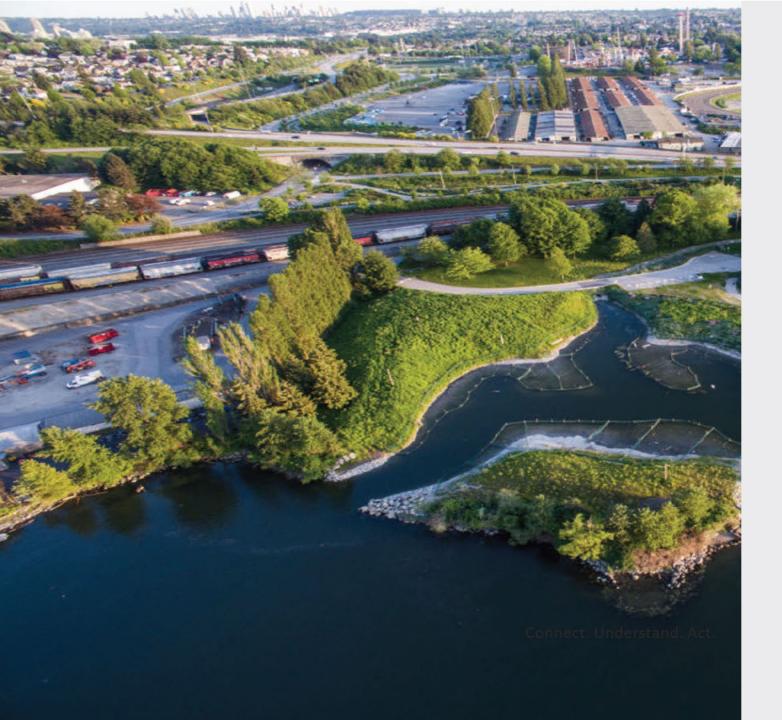
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 Report dated October 18, 2023, from Erika Jartved, Chair, Community Events and Engagement Committee

THAT the Cultus Lake Park Board request appointments of Board Commissioners to accept donations for parking at the Cultus Lake Park Christmas Special Event on November 25, 2023, from 4:00 pm to 8:00 pm.

- (12) COMMUNITY ASSOCIATION
- (13) PUBLIC QUESTION PERIOD
- (14) ADJOURNMENT

THAT the Regular Meeting of the Cultus Lake Park Board held on October 18, 2023, be adjourned.





Cultus Lake Park Board

October 18, 2023







What is Green Shores®?

Green Shores is a framework for designing and applying nature-based approaches to shoreline management.

Green Shores helps communities to adapt to climate change.

Green Shores protects the ecological and socio-economic values of the shoreline.









Green Shores Guiding Principles

- Preserve or restore physical processes
- Maintain or enhance habitat function and diversity
- Prevent or reduce pollutants from entering the aquatic environment
- Avoid or reduce cumulative impacts













Principles at Work:





Think LEEDtm for the Shoreline



Restoring shorelines from this ...







Principles at Work:





... to this!

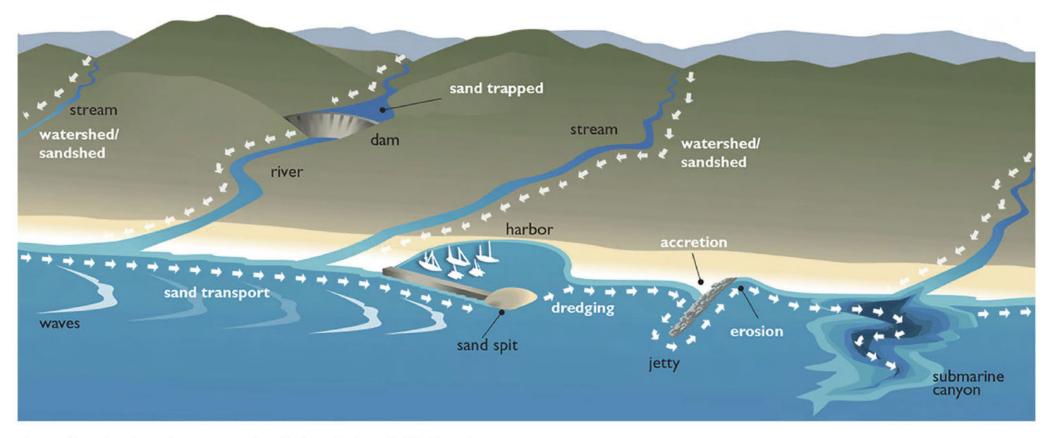






Shoreline Type, Exposure, Wind and Waves

Importance of longshore current & littoral cell



http://explorebeaches.msi.ucsb.edu/sandy-beach-life/sand-movement







Credits and Ratings Guides

- Credits and Ratings Guides were created as tools to develop properties in a "shore-friendly" way.
 - Both are built on a format similar to Built Green™ and LEED® using a credits and ratings system framework.









Training Delivered in Collaboration with Post-Secondary Insts.







Level 1: Introduction to Green Shores

Level 2: Application of Green Shores Credits and Ratings Systems

Level 3: Proficiency in Green Shores (Approved Professional)

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Green Shores Demonstration Site







Photo courtesy of Ariadne Boutsakis, SCBC (2023)



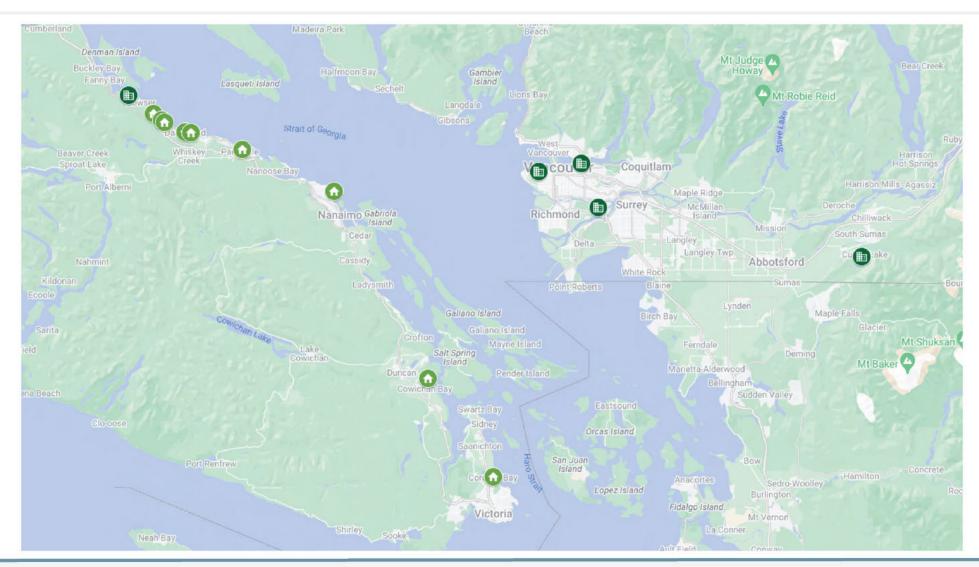
Photo courtesy of GOLDER Associates Ltd. (2019)







Green Shores Across BC









Project Objectives

- 1. **Promote** and **help** healthy Cultus Lake Sockeye salmon habitat and populations.
- Improve riparian and aquatic ecosystem health and water quality.
- 3. **Restore** natural shoreline processes and mitigate erosion.
- 4. Engage, educate, and collaborate with the Cultus Lake Park community.
- 5. To provide, preserve, and advocate for the long-term prosperity of the Cultus Lake community and natural environment.

-Cultus Lake Park Board Mission









Continuing the Community's Great Work





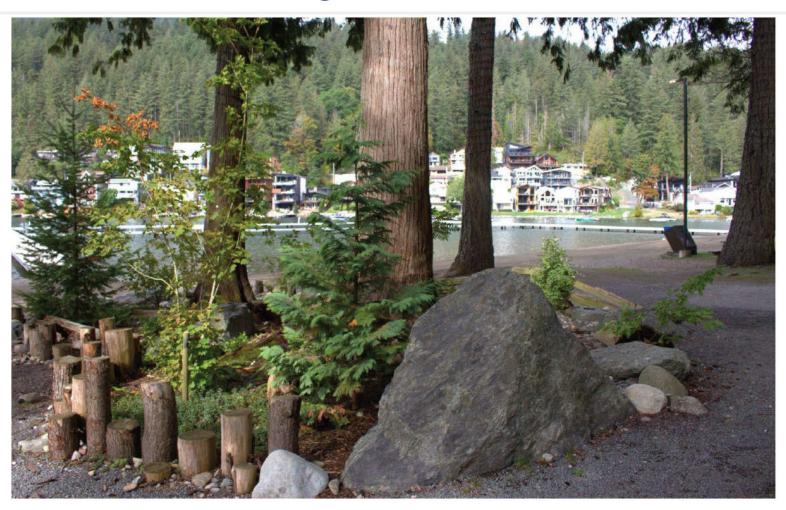


Photo Courtesy of Ariadne Boutsakis, SCBC (2023)

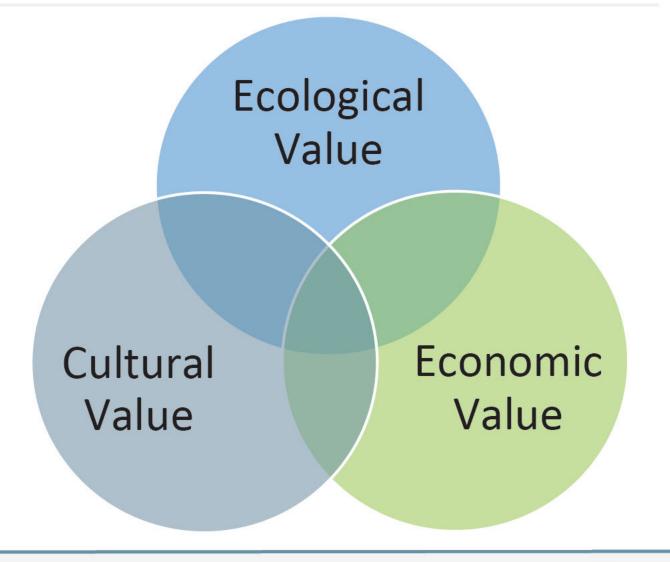






Green Shores Value

Green Shores projects have a \$7:1 net benefit-to- cost ratio!















Fisheries and Oceans Canada

Pêches et Océans Canada







Learning that shapes who you are.







Andrea McDonald

Project Manager,
Green Shores Cultus Lake Park GSSD Project

andrea@stewardshipcentrebc.ca www.stewardshipcentrebc.ca









CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, SEPTEMBER 13, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Commissioner K. Dzaman – Chair

Commissioner J. Beesley - Vice Chair

Commissioner E. Jartved Commissioner T. Moul Commissioner D. Bauer

Staff Chief Administrative Officer – J. Lamb

Manager of Corporate Services / Corporate Officer – R. Litchfield

Chief Financial Officer – E. Lee

Manager of Sunnyside Campground & Accommodations – C. Volk

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Regrets Manager of Park Operations – J. Almeida

(1) CALL TO ORDER

The Chair called the meeting to order at 6:51 pm and acknowledged that we are gathered here on the unceded traditional territory of the Th'ewa':li First Nations.

(2) RESOLUTION TO PROCEED TO CLOSED MEETING

5229-23 Moved by: Commissioner Moul Seconded by: Commissioner Jartved

THAT the meeting be closed to the public to consider matters pursuant to the following sections of the **Community Charter**:

Section 90 (1), (d) security of the property of the municipality.

CARRIED

(3) RECONVENE

The meeting reconvened at 7:00 pm.

(4) APPROVAL OF AGENDA

5230-23 Moved by: Commissioner Bauer Seconded by: Commissioner Beesley

(a) **THAT** the Cultus Lake Park Board approve amending the Agenda for the Regular Meeting of September 13, 2023, by removing and replacing under Section 9 – Reports by Staff, Item 9, (d) Block Party Process Review;

THAT the Cultus Lake Park Board approve the Agenda as amended; and

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

CARRIED

(5) ADOPTION OF MINUTES

5231-23 Moved by: Commissioner Jartved Seconded by: Commissioner Moul

(a) **THAT** the Cultus Lake Park Board adopt the minutes of the Regular Meeting held August 16, 2023.

CARRIED

(6) ADOPTION OF COMMITTEE MINUTES

5232-23 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

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

CARRIED

- (7) CORRESPONDENCE
- (8) BYLAWS
- (9) REPORTS BY STAFF
- (a) Review of taxes, fees, and charges borne by Cultus Lake Park residents in comparison to residents in Area H and other comparable municipalities
 - Report dated September 13, 2023, from Erica Lee, Chief Financial Officer
 - Addendum #1 Area H vs. Cultus Lake Park
 - Addendum #2 Municipalities vs. Cultus Lake Park
- 5233-23 Moved by: Commissioner Beesley Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board receive the report from the Chief Financial Officer regarding the review of taxes, fees and charges borne by Cultus Lake Park residents in comparison to residents in Area H and other comparable municipalities.

CARRIED

- (b) Cultus Lake Park Governance Study Summary
 - Report dated September 13, 2023, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer
- 5234-23 Moved by: Commissioner Bauer Seconded by: Commissioner Jartved

THAT the Cultus Lake Park Board receive the Cultus Lake Park Governance Study Summary for information.

(c) Flu Vaccination Clinic

 Report dated September 13, 2023, from Amanda Warmerdam, Administrative Assistant, Communications & Events Coordinator

5235-23 Moved by: Commissioner Bauer Seconded by: Commissioner Jartved

THAT the Cultus Lake Park Board approve the request to host the Save on Foods Pharmacy at the Cultus Lake Park Community Hall on Saturday, October 21, 2023, from 10:00 am to 2:00 pm to administer vaccinations free of charge to community members; and

THAT the Cultus Lake Park Board request staff to advertise the flu clinic and offer to the public to contact the office to schedule appointments for Saturday, October 21, 2023, no later than Friday, October 20, 2023.

CARRIED

(d) Block Party Process Review

- Report dated September 13, 2023, from Amanda Warmerdam, Administrative Assistant, Communications & Events Coordinator
- Attachment 1; Overview of Surrounding Municipalities Special Event Block Party Process
- Attachment 2; Cultus Lake Park Draft Block Party Sign-Off Sheet

5236-23 Moved by: Commissioner Jartved Seconded by: Commissioner Moul

THAT the Cultus Lake Park Board approve one of the following amended options regarding Cultus Lake Park Special Event Block Party process:

<u>Option 3</u> – **THAT** the \$100 Application fee be waived and the \$1000 Security Deposit for Special Event Applications be reimbursed for residential leaseholders and community organizations when hosting an approved Block Party in Cultus Lake Park that does not result in bylaw related issues.

CARRIED

Commissioner Bauer voted in opposition.

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

THAT the Cultus Lake Park Board approve the addition of implementing a Block Party Sign-Off sheet as part of the Cultus Lake Park Special Event application process for the purpose of approval for road closures related to block parties.

THAT the Cultus Lake Park Board request staff to make amendments to the applicable bylaws reflective of the approved recommendations effective January 2024.

CARRIED

(10) REPORTS BY COMMISSIONERS

(11) COMMUNITY ASSOCIATION

C. Rogozinski, on behalf of the Cultus Lake Community Association, inquired if the Board is considering any measures regarding wildfire protection for the community. She inquired if there is a plan to update the current wildfire protection plan and if there are any plans currently to have an assessment completed of the entire community. She inquired into the ability to utilize the Cultus Lake Park app to alert residents of potential wildfires in the area. She inquired into the use of the Cultus Lake Fire Department siren in the case of an emergency. She inquired if the park conducts fire inspections of short-term rentals.

The Board noted that there is a wildfire protection plan which was completed in 2013 on the website currently, which is reviewed by staff annually.

Staff noted that the document was drafted in alignment with FireSmart preparedness guides. Staff noted that residents may request an assessment of their home through the Fraser Valley Regional District (FVRD). Staff noted that emergency alerts would be provided by the FVRD through the Alertable app. Staff noted that they would have to review the request for use of the Cultus Lake Fire Department's siren in emergency situations. Staff noted that fire inspections are not currently conducted by staff of residential properties, however short-term rentals are required to have an evacuation plan.

(12) PUBLIC QUESTION PERIOD

B. Shirley, resident, noted that there is an insurance provider that offers special event insurance at a reasonable fee that he will forward to staff. He noted that the \$1000 security deposit for small events in his opinion should not be required and instead any bylaw infractions be charged to the organizer following the event. He noted his view of the risk of fire on the park and the recommendation to review the document from 2013.

Staff noted that no permits are required for residents hosting an event within their property pins and noted the intent of collecting the \$1000 security deposit for events hosted on park property.

The Board noted that they are reviewing the wildfire protection plan.

B. Shears, resident, inquired about the Board's definition of a block party.

Staff noted that a block party is an organized gathering with multiple residential leaseholders on park property.

(13) ADJOURNMENT

5237-23 Moved by: Commissioner Bauer Seconded by: Commissioner Jartved

THAT the Regular Meeting of the Cultus Lake Park Board held on September 13, 2023, be adjourned at 8:08 pm.

I hereby certify the preceding to be a true Park Board held September 13, 2023.	and correct account of the meeting of the Cultus Lak
Kirk Dzaman Chair	Joe Lamb Chief Administrative Officer



CULTUS LAKE PARK BOARD SPECIAL REGULAR MEETING MINUTES

FRIDAY, SEPTEMBER 29, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Commissioner K. Dzaman – Chair

Commissioner J. Beesley - Vice Chair

Commissioner E. Jartved Commissioner T. Moul

Staff Chief Administrative Officer – J. Lamb

Manager of Corporate Services / Corporate Officer – R. Litchfield

Chief Financial Officer - E. Lee

Manager of Sunnyside Campground & Accommodations – C. Volk

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Regrets Commissioner D. Bauer

Manager of Park Operations - J. Almeida

(1) CALL TO ORDER

The Chair called the meeting to order at 8:15 am and acknowledged that we are gathered here on the unceded traditional territory of the Th'ewa':li First Nations.

(2) APPROVAL OF AGENDA

Moved by: Commissioner Beesley Seconded by: Commissioner Moul

THAT the Cultus Lake Park Board approve the Agenda for the Special Regular Meeting of the Cultus Lake Park Board for September 29, 2023.

CARRIED

(3) RESOLUTION TO PROCEED TO CLOSED MEETING

SP 5239-23 Moved by: Commissioner Moul Seconded by: Commissioner Jartved

THAT the meeting be closed to the public to consider matters pursuant to the following sections of the **Community Charter**:

Section 90 (1), (c) labour relations or other employee relations; and

(d) security of the property of the municipality; and

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

(4) RECONVENE

The meeting reconvened at 11:44 am.

(5) ADJOURNMENT

SP 5240-23 Moved by: Commissioner Beesley Seconded by: Commissioner Jartved

THAT the Special Regular Meeting of the Cultus Lake Park Board held on September 29, 2023, be adjourned at 11:44 am.

I hereby certify the preceding to be a true Park Board held September 29, 2023.	ue and correct account of the meeting of the Cultus Lake
Kirk Dzaman	Joe Lamb
Chair	Chief Administrative Officer



CULTUS LAKE PARK BOARD ENVIRONMENTAL AND PUBLIC AREA'S PLANNING COMMITTEE MEETING MINUTES

TUESDAY, MAY 2, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Committee Members

Commissioner D. Bauer - Chair

Commissioner E. Jartved - Vice Chair

B. Senft

J. Hartung

K. Vander Helm

G. Smit

R. LeBlanc - arrived at 9:34 am

Staff

Chief Administrative Officer – J. Lamb Manager of Park Operations – J. Almeida

Administrative Assistant, Communications & Events Coordinator – A. Nadeau

(1) CALL TO ORDER

The Chair called the meeting to order at 9:00 am.

(2) APPROVAL OF AGENDA

Moved by: Commissioner Jartved Seconded by: B. Senft

THAT the Cultus Lake Park Board Environmental and Public Area's Planning Committee approve amending the Agenda for the Meeting of May 2, 2023, by adding under Section 5, New Business, Item 5, (a) Requesting Discussion & Clarification on the Terms of Reference and Item 5, (b) Mission Statement;

THAT the Cultus Lake Park Board Environmental and Public Area's Planning Committee approve the Agenda as amended; and

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

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

Moved by: B. Senft Seconded by: Commissioner Jartved

(a) **THAT** the Cultus Lake Park Board Environmental and Public Area's Planning Committee approve the Minutes for the Meeting of February 13, 2023.

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) Requesting Discussion & Clarification on the Terms of Reference

The committee requested clarification surrounding the committee's terms of reference.

Staff noted that the original focus of the committee was on the protection of large trees and to provide the committee with an opportunity to influence the beautification of areas in the park. Staff noted that staffing has increased to accommodate the maintenance of the projects completed by the committee. In addition, staff noted that it is important to clearly outline work that is to be completed by staff and what projects could be completed by volunteers. Staff noted the distinction between committee and volunteer work.

Staff reviewed resource management for public areas as it relates to committee projects executed by community volunteers and noted that staff are focused on future environmental projects that appropriately balance volunteer and staff workload. Staff noted the proper process that should be followed to recommend larger scope projects to the Board for review and approval prior to execution.

(b) Mission Statement

Staff reviewed the mission statement of the Cultus Lake Park Board Strategic Plan adopted in 2018 which is to provide, preserve and advocate for the long-term prosperity for the Cultus Lake community and natural environment.

The committee requested that the mission statement be present on each meeting agenda.

Staff noted that the mission statement will be included on each agenda.

Staff reviewed the process for building applications in conjunction with the Fraser Valley Regional District to ensure that the goal to protect as many trees is primary focus. In addition, staff highlighted that part of the process is requesting the applicant to plant identical tree species when a tree is removed as part of developing the property. Staff noted that the Tree Bylaw is being reviewed to strengthen staff's ability to manage this process. Staff noted the increased awareness of tree removal and work surrounding trees throughout the park.

The committee reviewed an app that is being released that identifies levels of oxygen, carbon dioxide and cooling effects of trees and plants.

(c) Spring 2023 Committee Work Plan

Environmental and Public Area's Planning Committee Work Plan

The work plan document provided in the agenda by B. Senft, committee member, will be amended to remove 'committee and volunteer' from the table's headers and replaced with 'tasks'. J. Almeida, Manager of Park Operations, will review the document and identify tasks appropriate for staff and/or volunteers to complete.

Staff noted that all irrigation will be turned on shortly following the completion of all required repairs.

The committee reviewed the document provided at the meeting with respect to the request for tree replacement along the foreshore path.

(d) Invasive Species Removal

The committee inquired into the park's plan to spray invasive species, specifically blackberry bushes this year. The committee discussed an upcoming volunteer group of students that will be conducting an invasive species removal in areas throughout the park.

Staff confirmed that spraying of various invasive species will be completed this year in multiple locations. Staff reviewed the letter that was issued last year to residents identified by the committee requesting assistance to remove ivy from trees on their property.

(e) Milfoil Mat Implementation Plan for May

The committee noted that the new product mentioned at the last meeting to mitigate milfoil was not approved.

Staff noted that work related to milfoil mats is planned for early June.

(f) Identification of Committee Work for Fall 2023

The committee noted the document provided at the meeting with respect to a request to replace trees that were removed previously along the foreshore path near dock 19, 18, 16 and 15.

(g) Committee Questions for Staff Regarding Environmental Plans in the Park

Question: The committee inquired into the plan to remove the large fir tree near the tennis court.

Answer: Staff noted that this is scheduled for September.

Question: The committee inquired whether all Christmas trees had been planted.

Answer: Staff noted that they were all planted.

Question: The committee inquired whether the wire netting had been placed on the trees near Sweltzer Creek.

Answer: Staff will be reviewing this.

Question: The committee inquired into the removed and planted tree inventory.

Answer: Staff reviewed the current process that is being followed with respect to trees being removed and replaced. Staff noted that trees are only removed if they are professionally identified as dead, dangerous, or dying. An annual review of trees removed and replaced could be provided by staff for information to the committee.

Question: The committee inquired into the cottonwood tree that was topped and if it was remaining at this height.

Answer: Staff noted that an arborist recommended this as a temporary measure.

The committee noted that May is Invasive Species month.

Staff will post the content from last year related to invasive species.

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

No public questions.

(8) ADJOURNMENT

Moved by: B. Senft Seconded by: G. Smit

THAT the Environmental and Public Areas Planning Committee meeting held on May 2, 2023, be adjourned at 10:53 am.

CARRIED

The next meeting date and time: Friday, September 8, 2023, at 9:00 am.



CULTUS LAKE PARK BOARD COMMUNITY EVENTS AND ENGAGEMENT COMMITTEE MEETING MINUTES

THURSDAY, JULY 13, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present E. Jartved – Chair

Committee M. McMullen – Vice Chair

Members L. Shears

L. Klassen R. LeBlanc

Staff Chief Administrative Officer – J. Lamb

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Regrets T. Seeley

(1) CALL TO ORDER

The Chair called the meeting to order at 9:07 am and acknowledged that we are gathered on the unceded traditional territory of the The'wa':li First Nation.

(2) APPROVAL OF AGENDA

Moved by: R. LeBlanc Seconded by: M. McMullen

THAT the Cultus Lake Park Board Community Events and Engagement Committee approve the Agenda for the Meeting of July 13, 2023; and

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

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

Moved by: L. Klassen Seconded by: R. LeBlanc

(a) **THAT** the Cultus Lake Park Board Community Events and Engagement Committee approve the Minutes for the Meeting of June 19, 2023.

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) Cultus Lake Day Debrief

- Event Layout
- Pancake Breakfast
- Parade
- Vendor's Market & Food Trucks
- Children's Area
- Rotary Train
- Musicians
- Beverage Garden
- Master of Ceremonies
- Tourism Chilliwack
- Sponsorships
- Volunteers
- First Aid
- Future Planning Recommendations

The committee discussed feedback from the community and highlights of Cultus Lake Day hosted on June 24, 2023, including the benefits to having the entire event fenced, the introduction of additional youth activities, audio / stage support, Tourism Chilliwack's participation, etc.

The committee discussed the above noted topics with respect to Cultus Lake Day and made note of key takeaways for future planning of the annual event.

(b) Cultus Lake Day Budget Review

Cultus Lake Day Budget 2023

Staff reviewed the budget to date.

(c) Party in the Plaza Event Review

Review of Committee responsibilities

Staff provided an update on Public Works tasks for the Party in the Plaza event scheduled to be held on Friday, August 11, 2023, and noted that a sign will be drafted to promote the sponsor.

(d) Christmas Event Review and Role Selection

- Committee roles of responsibilities selection:
 - Vendor Market & Food Trucks
 - Hot Chocolate & Apple Cider
 - Carolers
 - Audio
 - Sponsorship
 - Attendee Prize Draw
 - Bonfires & Marshmallows
 - Children's Colouring Contest
 - Parking by Donation
 - Salvation Army Food Drive
 - Mr. and Mrs. Claus

- Volunteers
- Signage
- Rentals
- Fireworks

The committee discussed removing the attendee prize draw and Salvation Army Food Drive from the event. The committee selected the following roles of responsibilities for the event:

- Vendor Market & Food Trucks E. Jartved & L. Klassen
- Hot Chocolate & Apple Cider T. Seeley (pending)
- Carolers & Audio E. Jartved & L. Klassen
- Sponsorship M. McMullen & L. Shears
- Bonfires & Marshmallows Fire Department
- Children's Colouring Contest Staff
- Mr. and Mrs. Claus Staff
- Volunteers R. LeBlanc
- Signage Staff
- Rentals Staff
- Fireworks Staff

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

No public questions.

(8) ADJOURNMENT

Moved by: L. Klassen Seconded by: M. McMullen

THAT the Cultus Lake Park Board Community Events and Engagement Committee Meeting held July 13, 2023, be adjourned at 12:25 pm.

CARRIED

Next meeting date and time: Wednesday, September 6, 2023, at 1:00 pm.



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

THURSDAY, AUGUST 10, 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 C. Rogozinski

E. Vance

P. Vander Helm

Staff

Chief Administrative Officer - J. Lamb - Via Zoom

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Board Members

Commissioner E. Jartved Commissioner T. Moul

Commissioner D. Bauer

(1) CALL TO ORDER

The Chair called the meeting to order at 8:01 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: K. Kirsten Seconded by: Vice Chair Beesley

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.

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

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

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

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) <u>Cultus Lake Park Village Centre Open House – What We Heard Report</u>

What We Heard Open House report dated July 2023, from Urban Systems Ltd.

The committee reviewed the Village Centre Open House – What We Heard report from Urban Systems Ltd., noting the community's feedback relating to the Open House event held June 20, 2023.

The committee noted that the Open House event overall was successful in creating a transparent and unbiased atmosphere to encourage community engagement. The committee noted that the meeting appeared to accomplish the establishment of trust within the community on how the Board, staff and committee are currently progressing through the development process. The committee noted the importance of continuing to provide the community information pertaining to the benefits of the Village Centre development and the potential to source revenue for unfunded liabilities throughout the park.

The committee discussed the key themes which emerged during the Question-and-Answer Session as outlined in the report attached to the agenda:

- Commercial development
- Residential development
- Financial management and infrastructure
- Traffic safety
- Community values and lifestyle

The committee reviewed the Board's Engagement Feedback, noting that many participants preferred the Whistler style design examples which appeared to be environmentally and green space focused.

The committee discussed the logistics of relocating the public works yard as part of the scope of the development.

The committee noted the importance of setting expectations of what the development may and may not include based on what is economically viable for the park and tenants at the time.

The committee discussed the potential challenges of increased Short-term Rental presence in the development and potential solutions to mitigate this in a multi-use building.

(b) <u>Discuss Needs and Wants Relating to Cultus Lake Park</u>

Staff noted that an Asset Management review for the park is currently in progress which will provide more details relating to the park's current unfunded liabilities. Staff reviewed the current infrastructure repair / replacement needs for Cultus Lake Park that may require funding within the next ten (10) years approximately.

G. Campbell left the meeting at 8:54 am.

The committee reviewed the wants for Cultus Lake Park that came out of the report from Urban Systems Ltd.

(c) Next Steps

The committee noted that the next meeting(s) will focus on a review of Urban Systems Ltd.'s Market Assessment, the Draft of the Guiding Principles and timeline of the project conducted.

The committee discussed reaching out to developers at a future committee meeting to identify parameters for the Village Centre in conjunction with Urban Systems. The committee discussed providing conceptual designs of the development at the next public engagement session (TBD). The committee noted the recommendation to consult with Urban Systems Ltd. to create standardized questions for meetings with potential developers.

The committee requested that staff create a high-level presentation to engage developers and establish a communication strategy to ensure the community is aware of the purpose of engaging developers at this stage of the project.

B. Van den Brink left the meeting at 9:36 am.

The committee discussed connecting with First Nations and other communities surrounding the lake to identify planned development projects.

In addition, the committee discussed the new sewer development and its capacity.

Staff noted the need to complete a geotechnical survey for capping the landfill.

Moved by: C. Rogozinski Seconded by: E. Vance

THAT the Village Center Planning and Development Committee recommends that the What We Heard Open House report be released to the Board.

CARRIED

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

No public questions.

(8) ADJOURNMENT

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

THAT the Cultus Lake Park Board Village Center Planning and Development Committee meeting held on August 10, 2023, be adjourned at 9:54 am.

CARRIED

Next meeting date and time: Thursday, September 28, 2023, at 8:00 am.



CULTUS LAKE PARK BOARD COMMUNITY EVENTS AND ENGAGEMENT COMMITTEE MEETING MINUTES

WEDNESDAY, SEPTEMBER 6, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present E. Jartved – Chair

Committee M. McMullen – Vice Chair – Via Zoom

Members L. Shears

R. LeBlanc

Staff Chief Administrative Officer – J. Lamb

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Regrets T. Seeley

L. Klassen

(1) CALL TO ORDER

The Chair called the meeting to order at 1:04 pm and acknowledged that we are gathered on the unceded traditional territory of the The'wa':li First Nation.

(2) APPROVAL OF AGENDA

Moved by: R. LeBlanc Seconded by: L. Shears

THAT the Cultus Lake Park Board Community Events and Engagement Committee approve the Agenda for the Meeting of September 6, 2023; and

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

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

Moved by: L. Shears Seconded by: R. LeBlanc

(a) **THAT** the Cultus Lake Park Board Community Events and Engagement Committee approve the Minutes for the Meeting of July 13, 2023.

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) Cultus Lake Park Christmas Event Planning

- Vendor Market & Food Trucks E. Jartved & L. Klassen
- Hot Chocolate & Apple Cider T. Seeley
- Carolers & Audio E. Jartved & L. Klassen
- Sponsorship M. McMullen & L. Shears
- Bonfires & Marshmallows Fire Department
- Children's Colouring Contest Staff
- Mr. and Mrs. Claus Staff
- Volunteers R. LeBlanc
- Signage Staff
- Rentals Staff
- Fireworks Staff

Vendor Market & Food Trucks – The committee will discuss this further with staff following the meeting.

Hot Chocolate & Apple Cider – The committee has confirmed that Stillwood will be providing the apple cider, hot chocolate and three (3) to four (4) cambros. The committee will provide induction plates for heating the beverages at Main Beach Boat Rentals and will source propane burners to boil water.

Carolers & Audio – The committee confirmed a community member to support with audio and will confirm caroler participation at a future meeting.

Sponsorship – The committee will discuss this further at a future meeting. The committee will approach local furniture stores to donate two (2) chairs for Mr. and Mrs. Claus.

Bonfires & Marshmallows – Staff confirmed the Fire Department's participation in the event.

Children's Colouring Contest – Staff will bring colouring contest sheets to the next committee meeting for the committee's review.

Mr. and Mrs. Claus - The committee will source two (2) chairs for Mr. and Mrs. Claus.

Volunteers – The committee will discuss this further at a future meeting.

Signage – The committee noted that this year's sponsorship signs would be strung to the trees to improve visibility. The committee reviewed the event's poster from last year and the requested amendments.

Rentals – Staff reviewed the tent rentals and cost for the event. The committee will plan a site visit on Wednesday, September 13, 2023, at 11:00 am to review the layout and requirements for tents.

Fireworks – Staff reviewed the requirements for the fireworks.

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

No public questions.

(8) ADJOURNMENT

Moved by: R. LeBlanc Seconded by: L. Shears

THAT the Cultus Lake Park Board Community Events and Engagement Committee Meeting held September 6, 2023, be adjourned at 2:06 pm.

CARRIED

Next meeting date and time: Friday, September 22, 2023, 9:00 am



CULTUS LAKE PARK BOARD COMMUNITY EVENTS AND ENGAGEMENT COMMITTEE MEETING MINUTES

FRIDAY, SEPTEMBER 22, 2023 CULTUS LAKE PARK OFFICE BOARDROOM 4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present E. Jartved – Chair

Committee M. McMullen – Vice Chair – Via Zoom

Members L. Shears

L. Klassen

Staff Chief Administrative Officer – J. Lamb

Administrative Assistant, Communications & Events Coordinator – A. Warmerdam

Regrets T. Seeley

R. LeBlanc

(1) CALL TO ORDER

The Chair called the meeting to order at 9:03 am and acknowledged that we are gathered on the unceded traditional territory of the The'wa':li First Nation.

(2) APPROVAL OF AGENDA

Moved by: L. Shears Seconded by: M. McMullen

(a) **THAT** the Cultus Lake Park Board Community Events and Engagement Committee approve the Agenda for the Meeting of September 22, 2023; and

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

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

Moved by: L. Klassen Seconded by: L. Shears

(a) **THAT** the Cultus Lake Park Board Community Events and Engagement Committee approve the Minutes for the Meeting of September 6, 2023.

CARRIED

(4) CORRESPONDENCE

(5) NEW BUSINESS

(a) Cultus Lake Park Christmas Event Planning

- Vendor Market & Food Trucks E. Jartved & L. Klassen
- Hot Chocolate & Apple Cider T. Seeley
- Carolers & Audio E. Jartved & L. Klassen
- Sponsorship M. McMullen & L. Shears
- Bonfires & Marshmallows Fire Department
- Children's Colouring Contest Staff
- Mr. Claus M. McMullen
- Volunteers R. LeBlanc
- Signage Staff
- Rentals Staff
- Fireworks Staff

Vendor Market & Food Trucks - The committee discussed that three (3) food trucks have been confirmed for the Cultus Lake Park Christmas event scheduled to be held on Saturday, November 25, 2023. The committee noted that there are two (2) confirmed artisan vendors to date. The committee is seeking vendors that offer handmade jewellery and specialty jams and pickled goods.

Hot Chocolate & Apple Cider - The committee noted that Stillwood would be providing hot beverages and confirmed the use of a community members propane burners and pots to prepare hot beverages at Main Beach Boat Rentals.

Carolers & Audio - The committee noted that they have reached out to various community groups regarding caroling at the event.

Sponsorship - The committee discussed that they have reviewed their list of sponsors and potential grant-in aid(s) to support the event. Staff are currently reviewing the draft sponsorship package and will provide the committee with feedback following the meeting. The committee noted that the Cultus Lake Community Association will be posting the sponsorship package details on their website and in their newsletter. The committee discussed other areas for advertising throughout the community. The committee discussed connecting with local tree farms for live tree donations for the event that would be planted throughout the park.

Bonfires & Marshmallows – No additional updates at this meeting.

Children's Colouring Contest – The committee selected the colouring pages included in the agenda and noted that the release date would be Wednesday, November 1, 2023, on social platforms.

Mr. Claus – The committee has secured Mr. Claus for the event and will be sourcing a suit. The committee discussed that they have sourced a chair for the event.

Volunteers – The committee discussed having volunteers and Board Commissioners collect parking donations in the parking lot this year.

Signage – Staff noted that a poster for this event should be provided to the committee next week for review and posting.

September 22, 2023 Page 3

Rentals – Staff noted that tent rentals are secured for the event and will review the need for additional heaters for the additional tents.

Fireworks - Staff noted that the fireworks could not be executed should winds exceed 30 km/hr on the day of the event. Staff will add a note on the poster regarding weather dependance to have fireworks.

(b) Cultus Lake Park Christmas Event Budget 2023

2022 Cultus Lake Park Christmas Event budget

The committee reviewed the budget document included in the agenda package. Staff will draft a budget document for this year's event for the next committee meeting.

(6) REPORTS BY STAFF

(7) PUBLIC QUESTION PERIOD

No public questions.

(8) ADJOURNMENT

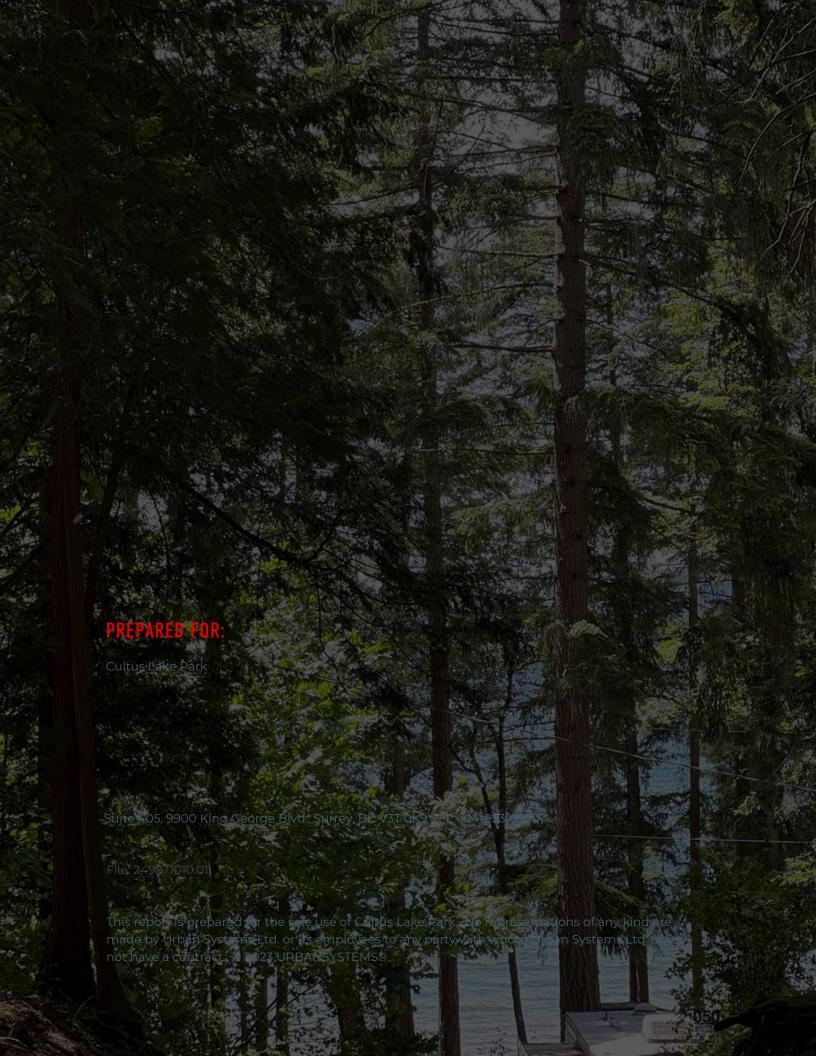
Moved by: L. Klassen Seconded by: L. Shears

THAT the Cultus Lake Park Board Community Events and Engagement Committee Meeting held September 22, 2023, be adjourned at 10:24 am.

CARRIED

Next meeting date and time: Friday, October 6, 2023, at 9:00 am.





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APPENDICES

APPENDIX A: RESIDENTIAL DEVELOPMENTS IN TOURIST-ORIENTED COMMUNITIES



1.0 INTRODUCTION

This market assessment is intended to provide the market context to support the conversation regarding the development potential for the Village Centre of Cultus Lake Park. This assessment includes a discussion of residential demand, and the retail demand that will be generated for local resident serving retail categories, as well as a review of developments in other tourist-oriented communities.

The Village Centre site is approximately 11 acres in size and is currently improved with a __ square foot commercial building, with primarily convenience and food and beverage tenants. Under PlanCultus, the Cultus Lake Park Village Centre, which includes the subject site, is designated for commercial, multifamily residential, and mixed-use development.

Development at the Village Centre site is intended to support community uses for both residents and visitors. There is an opportunity through this development to create new housing options for existing local residents looking to downsize, and to welcome new residents into the community, as well as provide additional services beyond those currently offered at the site.

It is expected that a new development would adhere to the key values outlined in PlanCultus, which include:

- Fostering a strong sense of community and providing residents with a high quality of life
- Protecting and enhancing key community characteristics
- Preserving the lake and natural environment through conservation and management of forest areas, beaches, and recreational spaces
- Creating a diverse and accessible community
- Supporting year-round recreational use of the park

The opportunity to create a signature development at the Village Centre site that acts to signify arrival at Cultus Lake Park and serves as a gateway to the rest of Cultus Lake will also be an important consideration for any future development plans.

In recognition that Cultus Lake is a unique market in the Lower Mainland and will attract demand as a result of its attractive location, the market assessment includes some brief profiles of recent developments in other tourist-oriented communities in B.C., such as Harrison Hot Springs, Whistler, Tofino, and Revelstoke among others.

The final section of this market assessment includes a variety of considerations that will impact the development of the Village Centre site, both from a market perspective as well as expectations that the community will have for a redevelopment of the site.



2.0 HISTORIAL CONSTRUCTION ACTIVITY

This section of the market overview presents the multi-family residential market conditions and new residential construction activities in Cultus Lake as well as neighbouring communities. Due to the small size of Cultus Lake as well as the small number of recent developments, recent development and sales in Abbotsford and Chilliwack were also reviewed.

2.1 BUILDING PERMIT (BP) ACTIVITY

Building permits for Fraser Valley Regional District Electoral Area H were reviewed to get a sense of activity around Cultus Lake. Electoral Area H includes Cultus Lake Park as well as the south side of Cultus Lake and extends to the USA border.

Dewichey

Dewichey

Chilliwack

Prairie Central Rd

Vale Rd W

Sardis

Sardis

Vedder

Crossing

No D Rd

Lindel Beach

Lindel Beach

Figure 1 Geographical boundary for Fraser Valley Regional District Electoral Area H (from CMHC)

Overall, the number and value of building permits in Electoral Area H have been increasing since 2019. There appears to have been a significant project, likely on the south side of Cultus Lake in 2017 and 2018.

The total residential building permit value in 2021 (\$15.6 million) is more than 5 times than the value in 2015. The number of residential units approved by the building period reached the peak in 2018 of 84 units compared with 12 units in 2015. The number of building permits in 2021 was 33, up from 21 in 2019.



The average building permit value per unit in 2021 (\$472,000) is more than 2 times of the average value in 2015 (\$204,500).

Among the residential building permits issued in the region during this period, almost all of them are single-family dwellings each year except 2019 and 2020, where building permits for one and two townhouse units were issued during the years respectively.

\$18,841,000 \$20,000 200 \$17,516,000 180 \$18,000 \$15,588,000 160 \$16,000 Residential Dwelling Units Value \$14,000 140 Permit \$12,000 120 \$9,038 100 \$10,000 Building \$8,000 ,000 \$5,260 \$6,000 60 Residential \$4,000 40 \$2,454.00 20 \$2,000 2015 2016 2017 2018 2019 2020 2021 2022 YTD Year Single dwelling Townhouses Apartment Residential Building Permits (\$,000)

Figure 2 Building Permit Statistics, Fraser Valley Regional District Electoral Area H, 2015 – 2022 August

Source: B.C. Stats British Columbia Building Permits for Development Regions, Regional Districts, and Communities

2.2 NEW MULTI-FAMILY HOUSING STARTS

To provide context for market activity in the vicinity of Cultus Lake, Urban Systems has reviewed new home sales data, as tracked by Canada Mortgage and Housing Corporation (CMHC) for Fraser Valley Regional District Electoral Area H (including Cultus Lake) as well as Abbotsford and Chilliwack.

These statistics highlight recent shifts in new home development activity within the relevant geographic market areas. The data indicates trends towards multi-family and apartment units in Abbotsford, Chilliwack and Harrison Hot Springs. Single family development has slowed in both Abbotsford and Chilliwack and has not expanded significantly in Harrison Hot Springs.



Table 1 Historical Residential Construction Starts by Dwelling Types in Fraser Valley Electoral Area H and Surrounding Regions, 2016-2022 September

	2016	2017	2018	2019	2020	2021	2022 YTD	% change 2016-2021
Fraser Valley Re	gional	District	Electora	l Area H				×
Single	19	79	52	34	26	58	10	205%
Semi-detached / Row	0	0	0	0	0	0	0	N/A
Apartment	0	0	21	0	0	0	0	N/A
Total	19	79	73	34	26	58	10	205%
Chilliwack								
Single	340	514	298	289	229	334	137	-2%
Semi-detached	26	24	6	30	16	28	12	8%
Row	200	132	189	113	80	52	61	-74%
Apartment	88	229	232	443	335	483	480	449%
Total	654	899	725	875	660	897	690	37%
Abbotsford		2	42 .					
Single	321	273	198	245	255	251	206	-22%
Semi-detached	14	4	30	16	8	12	4	-14%
Row	209	204	297	239	172	150	38	-28%
Apartment	389	1,076	247	935	579	430	132	11%
Total	933	1,557	772	1,435	1,014	843	380	-10%
Harrison Hot Sp	rings		**					
Single	6	10	28	25	n	20	n	233%
Semi-detached	0	0	0	14	14	4	0	N/A
Row	19	0	0	22	10	3	0	-84%
Apartment	0	0	0	0	57	1	0	N/A
Total	25	10	28	61	92	28	11	12%

Source: Canada Mortgage and Housing Corporation (CMHC) Starts and Completions Survey



Based on the CMHC data, there is an increase in number of residential unit construction starts in Fraser Valley Regional District Electoral Area H from 19 units in 2016 to 58 units in 2021, where the number reached the peak of 79 units in 2017, declined to 26 units in 2020, and then increased to 58 units in 2021. Apart from the 21 apartment units that commenced construction in 2018, the remaining construction starts during this period in the Electoral Area H are single-detached homes.

The number of new residential unit constructions in Chilliwack has been growing from 2016 to 2021, which is primarily driven by the growth in new apartment unit construction. During this period, the total number of residential construction units starts increases by 37% from 654 units in 2016 to 897 units in 2021, where the construction starts of apartment units increases by more than 4 times from 88 units in 2016 to 483 units in 2021. The number of new apartment construction starts in 2021 accounts for over half of the total residential unit construction starts in the year.

At the same time, the total residential construction start activities as well as apartment unit construction starts in Abbotsford reaches the peak in 2017 and 2019, and declines afterwards. The total number of residential construction starts in Abbotsford increases from 933 units in 2016 to 1,557 units in 2017, declines to 772 units in 2018, increases to 1,435 units in 2019, and then declines by over 40 percent to 843 units in 2021. Similarly, the number of apartment construction starts increases from 389 units in 2016 to 1,076 units in 2017, declines to 247 units in 2018, increases to 935 units in 2019, and then declines by over 50 percent to 430 units in 2021.

In Harrison Hot Springs, the number of single-family home construction starts in 2021 (20 units) is 3 times of the number in 2016 (6 units). Multi-family residential construction activities have been observed in 2016, 2019 to 2021. Construction starts of 35 townhome units and 58 apartment units are observed from 2019 to 2021.

With Chilliwack, Abbotsford and Harrison Hot Springs all seeing strong demand for multi-family units, this indicates similar demand would exist in Cultus Lake.



3.0 RESIDENTIAL SALES ACTIVITY

This section reviews residential sales activity in Cultus Lake, as well as the multi-family residential sales in Abbotsford and Chilliwack.

3.1 RESIDENTIAL SALE ACTIVITY IN CULTUS LAKE

There has been increasing residential market activity in Cultus Lake Park in recent years, where both the number of residential unit sales as well as median residential unit sale price has increased consistently, as shown in Table 2.

Table 2 Residential Unit Market Activities in Cultus Lake Park, 2018 - 2022

	2018	2019	2020	2021	2022 First Quarter	Growth 2018-2021
Number of residential unit sales	15	23	40	40	7	167%
Number of residential unit sales including assignment	33	37	59	53	11	61%
Median sale price (\$)	\$752,000	\$657,000	\$782,000	\$1,122,000	\$1,275,000	49%

Source: Cultus Lake Park Board

From 2018 to 2021, the number of residential market sales from 2018 to 2021 increases by 167% from 15 units to 40 units, where the total sales including assignment increases by 61% from 33 units in 2018 to 53 units in 2021. The median residential sale price increases by 49% from \$752,000 in 2018 to \$1,284,000 in 2021, and increases by 70% from 2018 to \$1,275,000 in 2022 Q1. This shows that there is consistent and increasing demand for residential units in Cultus Lake area.

There has been some new multi-residential development activity that takes place in Cultus Lake in recent years. Within Cultus Lake, the "Lakeside Cultus Lake" development, which commenced construction in 2017 and provides 21 resort-style condo units, has 5 units available as of present. Units at this project have been priced from \$840,000 to \$1,600,000, and the remaining units are currently priced for over \$1,490,000.

3.2 MULTI-FAMILY RESIDENTIAL SALE ACTIVITY IN ABBOTSFORD AND CHILLIWACK

In Abbotsford, there has been over 50% increase in number of sales of townhome and apartment units from 2018 to 2021, while the average price increased by 30% and 19% respectively during this period.



Table 3 Multi-family Residential Unit Market Activities in Abbotsford, 2018 - 2022 YTD

	2018	2019	2020	2021	2022 YTD	Growth 2018-2021
Abbotsfor	d Townhou	se Sales	- AS		ato.	
Number of Sales	516	506	704	792	410	53%
Median Price	\$488,800	\$466,500	\$494,100	\$615,000	\$766,700	26%
Average Price	\$473,399	\$458,995	\$491,939	\$614,833	\$765,914	30%
Abbotsfor	d Apartmer	nt Sales				
Number of Sales	832	834	737	1,271	640	53%
Median Price	\$311,000	\$300,000	\$305,000	\$370,000	\$473,208	19%
Average Price	\$318,573	\$308,821	\$317,910	\$380,686	\$479,241	19%

Source: Fraser Valley Real Estate Board (FVREB)

In Chilliwack, the average annual growth in sales volume for the illustrative month of March has been increasing for multi-family housing types:

- Townhouse sales volume of \$82.7 million in March 2022 up 198% since 2018
- Apartment sales volume of \$33.3 million in March 2022 up 83% per year since 2018

Unit sales volumes for townhomes for the month of March reflect the large increase in multi-family residential sales values in Chilliwack. 110 townhouse units were sold in Chilliwack in March 2022, which is 86% higher than the 59 units sold in March 2018. The number of townhouse units sold in March 2021 (126 units) has reached more than two times of the number of units sold in March 2018. The average sale value per unit has also increased by 60% from \$470,623 in March 2018 to \$752,129 in March 2022.

Meanwhile, the number of apartment units sold have experienced a fluctuation from 2018 to 2022, where the numbers have declined from 73 units in March 2018 to 26 units in March 2020, spiked to 120 units in March 2021, and declined to 73 units in March 2022.

Unit sales values, which had held relatively steady over 2013 to 2016, have since spiked significantly, clearly in response to increased activity and values in other parts of the Lower Mainland and a related flight to affordability.



Table 4 Multi-family Residential Unit Market Activities in Chilliwack, 2018 – 2022 (For month of March)

	2018 March	2019 March	2020 March	2021 March	2022 March	Growth 2018-2022					
Chilliwack	- \$ Value of	Sales	-								
Townhouse	\$27,766,750	\$24,703,900	\$31,864,950	\$70,770,840	\$82,734,150	198%					
Apartment	\$18,224,311	\$8,337,160	\$7,112,600	\$38,213,000	\$33,298,900	83%					
Chilliwack	- # Unit Sale	es (March)	.l	l ₃ .	l _e	l _a					
Townhouse	59	55	69	126	110	86%					
Apartment	73	34	26	120	73	0%					
Chilliwack	Chilliwack Average \$ Value per Unit										
Townhouse	\$470,623	\$449,162	\$461,811	\$561,673	\$752,129	60%					
Apartment	\$249,648	\$245,211	\$273,562	\$318,442	\$456,149	83%					

Source: Chilliwack Real Estate Board

3.3 RESIDENTIAL ABSORPTION ESTIMATES

Based on the market research of Urban Systems and the commentary from local realtors, there has been demand for multi-family residential units in the Fraser Valley region. The following table summarizes the absorption for recent multi-family apartment projects in regions in proximity to Cultus Lake.

Table 5 Reported Absorption Rates of Recently Built Buildings

	Average absorption (units/month)	Average unit size (sq. ft.)	Average price per square foot (\$/sq. ft.)
Abbotsford *	15*	910	\$476
Chilliwack **	5-10**	1,184	\$471
Harrison Hot Springs ***	5-7	920	\$920

^{*} Based on currently sold apartment project as of July 2022

Source: NHS Live, Local broker commentary, B.C. Condos and Homes

In the Fraser Valley area, there has been improved market acceptance of multi-family housing and more multi-family residential development taking place in the region, although the uncertain economic outlook due to Bank of Canada interest rate increases has deterred the recent market transactions in the area.



^{**} Based on local realtor commentary for past projects and new project information available

^{***} Based on Aqua Shores project in the local area

4.0 RESIDENTIAL DEMAND IN CULTUS LAKE

Cultus Lake is a unique community that has not grown in a similar way to other jurisdictions in the Lower Mainland. The Fraser Valley, and Chilliwack specifically, has seen significant growth over recent years. The small size and lack of recent development in Cultus Lake impacts the ability to calculate housing demand in the typical way.

Recent and forecasted population figures are normally used to help forecast the number of new units that will be required to meet the projected population growth. As a result of Cultus Lake's small size, demand by unit cannot be calculated. However due to the lack of recent developments, and demand for more housing across the region, latent demand would be assumed.

In 2011, the City of Chilliwack had a population of approximately 78,000, by 2021 the population had grown to just over 93,000 – which is a growth rate of over 19% over that 10-year period.

The population of Cultus Lake Park on the other hand, has not changed significantly in recent years. Statistics Canada indicates the population of Cultus Lake North was approximately 1,100 in 2011 and 1,160 in 2021 – relatively unchanged. Due to the restrictions of developing in Cultus Lake Park, the Park has not experienced the demand for new residential units that can be seen in neighbouring jurisdictions and across the Lower Mainland.

Normally, housing demand is calculated by using population projections for a jurisdiction combined with the existing breakdown of housing typologies, and projecting forward what the forecasted population growth would mean for households and housing types.

Using forecasted demand in Chilliwack can be looked at as an example of demand. Projected housing demand by unit type in Chilliwack to 2041 is highlighted in the table below:

Table 6 Forecasted Housing Demand in Chilliwack

City of Chilliwack							
Projected Housing Requirements by Structure Type	Census		Projectio	ns by Housir	ng Type		
Households by Structure Type	2016	2021	2026	2031	2036	2041	AAGR%*
Single-detached house	18,080	18,422	18,608	18,687	18,530	18,122	0.0%
Apartment in a building that has five or more storeys	270	384	533	724	953	1,222	35.3%
Other attached dwelling	13,755	15,871	18,299	20,876	23,660	26,613	14.1%
Aparment in a building with fewer than 5 storeys	6,315	7,214	8,235	9,300	10,433	11,615	13.0%
Other other attached dwellings	7,440	8,657	10,064	11,576	13,227	14,998	15.1%
Movable dwelling	370	372	367	360	339	315	-3 2%
Source: Urban Systems - % of Age Group Growth projections; *AAC	GR = Average Ar	nual Growth Ra	ate 2016-41				

These forecasts imply significant growth in Chilliwack for all types of attached dwellings, including apartments in buildings over 5 storeys, as well as low-rise apartments and other attached dwellings such as townhomes. Demand for single-family homes is predicted to plateau.

As mentioned previously, this methodology for projecting demand for Cultus Lake is not possible, but demand in Chilliwack gives an indication what demand in Cultus Lake could be.

It is also important to recognize that demand for new units in Cultus Lake will not rely solely on population growth in the region, but the attractiveness of the community as a resort / tourism destination for Lower Mainland residents.



Demand for new units in Cultus Lake will be driven by a few factors, but demand for residents looking to live or retire in a resort setting that is still close to the City, or families looking for a secondary home will all likely be an important component of generating demand for new units.

The 2022 Recreational Property Report by Royal Lepage indicates that 39% of the Boomer generation in B.C. was considering buying a new property, and 50% of those respondents were interested in buying recreational property. The study goes on to suggest that this forecast of buying intentions would imply approximately 256 thousand people entering the market for a recreational property in B.C. over a 5-year period.



5.0 DEVELOPMENTS IN TOURIST-ORIENTED COMMUNITIES

Given that the resort / tourism orientation of Cultus Lake Park will be such an important source of demand, recent and upcoming projects in other destination and tourist-oriented communities have been highlighted in this section.

Recent examples of residential and mixed-use developments in communities such as Golden, Ucluelet, Whistler and Harrison Hot Springs were gathered that could inspire ideas for the Village Centre of Cultus Lake Park.

The following listed projects provide an overview of some of the common features of the recent multifamily projects in other tourist-oriented communities:

- The majority are 3-5 storey apartment building development, providing 20-60 apartment units (e.g., Riverstone District in Golden, the Crescent at Red in Rossland), while some projects are 4-plex or 6-plex buildings, such as Peaks West and Powder Heights in Sun Peaks.
- Most projects consist of solely one apartment building. However, some projects consist of either two buildings, and/or ground-floor commercial or retail spaces.
- The majority are apartment building with owner units for sales. At the same time, some projects offer both rental and owner apartment units (E.g. Oso in Golden, Orion and Radius in Pemberton).
- Some of the projects are located adjacent to tourist attractions, such as the Crescent at Red which is located in the RED Mountain Resort in Rossland, and Sicamous Best Western apartment adjacent to the Best Western Sicamous Hotel.

The following shows the photos or design of the new apartment projects. The details for each of the projects can be found in the appendix.



Oso, Golden, B.C.

This is a mixed-use development with units currently for sale in Golden, B.C.The project includes 12,000 square feet of commercial space. The project includes a proportion of the units that are zoned for short-term rental.





Rainbow Plaza, Whistler, B.C.

The new mixed-use development that is the hub of the Rainbow neighbourhood in Whistler, B.C. The project includes 65 residential units and 27,000 square feet of retail space. Construction of this building started in 2014 and was finished in 2016. The retail space in the project includes a grocery store, liquor store, a gas station and restaurants.



Aqua Shores, Harrison Hot Springs

Aqua Shores is a 7-storey, 56-unit condo project on a 0.8-acre site in Harrison Hot Springs. The project is expected to complete in 2023. Units are selling for between \$700 to \$1,200 per square foot.





Black Rock Landing, Ucluelet

Recently built hotel in Ucluelet with an attractive west coast design incorporating local First Nations art and building materials. This type of style is popular in B.C. tourist-oriented communities.



The Crescent at RED, Rossland, B.C.

The Crescent at Red Mountain is located beside a chairlift at the Red Mountain Resort, and includes retail space, as well as a fitness centre, BBQ area, and common lounge areas for residents.



5.1 RETAIL DEVELOPMENT

The redevelopment of the Cultus Lake Park Village Centre presents the opportunity to reimagine the retail that supports the community and its visitors. The existing commercial development at Cultus Lake Park hosts beloved businesses for both residents and visitors. However, a new development could possibly attract more people to the plaza depending on the design features of the project. There are definitely expanded commercial opportunities at the site, but the retail component of any redevelopment of the Village Centre will need to compete with other nearby retail options. The most significant competitive retail node is the Garrison Village Shopping Centre located in South Chilliwack which attracts both visitors to and residents of Cultus Lake.

5.2 GARRISON VILLAGE SHOPPING CENTRE. SOUTH CHILLIWACK



Source: Diverse Properties

Located at the corner of Keith Wilson and Vedder Road, the Garrison Village Shopping Centre is just under 5 km from the Cultus Lake Park Village Centre or a 7-minute drive away. Garrison Village Shopping Centre includes a pedestrian friendly and 'village' oriented focus to complement the surrounding residential development. Phase 1 of the project included approximately 76,000 square feet of commercial space anchored by Save-on-Foods and a Liquor Store with approximately 128 units of residential above. The project also includes 234 surface parking stalls, which are dedicated for the commercial component of Garrison Village, providing a ratio of 4.87 stalls per 1,000 square feet.

The tenant mix includes a variety of businesses, a pharmacy, personal services, restaurants and food catering services. Personal service tenants include CBI Health, Garrison Dentist Chilliwack, Willow Dental Care Garrison, Envision Financial, as well as a nail and tanning salons.



A grocery and liquor store anchored retail node so close to Cultus Lake will always provide competition for any future retail planned at the Cultus Lake Park Village Centre. Businesses located at Garrison Crossing will have access to a much larger trade area of potential clients than businesses located at the Village Centre which will impact business attraction.

Garrison Marketplace at Garrison Campus

Beyond the Garrison Village Shopping Centre, additional retail space is being planned in South Chilliwack in a project called Garrison Marketplace at Garrison Campus. The Garrison Marketplace project is slated to include an additional 20,000 square feet of retail space.



Source: Diverse Properties

Garrison Marketplace at the Garrison Campus will feature 63 new rental residential units in the mixeduse building and a total of 112 commercial parking stalls, of which 46 will be underground, and the remaining will be surface parking stalls.

The tenant mix for this project is still unknown, but the additional 20,000 square feet of retail space will strengthen the ability for the area to attract spending from Chilliwack and Cultus Lake residents, providing additional competition for any new retail planned in the redevelopment of the Cultus Lake Park Village Centre.

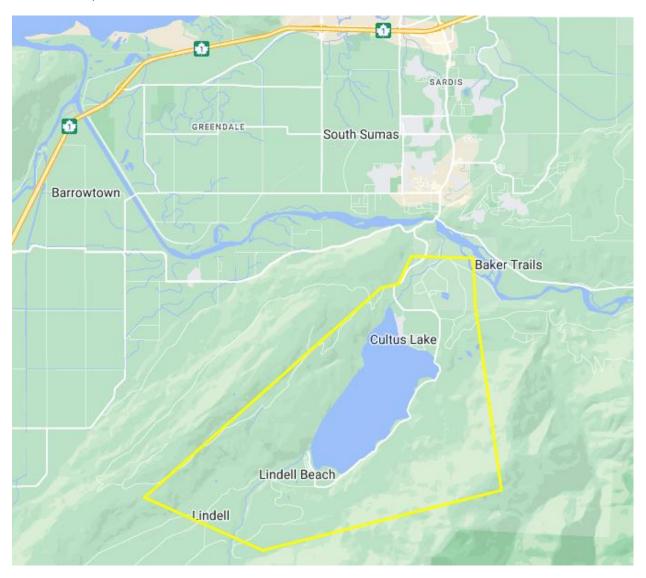
5.3 RETAIL DEMAND PROJECTION

This section includes a projection of demand for neighbourhood serving retail at the Cultus Lake Park Village Centre. Demand for tourist-oriented retail / food and beverage uses were not considered.

The focus in this section is on local serving retail because Cultus Lake Park residents have expressed the desire for more retail options that might reduce the need to drive down to Garrison Crossing. Additional local serving retail is seen as an amenity for many residents, making a redevelopment of the Village Centre more attractive. Forecasting tourist-oriented retail demand would require statistics on visitor traffic which was not available for this market study.



The trade area for local serving retail at the Village Centre site is displayed in the map below. Garrison Crossing in south Chilliwack which acts as a major retail hub for the surrounding region and limits the northward expansion of the trade area.



The retail demand model used adapts provincial level retail sales data by North American Industry Classification System (NAICS) category to local geographies (i.e., local trade areas) by extrapolating relationships between income levels and spending by category.

The model's key steps include:

- 1. Assessing likely population growth by retail trade area, and evaluating key demographics, most notably income levels
- 2. Estimating per capita spending by retail category driven by income differentials relative to B.C. and based on retail trade data as tracked by Statistics Canada, with a focus on key retail categories, including Supermarkets and Groceries, Convenience Stores, Specialty Food Stores, Liquor stores, Health and personal care.
- 3. Quantifying spending potential for all relevant categories by multiplying projected trade area populations by their respective annual per capita spending estimates



- Assessing potential on-site spending by applying trade-area-specific market shares based on a solid understanding of supply conditions, local patronage patterns, and likely outflow spending to larger markets (i.e., Garrison Crossings).
- Converting anticipated net sales volumes by retail-commercial category to market-supportable floor area (sq. ft.) by applying appropriate sales productivity (\$ per sq. ft.) rates by retailcommercial category.

5.3.1 RETAIL TRADE AREA POPULATION GROWTH

In this retail analysis, four population growth scenarios were considered based on different density levels at the Village Centre site. The corresponding demand for local serving retail was assessed at each density level. Each of the scenarios is described as follows.

- Baseline scenario: Population growth follows the trajectory projected by population projection for South Chilliwack Community Health Service Area created by B.C. Stats based on historical trend
- Low density development: A new multi-family development provides additional 200 dwelling units, which are fully occupied on top of the population growth projected in the baseline scenario.
- Medium density: A new multi-family development provides additional 350 dwelling units,
 which are fully occupied on top of the population growth projected in the baseline scenario.
- High density: A new multi-family development provides additional 600 dwelling units, which
 are fully occupied on top of the population growth projected in the baseline scenario.

The following table summarizes the expected population growth in the trade area under each of the scenarios. It is expected that there will be growth in population ranging from 619 to 1,699 in the trade area in the next 20 years, at annual growth rates ranging from 1.3% to 3.1% in all scenarios.

Table 7 Projected Population Growth in Retail Trade Area

	2021	Projected 2031	Projected 2041	Annual growth rate, 2021-2041
Baseline	2,047	2,341	2,666	1.3%
Low density	2,047	2,494	3,026	2.0%
Medium density	2,047	2,603	3,296	2.4%
High density	2,047	2,774	3,746	3.1%

Source: Manipulated from Environics Analytics, and population projections released by B.C. Stats

The high-density scenario sees a population of over 1,000 local residents than the baseline scenario by 2041.



5.3.2 PROJECTED RETAIL-COMMERCIAL EXPENDITURE POTENTIAL

Urban Systems ran its retail-commercial demand model with population, demographic, and spending inputs from the trade area for each scenario, and evaluated total annual trade area resident expenditure potential by local retail categories.

The categories reviewed include:

- Supermarket / grocery stores
- Convenience stores
- Specialty food stores
- Liquor stores
- Health and personal services

These figures were then combined to quantify total annual expenditure potential for all defined trade areas, as summarized in the following table.

Table 8 Trade Area Spending on Select Retail Categories

	2021	20			
		Baseline	Low density	Medium density	High density
Supermarket and Groceries	\$5,015,000	\$6,708,000	\$7,613,000	\$8,293,000	\$9,425,000
Convenience Stores	\$267,000	\$391,000	\$443,000	\$483,000	\$549,000
Specialty Food Stores	\$400,000	\$575,000	\$652,000	\$711,000	\$808,000
Liquor Stores	\$1,787,000	\$2,860,000	\$3,246,000	\$3,535,000	\$4,018,000
Health and Personal Care	\$2,205,000	\$3,591,000	\$4,075,000	\$4,439,000	\$5,045,000

Having assessed competitive businesses likely drawing spending to the Garrison Crossing market, Urban Systems projects the following potential market captures by relevant category:

Table 9 Potential Market Capture for New Retail a Village Centre

	Baseline	Low density	Medium density	High density
Supermarket and Groceries	50%	50%	50%	50%
Convenience Stores	60%	60%	60%	60%
Specialty Food Stores	25%	25%	25%	25%
Liquor Stores	50%	50%	50%	50%
Health and Personal Care	25%	25%	25%	25%

Source: Urban Systems market analysis and review of competitive influences

While there is no expectation that Cultus Lake will develop a broader array of traditional comparison retail goods businesses in categories such as clothing, shoes, and automotive parts, there is opportunity for Cultus Lake to better meet local community needs in categories such as grocery / specialty foods, health





and personal care. These categories also tend to be those that serve as the most effective retail-commercial amenities supporting new forms of multi-family residential development.

5.3.3 RETAIL-COMMERCIAL OPPORTUNITY

Based on the potential population growth from the different onsite density scenarios, forecasts can be made for supportable commercial floor area, based on projected resident spending. The square foot forecasts of retail space from local resident demand is presented in the following table:

Table 10 - Retail Demand from Local Resident Spending

Supportable retail area	2021		20	31			20	41	
(sq. ft.)		Baseline	Low density	Medium density	High density	Baseline	Low density	Medium density	High density
Supermarket and Groceries	5,625	5,897	6,282	6,556	6,989	6,165	6,998	7,622	8,662
Convenience Stores	359	393	419	437	466	431	489	533	605
Specialty Food Stores	166	180	192	200	213	195	222	241	274
Liquor Stores	1,238	1,421	1,513	1,579	1,684	1,623	1,843	2,007	2,281
Health and Personal Care	852	987	1,051	1,097	1,170	1,137	1,290	1,405	1,597
Total – Above categories	8,240	8,878	9,457	9,869	10,522	9,551	10,842	11,808	13,419
Increase in supportable area from 2021		638	1,217	1,629	2,282	1,311	2,602	3,568	5,179

Source: Urban Systems market analysis

Based on potential multi-residential development with different scales that may take place in Cultus Lake in the future, the net supportable retail area could potentially increase from 8,240 square feet (sq. ft.) at present to a range of 9,551 to 13,419 sq. ft. in 2041, representing an increase of 1,311 to 5,179 sq. ft. in the next 20 years.

Demand for retail space in Cultus Lake will of course be impacted by spending from seasonal and day trip visitors to the area. Visitor spending is typically projected as a proportion of local resident spending. The table below provides a potential estimate of total demand for the retail categories focused on in this assessment, which only includes categories of primary interest to local residents. Food and beverage options will be the major spending category for visitors to the lake and would need to be added to this forecast for an overall picture.



Table 11 - Retail Demand including Estimated Inflow Spending

Supportable	Inflow	nflow 2031				2041			
retail area (sq. ft.)		Baseline	Low density	Medium density	High density	Baseline	Low density	Medium density	High density
Supermarket and Groceries	80%	7,400	7,900	8,200	8,700	7,700	8,700	9,500	10,800
Convenience Stores	100%	800	800	900	900	900	1,000	1,100	1,200
Specialty Food Stores	80%	200	200	300	300	200	300	300	300
Liquor Stores	100%	2,800	3,000	3,200	3,400	3,200	3,700	4,000	4,600
Health and Personal Care	70%	1,400	1,500	1,600	1,700	1,600	1,800	2,000	2,300
Total – Above categories		12,600	13,400	14,200	15,000	13,600	15,500	16,900	19,200
Increase in supportable area from 2021		4,400	5,200	6,000	6,800	5,400	7,300	8,700	11,000

The above table highlights how the increased levels of potential demand for retail space would vary depending on the density allowed at the site. For, example, if the site were to allow what was referenced as a 'medium density' on the Village Centre site, an additional 8,700 square feet of neighbourhood serving retail could be warranted by 2041 compared to demand estimates from 2021. That would be an additional 3,300 square feet of retail space beyond the 'Baseline Scenario' which represents the increase of retail demand without any residential development onsite.



6.0 DEVELOPMENT PRINCIPLES

The development of the Village Centre site will be guided by public engagement that is ongoing. This section includes a brief discussion of development principles that should be considered as the process for developing the Village Centre site in Cultus Lake Park moves forward.

6.1 RESIDENTIAL CONSIDERATIONS:

The Fraser Valley, Metro Vancouver, and much of B.C. is facing housing affordability issues and a housing shortage. As a result, there could be demand for significant density on the Village Centre site. Limiting factors to the density achieved onsite will likely stem from community sentiment, and the desire for a developer to phase the project. Other development issues impacting residential demand include:

- **Demand**. As mentioned above, there will be significant demand for residential units on the site, so the overall density will likely be dictated by the community.
- **High construction costs**. Construction costs have rapidly increased over the past one to two years. This has had important impacts on the prices developers must charge to retain profit margins, and therefore negatively impacts affordability.
- Increasing interest rates. At the time of writing this market assessment interest rates have been increasing to cool inflation. The real estate market is still adapting to higher rates, and there are indications that prices and construction costs might be cooling, but it is too early to know if these will move the market in a new direction.
- Housing typologies. Many local governments are focusing on the lack of available 'missing middle' units, which is typically defined as wood-framed, multi-bedroom units that would be suitable for young families. Larger two- or three-bedroom units produce a lower return for developers than smaller units, so many local governments are considering incentives or requirements to promote these unit types. The mix of housing typologies should also consider local residents looking to downsize or units suitable for seniors.
- Working from home. Many more attractive places to live around the Lower Mainland have seen increased demand from people who can work from home, but still want access to Vancouver. The Sunshine Coast, Squamish, and communities on Vancouver Island have seen demand from people with flexible schedules. Cultus Lake would be well positioned to absorb demand generated from this trend as well.
- **Secondary home ownership**. Some of the demand for residential space will come from purchasers looking for a secondary home. Buyers could be looking for a secondary home, or for a unit that could be used as a short-term rental. Many new buildings have restrictions on short-term rentals and this is something that should be considered for the Village Centre redevelopment.

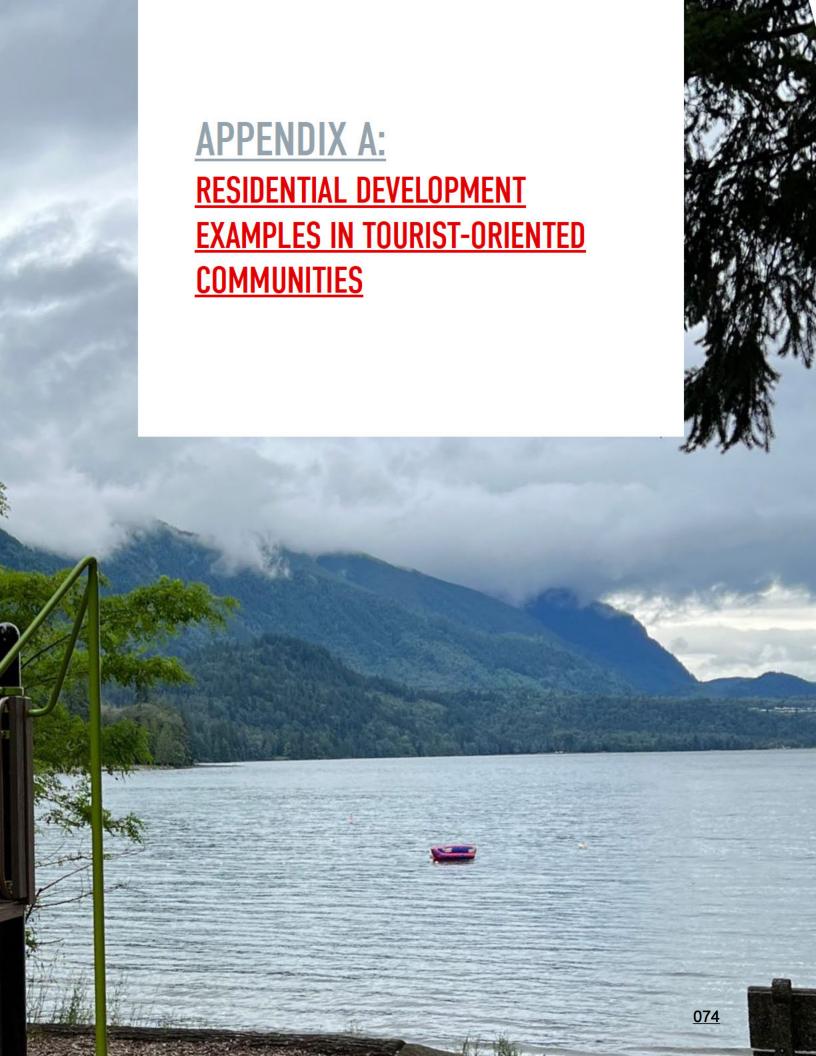


6.2 GATEWAY CONSIDERATIONS:

The redevelopment of the Village Centre site represents the opportunity to create a gateway to the Park that gives visitors and residents a sense of arrival. A new development should have design considerations befitting of a local tourism destination. Important gateway development considerations include:

- **Design**. The design and style of the new building should indicate to all visitors that they have arrived at a special place. Many tourist-oriented communities in B.C. have a similar look that was popularized by the success of the Whistler Village as it has developed over the years.
- Local serving retail. The population added at the Village Centre site will support additional local serving retail, and businesses that can be open year-round. Year-round retail will improve the vibrancy of the Village Centre during the off-season and could be a piece that helps Cultus Lake become more of a 4-season destination.
- **Retail layout**. The layout of the retail space in the redevelopment will be critical to the success for the businesses. Retail space that is oriented to be welcoming to visitors and an attractive place to spend time in or meet people will support the vibrancy of the Village Centre and increase sales for businesses.
- **Parking**. The treatment of parking for the new development will be another critical feature to the success of the project, both from a retail perspective, but also from a gateway perspective. Businesses will want convenient parking so drivers passing by will be willing to stop to pick up some goods. However, too much parking will hurt the attractiveness of the project. There are many examples of creative ways to include parking within the project, and this will be an important topic between the Parks Board and the developer chosen to move forward with the project.
- **Greenspace**. The amount of greenspace included in the project will be influenced by the overall density and amount of surface parking that is included. Open space that relates to the adjacent trails and creates places for visitors to meet and walk will ultimately support the success of the project as a gateway to the Park and could also help support the businesses through attracting people to linger onsite.





<u>APPENDIX A: RESIDENTIAL DEVELOPMENTS IN</u> <u>TOURIST-ORIENTED COMMUNITIES</u>

The appendix shows the details of the examples of recent apartment and rental developments in tourist-oriented communities that could be comparable to Cultus Lake, including Harrison Hot Springs, Golden, Rossland, Tofino, Invermere, Sicamous, and Sun Peaks.

AQUA SHORES, HARRISON HOT SPRINGS



Aqua Shores is a 7-storey luxurious condo project on a site of 0.8 acres in Harrison Hot Springs. The project provides 56 units with balcony spaces in each unit, which is expected to complete in 2023.

Unit type	Number	Range of	Range of sale prices	Range of price
	of units	size (sq. ft.)		per sq. ft. (\$/sq.
				ft.)
1 BD, 1 BTH	14	759 – 1,319	\$488,000 - \$646,250	\$709 - \$807
1 BD with den, 1 BTH	16	849 – 1,064	\$659,000 - \$819,000	\$826 - \$1,028
2 BD, 2 BTH	20	1,161 – 1,214	\$894,000 - \$1,209,000	\$846 - \$1,199
2 BD with den, 2 BTH	6	1,052 – 1,689	\$865,000 - \$1,562,000	\$822 - \$1,177



OSO, GOLDEN



There are two 4-storey mixed-use buildings in the Oso project developed by Vidorra Development on a site of approximately 1.30 acres in Golden, B.C.

The first building "Oso 1" (Oso 612) has 30 long-term rental apartments on top of 5,678 square feet of commercial space.

"Oso 2" (Oso 606) has 28 for-sale apartments which are properly zoned for nightly rental on top of 6,543 square feet of commercial space. The following table summarizes the unit mixes and sales prices available in Oso 606.

Unit type	Number of units	Range of size (sq. ft.)	Range of sale prices	Range of price per sq. ft. (\$/sq. ft.)
1BD, 1BTH	6	512 - 586	\$249,900 - \$304,900	\$488 - \$520
1BD+den, 1BTH	8	691 - 691	\$284,900 - \$299,900	\$412 - \$434
2BD, 1BTH	6	726 - 726	\$334,900 - \$354,900	\$461 - \$489
2BD, 2BTH	2	1,003 - 1,031	\$444,900 - \$449,900	\$436 - \$444
2BD+den, 1BTH	4	873 - 873	\$389,900 - \$399,900	\$447 - \$458
3BD, 2BTH	2	1,223 - 1,223	\$564,900 - \$584,900	\$462 - \$478

Source: Oso Project Website

Oso has its own yoga or fitness studio available to rent for classes or private sessions and is free for residents. There is also an artisan café beside the ground-level commercial space in the two residential buildings.

Oso is Golden's only condo project zoned for legal short-term rentals. This means owners can legally rent their condo out by the night; this includes the use of popular websites such as Airbnb and Vacation Rental by Owner (VRBO).



RIVERSTONE DISTRICT, GOLDEN



Built in 2022, Riverstone District in Golden is a 4-story development of 51, 1 and 2-bedroom modern condos, with 3 commercial spaces on the main level on a 1-acre site.

TOFINO HIGHLANDS



Tofino Highland is a 16-unit multi-residential hillside townhome development located at a 1.19-acre site in Tofino. The 16 units will range from 2-3 bedrooms at 900 to 1,500 square feet. A small cable railway has been proposed as part of the development to whisk riders to and from homes supported by stilts.



THE CRESCENT AT RED, ROSSLAND



Located at the RED Mountain Resort in Rossland, the Crescent at Red is a new 4-story condo development currently under construction at 4280 Red Mountain Road. The Crescent at Red has a total of 102 units. Sizes range from 426 to 799 square feet, where prices range from \$355,900 to over \$694,900.

The following table summarizes the unit mix and ranges of sizes by unit types of the project.

Unit type	Number of units	Range of size (sq. ft.)	Range of sale prices	Range of price per sq. ft. (\$/sq. ft.)
Studio	72	426 - 466	\$365,900 - \$399,900	\$858 - \$859
1-BD, 2-BTH (Loft)	22	583 - 632	No information	
1-BD with den, 1-BTH	8	798 - 799	\$694,900 - \$699,900	\$870 - \$877



VISTA HEIGHTS, INVERMERE





On a site of 2.301 acres, the development project consists of one 4-plex building and one 7-plex multi-family building, providing 11 townhome units with a business front.

In the 4-plex building, all four townhome units are 2-bedroom (with den), 2-bath units, ranging from 2,607 to 2,680 square feet.

ORION & RADIUS, PEMBERTON





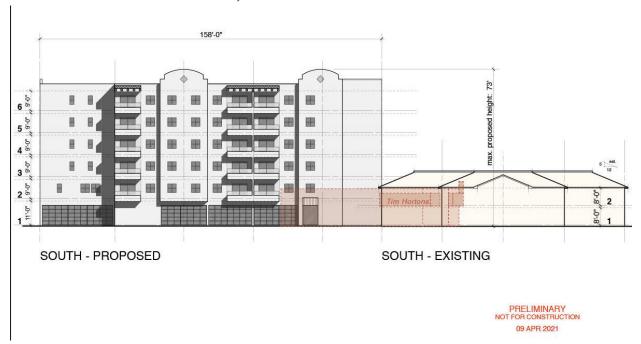
Orion and Radius are two recent multi-residential buildings that are developed by Vidorra Development and located adjacent to each other. Built in 2020, Orion is a 3-storey building providing 45 apartment units. The following table summarizes the unit mixes.

Unit type	Number of units	Range of size (sq. ft.)
1 BD, 1-BTH	6	445 - 713
1 BD+den, 1-BTH	31	633 - 840
2 BD, 2BTH	6	942
2 BD+den, 1-BTH	2	872

Radius (0.091 acre) is a 45-unit apartment building in Pemberton, British Columbia. The building has completed construction and is fully rented. There is currently a waitlist for any units that come available in 2023.



SICAMOUS BEST WESTERN, SICAMOUS



Source: Salmon Arm Observer

Best Western Sicamous Hotel proposed to develop an additional 6-storey, 7,900 square-foot apartment building with 40 units on the Best Western property, as well as space for retail and food and beverage services. The apartment provides mostly two-bedroom apartments, with some studio and three-bedroom apartment units.

The development permit has been approved in May 2022. In the housing agreement with the District of Sicamous, 10 units are reserved as "attainable" rental housing.

POWDER HEIGHTS, SUN PEAKS





Powder Heights Sun Peaks is a collection of alpine homes providing 2 and 3 bedroom apartment units on either one or two levels within the six-plex. There are three phases in the development, providing a total of 5 six-plex buildings.



PEAKS WEST, SUN PEAKS



Peaks West is a 3-phase residential community development located in the Sun Peaks Resort that provides 2- and 3-bedroom condo and townhome units, featuring proximity to the mountain landscape with an abundance of outdoor activities. The construction began in 2018.

Phase I consists of three buildings with commercial strata lots and apartment style residential lots, where the ground-level of the three buildings provides a total of 11,334 square feet of commercial space, and the residential strata lots consists of three buildings with 2-bedroom single level strata constructed on two levels over the commercial lots.

Phase 2 consists of four buildings, each containing six apartment units, with two 3-bedroom units on the top floor, and two 2-bedroom units constructed on each of the other two floors.

Phase 3 consists of 10 townhome units in three separate buildings, where each unit is a 3-level, 3-bedroom, 3-bathroom residence with self-contained enclosed garage with two tandem parking spaces and the main entrance on the lowest floor.

As of today, Phases 1 and 2 are sold out, and the townhome units in Phase 3 are on sale at present.



YEW WOOD ESTATES, TOFINO



Yew Wood Estates, completed in 2020, consists of 24 one-and two-bedroom apartment homes in a three-story building. Yew Wood Estates will feature an attractive exterior and beautifully finished interiors including deluxe kitchens and bathrooms. Designed for the Tofino lifestyle, the building has huge storage lockers on the lower floor, perfect for surfboard and bike storage.



Cultus Lake Park Village Centre Plan – Draft Guiding Principles

Cultus Lake Park Board is committed to ensuring the Village Centre Plan is shaped by the core values of the community members who reside, work, and recreate in Cultus Lake Park. The following guiding principles are the defining features of the Village Centre Plan that build upon the foundational principles established in PlanCultus (Cultus Lake Park Plan Bylaw No. 1080, 2016). The principles have been developed based on community input from various engagement activities held during the Village Centre Planning process. They are also rooted in best practices for community development and are informed by the technical work completed to understand what is possible and financially feasible at the site. The guiding principles present how the Park Board will stay committed to preserving and advancing community values as the Village Centre is redeveloped.

Preserve and Enhance Community Character: All future development will be designed to align with the unique community character that is the heart of Cultus Lake Park. This includes ensuring future development is of appropriate scale and incorporates design features that complement the existing form and character of the lake community.

Respect the Cultural History and Identity of Cultus Lake: The Indigenous history of Cultus Lake will be acknowledged and reflected in the design of the future Village Centre. Th'ewa':li (Soowahlie) First Nations have occupied the traditional territory surrounding Cultus Lake Park since time immemorial. Partnership opportunities with Th'ewa':li (Soowahlie) First Nations will be explored to pay respect to their cultural history and identity throughout the Village Centre as redevelopment occurs. This could be done through built form design, integration of design elements, public displays of art, and natural features such as tree and plant species.

Champion Environmental Protection and Sustainability: The health of the Park's natural environment, including the lake and green spaces, will be prioritized. Any future development at the Village Centre should be designed in a manner that minimizes the site's ecological footprint and mitigates potential negative impacts to the broader Park ecosystem. Opportunities to integrate sustainable design features into the site to promote climate change mitigation, adaptation and resiliency will be explored.

Promote Safe and Accessible Connections: The Village Centre will be a safe and accessible site for people of all ages and abilities traveling on foot or by wheel. Opportunities for improving existing and creating new non-vehicular connections within and to the Village Centre will be explored. Prioritizing safe connections for pedestrians and cyclists will help to reduce the reliance on vehicles for movement within the Park and support opportunities for social interaction.

Support Small, Local Businesses: The Park Board will prioritize small-scale, local businesses within the Village Centre that generate revenue for the Park's economy. Existing and new businesses will be supported through the creation of designated spaces for commercial uses at the site. In attracting new businesses, consideration will be given to the provision of services that meet community needs.

Foster Social Interactions though Community Gathering Spaces: The Village Centre will offer dedicated spaces for the community to gather year-round. These spaces will serve as social hubs for all community members and visitors who access the Park to connect, celebrate and engage in various activities. The incorporation of seating areas, landscaping, and multi-purpose spaces for events and programming will encourage year-round use of the site and help to foster social interactions.

Ensure Long-Term Financial Sustainability: Transparency in the financial management of the Park is critical to maintaining community support and understanding the pursuit of new initiatives. The Park Board is committed to fiscal responsibility and ensuring the long-term financial health of the Park. Critical to this success is balancing community aspirations for the Village Centre with the available resources to avoid unnecessary financial burden on residential and commercial leaseholders.

These guiding principles encompass a wide spectrum of community values. Through their thoughtful implementation, the Village Centre Plan can not only enhance the physical landscape but also strengthen the social fabric and overall well-being of the community.



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE:

October 18, 2023

FILE: 0550

SUBMITTED BY:

Rachel Litchfield,

Manager of Corporate Services / Corporate Officer

SUBJECT:

2023 Bylaw Enforcement Summer Season Update

Short-term Rental Management

PURPOSE:

The purpose of the report is to provide the Board with information with respect to the management of Short-term Rentals for the 2023 summer season.

RECOMMENDATION:

THAT the Cultus Lake Park Board support staff to amend the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect a maximum advertised occupancy of eight (8) guests per operation;

THAT the Cultus Lake Park Board support amending the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect that advertising of rentals require bookings of no less than three (3) nights;

THAT the Cultus Lake Park Board support amending the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy to reflect changes to Section 4, of the Policy – "Revoking, Cancelation or Refusal of Permit" in order to regulate the Short-term Rental Operations;

THAT the Cultus Lake Park Board request that staff review options to restrict parking allotment for each Short-term Rental Operation; and

THAT the Cultus Lake Park Board request that staff provide draft changes of the Cultus Lake Park Short-term Rental Bylaw and Short-term Rental Administrative Policy along with options to manage parking allocations.

DISCUSSION:

Following the April 19th direction of the Board, staff hired a Part–time Bylaw Enforcement Officer as a pilot project to manage the Short-term Rental (STR) operations from April to September. In addition, staff also coordinated the contracting for 24-hour Bylaw Enforcement dispatch services with Griffin Security from May to September of 2023.

During this meeting the Board requested that staff provide a seasonal follow-up report with respect to information related to the management of the STR's, and data collected.

Dispatch Services

This season (May to Sept) Griffin Security noted a total of seven (7) calls received related to the following:

- A disturbance at the beach
- Lighting of fireworks
- People locked into the parking lot
- Fire at a campsite by the boat rentals
- Fire on 1st Avenue
- Group of ten (10) on the dock with loud music and alcohol.

The additional Part–time Bylaw Enforcement Officer's role during the pilot project was to specifically address areas of concern for STR's such as parking, noise, garbage, and responsiveness to calls/concerns. With this position, staff monitored operations of the short–term rentals in the park, with observing and partaking in the application review and approval process with the CAO or designate. This discussion noted direction to the leaseholder based on application information such as parking allocation, past concerns (if any were noted), garbage expectations as per the policy outline, etc.

In addition, this enforcement role reviewed the advertising links/webpages and cross checked the information submitted on their applications. A total of fifty – six (56) applications have been submitted and approved, two (2) of which are in the pending approval process, seven (7) operate weekly rentals, five (5) are not advertising and staff have reviewed the advertising links received. Staff noted during this time and throughout the interview process that alterations with respect to occupancy and parking allotment/availability need to be amended prior to advertising.

The Bylaw Enforcement Officer improved existing programs and created database(s) for each individual STR. All information, calls, emails, My Civic App reports and any other complaints specific to the operations were noted under this program. Staff had direct contact with each individual STR operator and addressed all issues within a 24-hour window, typically receiving compliance.

Staff note that of the fifty – six (56) STR operations, thirty – one (31) operated with no issues and/or complaints or infractions during the pilot project. In addition, staff note that 34% of complaints were filed by one (1) person and two (2) specific properties had the most complaints/issues.

Our Bylaw Enforcement Officer(s) also monitored parking throughout residential areas, including noise, garbage issues and other bylaw related concerns.

The following statistics were noted for the summer season, May 1st to September 30th as follows: (Staff are providing comparisons below for both STR operations and Residential Reports)

STR - Parking Reports

Seventeen (17) parking issues (40% of STR related complaints)

Of the total parking-related issues, staff noted that two (2) properties received a combined total of six (6) complaints. (35% of the total parking related complaints for STRs).

Residential - Parking Reports

- Two-hundred and twenty (220) tickets were upheld
- Five (5) warnings were issued to residential parking areas including residential overflow areas of Lakeshore Dr., Sunnyside Blvd. and Birch St.

Staff responded to parking reports and note that upon staff's arrival to investigate, vehicles were no longer parked in the infraction area or staff spoke to those in violation, educated and/or issued a warning ticket. These reports were transferred to the database for the Bylaw Enforcement Officer to connect with the leaseholder directly to make them aware of the issue.

STR - Garbage Reports

• Twenty (20) garbage issues (46% of all STR related complaints)

Compliance was found in most scenarios, within the two-hour period as per the section of the STR Policy below. Two (2) infractions resulted in tickets being issued for not complying with the two-hour garbage response time.

 Section, 3.1, (f) without responding to Short-term Rental Bylaw issues within two hours of being notified of any issue.

STR - Noise Reports

• Six (6) noise complaints (14% of all STR related complaints)

Noise complaints were typically reported through the My Civic App. Staff recommend, to ensure that enforcement staff can respond in a timely manner, that in addition to reporting on the My Civic App to contact our Bylaw Enforcement phone number and/or the RCMP pending the severity of the concern or issue.

Noise Reports - Residential

 Fourteen (14) noise complaints were received with respect to noise outside of the 11:00 pm restriction time

Staff note that after reviewing the statistics above, 86% of all STR reports are related to garbage and parking.

Staff were also supported by the Park's Bylaw Enforcement Officer(s), Griffin Security, and members of the RCMP team who were exceptional. The overall season began early and both RCMP and security team schedules were coordinated well to ensure we had the proper coverage throughout the summer season. With respect to the STR operations, and noise concerns, staff have coordinated a strengthened process for bylaw, security and RCMP responses to ensure we have compliance at 11:00 pm as per the Noise Bylaw. Overall, this year we saw a reduction in complaints related to noise.

In summary, staff note that the hiring of the Park's Bylaw Enforcement Officer to manage the Short-term Rental Operations was an asset to the park and would recommend this position for future seasons.

Staff note that following review of the statistics and data recorded with STR operations, parking, occupancy, and minimum nights' stay were the cause of most of the complaints. Operations that are

advertising above an eight (8) person maximum appear to have a higher number of issues with tenants than those that are advertising eight (8) and under. Staff are recommending that the Board support amending the Cultus Lake Park Short-term Rental Bylaw No. 1202, 2021, per night and Short-term Rental Administrative Policy to reflect a maximum occupancy of eight (8) guests per operation.

In addition, staff also note a higher number of concerns/infractions, such as noise violations related to guests that are staying at an STR property for less than three (3) nights' stay. Staff are recommending that the Board support amending the Cultus Lake Park Short-term Rental Administrative Policy with respect to advertising.

Staff are recommending the Short-term Rental Bylaw No. 1202, 2021, and Short-term Rental Administrative Policy be amended to include language that restricts rental operations of less than three (3) night's stay. Staff suggest these changes in the hopes that this may provide an increased sense of community as renters would be staying in the park for longer durations of time.

Staff also noted and recommend that the Board requests that staff review options to restrict parking allotments for each STR rental operation based on the application review and approval to ensure approved parking allotment do not exceed what has been approved by staff on the application.

Further, that staff recommend that the Board amend the Cultus Lake Short-term Rental Administrative Policy to reflect changes to Section 4, of the Administrative Policy – "Revoking, Cancelation or Refusal of Permit" to regulate the Short-term Rental Operations.

Lastly, staff are recommending that the Board request that staff provide draft changes of the Cultus Lake Park Short-term Rental Bylaw and Short-term Rental Administrative Policy along with options to manage parking allocations for their review and consideration at an upcoming meeting.

STRATEGIC PLAN:

This report does impact the Cultus Lake Park Board's Strategic Plan Initiative because it relates to Improved Customer Service and Bylaw Enforcement.

Prepared by:

Rachel Litchfield

Manager of Corporate Services /

Corporate Officer

Approved for submission to the Board:

Joe Lamb

Chief Administrative Officer



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE:

October 18, 2023

FILE: 0550

SUBMITTED BY:

Rachel Litchfield.

Manager of Corporate Services / Corporate Officer

SUBJECT:

Remembrance Day Wreaths

PURPOSE:

To designate two Board members to attend to lay the wreaths at the Vedder and Chilliwack Cenotaphs on Remembrance Day, November 11, 2023, and to support the members of Cultus Lake Fire Department.

RECOMMENDATION:

THAT the Cultus Lake Park Board designate two Board members to attend to lay the wreaths at the Sardis and Chilliwack Cenotaphs on Remembrance Day, November 11, 2023; and

THAT the Cultus Lake Park Board authorizes the purchase of three (3) # 20 wreaths.

DISCUSSION:

Historically the Cultus Lake Park Board has supported the Royal Canadian Legion Branch by purchasing two (2) wreaths which will be laid at both Sardis and Chilliwack Cenotaphs to remember the members of the armed forces who have sacrificed their lives in the line of duty for our country.

Again, this year, in addition to attendance of Board members, Cultus Lake Fire Chief and members will also participate in marching in the ceremony and laying a wreath at the Vedder Cenotaph location.

By purchasing a wreath, all funds raised are used to assist local Veterans and/or their dependents as well as our community.

STRATEGIC PLAN:

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

Prepared by:

Approved for submission to the Board:

Rachel Litchfield

Manager of Corporate Services /

Corporate Officer

Joe Lamb Chief Administrative Officer



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE:

October 18, 2023

FILE: 8100

SUBMITTED BY:

Amanda Warmerdam,

Administrative Assistant, Communications & Events Coordinator

SUBJECT:

Cultus Lake Triathlon Special Event

PURPOSE:

The purpose of the report is to provide the Board with information pertaining to the Cultus Lake Triathlon special event application to be held on September 12th-16, 2024.

RECOMMENDATION:

THAT the Cultus Lake Park Board approve the Cultus Lake Triathlon special event from September 12th to 16, 2024, subject to staff's review and approval of an updated Traffic Management Plan;

THAT the Cultus Lake Park Board permit ten (10) operational and equipment storage trailers to park overnight for the duration of the event in Parking Lot B;

THAT the Cultus Lake Park Board permit one (1) vehicle to park overnight in the lower access roadway at Main Beach for security purposes for the duration of the event;

THAT the Cultus Lake Park Board approve waiving parking fees for fifteen (15) volunteers, ten (10) storage trailers and one (1) security vehicle for the duration of the event; and

THAT the Cultus Lake Park Board permit use of two (2) generators from 7:30 am to 6:00 pm on Sunday, September 15, 2024, for the purpose of operating equipment at the Main Beach docks and the finish line of the race at Main Beach.

DISCUSSION:

The Cultus Lake Triathlon event organizers are requesting Board approval for the annual special event to be held from Thursday, September 12th to Monday, September 16, 2024. The event organizers, Dynamic Race Events have facilitated the Cultus Lake Triathlon since 2015. The event challenges participants in several multi-sport events of varying distances; swimming, biking, and running. Competitors will begin the race by swimming laps in the water around Main Beach docks (Attachment 3). Following this, athletes will bike the course out of Parking Lot B along Columbia Valley Highway towards Chilliwack Lake Road (Attachment 4). Athletes will be required to walk their bikes between transition stations throughout the park, to avoid damage to the greenspace and irrigation systems. The final leg of the race requires competitors to run a loop through residential areas along Park Drive and First Avenue (Attachment 5). The event will no longer include a third distance (Half Iron) for participants, resulting in the last runner crossing the finish line around approximately 12:30 pm. Dynamic Race Events anticipates approximately 800 participants, 500 spectators and 75 volunteers to attend the event.

This year, the park's Bylaw Enforcement Officer and staff were notified of multiple community concerns regarding the event. Following the event, staff issued a letter to the event organizer regarding the following challenges:

- Roadway/Highway closures in excess of ten (10) minutes throughout the bike race route (as per MOTI permit).
- Use of generators at Main Beach into the evening causing excessive noise for residents. (resolved by park staff and Dynamic Race Events once complaints were received).
- Lighting at Main Beach in two (2) locations causing a disturbance to residents.
- Pilon placement preventing access to parking stalls for two (2) commercial leaseholders.
- Parking throughout residential area to complete participate package pick-up.
- Support staff exceeding speed limits throughout residential area.
- Support staff uncooperative regarding some areas of setup.

Following the issuance of the letter, staff met with the event organizers to review potential solutions and requirements to make appropriate adjustments to reduce community concerns during the event in future years. In staff's opinion, the event organizers have made suitable adjustments to their event setup to mitigate future issues. In addition, staff has connected with the Ministry of Transportation (MOTI) to review the event application and provide feedback on the previous year's traffic management plan (Attachment 6). Staff will review the updated traffic management plan to ensure it addresses concerns and implements improved access for the community.

The event organizers are requesting Board approval to park up to ten (10) operational vehicles and equipment trailers overnight, one (1) along the gravel access road near the Centre of Excellence and nine (9) in Parking Lot B for the duration of the event for the delivery and storage of equipment.

The event organizers will complete all event setup from Thursday, September 12th to Saturday, September 14th, excluding the placement of pilons along the bike and running race routes, which is completed by 7:00 am on Sunday, September 15th. Event organizers and volunteers will arrive at approximately 4:00 am on Sunday, to prepare for athletes' arrival and race start of 7:30 am at Main Beach. The event will conclude at approximately 6:00 pm including the removal of the majority of the event set up at Main Beach and throughout residential areas. The removal of all remaining event setup will be completed the morning of Monday, September 16, 2024.

The Cultus Lake Triathlon will use Beethoven's Pizza as their food provider as in previous years and will be responsible for the removal of their garbage.

The organizers have submitted the attached map of Cultus Lake Park showcasing the transition area, portable washrooms, generator locations and medical tents (Attachment 7). In addition, they will have two (2) portable washrooms along the waterfront near Main Beach Boat Rentals, and one (1) portable washroom and two (2) water stations located on Park Drive.

Cultus Lake Triathlon fees are as follows:

- Application fee: \$100
- Rental fees (0-100+ people Thursday, Friday, Saturday, Monday): \$400
- Early Set Up fee (race day): \$75
- Rental fee (200+ people Sunday): \$500
- Swim Line Removal/Replacement fee: \$500
- Security Deposit (refundable; increased to cover potential turf replacement): \$2,000

Total: \$3575.00

The event organizers are requesting Board approval to waive parking fees for fifteen (15) volunteers to park in Parking Lot A and B for the duration of the event. Event volunteers would assist in multiple areas including guiding participants and spectators to public parking lots based on parking availability to reduce congestion and traffic on surrounding roadways. In addition, the event organizers are requesting Board approval to park one (1) security vehicle overnight on the lower access roadway at Main Beach for security purposes. As in previous years, there will be two (2) sections of lights at Main Beach overnight to illuminate and secure the participate bicycles and event assets. Staff will provide access to electricity at Main Beach in multiple areas to minimize use of generators closest to residential areas.

Below is the potential revenue for the park if the parking fees were not permitted to be waived for the fifteen (15) volunteers, ten (10) operational vehicles and one (1) security vehicle:

Twenty-six (26) vehicles parked for 16 hours x 4 days + \$1 infrastructure fee per transaction = \$6760

At the Cultus Lake Triathlon 2023, the event contributed a total of \$13,120 in parking revenue and \$1,133 in infrastructure fees.

The event organizers would have temporary access to the lower gate at Main Beach to provide access for security, equipment trailers to place event fencing, and tents. The organizers will be required to provide Comprehensive General Liability Insurance of not less than \$5,000,000, naming Cultus Lake Park as additional insured, and a Ministry of Transportation permit to occupy the highway prior to the event date.

STRATEGIC PLAN:

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

Prepared by:

Amanda Warmerdam Administrative Assistant,

Communications & Events Coordinator

Approved for submission to the Board:

Joe Lamb

Chief Administrative Officer

Attachment 1



SPECIAL EVENT APPLICATION

Cultus Lake Park | Phone 604.858.3334 | Fax 604.858.8091 4165 Columbia Valley Highway, Cultus Lake, BC V2R 5B5 Email: reception@cultuslake.bc.ca www.cultuslake.bc.ca

Date of Application: October 4, 2023
*\$100 Application Fee must be received with your application.
Name of Event: Cultus Lake Triathlon
Name of Organization: Dynamic Race Events Ltd.
Contact Name(s): Angie Woodhead/ Jordan Myers
Mailing Address:
Postal Code Thinks Phone: 2
Alt. Phone: E-Mail: 2
Alternate Contact: Jordan Myers Phone:
Public Contact Info: Angie Woodhead
Would you like your event posted on our website? If yes, please provide event poster.
EVENT DETAILS:
Date(s) Requested: Sept. 12-16, 2024 Hours of Use: all day
Event Type: Private Event Free Public Eve Ticketed Event
Location Type: Park/Trail Roadway Public Facility Main Beach Parking Gazebo Rental
Event Category: Race/Walk/Cycle Festival/Celebration Private Event
Outdoor Market Parade Concert/Performance
Charity/Volunteer/Non-profit Exhibits Filming
Other ()
Estimated # of Participants: 800 Estimated # of Staff or Volunteers: 75
Estimated # of Spectators: 500 Event Details: Triathlon



SPECIAL EVENT APPLICATION

Application Fee Receipt # # of Garbage Bins:			
Special Request:	0	*	
Notes/Concerns for CAO:			
Approved By CAO:			
Date:			
Cost of Rental:			
Rental Fee/s:		Due by:	
Fee/s Paid:			
Date:			
Special Event Bylaw Fees			
Application fee	Non-Refundable	\$100.00	
Early Set-up Fee	Day of Event	\$75.00	
Late Take Down Fee Day of Event		\$75.00	
Swim Line Removal and Replacement Fee		\$500.00	
Garbage Bin Fee	Current Rental Rate	+\$50.00 admin fee	
Beverage Garden Fee	If Approved	\$300.00 per day	
Food Vendor Fee	If Approved	\$100.00 per vendor per day	
Rental Fee 0-100 people		\$100 per day	
Rental Fee 101-200 people		\$250 per day	
Rental Fee 200+		\$500.00 per day	
Security Deposit	Refundable	\$1000.00	
Other Areas within the Park		TBD upon application	

Rental fees include washroom facilities and electricity at Gazebo(s) 0-100 use of Gazebo A

101-200 use of Gazebos A & B or A & C

200+ use of all Gazebos



October 5, 2023

Dear Cultus Lake Parks Board,

Thank you for the opportunity to present our event application to the Board.

Dynamic Race Events has had the pleasure of producing the annual Cultus Lake Triathlon from 2015 through 2023. In that time, we have continued to grow the event and it has become an annual favorite for the multisport community in the Pacific Northwest. With the support of Tourism Chilliwack & the City of Abbotsford, we hosted the Provincial Championships in 2018 and 2019, as well as the series finales for Dynamic & Triathlon BC in 2023.

Following the 2022 event, we worked collaboratively through the application and approval process with Park Staff to further refine our production and processes on event weekend to ensure continued partnership. This proved successful in 2023 and we look forward to continuing to ameliorate our event with support of the Board and Staff.

In seeking approval for our 2024 event, we have already determined that we will only be offering our short course options, removing the longer distance race will greatly limit impacts to residents, businesses and traffic as we will anticipate our final finisher crossing the finish line by 12:30pm.

Further refinements to our traffic management plan are underway and we are working with our supplier and the Ministry of Transportation and Infrastructure to improve traffic flow on race morning.

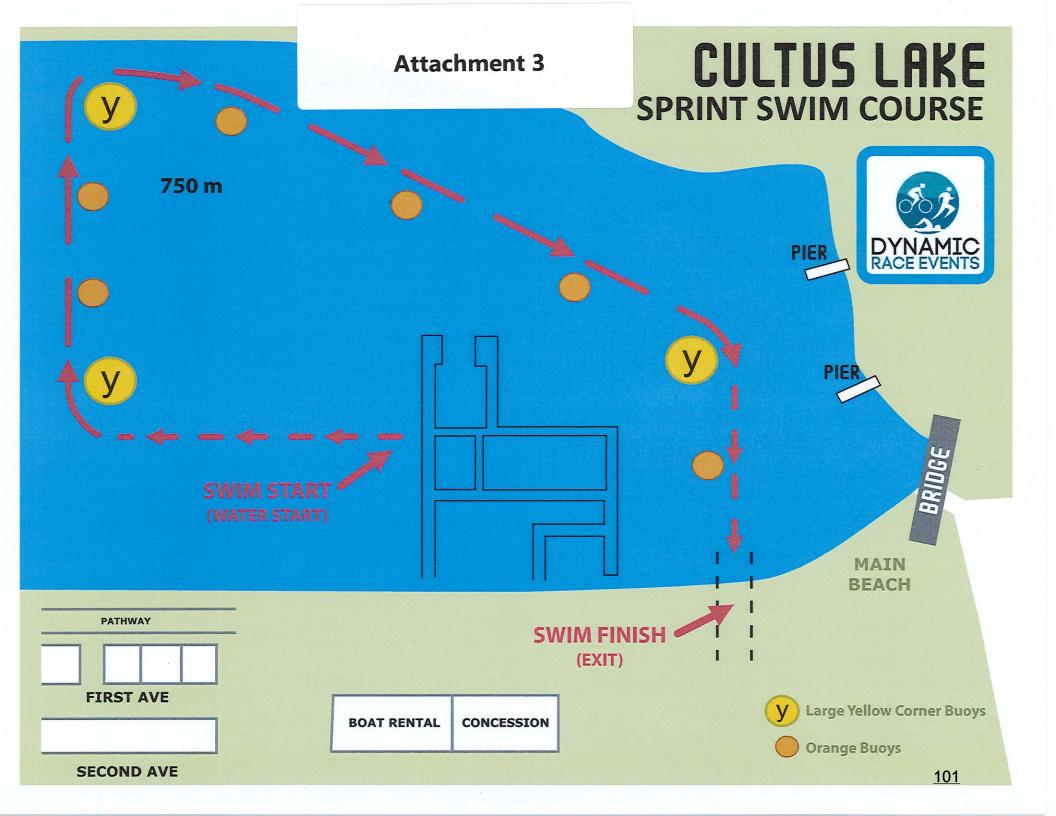
This event attracts upwards of 750 athletes each September on race weekend, providing a significant revenue generation for both the Park via parking, as well as an end-of-season injection for the local businesses. This economic impact stretches further than race weekend, as many athletes make the trip to Cultus Lake, as either a day trip or a training weekend, to come swim at the venue and ride and run the set courses. These extra trips convert to dollars spent locally and many times we have heard that athletes are making additional trips up with their families once they have seen the idyllic offering that is Cultus Lake.

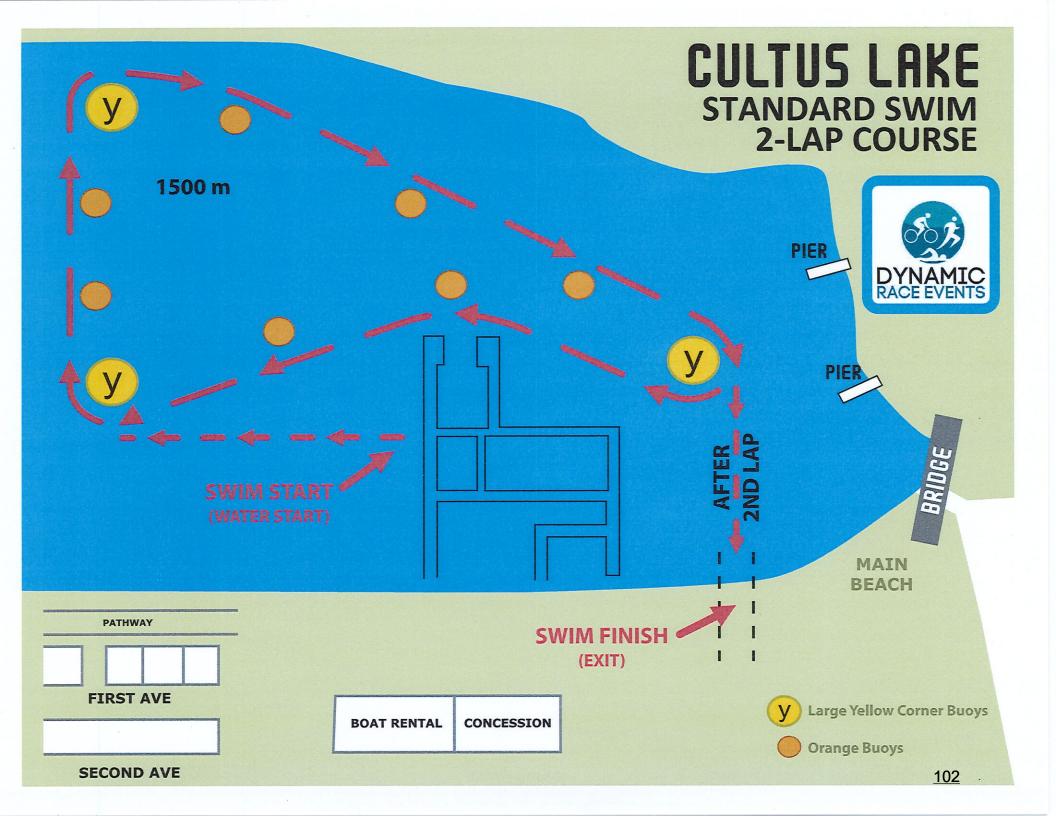
Dynamic Race Events produces 5 multisport event weekends annually, creating finish line experiences for over 3000 athletes a year. We strive to use as many local suppliers as possible in each of our venues, ensuring a positive working relationship with our stakeholders in each locale.

We welcome any questions or concerns about the event and look forward to returning to Cultus Lake in 2024.

Best,

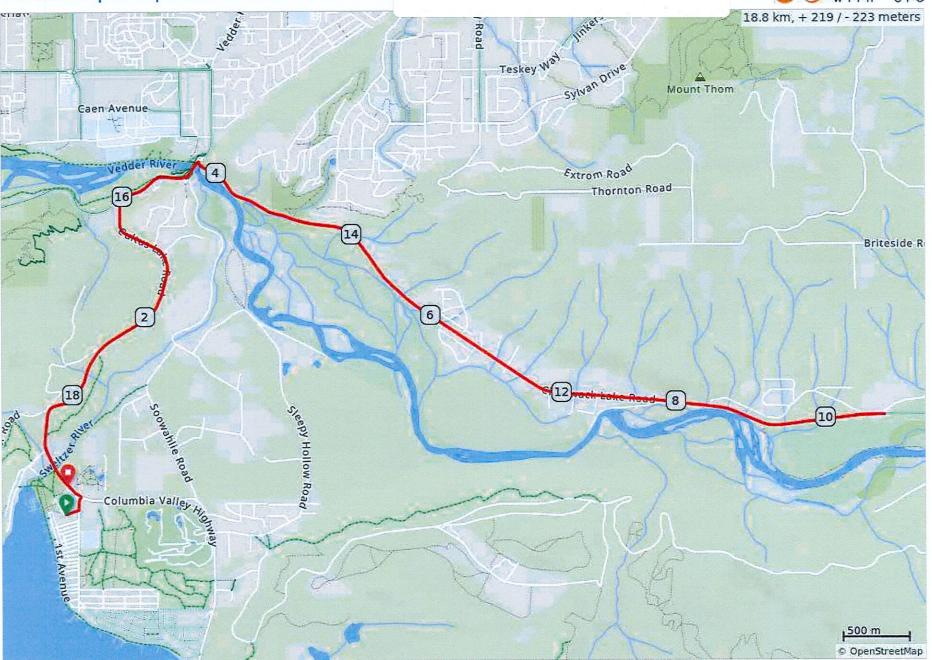
Angie Woodhead Owner | Organizer Jordan Myers Operations | Projects





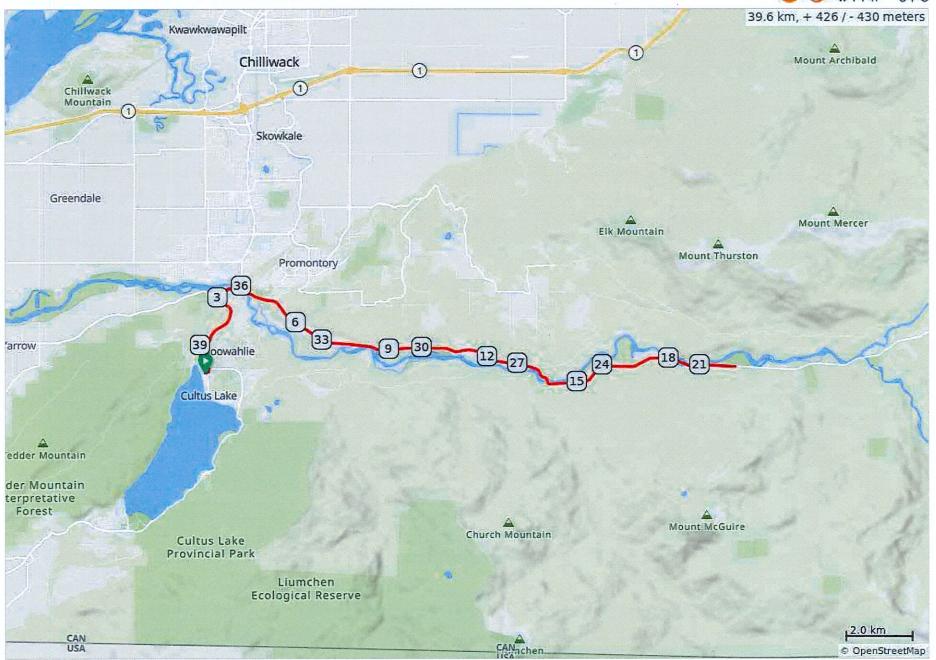
Cultus Sprint | BIKE 2024

Attachment 4



Cultus Standard | BIKE 2024

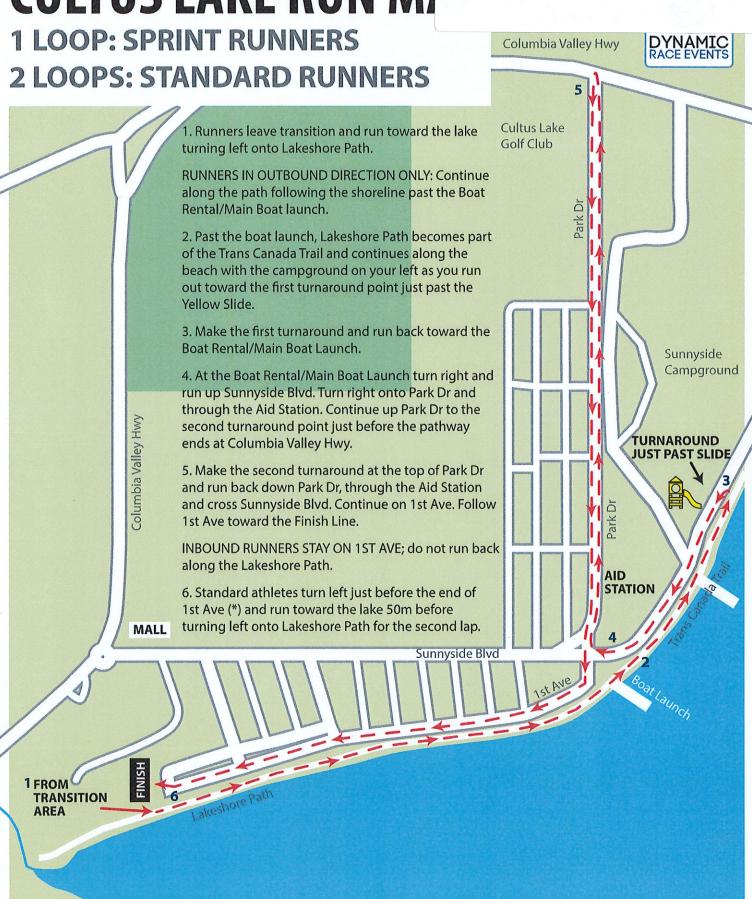




CULTUS LAKE RUN MA

Attachment 5

105





TRAFFIC MANAGEMENT PLAN

Cultus Lake Triathlon

September 17, 2023

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raffic Management Manual for Work on Roadways	2020	C-10
ramo management manual for vvolk off Roadways	2020	C-10

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1. Category Definition

Based on the steps outlined in Section 3.2: Project Category Determination in the **Ministry's Traffic Management Manual for Work on Roadways**, the *Cultus Lake Triathlon* calls for a Category 2 Traffic Management Plan.

A Category 2 Traffic Management Plan is characterized by:

- Work/event may be located on higher-speed or higher-volume corridors
- May involve some complexity
- Impact on the travelling public may be moderate

A Category 2 Traffic Management Plan consists of:

- Traffic Control Plan
- Public Information Plan
- Incident Management Plan
- Implementation Plan

The aim of a Category 2 Traffic Management Plan is to minimize the site-specific risks that were identified for the project.

2. Traffic Control Plan

See also Appendix A: Traffic Control Plan Drawings in this Traffic Management Plan for the proposed layouts of traffic control devices for the project.

Plan Date	Plan Created: August 1, 2023		
Latest Revision	August 23, 2023		
Site Name	Cultus Lake Triathlon		
Plan Developed By	Fernwood Consulting		
Exact location, direction, and distance to nearest landmarks	Columbia Valley Rd to Veddar Mtn Road to Chiliwack Lake Rd		
Project Supervisor	N/A		
Prime Contractor	Dynamic Race Events		
Traffic Control Manager	N/A		
Traffic Engineer	N/A		
Traffic Control Supervisor	TBD		
Traffic Control Persons	TBD		
Project Start Date	September 17, 2023		
Project Completion Date	September 17, 2023		

1. Site Factors (Risk Assessment)

Road Alignment	Mixture of terrain - Straight & winded, flat & light climbs	
Road Type	Undivided roadway - Mostly two-way two-lane	
Driver Sight Distances	Sightlines may be obstructed by forest, traffic and/or buildings	
Approaches	Several intersections, light hills, and curves	
Work Zone Length	40 km	
Affected Lanes	One lane of traffic	
Regulated Speed	50km/h	
Reduced Speed Limit	N/A	
Traffic Volumes	Residential, farm & tourist traffic	
Shoulders	Mixture of wide shoulders & embankments	
Surrounding Land Use	Residential, agricultural, and tourist	
Residential Areas	Driveways	
Pedestrians/Cyclists	Yes	
Weather Conditions	Forcasted overcast - Chance of sun and/or rain & fog	
Site Hazards	Public traffic, weather unpredictability, tourist volume, wildlife, etc	
Concrete Roadside Barriers	No.	

2. Procedural Factors (Risk Assessment)

Work Activity	Short-duration, moving work area (race)	
Work On/Off Roadway	On roadway	
Site Access/Egress	N/A	
Intersections affected by work zone or traffic control devices	Yes - Please see traffic control drawings	
Delays, Closures, Diversions, and Detours	No detour required.	
	Delays may be experienced.	
Hours of Work	0600-1200 Columbia Valley Rd & Veddar Mtn Road 0700-1200 Chiliwack Lake Rd	
Dump Site	N/A	
Construction Equipment	N/A	

3. Special Provisions

Traffic Control Supervisor	TBD	
Traffic Control Persons	18	
Off-Hours Traffic Control	N/A	
Means of Communication	Positions requiring communication are within sightline Radio & mobile phone communications will implemented across all positions	
Signage	Short-duration according to Table B	
Portable Dynamic Message Signs (PDMS)	As required by the city.	
Dynamic Message Signs (DMS)	As required by the city.	
Intersections affected by work zone or traffic control devices	Yes, unsignalized intersections to be controlled by TCPs. No Signalized intersections.	
Flexible Drums	N/A	

Traffic Stoppages	No.	
	Traffic may be held if they must cross through the race route until there is a break in participant traffic.	
Layout of Devices	40m	
Emergency Vehicles	Yes	

3. Incident Management Plan

The Incident Management Plan defines processes for responding to unplanned events or traffic incidents in the work zone so that incident response operations within the work site are managed effectively.

The Incident Management Plan requirements are partially determined by the project category (see Section 3.2: Traffic Management Plan Sub-Plans and Section 3.4: Traffic Management Plan Requirements by Category in the **Traffic Management Manual for Work on Roadways**).

Traffic Control Supervisor and Qualifications	TBD
Traffic Control Manager and Qualifications	TBD
Emergency Response Agencies and Contact Information	BC Ambulance - 604-872-5151 Cultus Lake Fire Dept - 604-858-3334 Police/Emergency - 911
Types of traffic incident that could occur within work zone	Motor vehicle incident, motor vehicle incident with injuries, vehicle stalls, emergency vehicle transit of work zone, dangerous goods incident, wide load passing, etc.
Procedures for responding to traffic incident that occurs within work zone	Emergency vehicles are free to enter/exit the event area Personnel are to refer to their emergency procedures and follow accordingly. 911 to be contacted & incident report to be filled out

Procedures to restore traffic flow around incident site as quickly as possible	N/A - Per emergency response protocol
Procedures to clear incident and restore normal project traffic operations as soon as possible	N/A - Per emergency response protocol
Procedure to inform and update Ministry regarding incident in work zone	N/A
Procedure to inform travelling public of estimated duration of delay and alternative routes (if applicable)	No
Incident Reporting	N/A
Investigation Process	N/A - Responsibility of the prime contractor
Review and Continuous Improvement Process	N/A

4. Public Information Plan

The Public Information Plan identifies actions and procedures for informing the travelling public, project stakeholders, and the Ministry of current traffic operations and planned changes to traffic operations.

See also Section 3.2: Traffic Management Plan Sub-Plans and Section 3.4: Traffic Management Plan Requirements by Category in the **Traffic Management Manual for Work on Roadways.**

Process for routinely notifying Ministry of changes to scheduled work plans	The prime contractor would notify of any schedule changes
Process for notifying travelling public of scheduled traffic delays and project duration	Notification signage with project plan times to be placed along the project (race) route
Process for notifying travelling public of unscheduled traffic delays	N/A
Major user groups for alternating lane closures or road closures	Tourist and residential (very limited agricultural) traffic

C-20

5. Implementation Plan

The Implementation Plan identifies responsibilities and procedures for ensuring that traffic management sub-plans are developed and implemented in a coordinated manner.

It identifies the qualifications, responsibilities, and duties of supervisory and management personnel responsible for implementing the Traffic Management Plan and includes the designation of a Traffic Control Manager and a Traffic Control Supervisor.

See also Section 3.2: Traffic Management Plan Sub-Plans and Section 3.4: Traffic Management Plan Requirements by Category in the **Traffic Management Manual for Work on Roadways.**

Traffic Control Manager and Responsibilities	TBD	
Traffic Control Supervisor and Responsibilities	TBD	
Person who will manage emergency traffic control operations	Prime contractor	
Person who will maintain daily traffic control logs	TCP reports submit to TCS and traffic supplier of the prime contractor	
Person who will manage Incident Management Plan	Prime contractor	
Person who will manage Public Information Plan	Prime contractor	
Person who will monitor inactive work site	N/A	

2020

6. Contact List

1. Emergency Response Agencies/Assistance

Agency/A	ssistance	Contact 1	Contact 2
RCMP		604-792-4611	
BC Ambulance		604-872-5151	
Fire and Rescue		604-858-3334	
HazMat	24 hr	1-800-663-3456	
PEP	24 hr	1-800-663-3456	
Towing Company		N/A	
Road Authority Co	ontacts		
Other			

2. Non-Emergency Contacts

Agency	Name	Phone/Fax	Address
WorkSafeBC		+16042763100	
BC Hydro		+1 800-224-9376	
Telus		N/A	
Maintenance Contractor		N/A	
CP Railway		1-888-333-8111	
Local City Office		604-858-3334	
Medical	Tactical Medical	403-952-0794	
Traffic Control Supervisor		TBD	
Traffic Control Company		TBD	
Other			

3. Prime Contractor's Contact Numbers

Name	Position	Cell Phone Number
Angie Woodhead	Race Director Owner	
Jordan Myers	Ops Manager	
Alex Remtulla	Bike Ops Manager	
Tom O'Connell	Bike Ops Manager	

Appendix A: Traffic Control Plan Drawings

Site Diagram (Use additional pages as necessary.)		
Please see following pages.		







Cultus Lake Triathlon Sprint Course

Page #1

Drawing# 23028



Date: September 17th, 2023 Project: Cultus Lake Triathlon

Comments:

FERNWOOD

Keth Wilson Rd.

TCP in effect: September 17th, 2023. 6:30am to 11:30am

Traffic Control Contractor Name: Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23028 prepared by Fernwood Consulting Previous review: August 1st, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.



Promontory







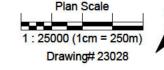






Cultus Lake Triathlon Standard Course

Page #1





Date: September 17th, 2023 Project: Cultus Lake Triathlon

Comments:

FERNWOOD

Keth Wilson Rd.

TCP in effect: September 17th, 2023. 6:30am to 11:30am

Traffic Control Contractor Name:

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23028 prepared by Fernwood Consulting Previous review: August 1st, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

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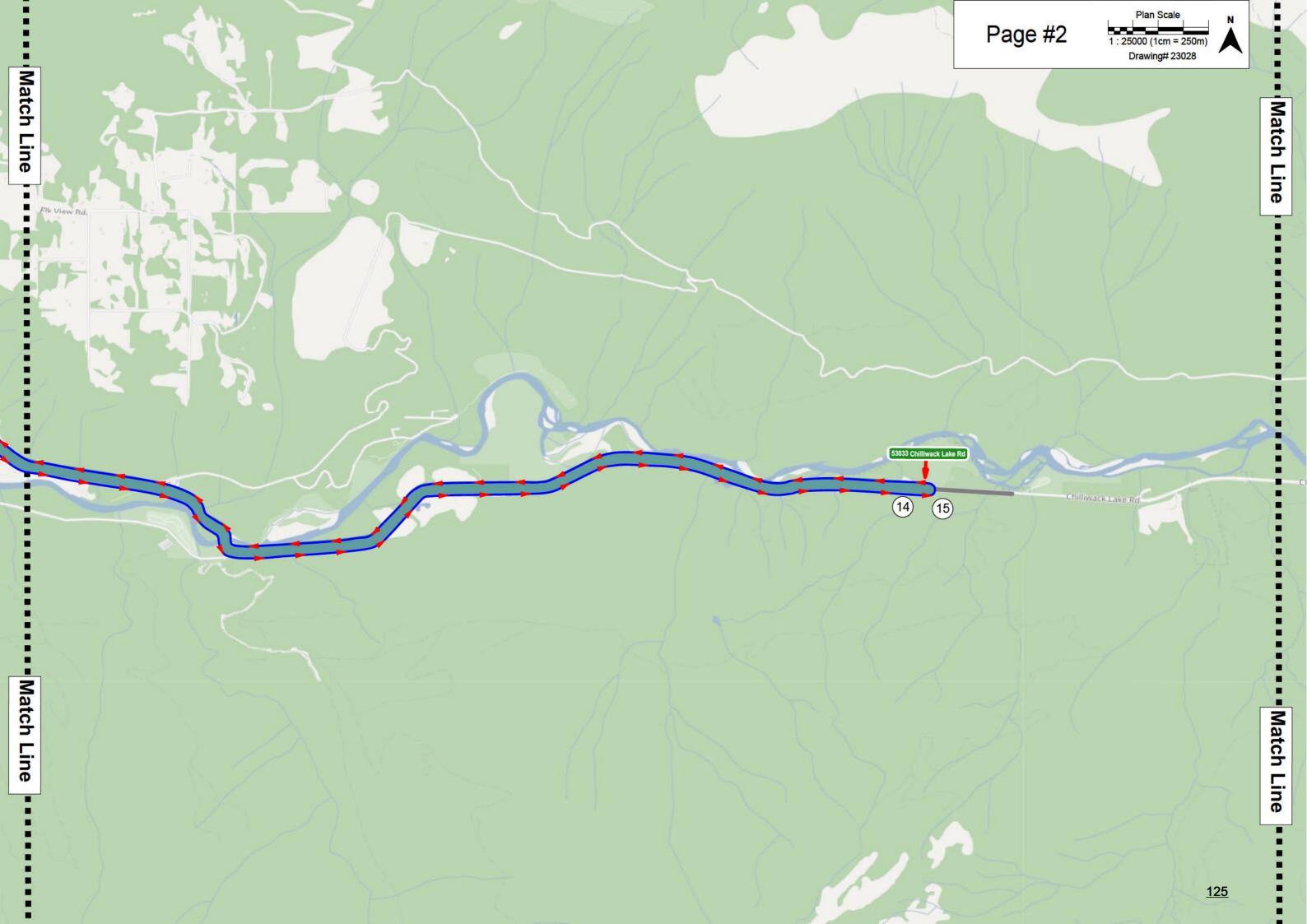


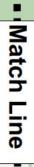
Promontory













Cultus Lake Triathlon Long Course

Page #1

DYNAMIC RACE EVENTS



Date: September 17th, 2023 Project: Cultus Lake Triathlon

FERNWOOD

Keth Wilson Rd.

TCP in effect: September 17th, 2023. 6:30am to 11:30am

Traffic Control Contractor Name: Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23028 prepared by Fernwood Consulting Previous review: August 1st, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

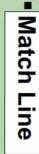
*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.

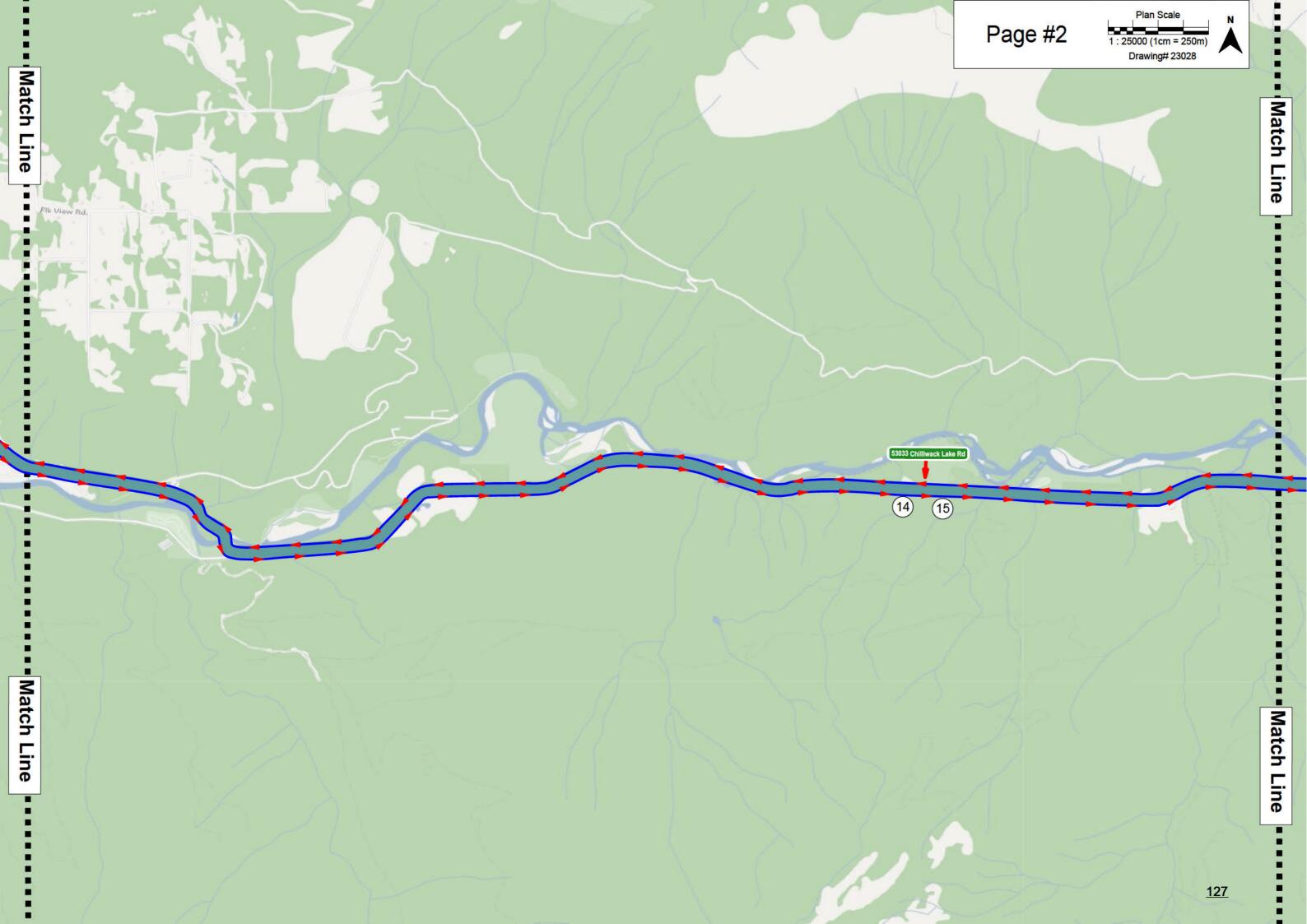


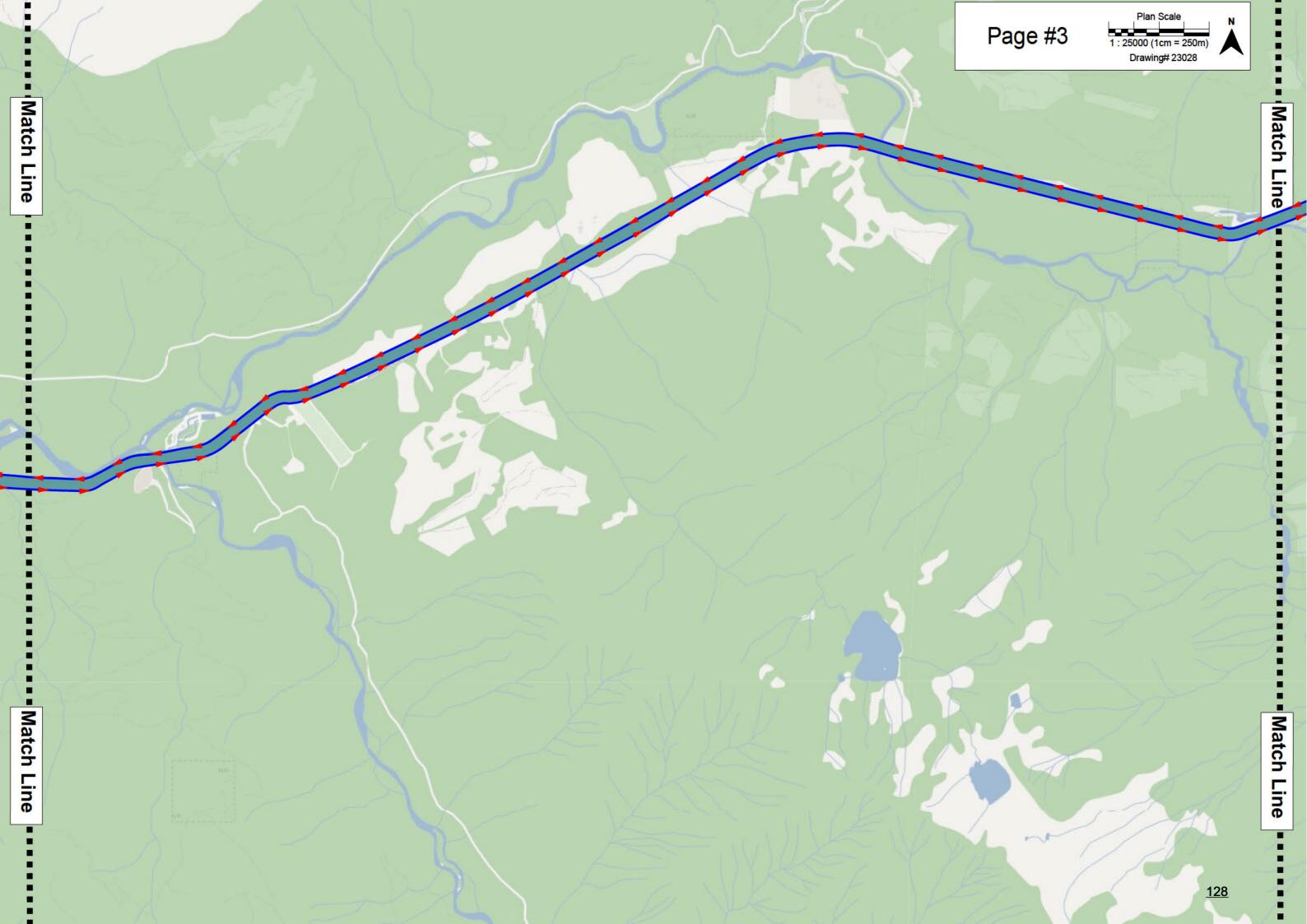
Promontory

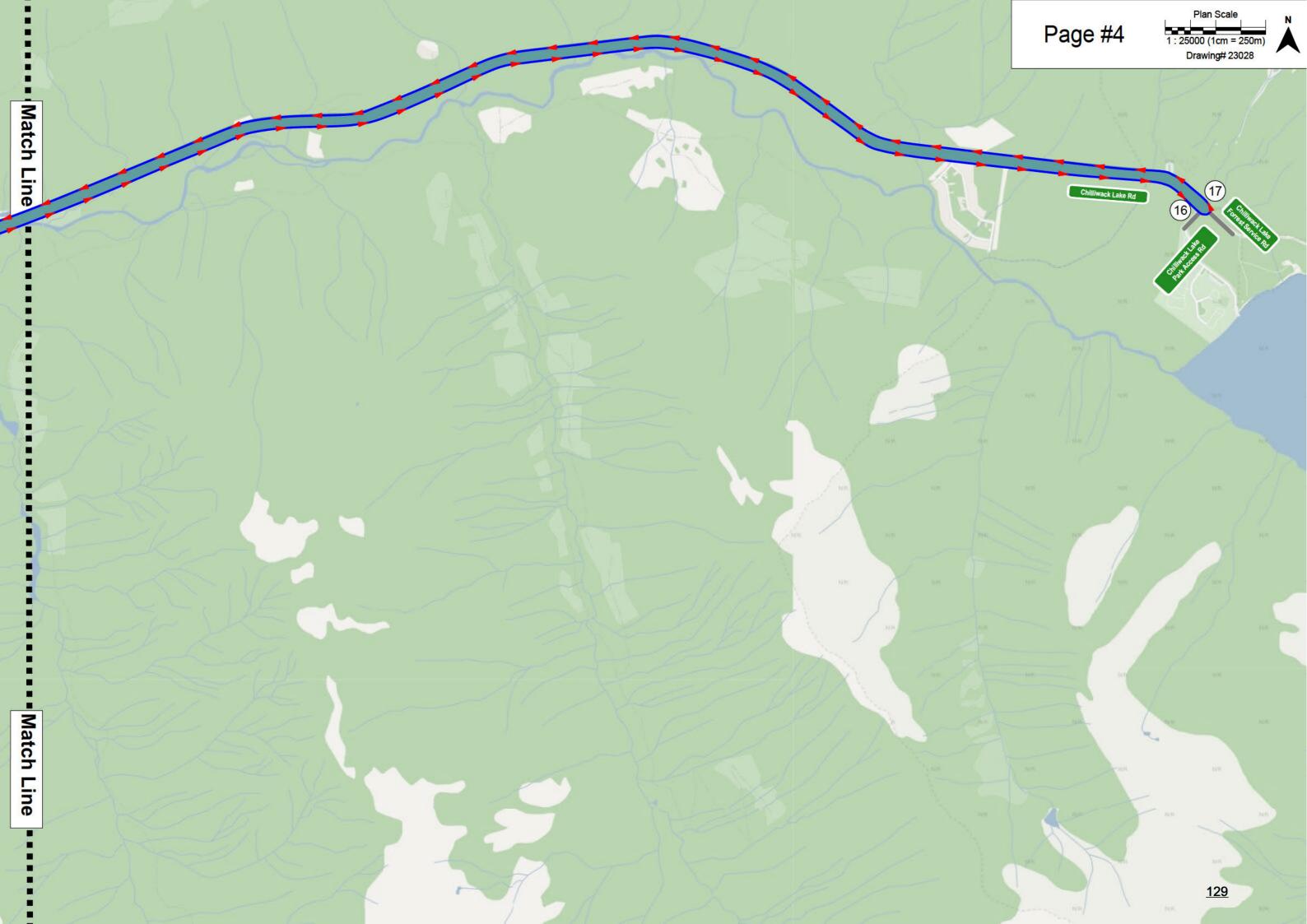


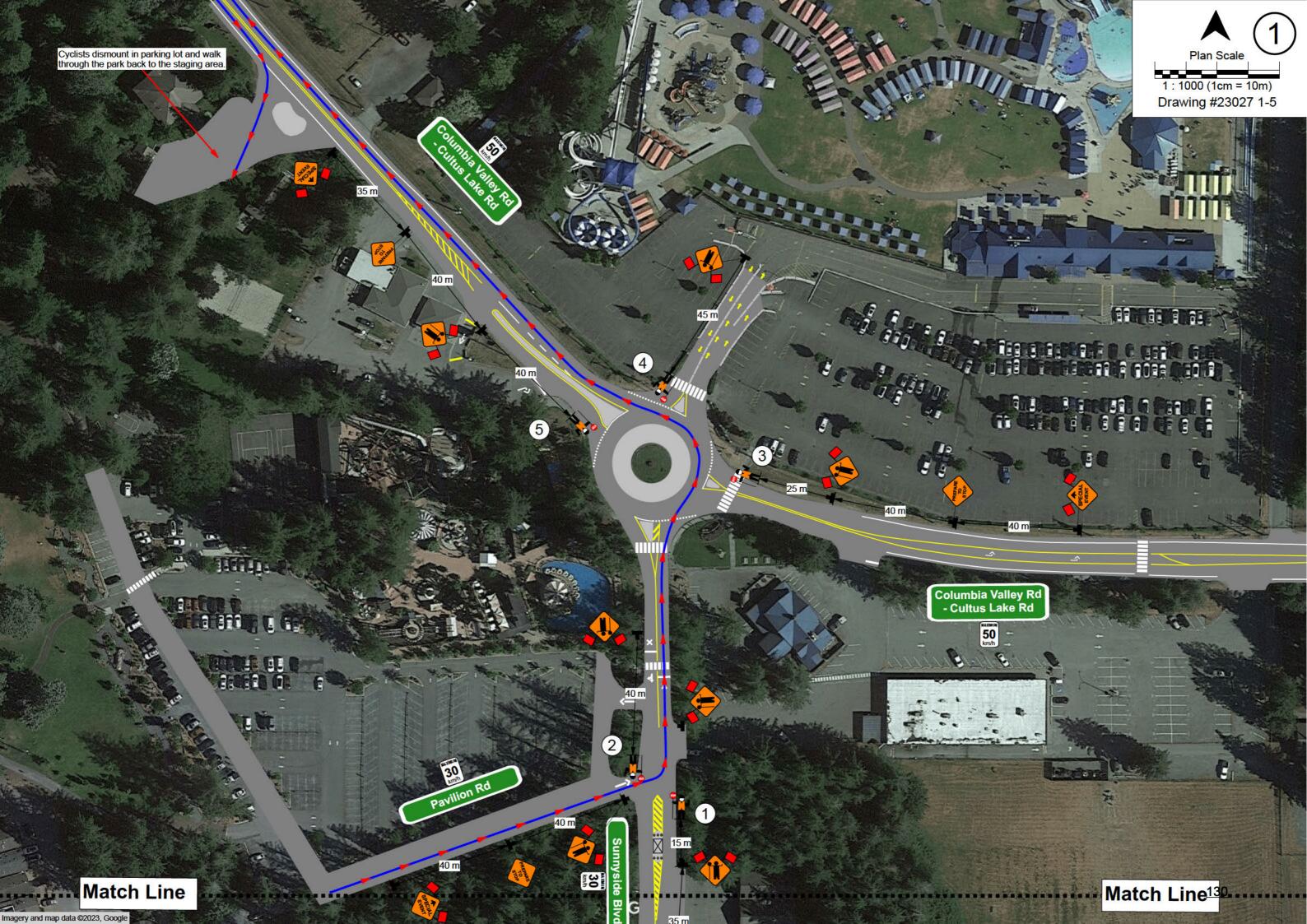














TCP in effect: September 17th 2023, 6:30am to 10:30am

Traffic Control Contractor Name:

FERNWOOD

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23027-1-5 prepared by Fernwood Consulting Previous review: July 26th, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.

Speed limit of 50 km/h on roads and 20km/h in lanes unless otherwise noted. Plan prepared in accordance with MOTI TMM 2020 and WCB Part 18

Sign Substitution Options:

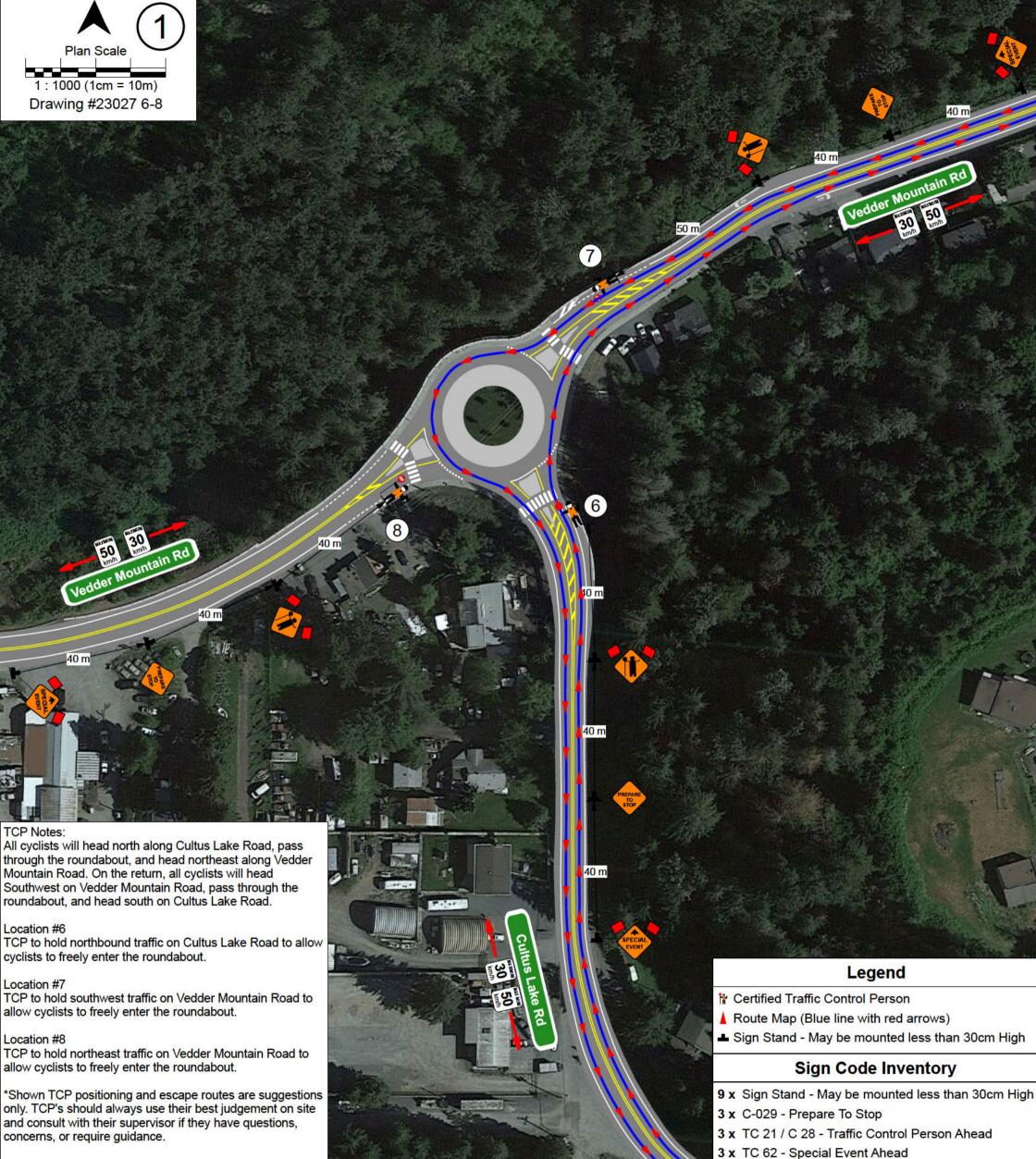
- *C11 can be substituted for R-012 and R-012T Tab
- *Special Event Ahead can be substituted for C-004 or C-018
- *Resident access must be maintained at all times
- *Sign distances may be reduced to accommodate short block lengths.
- *Lighting must be used on devices after dusk
- *Plan intended to be printed in colour on 11x17" paper
- *Plan not to scale.
- *Traffic control plan to be implemented by qualified personnel only.
- *If a traffic control person is present, it is their responsibility to ensure compliance with WCB part 18.

Sign Code Inventory

- 16 x Sign Stand May be mounted less than 30cm High
- 6 x TC 21 / C 28 Traffic Control Person Ahead
- 5 x TC 62 Special Event Ahead
- 4 x C-029 Prepare To Stop

Legend

- * Certified Traffic Control Person
- ▲ Route Map (Blue line with red arrow131
- Sign Stand May be mounted less than 30cm High



Date: September 17th, 2023 Project: Dynamic Race Events - Cultus Lake Notes:

Comments:

TCP in effect: September 17th 2023, 6:30am to 10:30am

Traffic Control Contractor Name:

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23027-6-8 prepared by Fernwood Consulting Previous review: July 26th, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility

Bike lanes: N/A

Speed limit of 50 km/h on roads and 20km/h in lanes unless otherwise noted. Plan prepared in accordance with MOTI TMM 2020 and WCB Part 18

Sign Substitution Options:

*C11 can be substituted for R-012 and R-012T Tab

*Special Event Ahead can be substituted for C-004 or C-018

*Resident access must be maintained at all times

*Sign distances may be reduced to accommodate short block lengths.

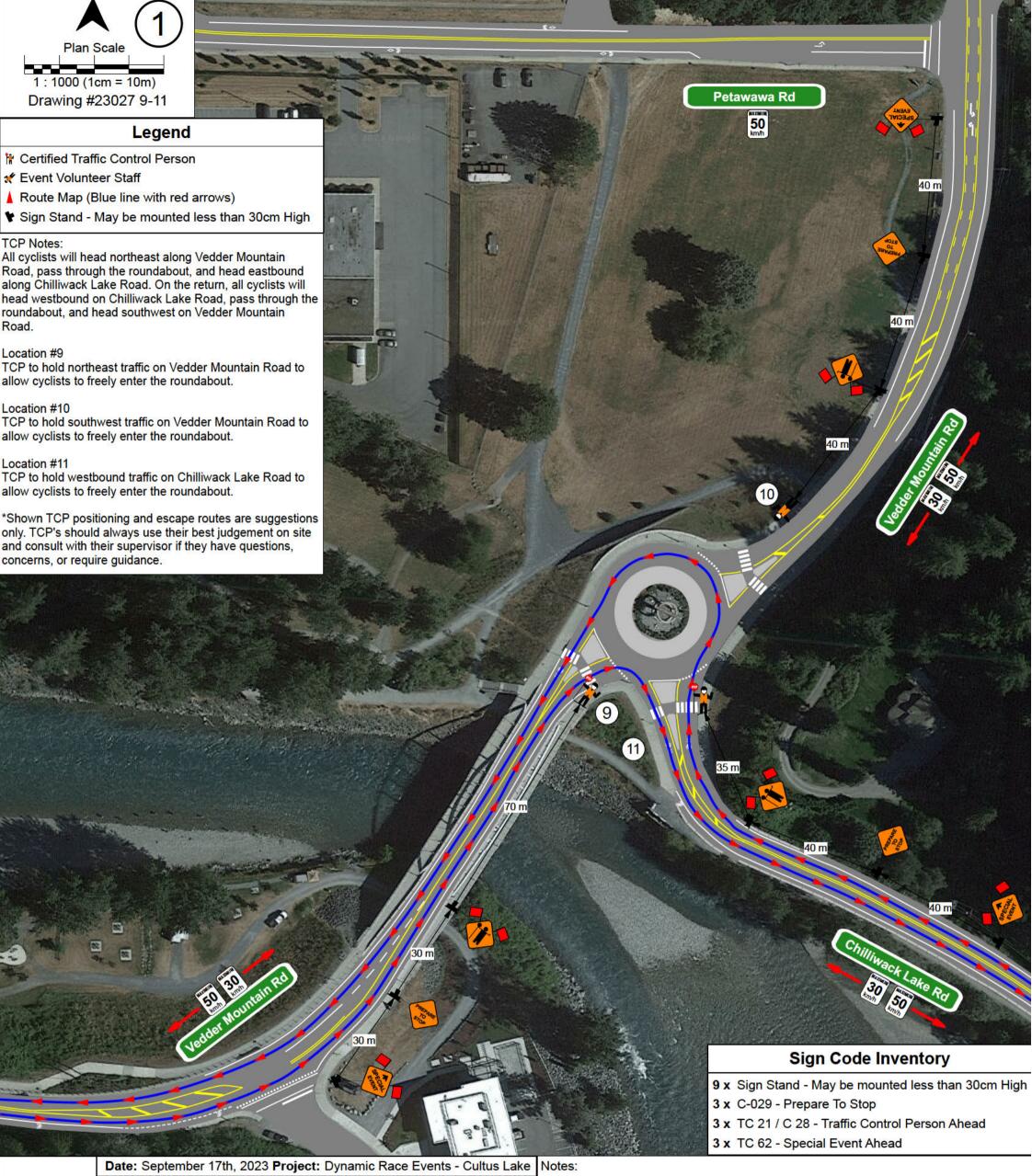
*Lighting must be used on devices after dusk

*Plan intended to be printed in colour on 11x17" paper

*Plan not to scale.

*Traffic control plan to be implemented by qualified personnel only. *If a traffic control person is present, it is their responsibility to ensu WCB part 18.

to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.



Comments:

TCP in effect: September 17th 2023, 6:30am to 10:30am

Traffic Control Contractor Name:

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23027-9-11 prepared by Fernwood Consulting Previous review: July 26th, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.

Bike lanes: N/A

Speed limit of 50 km/h on roads and 20km/h in lanes unless otherwise noted. Plan prepared in accordance with MOTI TMM 2020 and WCB Part 18

Sign Substitution Options:

*C11 can be substituted for R-012 and R-012T Tab

*Special Event Ahead can be substituted for C-004 or C-018

*Resident access must be maintained at all times

*Sign distances may be reduced to accommodate short block lengths.

*Lighting must be used on devices after dusk

*Plan intended to be printed in colour on 11x17" paper

*Plan not to scale.

*Traffic control plan to be implemented by qualified personnel only.
*If a traffic control person is present, it is their responsibility to ensumes.gompliance with WCB part 18.





Date: September 17th, 2023 Project: Dynamic Race Events - Cultus Lake

Comments:

FERNWOOD

TCP in effect: September 17th 2023, 6:30am to 10:30am

Traffic Control Contractor Name:

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23027-12-13 prepared by Fernwood Consulting Previous review: July 26th, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.

Bike lanes: N/A

Speed limit of 50 km/h on roads and 20km/h in lanes unless otherwise noted. Plan prepared in accordance with MOTI TMM 2020 and WCB Part 18

Sign Substitution Options:

*C11 can be substituted for R-012 and R-012T Tab

*Special Event Ahead can be substituted for C-004 or C-018

*Resident access must be maintained at all times

*Sign distances may be reduced to accommodate short block lengths.

*Lighting must be used on devices after dusk

*Plan intended to be printed in colour on 11x17" paper

*Plan not to scale.

*Traffic control plan to be implemented by qualified personnel only.

*If a traffic control person is present, it is their responsibility to ensure compliance with WCB part 18.

Sprint, standard and long course cyclists will head eastbound on Chilliwack Lake Road. Sprint course cyclists will make a turn-around at Auchenway Road and return westbound. Standard and long course cyclists will continue through positions 12-13 and return westbound on Chilliwack Lake Road after turning around further down down Chilliwack Lake Road.

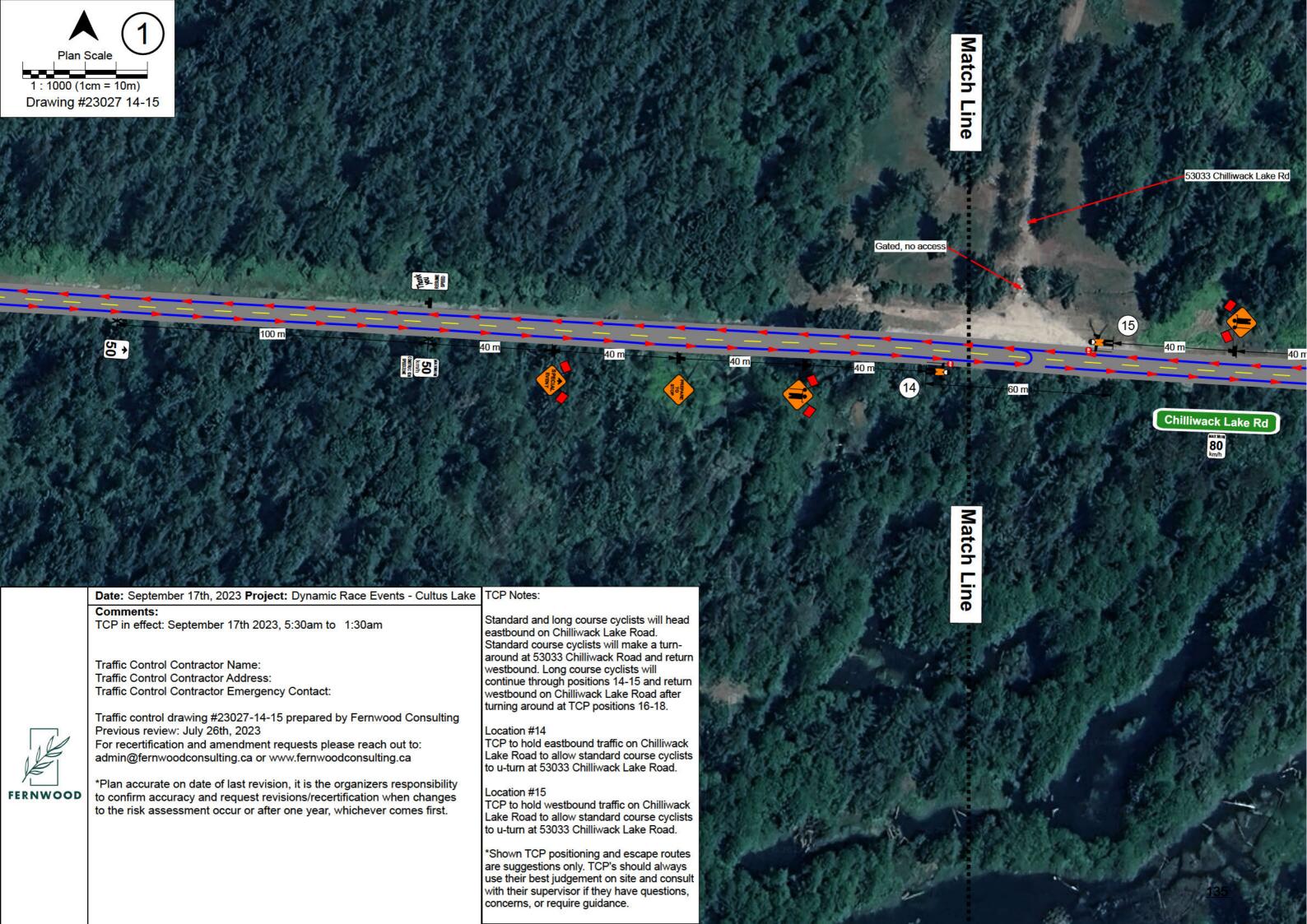
Location #12

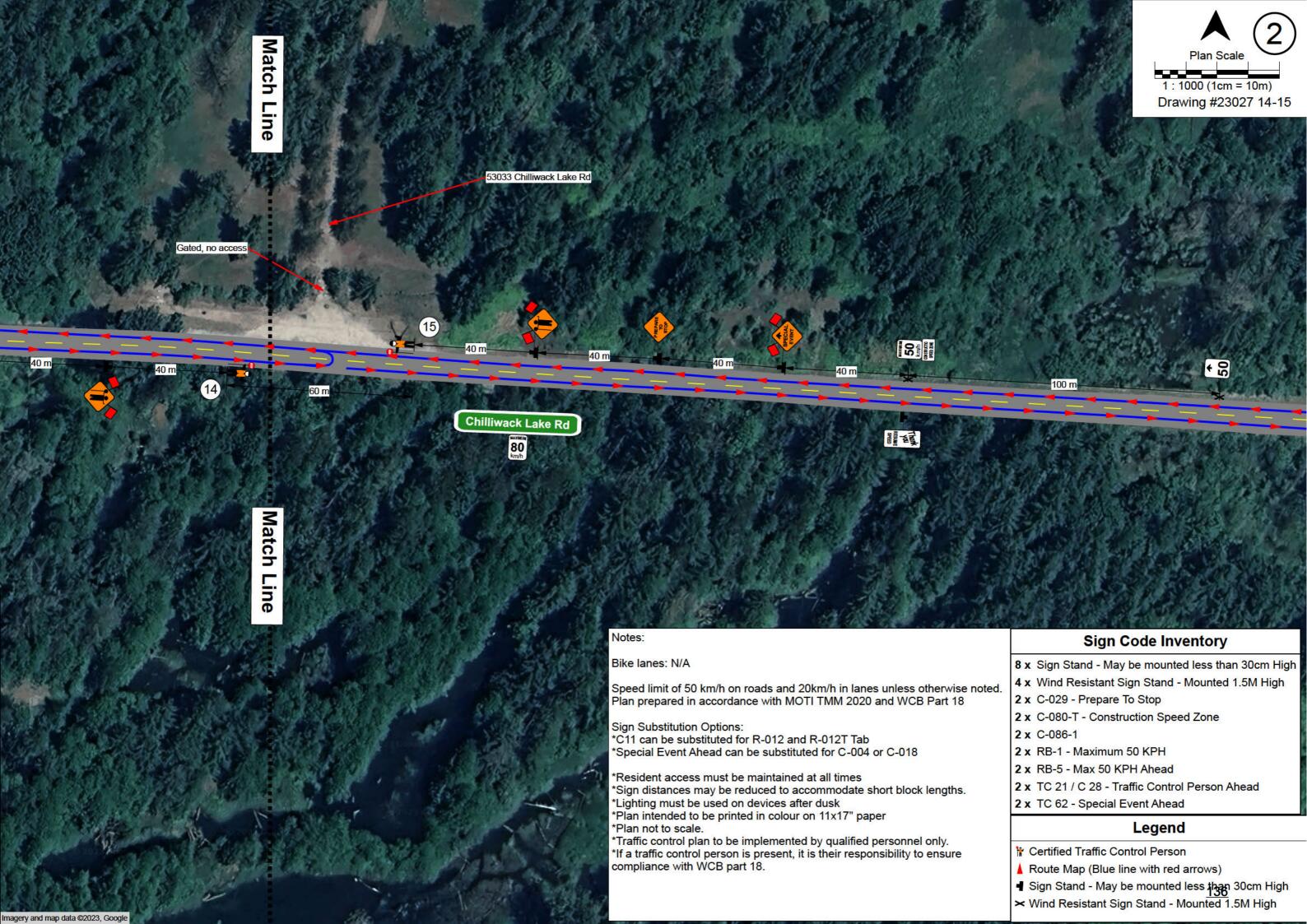
TCP to hold eastbound traffic on Chilliwack Lake Road to allow sprint course cyclists to u-turn at Auchenway Road.

Location #13

TCP to hold westbound traffic on Chilliwack Lake Road to allow sprint course cyclists to u-turn at Auchenway Road.

*Shown TCP positioning and escape routes are suggestions only. TCP's should always use their best judgement on site and consult with their supervisor if they have questions, concerns, or require guidance. have questions, concerns, or require guidance.







should always use their best judgement on site and consult with their supervisor if they have questions, concerns, or require guidance.

Date: September 17th, 2023 Project: Dynamic Race Events - Cultus Lake

Comments:

FERNWOOD

TCP in effect: September 17th 2023, 6:30am to 10:30am

Traffic Control Contractor Name:

Traffic Control Contractor Address:

Traffic Control Contractor Emergency Contact:

Traffic control drawing #23027-16-18 prepared by Fernwood Consulting Previous review: July 26th, 2023

For recertification and amendment requests please reach out to: admin@fernwoodconsulting.ca or www.fernwoodconsulting.ca

*Plan accurate on date of last revision, it is the organizers responsibility to confirm accuracy and request revisions/recertification when changes to the risk assessment occur or after one year, whichever comes first.

Notes:

Bike lanes: N/A

Speed limit of 50 km/h on roads and 20km/h in lanes unless otherwise noted. Plan prepared in accordance with MOTI TMM 2020 and WCB Part 18

Sign Substitution Options:

- *C11 can be substituted for R-012 and R-012T Tab
- *Special Event Ahead can be substituted for C-004 or C-018
- *Resident access must be maintained at all times
- *Sign distances may be reduced to accommodate short block lengths.
- *Lighting must be used on devices after dusk
- *Plan intended to be printed in colour on 11x17" paper
- *Plan not to scale.
- *Traffic control plan to be implemented by qualified personnel only.
- *If a traffic control person is present, it is their responsibility to ensure compliance with WCB part 18.

Sign Code Inventory

- 9 x Sign Stand May be mounted less than 30cm High
- 3 x C-029 Prepare To Stop
- 3 x TC 21 / C 28 Traffic Control Person Ahead
- 3 x TC 62 Special Event Ahead
- 2 x Wind Resistant Sign Stand Mounted 1.5M High
- 1 x C-080-T Construction Speed Zone
- 1 x RB-1 Maximum 50 KPH
- 1 x RB-5 Max 50 KPH Ahead

Legend

<u>137</u>

- Certified Traffic Control Person
- Route Map (Blue line with red arrows)
- ★ Sign Stand May be mounted less than 30cm High

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Page	of	

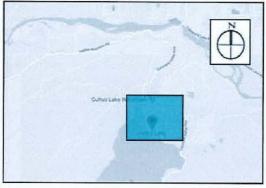
DAILY TRAFFIC CONTROL LOG

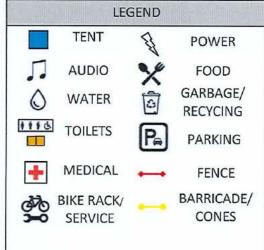
	ed to be completed if the work zone contains mo	
Date:	TCS Name:	Initial:
Project Name:	Work Area: _	
Highway Number/Road	Name:	
Description of Location	/GPS Coordinates:	
Type of Work Taking Pl	ace (eg. paving, culvert replacement):	
Weather: Sunny / Cloudy	/ / Rainy / Foggy / Windy / Snowy / Other: _	
Direction of Closure: No	orthbound / Southbound / Eastbound / West	bound / Other:
Highway Type: 2-lane 2-	-way / Multi-lane Undivided / Multi-lane Divid	ded / Other:
Type of Closure: Fast la	ne / Slow lane / Sidewalk / Single lane alteri	nating / Road closure / Other
Time Installed:	Time Removed:	
	ations to any standard drawings, observation displayed an affect on Traffic Operations for wo	
TCP Names:		_

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Attachment 7







OPERATIONAL PERIOD:

EVENT DAY: SEPTEMBER 15, 2024

CONTACT: ANGIE WOODHEAD | Owner & RD

TRIATHLON





CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE:

October 18, 2023

FILE: 8100

SUBMITTED BY:

Erika Jartved.

Chair, Community Events and Engagement Committee

SUBJECT:

Commissioner Appointments to Collect Parking by Donation

PURPOSE:

The purpose of this report is to provide the Board with information pertaining to the request for Commissioner appointments to collect donations for parking at the Cultus Lake Park Christmas Special Event.

RECOMMENDATION:

THAT the Cultus Lake Park Board request appointments of Board Commissioners to accept donations for parking at the Cultus Lake Park Christmas Special Event on November 25, 2023, from 4:00 pm to 8:00 pm.

DISCUSSION:

At the August 16, 2023, Cultus Lake Park Board Regular Meeting, the Board approved the request to waive parking fees in Parking Lot A and B and allow for parking by donation at the Cultus Lake Park Christmas Special Event on November 25, 2023.

Staff are requesting the participation of Board Commissioners to collect donations for parking at the entrance of Parking Lot A and B from 4:00 pm to 8:00 pm for the special event.

The community may donate by way of cash directly to volunteers and/or Cultus Lake Park Board Commissioners at the entrance of the parking lots or will have the option of donating through the parking meters in each of the respective parking lots.

STRATEGIC PLAN:

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

Prepared by:

Erika Jartved

Chair, Community Events and Engagement Committee

Exite farted

Approved for submission to the Board:

Joe Lamb / Chief Administrative Officer