



Village Update

November 19, 2021

News from the Municipality

Mayor's Message

Hello Lions Bay,

Quickly approaching is Council's two-day Strategy Session Nov. 30th and Dec. 1st. These will be roll up your shirt sleeves sessions that are nitty gritty, draining, and go for a solid 3 - 4 hours. With December having only one Council meeting, holidays, and office closures due to



them, we will be into January very quickly. At that time, we will begin execution of what I will recommend to Council and Staff at the Strategy Session is a very small, impactful, and achievable number of strategic targets for 2022. The aim being to make substantial headway on all high value targets during Council's last seven months in office before the month-long August break begins, and thereafter a forty-five-day election cycle starts.

The most important items for me to be achieved in 2022 are execution of our three infrastructure "birds" in hand. We worked very hard to win grants to fund these projects. To be done is \$499.4K (all Fed/Prov grant) for the just-starting Klatt Building retrofit, \$274.7K for the Lions Bay Connector project (\$206K Translink funding) that will add a bus shelter and improve walkability below the highway from the main underpass, and \$1.07 million (\$784.9K Fed/Prov grant) for the Beach Park. Our staff has limited capacity and will be challenged to ensure significant progress on these projects next year. Council will need to be very disciplined to ensure not to diffuse staff's time.

Secondarily, in my view, Council needs to lay the groundwork for in-fill housing, potential low rise multi-family development and subdivision of the few larger properties in the Village. The precursor to this is the Community Amenity Charges (fees or contributions to the Village to facilitate development) and the Development Permit Areas discussion regarding Council policy for geohazard safety standards and risk tolerance thresholds which needs to be resolved.

When my wife Mary and I moved to Lions Bay it was a bucolic community of single-family homes. We remain largely the same community today. Unfortunately, this means two things: 1) we have a large infrastructure funding deficit because we have

few homes and for most of our existence, a low property tax rate was collected, and 2) we have few homes that are affordable for young families and available for seniors hoping to age in place.

If we remain with our current set-up, we will remain unable to fund our annual infrastructure maintenance requirements of about \$650K to keep our community in good repair. During this Council's term we have reduced the net annual infrastructure funding requirement to about \$500K through our (2021 - \$158K) Infrastructure Levy, and added to our Treasury to fund future infrastructure through selling properties (\$2.71 million gross proceeds) and winning the \$1.49 million in federal/provincial funded grants previously noted (along with previous grant successes). Unfortunately, the success in funding our recommended annual infrastructure costs during this Council's three years in office is not a predictable or sustainable model to risk the Village's future on. With a modest increase in the number of homes in the Village, significant development revenue and an increased tax base would be derived to assist in covering this \$500K per year. The only other credible alternative revenue source is higher direct taxation – that half million bucks will have to come from somewhere and there are few options available beyond Villagers' property taxes.

It's not only a Village finances issue, though – it's about building the community we want to be. When Mary and I built our first house in the Village in 1979, our brand-new home at 260 Stewart Road cost \$155K, at the same time the price of a stamp was 6 cents, and a can of Coke was 25 cents. Costs are a fair bit more today. Having a mix of different types of homes would allow more children of Villagers and young families to live here and contribute to our community. Different types of homes would also provide elderly Villagers a way to stay independent and live in the Village for longer. Now on upper Oceanview Road, Mary and I are soon to be in our seventies and won't always be able to maintain our large property and live independently. There are currently few options to age in place in our Village, and different types of homes would make it easier. Overall, I hope that as a Village we can explore more rental, age in place, transition, and lower price point first time buyer housing, so that our Village remains vibrant. The whole Village will need to participate in this 20-30 year Official Community Plan (OCP) visioning exercise that will no doubt be the first order of business for a new Council next fall.

I would like to welcome to Sweetwater Place – David Zhang and Jasmine Lin. Tanya and Roger Cosgrave, and their children Finn and Montana are not new to the Village, but they are staying. They have purchased Tanya's childhood home on Upper Bayview Road. Congratulations!

Hilda Mayo, one of our long time Brunswick residents passed away peacefully on October 18th. Hilda was residing at the Sunrise Care Home in Lynn Valley for about the past two years. She was 99 years old. Hilda was always an active participant in community events and will be missed.

Another long time Brunswick resident, Iola Knight, also in her '90's, peacefully passed away on November 2nd. She was taken care of at home by her family up to near her last day. Iola and her husband Gordon were embraced by Brunswickers who remember them fondly. Her daughter Tami thanks former neighbors for keeping an eye on Iola during her final years of independence.

Stay well and continue to keep vigilant with yours and your family's health,

Ron

604 921 7138

Mayor.McLaughlin@LionsBay.ca



Pictured above: David Zhang and Jasmine Lin (left); Tanya and Robert Cosgrave and children Finn and Montana (right)

Thank you for Having Your Say, Lions Bay!

As many of you are very aware, the recent “Have Your Say” consultation closed on Monday this week. Council as a team would like to thank each of you who took the time to respond and let us know where you stand on the issue at hand: in terms of how we live and how we see our Village, should Lions Bay be inside or outside the Urban Containment Boundary (UCB)? That is, are we urban or rural?

Results are as follows:

Total number of responses: 535

Urban: 38 responses

Rural: 489 responses

Don't know: 8 responses

The report, including the comments, may be viewed [here](#). Council will be taking a closer look at these. However, we know many are eager to hear the result of the Have Your Say and did not want to delay this announcement.

This means over 90% of residents who responded believe the correct designation for Lions Bay is “rural”, and that the village should be outside the UCB.

At Tuesday night's Council meeting, based on preliminary indications, we gave Councillor Abbott the authority to work with Metro Vancouver staff to confirm the follow-up actions that will be taken as a result of residents' feedback obtained through the Have Your Say. These will inform Council's comments on the draft Regional Growth Strategy, Metro 2050, which is currently being updated. This discussion will take place during a Special Council Meeting at 6.30pm on Wednesday, November 24th.

The report of survey results, including all the comments, will also be in the agenda package for a future meeting.

We will keep you informed along the way.

Council of the Village of Lions Bay



Public Works will be conducting our annual fall watermain flushing beginning on November 22nd. As we did in the spring, we will be performing an accelerated flushing program. We have modified our program so that we can compress the process to a one-week period:

- Nov. 22nd Sunset, Mountain, Bayview, Timbertop
- Nov. 22nd Oceanview, Creekview, Panorama
- Nov. 23rd Brunswick, Isleview, Upper Bayview, Crosscreek
- Nov. 24th Cloudview, Seaview, Lions Bay Avenue
- Nov. 25th Kelvin Grove Way, Tidewater, Periwinkle, Sweetwater

A detailed location map of the locations is available [HERE](#).

Why do we need to flush the watermains?

Over time, mineral deposits, biofilm, and sediment accumulate in watermains and can be removed by the high-velocity flushing of watermains. Using a diffuser which allow a high velocity of water to be flushed while dampening flow, Public Works will sequentially flush watermains from one fire hydrant to another in order to scour the watermain and remove the mineral deposits, biofilm, and sediment. The Municipality is mandated to flush our watermains twice a year to comply with our drinking water treatment permit to operate issued by Vancouver Coastal Health.

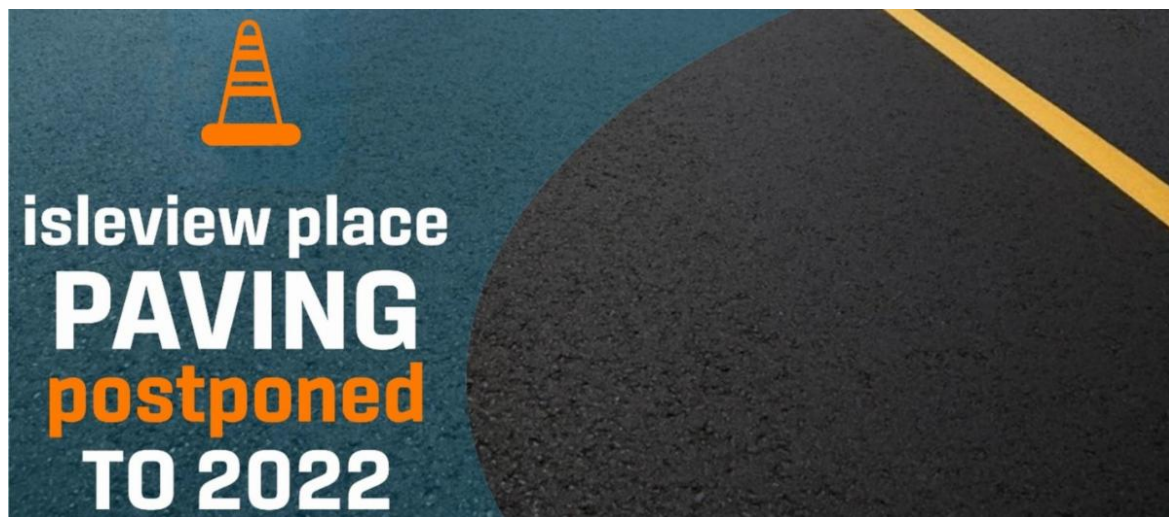
Do residents need to do anything?

During the flushing period, residents are advised to avoid using water to the extent possible and to place their filters, softeners and other water treatment equipment in

'by-pass' mode. Use of water during flushing will draw into the residential system the agitated sediment, thereby requiring more rigorous clearing of your water lines. Water drawn in during flushing can also lead to clogged filters and screens and may discolour laundry. During the flushing period the water will remain safe and potable, however, there may be brief periods of discoloration, cloudiness and temporary pressure fluctuations. The Village of Lions Bay accepts no liability for inconvenience or damage caused by low pressure or discoloured water use during its flushing program.

After the flushing is completed, we advise residents to clear their water lines. To do this simply let your cold-water tap (remove screens/aerators on tap) closest to the incoming water line run until the water flows clear prior to returning any water treatment equipment back online.

The Village of Lions Bay thanks you for your co-operation during this seasonal flushing program. For information, questions or concerns, please contact Public Works at 604-921-9833 or works@lionsbay.ca.



Public Works, in conjunction with BA Blacktop, have decided to suspend paving until the Spring of 2022.

This decision was reached due to the inclement weather we've been experiencing and our concerns that paving under such conditions will result in an inferior final product. Our existing contract with BA Blacktop is valid until May 31, 2022, and BA Blacktop is confident we can complete the works before then.

Why can't they pave in inclement weather?

Poor weather conditions and colder temperatures can have disastrous effects on the asphalt paving process. In colder weather, the asphalt loses too much heat too quickly as it's transported from the plant to the worksite. This leads to considerable spoilage or loss that the contractor must absorb within their costs. Another issue is that when asphalt cools, it becomes less workable and can't be properly compacted which eventually leads to premature cracking and failure of the finished product.

Intense rain exacerbates the process by causing asphalt to cool faster and more importantly, can cause steam to form between the asphalt and the base, compromising the installation. This trapped steam will eventually condense into water which undermines the integrity of the finished product. Over a short period, the trapped moisture will freeze and thaw, expand and contract, leading to cracks and pothole formation.

We apologize for the inconvenience this has caused and thank you for your patience and understanding as we plan for the future completion of this project. If you have any questions or concerns, please email works@lionsbay.ca.



A MESSAGE FROM FIRE CHIEF ANDREW OLIVER

Lions Bay Fire Rescue is updating their database for all properties within the Village.

As part of updating their pre-fire safety plan, LBFR would like all property owners to let the Village office know if they have a propane tank or an above ground oil tank on their property. This information will then be forwarded to the Fire department; the information helps keep our fire department members safe.

If the tank(s) have been removed, please let us know.

You may provide the information [here](#) or by calling 604-921-9333.

LBFR would also like to remind residents to confirm that your house number is visible from the street so if there is an issue in the middle of the night they can find you in a timely manner.

Please also report any fire hydrants that have been covered in foliage to the Village so that they may be cleared and accessible for use in an emergency.

A background image showing a close-up of a fire burning in a wood stove, with glowing orange and yellow flames and charred wood logs.

Best Burning Practices Residential Wood Burning

With the turn in the weather to cooler temperatures, we would like to remind you of the best burning practices:

- Use only clean, seasoned wood
- Don't let your fire smoulder
- Don't burn garbage, plastic or treated wood
- Inspect and maintain your appliance
- Burn small + hot fires
- No visible emissions except when starting a fire

You can also view a Best Burning Practices video [here](#).



REQUEST FOR EXPRESSIONS OF INTEREST TO SIT ON THE BOARD OF VARIANCE

The Village of Lions Bay is looking for persons interested to sit on the Board of Variance. Appointments are for a 3 year term. The Board is an independent body with 3 volunteer members appointed by Council, that operates separately from Council to hear applications from people seeking a minor variance due to hardship from:

- (a) a bylaw (eg: the zoning bylaw) respecting the siting, size or dimensions of a building or other structure; or
- (b) a prohibition of a structural alteration or addition to a building or other structure while it constitutes a non-conforming use;

The Board may also:

- (c) hear an appeal of a Building Inspector's determination of damage to a non-conforming building; or
- (d) provide an exemption to relieve hardship from the early termination of a Land Use Contract.

View the draft Board of Variance Bylaw No. 502, 2016, as amended, [here](#). Familiarity with building requirements and/or an ability to review and understand topographical surveys and building plans is an asset.

If interested, please email reception@lionsbay.ca by 9 am, Monday, December 6th with your name, physical and mailing address, email address and phone number(s), and answer the following:

- (1) Please describe why you are interested in participating as a member of the Board of Variance. Do you have experience with other committees or community involvement?
- (2) Please provide a brief summary of your experience and expertise and how it fits with the work of the Board of Variance.

Please note that participation is in a volunteer capacity – there is no remuneration for serving on the Board of Variance. If appointed, your name will appear on the Village of Lions Bay website and your contact information will be provided to staff and other Board members.



NEXT COUNCIL MEETING DECEMBER 14, 2021

- Climate Action Committee Meeting - November 22, 2021 @ 7 pm
- Trees, Views & Landscapes Committee Meeting - November 23, 2021 @ 11:00 am
- Special Council Meeting - November 24, 2021 @ 6:30 pm
- Council Strategic Planning Session - November 30 & December 1, 2021

View the Council/Committee Calendar, Agendas, Videos and Minutes here!

What's Happening in Lions Bay

Lions Bay Community Scholarship Foundation Fundraising Campaign 2021

Will you help?

FACT # 1: We are **39%** on our way to raising **\$80K**

FACT # 2: We want to award **more scholarships** of larger amounts

FACT # 3: Lions Bay grads have received **59 scholarships** since 2004

Please help the LBCSF achieve its mission of ...
“Helping our students grow”

Make your tax deductible donation here

Or Cheques to : LBCSF Fundraising Box 197 Lions Bay BC V0N 2E0

No amount is too small or too large. Together we can make a difference.

Lions Bay Elementary School Fundraiser

Support the Christmas Fundraiser for the Lions Bay Elementary School

One of the school’s fundraising initiatives this year is supported by Daniel Chocolates which will provide 25% of Lions Bay sales to the school. Order before November 30th

at: DanielChocolates.com using the special coupon code: FR-XMAS-LIONS-BAY-ELEMENTARY. Orders can be picked up December 9th at 2:30 pm in the upper school parking area.

Lions Bay School 2021 Festive Tree Ordering is now OPEN!

Reserve your tree and raffle tickets using the order form below, or pick one up from the mailroom.

LIONS BAY SCHOOL 2021 FESTIVE TREE FUNDRAISER

Thank you for supporting our little school in the forest with the purchase of a tree. This year, with the very kind support of our local attractions, Eminence Organic Skincare and the ever generous Thyra Mckilligan we are also excited to offer a Festive Raffle draw! Yippee!

To order trees or raffle tickets, please complete below and scan or photograph it and return to LBSchoolTrees@gmail.com by **5pm on Monday, 29th Nov.**

Name:

Phone:

Address:

(For Deliveries Only)

Email:

TREE TYPES	QTY	HEIGHT PREFERENCE <small>We will do our very best to match you to the perfect tree, but sometimes...</small>	TREE COST
NOBLE FIR - Approx. 6-7ft - \$90 A lovely tree with well spaced stiff branches able to hold heavier ornaments. Excellent needle retention.			
CANAAN FIR - Approx. 7ft - \$90 A happy blend of the beauty of a Fraser fir with a lovely Balsam aroma. *limited supply, may need to sub*			
DOUGLAS FIR - Approx. 8-9ft - \$95 A very popular tree with even coloured softer blue-green needles and a sweet aroma.			
FESTIVE RAFFLE TICKETS <small>Prizes incl: ScandinaVe Spa Voucher; Britannia Mining Museum, S2S Gondola and Science World Memberships; Eminence Gift Box and more...</small>		<small>Raffle Tickets will be delivered with your tree. Please indicate quantity required below. Buyers must be 19 or over. Draw Date: Wed, 15th Dec. *Does not require tree purchase*</small>	RAFFLE TICKET COST
1 for \$5, 5 for \$20, 12 for \$40			
DELIVERY OPTIONS		ANY DELIVERY SPECIFICS <small>(eg. at front door, in carport, please call #)</small>	DELIVERY COST
HOME DELIVERY (Thurs, 2nd Dec. Time TBD) <small>Within LB \$5 / Beyond LB to Horseshoe Bay \$10</small>			
U-COLLECT		<small>Please ✓ right if you plan to collect your tree from the school driveway on Sat, 4th Dec. 10:00-11:00am.</small>	
GRAND TOTAL (Tree, Raffle Ticket and Delivery Combined Cost)			\$

PLEASE SEND PAYMENTS TO BE RECEIVED BY 5PM, MONDAY 29th NOVEMBER, VIA:

E-TRANSFER TO : LBSchoolTrees@gmail.com : Use Password 'dasher'

CASH or CHEQUE made payable to Lions Bay PAC. Contact LBSchoolTrees@gmail.com to arrange collection.

For full raffle details, ordering issues or questions, contact LBSchoolTrees@gmail.com or 604 836 9900. Thanks.

Lions Bay House Concerts
presents

JANELLE NADEAU ENSEMBLE

A PRAIRIE CHRISTMAS
Saturday December 11, 7:00 - 10:00pm
Lions Bay Village Hall

Gold Sponsor



THYRA MCKILLIGAN

SATURDAY DEC 11, 2021

**NADEAU ENSEMBLE'S 'A PRAIRIE CHRISTMAS' | Lions Bay Village Hall Encore
Presentation of a Christmas Classic. Harp. Violin, Fiddle, Medieval Instruments.
Sleigh-bells. Stories and Song**

The Nadeau Ensemble's 'A Prairie Christmas' is a seasonal musical journey that evokes memories and reminds us, through music, what Christmas is all about.

Janelle Nadeau, on the pedal harp and vocals, will be joined by world-renowned fiddler, violinist and vocals **Serena Eades** (Delhi2Dublin). Medieval instrumentalist, **Joaquin Ayala** rounds out the group with his special collection of rare instruments dating back from the 9th century. This group has come together to bring the gift of beautiful and inspiring music to all those who keep the important traditions of the Christmas season close in their hearts. Last time (2019) this event SOLD OUT... so make sure to get your tickets early. See you there!

[For tickets click here!](#)

Lions Bay House Concerts
presents

Sou[▲]fui Christmas

feat. Dawn Pemberton, Jodi Proznick and Tilden Webb

Saturday December 18, 2021
7:00 - 9:00pm, Lions Bay Village Hall

Gold Sponsor

THYRA MCKILLIGAN

Tickets at LionsBayHouseConcerts.com

SATURDAY DEC 18, 2021

COME ALL YE SOULFUL feat. Dawn Pemberton, Jodi Proznick and Tilden Webb | Lions Bay Village Hall Joyful, Rousing Motown Christmas Celebration. Big Voice. Classic

Tunes

Lifting You Higher this Christmas Season, 'Oh! Come All Ye Soulful' Will Wrap You In Gospel, R&B, Funk, Soul...that will leave you LOVED!

Singing songs of hope, love and peace while fostering a spirit of inclusiveness to promote a sense of joy and empowerment this is one Christmas concert you don't want to miss. Featuring **Dawn Pemberton**, on power vocals, JUNO Nominated **Jodi Proznick** on standup bass and **Tilden Webb** on piano, COME let yourself be lifted spiritually and emotionally by fresh, upbeat music with roots in R&B, Gospel, Soul, Rock and Motown ..that will leave you LOVED! COME and prepare to have a joyful...soulful...groovin'...foot tappin'...hand clappin'...body movin'...thankful time. Yeah!

[For tickets click here!](#)



Save the Date : SUNDAY DEC 26, 2021
Stay Tuned, Announcement Coming Soon
Lions Bay Village Hall

Village of Lions Bay | www.lionsbay.ca

The Village of Lions Bay | 400 Centre Road , P.O. Box 141, Lions Bay, V0N 2E0 Canada

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with



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