

# COMOX VALLEY RECORD

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## Cumberland weighing benefits

By Colleen Dane - Comox Valley Record

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Developing Trilogy's remaining lots with maximized residential building and minimal commercial could mean between \$481 and \$660 million in economic benefits for the Village of Cumberland.

A new community impact study for the 11 lots Trilogy is currently applying to develop was presented at a public meeting this week — releasing numbers around the long-term and short-term payoff from developing the land mostly on the east side of the Inland Island Highway.

Meyers Norris Penny business adviser Lisa Trimmer presented the report, which was requested by village council to help analyze the impact of the proposed development.

Using formulas, including one by the U.S. National Association of Home Builders, the accountants developed an estimate for residents to weigh.

“It considers one-time effects, but also ripple effects and ongoing annual effects,” said Trimmer about the document.

The residential market component of the report said that there's an increased demand for multi-family/townhouse style homes, and that Trilogy's plans to include multi-family units in mixed-commercial properties suits that need.

The community impact study was one of the updates given to the public at the meeting this week — meant to keep people informed as the bylaws for lots 2a, 2b, 3a, 3b, 3c, 5, 7, 8a, 9a, 10 and 11 move forward.

Cumberland council gave the Official Community Plan and zoning amendment bylaws for the properties second reading this week.

The other detail also covered at the meeting, was a recently submitted hydrogeology and geotechnical report for the land, which, including four lots already ahead in the rezoning process, equals 760 acres.

One consultant said that any resettling resulting from the village's mining past has already happened, making it secure for future development. Lee Ringham, from Levelton Engineering Solutions added that the regional water aquifer fed by Comox Lake isn't connected with Maple Lake.

"It turns out in my opinion, I think Maple Lake and these swampy areas are perched ... 12 metres higher than the regional water table," he said.

That means sufficient amounts of water could be pumped from that aquifer without effecting the local lake — or the overall supply.

There were fewer than 10 residents there to hear the latest on the Trilogy development. The public meeting is in advance of an official hearing, which is anticipated to occur in late-July. All reports are available at the village office, and will be posted at [www.trilogyatcumberland.com](http://www.trilogyatcumberland.com).

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