



Village Update

Friday, February 15, 2019

FROM THE DESK OF COUNCILLOR NORMAN BARMEIER

As a small community with big city infrastructure Lions Bay finds itself in a unique position. We have the freedom of self-governance and total control, and the burden of capital-intensive infrastructure, ongoing maintenance, repairs, and planning for future infrastructure replacement.

How do we pay for the infrastructure we all use?

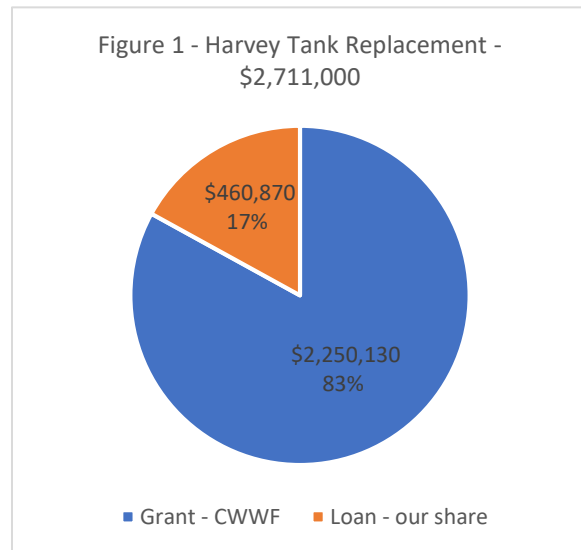
We have a few options:

1. **Revenue from property taxes, utility fees, the small community grant and fees & charges.** Lions Bay raises roughly \$3,000,000 per year from these revenue sources of which 85-90% support ongoing operations and core services, and 10-15% typically goes toward capital projects, repaying principal on debts, and building up reserve funds.
2. **Grants.** Small communities throughout Canada have the opportunity to compete for grants to fund certain projects. The grants vary in size and category, but generally there are infrastructure dollars available. The key factor is that they are merit based and drawn from a finite pool, so communities compete for this money each year. There is no guarantee that an application for a grant will be successful.

3. **Parcel taxes.** This is an additional charge on your annual property tax over a fixed term to cover a fixed capital cost such as infrastructure.
4. **Loans.** Lions Bay has the ability to borrow money for certain types of projects. These loans are provided by the MFA at below market rates, however we are still responsible to pay them back, and that ultimately comes from tax revenue. Our Loan Authorization Bylaw allows the Village to borrow up to \$3,000,000 for specified infrastructure projects selected as high priority items in the Infrastructure Master Plan.

To highlight the tricky balance between self-funding from property taxes, grants, parcel taxes, and loans I will highlight three key projects that are on the horizon:

1. **Harvey Water Tank replacement** – The largest of our drinking water reservoirs is failing and in dire need of replacement. Lions Bay applied for and won the CWWF grant and has awarded the contract to start construction. This project will be funded to 17% by a loan which we will need to repay and to 83% by the grant which we will not need to repay. (see Figure 1)

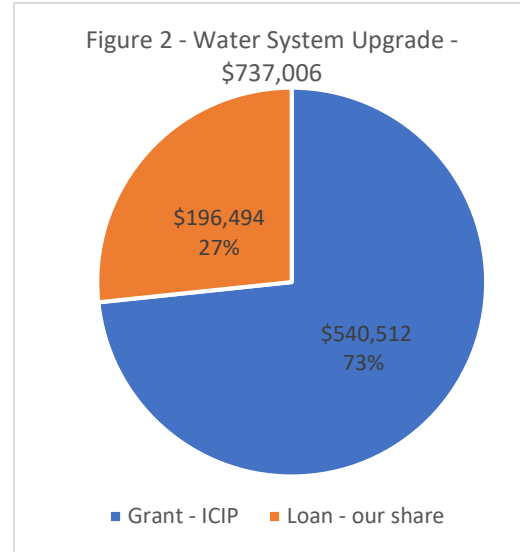


2. **Water System Efficiency Upgrade –**

Failing Phase IV and Phase V tanks will be decommissioned, and two pressure regulating stations will be installed, one at Bayview Road, and one at Mountain Drive.

Lions Bay applied for the ICIP - Green Infrastructure grant August 2018 and is awaiting a decision from the granting agency. A decision from the granting agency is expected Spring 2019.

If the grant application is successful, this project will be funded to 27% by a loan which we will need to repay and to 73% by the grant which we will not need to repay (see Figure 2)

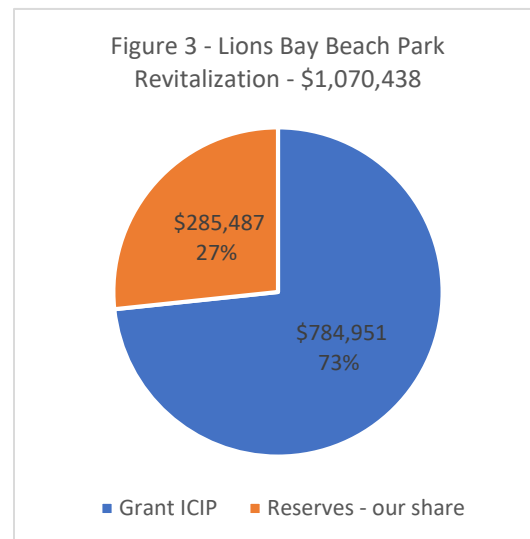


3. **Lions Bay Beach Park Revitalization –**

Lions Bay Beach Park will see some significant improvements if our grant application is a winner. For roughly every dollar we spend the ICIP - Community, Culture, and Recreation (CCR) grant will provide roughly three dollars.

Lions Bay applied for the ICIP-CCR grant January 2019, however award of this grant is not guaranteed. A decision from the granting agency is expected September 2019.

If the grant application is successful, this project will be funded to 27% from our reserve funds and to 73% by the grant. (see Figure 3)



Staff aggressively pursue grant opportunities to leverage our tax dollars and fund projects. It is important to understand that grants are provided based on project merit as defined by the specific grants available. There is no guarantee that a grant will be awarded, despite a strong application. Infrastructure grants will include a requirement to show an asset management plan and a provision by the Village to self-fund future replacement of infrastructure assets that have been supported by a grant in the past. In other words, a grant for a particular infrastructure project will not be awarded again, so we need to plan for its replacement by putting aside money for that asset.

We need to start saving for the future.

If you take some time to read about the state of infrastructure across Canada, you will soon recognize that the Village of Lions Bay along with almost every other municipality in Canada is facing the question of how to finance replacement of expensive infrastructure, and how to prioritize what projects get done first.

With the Draft Asset Management Investment Plan (AMIP) now received, council along with input from residents, and staff can tackle what lies ahead. Staff play a critical role in keeping the AMIP current, providing timely recommendations on replacements, and seeking out expert opinion when appropriate. In certain cases, Council will seek the guidance of the Infrastructure Committee (IC) to investigate potential technical options.

How many projects and how much money could we possibly be talking about? The AMIP estimates that the total replacement value of Lions Bay assets lies around \$44,000,000. The bulk of those assets take the form of drinking water infrastructure, roads and bridges, sewer infrastructure, buildings, and equipment.

How do we plan to tackle the repair or replacement of all these assets over time? Our 2016 Infrastructure Master Plan (IMP) lists a total of 61 identified projects. It provides a framework to help prioritize and roughly estimates expected costs and remaining life of our infrastructure, all of which feeds into the AMIP.

Together the IMP and the AMIP will help Council and staff become responsible stewards of all community assets on behalf of Village residents.

STATUTORY HOLIDAY

The Village Office will be closed for Family Day on Monday, February 18 and will reopen at 10:00 am on Tuesday, February 19.



HARVEY CREEK WATER TANK CONSTRUCTION UPDATE

The Harvey Creek water tank construction project will be initiating shortly - Mayor McLaughlin and CAO Peter DeJong have signed the construction contract with Industra Construction. This construction project consists of the demolition of the existing seismically-compromised 1.8-million-litre Harvey Creek tank and the fabrication and installation of a new 2.33-million-liter vessel that will add necessary capacity to the Village firefighting water reserve.

Preliminary works have begun with Industra's crews scoping the site and preparing for the sequence of events that will see the construction through to the summer months. Construction crews and equipment will shortly begin moving into the site and traffic along Oceanview will increase. Please accept our apologies in advance and bear with us as we see this critical infrastructure project commence.

The new tank will be constructed in the footprint of the old tank meaning that the Municipality's ability to supply water during this phase of the construction project will

be severely diminished. Staff are working closely with AECOM Engineers and Industra's project managers to minimize this period and more communication will be forthcoming so stay tuned.

Please provide any feedback or comments to Public Works via email at works@lionsbay.ca.

Thanks for your patience and understanding as we embark on this project.



IT COULD HAVE BEEN WORSE!

On February 9, 2018 - high winds resulted in several power outages primarily caused by trees being downed over power lines. The outage duration ranged from 2 - 24 hours and affected over 200 homes. With temperatures dropping below zero, many residents faced hours without heat during arctic outflow conditions.

The Municipality has no control over BC Hydro and where it's crews go to repair power first. For information on outages please visit their [Power Outage Map](#) or call 1 800 BCHYDRO (1 800 224 9376) or *HYDRO (*49376) on your mobile phone. For more tips than those listed below, visit [BC Hydro's Prepare for Outages webpage](#).

It could've been worse so before the next outage happens, be prepared, consider these important tips and suggestions:

COLD WEATHER ESSENTIALS

- Control heat loss through your windows by installing double or triple pane storm windows or by using insulating shades or curtains.
- Have extra clothes on hand including warm wool socks and slippers.
- Make sure you have a few extra very warm blankets and comforters.
- Create a support network with your neighbours (especially the elderly or those with special needs) to ensure you and your neighbours are properly equipped for the cold.

GENERAL POWER OUTAGE TIPS

- Make sure you have a fresh supply of batteries and flashlights.
 - Charge your phone, laptop, and other important electrical devices.
 - Turn off and unplug all unnecessary electrical appliances especially sensitive appliances such as TVs, computer, and DVD players (once the power returns, a surge of electricity may damage your items).
 - Don't open your freezer or fridge unless it is absolutely necessary. A full freezer will keep food frozen for 24 to 36 hours if the door remains closed.
 - Never use charcoal or gas barbecues, camping heating equipment, or home generators indoors or in garages. They give off carbon monoxide, which can cause serious medical harm or death.
 - Residents who rely on power for medical needs may need assistance - If you are aware of a resident who may fall into this category, please check in with them to ensure they're aware of the outage and have planned accordingly.
 - If necessary, consider accommodations elsewhere until the power is restored.
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Kelvin Grove Sewer Treatment Plant Capacity Severely Diminished

Dear Resident of Kelvin Grove:

On February 4, 2019 staff discovered a mechanical failure at the Kelvin Grove sewer treatment plant and were forced to turn the plant off. This has resulted in a severely diminished capacity to treat wastewater before it enters the waters of the Kelvin Grove Beach and Marine Park.

Staff are pursuing replacement parts as quickly as possible, but the plant will likely be limping along for several weeks. During the course of the break-down, we will be increasing the frequency of sampling in respect of the sewage being discharged and are in communication with the Ministry of Environment.

Residents of Kelvin Grove are being asked to help minimize the amount of wastewater entering the plant and flowing through to the ocean until the plant has been repaired. Some tips to help you help us and our environment include:

- Keep showers to the absolute minimum;
- Only do full loads of laundry when necessary to minimize discharge;
- Only run your dishwasher with a full load;
- Turn off the tap while brushing teeth or washing hands;
- If it's yellow, let it mellow...

We thank you for your assistance at this time and will keep you posted via the Village Update.

Click [here](#) to read the FAQs.

POST OFFICE TEMPORARILY CLOSED

IMPORTANT NOTICE

The mail room at the post office will be closed for the weekend of **February 16 and 17** for the installation of further mail boxes. As a result, there will be no access to mailboxes during that time. You may access your box until 10:00 pm on Friday, February 15. If you are expecting a parcel, you may inquire at the retail counter in the store.



COUNCIL & COMMITTEE MEETINGS

All meetings take place in Council Chambers (now in the former library space upstairs) unless otherwise noted. The Village Office is open until 6:30 pm on Regular Council Meeting nights.

- Regular Council Meeting - February 19, 2019 at 7:00 pm
(Preliminary Budget Presentation)

Note: please check the [Village website calendar](#) for meeting schedule changes or cancellations.

LIONS BAY ELEMENTARY SCHOOL

Lions Bay School needs your help!

We are doing a fundraiser through Developmental Disabilities Association. We are collecting used clothing, pillows, linens, bags, shoes and some household items. If you have items to donate they can be dropped off at the school on March 7. Empty bags can be picked up at the school. The school PAC gets \$2 for every bag collected. Thanks!





LIONS BAY HISTORICAL SOCIETY "LOOKING BACK"



Located just south of the Lions Bay Avenue underpass, the Native Plant Garden boasts a robust selection plant materials native to the Lions Bay area. The primary goal of the garden is to spread awareness of how to preserve native plants and restore lost biodiversity to the region.

This project began in the spring of 2010 and is lead enthusiastically and tirelessly by Lions Bay Artist, Mary Miles with the help of dedicated volunteers.

Please visit Lions Bay Historical Society's [webpage](#) and [Facebook](#) page.



Bringing our Community Together

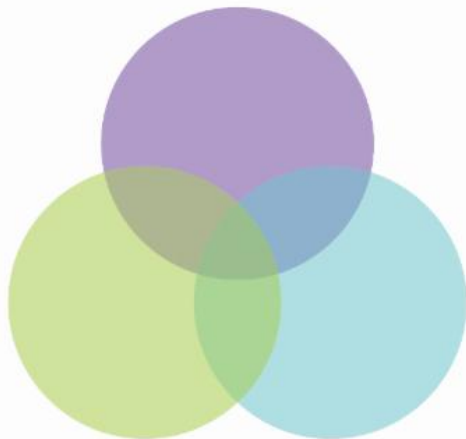
TRIVIA NIGHT: February 22nd, Broughton Hall

An all ages Community event. Grab your friends and neighbours to prove your intellectual excellence, mental mettle, and cerebral superiority! **\$5 entry. Prizes to win. Cash bar.**

LIONS BAY'S GOT TALENT: March 7th, Broughton Hall

Juggle, dance, sing or play the spoons? Time to get practicing! Lions Bay's Got Talent is coming to Lions Bay on March 7th. **Judges, prizes and memorable acts from all ages.**

**Email nicoladudley@yahoo.com to secure your spot in the talent lineup.



SENIORS SOCIAL CIRCLE

Upcoming Events

- The next Community Social Centre events will happen on Tuesday, February 26th.
- The cancelled talk will be presented: "The Opioid/Fentanyl Crisis - It's Origins and Solutions" (talk by Rod Baker).
- Your suggestions for an activity or event are welcomed. Click [here](#) for "survey" or for information email info.lbdirectory@gmail.com.

More Events and Notes

- For Tai Chi and Quigong Fusion there is a new option at a reduced rate for "newbies" and those with little or no previous experience - a half-hour session of warm up and health-promoting Quigong exercises. Come sample the fun in a social relaxing atmosphere (with tea!) every Tuesday, 10:45-12:15 pm.
- "Finding Stillness" - a group meditation experience. Learn to meditate or join others to deepen your practice - Tuesday, 19th February, upstairs lounge (Council Chambers) or downstairs kitchen from 2:00-3:00 pm.
- "Finding Stillness @night" - COMING IN MARCH: Beginning Tuesday, March 12th, 7:30-8:30 pm in the kitchen lounge. Both groups are facilitated by Anne Crosthwait. For questions or more information, please contact Anne: acrosthwait@outlook.com.
- For all who are interested in joining a "Lions Bay buy/sell/trade/borrow/loan" service on Facebook, for information please contact the Administrator at lynblack42@gmail.com.



- Important "Trivia Night" fun on 22nd February - see Events advt this Update.
- Support our Lions Bay Elementary School - see Events advt this Update.
- The North Shore Elder College Spring program ("Come Learn with Us") still has some vacancies. For details, see www.nseldercollege.org
- Coming Soon: (i) "Dance your Muse" (with Cristina Viviani, coming in April; for details, click [here](#) or email cristina@cristinaviviani.com); (ii) A freelance topic, e.g., Art in Culture and Society (with Max Wyman); (iii) Which is the greater - Chemistry or Physics? (a debate); (iv) Lions Bay on the Internet (LKP); (v) DVD presentations of "Citizens" (Tony Cox); (vi) The Tommy Douglas movie (father of Universal Health Care in Canada) (Tony Cox); (vii) The Brandvold "Diamond Head" movie (Hans Brandvold); (viii) Vignettes from the Internet (LKP); (ix) Our Mountain Forest, Trails, Flora and Fauna (with John Dudley); (x) A course in First Aid (with Ava).
- Who would like to run or join a group for "soft exercise"?
- The Lions Bay Community Resources Directory 2018 is available free to residents at the Village Office, or contact info.lbdirectory@gmail.com for a copy. The Directory is also accessible online (see www.lionsbaydirectory.com).

Tell us your ideas for the Community Social Centre and we will try to accommodate you. For information or to offer suggestions, please contact info.lbdirectory@gmail.com.

See what's happening on our social sites:



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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