VILLAGE UPDATE

Friday, December 2, 2016

From the Mayor's Desk

Hello Lions Bay,

Santa's Breakfast at Lions Bay School this Sunday, sponsored by the parent-led Lions Bay Playschool Society, is a great fundraiser, and a great time. Come one and all to make it its usual success.

You may have heard rumblings about how the run-up in local property assessments means that more and more Lower Mainland taxpayers will become ineligible for the Homeowner Grant (HOG) property tax refund from the Province. From January 2014 to September 2016, the composite home price index for the Lower Mainland increased by 52 percent but the HOG threshold value increased by only 9 percent (from $1.1 million to $1.2 million), resulting in sharply declining eligibility locally. In the past decade, Metro's 23 local governments share of the HOG has declined from 53.0 percent to 46.8 percent of the overall provincial total, despite our population growth outpacing the Province's. The HOG phase-out threshold is theoretically reviewed by the Province annually to attempt to get the same proportion of taxpayers eligible but the skinny at UBCM in October was that it would change minimally for 2017, since many northern communities were seeing property value declines and would re-qualify. That may just have been city v. country and Liberals v. NDP (it's amazing to me how partisan people get, when all we're trying to do really is live well). Today the HOG starts phasing out at $1.2 mil. in assessed value, being eliminated completely over $1.314 mil. (for the basic grant; $1.369 million for the senior/additional grant).

I wondered what this might mean in Lions Bay, and crunched some numbers using public data from BC Assessment. 2017's numbers aren't out yet, but in 2016 152 of about 550 Lions Bay properties were assessed at over $1.2 mil., 44 reaching the threshold for the first time. 38 were over the $1.314 mil. total elimination threshold, 18 of which went from full grant to full elimination in one fell swoop. I spoke to BC Assessment about expectations for 2017, which they already know, having set values in July. They're playing that info close to the vest, but did say that Lower Mainland assessments are going up in the staggering 25 to 50 percent range. I think it's fair to say many more Lions Bay properties will be over whatever the HOG phase-out threshold is next year. All this to say that if cash flow is an issue, now might be a good time to consider the BC property tax deferral program. Details here.

Does it necessarily mean higher property taxes? From the local standpoint, no! Taxes are set according to the 2017 budget we're starting to discuss now, and have nothing to do with property values. Property values only divvy up the pie. That said, if our share of the provincial pie is going to be higher, we pay more where the mill rate is the same province-wide: taxes collected by Lions Bay on behalf of others include "school tax", the police levy, the GVRD levy and the TransLink levy. With the region's self-inflicted failure to see the value in paying with PST, the Mayors' Council had to cobble together other ways to fund $2 bil. in absolutely essential transit investment. That's going to be by fare increases, transit asset sales, developer charges, future road tolling, and yes, TransLink tax increases. We'll soon see how much Lions Bay contributes.

Regards,
Karl Buhr (mayor.buhr@lionsbay.ca)

UPCOMING COUNCIL & COMMITTEE MEETINGS

All meetings take place in Council Chambers unless otherwise noted. The Village Office is open until 6:30pm on Regular Council Meeting nights.

- Regular Council Meeting - December 6, 2016 at 7:00pm
- Trees, Views & Landscapes Committee - December 7, 2016 at 9:30am

Note: please check the Village website calendar for meeting schedule changes or cancellations.

BE PREPARED! UPCOMING TRAFFIC DISRUPTIONS ON BAYVIEW ROAD

On Wednesday, December 14, 2016, exp Services Inc., a geotechnical firm working for the Village, will be performing preliminary geotechnical investigations of the 325 meters of Bayview Road scheduled for redesign. The proposed works include the use of a drill rig to auger holes spanning across the road length in order to assess asphalt thickness, pavement section, and road subgrade condition. The results of the investigation will be used in the provision of engineering services for drainage, road and traffic design for Bayview Road between Mountain Drive and Stewart Road.

This investigative fieldwork will occur on December 14, 2016 and will likely result in traffic disruptions throughout the day. Traffic control personnel will attempt to keep one lane open at all times but due to the narrowness of the road, may require full closures for periods lasting up to an hour. Please try to plan your day accordingly to limit use of Bayview Road. If necessary, ensure you drive slowly and cautiously through the construction zone.

If there are any particular constraints, medical or otherwise, please let Public Works know in advance 604-921-9833.

LANDFILL INFORMATION

Large items can be disposed of at the North Shore Transfer Station located at 30 Riverside Drive in North Vancouver (604-521-1715). Please note that the Squamish Landfill will not accept residents outside of their jurisdiction.

Lions Bay Playschool presents

Breakfast With Santa



Sunday
December 4th
10-12

Lions Bay Community School 250 Bayview Rd
pancake breakfast, pictures with santa,
silent auction, 50/50 draws & more.

$5 per person cash/cheque only

(don't forget the auctions and 50/50 draw) - kids 2 and under are free.

lions bay community school

LIONS BAY

Santa's Breakfast Flyer

COMMUNITY CALENDAR

The December Community Calendar is now available and can be viewed on the Village website or by clicking the button below.

December Community Calendar

2017 MUNICIPAL GRANT APPLICATIONS

The Village of Lions Bay is committed to promoting an enriched Community, for the enjoyment of residents and visitors alike, by supporting Community Projects through the Village's Municipal Grant Program. Council is again inviting interested groups to apply for a financial or in-kind Project/Services/Events/Program grant by completing the Municipal Grant Application form and submitting it to the Village Office by December 16, 2016.

This form may also be obtained on our website.

If you have any questions, please contact Pamela Rooke at 604-921-9333 or prooke@lionsbay.ca.

Municipal Grant Application Form

SEA TO SKY ARTS

A SUCCESSFUL CHRISTMAS FAIR

Another enjoyable and successful Christmas Fair! We had 19 artists and artisans providing jewelry, teas and spices, Christmas wreaths, chocolate, pottery, hand knit purses, dog treats, hand made blankets, bread etc. The children's project was a big success with over

36 children making Christmas angels for their trees at home. Musicians provided wonderful Christmas music: Mark Coghlan, Karen Fowlie and Friends and the Rockridge Jazz Combo, an 8 person jazz band from Rockridge School. We served hot chocolate, mulled apple cider and yummy cookies. A steady stream of people made their way through the hall from 10:00 - 3:00 with likely 200 people attending. Our raffle of a basket which included gifts from each vendor raised $310 for the Vancouver Food Bank and was won by Tim McCutcheon. Thank you to all who helped make this annual Lions Bay Arts Council event a success again this year.

Lions Bay Arts Council Christmas Party
For Members and Guests
Friday, December 9th - 7:00pm - 9:00pm
Philips/Wreglesworth Residence
180 Highview Place
Please RSVP at info@lionsbayartscouncil.org if you not already responded to our invitation.

See what's happening on our social sites:

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Direct: 604-921-9333 | reception@lionsbay.ca | www.lionsbay.ca