

SUBJECT: Village Centre Plan – Frequently Asked Questions

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INTRODUCTION

On August 7, 2024, Cultus Lake Park Board hosted a second Community Open House for the Cultus Lake Park Village Centre Plan. The purpose of the event was to provide an update on the Village Centre planning process. The project team presented a summary of the project, including all work completed to date, and shared the draft vision, guiding principles and draft policy direction to support the redevelopment of the Village Centre site. Community members had an opportunity to ask questions related to the project during a Q&A session and to provide feedback related to draft policy direction using engagement boards displayed around the room. All feedback will be considered and used to finalize the Village Centre Plan report and help guide the next steps of the Village Centre redevelopment process.

The event was held at Cultus Lake Swilhcha Community School and attended by members of the Park Board, Village Centre Planning and Development Committee, Park Staff, consultants from Urban Systems and 85 community members.

We thank all community members for their participation.



FREQUENTLY ASKED QUESTIONS

1. Why is the Village Centre being redeveloped?

Cultus Lake Park is a small community with a unique governance structure. As a separate jurisdiction from Cultus Lake Provincial Park, it is managed by the Cultus Lake Park Board and does not receive any funding from other levels of government. Therefore, Cultus Lake Park must be entirely financially self-sufficient. Most revenue is generated from residential and commercial leases as well as seasonal visitors to the Park.

As outlined in the [2024 Asset Management Plan](#), significant infrastructure and asset upgrades are required to ensure the Park can continue to support the needs of full-time residents. To fund these improvements, the Park Board must secure additional long-term sources of revenue. Through planning and community engagement on Cultus Lake Park Plan Bylaw No. 1080, 2016 (PlanCultus), the Village Centre was designated for redevelopment to support local commercial, multi-family residential, and community uses. Mixed-use development that attracts additional residents and spending in Cultus Lake Park is needed to generate revenue for the required infrastructure servicing improvements.

The Village Centre Plan builds upon PlanCultus to provide policy recommendations and guidance for the redevelopment of the Village Centre to accommodate mixed-use development on the site in a manner that respects the existing Park context.

2. Cultus Lake is already busy. Why does the Board want more people here?

The biggest challenge with Park capacity and the ability to manage access is only during the summer season. Concerns regarding how busy the Park is are not a sufficient reason to not activate the Village Centre at all, especially since visitors generate most of the revenue for the Park. Technical and feasibility assessments completed as part of the Village Centre redevelopment process will provide more clarity on Park access, circulation, traffic and emergency management. Cultus Lake Park Board will use findings from these assessments to determine appropriate solutions to implement in the long-term.

3. How will the park and lake health be protected?

Park and lake health are a top priority. Championing environmental protection and sustainability is one of the guiding principles of the Village Centre Plan. The goal is to ensure that future development at the Village Centre will be designed in a manner that minimizes the site's ecological footprint and mitigates potential negative impacts to the broader park ecosystem. Cultus Lake Park Board will expect a developer to integrate sustainable design features that promote climate change mitigation, adaptation, and resiliency into the development.

4. Who will pay for the development?

The Village Centre redevelopment process will be a shared investment between the Park and a developer – to be selected through a competitive bidding process after the completion of the Village Centre Plan. The structure of the deal between the Park and the developer has not been decided at this point in time. The terms of the agreement will be determined through the bidding process once a proponent (developer) has been selected to complete the detailed design and construction.

5. How big is the development? How many new residential units/residents can we expect?

The intent of the planning and engagement process for the Village Centre Plan has been to collaboratively establish a vision for the Village Centre, guiding principles that reflect community values and priorities, and policies to guide the site's redevelopment process. Conceptual and detailed site planning for the Village Centre will occur during a future phase of the redevelopment process. Other than the general footprint considered in PlanCultus, no final decisions regarding the density of the development have been made. Additional engagement will occur during the next phase of the redevelopment process.

6. What are the next steps in the redevelopment process?

The next steps are as follows:

- Cultus Lake Park Board will prepare and issue a Request for Proposals (RFP) to engage a proponent (developer). The RFP will outline clear expectations for the redevelopment, largely informed by the Village Centre Plan.
- Following a stringent selection process, including public consultation, a proponent may be awarded the contract for the redevelopment of the Village Centre.
- The selected proponent will be expected to work closely with Cultus Lake Park Board, Village Centre Planning and Development Committee, and Cultus Lake Park community to develop comprehensive development plans for the Village Centre.
- The proponent will be required to develop a design concept that aligns with the Village Centre vision, guiding principles, and policies, as documented in the Village Centre Plan. The proponent will also be required to undertake additional technical and feasibility studies to ensure the development is viable.
- Prior to the initiation of construction, the proponent will also need to work with the Fraser Valley Regional District to complete a zoning amendment to accommodate mixed-use development on the site and acquire all necessary permits.
- This process is anticipated to take approximately 3 to 5 years.

A visual overview of the process is depicted in Figure 1.

7. How will community members be engaged in the redevelopment process?

Cultus Lake Park Board is committed to advancing the redevelopment of the Village Centre site in a manner that reflects community values and priorities. The Village Centre planning process was initiated to ensure a collaborative approach to the redevelopment from the outset. Community participation in the engagement process thus far has been critical to the creation of a Village Centre Plan that accurately presents a unified vision for the future development. The goal is to continue this degree of collaboration with the Cultus Lake Park community. Cultus Lake Park Board will prioritize community engagement throughout the redevelopment process, as appropriate.

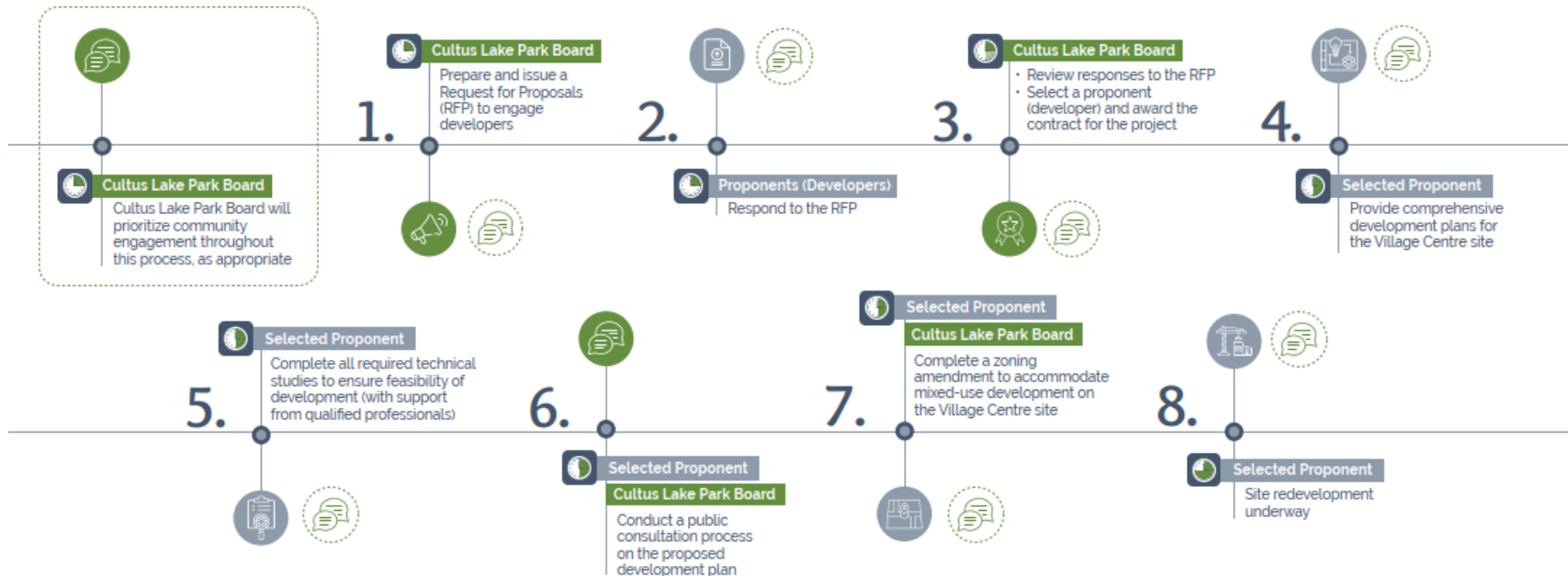


Figure 1: Village Centre Redevelopment Process