

VILLAGE OF LIONS BAY

ON TABLE - Incoming Correspondence - May 5, 2020

Resident Correspondence:

R1: Rose Dudley re cell tower (page 1)

R2: Nathan Davidowicz re bus service (page 2)

R3: Tamara Leger re cell tower

R4: Coridon Henshaw re translink

R5: LBSAR re cell coverage

R6: Karl Buhr re cell tower

R7 Brenda Broughton re cell tower

R8 Norma Rogers re parking closures

From: [Ron McLaughlin](#)
To: [Peter DeJong](#); [Municipal](#)
Subject: Fw: 5G Cell Tower Proposal
Date: Tuesday, May 5, 2020 8:26:23 AM

For the correspondence tonight or next time.

Ron McLaughlin

Mayor

The Village of Lions Bay

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

Tel: (604) 921-9333 | Cell: (604) 353-7138 | www.lionsbay.ca

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From: [REDACTED]
Sent: Tuesday, May 5, 2020 7:19 AM
To: Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>; Council <council@lionsbay.ca>
Subject: 5G Cell Tower Proposal

Dear Mayor and Council,

I will be unable to attend the virtual council meeting on Tuesday May 5th where the 5G proposal will be discussed.

I am strongly opposed to this technology being considered for our community when much research has shown it to be harmful to our health, and there is not enough evidence to the contrary.

I am also opposed on aesthetic grounds. No one wishes to have their view marred by an ugly metal construction.

The financial gain, which is of so little consequence, has to be measured against the lasting detriment to our village.

I ask all council members to vote against this proposal.

Yours sincerely,

Rose Dudley

From: [Ron McLaughlin](#)
To: [Peter DeJong](#)
Subject: Fw: Bus Service :
Date: Tuesday, May 5, 2020 8:26:50 AM

FYI.

Ron McLaughlin

Mayor

The Village of Lions Bay

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From: nathan davidowicz [REDACTED]
Sent: Tuesday, May 5, 2020 5:10 AM
To: Council <council@lionsbay.ca>; Municipal <agenda@lionsbay.ca>
Subject: Bus Service :

Dear Mayor and Councillors:

With the suspensions of private bus service to Squamish and Whistler in March, it was the beginning now route 262 has been discontinued. The Village could consider various motions at your meeting of
. May 5, 2020.

1. Support the motion that WV Council passed on 27 April 2020 asking for help from Federal Govt.
2. Apply together with District of Squamish to operate an hourly bus service between Squamish, Lions Bay, and Horseshoe Bay. Depending on the exact schedule and type of bus the cost would be less than \$1000 per day. Depending on ridership and fares the cost is less.
3. In addition to the above contact BC Ferries and Ministry of Transportation and Infrastructure

Public Transit is an essential service and a minimum level of service should be provided.

THANK YOU FOR YOUR SUPPORT
Nathan Davidowicz

[REDACTED]



From: [Ron McLaughlin](#)
To: [Peter DeJong](#); [Municipal](#)
Subject: Fw: Circumnavigation of Democratic Process During COVID 19 Around Cell Tower License Agreement Contract
Date: Tuesday, May 5, 2020 11:26:59 AM
Attachments: [Screen Shot 2020-05-04 at 4.26.53 PM.png](#)
[Screen Shot 2020-05-04 at 4.08.53 PM.png](#)
[Screen Shot 2020-05-04 at 4.09.23 PM.png](#)

For future correspondence.

Ron McLaughlin

Mayor

The Village of Lions Bay

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From: Tamara Leger [REDACTED]
Sent: Monday, May 4, 2020 5:48 PM
To: Council <council@lionsbay.ca>
Subject: Circumnavigation of Democratic Process During COVID 19 Around Cell Tower License Agreement Contract

To Mayor & Council,

I feel like the Village is trying to sneak this long-term binding 3rd party commercial contract through during a vulnerable time (COVID 19 pandemic), where public attendance at a Village Council Meeting is near-impossible. Additionally, the motion you are seeking to pass to sign a License Agreement Contract to install a CELL TOWER on municipal land designated "green space parkland" in the Village of Lions Bay contravenes the current OCP and Village Bylaws. Furthermore, I have come to understand that the issue you are trying to resolve (communication between the Village water treatment plants) could be better executed, with zero community or environmental impact and zero cell tower, with the installation of a dedicated land-line solution.

1. Limited opportunity to attend to Council Meeting as Public Participation: Only 4 people are allowed to attend Council Meetings. Already 3 seats are taken, two by employees of SBA Communications Corporation, the Cell Tower proponents, the other the village auditor. ZOOM attendees are NOT allowed to speak per Village Update email sent Friday May 1, 2020.

2. Signing this contract violates our current Official Community Plan and Village Bylaws [#408 \(2008\)](#) and [#520 \(2017\)](#) and LIONS BAY
OCP: <https://www.lionsbay.ca/services/planning-and-development-services/official->

[community-plan](#). You must modify these first, which requires significant community consultation.

3. **COMMUNITY NOTIFICATION significantly downplayed and buried** in [VILLAGE UPDATE](#) Sent out via email May 1, 2020 providing Agenda (citing "cell tower application consideration", and citing rules around attendance and public participation (silent viewing only)). [506 Page MAY 7 Council Meeting AGENDA](#) (Includes Request For Decision from Village CAO, as well as Cell Tower License Agreement Contract on page starting at PAGE 65/506)

4. **The Village of Lions Bay landscape will be changed forever** by this CELL TOWER installation, which will go right in the middle of the iconic view of Lions Bay. So this change/project/vote is a pretty big deal.

5. I understand that **there is currently a 100+ person petition to stop this project**, significant given the size of our community.

6. Mayor and Council, my sincere concern is that for financial contractual reasons, contractual Terms are minimum 10 years, as outlined in the May 7 Agenda, **this is a irrevocable decision and one that truly deserves thoughtful due process, including revising OCP and Land Use Bylaws, and should certainly not be pushed through in a sneaky way when citizens are not allowed to participate on all levels of this discussion. This is likely a community referendum-level issue.**

Again, Your Council Meeting Agenda Request for Decision, is tomorrow. I am at a loss on how we got here, but **I urge you to “pause” this Cell Tower License Agreement Contract process and proceed in a straight line, first-things-first, in a democratic manner. I am also contacting the Ministry of Municipal Affairs — Local Government to see what can be done.**

I can not believe you are trying to pass this significant Motion during COVID 19. We are such a lovely community. I hate to be confrontational but this situation is truly heartbreaking.

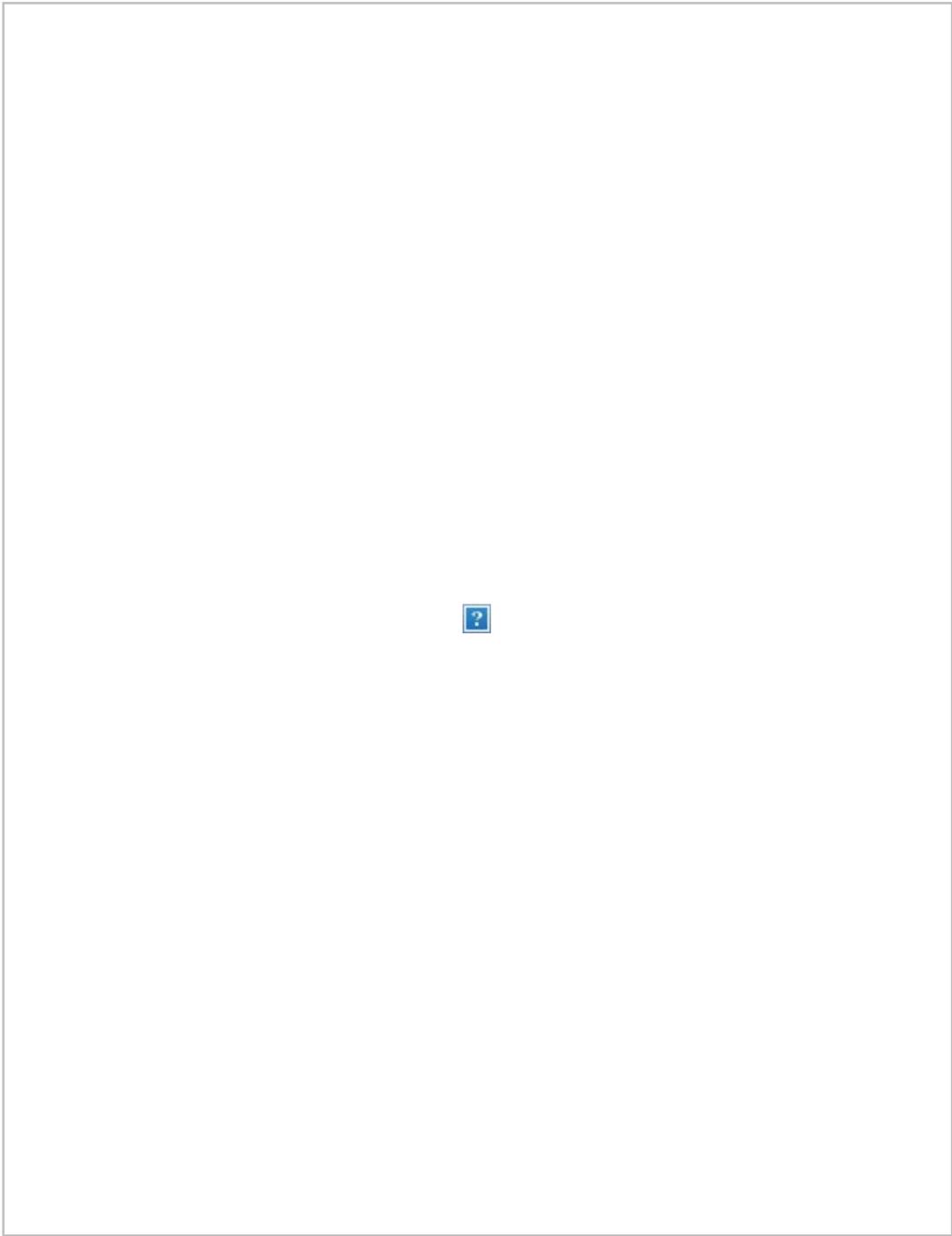
Sincerely,

Tamara Leger









From: [Ron McLaughlin](#)
To: [Peter DeJong](#)
Subject: Fw: FYI: public comment to Translink regarding our transit service
Date: Tuesday, May 5, 2020 1:27:18 PM

fyi

Ron McLaughlin

Mayor

The Village of Lions Bay

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

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From: Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Sent: Tuesday, May 5, 2020 12:37 PM
To: Coridon Henshaw [REDACTED]
Subject: Re: FYI: public comment to Translink regarding our transit service

Please give me a call before you send this. [REDACTED]

From: Coridon Henshaw [REDACTED]
Sent: Tuesday, May 5, 2020 12:21:54 PM
To: Council <council@lionsbay.ca>; Municipal <agenda@lionsbay.ca>
Subject: FYI: public comment to Translink regarding our transit service

Dear mayor and council,

Below I have copied to you the text of a public submission I will be sending to the Translink Mayor's Council and Board of Directors regarding the cessation of our transit service. It substantively reflects the position I feel the village government should take, on behalf of community taxpayers, with regard to Translink in this matter.

It should not be acceptable to anyone in our community for Translink to take our tax dollars--for any length of time--without giving us anything in exchange.

Coridon Henshaw,
Lions Bay, BC

---- public submission to the Translink Mayor's Council begins below ----

I wish to express my strong objections to the termination of the former 262 route, which

until 2 May, connected the village of Lions Bay to essential food retail and regional transit service in West Vancouver. The choice to terminate this route was irresponsible because it failed to take into account the unique lack of *any* alternative transportation for former transit users in Lions Bay, the lack of resources within the community, and the regional equity consequences of redirecting funding provided by outlying municipalities to fund transit service only within Metro Vancouver's major cities.

With regard to the regional equity implications of withdrawing service from Lions Bay and other outlying municipalities, terminating services *that these communities pay for through their tax revenues* is such a gross misuse of the mechanisms of regional governance that it undermines the legitimacy of regional governance itself. Public information indicates that the Village of Lions Bay's contribution to Translink covered roughly three quarters of the 262's operating costs. Even in a time of crisis, we are entitled to see some benefit for our money.

The goal of regional governance is the pooling of resources to mutual benefit. It was entirely reasonable for Lions Bay to pay towards the operation of transit services outside our boundaries as Lions Bay residents did use them. Similarly, it was entirely reasonable for Vancouver to pay towards the 262 because Vancouverites did use it to access outdoor recreation sites here. It is also entirely appropriate to expect shared sacrifice during a global emergency.

However, shared sacrifice is just that: shared. The current situation, however, is not shared. It is a situation where Translink is taking money from Lions Bay, and other outlying municipalities, to fund the operation of transit services that we can no longer access because our connections to the regional transit network have been terminated. This is not a shared sacrifice and this is not a pooling of resources for mutual benefit: it is the exploitation of small, financially limited, outlying communities for the benefit of the larger cities in Metro Vancouver, and it is unacceptable.

Regardless of the current views of municipal governments that have lost transit service within their boundaries, it is not tenable to take tax money from jurisdictions with elected governments while providing nothing in exchange. Continued abuse of outlying municipalities as funding sources for urban transit will collapse whatever support Translink has in outlying areas and will spark movements to disassociate from Translink and/or Metro Vancouver.

With respect to the unique circumstances of Lions Bay, to the best of my knowledge, we are the only municipality to be removed from the Translink service area to have both no transit within our boundaries and no access to alternative modes. Where most discontinued routes operated on municipal streets where active transportation to the nearest active bus stop is a viable alternative, *the only connection between Lions Bay and West Vancouver is a 12km section of the Sea to Sky highway, a four lane divided highway where traffic speeds have regularly been measured to exceed 100km/h.* The highway is not safe for pedestrian use, nor can the mountainous route be bicycled by any but the most extraordinarily fit and well equipped. Under normal circumstances, car pooling would be a viable alternative, but the advice of the Provincial Health Officer is that car pooling during the pandemic should be avoided. Taxis—at a round trip cost to West Vancouver of \$70—are only other option for transit users but the costs are such that taxi use is viable only on an exceptional basis.

The need to regularly leave Lions Bay, however, is not exceptional. Leaving aside the issue of commuting for work or school—activities that are on-hold due to the pandemic—there is no supermarket here (the village general store only sells prepared foods and, by special order, food in wholesale quantities) and no medical facilities. Accessing food now involves either depending on village volunteers or additional expenses on the order of \$140 per month.

Notwithstanding Translink's funding shortfall, transit remains an essential service even in outlying areas. Major service reductions (such as operating outlying routes only one day a week) would a far more appropriate response to the funding crisis than to cut off outlying areas and impose unreasonable costs and life safety risks on their residents.

Service cuts should never have been undertaken without consideration for areas where no alternatives to transit service exist and without consideration for the regional equity impacts of forcing outlying areas to subsidize urban transit services. Every day this continues, the more damage Translink does to its legitimacy as a *regional* governing body and the greater

the risk that outlying areas will cut ties with Metro Vancouver for one very simple reason:
**If we're paying Translink money and getting nothing in return, what are we paying
Translink for?**

Coridon Henshaw,
Lions Bay, BC

From: [Ron McLaughlin](#)
To: [Council](#); [Peter DeJong](#); [Naizam Jaffer](#); [Pam Rooke](#)
Subject: Fw: LBSAR and cell coverage (tower discussion) #2
Date: Monday, May 4, 2020 7:59:17 PM

FYI

Ron McLaughlin

Mayor

The Village of Lions Bay

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From: Edward Langford [REDACTED]
Sent: Monday, May 4, 2020 5:09 PM
To: Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Subject: FW: LBSAR and cell coverage (tower discussion)

Sir,
LBSAR's note below.

Cheers
ED

From: Brent Calkin [REDACTED]
Sent: May 4, 2020 5:08 PM
To: Edward Langford [REDACTED]
Cc: SAR Technology Inc. [REDACTED] Keith Campden [REDACTED]
[REDACTED] scott mackenzie [REDACTED] Sandro Frei
[REDACTED]
Subject: Re: LBSAR and cell coverage (tower discussion)

The more cell towers the better, as far as I'm concerned. Our biggest problem, ironically, is poor reception at both the Fire Hall, and at the the Field can, which causes data issues and reduces our ability to call our lost or injured subjects, or communicate among ourselves. A tower that improves reception in those two areas would be fantastic.

Cheers,

Brent

On May 4, 2020, at 16:36, Edward Langford [REDACTED] wrote:

Guys,
Any comment on the item below.

The proposed tower location is up the water intake road by the Mt Unnecessary trail head.

ED

From: Michelle Langford [REDACTED]
Sent: May 4, 2020 12:11 PM
To: Edward Langford [REDACTED]
Subject: Fwd: LBSAR and cell coverage (tower discussion)

Sent from my iPhone

Begin forwarded message:

From: Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Date: May 4, 2020 at 11:56:24 AM PDT
To: ED Langford [REDACTED]
Cc: Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Subject: **LBSAR and cell coverage (tower discussion)**

Good morning Ed. I hope you and your family are keeping well.

The opportunity for a cell tower to proceed goes to Council for a decision tomorrow evening.

LBSAR responds to all sorts of calls. I don't know if the group uses radios, but if you do, I presume this would be the primary means of communication. That said, I'm pretty sure cell phones are also used. From your experience over a long period, is the current cell coverage adequate or lacking if SAR work is under way? Do you ping lost hikers' cell phones? I would appreciate your feedback. I am aware there are

some dead zone spots within the Village. I don't know if this is the case in the mountains. Would expansion of service/network be beneficial to LBSAR? Thank you for your assistance.

Regards and stay well,

Ron McLaughlin

Mayor

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From: [REDACTED]
To: [Council](#)
Cc: [Municipal](#); [Peter DeJong](#)
Subject: Support for telecommunications tower
Date: Tuesday, May 5, 2020 9:26:44 AM

Hello Council,

I'm writing to again express my support for the proposed telecommunications tower in Lions Bay, which you will be discussing this evening.

You probably already know that there are no responsible scientific grounds for health concerns over the non-ionising radio-wavelength transmissions of a tower. And, that there are any number of reputable and authoritative studies speaking to their safety, more so than high-voltage electricity, cellphones themselves, microwave ovens, cordless phones, Wi-Fi routers, sunlight, and all the other forms of radiation we are exposed to.

On the proponent's representations, I am confident that most cellular providers will eventually add a transponder to the tower, so I take it as a given that our cell service will improve. I do have reservations on the appearance of the proposed lattice tower, which is in a different place and of a different design and height to Council's original direction. But, I believe it won't be visible from most parts of Lions Bay itself due to the terrain, although it might be seen from the highway and the water. It's a negative, but I believe is outweighed by a tower's positives:

1. It offers improved cell signal, sooner
2. It is the antenna location for our Public Works data network, vital to start reducing the cost of manually taking readings and opening and closing valves
3. It is the base station for the low-power mesh network needed for UBC's long-range hydrology study in Lions Bay, the "retail value" of which is necessary for the Lions Bay contribution-in-kind required for federal research funding
4. It offers improved Public Works radio reception (for example, due to dead spots today, we need an extra person on daily water intake inspections just to act as a radio relay to base)
5. Assuming EComm places a transceiver, it offers improved RCMP and Lions Bay Fire Rescue radio reception, both within Lions Bay and on the highway, perhaps even to the extent that we can dispense with the surprisingly high cost of the Bowen Island relay
6. Assuming EMBC places a transceiver, it provides improved Search and Rescue radio reception throughout the Sea-to-Sky
7. It produces royalty revenue to Lions Bay, I believe of \$20,000 a year.

In short, we *do* need this tower, and I hope you will support it.

Regards,
Karl Buhr

From: [REDACTED]
To: [Ron McLaughlin](#); [Neville Abbott](#); [Fred Bain](#); [Norman Barmeier](#); [Jaime Cunliffe](#)
Cc: [Peter DeJong](#); [Lions Bay Reception](#); [Municipal](#)
Subject: Please vote no to the cell tower and to the OCP change. Photos included
Date: Monday, May 4, 2020 9:15:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[cell tower photo#2 . tower without masking.pdf](#)

Dear Mayor McLaughlin and Council,

I respectfully request that you Vote NO to the proposed cell tower.

The tower will be visible and harm the iconic views of Lions Bay. As it will be populated with microwave dishes and antennae in order to functionally operate, the microwaves will put our community members health at risk. [Please review the cell tower prospectus attachment.]

The tower is the structure which holds the cell dishes and antennae, which can and will be added to over time.



I further ask each Council Member to Vote NO to changing the OCP.

Please support The Village of Lions Bay Official Community Plan. The Vision in the Lions Bay OCP, does not include structures of this nature ... it includes valuing the natural beauty and protecting and enhancing that natural beauty.

The Official Community Plan has a very specific and long ranging community consultation process. This legislated process has not occurred. If something does not fit into the OCP, you do not change the OCP to make it fit, but rather go through extended community consultation.

Due process would be to enter into a community-wide OCP consultation with the community, including address mail information sent to each owner and household outlining 1. the process of consultation, 2. what has led to the suggested changes and 3. what the scope and time line of consultation is.

'Spot' OCP changes are not encouraged by the Ministry and for good reason. As a homeowner, I have not received any literature mailed to me regarding the OCP, nor did I receive any addressed mail regarding the cell tower prospectus and its impacts.

My husband, Michael Broughton, attended the Fall, 2019 SBA Consultants community meeting and asked SBA what was being put onto the cell tower. SBA, answered that they did not know at that time.

A tower does not transmit, transmitters must be attached and presumably will change and vary as time goes forward with more transmitters being added.

The eastern sun comes right down and the western sun goes right up, this iconic view of Lions Bay

where the *proposed* cell tower is *proposed* to be located. This will permanently harm the views of Lions Bay that are so precious to Lions Bay residents. Lions Bay residents enjoy these views every day. Residents have come to Lions Bay in order to enjoy this spectacular beauty.

The beauty of this iconic view of Lions Bay will be harmed permanently, should this proposal proceed. **Please Vote No**. We have said no to logging which would have injured this view as well.

Consultants are told 'NO' by municipalities regularly, including following Consultants or Corporations spending heavily on pre-project review, for projects that they had hoped would proceed. Ultimately as a Council becomes more fully informed, Councils regularly will **Vote No** to projects that are *opposed* by the community and/or that Council realizes do not meet the test of not harming the community. **This project will harm our safety, and also permanently harm the view we treasure the very most ~ the Lions Bay iconic view of the iconic Lions Mountains.**

The Province of BC, Covid 19 *social distancing regulations* prevent a full democratic process of face-to-face Public Input to occur for the Tuesday, May 5th, 2020 Council meeting. This decision requires a full democratic process to occur.

Council has been in receipt of a community Petition against this project based upon real safety concerns involving the microwaves. 5G technology is experimental and Lions Bay is too small for such an experiment.

No one wants the brain development and/or brain growth to be effected or cancer to be caused or exacerbated for the citizens of Lions Bay, particularly the children. In the 1970's and 1980's Howe Sound apparently had the highest cancer population percentage in BC. We can have *clear* air, but what we want is *clean* air ~ we do *not* want the addition of airborne microwaves.

Our Village is too small to experiment with this technology or the effects of the microwaves and the potential outcomes. This technology is controversial at a National level. The former President of Microsoft Canada is strictly opposed to this technology.

Currently, the cell tower location is in violation of our OCP and is in violation of Village of Lions Bay Bylaws.

The SBA contract is profoundly binding. It would cost the Village \$millions of dollars to get out of this contract. We no longer dump old cars in our front yard. What would lead us to place this horrific safety and aesthetic scar into our community ... and right into the most iconic view of Lions Bay ... that artist Michael Tickner has, so famously painted and our Lions Bay carvers proudly carved for 2010. It is showcased in front of the Village of Lions Bay Municipal Office.



Cell towers are prohibited in Stanley Park. This view is our Stanley Park and we are committed to have our air quality support and protect Village residents health.

A doable solution for communication between the two Lions Bay Water Intakes, that is non-intrusive

can be created. The cell tower is NOT the solution.

I invite Council to act on your leadership. Council represents the vision and perspective of Lions Bay. **Our own OCP vision does not support in any way the cell tower installation.**

I am aware that this was thought of as a potential solution and initiated by the Village. This occurs in every municipality. **As Council learns more in all municipalities, Councils vote against moving forward on the very things that they may have initiated, including at the latest hour.**

Consulting firms and Corporations, or individuals invest money with the hope that they may be successful. Whether they have been invited in or not, **Council always retains the right to Vote NO**, to any project. Council is responsible to the people of Lions Bay.

In order to exercise this responsibility, Council must Vote NO to the cell tower, and Vote NO to any change to the OCP. Council must meet your responsibility to the people of the Village of Lions Bay and to meet your responsibility to Lions Bay as described in the OCP.

This is serious. \$20,000/year is a small amount that can be found elsewhere in the budget. No matter what the sum, it is not enough.

The safety of the people of Lions Bay cannot be compromised.

The iconic view that helps everyone feel happy and well cannot be scarred.

Council, please be courageous, Vote NO:

1. Protect the health and safety of the people of Lions Bay,
2. Do not scar the iconic wonder of the Lions Mountain view within Lions Bay,
3. Do not violate the tenants that require community-wide consultation on matters pertaining to the OCP.

Please stand up for Lions Bay.

Vote NO:

1. To the proposed cell tower, and
2. To the proposed OCP changes.

Remember that abstaining is a 'Yes' vote. Please proudly and actively stand up for the people of Lions Bay and Vote NO.

Sincerely,

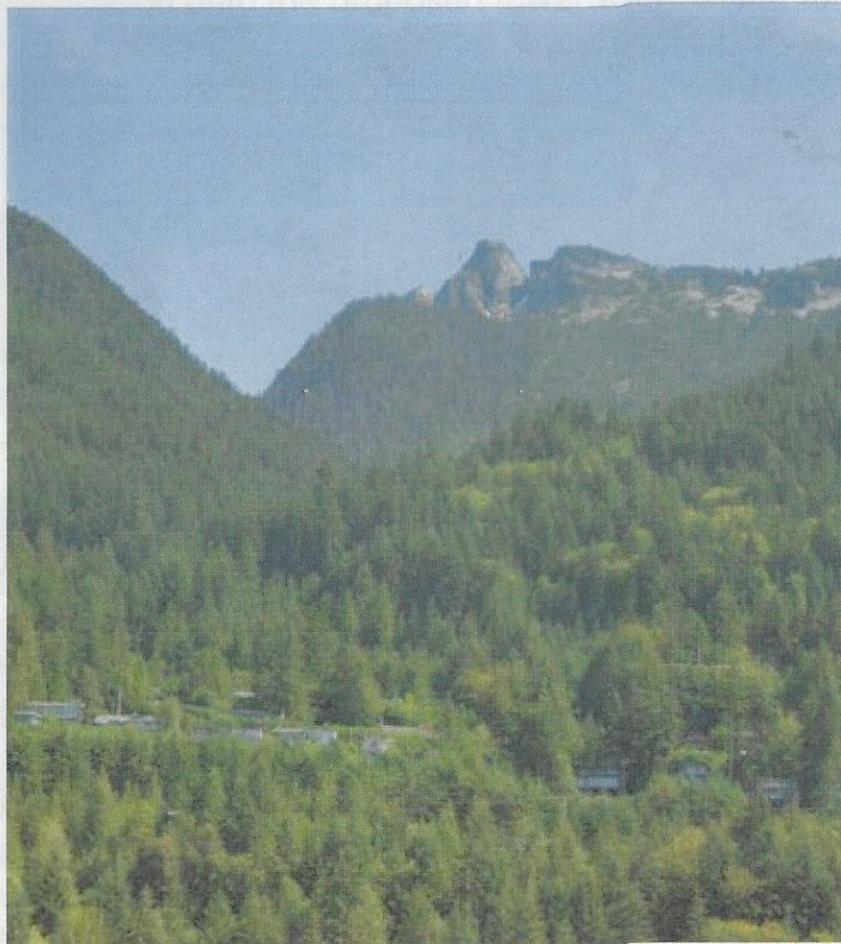
Brenda Broughton



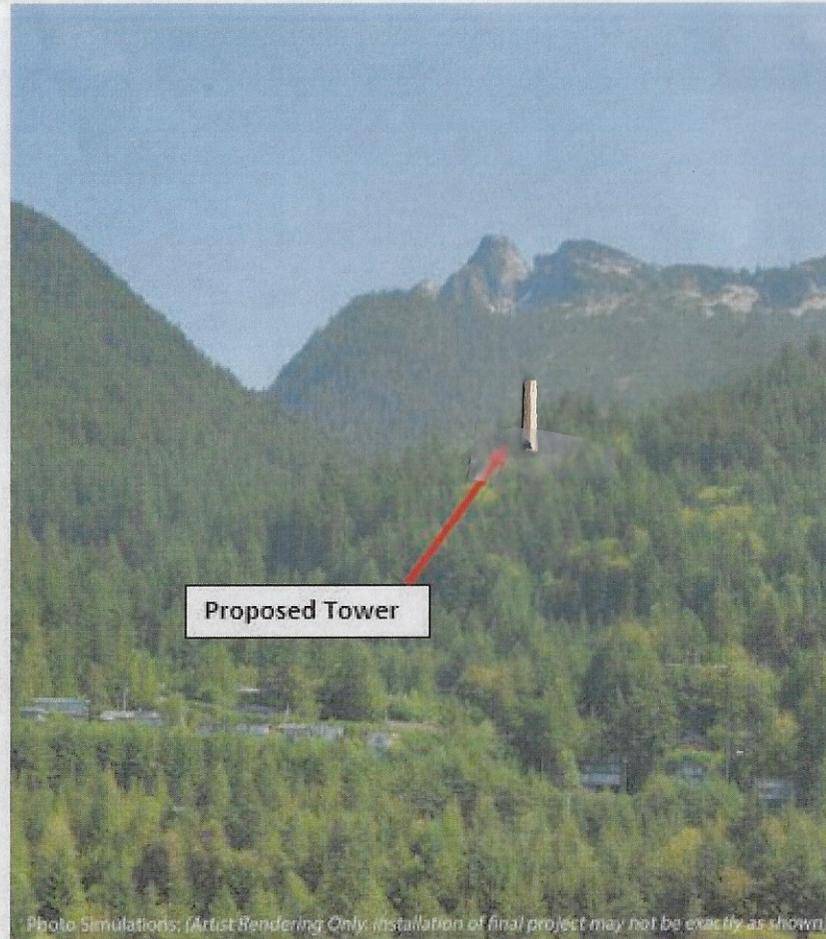
Photo Simulation (2)



Before



After



From: [REDACTED]
To: [Council; Lions Bay Office](#)
Subject: roads
Date: Monday, May 4, 2020 5:46:37 PM

Hello,

Thank you for limiting parking to non-residents so that residents are able to self distance on the trails, without visitors crowding our outdoor spaces. Another pleasant aspect of this ban on non-resident parking is the quiet roads, especially on weekends. It was unsafe to walk on the roads since there are no off road walking spaces in my area and visitors speed on the curves approaching the sunset trail head or along Mountain looking for parking. Lately walking on the roads and talking with neighbours at a safe distance has been a lovely consequence of dealing with COVID-19.

Stay healthy,
Norma Rodgers