



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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MINUTES OF THE MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON MONDAY DECEMBER 4, 2006 at 6:00 P.M. IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY

Present: Mayor Max Wyman
Councillor Linda Heneault
Councillor Connie Spiers
Councillor Lisa Turpin
Administrator Don Reid
Recording Secretary Sheila Blake
Regrets: Councillor Ken Wolder

1. Call to Order

Mayor Wyman called the meeting to order at 6:00 pm.

2. Emergency Co-ordinator Position

The Administrator reported that:

- The Province feels that Lions Bay should have an Emergency Co-ordinator,
- It is unlikely to find an adequately trained individual on a volunteer basis,
- The Village requires someone at least 2 days per week to do the job. The salary scale for this position would be \$1,000 per month,
- There are two possible individuals. One would move to the community if he could line up two more part-time jobs to provide sufficient income. The second is Nadine, Ambulance personnel,
- PEP requires prospective individuals to have training to at least level 300 which is acquired via 3 basic Courses and two further Courses offered in January by the Justice Institute. The Administrator plans to take these courses,
- The viability of joining the North Vancouver Emergency Program has been considered but then the Coordinator would not be in the Village neither could that person get to the Village in the event of a land slide etc.,
- Work load would entail training, documentation and preparatory work to get to level 300; ensuring ESS supplies are in order; that the ESS Plan is up to date including volunteers and managers and that table top exercises are conducted and one full blown exercise done every 18 months or so,
- The Village's training and documentation is so out of date that hiring a Coordinator 8 days per month is absolutely justified,
- The Province does not approve of an individual wearing two hats i.e. Fire department personnel,
- In the event of an emergency the person in charge is the Mayor, and

- Credentials for position to be posted and applications to be accepted up to January 4, 2007. Decision to be discussed during first Council Meeting in January.

Council directed staff to proceed with the necessary arrangements to define and appoint a salaried Emergency Co-ordinator.

3. Approval of Agenda

Resolution Number: C-157

Moved by Councillor Turpin
Seconded by Councillor Spiers

Resolved that: the Agenda for the Regular Council Meeting of December 4, 2006 be approved as amended with the Delegations being heard prior to Public Participation.

Carried...

4. Delegations

A. Norm McPhail, RCMP could not attend the Council meeting.

B. Oliver Ganske, 440 Mountain Drive advised that:

- On behalf of himself and a number of residents, Oliver Ganske wished to go on record and voice opposition to the location of the recently proposed development application that Council has already considered,
- Specific concern for our green spaces. There is a need to control negative process. We feel current process has been largely lead by the developer in public meetings,
- Would like to see our Council position itself publicly on how they stand in relation to the development in question,
- Welcome Council's recent decision to defer the developer's application to purchase the land between Sunset and Mountain Drives,
- Present proposal clearly departs from terms of current OCP. A parcel of land that is the current public works site was set aside as the location for an alternate housing style of development, which shows this Community is not against development but wants development to be sensitive to the overall conditions of Lions Bay, and
- Green spaces in the Village are set aside for all the residents for recreational use. Land that is generally considered throughout British Columbia to be preciously hard to come by and so should be guarded and fiercely conserved. The OCP aims to maintain green belt surrounding the Village to act as a buffer to development. We don't own enough undeveloped land to provide that on our own terms.

Council advised that:

- The Public Works site will not be available until too far into the future. There is concern for individuals who have expressed interest in this type of development, that such a delay would be tantamount to forcing them to look outside the village for the type of accommodation they need.

C. **Harold Gienger, 400 Bayview Road:** thanked Oliver Ganske for his presentation and submitted his report (attached) to correct misleading misinformation circulated by a group calling itself “Keep Lions Bay Unique”.

5. **Public Participation**

A. **Norma Rodgers, 229 Bayview Road:** provided a letter to Mayor and Council.

B. **Neil Berman, 110 Sunset Drive advised that:** In medicine we abide by the words “Do No Harm”. We trust you to do no harm. Lions Bay is Heaven on Earth – that is why I am here. Be angels and look after our heaven.

C. **Joe Tompai, 85 Sunset Drive advised that:** Townhouses have not had negative impact or caused a drop in property values. They were provided for people who could not afford to buy a single family dwelling. Harold’s project has been misunderstood. It is being driven by a need to provide for older people, whose children have left large homes, a place to live while maintaining their place in the community. Fire, pestilence, earthquakes are all possible. If man were not to make change because of fear, nothing would happen. There will always be natural disasters. No reason to stop moving ahead. There are methods of construction to overcome geological problems. A healthy community must have children, adults and seniors.

D. **Hardy Goetsch, 155 Islevue Place advised that:** I have lived in Lions Bay 45 - 50 years. The fact that I might have a further 5 - 10 years to tend my home and garden before considering a retirement home has sparked my input. I have to consider that in ten years I will be compelled to leave and I have been resolved to do that. It would be wonderful if the opportunity were provided, in whichever form, to live here and enjoy the view for as long as possible. I am sure I speak in the name of many people who share my opinion. The newcomers (20 years) to this community should be aware that the Community would not have this facility if it had not been for some progressive people, or the condos had we not had a Village at the time. Incorporation was sparked because of the Condos. Consider everything long term residents have been through from debris torrents to floods. This is a community where everyone helped everyone and should remain thus.

E. **Peter Meili, 170 Sunset advised that:** I don’t want to pretend otherwise - I moved here to bring up my children. It is easy for those living elsewhere to support a development in this location, because it does not affect their backyard. I have been involved in architecture all my life and in many development schemes. A 325 townhouse development in Burnaby forced us to save trees. They all died. Basements lowered the water table, weakened the trees. A windstorm blew 3 trees onto my house. If you open the proposed development area it will affect all the trees on my property making them more vulnerable to

wind blows. Nobody can say development in that area will have no affect. I like the forest. I don't have a view. I like to keep it this way.

- F. Petra Low, newcomer advised that:** Not all change is good. So much development has already happened. People are now desperate for this sort of place. We must acknowledge what we have.
- G. Ted Franklin, 270 Mountain Drive advised that:** I am a Forestry graduate. I know this area well, it is our green space, our legacy. Is Council prepared to assure us the same thing that happened in North Vancouver, will not happen here? Metamorphic rock, slope, development. We will have severe problems. Many reports about this slope. Please do not destroy that piece of land, it is our ecosystem.
- H. Peter Hickman, 75 Sunset advised that:** We came because we love this area. I agree with Oliver and am in support of this type of housing but not the location. Seniors at the top of a hill, bearing in mind emergency services, is insanity. Seniors require easy access to the highway and facilities they require. Important to ensure location is right to support development growth while ensuring it doesn't destroy the nature of our Village.

Mayor Wyman acknowledged that feelings are intense around this issue and he thanked both sides for their civility with each other. He assured those present that Council is determined to see this issue dealt with properly and is certainly not ready to make a decision. Public meetings will be arranged to discuss every issue. Council has repeatedly been asked why this proposal has not been declined. Council does not work that way, it is ultimately a public process. This council will not make an amendment to the current OCP to allow this development to proceed. Harold Gienger has been asked to put his application on hold until the OCP has been reviewed.

6. Adoption of Minutes

Resolution Number: C-158

Moved by Councillor Spiers
Seconded by Councillor Heneault

Resolved that: the Minutes for the Regular Council Meeting of November 20, 2006 be approved as amended.

Carried...

Resolution C-155 Councillor Spiers to be recorded as an opposed vote.

7. Business arising from Minutes

None

8. Unfinished Business

None

9. Reports

A. Administrator

The Administrator offered his personal appreciation to the Public Works Manager for his department's handling of the recent snow and wind storm conditions. However, some residents feel otherwise.

Councillor Heneault commented that:

- She received many calls after the November 29 storm concerning uncleared snow on the roads making it particularly difficult to negotiate the sharp bends. For the past 12 years the village has been able to brag that this community has snow removed so early in the mornings that residents traditionally are on the roads by 6 am in the morning,
- Many residents have questioned the present process – not safe even at 9 am when mild enough to take salt,
- Residents reported they did not hear the plough trucks go through as they normally would, and
- During emergency debriefing there apparently was difficulty getting emergency vehicles out, installing chains etc. Might be appropriate to have back-up from local personnel.

The Public Works Manager reported that:

- After the second storm at 5 am in the morning there were a number of cars on the side of road and many residents did not have winter tires,
- The plough can only plough so deep. There are two corners on Bayview that are particularly difficult to plough. Salting started at 5 am,
- Started with main roads and then side roads,
- Local back-up already implemented,
- Salting - different medium. Potassium chloride (potash) cheaper and does not destroy cars. Suppliers will no longer supply potash because they received complaints that the product made pets' feet red. Increased cost from \$15 - \$1,200 ton. The Administrator will follow up on supplier of potash.

Council suggested changes be made to the parking bylaw to cover winter conditions.

B. Finance

No report

C. Public Works

No report

D. Building Inspector

No report

E. Mayor and Council

i) Mayor

- Council of Council meeting was extremely useful and covered housing for the homeless and licensing of secondary suites. Gordon Robson felt the crisis was in health rather than homelessness; that addressing mental health and addiction would remove half the people from the streets, and
- World Urban Forum in China. Five person team attended from Canada regarding how to organise the World Urban Forum. Broke ground for new Convention centre to be opened in time for World Urban Forum in 2 years.

ii) Councillor Turpin

Resolution Number: C-159

Moved by Mayor Wyman
Seconded by Councillor Heneault

Resolved that: the report of Councillor Turpin be received.

Carried...

iii) Councillor Heneault

Resolution Number: C-160

Moved by Mayor Wyman
Seconded by Councillor Turpin

Resolved that: the report of Councillor Heneault be received.

Carried...

Resolution Number C-161

Moved by Councillor Spiers
Seconded by Councillor Turpin

Resolved that: Council proclaim February 2007 as 'Heart Month' in the Village of Lions Bay and urge all citizens to show their support for this most worthwhile cause.

Carried...

F. Committees

No report

10. Resolutions

None

11. Bylaws

None

12. Correspondence

A list of correspondence and Action Items to November 30, 2006 was presented.

Resolution Number C-162

Moved by Councillor Heneault
Seconded by Councillor Spiers

Resolved that: the List of Correspondence up to November 30, 2006 be received.
Carried...

Action items

- 1.(44) Email dated November 30, 2006 from resident Hilda Mayo regarding Council's decision regarding trees.
- 2.(39) Email dated November 30, 2006 from Josh Moody re acquisition of Lions Bay Green Spaces and Common Property.
- 3.(37) Email dated November 30, 2006 from Keep Lions Bay Unique regarding proposed development in Lions Bay
- 4.(45) Letter dated November 21, 2006 from resident Paul Akerheim regarding opposition to Proposed Condo Housing on Mountain Drive and other Lions Bay Community land.
- 5.(46) Letter dated November 27, 2006 from resident Peter L. Marshall, 15 Periwinkle Place, regarding Sea to Sky Upgrade, Kelvin Grove Mini Change "Proposal" shown to Lions Bay residents October 21, 2006

Will be responded to. Decision is MoT's. MoT has met with residents twice so far, exploring the options of returning to an overpass. Consultations not negotiations.

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- 6.(36) Letter dated November 26, 2006 from resident Peter Hefti regarding Sea to Sky Highway upgrade and Kelvin Grove "Mini Change".

Mayor Wyman has responded.

- 7.(28) Letter dated November 20, 2006 from Mayor Ralph Drew. LMTAC, regarding 2007 Appointments to LMTAC.

Proposed re-appointment of Councillor Turpin to be brought back to next Council Meeting.

13. New Business

None

14. In Camera

None


15. Adjournment

Resolution Number C-163


Moved by Councillor Heneault
Seconded by Councillor Turpin

Resolved that: The Regular Meeting of December 4, 2006 does adjourn at 8:35 p.m. and the next Council Meeting of Council is Monday, December 18, 2006 at 7:00 pm

Carried...



Mayor



Administrator