



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

FRIDAY, JUNE 13, 2025

8:00 AM

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

(1) CALL TO ORDER

(2) APPROVAL OF AGENDA

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- (a) ***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of June 13, 2025;*

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

(3) APPROVAL OF COMMITTEE MINUTES

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***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of May 2, 2025.*

(4) CORRESPONDENCE

(5) REPORTS BY STAFF

- (a) **Verbal Report from Joe Lamb, Chief Administrative Officer, Regarding Mandatory Proponent Meeting**

(6) NEW BUSINESS

- (a) **Village Center Development**

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- Attachment 1; Addenda – CLP RFP #001-2025, Updated May 26, 2025
- Attachment 2, Addenda #002 – CLP RFP #001-2025, June 3, 2025

(7) PUBLIC QUESTION PERIOD

(8) NEXT MEETING

(9) ADJOURNMENT

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee Meeting held June 13, 2025, be adjourned.*



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

FRIDAY, MAY 2, 2025
CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Committee Members	Commissioner K. Dzaman – Chair Commissioner J. Beesley – Vice Chair E. Vance P. Vander Helm J. Enns G. Campbell K. Weiher L. Wykpis G. Twyford-Miles C. Rogozinski
Staff	Chief Administrative Officer – J. Lamb
Board Members	Commissioner E. Jartved Commissioner T. Moul
Regrets	Administrative Assistant, Communications & Events Coordinator – H. Hill

(1) CALL TO ORDER

The Chair called the meeting to order at 8:02 am and acknowledged that we are gathered on the traditional, ancestral and unceded territory of the Th'ewa':li First Nations. We are grateful for the hospitality to live, work and play on these lands.

(2) APPROVAL OF AGENDA

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

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of May 2, 2025; and*

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

CARRIED

(3) APPROVAL OF COMMITTEE MINUTES

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

THAT the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of March 28, 2025

CARRIED

Moved by: C. Rogozinski Seconded by: G. Tywford-Miles

THAT the Cultus Lake Park Board Village Center Planning and Development Committee approve all Cultus Lake Park Board Commissioners in attendance be able to participate in discussions per the Committee policies and procedures.

CARRIED

(4) CORRESPONDENCE

(5) REPORTS BY STAFF

(a) Verbal Report from Joe Lamb, Chief Administrative Officer, Regarding an Update on the Request for Proposal

The Request for Proposal (RFP) was posted on BC Bid on Tuesday, April 22, 2025.

Committee members reviewed the listing and asked if the category the RFP was listed under, Multiple Unit Dwelling Construction Services, incorporates the consulting aspect? Staff confirmed that the BC Bid site does not have a category that accurately defines what we are looking for.

(6) NEW BUSINESS

(a) Village Center Development

- Village Center Development, discussion and direction regarding RFP questions

Committee members noted that the role of the committee and the role of the Board with respect to the RFP, that staff will manage communications from any proponents during this stage of the RFP. The committee will make recommendations to the Board as well as the Board may ask the committee to make recommendations based on content.

Committee members noted that at the June 3, 2025, In-Person Proponent's Mandatory Pre-Bid and Site Meeting, that staff will manage this meeting. Staff noted they would take the questions from proponents and post the responses publicly once completed.

Committee members inquired if the proponents were able to submit multiple development plans to offer different options. The Chair noted that the development would be built in stages spanning a long-term period and it would be determined which of the highest priority items could be included in the first stages of development based on needs and costs. Staff noted that proponents were not restricted to a single submission.

Committee members asked if there was a vision from the Board with respect to the committee's role beyond the selection of the proponent to continue through the development process. The Chair noted there has not been any discussion on the topic currently.

(7) PUBLIC QUESTION PERIOD

There were no public questions.

(8) NEXT MEETING

The next meeting will be scheduled for Friday, June 13, 2025, at 8:00 am.

(9) ADJOURNMENT

Moved by: G. Campbell Seconded by: K. Weiher

THAT the Cultus Lake Park Board Village Center Planning and Development Committee meeting held on May 2, 2025, be adjourned at 8:55 am.

CARRIED



ADDENDA – CLP RFP #001-2025

UPDATED MAY 26, 2025

**CULTUS LAKE PARK BOARD REQUEST FOR PROPOSALS – CULTUS LAKE PARK VILLAGE
CENTER REDEVELOPMENT**

Issue date: April 28, 2025

Closing location: 4165 Columbia Valley Highway, Cultus Lake BC V2R 5B5

Closing date and time: September 30, 2025, at 4:30 pm

Contact Person: Joe Lamb, Chief Administrative Officer, Joe.lamb@cultuslake.bc.ca

1. Where would development permits be issued from?

Permits would be issued from the Fraser Valley Regional District. Plan Cultus, Bylaw Number 1080, 2016, Section 3.8 accommodates for the redevelopment of the existing commercial area.

2. Could you provide the status of the sewer upgrades?

The sewer system is now online. For more information, please contact Fraser Valley Regional District at 604-702-5000 or www.fvrd.ca/

3. How are the existing leases structured?

Cultus Lake Park has 487 residential homes and leaseholders lease their properties for a 21-year term and renew under the same terms and conditions under Cultus Lake Park Building Site Lease. The Cultus Lake Park Act empowers the Board to manage, maintain and improve Cultus Lake Park and the Act further specifically

empowers the Board to lease building sites within Cultus Lake Park for private or public use.

4. Who manages the water system in Cultus Lake Park?

By way of agreement the Fraser Valley Regional District operates and manages the Cultus Lake water system. For more information, please contact Fraser Valley Regional District at 604-702-5000 or www.fvrd.ca/

5. Will the public works yard building be moved or relocated?

Yes, there are options to move or relocate the public works yard. The cost of this should be covered by the consultant.



ADDENDA #002- CLP RFP #001-2025
JUNE 3, 2025
CULTUS LAKE PARK VILLAGE CENTER REDEVELOPMENT

Issue date: June 4, 2025

Closing Location: 4165 Columbia Valley Highway, Cultus Lake BC, V2R 5B5

Closing date and time: September 30, 2025, at 4:30 pm

Contact person: Joe Lamb, Chief Administrative Officer, Joe.lamb@cultuslake.bc.ca

QUESTIONS:

1. Once you select a partner would we have to go through the OCP process?

An OCP would not be required, however, zoning changes for mixed use designation would be required.

2. Would rezoning trigger any public Hearing/Consultations?

The board is committed to ensuring that the public is engaged in discussions throughout the process.

3. Can you elaborate on the building concept?

The vision we are looking for is something similar to Garrison Crossing or District 1881. The concept would foster a strong sustainable community with multi family, commercial and park recreation environment.

4. The Fire Hall and Public Works Yard, what's the future for them?

Both the Fire Hall and Public Works Yard can be relocated. It should be part of the RFP submissions.

5. Is Fraser Valley Regional District building a new sewer system?

Yes, Inquires should be directed to the Fraser Valley Regional District at 604-792-5000.