



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, OCTOBER 7, 2014 at 7:00 PM LIONS BAY COMMUNITY SCHOOL, 250 BAYVIEW ROAD, LIONS BAY

AGENDA

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Public Participation**
- 4. Delegations**
- 5. Adoption of Minutes**
 - A. September 16, 2014 – Regular Council Meeting (page 3)
- 6. Business Arising from the Minutes**
- 7. Unfinished Business**
 - A. Islevue Place Tree Cutting – Report & Recommendation (page 13)
 - B. Land Use Master Plan – Report & Recommendation (page 27)
 - C. Community Centre Repair & Replace Project – Update on Questions (page 325)
- 8. Reports**
 - A. Interim CAO
 - B. Mayor and Council (page 329)
 - C. Committees:
 - i. Filming Committee Minutes – June 16, 2014 (page 353)
 - D. Staff:
 - i. Organics Report (page 357)
- 9. Resolutions**
 - A. Resolution to Appoint Bylaw Screening Officer (page 363)
 - B. Resolution to Undertake Comprehensive Parking Review (page 367)
- 10. Bylaws**
 - A. Council Procedures Bylaw No. 476 – First Reading (page 369)
 - B. Fees and Charges Amendment Bylaw No. 480 – Third Reading (page 401)
 - C. Animal Control and Licencing Amendment Bylaw No. 481 – Adoption (page 409)
 - D. Secondary Suites Amendment Bylaw – Third Reading (page 413)

11. Correspondence

- A. List of Correspondence to October 3, 2014 (page 419)

12. New Business

- A. POL-1404 : Charitable Donations and Gifts to the Village (page 483)
- B. Repeal of Outdated Policy: Freedom of Information Policy (page 487)
- C. 2015 Municipal Grant Program (page 489)
- D. Waste Reduction Week (page 497)
- E. Squamish RCMP Regimental Ball – Saturday, October 18, 2014 (page 499)

13. Public Questions & Comments

14. In Camera Resolution

BE IT RESOLVED THAT the Village of Lions Bay Council does close the October 7, 2014 Regular Council Meeting to the public on the basis of matters to be considered under the following section(s) of the *Community Charter*:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- c) labour relations or other employee relations
- g) litigation or potential litigation affecting the municipality
- i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose

15. Reporting Out

16. Adjournment



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

REGULAR MEETING OF THE COUNCIL

OF THE VILLAGE OF LIONS BAY

HELD ON TUESDAY, SEPTEMBER 16, 2014 at 7:00 PM

GLENEAGLES COMMUNITY CENTRE, 6262 MARINE DRIVE, WEST VANCOUVER

MINUTES

In Attendance: Mayor Brenda Broughton
Councillor Scott Ando
Councillor Fred Bain
Councillor Ron McLaughlin
Councillor Joanne Ronsley
Grant McRadu, Interim CAO
Hari Suvarna, Accountant
Mandy Koonts, Municipal Coordinator (Recorder)

1. Call to Order

Mayor Broughton called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved: Councillor Ronsley

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Agenda of the September 16, 2014 Regular Council meeting, as submitted.

CARRIED

3. Public Participation

A. Mr. Jeff Stone

- Mr. Stone expressed concern that Council minutes are not accurately reflective of resident queries. Mr. Stone requested Council to give consideration to residents in cases where a request has been made to modify minutes which a resident feels do not accurately reflect their comments
- Mr. Stone noted the Village's Emergency Plan booklet assumes the availability of telephones and cellular phones in the case of an emergency and requested clarification from Council on how residents should seek help in the event phone lines are not available

Councillor Bain referred Mr. Stone to emergency preparation literature available on the website. Mr. Stone suggested the information be made available in hard copy to residents who do not use the internet.

ACTION: Staff to circulate an ePost and post public notice advising of the availability of emergency planning information and resources on the website and in hard copy at the Village office.

4. Delegations

5. Adoption of Minutes

Moved: Councillor McLaughlin

Seconded: Councillor Bain

Council requested updates to the minutes as follows:

- Page 6 of 134: Councillor Ando noted the excerpt is only a short summation of his comments and felt it was not accurately reflective of his statements. Councillor Ando provided a copy of his comments and requested the minutes be amended to reflect the full document as an attachment to the September 2, 2014 Agenda package
- Page 8 of 134, first paragraph: change the reference to Publicover property to reflect the Povill property
- Page 8, item 8b, first bullet: change “minister to” to read “minister of”
- Page 12, item C, first line: remove the word “is”
- Mayor Broughton queried the reference on page 13, second bullet and whether the reference to 15km is accurate
- Page 7 of 134: second to last paragraph which states: “At the invitation of Council, Dr. Broughton advised that all trees were surveyed and a survey plan was created and provided to the Village of Lions Bay”: Councillor Ando noted that while this statement is correct, not all of the trees were noted on the survey. Interim CAO McRadu advised this specific matter will be addressed later in the agenda.

Council permitted Mr. Jeff Stone to provide clarification on the Mayor’s query regarding the 15km reference; Mr. Stone clarified his concerns and suggestions which will be passed on to the Public Works Manager to be considered in the upcoming parking review.

BE IT RESOLVED THAT the Village of Lions Bay Council adopts the Minutes of the September 2, 2014 Regular Council meeting, as amended.

CARRIED

Moved: Councillor Ronsley

Seconded: Councillor Ando

BE IT RESOLVED THAT the Village of Lions Bay Council adopts the Minutes of the September 8, 2014 Public Hearing, as submitted.

CARRIED

6. Business Arising from the Minutes

Councillor Bain provided an update on the BC Ambulance correspondence contained in the September 2, 2014 Agenda package. Councillor Bain noted the proposal advocates not for relocation of cars but for the creation of community para-medicine staff. The concept proposes having paramedics available for house visits for non-life threatening injuries. Councillor Bain offered to provide a copy of the proposal to anyone wishing to review it.

7. Unfinished Business

A. Community Centre Renovation Update

Interim CAO McRadu advised that answers to the structural engineering and project manager questions are still being researched. The project is on-track for a mid-October opening which will include a volunteer appreciation event.

B. DRAFT Land Use Master Plan Update

Mayor Broughton discussed the September 8th public forum on the DRAFT Land Use Master Plan. Council is very interested in the community's comments and encourage all residents to provide feedback. Council discussed the intent of the plan, Council's role in the process and anticipated next steps.

Interim CAO McRadu noted the Village Office has had several resident requests asking for parts of the DRAFT plan to be revised, removed or portions added. Residents are being directed to the feedback process to provide their comments. Interim CAO McRadu further discussed the established procedure for the plan based on the engagement of the consulting firm, noting that modifications and extensions to the process would result in additional consulting fees.

ACTION: Staff to circulate an ePost reminding of the feedback submission methods and deadline.

C. Survey of Trees on Islevue Place

Mayor Broughton recused herself from the meeting at 7:31 p.m. as co-owner of the commercial strata. Councillor Bain chaired the meeting in her absence.

Interim CAO McRadu apologised for the lateness of his report noting that information was still being compiled just prior to the start of the meeting. Interim CAO McRadu read aloud his on-table report which provided an update to Council. A copy of the report is retained with the Agenda package.

Councillor Bain noted this now appears to be two separate issues. Firstly, the trees to the south which seem to be old cuts and secondly, the trees to the east which seem to have been within 2.3 inches of being appropriately trimmed, depending where the determination of grade and diameter is measured from.

Council debated whether the 2.3 inches could be proven to be an intended violation of the bylaw or simply an oversight of the tree cutting contractor during the course of the overall work. Council acknowledged it is important to send the clear message that intentional violation of bylaws will result in appropriate action but noted the difficulty and potential expense associated with attempting to prove malicious intent in this specific case. Interim CAO McRadu suggested a "without prejudice" resolution could be passed to address the issues respecting the eastern trees.

Councillor Ando requested Interim CAO McRadu to clarify why information is being sought through Dr. Broughton rather than directly from the tree cutting contractor. Interim CAO

McRadu advised the intent is for Dr. Broughton to attempt to address the issue since he engaged the contractor in the first instance. However, if the requested information is not received quickly, Interim CAO McRadu will follow up directly with the contractor by week's end.

Councillor Ando sought clarification on the tree cutting process and queried how future such occurrences of tree cutting violations would be addressed, noting his opposition to the resolution based on the need to uphold Village bylaws. Councillor Ando further iterated that dealing with bylaw violations after the fact sends a poor message and this particular issue should be addressed as one issue and not separated into smaller issues. Councillor Ando expressed his view that there is no question the southern trees were cut on municipal property and the responsible party ought to have known that, further adding that while a matter of a few inches may be forgivable, several feet is too substantial to turn a blind eye to.

Councillor Ando concluded by thanking Interim CAO McRadu for providing the report adding that the issue may have been concluded sooner if the information had come forward sooner.

Interim CAO McRadu discussed his intention to reach a solution on the southern trees as quickly as possible by obtaining clarification from Steve's Trees, either through Dr. Broughton or by direct follow up this week. Interim CAO McRadu noted the next steps with respect to the eastern trees will be appropriately determining the diameter from the grade; this may require the assistance of an arborist.

Moved: Councillor McLaughlin
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT Village of Lions Bay Council accepts that the fir tree and maple tree straddling the east property line of Islevue Place not require a tree permit on a without prejudice basis.

CARRIED
 Councillor Ando abstained

Mayor Broughton rejoined the meeting at 7:59 p.m. and resumed the role of Chair.

8. Reports

Moved: Councillor Ronsley
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council receives the reports of September 16, 2014, as submitted.

CARRIED

A. Interim CAO

Interim CAO McRadu provided an on-table report noting answers to queries made at the September 2, 2014 Regular Council meeting. A copy of the report is retained with the Agenda package.

ACTION: Interim CAO McRadu to follow up with the applicant of Tree Cutting Application #40 to establish if there are plans to replant in the area.

Councillor Ando noted this appears to be a unique situation where the Tree Committee recommendations differed from the original request and that the recommendations should have been communication to neighbours in advance of the work being performed. Interim CAO McRadu advised of staff's intent to review and update the Tree Bylaw along with associated procedures.

B. Mayor and Council

Mayor Broughton touched on the highlights of her report noting:

- Lands for public use are being researched further with Front Counter BC
- Council members and staff will meet with Minister Thompson at the UBCM meeting to discuss Crown Lands
- She had met with CN Rail staff and Interim CAO McRadu on September 15, 2014 to discuss various issues
- She had attended the Zero Waste Conference on September 16, 2014 along with Councillor Ronsley and Public Works Manager Nikii Hoglund

Councillor Ando discussed plans for the two remaining divisions at Lions Bay School and the rumoured organization of a kindergarten/grade one division and a grades one-to-three division. Many parents are opposed to this plan on the premise that learning needs will suffer; the school's rationale is to leave spaces open for potential new registrants. Councillor Ando will provide additional updates as they become available once the strike action has concluded. Mayor Broughton stated that Council will support the school and best interests of students every way possible and encouraged community members to keep Council apprised of where support is needed.

C. Staff

Hari Suvarna provided an overview on the proposed timeline for the 2015 budget process. Mr. Suvarna answered questions from Council with respect to service levels, economies of scale and efficiencies, amortization and reserves. Interim CAO McRadu advised that staff are working together to establish what tools are in place to address service levels within budget as well as prioritization of key projects.

D. Committees

Moved: Councillor McLaughlin
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT Village of Lions Bay Council confirms the recommendations of the Tree Committee dated September 11, 2014, referencing Tree Cutting Application #50.

CARRIED

Councillor Ando queried whether the Tree Committee is under the same terms of reference as other committees with respect to meetings being posted and open to the public.

ACTION: Staff to research Tree Committee terms of reference and report back.

9. Resolutions

A. Resolution to Relocate October Meetings

Moved: Councillor Bain

Seconded: Councillor Ronsley

THAT the Village of Lions Bay Council approves the relocation of October Council and Committee meetings to a meeting facility located outside of Village boundaries with location details to be posted in accordance with the Village of Lions Bay Council Procedures Bylaw No. 453.

CARRIED

10. Bylaws

A. Fees & Charges Amendment Bylaw No. 480

Moved: Councillor McLaughlin

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves first reading of Fees & Charges Amendment Bylaw No. 480.

CARRIED

Moved: Councillor Ando

Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council approves second reading of Fees & Charges Amendment Bylaw No. 480.

CARRIED

Council deferred third reading of the bylaw to the October 7th Regular Council meeting in order to give time for public review of the DRAFT bylaw.

ACTION: Staff to post the DRAFT Fees & Charges Amendment Bylaw No. 480 on the Village website and provide notification to the public by ePost.

B. Council Procedures Bylaw No. 476 – Draft for Public Release

Moved: Councillor Bain

Seconded: Councillor Ronsley

BE IT RESOLVED THAT Council supports release of DRAFT Council Procedures Bylaw No. 476 for public information and comments.

CARRIED

C. Animal Control & Licencing Amendment Bylaw No. 481

Moved: Councillor Ando

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves first reading of Animal Control & Licencing Amendment Bylaw No. 481.

CARRIED

Councillor Ando raised the question of how future trail ways would be reflected in the Animal Control & Licencing bylaw; staff advised required updates would be captured by way of an amendment bylaw.

Moved: Councillor McLaughlin
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves second reading of Animal Control & Licencing Amendment Bylaw No. 481.

CARRIED

Councillor Ando raised the questions of chickens and bees being kept in the Village and whether this bylaw would be an appropriate avenue to address such provisions. Interim CAO McRadu advised these issues are best addressed through research and a separate bylaw. Council discussed how this may impact wildlife issues in the Village.

ACTION: Councillor Ronsley will raise the questions on the keeping of chickens and bees at the next North Shore Bear Smart Committee meeting.

Moved: Councillor Ando
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves third reading of Animal Control & Licencing Amendment Bylaw No. 481.

CARRIED

11. Correspondence

Moved: Councillor Ronsley
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council receives the list of Correspondence to September 12, 2014.

CARRIED

Mayor Broughton discussed the resident correspondence submission regarding parking on Mountain Drive and the related safety concerns as well as potential bank erosion in the area.

ACTION: Interim CAO McRadu to request the Public Works Manager to review this matter further and report back.

Councillor Bain queried if the issues noted in the resident correspondence regarding Kelvin Grove Washrooms would be addressed in the upcoming renovation. Interim CAO McRadu confirmed this.

12. New Business

A. POL-1407: Community Facilities Rentals

Moved: Councillor McLaughlin

Seconded: Councillor Bain

BE IT RESOLVED THAT Village of Lions Bay Council approves policy POL-1407: Community Facilities Rentals.

CARRIED

B. POL-1408: Refunds & Cancellations

Moved: Councillor Ronsley

Seconded: Councillor Bain

BE IT RESOLVED THAT Village of Lions Bay Council approves policy POL-1408: Refunds & Cancellations.

CARRIED

13. Public Questions & Comments

Mrs. Susan Publicover

Mayor Broughton recused herself from the meeting at 9:04 p.m. as co-owner of the commercial strata. Councillor Bain chaired the meeting in her absence.

Mrs. Publicover expressed gratification to see the resolution about the trees noting that she and Mr. Publicover felt their concerns and correspondence on this matter have been buried by the Village and that a resolution is long overdue. Mrs. Publicover referenced the inventory of cut trees previously provided by Mr. Publicover and offered to provide it to the Village again.

Mrs. Publicover sought details from Council regarding how the Isleview area may be visually restored once this issue has concluded and expressed concern that the matter may be deflected and remain unaddressed without further and direct attention.

Councillor Ando questioned if the strata corporation has denied cutting of the southern trees or whether the strata has been asked directly if they were responsible for the cutting. Interim CAO McRadu referenced a message received during the Council meeting from Steve's Trees confirming they had not cut any trees south of the Povill property. Interim CAO McRadu noted there could possibly be a need to discuss this matter with legal counsel to determine appropriate action and sought clarification from Council on next steps to be undertaken by staff on this matter. Interim CAO McRadu asked what question does Councillor Ando wish to be asked to bring this matter to a close.

Councillor Ando advised that Dr. Broughton needs to be asked if he initiated any tree cutting of the southern trees and if any company, other than Steve's Trees, was solicited to provide tree cutting services in either the eastern or southern areas where trees were cut.

Action: Interim CAO McRadu to request Dr. Broughton to confirm if he initiated any tree cutting of the southern trees and if any company, other than Steve's Trees, was solicited to provide tree cutting services in either the eastern or southern areas where trees were cut.

Mayor Broughton rejoined the meeting at 9:17 p.m. and resumed her role as Chair.

Mr. Ron Wilke

Mr. Wilke posed questions and comments to Council as follows:

- When the water system was last flushed entirely and is the Village acting in accordance with Vancouver Coastal Health's flushing schedule requirements?
- Requested a moratorium be placed on the DRAFT Land Use Master Plan until such time that a peak water study can be undertaken, given the increased water demands that would result from any densification in the Village; stated the Land Use Master Plan money is better spent elsewhere
- Provided insight on well water availability and water aquifer use in neighbouring communities; expressed the opinion that if well locations had been properly identified as a result of the 2005 water study, water issues could have been addressed then

Mayor Broughton drew attention to the soft flush which occurred during the summer as well as the hard flush currently scheduled for October and commended Public Works Manager Nikii Hoglund for the attention placed on the need for flushing to occur.

Mr. Jeff Stone

Mr. Stone requested answers to the following questions:

- When is this Council going to hire a full time Village Manager?
- What evidence did Mayor Broughton have when she advised Council the provincial grant had been amended?
- Why did Council proceed with the Community Centre Renovation project prior to receiving approval from the Province with respect to the proposed 726 feet of new activity space?
- Stated that his question regarding rescinding of a bylaw's third reading had not been answered.

Ms. Karen Dyer

Ms. Dyer provided additional comments on the issue of parking on Mountain Drive and requested clarification on the procedure for citizens to request changes to parking regulations noting this issue is steadily getting worse and expressing concern for the potential for a serious motor vehicle incident to occur. Ms. Dyer expressed particular concern regarding bank erosion and the potential effects to the health and safety of residents and properties located below the ditch. Ms. Dyer offered to meet with Village staff to discuss this matter further if helpful.

Ms. Carole Conlin

Ms. Conlin thanked Interim CAO McRadu for reminding Council of the need to abide by Village bylaws and expressed disappointment toward the members of Council who passed the "without prejudice" motion regarding cutting of trees on Isleview Place by Dr. Broughton.

14. Adjournment

Moved: Councillor McLaughlin
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council adjourns the September 16, 2014 Regular Council meeting at 9:31 p.m.

CARRIED

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council		
Title	Update on Isleview Tree Cutting		
Author	G. McRadu	Reviewed By:	-
Date	September 30, 2014	Version	
Issued for	October 7, 2014 Regular Council Meeting		

Background:

On September 17th, 2014, the Interim CAO presented to Council the attached report (Appendix 1).

Following discussion of the two trees straddling the easterly property line along Isleview Place, Council passed the following resolution, with Councillor Ando abstaining, in part commenting on the need to uphold Village regulations and not varied.

Moved: Councillor McLaughlin
Seconded: Councillor Ronsley

BE IT RESOLVED THAT Village of Lions Bay Council accepts that the fir tree and maple tree straddling the east property line of Isleview Place not require a tree permit on a without prejudice basis.

CARRIED

Councillor Ando abstained

Since the September 16th, 2014 Council meeting, the Interim CAO, in an attempt to accurately determine the property line (which Councillor Ando and others claim the red tape marks), engaged Chapman Land Surveying Ltd, and marked various trees that were cut on the southerly area of the private property, located on Village unopened road (Appendix 2).

The Interim CAO then contacted BC Hydro and enquired whether they had cut any trees in this vicinity. Mr. Jeff Hill visited the site on DATE and was provided with a copy of the second survey. Mr. Hill advised:

From: Hill, Jeff [<mailto:jeff.hill@bchydro.com>]
Sent: Tuesday, September 23, 2014 2:48PM
To: Mandy Koonts
Subject: RE: Isleview Place- Lions Bay-To Grant McRadu

I far as I can tell from my onsite visit and cross referencing the data in our GIS system we have only removed 2 significant trees in the general area over the past 5yrs. It is possible that we had removed other vegetation that fall within our slash spec during our two maintenance contracts in 2009 and 2012. (Tall growing species <15cm dbh for 5m on either side of line) but the trees that Grant has tagged would be outside of the slash spec.

Thanks
Jeff Hill

In addition, the Interim CAO contacted registered arborists and enquired whether they could determine the approximate time the southerly trees were cut. I was advised that, depending on the species of the tree, its location (in shade, dampness, etc.) and weather conditions, it would be difficult to determine this, however they may be able to determine whether the tree was cut before last winter. The cost for this study varied greatly from a free quick “look at” to a written report that was in the hundreds of dollars range, depending on the number of trees and time involved.

The September 16, 2014 Regular Council Meeting “draft” minutes show the following:

Councillor Ando questioned if the strata corporation has denied cutting of the southern trees or whether the strata has been asked directly if they were responsible for the cutting. Interim CAO McRadu referenced a message received during the Council meeting from Steve’s Trees confirming they had not cut any trees south of the Povill property. Interim CAO McRadu noted there could possibly be a need to discuss this matter with legal counsel to determine appropriate action and sought clarification from Council on next steps to be undertaken by staff on this matter. Interim CAO McRadu asked what question does Councillor Ando wish to be asked to bring this matter to a close.

Councillor Ando advised that Dr. Broughton needs to be asked if he initiated any tree cutting of the southern trees and if any company, other than Steve’s Trees, was solicited to provide tree cutting services in either the eastern or southern areas where trees were cut.

Action: *Interim CAO McRadu to request Dr. Broughton to confirm if he initiated any tree cutting of the southern trees and if any company, other than Steve’s Trees, was solicited to provide tree cutting services in either the eastern or southern areas where trees were cut.*

In follow up to the above Action Item, Councillor Ando sent the following email to Dr. Broughton:

Dear Michael,

At the September 2nd Council meeting, I provide a response to your delegation remarks, which is retained with the agenda material.

I ended my response with a question, “Will you follow through with you commitment to provide a land survey of all the trees cut that were close to or outside of the property lines of 225 Isleview and clearly identify / label the VoLB land & Crown lands adjacent to the private property, so that the Interim CAO can determine that Village property has not been damaged and the VoLB Tree Bylaw has not been violated?”

*Sincerely,
Scott Ando
Councillor*

Attached are two letters received by the Village reception:

The first letter (Appendix 3), from Michael Broughton EdD, dated September 17, 2014, responds to Council Ando's question from the Council meeting:

First: I (Michael Broughton) did not initiate cutting of trees south of the Povill property on Islevue Place in the Spring of 2014 or any other time. (I directed Steve's Tree Service to cut or trim trees only within the Povill property as authorized by Mr. Povill and well within the property line as Mr. Povill understood it and communicated it to Steve Hotzak and me.)

Second: I (Michael Broughton) did not solicit any other company for tree cutting on the south side of the Povill property on Islevue Place in the Spring of 2014.

The second letter (Appendix 4), from Steve's Tree Service dated September 18th, 2014, reads in part:

This is to confirm my 9:07 September 16th text to Mr. Grant McRadu, Interim Chief Administrative Officer.... that Steve's Tree Service did not cut any of the marked trees nor any trees south of what is shown as the edge of the Povill property, nor was I ever asked to by Michael Broughton or anyone else.

Conclusion:

Throughout this process, Councillor Ando has asked for Dr. Broughton to undertake a survey in order to determine whether any trees were cut on public land. From the beginning of this investigation, Dr. Broughton stressed that he had not initiated the cutting of the trees on public land and it was only through the initial survey where it was determined two trees straddled the property line.

Unfortunately, I was not aware of *Village of Lions Bay Policy Statement Regarding: Tree Management on Private Land; Approved by Council on May 16, 2011* (Appendix 5) or I would have advised Council of the following provision contained therein:

Determining ownership of trees

In the event a survey is required to determine if the trees are on Village property or private property, the cost of such a survey is borne by the complainant.

From my reading of this policy, which all of the current Council received in their orientation materials, it appears that the complainant is responsible for the cost of the survey.

There have now been two surveys. The cost of the first survey was borne not by the complainant but by Dr. Broughton. The second survey was initiated by the Village because of complaints that the trees were not on private property. The cost to the Village was \$1,102.50.

In summary:

- The Chapman survey dated September 22nd, 2014 has listed 9 stumps.
- There are other stumps and trees cut but are not listed due to cost. The intent was to try and determine who cut these marked trees.

- BC Hydro has advised that 2 significant trees may have been cut, and others may have been cut but most likely not.
- Dr. Broughton has advised he did not initiate cutting of trees south of the Povill property on Isleview Place nor did he direct Steve's Tree Service or any other company to cut or trim such trees on the south side of the Povill property.
- Mr. Steve Hotzak, owner of Steve's Tree Service, confirmed that Steve's Tree Service did not cut any of the marked trees nor any trees south of the edge of the Povill property nor was he asked to do so by Dr. Broughton or anyone else.
- Council has accepted that the fir tree and maple tree straddling the east property line of Isleview Place not require a tree permit on a "without prejudice" basis.

Recommendation:

**That Council receive the Interim CAO's October 1st, 2014 report for information;
And that Council take no further action on this file.**

Additional attachment:

- Appendix 6: Most recent email thread



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	REPORT TO COUNCIL			
Title	Tree Cutting on Isleview Place - Update			
Author	G. McRadu	Reviewed By:	-	
Date	September 16, 2014		Version	
Issued for	September 16, 2014 Regular Council Meeting			

Background:

On March 28th and again on April 1st and/or 2nd 2014, trees were cut on land purported to be private land with the owner's permission. Following the trees being cut, the Village received complaints and questions regarding the cutting of the trees including the following:

- who cut the trees?
- was there a permit issued?
- whose land were the trees located on?

In addition, concerns were expressed that the cutting of the trees may cause the bank to become unstable.

The trees were cut by Steve's Trees at the request of Strata BCS815 and the tree company engaged by Dr. Broughton to cut trees on private property. For a period of time, the Village was advised both verbally and in writing that the cut trees were on private property. To confirm that trees were cut on private property, the Interim CAO requested Dr. Broughton to have a survey undertaken to show the location of the cut trees. This matter has and is continuing to consume far too much of everyone's time and patience and I am acting on the belief that some conclusion must quickly be reached.

On Wednesday, September 10th, 2014, the Interim CAO contacted Chapman Land Surveying Ltd. and asked specific questions and clarification of the survey. I was advised that the company has spent approximately 3 hours of unbillable time answering numerous questions from people who wanted information on the survey undertaken by Dr. Broughton. Mr. Hickman wanted to ensure that everyone had accurate information and understood the survey.

Chapman Land Surveying Ltd completed a survey dated May 6th, 2014 which showed all trees that were cut close to the eastern property line. All trees that were cut on the easterly side of the property were on private property except two trees:

1. a fir with a diameter of 0.8 feet (10 inches) which according to Mr. Bill Chapman is .2 feet on private land and .6 feet on public land and
2. a maple with a diameter of 0.8 (10 inches) which according to Mr. Bill Chapman is .5 feet on private land and .3 feet on public land.

Bylaw No. 393, 2007, Tree Bylaw requires a tree permit where (specific) trees are greater than 20 centimeters when measured 1.4 metres above natural grade. These two trees measure 0.8 feet or 24.3 cm. at approximately 1.4 metres from the base of the trunk. The determination of natural grade on the

steep slope is difficult. There are two trees that straddle the property line and have diameters that could be 4.3 cm higher than is permitted by law but at this point, I am unable to determine the natural slope thus not clear on how to calculate the correct diameter.

In an email dated, September 9th, Mr. Ernst Boeder, Operations Maintenance & Rehab Technician, Howe Sound / Sunshine Coast advised that no trees were cut on Ministry of Transportation land.

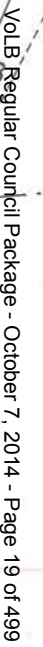
On September 16th, 2014, the Interim CAO met with Mr. Hickman, and surveyors from Chapman Land Surveyors Ltd., and walked the east property line of the subject property to look at the southern property line. There were numerous trees cut on what is a dedicated but unopened road. At least 5 trees were flagged by some unknown people. I engaged Chapman to survey a number of trees to determine their location as well as their diameter. Various trees were visibly checked and compared to the trees that were flagged on the private property and cut on March 28th and April 1st and/or 2nd. The cuts to the stumps on some trees appear to be quite weathered as compared to the newly cut trees and it was impossible for the surveyors, or me, to determine when these trees were actually cut. I have spoken to Dr. Broughton and requested he contact Steve's Trees to ask if they would come to the site to view the survey and provide a written response if the company cut certain trees that will be shown on the new survey and, if so, note when the trees were cut. It is my understanding that Dr. Broughton has made attempts to contact Steve's Trees. The survey will most likely be completed and submitted to the Village this week.

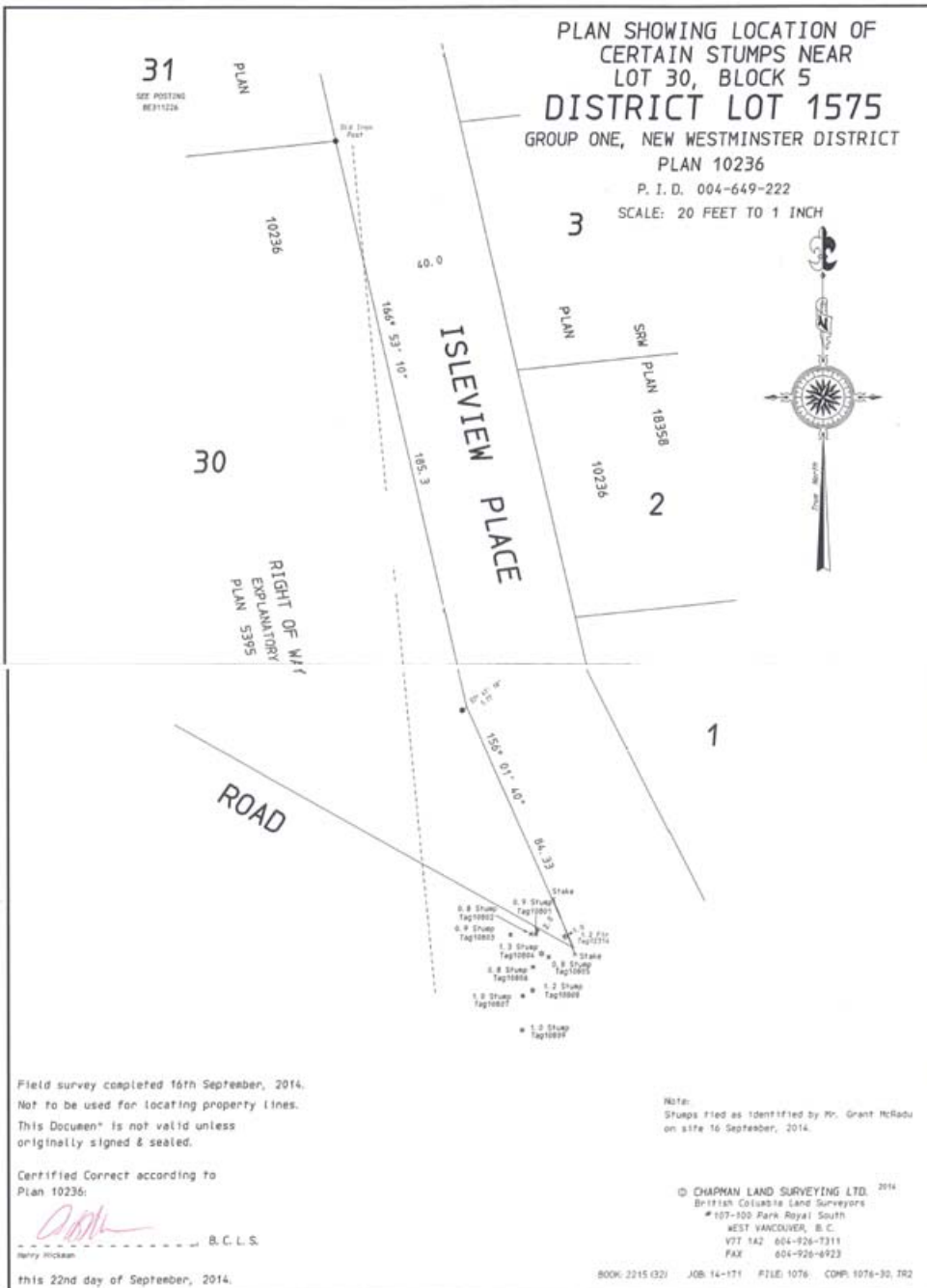
Summary:

The two trees on the easterly side of the private property on the property line and depending on where the natural grade is determined, the fir and maple are within (if my calculations are correct) 5.4 cm (or 2.126 inches) of being permitted to be cut without a permit.

There are numerous trees that have been cut on the southerly slope of the unopened road right of way. The challenge will be to determine when and by whom these trees were cut. As mentioned, some trees appear to have been more exposed to the elements than the trees cut on the easterly side. I have made calls to four arborists and tree companies asking if an arborist will be able to determine when the trees were cut and the cost to have this work undertaken. The possible costs to determine this will range from \$200 to \$500, depending on various factors. Hopefully, Steve's Trees will be able to confirm whether they cut the trees on the unopened road and when, or confirm they did not.

Part of Plan: 10236





Michael Patrick Broughton EdD

September 17, 2014

Attention: Grant McRadu, Acting CAO, Village of Lions Bay

Dear Mr McRadu,

At the regularly scheduled Council meeting on Tuesday, September 16, 2014 Councillor Scott Ando asked that I respond to two questions and I do so below:

First, if I initiated cutting of trees south of the Povill property

Or

Second, if I solicited any other company for tree cutting (other than Steve's Trees) on the south side of the Povill property on Isleview in the Spring of 2014.

First: I did not initiate cutting of trees south of the Povill property on Isleview Place in the Spring of 2014 or any other time. (I directed Steve's Tree Service to cut or trim trees only within the Povill property as authorized by Mr Povill and well within the property line as Mr Povill understood it and communicated it to Steve Hotzak and me.)

Second: I did not solicit any other company for tree cutting on the south side of the Povill property on Isleview Place in the Spring of 2014.

I trust that this completes this matter,

Sincerely,



Michael Broughton

Chair Strata BCS 815

Steve's Tree Service

PO Box 158 Britannia Beach, BC V0N 1J0 CA

Tax Number: GST 862874583

Phone/Mobile: 604-987-4470/778-231-5091

Web: stevestrees.ca

September 18, 2014

Attention: Interim CAO Grant McRadu, Village of Lions Bay

Dear Mr McRadu,

On September 16th, 2014, I attended the property south of the Povill property on Isleview Place to view the marked trees and viewed the red ribbon that I understand marks the southern boundary of the Povill property.

This is to confirm my 9:07 pm, September 16th, 2014 text to Mr. Grant McRadu, Interim Chief Administrative Officer for the Village of Lions Bay; that Steve's Tree Service did not cut any of the marked trees nor any trees south of the what is shown as the edge of the Povill property, nor was I ever asked to by Michael Broughton or anyone else. I was instructed in March of this year, by Michael Broughton to cut the trees within the Povill property.

Yours truly,



Steve Hotzak
Owner
Steve's Tree Service



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

www.village.lions-bay.bc.ca

Village of Lions Bay Policy Statement

Regarding: Tree Management on Private Land

Date: Approved by Council on May 16, 2011

Purpose

The purpose of the *Tree Management on Private Land* policy is to state:

1. The process in the event of a complaint related to a Tree on private property that is ***posing an imminent* threat to the safety of humans or damage to property.***
2. The philosophy for neighborly resolution to complaints between property owners related to trees.

***Imminent** is defined as *likely to occur at any moment, impending.*

Note: Trees on Village Property are governed by Tree bylaw # 393

Section 1

In the event strong wind or heavy snowstorm, rock fall, earthquake, fire or disease result in ***an imminent threat to the safety of humans or damage to property*** complainant must first contact the owner of the tree and request removal of the tree or part of the tree causing the threat.

If the owner does not respond in a timely manner or there is a lack of agreement by the owner to take required action, the complainant can file a request with the Village Office as follows:

Contacting the Village Office by phone or e-mail and provide the following:

1. Address of the property, location on the property
2. Reason for concern
3. Dates and sequence of events for contacting owner

The Village Office will attempt to make contact with the property owner and establish a timeline for a site visit and further action which may require the opinion of an independent arborist appointed by the Village Office. When the situation is urgent, and if required, the Village may take remedial action for trimming or removal of the tree in accordance with section 73 of the Community Charter. In such cases the costs of such action would be borne by the property owner.

Section 2. General guidelines for trees on private property:

In accordance with the Official Community Plan adopted March, 2009, residents are encouraged to engage with each other in open-hearted discussion appreciating that repeated attempts to reach common ground may ultimately be necessary. It should also be recognized by both/all parties that while a completely unimpeded view is not a given right, residents should reasonably expect to be able to retain their original views.

Tree preservation, conservation and management should reasonably take into account the very special scenic environment of Lions Bay and whenever feasible seek to maintain it.

Residents may request assistance and guidance from the Tree Committee that is comprised of volunteer residents. This is a service provided by the volunteer Tree Committee. Windowing, thinning of branches, limbing up, removal and/or preservation of the tree are options that may be considered. This may be done by contacting the chair of the Tree Committee and providing the following information:

1. Address of the property,
2. Specifics of the trees in question
3. Location on the property
4. What is being requested
5. Reason for seeking guidance from the tree committee.

Note: Trees on private property are the responsibility of the land owner and do not fall within the Village Tree Bylaw, or the Terms of Reference of the Tree Committee. The Village of Lions Bay, staff and Council are not involved. Recommendations provided by the Tree Committee to the landowners are non-binding.

Determining ownership of trees

In the event a survey is required to determine if the trees are on Village property or private property, the cost of such a survey is borne by the complainant.

Mandy Koonts

From: Fred Bain
Sent: Thursday, October 02, 2014 8:30 PM
To: Susan Publicover; Nelson Publicover
Cc: Scott Ando; Joanne Ronsley; Ron McLaughlin; Grant McRadu; Mandy Koonts; Lions Bay Reception; Louis Peterson; Cheryl_wozny@telus.net; Michael Broughton
Subject: FW: Isleview Place Eyewitness Accounts

Nelson and Susan,

Thank you for your phone call tonight in response to my email below from which you felt threatened and intimidated.

I am writing in reply to emphasize that in no way was it my intention do threaten nor intimidate you. My intention was to plainly and clearly outline the present situation as I see it. As you have found my way of saying it too harsh, I apologize for that.

I think there are times that, in the interest of clarity, words spoken/written without the common niceties can convey more harshness than are intended. I chose to err on the side of clarity and I have caused unintended angst. I regret that.

Fred

From: Fred Bain
Sent: October 2, 2014 19:01
To: Susan Publicover
Cc: Nelson Publicover; Scott Ando; Joanne Ronsley; Ron McLaughlin; Grant McRadu; Mandy Koonts; Lions Bay Reception; Louis Peterson; Cheryl Wozny; Michael P Broughton
Subject: RE: Isleview Place Eyewitness Accounts

Susan and Nelson,

Thank you for the note.

As you speak to your neighbours I think it would be best to impress upon them that, as Michael Broughton and Steve Hotzak have provided written, signed documents, any evidence provided by the Isleview neighbours would need to be able to withstand the riggers of a police investigation.

I say, this not to intimidate you or your neighbours, but to point out how serious the debate has become. Hearsay will not turn the argument. If this is to proceed further, someone would need to provide tangible evidence that would stand up in court.

I think that is where we now are and that Council could not move on this without irrefutable evidence.

I have seen the trees cut on municipal property but I see no evidence as to who cut them. Not only would we need to see "the smoking chainsaw" but whose hand was on it. Should someone bring forward pictures of the

hand on the saw, so to speak, I would recommend this subject be handed over to the police and have Council step back. Without that evidence, I don't see much opportunity to proceed much farther.

Thank you for your patience throughout this ordeal. Council is not made up of lawyers, but of your neighbours who wish to treat everyone equally and fairly. We must exercise caution. We share in your frustration.

Fred

From: Susan Publicover <spublicover@gmail.com>

Sent: October 2, 2014 10:16

To: Fred Bain

Cc: Nelson Publicover; Scott Ando; Joanne Ronsley; Ron McLaughlin; Grant McRadu; Mandy Koonts; Lions Bay Reception; Louis Peterson; Cheryl Wozny; Michael P Broughton

Subject: Isleview Place Eyewitness Accounts

Good morning Fred,

Nelson and I have begun collecting eyewitness accounts from the residents of Isleview Place. These statements, along with Nelson's April 10th eyewitness inventory of the freshly cut trees, will be provided to Council, in total, once we have completed collecting them. Sending piecemeal accounts would not be useful

Unfortunately, it is unlikely that we will be able to collect all eyewitness accounts/statements prior to the October 7th Council meeting. Some of this, of course, is dependent upon resident availability.

We trust that Council will not close this issue until the Isleview residents have had a chance to be heard.

Sincerely,

Susan and Nelson Publicover



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council			
Title	Land Use Master Plan Recommendation			
Author	G. McRadu	Reviewed By:		
Date	September 30, 2014		Version	
Issued for	October 7, 2014 Regular Council Meeting			

Resolution:

THAT the Village of Lions Bay Council receives the Land Use Master Plan and all comments for information and refer the document to the new Council for consideration.

Background and Purpose

Like many B.C. municipalities, the Village of Lions Bay is facing many challenges; changing demographics with accompanying declining school enrolment, climate change, and aging infrastructure. Many, if not all municipalities, big and small are grappling with all these same challenges. Those municipalities who are serious in addressing these challenges are progressive and have a vision for the future and have raised these concerns to include Community discussion. One lesson I have learned in my career is that never is there a single silver bullet to solve a problem as problems tend to be multifaceted and complex. A municipality is a complex business that has many divergent views and opinions and as such, there most often requires a series of actions that need to be addressed concurrently, not sequentially, in order to attempt to solve these complex issues.

Lions Bay, in an attempt to address these challenges and act on the sustainability and livability goals approved by our community in the 2009 Official Community Plan (OCP), initiated a community planning process in January 2014 to explore issues and opportunities and identify strategies and solutions focused on land use which, in reality, affects many of the challenges facing communities today - housing affordability, housing options, climate change, infrastructure and quality of life, today and in the future.

This community-based process focused on the identification of potential new housing types and locations suitable to the character and lifestyle of Lions Bay. Housing options and opportunities identified were premised on supporting greater housing choice, encouraging walking and transit use, enhancing community amenities and infrastructure provision, and preserving valued natural open spaces - all key goals from the community approved 2009 OCP. Once identified, more detailed studies would naturally follow including the determination of the economic feasibility of such housing through their location by undertaking geotechnical studies as well as servicing needs.

A Community Based Process

In early spring of this year, Lions Bay residents were presented with the Land Use Master Plan process and the community engagement that was to be followed (refer to <http://www.lionsbay.ca/lmp.html>). This is the first time that Lions Bay residents have had an opportunity to consider Land Use Master

Planning of the overall community and in a proactive manner inviting and building upon public input and comment.

Community and stakeholder engagement occurred at key stages and formed the backbone of this process.

This included:

- A public workshop held on February 6, 2014 and attended by over 90 participants to identify issues, opportunities and big ideas; All comments were recorded and posted on the Village website: <http://www.lionsbay.ca/lmp.html>
- A focus group workshop with 25 community members (who were chosen to represent various community organizations, age groups, including parents of children of varying ages, as well as who were long term residents) was held on February 26, 2014 to identify a range of suitable housing types, locations and approaches based on the broad directions established in the first public workshop
- A Public Open House held September 8, 2014 and attended by over 170 residents to discuss and provide feedback on the draft strategies with Council, Staff, consultants and other members of the community
- Council and staff workshops at key stages to provide input, feedback and direction
- Posting of all documents and materials resulting from this process, including input and feedback generated from each event, for public review and comment

For some, change in any form is challenging and in my opinion, Council is to be congratulated for bringing forward this discussion and I acknowledge that for some, this has been a difficult discussion.

What the Plan Is

The Draft Land Use Master Plan is a community-based plan that includes a range of housing strategies and options developed by the community to help guide future discussions and decisions about sensitive growth and change in the community. As such, the Land Use Master Plan is intended as a strategic document to guide discussions and decisions about future updates to the OCP, either through a comprehensive OCP process, or as individual opportunities and proposals are considered.

What the Plan Is Not

It is important to note that the LUMP is NOT a bylaw and the strategies within it are NOT policies. The LUMP does NOT replace or update the OCP. Further, the LUMP does NOT in any way represent any change whatsoever to the Village's Zoning Bylaw. As such, the LUMP does NOT in any way commit or legally bind Council and Staff to the strategies and options that are within it.

Next Steps

The Draft LUMP was posted online August 8, 2014 for community review. The Draft Plan was also presented at the September 8, 2014 Public Open House for community discussion and feedback. The significant community feedback and input collected on the Draft Plan has been presented to the Village and Council verbatim for their review in consideration of the DRAFT LUMP. Village Council will be discussing the Draft LUMP at the October 7, 2014 regularly scheduled Council Meeting and considering options for moving forward. These options include but are NOT limited to the following:

1. Adopting the LUMP through Council Resolution:
Adoption through Council Resolution means that Council endorses the plan as a strategic document to guide future conversations and decisions about OCP updates. If adopted through Council Resolution, the LUMP will not have the status of a bylaw or a policy, and will not in any way replace or update the OCP, nor represent any change whatsoever to the Village's Zoning Bylaw.
2. Providing Further Council Direction to Staff for Plan Revisions:
Council can direct Staff to revise the LUMP Document and present it for Council Consideration at a future Council Meeting. For example, given the purpose and use of this plan as a strategic document, and the confusion that the current title may cause (Land Use Master Plan), it is worth considering renaming the plan document: Village of Lions Bay Land Use Strategy and Concept Options.
3. Rejection of the LUMP document by Council.
4. Receive the LUMP for information and future consideration by Council.
5. Defer any decisions to the next Council. This can include recommendations and considerations for the next Council.

Reflections

The passion with which our community engaged in this process and the quality and diversity of viewpoints and questions generated show that future growth and change in the Village and implications for housing, infrastructure, amenities and Village character are important topics for the community to discuss and begin resolving at this time. The process resulted in the identification of key issues facing the community along with opportunities and strategies for addressing them. The LUMP process represents an important early step in what will hopefully be an ongoing and respectful community dialogue about managing growth and change in the community in a way that ensures the sustainability, resilience and livability of the Village into the future. As such, Village residents and Council should be applauded for undertaking this important discussion and process at this time.

Understandably there are many questions and as such it will be my recommendation that Council take the time to help the Community understand the challenges facing not only Lions Bay but many other municipalities and to show how others are addressing these challenges. But one thing is certain, change will happen - our challenge is to ensure that Lions Bay is in front of the changes and not allow the changes to irrevocably change Lions Bay through inaction.

In retrospect, I think the title of this process is a misnomer. It is NOT a Master Plan, rather it is a Strategy that will help guide our community in its future discussions on very serious issues.

Almost every municipality is at various points in the spectrum in this discussion. The ones whom are successful will build strong and economically viable communities that are welcoming to both young families along with aging residents choosing to downsize and people simply choosing this as a housing and lifestyle option. Throughout this process, we have heard we need more young families as well as needing to support long term residents who are having difficulty looking after their homes but don't want to leave our community. Our challenge is to listen to everyone and try and come up with strategies to keep our community a viable and safe Village. There have been statements that Lions Bay does not have sufficient potable water and that all discussions on land use must stop until a master plan on water is undertaken. Others say all discussions should be shelved until a whole new review of the official

community plan is undertaken. The OCP will need to be reviewed sometime in the incoming Council's 4 year mandate, but it is only prudent to complete what the 2009 OCP currently directs.

As I mentioned earlier, there is no one silver bullet. All these issues are intertwined and I hope the new Council will show courage and leadership and continue this discussion, so therefore I will be recommending this resolution be made by Council.

I am making this recommendation as there has been much discussion and many questions that need to be addressed. In my opinion, it would not be responsible nor respectful to the process nor to those who have participated to set aside the document and comments. The issues within the OCP that brought this study forward are serious matters and will not go away. They need to be addressed in one form or another, including review and continued community discussion.



Village of Lions Bay Land Use Master Plan

DRAFT updated September 4, 2014

Submitted to:

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

Submitted by:

Rob Barrs & Associates
#400 – 131 Water Street
Vancouver, BC
V6B 4M3



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EXECUTIVE SUMMARY

Like many Metro Vancouver municipalities, the Village of Lions Bay is facing the twin challenges of increasing operating costs and changing demographics. Specifically, the Village is seeking ways to support greater housing choice, to create a more walkable and transit oriented community, to provide community amenities, services and infrastructure in a more efficient and sustainable manner, and to enhance and sustain community livability over the short, medium and long term. Building on the 2009 Official Community Plan to address these challenges and goals, the Village of Lions Bay Land Use Master Plan (LUMP) identifies a range of land use strategies, policies and actions based on community and stakeholder consultation that embrace the Village's extraordinary assets and opportunities. It also addresses the Village's unique issues and challenges to ensure a sustainable, inclusive and resilient community into the future.

The Land Use Master Plan is a community-based plan developed through consultation and engagement with Village residents and stakeholders. Consultation occurred through three community events, each one associated with one of the three phases of the process. Close collaboration with, and direction from Staff and Council, occurred throughout the process. The Land Use Master Plan Backgrounder that resulted from Phase 1 of the process, together with the Concept Options Memo that resulted from Phase 2, make up important reference documents in support of the Master Plan, produced in Phase 3.

The primary purpose of this plan is to explore suitable locations for various types of housing appropriate to Lions Bay, along with strategies to support their uptake. New housing opportunities identified in this plan include sensitive infill around existing homes in established neighborhoods, redevelopment of existing housing in strategic locations with more compact and higher density forms of housing (while maintaining compatibility with the existing character and aesthetic of the Village), and locating new housing on previously undeveloped sites (including the potential consideration of some Crown Lands). This plan also identifies strategic priorities and implementation considerations including phasing, regulatory processes and technical aspects such as infrastructure provision, access, parking and topography, as well as recommended consultation to be carried out as part of the consideration and approval of all new housing developments in the Village.

It is important to note that the Land Use Master Plan has been developed in the absence of detailed geotechnical and servicing cost studies, which should be completed before the Village approves new development. Given these limitations, this plan is a strategic document, adopted by Council, to help to guide future decisions and community consultation about OCP amendments, zoning bylaw amendments, development permits and capital investments.

1. OVERVIEW AND PURPOSE

Communities across Metro Vancouver are facing the twin challenges of increasing operating costs and changing demographics. They are responding with strategies that include the creation of greater housing choice and affordability to support a broader range of income levels, lifestyles and ages, including young families and retirees who want to stay in the community as they age. Other communities are expanding and diversifying their tax bases through sensitive infill and intensification as well as more efficient forms of development.

So, how can a community with only 1,300 residents, 520 homes, steep topography, stagnant population growth, an aging population, aging infrastructure, declining volunteerism and little room to add new houses address these challenges? The Village of Lions Bay is at a tipping point and strategies need to be developed collaboratively and implemented sensitively to ensure the community continues to be the treasure it is today.

Building on the 2009 Official Community Plan (OCP), the Lions Bay Land Use Master Plan (LUMP) aims to develop strategies, policies and actions that embrace the Village's extraordinary assets and opportunities. It also addresses the Village's unique issues and challenges to ensure a sustainable, inclusive and resilient community into the future.

The LUMP is a community-based plan developed through consultation and engagement with Village residents, stakeholders and Village Council throughout key stages of the process. The Land Use Master Plan process included three community events including an Issues, Opportunities and Big Ideas Workshop with over 90 participants, a focused Design Workshop with a select group of community stakeholders to identify land use and development options, and a final Public Open House to review and provide feedback on the Draft Master Plan. Close collaboration with, and direction from Staff and Council, occurred throughout the process to inform the identification of issues, opportunities and recommendations at key stages. The Land Use Master Plan Backgrounder that resulted from Phase 1 of the process, together with the Concept Options Memo that resulted from Phase 2, make up important reference documents in support of the Master Plan, developed in Phase 3. Verbatim and summary results of community engagement that occurred throughout the process are included in these documents.

The LUMP identifies options for new types of housing, suitable locations, considerations such as parking and infrastructure requirements, and strategies to encourage uptake of new housing. It has been developed in the absence of detailed geotechnical and servicing cost studies, which should be completed before the Village approves new development. Given these limitations, the LUMP is a strategic document, adopted by Council, to guide future decisions about OCP amendments, zoning bylaw amendments, development permits, and community consultation and engagement. To help guide implementation, the LUMP also identifies priorities and phasing considerations in the context of technical studies and capital investments required to realize opportunities identified in the LUMP.

2. PROCESS

The Lions Bay LUMP process was organized in 3 phases. Phase 1 included review and assessment of key background and technical information as well as a community planning workshop (held February 6, 2014) that was attended by over 90 participants who identified key issues, opportunities and big ideas to guide the LUMP planning process.

Phase 2 included a second community workshop (held February 25, 2014) to dive deeper into the identified issues, opportunities and ideas. This second event for community stakeholders was a more focused workshop format made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village. Participants identified specific housing types and locations they felt were appropriate for Lions Bay and explored conditions and criteria for their implementation. A Council workshop was also held to review and refine the land use opportunities identified.

Phase 3 consists of the Land Use Master Plan based on the options and recommendations produced in Phase 2.

The Land Use Master Planning process is shown in Figure 1 below.

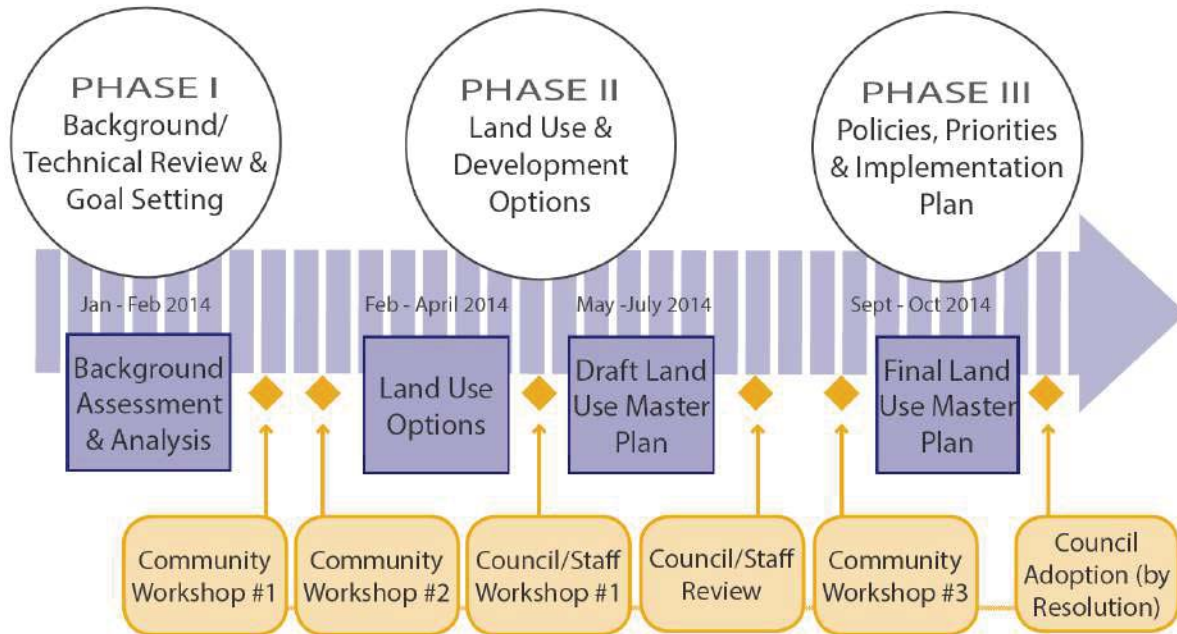


Figure 1. Land Use Master Planning Process Diagram

3. BACKGROUND

3.1 POPULATION STABLE, AGING, & PROJECTED TO GROW

The total population of Lions Bay has varied little over the last 10-15 years, but it is aging. Between 2001 and 2011, the population in younger age groups (0-44) shrank while the population aged 45 to 64 grew by 17%, and the population 65+ more than doubled. Most of the households in Lions Bay in 2011 were relatively small families with a high proportion of married couples. The total number of households decreased between 2006 and 2011.

Compared to the province as a whole, Lions Bay residents have higher levels of education, and tend to work more in business, finance or management than in trades, primary industry, sales/service or health occupations; accordingly, household incomes over the past decade have consistently been higher than (60-63% above) the provincial average. In 2008, the estimated average household income (constant year 2005 dollars) was \$120,874. Average household incomes are projected to reach \$125,000 by 2016 and \$128,000 by 2018.¹

The challenges described in the Overview are not unique to the region. Lions Bay is a member municipality of the Greater Vancouver Regional District (Metro Vancouver), whose Regional Growth Strategy aims to reduce dependence on cars by supporting transit, walking and cycling, preserving valued green and natural areas, and providing housing for a range of income levels, lifestyles and abilities. While the Village has not grown recently, Metro Vancouver projects that Lions Bay will grow from its current population of 1,315 to a population of roughly 2,000 residents by 2041 (at an average annual growth of 1.5%). This growth will need to be carefully managed to maintain the unique character of the community and ensure that the municipality is able to provide and maintain appropriate infrastructure, amenities and services for its residents.

4

¹Environics estimates & projections, 2013

3.2 GROWTH-RELATED POLICY & REGULATIONS IN PLACE

With this context in mind, the Village's Official Community Plan (OCP), adopted in 2009, identified a number of ways to effectively manage this growth:

- **Allow secondary suites:** Develop Zoning Bylaw provisions to allow suites while managing health, safety, on-site parking and sewage disposal
- **Explore new housing opportunities** for a broader array of the community's existing and future demographic and socio-economic composition
- **Limit intensification of existing single family areas** by considering only secondary suites and duplexes
- **Ensure redevelopment is sensitive** to character, the natural landscape, view protection, front yards, and retaining walls
- Consider opportunities for an expanded or new Community Centre
- Provide for community activities for all age and income groups
- Support the viability of the school as a Community School

The Village adopted secondary suite regulations consistent with the OCP, and established zones that regulate use of land, building setbacks, heights and density. The following zones allow residential uses:

- RS-1 Zone – Single family
- RS-1 Zone – Large lot (1-acre) single family
- RM-1 Zone – Townhomes
- C-1 Zone – small-scale commercial and apartments

3.3 STEEP SLOPES AND NATURAL SETTING KEY TO LIONS BAY'S CHARACTER

Figure 2 on the following page provides an overview of key Village characteristics.



Custom homes situated sensitively within the mature rainforest.



Precipitation & steep slopes result in many streams & ravines in the Village.



Many homes situated on steep slopes require extensive retaining systems.



Situated between steep slopes of North Shore Mountains and Howe Sound.



Beautiful views are part of what makes Lions Bay unique and special.



The corner store and bakery and other businesses together with the Village Office and Community Centre, provide a community focal point and gathering place.

Figure 2: Overview of Village Characteristics

3.4 SUPPLY AND DEMAND FOR HOUSING GROWTH

Lions Bay housing stock is comprised primarily of single detached dwellings. While no new row-house/townhouse stock has been constructed in over 40 years, in recent years there have been some conversions of single family dwellings to duplexes along with development of basement suites in both existing and new homes. Over 90% of dwellings are owner occupied.

Following is a breakdown of housing by type in the Village of Lions Bay, based on B.C. Assessment Data for 2014:

Housing Type	Units
Single Detached	523
Multi-family (Apt./Condo)	26
Vacant Lots	42

Similar to the rest of Metro Vancouver, Lions Bay experienced a quick rise in single family home prices between 2001 and 2007; over this 6 year period, prices rose 122%, from an average of \$475,000 to \$1.19 million. In the following 6-year period, from 2007 to 2013, prices fell slightly by 5.4%. There was an average of 23 sales per year between 2000 and 2007, and only 17 per year since then (a rate of 20 sales per year would mean 1 in 5 homes in Lions Bay is sold every 5 years).

The Lions Bay housing market is distinct from that in West Vancouver and may be more similar to North Vancouver, based on price points and buyers who are comparison shopping between the two markets. However, Lions Bay is closer to West Vancouver in that little development has occurred in recent years. West Vancouver residents looking to extract some equity from their homes while still maintaining the single family view property lifestyle may be interested in Lions Bay. The North Vancouver market is booming but constrained, and prices are rising. As these prices outpace Lions Bay, there may be increasing demand within the Village. Local realtors believe there is abundant latent demand from existing Lions Bay residents and from families who would like to move to (or return to) Lions Bay for a new product at a more affordable price. There must be a variety of housing types and price points, recognizing that part of the market is for downsizers who are selling single family homes, and the other part is young families looking to secure a quality living environment without overly indebting themselves.

Lions Bay housing supply has been limited, particularly in terms of multi-family housing, which has been successfully opposed over the last decade, and this opposition may be the key factor limiting development interest. However, as prices rise in West and North Vancouver, interest may be renewed in Lions Bay, although significant demand will likely not emerge for another 10 to 15 years. What has repeatedly stood in the way of multi-family housing coming to market

over the last decade has been community opposition. If community concerns can be addressed, the development community would likely need to see a 'catalyst' project succeed. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.

Over a 10 year period, between 20 and 30 multi-family ground-oriented units (townhouses, duplexes) could be absorbed by new residents (2-3 units per year) and another 15 to 25 would likely be absorbed by existing residents downsizing from their homes. If the divergence in pricing between Lions Bay and North Vancouver were to become even greater over the coming decade, absorption could be significantly higher. Overall, if multi-family development begins to occur in Lions Bay within the next 1-2 years, the Village could grow in the order of 200 residents in the next 10 years, a manageable 1.4% growth rate which is in line with regional projections. And while much of this growth would likely be older age groups (55+), it is also likely to include a number of young families moving to the Village.

3.5 AGE-FRIENDLY HOUSING SURVEY SHOWS BOTH INTEREST AND CONCERN

In 2010 the Village undertook an *Age-Friendly Housing Survey* to assess current gaps and future housing needs of its more senior citizens. The survey process and results showed a high level of concern over the form and pace of development, particularly multi-family housing, but also a high level of interest in the potential of new housing forms. The recommendations presented for consideration to Council included:

- More specific discussion to find out if there are acceptable options for having secondary, detached living quarters on a single family lot
- Discussions to examine potential areas for multiple smaller units on a single family zoned property – the location and specific design elements would be crucial to even investigating whether this could be made acceptable anywhere
- Exploring the allowance of modifications to homes to support age related needs
- A discussion of cottage style multi-family would require careful consideration of location and access to transportation
- Discussions on any possible development of central Lions Bay for a seniors' housing facility would have to address the potential conflict between density and character as well as the limited space for this use and a Community Centre
- It may be beneficial to expand the focus of the housing discussion to examine desirable housing mix and the principles that this should be based on

3.6 SUMMARY

The review of the Regional Growth Strategy, Lions Bay OCP, Age-Friendly Housing Study, and housing market suggest that there is latent demand for housing in Lions Bay, from both new and existing residents. There is a desire to examine new housing types and related opportunities in the Village to support young families and aging residents, but this must be done with careful regard to the existing character and qualities of Lions Bay that are highly valued by residents. This epitomizes the 2009 OCP Vision:

“Lions Bay residents value this community as a peaceful, close-knit village, deeply connected to the natural West Coast environment, yet close to a major metropolitan area. The community has a strong sense of self-governance while desiring to stay connected to neighbours and partners in the region.

The recent and dramatic pace of growth along the Sea-to Sky corridor has created new challenges for Lions Bay. The community must be thoughtful and innovative in making development choices which maintain its unique sense of place, respect the natural environment, enhance its social diversity and provide affordable services to the community.

Lions Bay strives to become a leader among municipalities in creating a sustainable community for future generations.”

4. ASSETS, CHALLENGES, & OPPORTUNITIES

Input from the initial community workshop and background review in Phase 1 identified a number of key challenges and opportunities facing the Village. The LUMP developed a holistic response to these challenges, while maintaining a focus on the community’s key assets, the qualities that residents said they value most about the Village.

4.1 ASSETS

Residents cherish Lions Bay and feel that it is distinguished from other communities, with some even referring to it as a unique paradise in the region. Key community assets include:

- Beautiful views
- Surrounding natural/recreational amenities
- The large proportion of attractive single family homes sensitively integrated into the west coast/Howe sound landscape

- The closeness of Village residents
- The sense of community pride and identity
- The Community School (as a source of pride and an important amenity)
- Proximity and easy access to West Vancouver and Downtown Vancouver

4.2 CHALLENGES

The challenges facing Lions Bay include:

1. **Stable or declining population:** Between 2001 and 2011 the Village population fell slightly from 1,379 to 1,315. In addition, a number of residents go south for the winter, reducing the actual population for that part of the year. A stable and even growing population is necessary to support local businesses and services, to maintain the Lions Bay Elementary School, to provide a sufficient tax base to maintain and enhance community infrastructure, amenities and services, and to maintain a cohesive community.
2. **Limited accessibility and housing for an aging population:** Like many communities in the Lower Mainland, the population of Lions Bay is aging. The community is largely reliant on private automobiles given its location, limited local services, and lack of sufficient pedestrian infrastructure and transit services to support non-automobile travel to, from and within the Village, which represents a key issue as residents age. The provision of age-friendly housing is also an issue.
3. **Poor housing choice:** One of the top issues/challenges identified was a lack of housing choice and diversity in the Village to support young families, seniors as they age in place, and residents with low/moderate incomes. One respondent referenced the new secondary suites requirements and noted that they may be preventing some homeowners from providing affordable housing options.
4. **Development constraints:** Most of the Village's developable areas have been built out and much of the remaining undeveloped land is severely constrained by steep topography and/or stability issues.
5. **Aging housing stock:** A significant portion of the Village's housing stock is older and will require upgrades and potentially redevelopment as it continues to age.
6. **Cost of serving new housing:** There are concerns about who pays for any new required municipal infrastructure, impacts to roads and parking, and services such as policing, that might be created by adding new residents to the Village.

7. **Aging community amenities, buildings and infrastructure:** Some of the Village's community buildings and amenities, such as the Village Office and the Community Centre, are aging and in need of significant renovations or replacement. Much of the Village does not have community sanitary sewer services, and the existing infrastructure will likely need to be replaced or upgraded over the next 10 years. There are specific concerns around aging septic systems, water shortages, and implications of more/new housing on existing and potential future water and sewer/septic infrastructure. One respondent commented on the ability of homeowners to meet the 2005 waste water regulations in terms of lot sizes and costs.
8. **Insufficient supports/services to attract and retain young families and seniors:** Another one of the top issues identified by respondents was the lack/quality of a community/cultural heart and other amenities to support existing residents and attract new residents to the community, especially young families and seniors. Services and amenities that were identified as lacking included: an adequate Community Centre, child care, medical services, transit, retail/recreational services (such as a pub and restaurant) and more general public/community places for Village residents and visitors to gather.
9. **Community sustainability and resilience:** Preparedness for climate change and sea level rise were noted given the seaside location of the Village.
10. **Municipal finances:** As a small community, Lions Bay has a small tax base that is primarily residential. This presents a challenge in terms of maintaining and expanding municipal infrastructure and services. Considerations include efficiency of service delivery, resistance to tax increases contrasted with tax rates that are too low to support municipal infrastructure and services, and long-term financial management.
11. **Declining community cohesion:** Although a strong sense of community was one of the key attributes respondents identified for moving to and staying in the Village, many respondents identified a lack of community cohesion and 'togetherness' as one of the top challenges facing the community today. Many respondents commented on a decline in community spirit, pride, and vitality; residents appear to be becoming increasingly isolated and unwelcoming to residents and visitors in relation to beach access, parking and use of other public amenities. One participant also noted that many homes are rented, occupied as a secondary residence, or vacated during the winter, and felt that as a result there was a loss of community and safety.
12. **Community divisions over new housing:** One aspect of declining community cohesion has been strong and vocal resistance to new housing development in the Village from a small portion of the community. These residents have expressed strong opposition to adding new multi-family housing in particular, based on concerns around the impacts on

community character, parking, traffic, and servicing costs. However, others in the community support new housing as a way to address some of the community's challenges.

- 13. Community aesthetics:** Some respondents felt that the Village, in particular some buildings and infrastructure including roads, the commercial and civic centres, signage, and boulevards, were looking tired and needing refreshment. Others noted a lack of design guidelines/architectural controls to maintain the small, village aesthetic and character. The loss of views from key public spaces due to overgrown/unmaintained tree canopy was also identified as an issue.
- 14. Municipal governance and process:** Some respondents expressed frustration with the LUMP and other planning processes in the community citing a lack of transparency, a lack of consultation/engagement, and an aversion to spending tax dollars on 'outside' consultants who do not live in the Village to assist with community planning processes. These comments included a concern about the completion and accuracy of information informing this process, including an accurate representation of the results of the Age Friendly Housing Survey. A number of other respondents expressed a need for strong political will to solve tough problems related to demographic change, housing choice, municipal finances, and other challenges the Village is facing and in particular, to create the necessary regulatory/approvals framework to introduce new forms of housing into the community.

4.3 OPPORTUNITIES

The opportunities summarized here reflect community input from the initial community workshop in Phase 1, and represent a starting point for consideration of the options identified in subsequent sections of the Plan.

Community/ Civic/ Institutional

One of the top ideas/desires raised by respondents was renewal of the Community Centre; to support young families and seniors and to act as a focal point for community activity. Related ideas involved methods to renew the Centre in a cost effective manner. Other suggestions included expanding the number of grades at the Community School, working with the School and Village to enhance day care services, exploring multiple and shared uses of the School building and site, and partnering with non-profits and other agencies (School Board, TransLink, etc.) to support youth, young families and seniors. Several respondents also noted the need to enhance pedestrian connections between community activity nodes, residences, and natural/recreational amenities.

Housing

Another top ideas for achieving a more sustainable, livable and complete community was to explore the full range of opportunities for greater housing choice and diversity in the Village to "keep the community viable," specifically, to:

- Attract and maintain young families
- Support aging in place throughout all stages of life
- Address the affordability of housing in the Village
- Expand the tax base to support and expand municipal infrastructure and services
- Support existing and potentially increase the amount of community amenities and services, including the Community School and additional commercial/retail uses

Participants identified a range of potential housing opportunities including:

- Adding multi-family housing (such as multiplexes, townhouses and low-rise apartments) while maintaining the small village character and sensitively integrating housing into the natural environment and steep topography
- Considering the following locations for new housing (including some multi-family):
 - Undeveloped lots
 - Developable Crown lands
 - Brunswick gravel pit
 - Infill and potential intensification (redevelopment) of larger, underutilized lots
 - The Village Works Yard
 - Civic lands (Village Office, Fire Hall, Community Centre) for multi-family
 - Available land within or near the Village core and associated Village amenities and services
- Focusing on adaptive re-use/renovation of existing single family homes to incorporate secondary suites and duplexes
- Enabling sensitive infill of larger lots with carriage homes and duplexes while accommodating parking
- Integrating new development into the Village core area next to amenities and services
- Providing on-street parking to enhance the economics of attached housing and make it more attractive from the street
- Locating appropriately scaled townhouses and apartments in the Village Hall location after its relocation

Village Heart

A large number of respondents noted the importance of having a strong and vibrant activity node and social gathering place in the heart of the community. They noted that this is important to maintain and attract new residents, support community cohesion and togetherness, and help define the unique identity of the Village. Respondents suggested the existing commercial and civic core would benefit from a greater diversity of retail and other services such as a restaurant/pub, medical related services, small offices and other employment opportunities, (potentially) a farmers' market, and compatible civic uses. Participants acknowledged a sufficient population would be required to support such a concentration of services and amenities and many respondents noted that creating additional capacity for housing, multi-family in particular, close to the Village core, would help support a strong community heart.

Municipal Finance

To improve the Village's financial challenges, many respondents suggested expanding the municipal tax base. Additional housing was often suggested as a means of increasing the tax base, while other uses such as industrial, commercial, and office were suggested less often.

Other respondents suggested reducing overhead and using tax dollars more efficiently. A clearer understanding of the Village's municipal finance situation was requested as an important step in this effort.

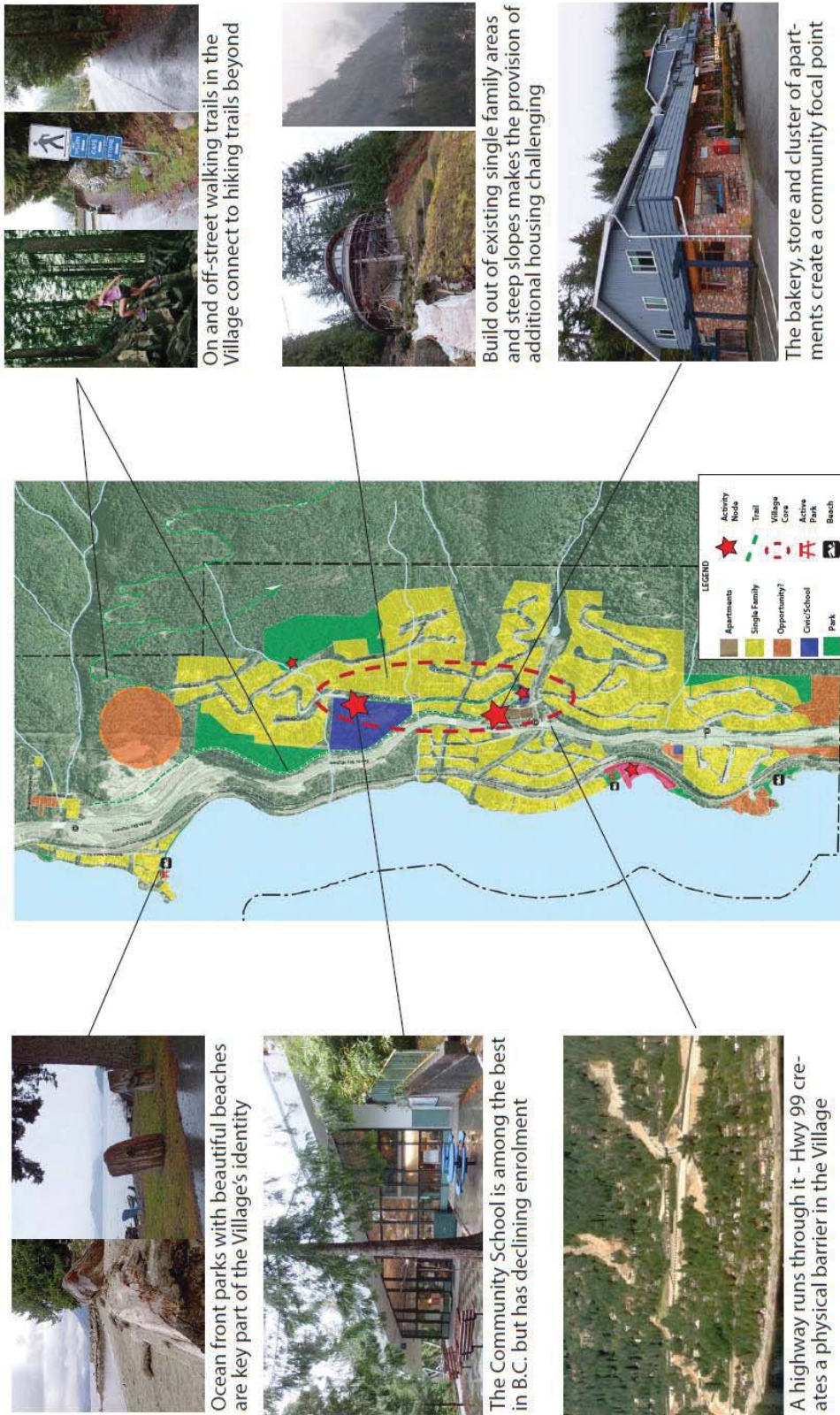
Process/Governance

Some respondents suggested a need to improve community planning and engagement processes in the Village. Suggestions included:

- Enabling "openness and transparency of what the options are and [creating a better understanding of] what people want"
- A more substantial engagement component in the Land Use Master Planning (LUMP) Process
- Incorporating the LUMP into a broader Official Community Plan (OCP) update process, last completed in 2009
- Stronger political will to act on and implement objectives and policies from the 2009 OCP already adopted by Council

4.4 OPPORTUNITIES & CONSTRAINTS MAP

The map below summarizes some of the key challenges and opportunities facing the Village.



5. PLANNING AND DESIGN FRAMEWORK

5.1 GUIDING PRINCIPLES

Participants from the first two community workshops identified a set of values/principles to guide new housing and development in the community :

1. Protect views
2. Design with nature
3. Minimize impacts on existing residents
4. Support existing infrastructure and the provision of new infrastructure
5. Provide flexibility to be responsive to the market
6. Support a range of new housing types to address housing gaps in the Village
7. Support intensification of compatible land uses to create local jobs and increase the tax base
8. Support market affordable housing and rental housing in appropriate locations (market affordability means creating housing types in locations that are comparatively less expensive and provided through private, market development)
9. Ensure adequate parking



5.2 CONSIDERATIONS

Qualitative and technical considerations that need to be addressed in any new development in the Village include:

TECHNICAL

- Geo-technical and slope stability
- Environmental and habitat
- Infrastructure and servicing requirements including water, sanitary sewer, storm water hydro, telephone
- Road network access, circulation, capacity and safety
- Provision of sufficient fire flows including higher pressure flows required for multifamily development
- Emergency service access
- Parking

QUALITATIVE

- Views
- Shadowing
- Overlook and privacy
- Traffic/noise
- Adjacencies



5.3 STRATEGIES

Workshop participants also identified a set of strategies for achieving the guiding principles above which can be summarized as follows:

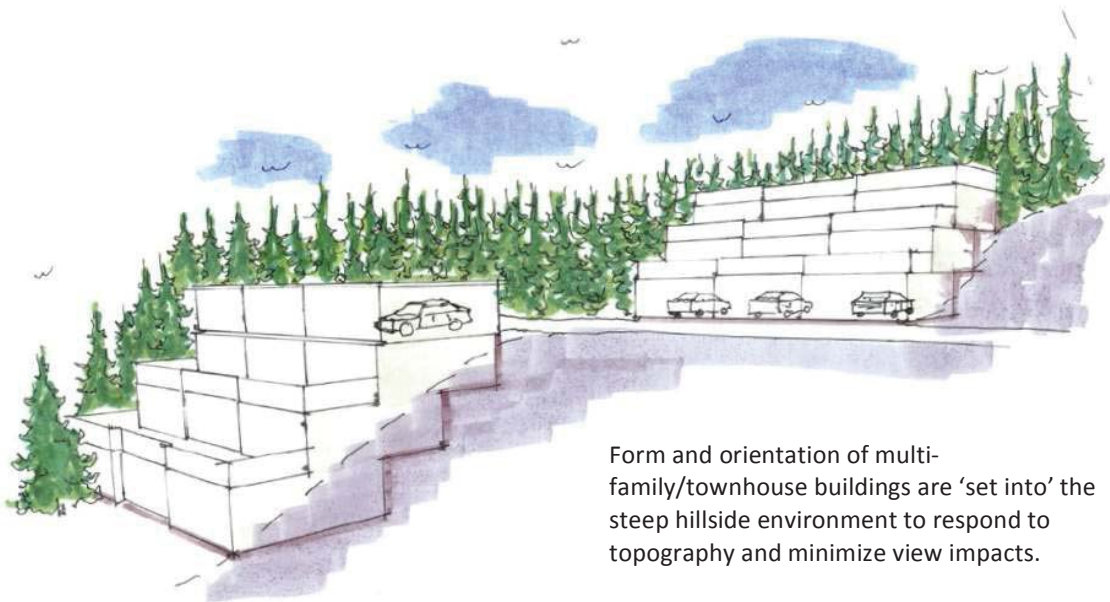
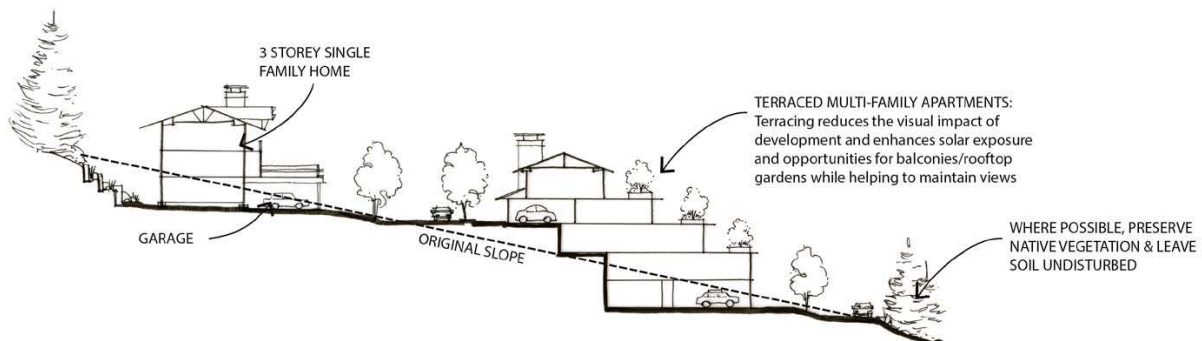
- Locate new development near existing infrastructure
- Undertake a village wide infrastructure program to support gradual, compatible growth and development in the Village
- Focus higher density housing at the urban fringe and upslope from existing development to minimize impacts on views and on existing residents
- Consider higher densities around existing services in the Village core, particularly close to the school
- Update zoning bylaws and policies to enable the flexibility to support innovation, creativity and responsiveness to market demand
- Support adaptive re-use of existing single detached homes for multiple units
- Ensure building design responds to topography and other natural environmental features, for example, by encouraging terraced building forms
- Determine feasibility of Village owned lands for redevelopment including mixed use development that includes private (condo/commercial) and community/public (Village offices, Community Centre) uses



5.4 KEY STRATEGY: TERRACED HOUSING FORMS



The terraced housing form strategy identified by workshop participants is a design that addresses a number of guiding principles and considerations: view protection, privacy and overlook, shadowing, some aspects of slope stability, and accommodating parking while balancing the cost of construction. It also helps to differentiate units on different levels and make larger buildings feel smaller, more in keeping with the village character of Lions Bay. Land use and development opportunities identified emphasize this approach, as shown in the two diagrams below:



Form and orientation of multi-family/townhouse buildings are 'set into' the steep hillside environment to respond to topography and minimize view impacts.



Terraced buildings set into and stepping down the slope integrate more sensitively into the steep hillside environment

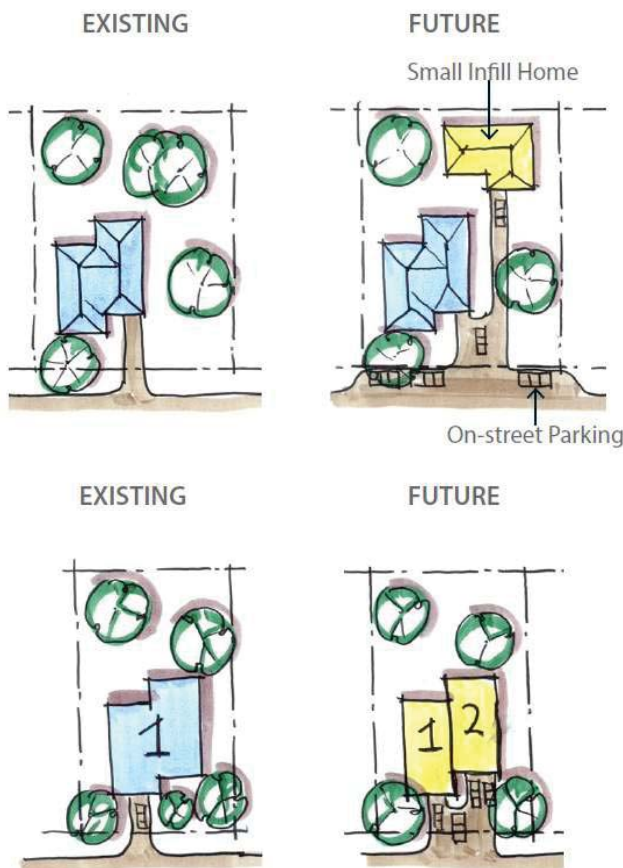


The Village School is a good local example of a terraced building set sensitively into its context

6. LAND USE AND DEVELOPMENT OPPORTUNITIES

6.1 SIX TYPES OF OPPORTUNITIES

The Land Use Master Plan is structured around six broad opportunities for accommodating new housing and development in the Village. These are described and illustrated below. The Land Use and Development Opportunities Map shows general areas where new housing may be appropriate. The Concept Overview Map that follows identifies the location of opportunities for potential new housing and development through the LUMP process. Section 7.2 lists important policy, regulatory, technical, consultation, and other considerations that the Village should address for all new housing development, while Sections 7.3– 7.6 describe each opportunity type and identify specific considerations for to each identified opportunity.



1. Infill - accommodating new housing and development within existing built areas without removal of existing buildings (filling in with new buildings in-between existing buildings).

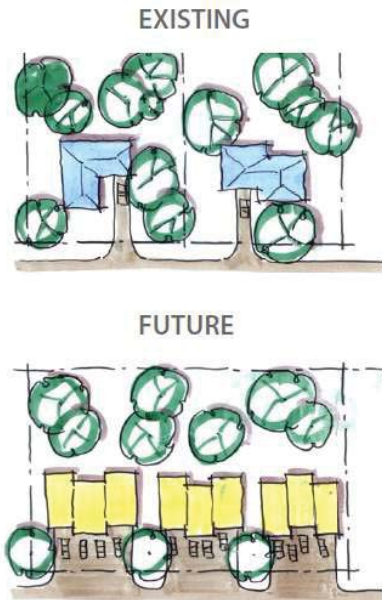
Map symbol:



2. Adaptive re-use/ renovation - renovating existing buildings to be used for a different and/or higher intensity use (e.g. secondary suites, converting a single family home to a strata duplex or multiplex).

Map symbol:





3. Intensification/ redevelopment -

removing existing housing and development and replacing it with a higher intensity use/higher density buildings.

Map symbols:

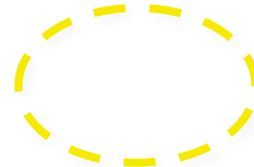
Specific opportunities

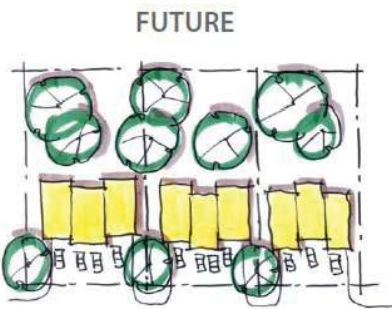
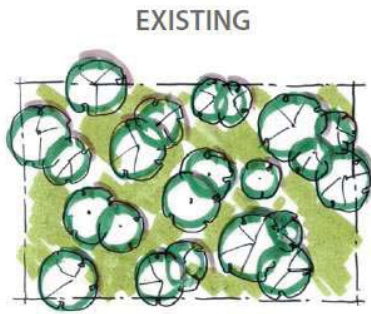


Small-scale intensification (small-lot single family, duplexes/triplexes)



Moderate-scale intensification (small lot single family, duplexes and townhouses)





4. Greenfield/brownfield Development -

building new housing on previously undeveloped sites (greenfield) or sites previously used for industrial/resource uses (brownfield).

Map symbols:



5. Development of Road Ends - selling unused road rights of way fronting the ocean, and using the proceeds to buy lots to expand existing waterfront parks.

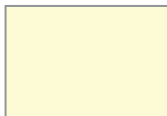
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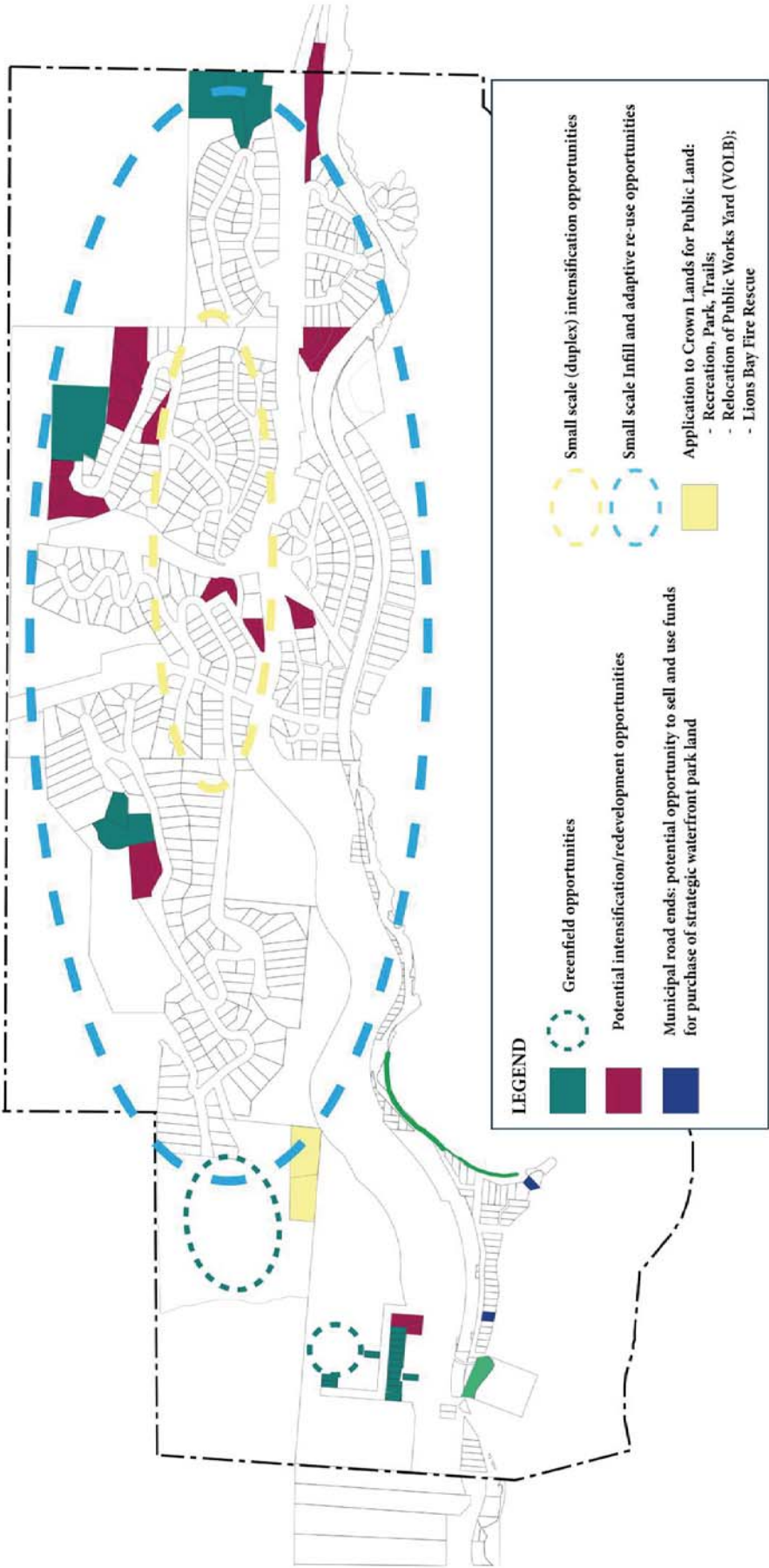
6. Application to Crown Lands for Public Lands:

- Recreation, parks, trails
- Public Works
- Lions Bay Fire Rescue

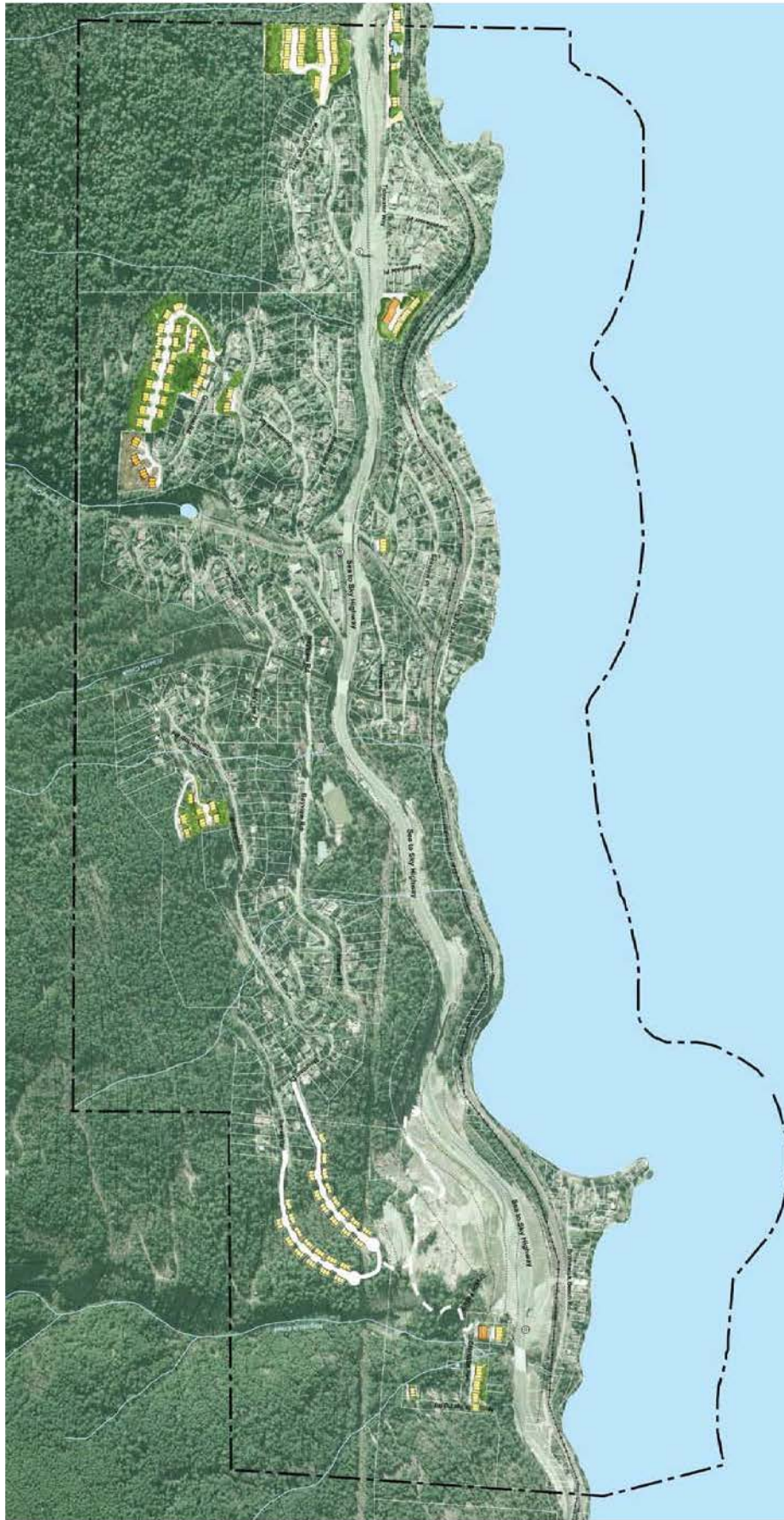
Map symbol:



LAND USE AND DEVELOPMENT OPPORTUNITIES MAP



CONCEPT OVERVIEW MAP



6.2 RECOMMENDATIONS FOR ALL IDENTIFIED OPPORTUNITIES

As noted in Section 3, it is critical that the Village approach new housing development with caution and care to maintain the characteristics that are valued by community members, especially scale and character. This includes ensuring an appropriate response to steep slopes, environmental conditions, and infrastructure considerations at the site and community scales including road access and parking.

This section presents a range of housing development opportunities identified through the Land Use Master Planning Process to help achieve the community's goals and objectives. This includes priorities, required regulatory processes, and importantly, community engagement to ensure sensitive integration of new housing and development into the community.

Following are recommendations related to policy, regulations, technical aspects, consultation and other considerations for the range of opportunities identified. Section 6.2 includes recommendations that apply to all of the opportunities identified through the LUMP process as well as any housing opportunities identified through other means. Sections 6.3-6.7 include recommendations for specific sites and housing typologies.

IMPLEMENTATION AND CONSULTATION RECOMMENDATIONS

Each type of opportunity takes place in a different location and has a different scale of potential impact. As a result, the Village should approach implementation and consultation differently for each type, accommodating a balance of the need for efficient and cost-effective action and the need for dialogue on sensitive issues. The table below describes the recommended approach to implementation and consultation for each type of opportunity.

Implementation and Consultation Approach

Type of Opportunity	Location(s)	Identified Opportunities	Implementation Approach	Consultation Approach
Small scale infill – cottages, carriage homes	All single family lots	No specific sites	Develop guidelines to maintain character & manage issues; adopt guidelines, OCP amendment, and zoning amendment for all single family lots.	Consult extensively on guidelines, OCP, and zoning changes.
Adaptive reuse	Individual single family lots	No specific sites	Develop guidelines to maintain character, manage issues, and require consultation information; adopt guidelines & OCP amendment. Consider rezoning applications on a case-by-case basis	Require applicants to consult nearby residents about building and site design before submitting a rezoning application.
Intensification, small scale – duplex, small-scale townhouse	'Central Village'	No specific sites	Same as for adaptive reuse	Consult extensively on guidelines, OCP, and zoning changes. Encourage property owners to consult with nearby residents. Meet legislative requirements (3 readings and a Public Hearing) when considering rezoning applications. Require additional public information meeting for townhouse project with 4 or more units.
Intensification	Identified and large sites	Harvey Creek Uplands and Oceanview Road Tidewater South Village Works Yard Other sites identified on Opportunities Map	Same as for adaptive reuse	Consult extensively on guidelines, OCP, and zoning changes. For significant projects (projects encompassing 4 or more units) require applicants to consult nearby residents at 3 stages: pre-design, design options, and conceptual design, before submitting a rezoning application and associated legislative requirements.
Greenfield / Brownfield	Identified and other similar sites	Kelvin Grove Sunset Drive Mountain Drive / Timbertop Road Glendale Ave / Crystal Falls Road	Same as for adaptive reuse	Require applicants to consult nearby residents at 3 stages: pre-design, design options, and conceptual design, before submitting a rezoning application.
Road End Development	Two sites	See Opportunities Map	Subdivision and sale – existing zoning regulations apply to development	Same as for any other new home.

GENERAL LAND USE RECOMMENDATIONS

Policy:

- Adjust OCP Policy 4.3 (b) (New Housing Opportunities). The new policy should state that the Village (through updated Zoning provisions and Development Permit Area Guidelines (DPAGs)) will seek to ensure that any new development minimizes impacts on views, noise and traffic; maintains a scale and character compatible with Village character and sense of identity; and identifies and addresses privacy, shadowing, environmental, safety and geotechnical issues. With that proviso, the Village should:
 - Support development of a mix of terraced single family, cluster housing, and townhouses on greenfield and brownfield sites.
 - Support, through updates to the Zoning Bylaw, infill development of carriage homes or small cottage homes throughout the Village on lots large enough to accommodate the additional demands on sewage treatment and parking.
 - Consider, through transparent public engagement preceding a formal re-zoning process, proposals for intensification, redevelopment, and adaptive reuse/renovation of single family lots to more intense single family, townhouse, or small apartments. Public engagement should address sensitive integration of the proposed development with neighbouring properties, especially impacts on views, privacy, and retention of vegetation.
- Strengthen the OCP “Potential New Development” designation by changing “These sites are to be considered for the future re-development of the site for potential housing” to “These sites are to be considered for future housing if risks to watershed and stream health are minimized and trail access is maintained.”

Regulatory:

- Implement changes to the Zoning Bylaw recommended in OCP Policy 4.3(c) to strengthen view protection, limit retaining walls, permit front yard averaging in single family zones, and regulate imperviousness if needed. In addition to these changes, explore zoning provisions that would require development to adhere to terraced housing forms.
- Create Development Permit Area Guidelines (DPAGs) for Intensive Residential Development, applying to all development of duplexes, carriage homes, cottages, townhomes, and apartments, to clearly describe design criteria that determine if the scale and character of new development are compatible with Village character and sense of identity as well as local values and issues.

- Ensure that the combination of zoning provisions and DPAG's address:
 - Height and massing
 - Distance from property lines
 - Materials
 - Response to topography
 - Building separation
 - Privacy, overlook and shadowing
 - Street interface
 - Parking
 - Site imperviousness
 - Restriction of gated communities
- Revise the Servicing and Development Bylaw to address servicing issues, costs, Development Cost Charges and Community Amenity Charges, related to new forms of housing identified in this study.

Technical:

- Conduct a study to determine the capacity of existing infrastructure to meet anticipated future demands related to potential new housing, identify necessary replacements and upgrades, establish lifecycle costs for managing the Village's infrastructure assets, and identify financing options. If possible, assess options (e.g. septic, distributed community sewage, Village-wide system) for provision of sewage treatment to Village homes, considering risks, costs to homeowners and the Village, environmental impacts, and development impacts.

Consultation:

- Set out guidelines for community consultation processes in advance of rezoning applications for new housing proposals.

Other:

- Further to the Implementation and Consultation Approach, prioritize potential opportunities based on the Village's ability to implement, potential for positive impacts on landowners, coordination with infrastructure improvements and capital investments, and with consideration of potential challenges. Priorities would be as follows:
 1. Opportunities that would be realized through rezoning throughout some or all of the Village:
 - Infill with carriage homes or cottages
 - Small-scale intensification (duplex, triplex)
 2. Good initial opportunities:
 - Oceanview Road at the Highview 'T' junction on Village owned property;

- Infill in Lower Kelvin Grove at the private residence that has previously come forward;
 - Magnesia North on Glendale Avenue;
 - Sunset North/Soundview area;
3. Opportunities that entail greater consultation and potential challenges:
 - Upper Bayview
 - Upper Oceanview, including the 'new' area extending into Crown Lands
 - Brunswick
 - Village owned land adjoining the northwest corner of the School Property and continuing to Brunswick Pit
 - Mountain Drive/Timbertop Road
 - Upper Kelvin Grove
 4. Approach Crown Lands agency to begin a discussion about the potential for an agreement regarding saleable Crown Land with the Village of Lions Bay

A note about illustrations in this section:

The conceptual site plans and diagrams in this section are *illustrative*. That is, they are intended only to help readers understand an opportunity conceptually. Each site has its own unique opportunities and challenges, demanding detailed planning and design, and future development will need to address those as well as the guidelines and considerations identified throughout Section 6.



6.3 INFILL OPPORTUNITIES

Infill development means adding new housing to previously developed properties without removing existing buildings (i.e. locating and sensitively integrating new buildings between existing buildings). This allows for moderate increases in density and sensitive integration of

small scale development while maintaining and even enhancing the existing character and amenity of the neighbourhood. Infill also makes better use of existing infrastructure and community facilities, making them more financially viable. Infill is more economically viable as it

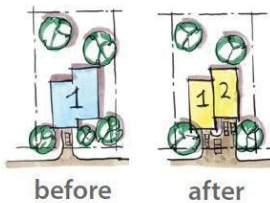
does not require difficult land assembly or the removal of existing buildings that create character and value.

Infill, such as carriage homes or small cottages, was identified by workshop participants as an opportunity that could occur throughout the Village, on lots of sufficient size. A key opportunity is “double-fronting” lots that have roads at the front and back: a cottage, carriage house, or very small row of townhouses on such a lot could create a better interface with the second street, help negotiate steeply sloped lots, and visibly reinforce the small-scale character of Lions Bay.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Revise the Zoning Bylaw to permit infill carriage homes and cottages and address related parking and landscaping issues
- Consider capacity of septic systems, potentially using the new development to ensure maintenance, repair and (if necessary) replacement of septic systems
- Require parking to be provided on-site for new units, and/or explore the potential to dedicate on-street parking as an alternative



6.4 ADAPTIVE REUSE / RENOVATION OPPORTUNITIES

These opportunities involve renovating an existing building for a different or more intense use. The simplest and least visible of these is addition of a secondary suite, already permitted in Lions Bay as in most other municipalities. Other examples include conversion of a single family home to a duplex, triplex, or multiplex, or even conversion of warehouses to apartments. This is probably the most cost-effective and low-impact way of increasing housing density and choice, as it increases the number of units while maintaining a small footprint. It is a valuable option in Lions Bay for a number of reasons:

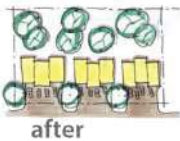
- The form and character of the original building are usually maintained
- It increases the stock of smaller homes, more affordable and suitable for smaller, older households
- It supports local infrastructure, services, community facilities, transit use, and walking
- Residents can downsize their home without moving, while getting new income from selling or renting the other units on the property

This opportunity was identified as having potential throughout Lions Bay.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Revise the Servicing and Development Bylaw to address servicing issues, related costs, Development Cost Charges and Community Amenity Charges
- Consider capacity of septic systems, potentially using the new development to ensure maintenance, repair and (if necessary) replacement of septic systems
- Require parking to be provided on-site for new units, and/or explore the potential to dedicate on-street parking as an alternative



6.5 INTENSIFICATION / REDEVELOPMENT OPPORTUNITIES

While redevelopment can have many benefits such as more efficient use of the land and infrastructure, it can also result in a transformation of the neighbourhood because it involves removing existing buildings and developing new ones. This usually requires “intensification” to higher density to cover the costs of site acquisition, demolition, and development. It is critical that any redevelopment sensitively integrate within the existing context, particularly within established residential areas. Specifically, qualitative aspects such as impacts on views, and issues related to privacy and overlook must be carefully considered. Further, technical aspects such as access, servicing/infrastructure (water and sewer) and parking must be considered from the outset. Engagement and consultation, particularly with affected residents, and regulatory tools (zoning and design guidelines) is essential to ensure sensitive integration of new development in existing neighbourhoods in a way that improves and does not detract from, overall amenity and quality of the neighbourhood. Recommendations addressing these considerations are addressed in Section 6.2.

Generally speaking, redevelopment opportunities identified through the LUMP process included larger lots with older building stock with the ability to be serviced on municipal sewer or a community sewage treatment facility, and where they wouldn’t interfere with views from existing residents. Residential areas located near the Village core and within easy walking distance of services and transit were also identified for consideration of small scale intensification (such as replacing single family homes with duplexes). The Community Centre/Village Office site was discussed as a potential intensification site; however, the economic feasibility of redevelopment was identified as a challenge due to site constraints and size. Additionally, this site was identified as a desirable location for civic and community uses as part of the community heart. The small retail area was also discussed as a possible

intensification site; however, the viability of redevelopment was also noted as challenging due to the economics of redeveloping existing viable businesses and uses and because the property is stratified. Respondents identified the public works site as another potential intensification site although potential contamination issues could make redevelopment too costly.

The following opportunities were identified as having good potential and have been explored further. They do not preclude other possibilities, but illustrate the approach the Village should take to these and similar opportunities.



1. OCEANVIEW ROAD

Description:

Large properties at the upper edge of the Village can be redeveloped with few impacts on views. Several properties located at the end of Oceanview Rd could be redeveloped as townhouses or possibly small multi-unit buildings. New properties could also be developed south along Oceanview Rd as townhouses, duplexes, or single family homes.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Update the OCP by changing the land use designation for the portions of this site that are in “Watershed/Environmental Protection” to “Potential New Development”
- Ensure adequate fire flows are provided for any multi-family development



2. 'TIDEWATER SOUTH'

Description:

The site is a large shallow lot with an existing large single family home adjacent to the rail track, overlooking the ocean, with access from Tidewater Way. There is potential for terraced townhouse and/or apartment development, either through infill or redevelopment of the existing home. Parking and access would be located upslope.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Require design to mitigate impacts of rail and highway traffic (e.g. safety, noise, air quality).
- Consider effects of any proposed development on views towards Lions Bay from the water.



3. VILLAGE WORKS YARD

Description:

If the Village Works Yard were relocated to the gravel pit, it would enable multi-family residential development on this centrally located site overlooking the ocean. Visible from the highway, this site could help visitors be more aware of Lions Bay and project its character to passersby.

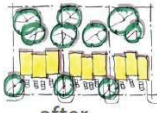
Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Require design to mitigate impacts of train and highway traffic (e.g. safety, noise, air quality)
- Explore options for sewage treatment, including connection to the Village system



before



after

6.6 GREENFIELD / BROWNFIELD OPPORTUNITIES

The opportunities below were identified for locating new housing on previously undeveloped sites (greenfield) or sites previously used for industrial or resource uses (brownfield).



4. KELVIN GROVE

Description:

Single family, cluster housing, or townhouses at the south tip of Kelvin Grove, terraced down the hillside and screened from adjacent large-lot single family. The location on the edge of the established residential neighbourhood minimizes impacts on views from existing homes.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Consider gaining temporary construction access from the highway to minimize impacts on Lions Bay residents
- Ensure consultation with residents directly addresses proposed density options and related impacts
- Explore the feasibility of tying into the existing sewer



5. SUNSET DRIVE

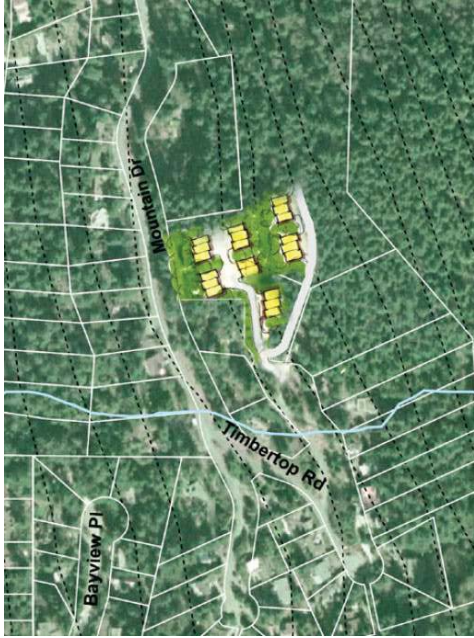
Description:

Single-detached housing or townhouses along a northward extension of Sunset Drive that could loop back, end at an emergency turnaround, or potentially connect to the highway or Brunswick and Crystal Falls Road to reduce traffic on existing streets. New homes would not be visible from existing homes.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Maintain existing trails or similar routes through the site for recreation and pedestrian access to the school and beyond
- Make an application to secure the Crown Land on which this site is located. This should include, but not necessarily be limited to the following:
 - preparation of an external, 3rd party report to confirm the land is suitable for development
 - consultation with local First Nations to determine whether the Village's interest in having the lands developed is shared with the First Nations
 - consideration of the use of contract terms to ensure community values are maintained in any development
- Update the OCP by changing the land use designation for this site, south of the top of the ravine edge of Magnesia Creek, from "Watershed/Environmental Protection" to "Potential New Development"
- Require detailed topographical analysis to define building sites that reduce grading requirements and minimize impacts to views from below
- Consider a community sewer system



6. MOUNTAIN DRIVE / TIMBERTOP

Description:

Duplex or townhouse development terraced into the steep hillside above Mountain Drive and accessed from Timbertop Rd in the area shown conceptually in the diagram to the left **and in green on the LAND USE AND DEVELOPMENT OPPORTUNITIES MAP on pg 24 of this document**. As they are upslope of existing homes, new development would not affect existing views.

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Maintain existing trails or similar routes through or adjacent to the area shown in green on the LAND USE AND DEVELOPMENT OPPORTUNITIES MAP on pg 24 of this document
- Use contract terms to ensure community values are maintained in any development on the area shown in green on the LAND USE AND DEVELOPMENT OPPORTUNITIES MAP on pg 24 of this document
- Update the OCP by changing the land use designation for the area shown in green on the LAND USE AND DEVELOPMENT OPPORTUNITIES MAP on pg 24 of this document from "Recreation/Community Use" to "Potential New Development"
- Require detailed topographical analysis to define building sites that reduce grading requirements and minimize impacts to views from below
- Consider a community sewer system



7. GLENDALE AVE. / CRYSTAL FALLS

Description:

Townhouses on existing undeveloped lots north of Crystal Falls Road. In conjunction with this new development, redevelopment of existing homes may be an opportunity for multi-family infill (orange on concept drawing).

Additional Recommendations:

In addition to the recommendations in Section 6.2, the Village should:

- Update the OCP by changing the properties in this area designated “Watershed/Environmental Protection” to “Potential New Development”
- Explore adjustments to the street right-of-ways and related easements to reflect the location and feasibility of roads in this area and possibly allow for more development (e.g. on the current right-of-way)
- Consider a community sewer system

6.7 ROAD END DEVELOPMENT

Description:

Sell unnecessary road ends along the water for new development as homes or compatible small scale housing.

Additional Recommendations:

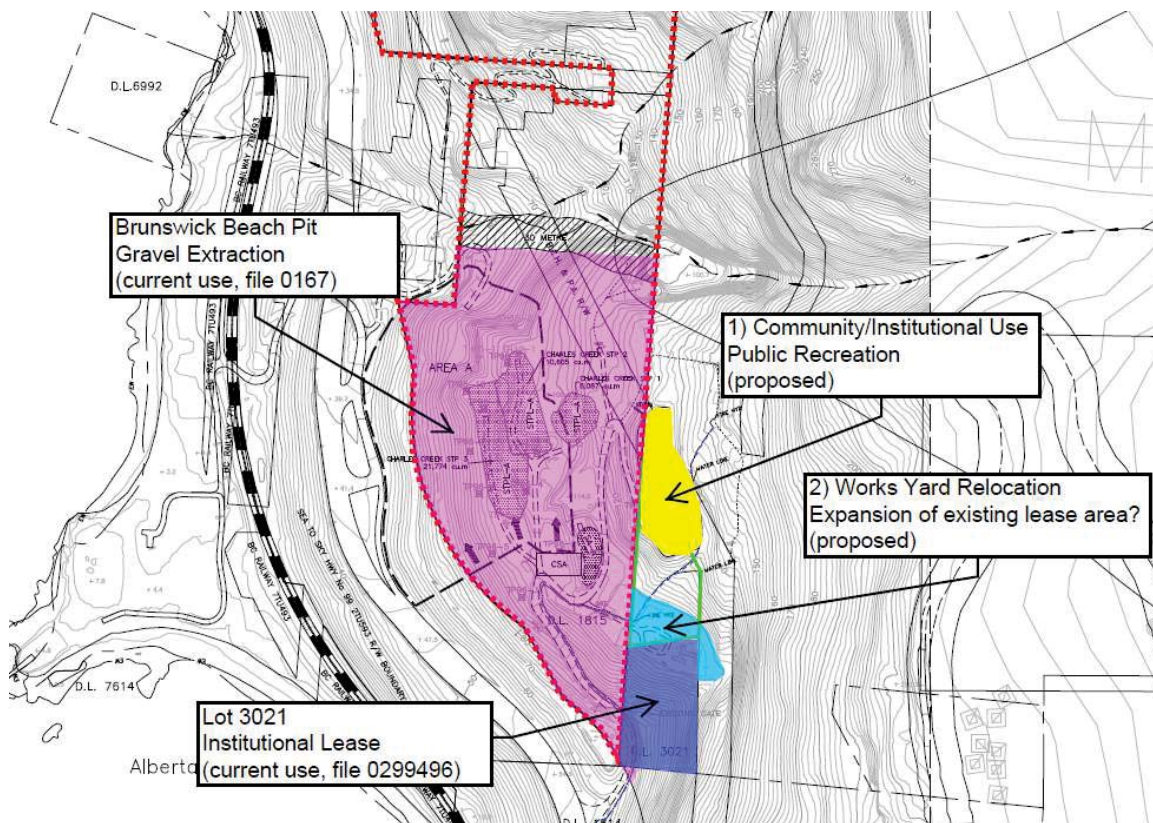
In addition to the recommendations in Section 6.2, the Village should:

- Ensure that adequate public beach access is provided in the area of the road end, either via an easement or covenant, or through a nearby public right of way

6.8 APPLICATION TO CROWN LANDS FOR PUBLIC LANDS

Crown Lands adjacent to Brunswick Pit are a potential opportunity for relocation of the public works yard, relocation of Lions Bay Fire Rescue, and for public use as appropriate for recreation, parks and trails.

Given the public nature of these uses on the potential sites (identified conceptually on the figure map below), an application for use of these lands would be made through *Front Counter B.C.*, with the Province of British Columbia. This could include an extension of the Institutional Lease on lot 3021.



Map showing crown lands for potential future public uses.

7. CONCLUSION

This plan was developed through a community-based process in close collaboration with residents, stakeholders, Council and staff. The LUMP is intended as a strategic document to provide a framework for considering and acting on future housing opportunities in Lions Bay in the context of addressing key issues facing the Village, creating opportunities for residents to age comfortably without leaving the community, and creating options for new and younger residents to move in. It also acknowledges the very real concerns that need to be addressed as new housing opportunities are explored, and identifies ways in which those concerns can be addressed. The Village can use this work to shape the next steps in encouraging the sensitive development of more housing in the community.

P.O. Box 572,
Lions Bay, B.C.
VON-2E0

August 16th, 2014

Dear Mayor and Council,

I have read the draft of the Village Land Use Master Plan, but as I will be away for the meeting I felt that it was important to give my feedback on the plan.

I am not opposed to any of the ideas for future development that have been submitted because I am fully aware that unless we are all prepared to pay exorbitant taxes in the future, our village is unsustainable with its present tax base.

What I am very uncomfortable with is the location of many of the proposed developments. The document includes the sentence- "It is critical that any redevelopment must ensure sensitive integration within the existing context, particularly within established residential areas."

Other than the Sunset Dr. proposal and perhaps the Kelvin Grove one, both of which could possibly be accessed by roads from the highway, the others would place a heavy burden on present residents both during the construction period, which could continue for years, and afterwards with greatly increased traffic.

If I am reading the map of the Oceanview Rd. proposal correctly, it appears the development will be accessed by a new through road to the south of the Kobisew property. Eighty Seven new buildings are slated for this area which would make the lives of the residents of lower Oceanview Rd. untenable with years of construction and the likelihood of 174 more cars – at 2 per unit- travelling up and down. The proposal also includes the expropriation of 8 homes in the area, and while there may be those who would see this as an opportunity for financial gain, others will be quite horrified by the suggestion that they should consider giving up their homes.

Returning to the Sunset Dr. Proposal, the land on the upper side is so steep that construction costs would be prohibitive. Units would, therefore, have to be sold at a price that would exclude the majority of potential new residents. The same would possibly apply to the upper Kelvin Grove site as well as the waterfront site there.

The document has caused great controversy, but those who are dead against any form of increased housing have been unable to come up with a concrete solution to the low tax base problem.

I am in favour of furthering the push to put multiple dwellings at The Pit area which would not adversely affect anyone. I am also in favour of lower impact solutions.

I think the village council should rapidly work to change the by- law to allow duplexes where old houses are being replaced and perhaps even purchase some of the sites , and then building on them, with a view to making a profit.

Neither am I against smaller structures being added to present sites, although only under the very strictest of guidelines. The document mentions "on street parking". One only has to walk down lower Islevue to see what a disaster this has created. I would only be in favour of construction of these homes if off street parking was mandated.

Lastly, I would just like to add that Mr. Rob Barrs and Associates has managed to create a document that will add even more fuel to the opposition.

Yours sincerely,

Rose Dudley

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: [REDACTED]

Sent: Monday, August 18, 2014 10:56 PM

To: Mandy Koonts

Subject: Land Use Master Plan feedback

I'm very supportive of the ideas proposed in the draft Land Use Master Plan. I agree that we need to introduce a better mix of housing to attract young, average income families, which will help ensure the viability of our school, our transit service and the community itself, while also offering downsizing options to our longer terms residents.

Some of my neighbours who oppose the plan, however, are acting like the sky is falling... like everything is going to happen all at once. I like the plan's recommendation of initially just introducing one 10-15 multi family unit as a catalyst project. Perhaps we should focus on trying to build consensus on where this kind of project might occur with the least amount of opposition and try it as an experiment?

For the info session, could the maps please be improved so that they are easier to read? It's a bit challenging to decipher them currently.

Thanks for the opportunity to provide input.

From: Nisha Foerstner
Sent: Monday, August 18, 2014 7:34 PM
To: Village of Lions Bay
Subject: Re: EPOST: Land Use Master Plan Public Presentation

Hello Mandy,

I have some comments regarding the LUMP. They are as follows:

I am in agreement with the top three increased densification strategies on page 31 of the document. The others, unless we institute regular commuter rail using the existing railway, do not adhere in any way, shape or form with sustainability and livability strategies! With rail, we wouldn't need parking. That would be WHY people would move here! HOp on the train to Whistler for the weekend or to West/North Vancouver during the week where they could connect to downtown transportation. Otherwise, you're creating more of what we don't want in this community.

As people age, they don't or shouldn't drive. Going to Caufeild becomes an all-day excursion to pick up groceries! Young families don't want to drive everywhere. Walking is the preferred lifestyle and it is a challenge here already! Let's face it, transit as it is, is not financially viable. Don't we want to look for truly sustainable solutions. Let's take this time to innovate, not regurgitate the old.

And, I don't understand why we would sell road ends on waterfront to buy back other waterfront property? Why can't we use the road ends? Confused. I think I've missed the point here...

Another note, I am sure someone has done research on increasing the tax base versus the cost increase. Have you found one that is applicable to this Village?

In our area, we are already subsidizing Kelvin Grove's STP when we have our own septic systems! And, apparently we subsidizing Brunswick's water as well! Apparently Council voted to maintain the status quo instead of correcting or repaying the error! It is these sorts of activities that destroy trust in Council's decision-making abilities.

In conclusion, I have felt that Council members should not have been allowed to facilitate at the first Town Hall meeting due to a conflict of interest. I feel that the consultants should have been the ones facilitating at the tables as part of their job. Secondly, I asked to be a part of the next phase discussions and was declined. I personally feel that the process itself has been hijacked.

Respectfully yours,

Nisha Foerstner

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: [REDACTED]

Sent: Tuesday, August 19, 2014 6:21 PM

To: Council @ Lions Bay

Subject: LB Land Use Master Plan

Dear Council,

I'm writing regarding the Lions Bay Land Use Master Plan. I was wondering about how the high density of housing will effect our water supply as we have been advised to boil our water many times this year, also the water quality and shortage is a concern at present what will happen when there is a greater demand on the water supply with the new development? Also "light pollution" from the street lights and addition lights from townhouses, single-detached and apartment developments and street lights. We like it without street lights and why change Lions Bay now. The plan mentions it will consider a community sewer system and how will this benefit people that are on septic fields and it will increase their taxes if they are on the sewer system or not. The increased traffic on the streets will cause more noise pollution. How will this development benefit the residences of Lions Bay now.

Concerned Lions Bay resident,

[REDACTED]

From: Jan Erik Schneider
Sent: Thursday, August 21, 2014 12:37 AM
To: Mandy Koonts
Cc: Joanne Ronsley; [REDACTED]
Subject: LUMP Draft Report - feedback submission

Hello,

Yes, I think we all understand that the "*The draft plan proposal is for a change in zoning – it is in no way meant to reflect that any resident is expected to move or sell their home.*" and that the intent is to "*increase in the Village's tax base would assist in creating additional funds to address Village infrastructure and projects*" like a new and improved village hall and, although not explicitly said, add room for movement when the province imposes the effects of better salaries for teachers in order to end the teachers strike. After all property taxes help pay for teachers salaries.

Although your statements are technically correct (not expropriation - true), the blanket statement is also extremely short sighted to the point of being deceptive (coercion via taxation). Let me explain. Everyone knows that the act of rezoning land or property has a direct impact on the market value of the property and as soon as the market value of the property goes up, so does the value of the property assessment. In fact the property valuation per the B.C. Assessment Authority rises immediately to the point that the village can quickly capitalize on the zoning change and have money available for higher teachers salaries or improved infrastructures such as the village hall.

A quick look on the <http://evaluatebc.bcassessment.ca> website shows that the average land price is say \$700,000 and the average price of a home is say \$175,000, totaling \$875,000. Rezoning land use to say to allow Triplexes would in effect double the assessed land value to \$1,400,000 and the property tax assessment values to \$1,575,000. This is logical, **HOWEVER, it neglects the fact that the value is only realized upon sale and that if one does not want to sell, one still nevertheless has to pay a property tax on the full \$1,575,000 assessed value or lose ones home to a tax sale.**

Furthermore, the new \$1,575,000 theoretical valuation implies that if one chooses not to "*move or sell their home*" one would be faced with the **ELIMINATION OF THE HOMEOWNERS GRANT** along with a significant increase in the property taxes. The deceptive part of the quoted statement rests with the fact that **not everyone can afford the elimination of the homeowners grant and greatly heightened property taxes** and that some homeowners (such as retired folk) may be forced to sell because of significantly higher property taxes, even though they wish to truly remain in Lions Bay. True property taxes can be deferred until a sale, however, some people prefer not to be in debt because of religious or other values and that these people have every right to maintain these values. They should not be forced to sell and the tax deferral mechanism should not be imposed on them as Canada's constitution guarantees "Freedom of Conscience". In addition tax deferrals destroy political accountability as the political

feedback mechanism is destroyed. Kind of like the irrationality associated with borrowing money to pay teachers salaries so that politicians can get re-elected.

Remember that because it is not the homeowner that is applying for the land use zone change, but the village by way of the LUMP, individuals are **ARBITRARILY ASSESSED A PROPERTY TAX INCREASE IRRESPECTIVE OF THEIR INTENT**. It is unwise to assess anyone on an arbitrary basis irrespective of intent as the village would have to prove in court that there was no discrimination with respect to land use suitability when compared with other properties down the street. In short it is a can of worms as the property not zoned down the street might have been better suited for rezoning than the initial rezoned land.

This could destroy the social fabric of the community as different members could commence a finger pointing campaigns in efforts to reduce taxes. Also, resultant higher property values only serve to help people wanting to realize the values by selling out for the money leaves the community with the seller. A community too focused with real estate values is socially unhealthy as everyone is focused on making a quick buck by selling out. A healthy community is exactly the opposite, namely a place where members desire to live and not a place where members desire to realize profits by leaving.

The only difference between re-zoning land and changing the mill rate is that the owners of those arbitrarily chosen rezoned properties pay a disproportionately higher tax amount than if the mill rate were simply to be raised. A change in the mil rate has no affect on the land values and as such homeowners are not subjected to surprise property assessments.

I write this as I have seen far too many examples of neighborhoods in Vancouver, Whistler and other Cities destroyed simply because the residents were forced to move, not because of expropriation but because of significantly higher property taxes associated with a rezoning (neighbor subdivides, condos built in neighborhood, etc.) which had coerced unwilling residents to sell. The longer one holds out, the greater the coercive forces by the BC Assessment Authority to sell out. This often affects fixed income seniors who have lived in the home for many decades and as such fall outside of the average income demographic.

Thank You for your consideration.

Jan Erik Schneider
Lions Bay

From: Jan Erik Schneider
Sent: Monday, August 25, 2014 12:42 AM
To: Mandy Koonts
Cc: Joanne Ronsley; [REDACTED]
Subject: LUMP Draft Report - feedback submission WATER SHORTAGE EMAIL AND LUMP CANNOT COEXIST

Hello,

I am somewhat confused why the Council put out this water shortage email (below) in light of the fact that the very same council has spent valuable money to hire outside consultant Rob Barrs and Associates, who in his LUMP report recommended the rezoning of properties so as to allow higher densities within the village. It goes without saying that higher density zoning demands more community resources, including water resources, which per your water shortage email below suggests that the village does not have.

In fact, I am shocked that the council actually recommended the hiring of Rob Barrs and Associates without first undertaking an internal feasibility study with respect to the demands of high density housing on the existing water infrastructure. **I am sure this one water shortage email, if sent previously, would have put an end to the plan to hire Rob Barrs and Associates as the email states the village has as at this time insufficient water resources for its existing population, never mind the proposed LUMP high density population.**

Nevertheless, as the LUMP proposal is now to be sold to the public on September 8th, we now need to know LUMP contingencies such as how many more water towers are needed to be built, how much they will cost, and what other infrastructure improvements are needed so as not to have a water shortage in the future, that is, if the LUMP were to be approved. I know, it is kind of like putting the cart before the horse (having already hired the consultant), but this cost-benefit information needs to be known before one moves ahead.

Furthermore, I want to add that I am strongly opposed to being forced to install water meters as a result of implementing this LUMP. I think everyone needs to know the councils position here.

Thank You,

Jan Erik Schneider
Lions Bay, B.C.,

----- Original Message -----
From: Village of Lions Bay <epost@lionsbay.ca>
Sent: Fri, Aug 22, 2014 2:29 pm
Subject: ePost - URGENT NOTICE - WATER SHORTAGE

URGENT NOTICE – WATER SHORTAGE

Due to very low water volume at the Harvey Intake, the current demand for water is almost the same as the amount of water that is entering our system. We urge ALL residents

to use water sparingly, and turn off timed irrigation for the weekend in an effort to conserve as much water as possible. The Magnesia Intake supply also has an increased demand placed on it, due to crews placing homes on Mountain Drive, Sunset Drive, Bayview Road and Stewart Road temporarily onto the Magnesia system in an effort to conserve as much water as possible in the Harvey Reservoir.

Sent on behalf of:

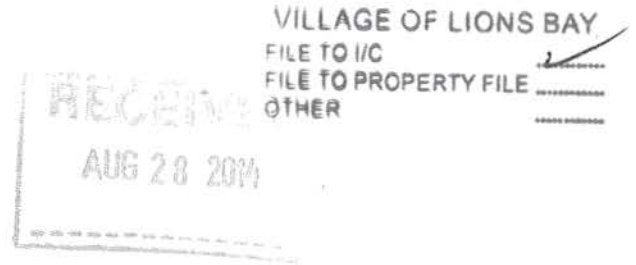
Manager, Public Works Department | Municipal Services Team | The Village of Lions Bay |
PO Box 141 - 400 Centre Road - Lions Bay, BC – V0N 2E0 | P: 604.921.9833 | F: 604.921.6643 |
www.lionsbay.ca or works@lionsbay.ca

"Spare the Air" - Lions Bay is an Idle Free Zone

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To Lions Bay Mayor and Council



Thank you for all the information provided in the New Community Plan. We really do need extra services and more housing to increase our tax base. This looks like a very well thought out and good plan.

My husband and I moved to Lions Bay in 2003. We have lived in several different countries, and feel very privileged to live in this very special place. We are in our mid-sixties, and like lots of our friends here in the Village we love this place and do not want to move. As we age, and our property and yards become more difficult to maintain, we hate the thought of moving elsewhere. This is our home. The possibility of having a water-view condo or apartment would be a dream come true for us.

New housing would certainly look more attractive than a lot of the old houses which are in much need of repair. We need to attract young families with school-age children and we need affordable housing for these young families.

It would certainly be a good thing to have some extra roads for easier access to homes, and the Highway. At present there are too few roads serving too many people. We live across from the School on Bayview Road, which serves Stewart Road, Mountain Drive, Sunset Drive and Timbertop. In case of an emergency, such as an earthquake or fire, residents should be able to evacuate quickly.

It is time to move forward.

You have our support. Good luck.

Joan and Des McCullough
Box 282
255 Bayview Road
Lions Bay, B.C.

----- Original Message -----

From: [Marek Sredzki](#)

To: [Broughton Brenda & Michael](#) ; [Brenda Broughton](#) ; [McLaughlin Ron](#) ; [Scott Ando](#) ; [Fred Bain](#) ; [Joanne Ronsley](#)

Sent: Friday, August 29, 2014 10:41 AM

Subject: WATER SHORTAGE

Dear Councillors,

In your pursue of village expansion plans, we would like to urge you to consider a necessary reconstruction of the water system in our village.

The proposed plan, even if executed in 10% of its scope, would require \$10-20M expansion of the water system.

I am sure you would agree that broadening of tax basis, as good idea as it may sound, is not enough reason to punish residents with water shortage and destroy their gardens developed with enormous effort.

Sincerely,

Marek Sredzki

Begin forwarded message:

From: Village of Lions Bay <epost@lionsbay.ca>

Subject: ePost - URGENT NOTICE - WATER SHORTAGE

Date: August 22, 2014 at 2:18:36 PM PDT

To: undisclosed-recipients;;

URGENT NOTICE – WATER SHORTAGE

Due to very low water volume at the Harvey Intake, the current demand for water is almost the same as the amount of water that is entering our system. We urge ALL residents to use water sparingly, and turn off timed irrigation for the weekend in an effort to conserve as much water as possible. The Magnesia Intake supply also has an increased demand placed on it, due to crews placing homes on Mountain Drive, Sunset Drive, Bayview Road and Stewart Road temporarily onto the Magnesia system in an effort to conserve as much water as possible in the Harvey Reservoir.

Sent on behalf of:

Manager, Public Works Department | Municipal Services Team | The Village of Lions Bay |
PO Box 141 - 400 Centre Road - Lions Bay, BC – V0N 2E0 | P: 604.921.9833 | F:
604.921.6643 | www.lionsbay.ca or works@lionsbay.ca

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From: Alexandra Marshall [REDACTED]
Date: Sat, 30 Aug 2014 20:24:33 +0000
To: Mandy Koonts<office@lionsbay.ca>
ReplyTo: Alexandra Marshall [REDACTED]

Subject: Land Use Master Plan Draft - Input Prior to Sept 8, 2014 Meeting

To the Mayor and Council:

I wish to take this opportunity prior to the upcoming meeting to voice some of my objections to the draft Village of Lions Bay Land Use Master Plan.

As a relative newcomer to the Village and current homeowner, I was not aware prior to purchasing my home of the water shortages and the water advisories that take place here. When I first learned of this (after moving in) I was shocked and dismayed at the state of the infrastructure. I have never lived anywhere where there have been water shortages or advisories.

If we are concerned about attracting people to Lions Bay, then I would be first and foremost concerned about the water supply and other infrastructure problems that exist today. Friends and colleagues I have discussed this with, who live and work in various areas of Vancouver, are also quite shocked when they hear about our water shortages and advisories - there is little awareness it seems outside our Village of this problem. I wonder how our Village would be viewed and how our property values would be impacted by awareness of this problem? What if potential home buyers knew before they purchased? Looks like the realtors don't talk about it, certainly the ones I spoke with didn't to me. By increasing our population, what will that do to my water supply and ability to resell my home in the future when it becomes known that we have a water supply issue that is only getting worse.

The infrastructure of the Village, in particular related to water and emergency services, clearly does not now meet the needs of the current residents. I would like to see 12 months and 365 days of the year with full water supply and no water advisories, proper sanitation services, etc. to serve those of us who live here now (and also see a plan with costs for addressing this) before beginning to entertain a discussion about new development of homes. Only recently, in a Village communications on water shortages, new home building activity was cited by the Village as one reason for the water shortage from the creek supplying water to my home on Mountain Drive.

This is not a strategic document as it has been described recently in the Village communications. Where are the various options for addressing growth that a strategy would present? There is only one solution proposed here. What we need first is **a strategy for the long term viability and success of the Village** - that covers a wide range of solutions. Perhaps also including some development but

definitely including a detailed plan for infrastructure and improvements which will be needed anyway to attract new residents.

It was alarming to see that on page 14, "WATER SHORTAGES" and sewer/septic infrastructure issues are buried in point 7 when they should be a bold heading and probably number one on the list. What could be more important?

Again, on page 5-6, the bullet list of "ways to effectively manage this growth" of population says absolutely nothing about infrastructure or water! And where are the **estimated costs of addressing infrastructure improvements** for current residents (let alone costs for an increasing population). On page 33, under Technical - a possible study is referenced that would address infrastructure to meet "anticipated future demands" - but what about current demands? Nothing is said about a study for that or the fact that we have to add those costs together. If we can't meet demands now, how will we meet them later? What are the costs (today) to provide all of us, every resident, with water 365 days/year and what will those costs be in the future to support a growing community? I also see nothing under technical related to safeguarding our bridges, infrastructure and homes with respect to possible earthquakes.

I wonder why there are not even rough estimates or ballparks in this report on costs for anything cited in this report - at the same time I see an overabundance of detail (in colour and pictures) on the buildings, design and specific locations of buildings which is not necessary at this early stage of the discussion when costs have not been addressed.

Regarding process, there was apparently a process for "community" input and stakeholder consultation in Phase 2, where a meeting took place of "select" people by invitation only to take the plan to a higher level of detail. I would like to know who decided this constitutes community input and who decided this should be the process.

This project, I believe, needs to take a big step back to address many things before this level of detail and implementation is to come under discussion.

Yours Truly,

Alexandra Marshall

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: Belfall [REDACTED]

Date: Tue, 2 Sep 2014 21:33:39 +0000

To: Mandy Koonts<office@lionsbay.ca>

Subject: Comments Regarding Land Use Master Plan

Village of Lions Bay: Mayor and Council Members

By way of this e-mail, I communicate my very strong objection to the Land Use Master Plan. I do not support the proposed significant increase in density. I have a number of reasons for my opposition and provide a brief explanation for the main reasons below.

Loss of Market Value for Current Housing: It is standard economics that if the supply of something increases, all things being equal, prices will fall. I did not notice any direct quantification of the number of housing units to be added to the community in the Plan document. By my rough count using the map on page 29, adoption of the current Plan will result in 97 single-family units added to the current total of about 520 homes. However, the diagrams / maps presented through pages 37 to 42, inclusive, appear to indicate that a great many semi-detached and three unit buildings will be constructed. A rough revised count indicates that the number of additional units may become 276. (This latter figure excludes additional housing contained in what appear to be low rise multi-unit apartment buildings on various diagrams / maps and additional housing from individual lot intensification.) Thus, the Plan may result in an increase of 19%, but more likely closer to 53%, of the number of housing units in the Village. Thus, there will be significant downward pressure on housing prices for existing homes resulting from this increase in supply. It stands to reason that current home owners will suffer a significant loss of home equity.

The Plan document supports the above. Page 11 notes: "The North Vancouver market is booming but it is constrained and prices are rising." Thus, the report reflects the opinion that if there is increased supply, i.e., less constraint, in Lions Bay, prices will fall. In the same paragraph, the statement is made: "West Vancouver residents looking to extract some equity from their homes while still maintaining the single family view property lifestyle may be interested in Lions Bay." I surmise that the current and expected future significant housing price gap between West Vancouver and Lions Bay properties will continue to support better demand for current Lions Bay homes as the less expensive near-alternative. This benefit to current home owners does not require increasing housing supply in Lions Bay, noting the likely latent demand for Lions Bay type of housing that the report references. However, this benefit will dissipate with the proposed significant growth of housing units. For the most part, to state the buyers for the proposed new types of housing will be different than those for current housing stock is secondary, and debatable for that matter. House pricing for different housing types is interrelated. To argue that there are different markets ignores the potential negative impact on current owners. If someone wishes to live in Lions Bay, offering them a lower cost alternative is definitely not a role for the Village, regardless of the reason.

Lack of Substantiation: The Plan document does not present sufficient supporting rationale for the proposed increase in density. Broad statements are made in the document as well as observations that allude to concerns such as a decline in school enrolment, future financial sustainability, the need to fund aging infrastructure, and the like, but no substantiation is provided. For such a major decision on significantly increasing the Village's density, details regarding the benefits to current residents (or solutions to current or future problems) should be presented, but are not. Summary statements sourced from limited group discussion in Phase One, for example, can not be construed as facts that a problem(s) actually exists. Extending this observation, the Plan document appears to assume that increasing density is the only solution to those matters referenced as current and future problems. If there is declining student population for the school and a number of current residents send their children to other schools, would it not be better to deal with those problems direct rather than through increasing the number of

potential students through an attempt to attract young families with cheaper housing? With no guarantee that new residents will be families, that they will be families with younger school aged children, and that they will do so?

Disconnect Between Challenges and High Density: There are a number of problems / issues mentioned in the document, such as the challenges presented in pages 14 through 16 inclusive. It can be argued that it is inappropriate for the Village to be active in some of those areas. That aside, it is both stated and implied that high density will address these challenges. I have a significant difficulty in understanding how the proposed high density increases for the Village will address a number of these matters, especially those that are not concrete issues. For example, suggesting that Increased density will lead to greater community cohesion is hard to believe. The presentation of these matters as being relevant, potentially suggesting them as obvious to those reading the report, and that they are issues that Lions Bay needs to address, diffuses discussion of the more pertinent issues at hand: what are the real benefits to the average current home owner to accept significant higher density, and what are the real costs to the average current home owner that will result from that higher density.

Deal With Immediate Infrastructure Needs, Especially Potable Water Supply: I think that dealing with the current Village infrastructure requirements should be paramount for the benefit of current residents. For example, it is apparent to me that the Village needs to better attend to ensuring an adequate and reliable potable water supply. The water restrictions experienced and advisories issued from time to time coupled with the various Village reports on this matter over recent years indicate the high importance of dealing with this infrastructure issue. As underscored by the documentation on the Village's web site, there are more immediate and necessary matters on which to focus the Village's limited time and resources.

Financial Resources Benefits to Village Unknown: The Plan document states / implies that there will be greater financial resources available to the Village, referencing page 18 for example. There is no information provided as to what levels may be expected nor where the increased resources will be directed. While the Plan document mentions, for example, infrastructure funding, there is no identification as to what infrastructure will be addressed and the estimated costs to achieve improvements. The Plan document also does not discuss that added demands on current infrastructure from high density population expansion will exacerbate current difficulties, implying a greater strain on available resources. It would seem to me that any financial resource benefits to the Village will be significantly offset by the added strains on infrastructure from the proposed significant population density increase.

Given the information presented in the Plan document and other Village information sources, it seems to me that perhaps the broader issue at hand is whether the future of Lions Bay lies in being a satellite bedroom community of Vancouver or as a self-contained municipality with a tangible independent identity. I respectfully submit that the latter can not be accomplished, especially not through the approach that appears to be underpinning the Land Use Master Plan. While the two positions are not necessarily mutually exclusive on all levels, Lions Bay will never be large enough to have sufficient resources to deal with all of the challenges discussed in the Plan document to the satisfaction of all. It is unrealistic to suggest otherwise.

I hope that the above is of some use. Please feel free to contact me at any time to discuss if so desired.

D. Belfall



From: Heather Mossakowski <[REDACTED]>
Date: Tue, 2 Sep 2014 20:33:58 +0000
To: Brenda Broughton<mayor.broughton@lionsbay.ca>; Council @ Lions Bay<council@lionsbay.ca>; Grant McRadu<admin@lionsbay.ca>; Mandy Koonts<office@lionsbay.ca>
Subject: LAND USE MASTER PLAN

Mayor and Council

Regarding Land Use Master Plan:

In our opinion the character of Lions Bay should be preserved by continuing with single family housing on present single family lots. Some suitable lots could be allowed to have Secondary Suites or additional infill housing in a range of 600 sq. ft. Additional off-street parking and taxes would be required.

Any available not zoned land in boundaries of present Lions Bay or new land added should first be considered for single family housing and any applications for higher density could be considered if approved by residents.

Allowing for random increases of density affects neighbouring residents and decreases values of their properties.

Sincerely,
Richard & Heather Mossakowski

September 03, 2014

To Lions Bay Mayor and council

RE: Land Use Master Plan

In response to council's request for feedback, I do not support the Land Use Master Plan as presented in August 2014.

This plan conflicts with several sections of the current OCP. It proposes to amend the OCP to accommodate various recommendations. Such a rezoning and housing development proposal should stem from an Official Community Plan and not the other way around, as suggested in your document.

Furthermore, this plan contradicts expectations set by the mayor following the Seniors' Housing Survey in August 2010. Those expectations emerged from the closing paragraph (**bold emphasis as originally published**)

Land and Housing: Age Friendly Survey Outcomes

*This is an area that strikes a nerve for many people! The Council priority continues to be exploring and learning about what might work for Lions Bay. **Neither a "rush" nor an agenda, on this subject, are appropriate. Resident input has to shape any move forward.** The Age Friendly survey consultant suggested that dialoguing with residents over Village values in housing, and perhaps developing some principles for what residents want to see, would be a good way for this to begin in the future. As noted above, Council may return to this in 2011.*

Mayor Brenda Broughton VILLAGE OF LIONS BAY

There has been only one meeting held that was open to the general public to participate in the discussion about the future of this Village. Since the time span between that one meeting and the final proposal was six months, one could easily challenge that the process was rushed and that the general public provided little shape to the document. This is supported by the authors who state that "Close collaboration with, and direction from Staff and Council, occurred throughout the process."

Having participated in that one meeting open to the general public for input, I can attest that an agenda was palpable, with a penchant towards development, design options, and leading and misleading "facts". This was not representative of "dialoguing with residents over Village values" as stated above. In addition, realtors who do not live in this community were also participants, contributing verbal and written statements in support of development.

I believe council has failed to engage the electorate to the degree commensurate with the significance of changes proposed. The proposed plan suggests further dialogue is necessary to execute the plan. Variations of the words "consultation" and "engagement" are used forty-one times in the document. Yet, that consultation and engagement may be restricted to only affected neighbourhoods through site-by-site rezoning as suggested. This could have the effect of altering the entire village on a piecemeal basis. I

am concerned for the neighbourhoods and the community as a whole if this plan reflects the same level of engagement to be expected as was used to prepare the plan.

The authors revealed “What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition... the development community would likely need to see a 'catalyst' project succeed. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.” It would appear that this plan is framed to circumvent a full OCP review already overdue, in order to counteract any opposition, as experienced in the past. This plan reads more like a developer’s strategy document than a resident based reflection of community values and vision.

This is an issue of process and real engagement. It is not about development or revenue generation.

I urge council to put this plan on hold until a full Official Community Plan review is completed, objectively, with honesty and an open mind, without any agenda or the premise of development.

Peter Stevenson

From: Brigitta Shore [REDACTED]
Sent: Thursday, September 04, 2014 12:41 PM
To: Lions Bay Reception
Subject: Re: PUBLIC MEETING - Land Use Master Plan - Sept 8th

Thanks Fran, Here's my feedback....

I'm sorry I am not able to make the meeting, but I have seen these posters around opposing high density and would like to give my opinion....

We absolutely need to have multiple housing options. People get older and need to downsize, families split up and can't keep their big homes anymore, people hit hard times and need to downsize, new families can't always afford big homes, these are realities that every community faces. I wish Lions Bay had more to offer all these people and like every good community there should be a plan in place to ensure new homes fit in with our surroundings. I would also like to see us expand our borders and increase our tax revenues with more lots for single family homes. I am also in favour of supporting more amenities in Lions Bay which I know is hard to do for a small population and so we need to think outside the box and have a vision that fits with our surrounding communities which is - PROGRESS. Sometimes it feels like a few people are hell bent on keeping things the way they are and stopping progress by putting up more signs of what you can't do, but I honestly feel the vast majority of people would like to see Lions Bay flourish with the times and be a more welcoming community. We seem to be stuck in this wheel of NO, when the best things in life come from saying YES, and using a cohesive solutions-oriented attitude for dealing with inevitable hurdles.

One last point, the majority of people are consumed with work, family and dealing with life's challenges, we don't have the time to attend lots of meetings or dissect massive documents and we don't have the desire to get swept up in emotionally draining arguments. It might be an idea to have short legitimate village surveys if you want to get a gist for what the silent majority feels on a topic.

Thanks for listening and taking email feedback.
Brigitta Shore

September 4, 2014

**To: Municipality of the Village of Lions Bay
Attn: Mayor, Council, Municipal Coordinator, Village Office**

LUMP – Comments for inclusion at the Public Consultation Meeting on Sept 8, 2014

Mountain Drive/Timbertop. One of the areas presented in the LUMP as a development opportunity – Mountain Drive/Timbertop in particular - should be removed from the proposal. The area is topographically fragile and prone to heavy erosion. As per LTSA records, there have been rock falls and landslides in this area in the past. Proposed construction of multi-unit housing in this area would further destabilize the slope. Trees currently help hold the soil in place, thus protecting residents from landslides. Clearing out trees for construction zone will have detrimental impact on the entire hillside. Grading is unacceptable in any form in this area, let alone building a community sewer. Soil will not be able to support dense septic systems from multiple units either. The road leading up to the potential development site is extremely fragile; it will not tolerate heavy construction traffic. Last spring, when the excavation was underway to replace water pipes, dishes in our cupboard were clinging and the floor was vibrating, with several pieces of rock falling out of the fireplace backsplash. With such activity, it is only a matter of time before a landslide occurs.

Many communities already paid dearly for building housing on unstable soil, with Washington State being the latest; hundreds of lives have been lost this summer, when it could have been prevented with smart land management. If a landslide does occur here, who will pay for the damage? Insurance does not cover landslides, and the residents will be left homeless. Village will have to pay for the clean-up, road repair, pipelines and power lines replacements to name only a few. It will be spending the very tax base it is trying to increase. Timbertop/Mountain Drive area should be declared off-limits for any developments in the future, and the record should be kept available for future administration.

Urban “fringe”? LUMP states: “Focus higher density housing at the urban fringe and upslope from existing development to minimize impacts on views and on existing residents” (p.22). What about the residents who live “at the urban fringe”? Have they been chosen as the Village’s scapegoat? Why do they have to pay for Mr. Barrs’ lack of creativity and inability to find a fair solution in this situation? LUMP demonstrates complete and utter disregard to the lives of existing residents and everything they care about. If Barrs and associates cannot find a solution that is equally fair to every single resident, and chooses to use bullying of the “fringe” minority as its main strategy, then we need another consultant. Why does construction have to happen upslope from existing development? Use the soccer field and adjacent parking lot, for example, for new multi-unit developments. It will not impact anyone’s views, it is close to the core, it is safe to build on, and it will draw residents with small children due to proximity to the school. There is no such downtown on the planet that keeps its center at low density, with the population density increasing as you move further away from downtown core. And how is that wise anyway to send seniors to live uphill? Out of sight, out of mind?

Neighborhoods within Lions Bay vary in character: while some live by the water and don’t mind busy life with trains and tourists around, there are others who wish to stay close to the Village core, close to the amenities and transit; there are yet others who chose to live high up on the mountain, away from the buzz, and they are willing to sacrifice convenience in order to stay there. While building around first or second group will not involve significant lifestyle changes for existing residents, for the third group, it will take away the very reason they chose to live there. Construction of multi-unit housing will destroy

the very particular lifestyle the residents have chosen - to live in a quiet location high up on the mountain, in a single-family neighbourhood.. Bringing Translink up here will bring unwelcome emissions and more noise. Only residents, who live in the neighbourhood in question, should be allowed to decide whether it is a good fit for the Village. For those residents who suggested to focus higher density housing at the urban fringe, they should not have a “say” in this if they themselves do not live here, and do not have potential construction happening in their backyard.

Property Value. Creating high density housing in Lions Bay will reduce the quality of life for the existing residents, who chose this area for quiet surroundings, away from the city. Lions Bay character does not support multi-unit housing. Increase in population density will bring more garbage, more sewage with unpleasant odours, more smoke from fireplaces, higher noise levels, heavier use of facilities, with traffic increasing tenfold. The dust from construction will settle down on our roofs and our gardens, polluting the soil which we are keeping organic. The only amenity we have, the tennis court, will be used for construction as well, so there will be no recreation in our neighbourhood whatsoever, with the roads being too busy for teaching kids how to bike. In turn, this will drive our property prices down significantly. Current residents will be trapped in an unwanted lifestyle of a densely populated neighbourhood, and we will not be able to buy the matching property elsewhere, because we won't be able to sell for what we purchased, so we'll remain hostages in this crowded neighbourhood. When the housing market prices will go up, ours will always remain a step behind.

Water Shortage. We barely have enough water to meet the needs of current Lions Bay residents. Adding multi-unit housing will create an overload for the system. Due to frequent very low water volumes at the Harvey Intake, putting more demand on our water supply will lead to the ongoing conservation need, where residents will not be able to use water for in-house needs, let alone being able to use sufficient irrigation to maintain gardens in summer.

Housing for Seniors. LUMP project has no capacity to help young families or seniors to acquire affordable housing, because it has no control over who will buy the housing unit. It's a fair market and once built, units will be sold to the highest bidder. Why do this then? The only explanation that comes to mind is personal profit for a selected group of individuals. There is no guarantee that it is going to be a young family or a senior who buys a housing unit, not a billionaire from Asia (they have a demonstrated interest in the area, having already purchased two houses on Mountain Drive). This is an expensive area and it should stay that way. It ensures that a particular quality of life is maintained for residents who are willing to make sacrifices in order to have this lifestyle.

Attracting young families. LUMP cites attracting young families as one of its goals, but in reality the opposite is happening: we came here in hopes to start a family in a beautiful, quiet setting, away from urban rush, but now feel completely unsettled. Lions Bay has never been a place with urbanization in mind. When did the Village change its nature preservation course? What's going to come next? Is it going to turn into concrete jungle with apartment buildings, considering there are already plans to apply for Crown land?

Village's financial challenges. To improve the Village's financial challenges, some suggested expanding the municipal tax base. However, if the Village keeps blowing money away (i.e. spending \$200,000 on an architect for CCP, or planning to re-purpose the tennis court that residents paid a lot of money for), then no income generated by new residents will be enough. The Village needs to start practicing efficient use of tax dollars. Careful planning and smart distribution of existing tax base is the only answer.

OCP discrepancy. OCP is a guide for collective decision-making of a community. It reflects community consensus, established through a consultative process. It gives stability in terms of defined expectations concerning future developments. OCP was created with a long-term outlook. As it is documented by the OCP, preservation and protection of green spaces are critical for the future of Lions Bay, and the community wishes to protect its natural setting, and low density character of single-family neighbourhoods. Currently it is not legal to build on land designated as “recreational/community use”. Updating bylaws to accommodate LUMP should not be happening. What good is a bylaw if it can be changed anytime it creates an obstacle? It is no different from breaking the law. The bylaw, designating an area for “recreational/community use only” should stay in effect. Lot #46, designated as “low density residential”, with other uses restricted, should also stay in effect. LUMP must respect and reflect the values outlined in the community development plan, as well as make safety of residents its first priority.

Victoria Guyevskey, Timbertop Drive resident

An Evolution of a Residential Settlement

by Louis K. Peterson

September 2014

When I put down stakes in Lions Bay in 1968, it was a "settlement" in a state of transition from Water Improvement District to Municipal status as a Village. It may have evolved from the lesser status known as "Unincorporated Settlement". The early settlements, concentrated along the Howe Sound foreshores of the then separate Lions Bay and Brunswick areas, had an initial "cottage country" week-end character. While a few year-round homes were in place prior to 1958, the opening of the Sea-to-Sky Highway in that year facilitated continuing development of permanent homes on waterfront and "hinterland" properties.

It is unlikely that Lions Bay will become a Town or City, but of course it could become a part of, or be amalgamated into, a much larger "settlement", such as an entire "Howe Sound District" or larger District of West Vancouver. Much may depend upon financial exigencies.

With each phase of evolution, brought about by virtue of permits for Land Use development (i.e., a commercialization of land resources as a form of "partnership" between government and developer, with benefits that flow to residents), a greater degree of autonomy and control (governance) devolved from Provincial Governance to the "settlement". In 1971 Lions Bay became a Village Municipality, with authority and responsibilities defined by a Local Government Act (then a Municipal Act) and a later Community Charter. Using the earlier subdivision plan, the Village enacted its "Land Use" largely in terms of Single Family Zoning. Lots in Lions Bay are typically one-third of an acre, conferring a spaciousness fast disappearing in urban settlements.

In time, the Village sought to define and identify itself in terms of long-term guiding principles in Official Community Plans. A portion of the current (2009) OCP is shown below:

"The OCP is based upon eight important far reaching core themes. These themes inform planning policies that stipulate criteria that will, among other things, define the acceptability of development proposals related to subdivisions, rezoning, capital works, municipal decisions and community initiatives, etc, to "ensure that change is compatible with long term community values and objectives". The core themes are:

- *Respecting nature and environment*
- *Managing development*
- *Strengthening community*
- *Ensuring a safe community*
- *Maximizing mobility choices*
- *Providing effective services*
- *Maintaining a sense of place*
- *Meeting responsibilities in governance*

Important advisories are also to be found in Section 4.2 of the OCP with regard to *"Respecting Nature and Environment"*:

"Lions Bay owes much to its surroundings - the source of its water, its natural character, and the awe-inspiring views.

The community must fit within and coexist within its larger environment of forest and ocean by respecting these treasured resources.

The Village is surrounded by the 'green zone' intended to protect natural assets, including major parks, watersheds, and ecologically important areas.

..... beaches and wilderness areas within Village boundaries provide residents with high value access to nature only a few steps from their front doors.

The natural setting many of us cherish is to the largest extent found on the private lots throughout Lions Bay. The Zoning By-law should work towards ensuring preservation of this particular character.

Control, preservation and protection of our green spaces, both inside and outside of existing community boundaries are critical for the future of Lions Bay".

The proposed Land Use Master Plan (LUMP) that is under discussion is subject to the concepts and criteria listed in the current OCP, criteria that identify the special (if not essentially "unique") qualities that define Lions Bay. That being said, the five-year review of the OCP is overdue and its relevance to current circumstances may have changed. The updated review of the OCP should precede and inform the Land Use Master Plan as well as other infrastructure and financial plans.

The LUMP Planning Committee is confronted with the challenge of trying to address the dilemma of meeting rising operational costs of the Village without the compensating benefit of an increasing Municipal tax base. Several examples of models "models" can be considered, each with a varying complement of "yin-yang", and many rejected:

1 A Lions Bay consisting of large expensive homes, representative of an increasingly affluent socio-economic class. With affluence comes the ability to sustain increasing tax burdens.

2 A Lions Bay where every "single family" zone has become a "duplex" or "multiplex" zone, treated equitably throughout the Village, thus greatly increasing the population base and the tax base, and possibly addressing a perceived social need for affordable housing.

3 A "differentiated" Village where zones are in separate or distinct parts of the community.

4 A Village in which the Elementary School has become a Community School, an active part of infrastructure.

5 A Lions Bay where the plan is to build strategically placed hi-rises (10 storeys? 20 storeys?) every five or ten years, to augment the municipal tax base.

6 A Lions Bay which has taken control of rented social housing, to offset the trends imposed by market driven development.

7 A Lions Bay with strong adherence to its core values.

The Draft LUMP Proposal contains various suggestions for tax base increases, proposals which are mostly based upon a "pseudo-commercialization" (development or re-development) of the land and which seem to be at odds with several current OCP values and criteria. A very careful analysis of the LUMP, and an overdue updated review of the OCP are called for, in a way that engages the entire community.



Lions Bay Village Council

PO Box 141 - 400 Centre Road -
Lions Bay -
British Columbia -
V0N 2E0 -
CANADA -
P: 604 921 9333 - F: 604 921 6643

September 5, 2014

Dear Lions Bay Village Council,

I would like to go on record as opposing the rezoning of lots 175 and 185 in upper Kelvin Grove to multi-family as suggested in the unapproved land use master plan. I believe the lots should stay single family residential zoned, similar to all other lots in upper Kelvin Grove. My reasons for having the increased-density- zoning- change denied, and reject this current form (2014) of the land use plan scheme, are;

- 1) Lions Bay, Kelvin Grove is low density and this is one of the reasons I chose it as my home. To increase the housing density any further is to ruin the village liveability that we are all so happy to share and enjoy.
- 2) A community sewer system that does not have the capacity to service another 30 - 50 homes.
- 3) Very poor and unsafe road access to the two lots that would definitely not be adequate for the high volumes of traffic that would be in essence a point source inlet and outlet for a very large number of vehicles. This high number would be larger than the entire current street traffic. The entrance and exit are on a blind hair pin curve; with the high volumes of traffic exiting and entering the street a serious accident is very likely to occur.
- 4) No formal traffic studies completed or discussed for a new development that increases the current street traffic by more than double.
- 5) Loss of community peace and quite for more than two years, if not longer, due to construction. Noting that the majority of the homes in upper Kelvin Grove were built up at roughly the same time period, compartmentalizing the construction dates and effects.
- 6) Extensive community opposition to basically the same poorly conceived land plan to increase neighbourhood density in 1998. Nothing has changed since then with the basic understanding in the community of no increase in housing density.

I urge the village councillors to preserve the quality of life in our Lions Bay neighbourhoods and deny any rezoning of the lots in upper Kelvin Grove and reject this new land use plan.

Sincerely,
Glen Dennison
245 Kelvin Grove Way
Lions Bay , BC
V0N 2E0

From: Karl Buhr

Sent: Friday, August 22, 2014 9:54 AM

To: Grant McRadu

Cc: [REDACTED]

Subject: Comments for LUMP public input (in case I can't make the meeting)

As a resident, property owner and voter, I support any and all municipal plans that increase potential buyers of my 4 bedroom single-family house, increase the tax base of the Village to provide funding for more infrastructure and more amenities, and make the Village a more appealing place to live. These goals could be conflicting if not planned holistically.

1. In the current Plan the only land use being considered is housing. What about light commercial, industrial, gas station, woodlot concession, microbrewery, boutique hotel, etc.? There is no mention of rezoning obsolete water catchment areas and green space?
2. The Plan ought to profile the current tax base and quantify the impact of the proposed scenarios. How many SFDs, commercials, multifamilies? What floor and lot size bands? What assessment value bands?
3. Keeping the school open seems to me a priority land use goal, yet the Plan doesn't consider it. Unless we attract young families, the school will close, and that will irreversably change the dynamics of the Village: will we become a bedroom community for Vancouver and a retirement village?
4. The Plan needs to show the economics and numerical risk analysis of various land use change scenarios: increases in costs and revenues, changes in demographics, required infrastructural investment (water, roads, sewer, etc.) by the municipality and the developer.

Karl Buhr

-----Original Message-----

From: Carole Conlin

Sent: Sunday, September 07, 2014 9:15 PM

To: Lions Bay Reception; Mandy Koonts

Subject: Feedback on LUMP proposal - Carole Conlin

Hi Reception and Office of Lions Bay,
Feedback for Mayor and Council on the LUMP (Land Use Master Plan).

Council has at various times talked about the desire to expand the Village boundaries. I was surprised that the LUMP proposal did not suggest strategies for a boundary expansion to boost our tax revenues.

We know that the prior owners of the land above the Village had come to three different Councils to ask permission to develop their land (referenced as Four Winds Development) and exit down Oceanview Road.

The last time Four Winds came to Council was in 2006 (see Minutes of Council meetings of January 23, 2006, 4B: pertaining to: ..." 328 acres of land above the highway just south of Lions Bay and are proposing to develop the land. Approximately 40 acres are usable where they are proposing to develop 50 executive residential lots...." and further discussion in 6C of the same meeting and on July 17, 2006 and a September meeting.

In 2011 Mayor Broughton indicated that the threat of development above Oceanview Road has gone away because a resident in the Village has purchased the land and it won't be built on. Fast forward to 2014 and no mention of this potential development to the south-east of the Village. The threat of possible development looms and has not gone away. The LUMP strategies should be looking at ways to expand the boundaries of the Village and the annexation of such a large piece of property, 328 acres, and development of 50 executive homes over 40 acres of that land. Executive homes would surely boost the tax revenue of this village. It may be time to look at the possibility of expanding the village boundaries to this piece of property and gaining revenue through development costs and taxation.

I ask that the Council consider including boundary expansion strategies for the Village and include properties such as the 328 acres previously owned by Four Winds.

Carole Conlin
90 Oceanview Road

From: Neville Abbott [mailto:nevilleabbott@gmail.com]
Sent: Sunday, September 07, 2014 2:09 PM
To: Mandy Koonts
Cc: Lions Bay Reception
Subject: LUMP

I would like to place on record that I object to the proposed LUMP for many reasons. The conclusion that we are best served by developing greenfields (forested Crown Lands and community green zones) at the furthest extent of the GVRD is classic urban sprawl, and is not in keeping with modern densification strategies.

This and many other points have been raised by other residents in comments posted to the village website, however, I would like to focus on just one point: the fallacy that this plan will generate additional tax revenue and provide the silver bullet to cure all the ills of our water and road infrastructure issues.

If, as proposed on page 12 of the LUMP, the strategy is to create a *“catalyst project that could be as small as 10 – 15 units”* and *“Over a 10 year period, between 20 and 30 multi-family ground-oriented units (townhouses, duplexes)”*, I reviewed my tax bill and if I prorate the General Municipal amount on my bill to a property assessed at \$600,000 (assumed maximum assessed value of a multi-family unit), the village would receive less than \$1,000 from each new unit.

For ease of math, using the highest number of the units described (15), the first year after our catalyst project, the village might receive an additional \$15,000. Ten years later, our additional income might have swelled to \$30,000 per annum from the 30 units suggested.

This would not even cover the original contract value of this LUMP report, which is \$34,000. If council focuses on avoiding one wasteful expenditure like the LUMP report each year, we would be much further ahead than had we built the extra housing suggested in the LUMP.

Another example: The abandoned Community Center Renewal project design was an order of magnitude greater waste than even this LUMP. \$191,106 was paid to Millenia Architecture during 2012 and 2013.

As a final comment, as a property owner, I am very concerned by the next statement on page 12: “If the divergence in pricing between Lions Bay and North Vancouver were to become even greater over the coming decade, absorption could be significantly higher.”

Is this really the strategy we want to pursue, force our housing prices into a downward spiral?

Regards,

Neville Abbott

125 Sunset Drive

From: Penny Nelson [mailto:pennynelson@gmail.com]
Sent: Sunday, September 07, 2014 2:25 PM
To: Mandy Koonts
Cc: Lions Bay Reception
Subject: Comments on the draft LUMP

Hi Mandy,

Here are my comments on the draft LUMP. I would like this document to go on the public record, including the next agenda package as well as on the village website along with the other residents' comments already posted.

To the mayor and councillors of our village,

Here are my comments on the draft Land Use Master Plan (LUMP).

1. The draft LUMP ignores our OCP and misrepresents the results of the 2010 Housing Survey. It thus ignores the wishes of most residents, who have repeatedly said "no" each time council has asked the same question. On the current mayor's watch, we have now wasted $\$9,500 + \$34,000 = \$43,500$ (plus endless staff hours = money) on a question we already have the answer to: most residents are against the densification of Lions Bay. The report boasts that "over 90" residents attended the first "public meeting": it should be noted 177 residents participated in the 2010 survey, almost double this number, and their voices are being ignored. On page 12 of the draft LUMP: "What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition." But the report ignores that opposition.
2. The report also ignores the core principles of the Livable Region Strategic Plan (LRSP), which is supported by all Metro Vancouver municipalities, including Lions Bay. Most importantly, the principles of sustainability laid out in the LRSP, such as compact communities and that the green zone was put in place as a boundary for urban development (not for development!), have been totally ignored.
3. Further, this document ignores almost every principle of sustainable urban planning, because it promotes, amongst other things:
 - Densification at the periphery of the metro area, away from transit and services vs compact communities (urban sprawl and low walkability);
 - Increased Greenhouse Gas (GHG) emissions due to the above, which means it entirely ignores section 877.3 of the Local Government Act and the resulting 2010 amendment to our OCP which clearly states in section 4.2:

"Policies & Actions for Reducing Greenhouse Gas Emissions

q) Greenhouse Gas Emissions: Seek to be a leader in municipal sustainability by supporting the Greenhouse Gas Reduction Emission Strategy contained within Section 9 that:

i) encourages citizens to reduce emissions through education and sharing of ideas;

ii) makes sustainability and the reduction of emissions a priority in all planning processes and future decisions regarding development, transportation, housing density, and alternative energy; and

iii) work towards reducing greenhouse gas emissions."

- Greenfields developments vs brownfield redevelopment (even worse, in land designated Watershed/Environmentally Protected, green zones and established forests!);
 - The protection of green zones as an important aspect of livability.
4. The document refers to the preservation of existing homes' views several times, but does not address other impacts of densification on quality of life and existing property values.
 - Cul de sacs: Homes on cul de sacs that become throughfares to higher density areas will suffer the most and would likely see a decrease in property values, and a decline in quality of life. People who have bought homes on cul de sacs should not be deprived of one of their primary reasons for doing so. Cul de sacs are gathering spots for neighbourhoods (more important than the hall), especially children, and are an integral part of life in these neighbourhoods. Cul de sacs are attractive to young families looking to move into Lions Bay.
 - New developments above existing homes will negatively impact privacy.
 - Light pollution is a real danger with higher density developments. Building codes require that common areas be lit in hours of darkness. This would have a huge impact on existing neighbourhoods that typically have no streetlights. In my involvement in this issue over the years, dark nights have often been mentioned as a benefit of living in our village.
 - Higher traffic volumes (most homes have at least two cars) results in increased air- and noise pollution.
 - Views: While ocean views are important in Lions Bay, mountain/forest views are as important to many. Forested areas contribute greatly to the particular character of many neighbourhoods, especially in the upper areas of the village such as our neighbourhood (Sunset, Timbertop, Mountain) and Oceanview. They also contribute hugely to property values. The Lions Trail is the "beach" for residents of Sunset, Mountain and Timbertop – it's where we walk, often with dogs and strollers, every day. The Lions Trail is also one of the most popular with residents of the Lower Mainland and tourists. Detracting from its natural beauty with densification is self-centred and plain wrong.
 5. With regards the process: The first so-called "public" session was orchestrated and controlled to achieve a pre-determined end goal that is contrary to residents' wishes and our OCP.
 6. Attendees for the second session were handpicked by the mayor and interim CAO and other residents were turned away. On page 4, the report says: "This second community stakeholder event was a more focused workshop format made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village." This statement is absurd and downright untrue. Our neighbourhood was not represented at all, for one. I recall there being around 40 blocks in the village, but there were only around 24 attendees at this meeting. This is not public consultation.
 7. Many attendees at the second session had vested interests in the outcome of the process, such as the rezoning of their lots for profit, or because they are realtors. This includes mayor Broughton and councillor McLaughlin, whose properties are both marked for intensification. Since both attended and fully participated in the "public" sessions as well as in closed and other meetings, this appears to constitute further conflicts of interests on their parts, especially given the relatively small number of private lots marked as such.
 8. We have now been informed that the final "public meeting" will again be a controlled workshop. Given the evidence we have -- that the draft LUMP report was so far from the spirit and intent of our OCP -- one can expect that any document coming from this meeting will similarly be contrary to residents' wishes outlined in the OCP.

9. The LUMP report was released in the middle of August when many residents are on vacation. The next public meeting is at a point in the school year when parents are extremely busy with back to school activities. This is not the way to facilitate public participation.
10. Although the RFP stipulated that consultants would be expected to develop a communications plan, as a communications specialist who consulted in this field for several years, I can see no evidence of such a plan or of any honest attempts to ensure all residents were fully informed and engaged throughout the process. The fact that many residents only recently learned that the issue of densification was being considered again, is further proof of an absolute failure to deliver on the requirement for a communications plan.
11. Why is the draft LUMP being rammed through so fast? The answer appears to be on page 12 of the draft LUMP: “What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition. If community concerns can be addressed, the development community would likely need to see a 'catalyst' project succeed. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.” I’m not sure what part of “community opposition” council and the consultants do not understand. Further, the suggestion is to approve a development as soon as possible to make densification a done deal and thus open the floodgates to attract the “development community” who have no interest in Lions Bay at this time. This very telling paragraph in my view exposes council’s instructions to the consultants and their willingness to be complicit.
12. In 2013 we paid the fifth highest property taxes in BC and the second highest user fees in the province. Since we’re already paying some of the highest taxes in BC, where’s our money going? Consultants, legal fees, ... a quick glance at minutes of meetings, our SOFI report and lists of cheques issued speak volumes. It’s not that we don’t have the money, the question is what was it spent on? There appears to have been a lack of sound financial management during this council term. Some examples of where tax dollars went include:

Architect on the rejected CCR (hall) design	\$191,106
Legal fees January 2012 – June 2014	\$127,541
Project Manager on the CCR	\$ 50,000
Part-time interim CAO January – June 2014	\$ 55,802
Part-time accountant January – June 2014	\$ 49,262
LUMP consultants	\$ 34,000
Recruitment consultant (for Secretary-Treasurer, 2012)	\$ 17,400
TOTAL:	<u>\$525,111</u>

13. There has never been a thorough cost analysis of what densification will cost the village. The pervasive fearmongering has been that either we do this or we will have to increase taxes. (Another fearmongering tactic has been to say that the school might be closed, whereas the schoolboard has repeatedly denied that there have ever been plans to do so.) For example, the assumption has been made that all residents are opposed to tax increases to support the lifestyle they’ve chosen, but this has never been tested via referendum or other reliable means. While tax increases are never popular, some residents have in the past expressed a willingness to pay more to retain the lifestyle they bought into and love. However, if we stop spending needlessly, who knows if drastic increases would be necessary? The math has never been done.

Once the developers walk away at the end of construction, tax payers have to cover increased costs such as additional staff, maintenance, roads, water purification, ditch digging, salting, plowing, administration, to name but a few.

For example: say 70 new multiplexes are built at the end of Oceanview. If we say the General Municipal tax per new home per year is around \$1,200 (let's just say, but it could be less as lots will be smaller), that's \$84,000 in income for the village per year.

However: the cost of even just one new employee in the works yard is likely to be around \$60 – 70,000 a year. Add increased salting, snowplowing and daily water purification costs per litre, etc, then subtract the loss of tax income due to the possible devaluation of existing homes impacted by densification, and the real profit is in fact peanuts. It may even cost us.

14. I do not agree that higher density housing in Lions Bay will be more “affordable”. A quick look at listings in Seascapes on mls.ca shows that the cost of such homes is in fact as high or higher than many single family listings in Lions Bay. In 2006, homes in Seascapes were severely damaged by falling trees because the well-established forest had been undermined by construction. Some owners were out of their homes for up to a year. Given the topography in Lions Bay, new builds will be very expensive, as will the supporting infrastructure. Hence those new homes will be as expensive or even more expensive than existing Lions Bay homes. There seems to be a low demand for homes in Lions Bay compared to North- and West Vancouver, if one sees how long it takes to sell a listing in Lions Bay. However, several families with young children have recently bought in Lions Bay because of the lifestyle currently offered here (low density, natural setting, quiet streets and cul de sacs). This can be encouraged.
15. On the steep terrain above the village, is it wise to destabilise our slopes? The Bayview house with large retaining walls on page 10 is not typical of homes in Lions Bay; in fact large, unsightly retaining walls are not desirable in the village as per our OCP:
“Specific attention will be paid to view protection, front yard averaging, and limitation on engineered retaining walls.” (pg 7: Section 4.3c)
16. The draft LUMP document is inconsistent and in my view poorly crafted on many levels. Apart from the obvious errors, here are some examples:
 - Although the consultants’ website lists sustainability and engagement as core services, they have failed to deliver on either.
 - Metro Vancouver data has been imposed on the village. We are atypical compared to most other municipalities in the region. For example, on page 5 it’s stated that “The Lions Bay total population has varied little over the last 10-15 years” but then the report goes on to say: “While Lions Bay has not grown recently, Metro Vancouver projects that Lions Bay will grow to a population of roughly 2,000 residents in 2041, from the current population of 1,315 (average annual growth of 1.5%).” No sources are provided for this statement, but informed residents are already questioning such an anomalous statement. The LRSP in fact identifies core areas for development, and increased roads and transit are being developed in line with this plan (the new Port Mann bridge, the Evergreen Line, etc). These areas do not include outlying areas such as Lions Bay.
 - There are no sources, footnotes, supporting documents, etc.
 - There are countless errors, contradictions, assumptions, misrepresentations of the 2010 Survey, etc throughout.
 - The maps are misleading. For example, the entire village falls within the dashed blue line: this means it’s irrelevant whether a lot is marked red or not, because “existing buildings to be used for a different and/or more high intensity use (e.g. secondary suites, converting a single family home to a strata duplex or multiplex).” The truth is if a lot is rezoned for multiplexes, one cannot

prevent an owner from demolishing an old house to rebuild multiplexes, or not. So in fact every lot in the village could become multiplexes as the map currently reads.

- The consultants have allowed council members (the client) to influence the outcome to support their (council members') personal opinions.
- The consultants failed to engage with residents in a meaningful way.
- The document is at concept stage, almost entirely academic. Information and diagrams could simply have been copied and pasted from websites and/or existing documents and imposed on Lions Bay (and for this we are paying \$34,000). I doubt the consultants even visited many of the sites marked on the map. There is no quantitative data of any kind to support their "concept".
- The consultants' new website (thinkmodus.ca) states: "Some people think that involving diverse people and organizations in truly collaborative processes isn't worth the time, effort and cost. **At Modus, we see things very differently.**"

"Our robust and efficient approach to engagement strengthens projects and their outcomes by bringing more (and more diverse) perspectives into the mix. Insight, alignment, support and even organizational capacity are increased using our time-tested methods.

"Another major benefit of working this way? Better relationships and more trust in and with your community, **because you asked and you listened.**"

This is so far from what happened with the Lions Bay LUMP that it would be hysterically funny if it weren't so tragic.

On their current website (barrsandassociates.com), one partner is described as: "an experienced urban design planner and project manager with a focus on the co-creation of walkable, livable and low-carbon communities and neighbourhoods." The draft LUMP he helped deliver proposed completely the opposite of a low carbon, walkable community.

17. The document released to residents is the 11th version. This appears to indicate a high level of client (council) involvement in its development. So where does the blame for this document lie? What kind of direction did council provide to the consultants that could possibly be so contrary to our OCP? What is it going to cost to make changes, or abandon the document altogether?
18. Current trends that have largely been ignored in this report and by council include:
 - Many homes that have sold in Lions Bay in recent years have been bought by parents with young families. These are exactly the kind of families who we need in the village. And yet in our neighbourhood, for example, newcomers are faced with changes to the neighbourhood that will make the street busier, endangering their kids.
 - The preferences of young people (Millenials) and young couples without children are to buy or rent closer to employment, transit and entertainment. Many do not even own cars. This demographic is unlikely to want to buy in Lions Bay until they are more established and/or are wanting to have families. This includes children who grew up in Lions Bay and want to return when they're ready.
 - Our fire fighters typically rent here and move as soon as their training is complete, because they need to move on in their careers. They do not plan to stay/buy. Their needs and the needs of resident landlords are already met through house and suite rentals.

- Secondary suites provide ample alternative housing options in the village. A previous mayor told me there were an estimated 110 secondary suites in the village. It is likely many are no longer available given the fees imposed, but they remain a viable and more acceptable option.

19. Most of the greenfields sites suggested are very steep and likely to be very costly or nigh on impossible to develop.

20. We do not have enough water to service a large community. Given the predictions of longer, hotter, dryer summers as a result of climate change, the flow rates in our creeks are likely to diminish further. The 2002 Microhydro report shows flow rates that far exceed current flow rates.

The repeated onslaught on our lifestyles and neighbourhoods each time the threat of densification has come up (3 times in the past 7 years alone) is incredibly stressful for residents. It pits neighbourhood against neighbourhood, and turns the residents-council relationship into “us and them”. So much for serenity (as in “Splendour in Serenity”)! It’s totally unnecessary.

The council message seems to be that this is just a “concept”. I find it hard to believe councillors agreed to spend \$34,000 on a “concept” if they did not intend to take it further. If they did, how dare they waste our money like that?

Instead of hammering away at a plan that is clearly unacceptable to residents, we should be taking a long hard look at our finances and finding an alternate strategy to meet residents’ desire to keep Lions Bay the way it is. People choose to live here, because it is what it is. This applies to those who’ve lived here for a very long time, but even more so to those who have recently paid high prices to move here.

Saying “we need to ensure the village is sustainable” seems to be council’s way to avoid admitting “we’ve spent all your money on nice-to-haves and now need to find more revenue to keep up with our poor financial management”.

We each value our own neighbourhoods highly, one is not more important than another. How certain neighbourhoods are not deemed worthy of “greater consultation” shows a callous disregard of the impacts of such development on those residents (pages 33/34).

Ramming this LUMP into the OCP bylaw by September-October as indicated on page 4 of the draft LUMP document, and as mentioned in the annual report, will mean prolonged upheaval over the next few years. It puts the cart before the horse, because the OCP review should feed into the LUMP discussion, not dictate it. It is not, as the mayor is fond of saying, a “take out” from the last OCP review. The proof of this is that the process was taken out of the hands of residents.

If the village-wide densification moves ahead, every homeowner will go through the same stress each time a property on their street goes on the market: will this be the lot a small-scale developer buys (because it’s cheaper than North Vancouver) to rebuild as multiplexes?

Page 1 of our OCP says: “*The plan provides an appropriate balance between the perspectives of ecology, economy and community. The plan also provides a measure of certainty about the future of the community. This is of benefit to community members in making their own decisions.*” Residents have no certainty about their quality of life and property values in Lions Bay: the same threat to several neighbourhoods is repeatedly being foisted on them even though residents have spoken again and again. Why have successive councils not heeded their wishes?

In January 2013, I asked council why the LUMP was not taking place within the context of an OCP review, that is, allowing important decisions to be taken by residents, not consultants and a council that

has repeatedly ignored public input on several issues. This document is proof that council chose to circumvent the OCP review process for the express purpose of once again trying to force an undesired agenda on the community. The strategy appears to be to take this document into the OCP review as something already agreed to by the community in “public consultation” (which I have already addressed), in order to move the agenda forward.

There is an alternate strategy for the village. A key component is prioritising spending and avoiding projects that are nice-to-haves, as opposed must-haves. A second key component is to stop wasting literally hundreds of thousands of tax dollars on consultants, legal fees and emergency patch jobs on roads and water. There’s more, but I’m not going to expand on this in this document.

Penny Nelson

-----Original Message-----

From: TIM PAGE

Sent: Monday, September 08, 2014 8:26 AM

To: Alex-Victoria Guyevskey

Subject: Re: Land use master plan

Hi, Yes you have our permission to send this onto the Village Office and also use our full names.
Thanks Carol and Tim

Sent from my iPad

> On Sep 7, 2014, at 10:20 PM, Alex-Victoria Guyevskey wrote:

>

> Hi Tim and Carol,

> I have posted your comments on LUMP forum at www.lionsbay.net in 'Opinion' > section.

> Do I have your permission to also send them to the Village office for > inclusion at the meeting tomorrow?

> If yes, do you want your full name included as well?

> Victoria Guyevskey

> 365 Timbertop

>

> -----Original Message-----

> From: Timothy John Page

> Sent: September 7, 2014 7:40 PM

> To: Alex-Victoria Guyevskey

> Subject: Land use master plan

>

> Regarding the land use master plan:

>

> Where as we appreciate the intent of the plan is to increase the tax
> base

in

> the village, we understand that the plan is not a by-law change or

> amendment to the OCP and is merely a rough draft of proposals.

> Much of which we have have read appears to constitute a "wish list"

> and

may

> not be practicable, however, we think that "infill housing" and duplex

> residences could be acceptable on a site specific basis with the

> consent

of

> the majority of the immediate neighbours.

> We also consider the proposal to extend the village boundaries into

> crown land above existing properties to be ill advised due to

> landslide and

water

> drainage problems. As we have been concerned over the years with

> various logging operations above the village surely this is no different.

>

> Yours truly, Tim & Carol Page 150 Mountain Drive.

>

From: Ernie Fleischer
Sent: Monday, September 08, 2014 12:30 PM
To: Mandy Koonts
Subject: LUMP

I'm a new resident to Lions Bay having moved in July 15, 2013.

The prime reason that we bought out here was the small community feeling and the AMAZING view we got. But as many others have mentioned, the proposed changes will change all of that. The increase in the number of residents cannot be supported by the current infrastructure. From added traffic, sewer and water demands, the added revenue from higher density will be eaten up by the cost of improvements necessary to sustain such growth. And as highlighted by others, that if we lose the uniqueness of what makes Lions Bay that special place, property values will drop. Supply and demand 101.

It is a unique individual or family that looks to live here. What we currently have is what draws people here, change that and it will become harder and harder to find buyers when it's your time to sell. If property values drop because of expansion and the city has to go further in debt to provide the needed infrastructure on the short term, when and where does the money come from. Do we as tax payers have to subsidize these new residents even though the majority of residents do not want this expansion.

Something for those elected might want to take into consideration before being lead down the path by developers promising them bigger and better things. I know these are tough times for all municipalities as well as taxpayers, but it is a time to look at fiscal responsibility and budgeting appropriately. Personally, if the Village really needs extra money and shows me proper fiscal practice, then I don't mind paying extra on my property taxes. But I cannot support something that will reduce the quality of life that I came out here for or reduces my property value because of poor decision making of those in charge.

Regards,

Ernie Fleischer & Shannon Roberge

I do not mind having our full names listed with these comments

From: Sabine Jones
Sent: Monday, September 08, 2014 11:20 AM
To: Lions Bay Reception
Cc: Mandy Koonts
Subject: Land use managment plan

Dear Mayor and Council of Lions Bay,
I am writing today with only a few of my concerns with the Land Use Master Plan document.
I will be going to the meeting on Sept 8th, but wanted my concerns to be documented in writing.

“There is a need to conserve water due to the potential for a dry summer and minimal snow pack on the mountains this year. The water bylaw has not been changed since 1972, except for user rates; a review will be undertaken to identify necessary updates”

“Mayor Broughton discussed the Village water supply as well as conservation methods and suggested a contest for residents to submit water conservation suggestions. Mayor Broughton further iterated that residents should not be frightened about the snow pack level but rather educate themselves on water conservation methods as a means to protect this valuable and non-renewable Village resource. Mayor Broughton discussed fire hazards in the Village as well as ways to minimize wildfire risk.”

With these paragraphs taken directly from the most recent council minute meetings of July 2014, How can one think to possible densify Lions Bay, if we haven't enough water to sustain the current population of the village let alone increase it?
Need I remind council how worried everyone was with the wild fire of a few years ago over Brunswick? All we need is one house fire within the village to use up our water supply, worse if it were in the summer months.
With looming climate changes, perhaps more low snow packs and dry summers, how would we cope, with an increase in population?

My husband and I chose to move to Lions Bay 31 years ago, because of the quietness, forested beauty and uniqueness with single family homes and with no further properties to be developed. If we wanted to live in an area with town houses as neighbours, we would have chosen a different area. We originally moved here from Kitsilano, where there was higher density housing. We love the fact that we have a large property and have a reasonable amount of space between our neighbour's houses.
I am not against development, but I do not want to see a zoning bylaw change such that it would mean any property in Lions Bay could potentially have its lot subdivided and/ or the house torn down and a duplex be built in its place.
I also fail to see how buildings as indicated in the LUMP could encourage young families to come to Lions Bay. How can it be guaranteed that the new homes could be affordable?
A recent article in the Vancouver Sun stated that building “lane way homes” in Vancouver are costing \$ 1 million, how is this affordable?
Building on this terrain in Lions Bay as stated in the LUMP would “require detailed topographical analysis to define building sites that reduce grading requirements” and “consider a community sewer system” How would these costs be dealt with, through increasing our taxes, just to build new homes??? No thank you, this is not why I live here.

What are the costs of a new sewer system, building it and maintaining it? Would the entire village be on said system?

How would 2 homes on one lot be able to deal with a septic system?

How would the village be able to provide enough water to fulfill a higher densified village, when we already have had difficulties this past year?

What would the costs be to me the tax payer, in renewing our aging infrastructure and adding in new maintenance fees for increased roads, sewer systems and water storage tanks?

I cannot understand the rationale for updating the OCP by changing the land use designation for the portions of this site that are in "Watershed /Environmental Protection" to "potential New Development",

as indicated in the LUMP on page 37,40,42.

Why would we want to change "watershed and environmental Protection" when it was originally designated as such?

I request that Lions Bay community have a clear understanding of all costs to us as tax payers before rezoning bylaws are changed to allow for densification of our village.

Thank you, I am hoping my concerns and questions will be dealt with at this meeting.

Regards,

Sabine Jones – from Seaview Place

-----Original Message-----

From: Carole Conlin [mailto:conlin@sfu.ca]

Sent: Monday, September 08, 2014 4:43 PM

To: Lions Bay Reception; Mandy Koonts

Subject: Response to LUMP proposal - re Metro Vancouver's projection of population growth of Lions Bay

Hi Mandy and Reception,

Please pass this message on to Mayor and Council and include my full name and address in the LUMP response page.

Thank you.

The projected increased population of Lions Bay as stated by Metro Vancouver is estimated by Mayor Broughton (2009, 2011).

In the LUMP package statement page 5: "Metro Vancouver projects that Lions Bay will grow to a population of roughly 2,000 residents in 2041, from the current population of 1,315 (average annual growth of 1.5%). This growth will need to be carefully managed".

Here are the facts. In April 2009, four months after Mayor Broughton was elected, the Village requested Metro Vancouver increase the population estimates from 1500 when Max Wyman was mayor, to 1828. Eight months later, in January 2010, while Mayor Broughton was still mayor, the village asked that the projection increase to 2000 by 2041. see:

<http://www.metrovancouver.org/planning/development/strategy/Pages/RGSResources.aspx>

It is not Metro Vancouver who is expecting a growth in the Lions Bay population, but the growth projections are at the Village's request. These were seriously increased ever since Mayor Broughton was elected. The misleading statements throughout the LUMP proposal and Land Use Master Plan does not stem from a sudden realization that we need more tax dollars, but has been a long planned strategy by Mayor Broughton since 2009.

A strategy for realistic planned growth is needed. This Council has already proved that they cannot plan a community hall renovation and quickly moved to the LUMP proposal to divert attention from the failed hall endeavour.

Community input should be sought on what the realistic growth figures for Lions Bay will be and how we can best achieve it -- very possibly by expanding our boundaries to include neighbouring settlements and proposed settlements such as the ones proposed by Four Winds as recently as 2006. Densification is not the only way to grow our population if that is the goal.

Carole Conlin

90 Oceanview Road

September 8, 2014

Mandy Koonts

Subject: FW: LUMP Draft Report - feedback submission

From: nelsonpub@gmail.com
Sent: Friday, September 12, 2014 2:57 PM
To: Mandy Koonts; Lions Bay Reception
Cc: Susan Publicover; Nelson Publicover
Subject: LUMP Draft Report - feedback submission

Village of Lions Bay Council:

We are strongly opposed to the re-zoning of established neighbourhoods associated with the “infill and potential intensification/redevelopment” component of the LUMP for the following reasons:

1. Lions Bay will lose its identity, appeal and value as a lower density alternative to urbanization. Residents currently make numerous sacrifices (such as extended commuting distances) to live in, as described in the Official Community Plan, “a peaceful, close-knit village, deeply connected to the natural West Coast environment”.
2. Assessment techniques are available to assign quantitative (including monetary) worth to less tangible factors that contribute to quality-of-life and property values including natural views, distances between neighbours, green spaces, residential street traffic, light pollution, water quality, noise pollution, air quality, and so on. With intensification, what is the projected impact of these factors in established neighbourhoods? This can be expressed, for example, as the impact on the property values of an average resident or specific case studies of those more highly impacted.
3. It is an unfair tactic to couple tax base and infrastructure/operating cost issues with diversity or social engineering based on age. Those opposing the LUMP should not, for example, be made to feel they are against services for the elderly. As another example, it is unfair to list as a LUMP “challenge” that declining community cohesion is the result of “strong and vocal resistance to new housing development in the Village”.
4. Rather than focusing on the age of families that might be attracted, the Village should ensure that its residents have access and connectivity to jobs of the future that are compatible with the Village’s environment and unalterable distance to an urban centre. Such jobs include a wide range of “information-based” professions that can, for example, utilize home offices and tele-commuting.
5. Substantial financial gain by re-zoning specific lots in an established neighbourhood to benefit a few at the expense of many is unjust. Those who stand to make such gains should not be involved in past, present or future promotion of the LUMP.
6. The crafting of the LUMP involved “a select group of community stakeholders”. The LUMP contains numerous voids (for example, technical assessments of water issues) and inconsistencies. Were alternative solutions to tax base and infrastructure issues discussed by any of these selected stakeholders? Does the LUMP include dissenting opinions or alternatives by any of the selected stakeholders?
7. The agenda for the 8 September 2014 Public Consultation Meeting consisted of printing the pages of the LUMP on poster board and asking residents to talk among themselves. This does not represent a

public review. For a proposal with this degree of impact on the lives of residents, a much more substantial process that includes ALL stakeholders, not just “select” stakeholders, is warranted. How were “select” stakeholders selected?

8. The Mayor’s presentation during the 8 September 2014 Public Consultation Meeting focused on downplaying the potential impact of the LUMP by stating, for example, that the soon-to-be-elected Village administration could completely ignore the LUMP if it so wished. How much did the LUMP cost the Village and why was such a document commissioned at the end of an administration? What is the impact on property values resulting from imposing such long-term uncertainty over core Village quality-of-life issues? It is unfortunate that a proposal that deeply divides the Village and is so disruptive to the lives of its resident residents is presented in this way, at this time.

Sincerely,

Nelson and Susan Publicover

Mandy Koonts

From: Ute Philips <ute@humerphilips.com>
Sent: Thursday, September 11, 2014 4:29 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: Draft Land Use Master Plan

Importance: High

Mayor Broughton and Village Council,

I just received an epost as a reminder to submit comments on the Draft Land Use Master Plan by September 22, 2014.

I would urge council to reconsider the speed with which it intends to act on this matter. I attended most of the meeting on Sept 8th at Gleneagles Community Center and witnessed a very disturbing meeting – an out of control agenda, unexpected presenters, angry people, a self-serving councillor and misinformed and uninformed residents.

The process you have outlined may suit your agenda, perhaps even your political agenda but it is not the way to deal with such a large and contentious issue for this community. There has not been sufficient discussion with the community and that was obvious from the meeting. There was significant concern and suspicion about the second land use planning meeting and the selective process of who participated and how they were selected. We now hear that after an unruly and ineffective public meeting, we have a short time frame to make written comments, and then council will make a final decision on the plan. Plowing ahead regardless.

I am dismayed that Council seems to have learned nothing from the unsuccessful process over several years with the Community Centre Project. Driving a project without sufficient and proper consultation with residents, without complete information so that people understand the “why” of recommendations, results in what we saw on Monday Sept 8th.

I see no imperative to push this project at this time at the expense of more poor community morale. I would ask that Council re-consider the process undertaken and extend the process to include more public discussion about the essential issues facing our community. We need to re-build our ability to have dialogue about important matters that affect the future of Lions Bay and we need to start now.

Ute Philips, Partner

Humer + Philips Business Strategists

Strategies for People and Profit

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Mandy Koonts

From: Grant McRadu
Sent: Monday, September 15, 2014 2:59 PM
To: Mandy Koonts
Subject: FW: Feedback on Land Master Plan

From: PEACH AKERHIELM <peachaker@shaw.ca>
Sent: Wednesday, September 10, 2014 4:27 PM
To: Grant McRadu
Subject: Feedback on Land Master Plan

Mayor and Council
Village of Lions Bay

Dear Mayor and Council

Thank you for the opportunity to comment on the Land Master Plan. I would appreciate it if these comments could be added to the online commentary on the plan. I also plan to submit them as a comment on lionsbay.net

Needed – Options for “Tax Instead” and “Re-zone Lions Bay Avenue”

1. “Increase taxes instead of re-zone” option. We have not been provided with this option, probably because the infrastructure and operating cost problem hasn’t been quantified. Those numbers are needed. And someone keeps assuming we can’t pay more taxes. Why? Give us higher-tax options where we retain more value in terms of an environment a) without rezoning or with b) very minimal rezoning, e.g. just for suites or duplexes. Would we have to pay \$1,000 more a year per household, to keep the zoning we have? \$2,000? How much more? A lot of us might like to pay more if the outcome is that we can keep what we have. Tell us the bottom line, but back it up with numbers on what we’ll get or retain for the money.

2. “Re-zone Lions Bay Avenue” option. Speak to anyone knowledgeable in real estate and you will hear that if we are thinking about multiple units, rezoning to allow these on LB Avenue waterfront would gain us by far the most tax revenue. It is also our best option for a host of other reasons I go through, below. This option would re-zone, and then when people sell, allow developers to buy the lots and tear down the houses to build multiple low-rise units according to the size of the lot. Permitted units could be condos, or triplexes, fourplexes, etc, whatever, as long as they’re low-rise. Ideally, they would be put in with some nice design guidelines with the Village trying for a right of way for an eventual sea-side walk. More detailed arguments for this follow.

a. Best tax revenue for the density buck. This is our highest-value residential land. Currently it is zoned single-family residential, and although the taxes are probably high, multiple units on each of those lots, particularly the huger lots, would net us a whack more in tax money than the Village gets now. And take note that it would be a lot more tax revenue than we’d get by pushing density up the hill into areas far from the water, where there are no services right now. (Read the point below). There is a lot of land, already serviced and flat, lying along Lions Bay Avenue. Best tax revenue bang for the density buck? Definitely, re-zone Lions Bay Avenue for low-rise units.

b. Less expensive to service, easier to interest developers in building what we’d really want. Areas above the tennis court and near Highview and the top of Oceanview, and over in Kelvin Grove, would require cutting trees, putting in water, sewers, etc. This is really expensive. Developers have to see money in a project, to be interested. They will not

want to get into installing services on undeveloped land and doing costly design and terracing on narrow, smallish land pieces in order to build a limited number of low-rise units without the waterfront that makes them high in sale value and provides the profit. Developers will go straight into arguments with the Village about “we need more height/more units to make money to cover the costs.” Villagers will not want towers or acres of units, so the proposals will go nowhere. And look – are we ahead, if we as taxpayers have to pay a fortune to put new services into areas when we're doing it to make tax revenue? Serviced, flat land is already available on Lions Bay Avenue. Developers would only face a teardown and rebuild and they'd love the waterfront. If we're going to accept multiple units, where can the Village allow them while paying the least for new services? And where will the developers be most interested in building low-rise? Lions Bay Avenue.

c. The negative visual impact is so much less if multiple units sit on the waterfront, where they are over-looked. By contrast, uphill of the highway, where the draft plan shows them, multiple units will be seen by every soul in Lions Bay from our windows or as we walk, drive by or look upward. Think - just one big, new house looming north of the Village Store has made a real difference to our visual experience. If we're going for multiple units, shouldn't we go for minimal visual impact, as well as maximum tax revenue?

d. The traffic impact would be far less, if we re-zone the waterfront. It's a degradation to anyone's environment to have trucks and extra traffic going past. So where can we put multiple units so the extra traffic goes past the least number of homes? Obviously, on lower Lions Bay Avenue. Count the number of homes on the small stretch of road downhill on Oceanview from the highway to lower LB Avenue. It's far less than the number of homes between the highway uphill to the top of Bayview or Oceanview roads, where the Land Master Plan proposes to put them. Why force the extra traffic uphill past more of us, versus downhill past fewer of us, when we'd make more tax revenue downhill, anyway?

e. Noise and disruption during construction on LB Avenue would be far less of a problem, for most residents of the Village. Nobody lives on the uphill side of Lions Bay Avenue proper, and a railway line in between the construction and the rest of the Village. Yes, residents nearby would get construction noise – but that's going to be true wherever multiple units go.

f. Perfect place for upscale seniors dwellings. Are we not listening? Units on the waterfront with great views, little maintenance required, stay in the community, even a flat place to walk? Harold Gienger's survey years ago and the Age Friendly Survey show that these characteristics are exactly what higher-income Lions Bay residents would like in their senior years. A short diversion and the bus could stop on LB Avenue and it's flat to walk to the stop. Waterfront units wouldn't be affordable for most young families but could attract the well-off and also help us retain our active seniors. Cheaper options for young families would still exist in terms of suites and (possibly) duplexes, uphill.

g. Parking could be accommodated more easily on LB Avenue than in many other parts of the Village. Many of the lots are large. Again, with multiple units inevitably comes more on-street parking. This is easier to accommodate on LB Avenue because of the width of the street and the size of the verge available on the uphill side. In addition, the new on-street parking would not be much visible to people above, because of the trees near the railway lines. In many places elsewhere in the Village, new on-street parking could be an eyesore.

h. Water – what can you say? No worse a problem than anywhere else. Lions Bay Avenue has the newest watermain in town.

i. Other points might be raised about “loss of serenity” and “loss of a lovely, flat place for Villagers to run or walk.” But if we truly need multiple units for more tax revenue, there is a price to pay in terms of some neighborhood's serenity. Relatively fewer of us will lose serenity if the action happens on Lions Bay Avenue – and the Village will gain the most in terms of tax revenue. Great walking roads will still include Mountain Drive, Panorama Road and Panorama Place. Brunswick offers a relatively flat trail and the walk through the village area which is a gentle slope. As a final comment, in a “perfect world”, when re-zoning Lions Bay Avenue, the Village should try to retain rights of way for a sea-walk right beside the water. That would be a tremendous benefit for us all.

Thank you for taking these additional options into consideration, in a redrafted plan.

Yours sincerely,

Peach Akerhielm, PO Box 46, Lions Bay, BC V0N2E0



Sept. 16, 2014
Box 264, Lions Bay
V0N 2E0

Dear Members of Council,

First of all, I would like to thank all of you for the effort on our behalf that you have put in over the past 3 years. It has not been easy, as in my opinion, you have been attacked and bullied in a manner that may have started to change who and what Lions Bay has been to me and to our family. Nonetheless, I believe in civility and the eventual goodwill of the citizens here in our Village.

I attended the meeting at Gleneagles, and for the first time in nearly 40 years, left a Village meeting early. I was shocked by the rudeness I saw, by the lack of some people to understand everyone has a point of view that should be listened to.

I also was very concerned about what I heard and experienced with regard to the "densification" plan for the Village. I do not know if this is the direction we should or must go in, but I have the following thoughts on it, and the process as I experienced it.

To me, this is a very radical change in the Village concept as we have known it. As such, we must be very careful how it comes to be. I believe the process has been flawed and hurried. The "closed" town meeting was not a town meeting. It must have come to conclusions that led to this plan - poster boards and all. The plan involves radical re-zoning as well as a radical change in the over-all Village concept. To have a vote on this proposal within 2 weeks - and in the last 2 months of your mandate - is morally unacceptable. The 3 choices of the vote do not include a rejection option - ie - it is "in" without proper support. That is why so many people turned up. This is too radical a change to be voted on by Council within 2 weeks, even if you believe we need it financially. There should have been a neutral Chair at the meeting to help you control it, as the tone seemed to be you telling us what was good for us - not a great approach.

I would suggest the following : There was an article in the paper on a similar issue with another town. They invited anyone who was interested in the process to submit their name, and picked about 45-50 citizens to investigate, lead discussion groups, etc. The process involved monthly sessions, and took about a year. I know- too long, but now we have to be concerned with healing, and the re-establishment of neighbourly communication. I would suggest we use a good facilitator from outside the Village. That will all take time. We need that time for many reasons. Why the hurry? Why the re-zoning as it occurred? Perhaps that is why so many people were so concerned. You have gone too fast, and it has become a "Bridge Too Far".

How you handle the next steps in this process will be very important to our community.

Please re-think your approach as sometimes the end does not justify the means.

Thank you for listening.

Yours truly,

Greg Smith

Mandy Koonts

From: Grant Prior <gwprior@telus.net>
Sent: Tuesday, September 16, 2014 7:10 PM
To: Mandy Koonts
Subject: LUMP Draft Report - feedback submission

In reading the “Executive Summary” I learn that the Village faces 2 challenges:

1. increasing operating cost

How is this related to rezoning?

2. changing demographics

I think that this means that everyone is getting older.

How is this related to rezoning?

Reading further, it seems that—the above points notwithstanding and now abandoned:
“the primary purpose of this plan is to explore suitable locations for various housing types”.

Under section 3.1 it is noted that the size of the Village population has remained constant over the last 15 years or so. It is also noted that the number of households diminished between 2006 and 2011.

And yet, this plan is responding to a projected growth of 1.015 compounded annually. We are cautioned that this influx “will need to be carefully managed”.

Why would there be a sudden spurt in the size of the Village population? It has been stable for 15 years. Where would they sleep?

It seems to me that the referenced “plan” is not intended to “manage” an increase in our numbers but rather to facilitate it. To encourage it. Why?

A greater population would result in a larger tax base and more revenue. However, the provision of municipal services is a zero-sum not-for-profit operation. I would think that as a first approximation it would be prudent to assume that there is no net gain to be obtained from increasing the number of inhabitants. The increase in cost matches the increase in revenue. And if the revenue is presently inadequate for the provision of services and upkeep, this situation would be the same (but with bigger numbers) with a larger population.

Moreover, as many have pointed out, no consideration of increasing the population can be made without addressing the matter of water. This is a glaringly essential consideration. We cannot move on this until we know how many people our water supply will support – now and into the future.

And finally, no plan can be considered that is totally devoid of meaningful numbers.
Grant Prior.

Mandy Koonts

From: Bree Stoddart <heybreezy@gmail.com>
Sent: Thursday, September 18, 2014 12:53 PM
To: Mandy Koonts
Subject: LUMP

Dear Mayor and Council,

We bought our property in Lions Bay in 1978. Some of our neighbours then, remain our neighbours today (36 years later). At that time, the people who lived here included a mix of older folks but the majority of residents were relatively young people (people in their late 20s and 30s) who were attracted to the beauty of the area and a community spirit which was diverse and adventurous.

Move forward 36 years, Lions Bay is quickly becoming a community of old people, retired people. We have become stale and the spirit which used to exist has gone. We are bogged down with rules, bylaws, over-government, and pettiness. Moreover young people cannot afford to move here. Young people bring a vitality which is greatly needed. And for those of us who want to remain in Lions Bay as we age, we need smaller housing and housing which requires less individual upkeep (building maintenance, lawn and garden maintenance etc).

We need to offer a variety of housing to attract a variety of people. Additional people would mean that our school remains. Additional people will ease our tax burden. Community projects which we find difficult to afford will be achievable. Additional people would eventually mean additional services (increased frequency in transit services for example).

The currently secondary suites are not all above board. Many landlords have not reported the fact that they have tenants. Rental income goes into the landlord's pocket, not to the Village. Costs for the tenant's use of water, garbage and recycling are paid by the registered Lions Bay homeowners. Tenant parking is also a huge issue.

If a current owner has a large property and wants it to be rezoned, that should be his right. New construction would have to adhere to a strict code to ensure that the buildings were suitable to the lot and well planned, blending in nicely with neighbouring properties. If a current owner does not want a change of zoning to his property, that should also be respected.

Two weeks ago, I walked through the garden areas and driveways of our existing townhomes. Everything was very tastefully done and extremely well maintained. It was quiet, clean and attractive, at least on par with, and in many cases better than, many of Lions Bay's single dwelling residences. To imply that multi-dwelling homes bring a lower class of person is sheer nonsense.

Change is necessary and is a fact of life. I recall clearly when Caulfeild Shopping Centre was proposed – there was massive opposition to the plan. Now, it can be difficult to find parking at Caulfeild. Where have all of these naysayers gone?

Back to Lions Bay –we don't need to start with a mega project. Start with one or two conservative size buildings. My guess is that, like Caulfeild, we won't regret it.

Sincerely,

Bree Stoddart

Mandy Koonts

From: PEACH AKERHIELM <peachaker@shaw.ca>
Sent: Thursday, September 18, 2014 1:26 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: Additional Comment on Land Use Master Plan

Mayor and Council
Village of Lions Bay

September 17, 2014

Since I sent my letter on the needed option of re-zoning Lions Bay Avenue, a Councillor called me. I really appreciate the open discussion and the intent; it's one of the great things about Lions Bay.

I got the impression that my note proposing "re-zone Lions Bay Avenue" as an option might have stirred up some discussion among members of Council. The Councillor said my suggestion was interesting but the Land Use Master Plan does not prioritize making more tax revenue. You could have fooled me. See page 13 of the draft plan re expanding the tax base. Furthermore, the tax base was certainly cited in public on September 8th as a huge area of concern.

The Councillor also assured me the real priority of the LUMP is "sustainability" and in particular getting young families in to live in the Village. That's not what the draft says. Lions Bay has talked for years about the need to retain older residents, and the draft reflects that on page 9, putting "young families and aging residents" together as priorities. For retaining aging residents an excellent option, as my earlier pointed out, is re-zoning Lions Bay Avenue for multiple units. It also addresses "Guiding Principles" 1, 3, 5, 6, 7 and 9 for the LUMP on page 16 and minimizes the cost of putting in new services. Further, the idea of re-zoning and waiting until the current residents move out before redeveloping is exactly what Council has proposed for duplexes in the central area. As far as I and many others can see, re-zoning Lions Bay Avenue would follow right along with the priorities and the principles enunciated in this draft document. We were also assured on Sept. 8th that Council's ears are open, so I would expect to see the entire length of Lions Bay Avenue added to the map of re-zoned "multiple unit" areas in any new draft of this plan.

The Councillor also implied that a Land Use Master Plan like this is a standard item in municipalities who want to look at rejigging land use. No, it isn't. This LUMP is entirely the Mayor's idiosyncratic concept of the right plan at the right time; she called for it since starting this Council's term. For the rest of BC, under Local Government Act section 875, planning for land use gets done under the Official Community Planning (OCP) process. For reference, see http://www.cscd.gov.bc.ca/lgd/planning/community_planning.htm I couldn't find any LUMPs in a search of the whole BC government website; they only showed up down in the U.S; maybe they're part of some process or other down there. And of course, our last OCP did not call for any LUMP at all, and Louis Peterson is quite correct to say that this type of planning should be handled in the next OCP.

Thank you for this additional chance to comment.

Yours sincerely,

Peach Akerhielm, 35 Oceanview Road, Lions Bay BC

Mandy Koonts

From: Jan Erik Schneider <schja@aol.com>
Sent: Monday, September 22, 2014 1:00 AM
To: Mandy Koonts
Cc: Lions Bay Reception; jronsley@telus.net
Subject: LUMP Draft Report - feedback submission

Hello,

Subsequent to my prior input to the LUMP, I have been advised that special provisions exist within the BC Assessment Act that negates any increase in property tax that may result as of a rezoning of a property so that as long as the property in question is not used for high density in the year in question. I was then reassured that rezoning a given property for high density does not mean that I have to pay higher taxes and as such I need not to worry about the LUMP has on property taxes.

I have since looked into these aforementioned special provisions within the BC Assessment Act. Yes, it is true that section 19(8) of the BC Assessment Act does negate any increase in property tax attributed to a rezoning of land subsequent to a LUMP as advised by a senior unelected official, however, as I re-read that piece of legislation, I was horrified to find out that all citizens are not equal in the eyes of this law, and that we as long time residents have special rights our neighbors did not have.

More specifically, section 19(8) of the BC Assessment Act states it applies only to long term residents and their spouses and nobody else whereby long term residences are defined as people who reside on a property for 10 years or longer. I am angry that this piece of legislation used to personally reassure me that my property taxes will not go up is a political attempt to divide and conquer any opposition to the LUMP as it pertains only to long term residents.

In our particular case I have two neighbors on either side of our property, each of whom have resided in their home for less than four years. According to this piece of legislation, the LUMP could conceivably rezone a neighborhood like ours (although it did explicitly state so) and both of our neighbors would have to pay a heightened property tax due to the heightened property value associated with all of our properties were they theoretically be rezoned for high density. The legislation states that special rules apply for our home and as such I do not need to pay for higher property taxes as only I qualify for the section 19(8) property tax reduction application. Furthermore, I have to reapply every year under section 19(8) and make sure the application is not lost or I too have to pay the full amount of taxes. In theory, over time, both of my neighbors would give in to the developers pressures to buy as they, as normal people do, hate paying higher taxes and I would have high density housing on either side of me. This theoretical neighborhood would as such have changed but our home would still stand due to our lower taxes. Do I really want to live in a community which campaigns on (with respect to the LUMP) and therefor takes pride in the inequality of its citizens so that big city developers can make a quick buck? I hope not.

To summarize, I hate the extremely manipulative reassurance given to me pertaining the LUMP and any consequential taxation as the referred section 19(8) of the BC Assessment Act divides and conquers neighbors depending upon whether or not they reside in a community in excess of 9.999 years.

I thought we live in a country all its citizens are equal. Now I know that is just a half truth.

Thank You,

Sincerely,

Jan Erik Schneider, B.B.A.,
Lions Bay, British Columbia
Canada

Mandy Koonts

From: schja <schja@aol.com>
Sent: Monday, September 22, 2014 1:42 AM
To: Mandy Koonts
Cc: Lions Bay Reception; J Ronsley; Brenda Broughton_Telus
Subject: LUMP Draft Report - Feedback Submission - Revised

[[Revised]]

Hello,

Subsequent to my prior input to the LUMP, I have been advised that special provisions exist within the BC Assessment Act that negates any increase in property tax that may result as of a rezoning of a property so that as long as the property in question is not used for high density in the year in question. I was then reassured that rezoning a given property for high density does not mean that I have to pay higher taxes and as such I need not to worry about the LUMP has on property taxes.

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conquers neighbors depending upon whether or not they reside in a community in excess of 9.999 years.

I thought we live in a country whereby all its citizens are equal. Now I know that is just a half truth.

Thank You,

Sincerely,

Jan Erik Schneider, B.B.A.,
Lions Bay, British Columbia
Canada

Sent from Samsung Mobile

Dear Mayor and Council

Re: DRAFT Land Use Master Plan (LUMP)

My Position

My position on the LUMP is that I do not wish there to be random pockets of high density housing around the village. I am referring to the specific opportunities for high density redevelopment where there is no existing housing. I do not believe this is in character with the community. I am not entirely against portions of the LUMP that would allow rezoning of existing land although I have concerns that it is unclear what this means exactly. While I am sure my neighbours would be respectful with this kind of development I am not comfortable with what could happen if land changes hands. In addition, it is my belief that Lions Bay is not at the tipping point that the LUMP seems to infer and, as such, I am sceptical that creating areas of dense development is required or is the type of solution we need in relation to the sustainability of our community.

Disclaimer – My biases

As I have recently moved to Lions Bay, I obviously saw something that I liked that made me want to move here. I like the rural mountain setting and small community feel. I have bought into the 'Splendor in Serenity' that our community strives for. We all have options, and despite what the LUMP says, I find what Lions Bay has to offer a bargain, and there are any number of neighbourhoods in the lower mainland with a similar price point. Being a community of 2000, I believe we are better compared to neighbourhoods, rather than larger cities such as North or West Vancouver. As a resident of Mountain Drive, the proposed development area at the top of Timbertop Drive will both impact the traffic down my road and the view from my house. I do not expect to redevelop my property or gain in anyway monetarily from the LUMP. I also do not expect services in excess of what I currently enjoy. I make this disclaimer because I believe identifying stakeholders is the first step to building consensus and generating positive solutions. This brings me to my concerns with the LUMP. Below are my thoughts based on my disclaimer, others will obviously have other opinions.

Stakeholder Selection

While the first discussions on the LUMP were open to all, nuts and bolts discussions were based on input from a select group. Bias in the LUMP towards persons who may not be happy with the development was set out in the document when it stated that previous attempts at development were hampered by a small group of vocal people. From what I have seen, there is actually a large group of people who are not happy with some aspects of the LUMP and in particular the high density area. I would say that a very high number of people directly affected are not happy. These people (including myself) are stakeholders in the process that are feeling left out of the process. Without a clear understanding of how stakeholders were selected this is more frustrating. I hear the term that this is a NIMBY issue. This, in my experience, is usually raised by persons whose backyard is not in question. We are not talking people who move under a runway and then complain about the noise. We are talking a fundamental change in the characteristic of some areas where people live. Since I have no information on how stakeholders were identified, I will choose to think the worst unless information is provided otherwise. Despite the premise that this is needed for sustainably, I can't help but imagine there are some monetary factors that may be driving the process and influencing individual opinion. The way this is being handled is adding fuel to the division this process has already caused.

Adding to the Division

The LUMP mixes together two issues, rezoning existing property to allow for higher density through lane houses, duplexes and suites, and proposing random areas of higher density. These are two very different things. One may appeal to people looking to help out with high mortgages, the other profits only some and negatively impacts many. This causes a division of interests and pits people against each other. Council sending an email reminding people that the LUMP means they can potentially profit from the change makes me feel that council was trying to sell the LUMP at the expense of persons who will be negatively impacted. I would like to see the issues separated.

Sustainability

Much of the need for densification hinges on a perception that Lions Bay is at a tipping point of sustainability because of declining population. Sustainability is a very important issue but I think it is being misused by the LUMP to support a conclusion that may be incorrect. Sustainability is more than revenue. Spending also factors in. If you spend more than you take in that is not sustainable. Does this mean you need to generate revenue or spend less? We also have to look at infrastructure. Can we sustain the current population? If we can't, how will we be able to sustain more? These questions are not addressed by the LUMP. We do not even have a clear understanding of the current state of the infrastructure as the committee on infrastructure has not finished its analysis. Higher density puts more strain on the infrastructure. While high density is desirable from a developer point of view, in the long run Lions Bay will have to support these additional people. We already know we do not have enough water at some points in the year. We can't just look at increased revenue; we have to look at capital costs and additional costs to service higher density. We have to be careful saying we need sustainably based on growth and short term revenue. This is a seductive and slippery slope and we do not have the land base for continual growth. Being able to sustain what you have is the first step to sustainability. How did we become unsustainable? Did we need to spend money designing a city hall to find out we could not afford it? Understanding sustainability would help with these decisions. Being realistic about what a village our size needs, and can afford, for services and facilities, is important for all of us to know.

The Numbers

Lions Bay is a small population and we have to be careful using statistics. Because of the small numbers any small change in absolute numbers can appear as a large percentage change and predictions based on samples of data can wildly fluctuate. Look at what happens when BC Assessment tries to set prices here. The LUMP population data is based on some fairly old data. While I have no doubt the population had gone down at the last Census, the number of houses occupied and paying taxes has not changed. We are not the same as other small towns in BC where whole households have left and houses are not generating tax revenue for the community. Revenues here change little. What we see is the normal fluctuation of a small neighbourhood as family grow and children move out. What we do not see yet from Census data is where younger families move in to start the cycle again. I believe this is happening now. To me Lions Bay is in a fairly steady state which is ideal for Sustainability. Growth and decline are more problematic to deal with. The LUMP says that Lions Bay is failing to attract young families. I see plenty of new families. This is antidotal I realize but between Census years we do the best we can. The LUMP bases this inability to attract young families on school enrollment. What about where children are younger than school age or where children attend schools outside the village? Both cases can happen but will not be reflected in enrolment. At best we can say, we are unable to attract families with children K-Gr3 that attend the local school. This is a narrow target and a different issue than house prices and the need for higher density options. These numbers have a big impact on the argument for development and higher density. From my point of view, what has been provided by the LUMP is not enough to support the premise that we need density to be sustainable.

Land Use Planning

My final point is that I question a land use plan that would have density be dispersed to random points on the fringes of Lions Bay. This seems more like a money grab than planning. There is more profit for developers in higher density building but it makes no sense to create high density areas away from transportation and services. Conventional wisdom would not place density farther from the main transportation corridor (Highway 99) and services, especially if we think these sites will be used for seniors with mobility issues. If we are trying to establish a core village (as the name Master Plan seems to illicit), high density pockets at random location is counter intuitive. Realistically we are not a town/city that needs a big master plan as we are mostly a small neighbourhood community close to a major metropolitan area. Let's embrace what we have.

Thank you for providing the opportunity to provide input into the process and I look forward to seeing how the feedback collected adds to LUMP

Tom Caspersen
250 Mountain Drive

From: Hugo van Hoogstraten
Sent: Sunday, September 21, 2014 10:22 PM
To: Brenda Broughton; Council @ Lions Bay; Grant McRadu; Mandy Koonts
Cc: Alison Fischer
Subject: Comments on draftt Land Use Master Plan

September 21, 2014

Dear Council,

We want to share our concerns with the Land Use Master Plan (LUMP) content and the associated consultation process.

As a young family who has recently purchased a single-family home in Lions Bay, we value the peace, quietness and school facilities that Lions Bay offers.

Until very recently, we were not informed by Council of the LUMP. We are not satisfied with the process of consultation that has occurred. As residents on Sunset Drive, we will be heavily impacted by changes proposed in the plan in our street concerning development, water shed safety, construction, noise and traffic. We expect negative impacts on our quality of living and property values, therefore we are disappointed that we were not approached and informed sooner and with more information by Council.

We understand there are infrastructure issues including maintenance of water supply equipment that are currently being reviewed for appropriate actions. We question the village's strategy of densification while very basic infrastructure matters have not been addressed yet.

We would like to see at least the following questions addressed before further steps are taken to execute the LUMP:

- Sewage: how are infrastructure costs like sewage being paid for? What is the plan to have new residents (or the developer) pay for that compared to current residents? Will existing residents be required to tie into any new sewage infrastructure
- How is noise being restricted at upper Sunset Drive? Note that we moved to Lions Bay for the quiet neighborhood that we live in. Reading the architecture types of proposed new housing will not affect views, we feel the topic of noise is not addressed in the LUMP.
- How is **water safety** being safeguarded with more construction in the **water** shed area? Currently, there

is a lot of appropriate attention to water safety in the water shed area where many hikers pass through.

- How many more frequent or later at night buses can you commit to that will run from and to lions bay with more residents?
- What guarantee is there that the community facilities (e.g. school, child care) will be maintained and improved with this increased tax base?
- Which named developer(s) have expressed interest in building the high density housing proposed in the LUMP?
- What is the expected increase in car traffic on upper Sunset Drive? How will it be controlled with the already existing hiker car volume?
- How will environmental impacts be managed as part of the LUMP? For example, there are possibly blue listed species living near the proposed development areas in Lions Bay as described by the BC Conservation Data Center (e.g. Coastal Trilled Frogs).

Sincerely,

Alison Fischer & Hugo van Hoogstraten
Sunset Drive, Lions Bay

***CONCERNS AND QUESTIONS REGARDING
DRAFT LAND USE MASTER PLAN***

VILLAGE OF LIONS BAY

***SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014***

September 19, 2014

**CONCERNS AND QUESTIONS REGARDING DRAFT
LAND USE MASTER PLAN**

VILLAGE OF LIONS BAY

**SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014**

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**CONCERNS AND QUESTIONS REGARDING DRAFT
LAND USE MASTER PLAN**

VILLAGE OF LIONS BAY

**SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014**

SECTION ONE

EXECUTIVE SUMMARY

The Draft Land Use Development Plan published in mid-August of 2014 proposes significant changes for the Village. The plan is for extensive development that will increase the number of housing units by at least 53%. Council has not held, and has no plans to hold, public dialogue events nor has it engaged in any public dialogue. The only public event held was a presentation on September 8th, 2014, which was not intended to address, and did not address, attendee concerns and questions.

A number of residents feel that there should be public dialogue. They organized a Residents' Meeting, held on September 17th. The objective was to create a document for submission to Council by the announced September 22nd cutoff date for feedback, noting that the published process involves 'Final Land Use Master Plan, Council Adoption (by Resolution)' on October 14th. (From recent update information received, that date is now October 7th.) The event was well attended. About 85 people came to the event. About 60% of these residents also attended the September 8th event.

The announced objective of the two hour meeting was to exchange ideas regarding the LUMP report and its implications as a group, to share various comments and opinions, and to discuss content for a document to be presented to Council by the group on various concerns and questions stemming from those concerns.

This document is the Submission to Council. The concerns raised and questions posed are largely premised on the position that there is a wide breadth and depth of unknowns associated with the LUMP report and the recommendations made, and that Council needs to provide clarification and information to help residents determine whether they wish Council to adopt the resolution on development. Many of the questions posed are based on key issues that were omitted or not addressed in the report as opposed to what has been presented in the document.

Given the nature of the issue(s) at hand, their potential impact on our community and the heightened sensitivities regarding development in general in the Village and the proposed LUMP, we suggest that this not a case of 'business as usual'. The serious level of these matters requires a significant and high degree of openness,

transparency and public dialogue with residents. We respectfully submit that, to-date, Council's approach in these areas has been lacking.

We sincerely believe that until Council adequately addresses concerns and answers questions, it is reasonable for a resident of Lions Bay to assume that a flawed process, invalid assumptions and the use of imperfect information may have resulted in flawed, invalid and imperfect recommendations on the proposed significant development of the community.

Our intent is to be as dispassionate and objective as possible in identifying concerns and formulating constructive questions. A best efforts attempt was made to present questions that are neutral and that are not direct criticism to the extent feasible. However, some of the questions have an unavoidable element of implied criticism.

We seek information on, and clarification of, various concerns such as, but not limited to:

- Council's practical definition of sustainability as a rationale why significant development is required;
- a financial quantification of justifications used in asking for resident acceptance of significant development;
- presentation of the detailed assumptions underlying the need for increased revenues in a business case format;
- Council's opinion regarding the conclusion that current home owners will suffer a (significant) loss of home equity in light of the proposed 53% increase in the number of housing units, and the reasons for Council's opinion; and,
- information to dissipate unknowns regarding process steps involved with the selection of the areas where development is to occur, that is to say, the process steps that lead to the identification of which residents will be most affected by the negative impact of development.

We hope that Council will consider the concerns articulated and questions premised on those concerns in the spirit intended - to assist in ensuring that all residents are as informed as possible in deciding whether they wish Council to adopt the policy of significant development as presented in the LUMP report.

SECTION TWO

BACKGROUND AND PREAMBLE

The Council of the Village of Lions Bay engaged R Barr and Associates as consultants to assist in the creation of a proposed Land Use Master Plan (LUMP). A report was prepared and released for the community to access on August 11, 2014. The released version was revised two or three times for things like errors in the text. Additional different versions were then released. Council's published process is to adopt a resolution on the LUMP in the September / October, 2014 time frame (see LUMP Process, page 4 of the LUMP report, "Final Land Use Master Plan - Council Adoption (by Resolution) Sept-Oct 2014"). The report presents the plan which Council will be adopting.

If adopted, the proposed LUMP will have significant impacts in a many areas as both direct and indirect results of the recommendations made. A number of those impacts are discussed in this document. Among other changes, the proposed LUMP projects the addition of at least 280 new townhouse like housing units (the current number of single-detached dwellings is about 523), an unknown number of apartment style residences, plus increased density from the subdivision of current lots by their owners. *It is suggested that all residents read the LUMP document to understand the magnitude of the impact on the Village and the implications for themselves.*

Council's published process to develop the LUMP (described in Section Four of this document) has not included any public dialogue events. The formal feedback paths for residents to comment on the LUMP report are somewhat restrictive and piecemeal, and insufficient to facilitate feedback of substance from residents.

To this date, the only public event held in relation to the published LUMP report was a meeting on Monday, September 8th during which Council stated that there was no intention to accommodate questions and answers at that event. The primary purpose of the meeting was to display multiple picture boards to illustrate that which residents had already seen in the published LUMP report and to encourage informal discussions among small groups of residents. Several community members asked for answers to their questions and this was attempted. However answers were not provided for the five or six questions posed.

The recommendations presented in the report are those on which Council is to decide on for the community's future on October 7, 2014. The cutoff date for feedback to Council is 4:00pm, September 22nd. Council has no plans to hold an open event for concerns and questions to be addressed at a venue to which all residents may attend. Council has not published how they will use the formal feedback from residents and did not inform the residents who attended the September 8th meeting what, if anything, will be done with any input from the community.

Given the above, a public meeting was organized and held by concerned residents on Wednesday, September 17th for the benefit of all in the community. About 85

people attended this Residents' Meeting. The level of general concern over the LUMP is underscored by the fact that this many residents attended the event, more so the case noting the proximity to the September 8th meeting and the extremely short timeframe involved with organizing and publicizing the event. An informal showing of hands indicated that about 60% of those who were there at the 7:00pm start had also attended the September 8th event.

The announced objective of the two hour meeting was to exchange ideas regarding the LUMP report and its implications as a group, to share various comments and opinions, and to discuss content for a document to be presented to Council by the group on various concerns and questions related to those concerns.

This document is the Submission to Council.

This Submission:

The following discusses various aspects related to the written response from Council, should it decide to respond.

The Underlying Premise:

We hope that Council will consider the concerns articulated and questions premised on those concerns in the spirit intended - to assist in ensuring that all residents are as informed as possible in deciding whether they wish Council to adopt the policy of significant development as presented in the LUMP report.

Openness, Transparency, Public Dialogue:

Given the nature of the issue(s) at hand, we suggest that this not a case of 'business as usual'. The LUMP with the proposal for significant development requires a very high degree of openness, transparency and public dialogue with residents. It is respectfully submitted that, to-date, Council's approach has been lacking. Descriptions in the LUMP report and other communications, have mentioned that the process employed has been characterized by consultation and engagement. Regardless of how consultation and engagement has been manifested to this point, it has not included public dialogue. Implied criticism aside, the importance of the issue(s) at hand requires public dialogue and a great deal of it over a sufficient time period to allow for reflection, carefully considered opinion and substantive input. This Submission to Council is part of public dialogue.

Content of Response:

Many of the questions posed are oriented to asking Council to supply facts, substantiation, evidence and the like. That being said, if the response to a specific question is essentially that it is Council's opinion or belief that this or that is the case, so be it. If there are no facts, no substantiation, no evidence and the like to supply, then we ask that this be incorporated into specific answers, as appropriate to the question posed.

Timing for Response:

At the time of the September 17th meeting and the subsequent two days when this document was written, it was believed that the date of 'Final Land Use Master Plan, Council Adoption (by Resolution)' was as published, October 14th. The Village was contacted on Friday, September 19th to confirm the above date. We were informed by office staff that the October 14th date was a typo error by the consulting firm. We now understand that the 'Council Adoption (by Resolution)' date is October 7th.

We had intended to ask for written response from Council in a reasonable time frame, for example in a couple of weeks, which would also allow at least a few days for residents to digest the additional information and provide further feedback to Council. Given the new information about October 7th, the importance of the issue(s) at hand and the breadth and depth of questions posed in this document, this type of timing does not seem feasible. We ask that any written response be completed to allow sufficient time for residents to consider the response and provide feedback before the 'Council Adoption (by Resolution)' date. Thus, it is Council's decision to determine when it will respond, if it decides to do so.

Ownership of LUMP:

The LUMP report has been authored by the consulting firm hired by Council to recommend a development strategy for Lions Bay. The LUMP report states "Close collaboration with, and direction from Staff and Council, occurred throughout the process" (page 1). Phase Two noted formal events where Council and Staff have been involved. Council members and Village staff have actively participated in the process to develop the report's recommendations as well as the report's creation and its revisions. The process employed, assumptions used, and recommendations made are Council's. For ease of readability in this Submission to Council, and to avoid unnecessary complications related to semantics, it is assumed that: all aspects of the LUMP report, including the proposal for significant development are owned by Council; that the report's proposed development strategy is the policy that Council is recommending that residents accept; and, that it is the focus of the Phase 3 step identified as 'Final Land Use Master Plan, Council Adoption (by Resolution)'.

SECTION THREE

CONCERNS AND RELATED QUESTIONS

It was agreed at the start of the Residents' Meeting that the evening's discussion and the resulting Submission to Council was to be guided by the desire to present a rational and objective set of enquiries posed from a common sense perspective. We seek clarifications as much as anything. It is clear that the issue(s) at hand are quite sensitive in the community, given recent history for previous development proposals. The LUMP and the prospect of significant development have resulted in heightened sensitivities. We do not wish to exacerbate the emotional reactions and lowered civic discourse that appear to have resulted from nature of the issue(s) at hand and the processes utilized to develop the LUMP recommendations.

Our intent was to be as neutral as possible in identifying and articulating concerns and formulating constructive questions to be posed, recognizing that the issue(s) at hand has an inherent political dimension. The attempt was made to present questions that are not direct criticism to the extent feasible. However, some of the questions posed have an element of implied criticism. This was unavoidable given some of the matters addressed.

Concerns expressed in the Residents' Meeting have been largely captured in relation to the three logical categories discussed below.

Process Unknowns: Council has not presented explanation and description for residents to determine whether the process employed has been objective, transparent, and unbiased. Given the importance of the issue(s) at hand, we think it is reasonable to suggest that unassailable transparency should be the working premise for the process employed by Council. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions regarding process elements, it is logical for a resident to assume that a flawed process has resulted in flawed recommendations.

Strength / Weakness of Assumptions Used: Council has not presented, nor does the LUMP report provide, sufficient information on the assumptions used in developing the recommended LUMP for residents to determine whether those assumptions are valid or not. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions on assumptions used, it is logical for a resident to assume that use of invalid assumptions has resulted in invalid recommendations.

The Information Void: The LUMP report contains a number of recommendations and provides some rationale for those recommendations. People at the Residents' Meeting felt that there are many logic gaps and incomplete explanations that constitute an information void that Council needs to fill. It may otherwise be concluded that Council will be adopting the LUMP without having thought it through. It is proposed for consideration by all concerned that:

Until Council provides satisfactory responses to questions related to incomplete information, it is logical for a resident to assume that the use of imperfect information has resulted in imperfect recommendations.

SECTION FOUR

PROCESS EMPLOYED BY COUNCIL

Process Unknowns: Council has not presented explanation and description for residents to determine whether the process employed has been objective, transparent, and unbiased. Given the importance of the issue(s) at hand, we think it is reasonable to suggest that unassailable transparency should be the working premise for the process employed by Council. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions regarding process elements, it is logical for a resident to assume that a flawed process has resulted in flawed recommendations.

The Process Employed:

The process employed by Council to develop the LUMP, as conducted and implemented with involvement of the consulting firm, is described on Page 4 of the LUMP report. The process is summarized below.

Phase One, Background Technical Review and Goal Setting:

A community workshop was held on February 6, 2014 involving 90 attendees. It appears that attendance at the workshop was through open invitation to all. The result of the workshop was “identification of key issues, opportunities and big ideas to guide the Land Use Master Planning Process” (page 4). Phase One also involved a review of key background and technical information.

The LUMP report notes that a document entitled ‘The Land Used Master Plan Backgrounder’ was produced from Phase One. This document was released by the Village for review by interested residents.

Phase Two, Land Use and Development Options:

A community workshop was held on February 25, 2014. The result of the small group workshop included “... identification of specific housing types and locations appropriate to Lions Bay ...” (page 4). The report does not indicate how many participants attended. (We understand from other sources that 15 to perhaps 25 individuals were involved.) The report states that “This second community stakeholder event was a more focused workshop format made up of a select group of participants representing diverse interests and different neighbourhoods of the Village” (page 4). The range of “diverse interests” was not specified or identified. Phase Two also included two other events: a Council / Staff Workshop and a Council / Staff Review.

The LUMP report notes that something identified as The Concept Options Memo was a result of Phase Two. As far as can be determined, this document was not released to residents. At this time, it can not be found on the Village's web site.

Phase Three Policies, Priorities and Implementation Plan:

Phase Three is currently underway as of the date of this Submission to Council. It appears to have involved producing the Land Use Master Plan report released in mid-August based on prior versions originating in Phase Two. The LUMP report mentions a third event, identified as Community Workshop #3 (which was held September 8, 2014). It was discovered at the beginning of the event that Council's intention was to present the Draft LUMP and provide space for residents to speak with each other in small groups in an informal fashion after the presentation. There was no intention to conduct a questions and answers session between Council and residents at this workshop. After initial comments from attendees, a few questions were permitted. Direct answers were not provided to the five or six questions posed. Hand written comments from attendees were affixed to white boards on post-it notes for various aspects of the LUMP. These were compiled by the consulting firm.

The remaining primary elements of Phase Three appear to include a summary by the consulting firm of feedback comments from residents in the format required by Council. The published process elements include those identified as "Final Land Use Master Plan" and "Council Adoption (by Resolution), Sept-Oct 2014" (page 4).

Concerns and Questions Regarding Process:

The concerns addressed in this Section are, in no implied order of importance:

- Concern 1.0 – Quantification of Justification,
- Concern 2.0 – Concept Options Menu Not Published,
- Concern 3.0 – Unknowns on Selection of Areas for Development,
- Concern 4.0 – Terms of Reference for Consulting Firm,
- Concern 5.0 – Report on Individual Resident Feedback to Council,
- Concern 6.0 – Unknowns on Time to Produce Draft LUMP,
- Concern 7.0 – Bias In Council's Process,
- Concern 8.0 – The Rush to Resolution Adoption,
- Concern 9.0 – LUMP Development Outside the Official Community Plan, and
- Concern 10.0 – The More Fundamental Question.

Concern 1 – Quantification of Justification:

An overarching comment from residents relates to what the real problems are to be solved or, perhaps better stated, what is the quantified justification for residents accepting significant development? The process aspect to this concern relates to the Challenges and Opportunities presentation in the LUMP report specific to the

results of Phase One (pages 14 to 18). The presentation gives an equal weight appearance to a number of the issues mentioned. The Backgrounder report from Phase One does not appear to provide more detail in this area.

Question 1.1:

Is additional information available from the Phase One Workshop to understand relative positioning, e.g., more important to least important, of issues mentioned?

Question 1.2:

If yes, will Council release the information? If no, please explain why not?

Question 1.3:

If yes, when, and how will residents access it?

Concern 2 – Concept Options Menu Not Published:

The Concept Options Menu noted as the result of Phase Two was not released by Council. This phase was the process segment that identified where recommended significant localized development is to occur. The local residents who will be primarily affected by development do not appear to have been consulted so far. This Phase selected which residents will be primarily affected by the most intensive development, i.e., those who will bear a higher cost of the proposed significant development in the Village if the LUMP is adopted. We suggest to Council that given the critical nature of this process step and in light of the greater need for transparency, sharing the documented results of Phase Two and related elements with residents is warranted.

Question 2.1:

Why did Council not release the Concept Options Menu?

Question 2.2:

Will Council release the Concept Options Menu?

Question 2.3:

If so, when, and how will residents be able to access it?

Concern 3 – Unknowns on Selection of Areas for Development:

It is understand that 15 to perhaps 25 community members were involved in Phase Two. The LUMP report states: “This second community stakeholder event was a more focused workshop format made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village” (page 4). As mentioned above, this phase was the process segment that identified where recommended significant development is to occur and, thus, which residents will bear the highest cost and other potential impacts of the proposed development. Again, given the critical nature of this process step and in light of the greater need for transparency, we suggest that providing additional information is warranted.

Given the result of Phase Two, and the desire to ensure that the identification of areas for development involved no bias, it is a logical question to ask that the residents who participated in the event be identified. In the interest of civility and to avoid confrontation, and not knowing the terms of reference for their involvement, it would be unfair to request identification of this group so this question is not asked of Council

Question 3.1:

A published agenda by the consultant for Workshop #2 indicated that 15 individuals comprised the select group of participants “representing the diverse interests and different neighbourhoods of the Village”. Other sources of information indicated the figure was closer to 25? What was the exact number of participants?

Question 3.2:

What were the criteria utilized to identify the select group of participants, i.e., how were they identified?

Question 3.3:

Who identified the 15 or 25 individuals for participation in Phase Two?

Question 3.4:

What were the terms of reference for each resident’s participation in Phase Two?

Question 3.5:

The above referenced agenda from the consulting firm states that 60 minutes was allocated to “opportunity ‘sites and types’ identification”. What was the process and procedures used to identify the areas where development was to be recommended during this one hour period?

Concern 4 – Terms of Reference for Consulting Firm:

It is a standard practice for many types of consulting projects that consultant and client establish and agree on a terms of reference for an engagement. The expected work product outcome and estimated costs for consultant assistance are generally based on a terms of reference. The terms of reference often may include the responsibilities and work tasks for the consultant and those for the client. The consulting firm hired to assist Council appears to have played an active role in the process. The nature of involvement, the degree of assistance, and the processes the consulting firm stated they would utilize, are important aspects of determining degrees of transparency, objectivity and responsibilities.

Question 4.1:

Will Council ask the consulting firm to release the original terms of reference for the engagement and any revisions?

Question 4.2:

If yes, when, and how will residents access it?

Question 4.3:

If not, please explain why?

Concern 5 – Report on Individual Resident Feedback to Council:

The consulting firm is compiling the feedback gathered from residents through the prescribed paths. There is no information at this time whether the report will include assessment and interpretation. Council has not indicated what it will do with the report and how it will be used in its decision process. Council has not indicated whether the report will be released to residents.

Question 5.1:

Will Council release the report to residents?

Question 5.2:

If yes, when, and how will residents access it?

Question 5.3:

If not, please explain why?

Question 5.4:

How does Council plan to use the report on feedback?

Concern 6 – Unknowns on Time to Produce Draft LUMP:

It was about five and a half months from the date of the Phase Two Workshop to the release of the Draft LUMP report on August 11, 2014. This seems a long time frame for the document produced.

Question 6.1:

Why did it take five and a half months to produce the LUMP report?

Question 6.2:

How many versions of the report were produced?

Question 6.3:

Will Council release all prior versions so residents can appreciate the progression of thinking on various matters as different versions were released?

Question 6.4:

If yes, when, and how will residents access them?

Question 6.5:

Will Council explain its progression of thinking through different versions for changes made from one version to the next?

Concern 7 – Bias In Council’s Process:

People at the Residents’ Meeting made comments in a few areas that collectively may be best described as a concern regarding bias in the Council’s process. The following may seem to be insignificant matters unto themselves but collectively appear to warrant follow through.

In reference to community divisions over new housing, the LUMP report states: “One aspect of declining community cohesion has been strong and vocal resistance to new housing development in the Village from a small portion of the community.” (page 15). Use of the term ‘small portion of the community’ can be viewed as somewhat impolitic, especially in light of the known sensitivity to development and the nature of the issue(s) currently at hand. The Backgrounder report references this term, as well as ‘anti-change’ lobbying efforts’ (page 22 to 23).

The consulting firm stated that Council members were actively involved in facilitating some of the breakout groups in the Phase One workshop. Council has not provided information regarding the agenda, objectives, process and outcomes of the Council Staff Workshop and the Council/Staff Review events of Phase Two.

Question 7.1:

Why is past opposition to recent development proposals been described as ‘anti-change’? What is the attribution?

Question 7.2:

Why is past opposition to recent development proposals described as ‘small’? What is the attribution?

Question 7.3:

Will Council ask the consulting firm to supply information regarding the purpose, objectives, process and outcome of the Council/Staff Workshop of Phase Two?

Question 7.4:

If yes, when, and how will residents access the information?

Question 7.5:

Will Council ask the consulting firm to supply information regarding the purpose, objectives, process and outcome of the Council/Staff Review of Phase Two?

Question 7.6:

If yes, when, and how will residents access the information?

Concern 8 – The Rush to Resolution Adoption:

Individuals at the Residents' Meeting stated that Council was rushing adoption of the recommendations for significant development. The timing of Council's published decision date seems imprudent given that: residents will have only had about five weeks to consider those recommendations and related implications before the announced cut off for feedback; residents are required to complete their personal assessments largely in isolation; given the severity of the issue(s) at hand and the magnitude of the changes involved; and, the potential for significant unintended impacts on all residents. The concern is that Council is rushing to decision and that, given a variety of unknowns and the lack of information in a number of areas, any decision made will be ill-founded. Council's decision milestone does not appear to allow time for sober second thought.

Question 8.1:

Why has Council decided that the process milestone 'Final Land Use Master Plan, Council Adoption (by Resolution' is to occur only about seven weeks after the mid-August release of the report, and two weeks after the feedback cutoff date?

Question 8.2:

Does Council believe that five weeks is sufficient time for informed resident assessment and feedback as part of its 'consultation and engagement' activities?

Concern 9 – LUMP Development Outside the Official Community Plan:

The concern was expressed that the LUMP process is being conducted outside the OCP and that there did not appear to be any reason to do so. It was noted that the OCP defines the special character that gives Lions Bay a unique appeal. It is understood that the OCP may be due (overdue) for revision at this time.

Question 9.1:

Why has Council chosen to deal with significant development outside the OCP?

Question 9.2:

Why has Council chosen to deal with the significant development matter without consideration of all aspects of the current OCP?

Concern 10 – The More Fundamental Question:

Residents expressed a concern that the LUMP process and related assessments are not dealing with perhaps the more relevant matter underlying deliberations on significant development: Do Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings or not? Or perhaps better stated if Council's definition of sustainability translates as the need for increased revenues: If Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings, are residents willing to pay for it?

The corollary concern was that if the above had been the recent focus and a majority of residents wanted the status quo, the time and money expended on the LUMP initiative would not have been incurred and limited resources could have been put to better use. Residents also expressed frustration with the perception that higher density and development has been, and continues to be, an on-going issue in one form or another that seems to never go away.

Question 10.1:

Will Council consider pursuing enquiry based on the above suggested focus: Do Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings or not?

Question 10.2:

Will Council consider pursuing enquiry based on the above suggested focus: If Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings, are residents willing to pay for it?

Question 10.3:

If yes to either of the above, when will the enquiry begin?

Question 10.4:

If no to either of the above, please explain why not?

SECTION FIVE

ASSUMPTIONS USED IN DEVELOPING RECOMMENDATIONS

Strength / Weakness of Assumptions Used: Council has not presented, nor does the LUMP report provide, sufficient information on the assumptions used in developing the recommended LUMP for residents to determine whether those assumptions are valid or not. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions on assumptions used, it is logical for a resident to assume that use of invalid assumptions has resulted in invalid recommendations.

Concerns and Questions Regarding Assumptions:

The concerns addressed in this Section are, in no implied order of importance:

Concern 11 – The (Significant) Loss of Home Equity for Current Residents,
Concern 12 – Why Will Community Cultural Not Change,
Concern 13 – New Young Families and School Enrollment,
Concern 14 – Lions Bay Is At a ‘Tipping Point’?,
Concern 15 – The Loss of Amenities, and,
Concern 16 – The Disconnect Between Challenges and Development:

Concern 11 – The (Significant) Loss of Home Equity for Current Residents:

Many discussion points and concerns summarized at the Residents’ Meeting are related as much to what is *not* in the LUMP report as what is in it. The following provides illustration.

Given the number of proposed units and that the focus will be on lower price point housing, residents are concerned that the substantial development will cause a (significant) loss of home equity for current residents. The attendant concern is that the LUMP report is silent on this matter. Noting that residents have not seen the terms of reference for the consulting firm’s involvement, it seems that this matter should have been addressed if the consultant was providing expert advice and opinion on various issues involved with the development decision.

It is standard economics that if the supply of something increases, all things being equal, prices will fall. A rough count indicates that the number of additional housing units may become 280, an increase of 53% to the Village’s current base. (This figure excludes additional housing contained in what appear to be low-rise multi-unit apartment buildings on various diagrams / maps and additional

housing from individual lot intensification.) Thus, there will be significant downward pressure on housing prices. It stands to reason that current home owners will suffer a (significant) loss of home equity.

In referencing North Vancouver in comparison to Lions Bay, the report supports the above. It states that "The North Vancouver market is booming but it is constrained and prices are rising" (page 11). The report reflects the opinion that if there is increased supply of housing, i.e., less constraint, prices will fall in Lions Bay.

The statement is made: "West Vancouver residents looking to extract some equity from their homes while still maintaining the single family view property lifestyle may be interested in Lions Bay" (page 11). This benefit to current home owners does not require increasing housing supply, noting the likely latent demand for Lions Bay type of housing that the report references. However, this benefit will dissipate with the proposed significant growth of housing units.

It is reasoned that for the most part to state that buyers for the proposed new types of housing will be different than those for current housing stock is secondary, and debatable for that matter. Pricing for different housing types is interrelated.

Further to the above, the LUMP report states, in reference to the 'small' portion of the community that opposes new housing development: "These residents have expressed strong opposition to adding new multi-family housing in particular based on concerns around the negative impacts on community character and impacts like parking, traffic, and servicing costs" (page 15). It is respectfully suggested that this statement requires attribution / substantiation and there are many more factors at play. Other factors should have been covered in Phase One and/or discussed in the LUMP report to present a full picture to all residents.

Question 11.1:

Does Council believe that there will not be a negative impact on current housing prices leading to a loss of home equity?

Question 11.2:

If Council believes that there will be no impact, please provide fact based substantiation as to why?

Question 11.3:

What does Council define as lower price point positioning for new development?

Question 11.4:

How will Council ensure that new housing units offered are at a lower price point position?

Concern 12 – Why Will Community Cultural Not Change:

Referencing declining community cohesion, the report states that “many respondents identified a lack of community cohesion and togetherness as one of the top challenges facing the community” (page 15). Reference is made elsewhere that Lions Bay is a peaceful, close knit community and it is the desire of residents to maintain the current positive culture. There may be a population increase on the order of 800 based on 280 new residential units. It stands to reason that the Village’s culture and values base will change significantly with that influx.

Question 12.1:

Does Council believe that the current culture will remain under the proposed significant development with the projected increase in population?

Question 12.2:

If yes, why?

Concern 13 – New Young Families and School Enrollment:

The LUMP report states that the school is experiencing declining enrollment. The reasons are not given other than implying that there is an insufficient number of resident young families with school age children. The LUMP report assumes that providing lower price point housing will attract young families. A young family at the event mentioned that young families were already buying into the community.

Question 13.1:

How will Council ensure that young families with school age children will purchase new development units and that these new residents will be pre-disposed to having their children attend the Lions Bay school?

Question 13.2:

Why has Council assumed that significant development is the only solution to declining enrollment?

Question 13.3:

Notwithstanding the above, what are the reasons for declining enrollment?

Concern 14 – Lions Bay Is At a ‘Tipping Point’?:

A statement is made in the LUMP report that “The Village of Lions Bay is at a tipping point ...” (page 2) The Phase One Backgrounder references this statement as well. This phrase implies urgency. Comments presented in the report as to why this statement is made appear to be opinion based.

Question 14.1:

What is meant by ‘tipping point’?

Question 14.2:

Is there some explicit or implicit timeline associated with the assertion? If yes, what is it, and why?

Concern 15 – The Loss of Amenities:

Relatively recent residents spoke to the reasons why they decided to live in Lions Bay. These included the physical attributes that many long term residents value as well, such as the peace and tranquility of the setting, the day and night time views, the proximity to Vancouver, etc.. These are reflected in the current OCP. Resident concerns centre on the unknowns associated with the higher density development and the significant effects of concentrated growth in specific areas. The LUMP report is somewhat silent on the above. Other than two or three comments that in various areas the views should be and can be protected, no comment is made on other quality of Village life matters.

Question 15.1:

How will Council ensure that no current resident will lose their views?

Question 15.2:

What is Council's response to concerns on matters related to the decline of quality of Village life issues such as noise, light pollution, traffic congestion, water shortages, possible brownouts if BC Hydro's power supply infrastructure is inadequate to meet the additional new demand, and the like?

Concern 16 – The Disconnect Between Challenges and Development:

The report references a number of challenges and opportunities identified in Phase One. The report gives the impression that the significant development proposed will address (all of) these challenges and take advantage of, or realize, these opportunities. The consulting firm states that "The Land Use Master Plan was then developed as a holistic response to these (challenges) while maintaining a focus on Lions Bay's assets: the qualities that the community most values about the Village" (page 13). The implication is that significant development will address all of the challenges mentioned. There seems to be something of a disconnect between the challenges mentioned and the direct and indirect impact from the proposed significant development.

There also seems to be a contradiction in stating the proposed significant development will not have a negative impact on 'the qualities that the community most values' also mentioned in the report.

Question 16.1:

Council is asked to indicate how each of the following challenges mentioned in the report will be addressed through the proposed significant development, and how

opportunities available will be realized, with specific reference to the points listed in each matter:

Challenge: Insufficient Support/Services to Attract and Retain Young Families and Seniors;

Challenge: Declining Community Cohesion;

Challenge: Community Divisions Over New Housing;

Challenge: Municipal Governance and Process;

Opportunity: Village Heart; and,

Opportunity: Community / Civic / Institutional.

Question 16.2:

Council is asked to comment on how the proposed significant development will affect the attributes of Lions Bay that residents have expressed they value, as discussed in the LUMP report and the OCP?

SECTION SIX

RECOMMENDATIONS

The Information Void: The LUMP report contains a number of recommendations and provides some rationale for those recommendations. People at the Residents' Meeting felt that there are many logic gaps and incomplete explanations that constitute an information void that Council needs to fill. It may otherwise be concluded that Council will be adopting the LUMP without being sufficiently informed. It is proposed for consideration by all concerned that:

Until Council provides satisfactory responses to questions related to incomplete information, it is logical for a resident to assume that the use of imperfect information has resulted in imperfect recommendations.

Concerns and Questions Regarding Assumptions:

The following concerns are discussed in this Section, in no implied order of importance. It is noted that a number of matters are interrelated. Questions relating to one concern may apply to other concerns from a different perspective.

Concern 17 – Quantification of Justification - the Business Case,
Concern 18 – Sustainability Defined;,
Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems,
Concern 20 – WATER,
Concern 21 – Studies, Studies, Studies,
Concern 22 – Broader Picture Interrelationships,
Concern 23 – Optics That the Decision Has Already Been Made,
Concern 24 – Re-zoning Impact On All Residents,
Concern 25 – The Details Regarding Six Types of Opportunities,
Concern 26 – Two Alternatives To Achieve Sustainability, and,
Concern 27 - The Common Sense Equation.

Concern 17 – Quantification of Justification - the Business Case:

The two most common concerns among all at the Residents' Meeting included the lack of justification why the recommended significant development was needed. (Dealing with Village water supply was the other.) There was no denial that there may be significant financial and non-financial issues that need to be addressed. The common sense based expectation is for Council to present a business case, a practical review of the arithmetic involved with accepting the development decision.

It is surmised that this would be the financial dimension to Council's definition of sustainability, its pragmatic manifestation.

A simple financial model should be created covering perhaps a ten year time frame. The model would present four financial pictures of the village:

- a projection of annual revenues and on-going operating costs assuming the status quo;

- a projection of annual revenues and on-going operating costs assuming the LUMP recommendations are implemented:

- a projection of capital cost infrastructure projects and related costs assuming the status quo, as well as one-time large expenditures for sundry other areas and known commitments; and,

- a projection of capital cost infrastructure projects and related costs assuming that the LUMP recommendations are implemented, as well one-time large expenditures for sundry other areas and known commitments.

The net comparison between the two financial projections will broadly indicate funding shortfalls. The financial projections would need to include detailed information regarding all assumptions.

Question 17.1:

Does Council have the information available to create the business case for justification of the proposed significant development?

Question 17.2:

Will Council produce a business case to provide financial facts regarding justification for the proposed development?

Question 17.3:

If yes, when, and how will residents access it?

Concern 18 – Sustainability Defined:

The LUMP report both states and implies that property taxes from increasing the number of housing units in the Village are required to achieve future sustainability. Sustainability is stated as a justification for accepting the LUMP. The concern expressed by many at the Residents' Meeting was that Council has not defined what sustainability means. A practical definition is required.

Question 18.1:

What is the Council's detailed definition of sustainability?

Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems:

Many residents are of the opinion that the LUMP report does not provide facts and substantiation of the real problems facing the community nor a sense of priorities. As a very small community, Lions Bay can not be all things to all residents. It can not solve all problems at once and higher density development may or may not assist in dealing with those problems. The concern is that Council's LUMP is a proposed single option solution to as yet to be identified and quantified problem(s).

Question 19.1:

Does Council have a practical prioritization of the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.2:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for residents' accepting those recommendations?

Question 19.3:

Does Council have reliable information regarding the costs associated with the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.4:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for accepting development?

Question 19.5:

If yes, when, and how will residents access it?

Concern 20 - WATER:

Integral to the above is our concern that Council needs to ensure that there is a reliable long term supply of clean (potable) water. It is self-evident that this is an on-going and real problem facing Lions Bay at this time. Residents mentioned that all of the available data indicates that identifying and securing new supplies will be no easy task, if nothing else referencing geographic realities and provincial regulations related to the Village's license to access water from the surrounding environment and the quotas currently in place. **Residents at the meeting were very concerned that until the above is addressed and the problem absolutely solved for current residents, any new development discussion is irrelevant.**

Question 20.1:

What is Council's current plan to ensure a reliable long term supply of clean water?

Question 20.2:

What assurances does Council offer that the proposed significant development will not compound the current problems associated with ensuring a reliable long term supply of clean water?

Concern 21 – Studies, Studies, Studies:

It is recognized that governing bodies have the discretion to purchase expert external advice and services in making informed decisions. That being stated, comments were made that, generally speaking, the Village spends too much on studies and the like. The LUMP report states that: ‘It has been developed in absence of detailed geotechnical and servicing costs studies” (page 2). A resident mentioned that a survey conducted already concluded that slopes were too steep to accommodate construction in one of the areas that was identified as a possible development location. The LUMP report both states and implies the need for additional studies on different matters. The frustration was perhaps best summarized in one resident’s comment, ‘we want water, not studies’.

Question 21.1:

What are all of the studies that need to be done to determine the feasibility of development in various areas and what are the estimated costs for these studies?

Question 21.2:

Has Council begun any of the above referenced studies and if yes, which?

Concern 22 – Broader Picture Interrelationships:

The concern was voiced that the LUMP can not be considered in isolation. Other matters are interrelated such as the province’s legislation related to emissions, BC Hydro power supply, tree and other vegetation removal related to construction, roads, storm water run off, septic / sewer implications, etc., matters that may be part of the infrastructure master plan currently be addressed. The implication was that Council could be making potential development decisions without proper consideration of interrelationships.

Question 22.1:

Has Council considered other matters interrelated to the Village’s future and the effects on, and interpretations for, other long term planning issues?

Question 22.2:

If yes, please explain how they are interrelated with the LUMP development recommendation?

Concern 23 – Optics That the Decision Has Already Been Made:

People at the Residents' meeting were concerned that Council may have already taken steps to implement the LUMP recommendations. One anecdote was shared among all attending the September 17th meeting. The person contacted the BC Assessment Authority regarding some taxation matters. In passing, staff there informed the resident that the Authority is well aware of the LUMP. The resident provided contact information after the September 17th meeting for verification if needed. Including similar comments sourced from local informal discussion outside the September 17th Residents' Meeting is not constructive and is not presented as fact in this Submission.

It is reasonable and it is not untoward that follow up research be conducted and enquiries made to gather information regarding various matters associated with such a significant proposed change to the Village. The being stated, given the sensitivities associated with prior development proposals and the heightened sensitivities surrounding the current LUMP report and process, it is fair to again suggest to Council that the proposed significant development is not a case of 'business as usual'. The reality is that perceptions of openness and transparency are of no small importance regarding the LUMP. Optics are in play.

Question 23.1:

What enquiries, formal or informal actions and related steps have Council and Village staff undertaken to date that may be construed as implementation of LUMP report's recommendations and why were these steps taken? To be clear, this is not intended as an attempt to identify and highlight missteps but a request for information to address resident sensitivities.

Concern 24 – Re-zoning Impact On All Residents:

Concern related to re-zoning and the impact on current residents was raised, covering the broader impact of re-zoning. The LUMP report does not provide information regarding re-zoning implications.

Question 24.1:

Has Council fully considered the implications of re-zoning related to the proposed significant development and if so, please provide information regarding the impact of re-zoning on the entire community?

Concern 25 – The Details Regarding Six Types of Opportunities:

Residents mentioned that the LUMP report presents 'six types of opportunities' (page 25) comprising the total direction of the proposed development. It seems likely that there are different factors at play for each of the six types of opportunities that are worth discussing in more detail.

Question 25.1:

Will Council present additional detailed information regarding the positives and negatives associated with each of the six opportunities mentioned in the LUMP report?

Question 25.2:

If yes, when, and how will residents access it?

Concern 26 – Two Alternatives To Achieve Sustainability:

As discussed above, residents have concerns related to the proposed significant development being a single recommended solution to problems that have not been quantified nor prioritized. General statements have been made on occasion that those who do not favour development have not provided their solutions to problems. Notwithstanding this observation, identification of other revenue sources has not been part of the LUMP process. A few alternate revenue ideas were briefly discussed at the Residents' Meeting. The following are two that fall within the LUMP context, assuming that the definition of sustainability includes the need for revenue generation covering both on-going operations costs and capital infrastructure costs. The attendant concern is that the LUMP report is silent on alternate or additional sources.

Lot Levies:

Local governments in a few provinces including BC have the authority to charge one time fees to developers for homes constructed for sale. If sustainability has a significant capital cost related to infrastructure repair and reconstruction, it is envisioned that one time lot levies (DCC's in BC) can provide a significant source of funds. An alternative to high density development is low density development. Consider, for example, allowing for the creation of large lots oriented to the high end price point market, for example \$5 million properties including a one time lot levy of \$500,000 to the Village.

To be clear, the very tight time frames required by Council to present resident concerns has not allowed time for proper research to discuss the above from an informed perspective. The figures mentioned are illustrative. People at the Residents' Meeting did not have a sufficient understanding of the legal and market feasibility of the above. (One resident stated his recollection or understanding was that lot levies are in the range of \$1,000. Another resident mentioned that Surrey charges \$60,000 per lot.)

The above should not be construed as support for development from the Resident's Meeting of September 17th. It was mentioned as something that could have been discussed in the LUMP report as an option to high density development, if development was viewed as the only strategy open to the Village to fund capital costs.

A corollary to the above, relates to ensuring clear communication. The report may give owners with properties that might fit potential intensification guidelines the motivation to support the LUMP given the prospect for significant profits. Lot levies could have been discussed in the LUMP to temper those expectations, more so the case if Council may decide that there will be substantial lot levies imposed for any new development.

Increased Annual Taxes / Charges

In reference to the LUMP recommendations being a single option to what are implied as revenue shortfall difficulties, people at the Residents' Meeting mentioned annual taxes / charges. The obvious discussion point is raising annual Village revenues through increased taxes or property related charges, such as on-going special levies for designated purposes. Again, time for response to Council on the LUMP has not permitted proper research to permit an informed comment on this area. Regardless, the report is silent on alternate sources of on-going revenues or, more to the point in the LUMP context, there is no discussion that Council believes that increased taxes / charges are not feasible for whatever reason and, thus, development is the only alternative.

Question 26.1:

What are Council's comments regarding a low density development option?

Question 26.2:

What are Council's comments regarding the property taxes / charges discussion?

Concern 27 - The Common Sense Equation:

If sustainability is a real problem that must be addressed, there is a cost to be paid by residents, both direct and indirect. The concern is that residents have not been presented with the discussion point as to what may be described as the simple choice.

The proposed significant development solution imposes an indirect cost on all residents through: decreased home equity; the decline of quality of Village life due to increased congestion; and, it requires those residents in close proximity to proposed development to bear a greater indirect cost in decreased enjoyment of their homes. If residents as a whole wish to maintain Lions Bay as a community primarily comprised of single-detached homes, i.e., the status quo, the cost focus is: all residents will share the direct costs on the same basis through higher annual taxes / charges. To paraphrase one individual's comment at the Residents' Meeting, 'I would rather pay an additional \$200 in taxes every year than lose \$200,000 on my home's value.'

The main point underlying the above is that the community discussion on this and potentially related alternatives has not occurred in relation to the proposed significant development. Regardless if increased annual taxes / charges have been

dealt with in the recent or distant past, it is a logical discussion point in the context of the proposed LUMP.

Question 27.1:

What are Council's thoughts on the above?

**RESIDENTS OF LIONS BAY,
SEPTEMBER, 2014.**

From: Wolf Kuehne
Sent: Sunday, September 21, 2014 3:01 PM
To: Village of Lions Bay
Subject: Lump Report

To the Mayor and Council of Lions Bay:

The increase of the [number](#) of housing units in [our](#) community may increase the tax base, but it also increases the cost of maintaining the infrastructure.

[Consequently, what if any, is the financial gain?](#)

Our lots were designed for single family homes with septic fields. [To](#) clear cut a lot to make room for a duplex or fourplex would not only [destabilize our slopes but pose a health hazard since our septic field could not break down the additional night soil and grey water.](#)

The cost of the proposal to convert to a sewer system has not been addressed. [Prudent allocations of funds is an important basis of any community.](#)

My proposal is [to](#) let the will of the [property owners in Lions Bay](#) prevail. [Settle this with a referendum!](#)

Your very truly,
Wolf-D. Kuehne

95 Oceanview Rd. Lions Bay B.C. VON 2EO

September 21, 2014

To the Mayor and Council of the Village of Lions Bay

We are writing to express our concerns regarding the current iteration of the proposed Lions Bay Land Use Management Plan.

As long time property owners at Lions Bay we are keenly interested in the process and want to be certain that all voices and opinions are heard on the challenges facing the community.

We attended the recent Lions Bay community meeting at the Gleneagles Clubhouse on September 8th, 2014 and were quite frankly disappointed and dismayed with how the meeting became so unruly and, was for all intents and purposes “hijacked” by a small group of aggressive and narrow minded people.

The community needs to understand that the status quo is not sustainable over the longer term, other than perhaps for a select few with the means to pay higher taxes or pay for third party services that may not be provided by the Village of Lions Bay in the future without creation of new revenue streams to fund them.

Looking to the future it is quite apparent the Village must generate more revenue to pay for the existing level of service provided as well as its future needs, be they related to infrastructure, social services, or cultural pursuits.

Notwithstanding, the Village can always raise property taxes to pay for these things, or choose to ignore them. The reality is they will not go away and delaying the inevitable always costs more to rectify the longer one waits.

We believe a more reasonable and viable solution and one which is sustainable in the longer term is to embrace managed expansion of the community, exploring more diverse housing types and models while being sensitive to the environment, the challenging terrain, and the required resources, notably sustainable potable water and associated costs of an expanded sewage processing system(s). Much of this cost can be passed on to developers as DCC charges as is done in every other community facing the same challenges.

The best approach is for the community to be pro-active in crafting a vision and plan for what the Village should become as well as how to fund it. This is what we understood to be the purpose of the current LUMP process.

There are always those opposed to any kind of change. Others will support change as long as it is "Not In My Back Yard"... and there are still others with vision and open minds that will work together to identify how best to accomplish the needs of the majority of the people.

We feel strongly that the current LUMP document clearly identifies the challenges we are facing and proposes fresh ideas on how to accomplish this. We are concerned however that the plan was altered at the wishes of what we understand to be a single resident who is opposed to the proposed change in land use at the top of Timbertop Drive.

We believe that part of the problem may be miscommunication of the intended plan as it is not clearly indicated which parcels of land are under consideration and proposed to be included in the area designated for future development. The area includes not only our property, but Village-owned land contiguous to it.

Our suggestion is to have the subject lands at the top of Timbertop Drive identified more clearly and specifically in the LUMP document so there is no confusion and no misunderstanding as to which properties may be affected by the proposed plan.

We also respectfully request that the planning document be adjusted to provide clarity.

Sincerely,

Karl [REDACTED] and Trudy [REDACTED] *[redacted at resident's request]*
385 Timbertop Drive
Lions Bay BC

Mandy Koonts

From: Paul A. <paulaker@shaw.ca>
Sent: Sunday, September 21, 2014 7:21 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: LUMP report - Comments from Paul Akerhielm, focusing on WATER

35 Oceanview Road, Lions Bay

September 21st, 2014

Dear Mayor and Council

LUMP Report – Comments, focusing on WATER

There is much about the LUMP report which I do not like. For example, the size of the proposed densification seems to me way beyond what the majority of Lions Bay residents want. Making it easier for elderly residents to stay in the village requires only moderate adaptations of existing accommodations, or a small number of additional condos or apartments. However, the LUMP vision proposes Lions Bay changing into a small town, with mention of a farmers market, pub, more retail etc. This is definitely not the Lions Bay that the great majority of residents came here for. Further, we were attracted by the settled state of the village and the absence of constant construction with its continuous noise, dust, speeding traffic, wandering strangers and generally disturbing effects.

However, I shall here just address one aspect which affects fundamentally Lions Bay's future plans.

WATER

The availability of sufficient water should be front and centre to any plans about Lions Bay's future, as it is for all communities along the east shore of Howe Sound.

The global climate is getting warmer. In our part of the world this means that summer precipitation may fall, and winter precipitation as snow (required above Lions Bay to store water) may not increase to compensate, and may in fact also decline as has occurred recently, due to rising temperatures. This scenario is discussed in studies commissioned by the GVRD into the future impact of climate change on the lower mainland. This means Lions Bay faces probable declining water availability in the village - for our existing population.

The LUMP consultants report envisages up to about 400 extra residents. These could not be reliably supplied with water from our existing sources in late summer. Our current water shortages are on everyone's mind, and this has happened often in late summer to early fall in past years. Therefore, water for these extra people would have to be captured and stored during the winter or spring months in tanks, for supply in the late summer. Assuming residents consume about 400 liters per day, and if we assume - optimistically - a minimum 30 day bridging supply requirement from tank storage, this would require the village to store an additional 4,800,000 liters of water. At a cost of about \$500 per cubic meter of water for tank construction, which could be significantly more given our steep slopes, geography and seismic restraint requirements, this amounts to at least \$2,400,000 capital cost for tank storage alone. Adding in for consultants fees, piping, pumps, additional treatment plant, say at least \$3,000,000. If this cost is amortized over 25 years, and assuming a return to more normal interest rates, the village would be faced with an annual repayment cost of about \$250,000 for the next 25 years. In addition, large tanks require regular maintenance, inspections, certifications, monitoring,

sterilisation, structural repairs, coating replacements etc. Assuming this to be about 2% of tank capital cost annually, adds another \$50,000 of annual cost, for total annual cost to village of \$300,000. This wipes out a large part of any additional “tax base” income from those extra people. Further, as the construction of the tank or tanks would have to proceed BEFORE the taking up residence of any significant numbers of extra people, a commitment to large tank repayments could be required before significant extra taxes were even received. However, additional residents generate other additional costs to the village, so this would be just the start.

IN SUMMARY: Due to global warming, we can expect a decline in the availability of water in Lions Bay in future late summers, this is a serious a problem for our existing population. A major increase in Lions Bay’s population can only be met by large additional tanks storage, which would be extremely expensive.

Yours truly,

Paul Akerhielm, P.Eng

Mandy Koonts

From: Don Beenham <don_beenham@hotmail.com>
Sent: Monday, September 22, 2014 10:57 AM
To: Village of Lions Bay; Lions Bay Reception; mayor@lionsbay.ca; Council @ Lions Bay; Scott Ando; Ron McLaughlin; Joanne Ronsley; Fred Bain; Grant McRadu; Mandy Koonts
Subject: LUMP - Feedback Submission
Importance: High

To Mayor Broughton and Council

As a new resident of Lions Bay, I arrived with a clean slate devoid of any predisposed position towards the management of the community. I have gleaned my present knowledge of the local 'scene' from neighbours, new friends in the community, reading, and my own observations in the last 15 months. Till now, I have preferred to be a listener rather than a talker but the debacle of the September 8 LUMP meeting was a wake up call, certainly to me, as well as to many others with whom I spoke subsequently. It is time for the normally tranquil and silent majority of Lions Bay to also stand up and be counted if this wonderful "Eden", with its uniqueness, ambience, and community, is to survive.

I do not propose to dissect the LUMP here. Others have done an outstanding job of that already and it appears, forgive the analogy, to have more holes in it than Swiss cheese. Instead, I offer a broader perspective for discussion regarding process.

The world changes and so must Lions Bay but it is the nature of such change that appears so important to our community, and as such, any change must take care and account to preserve the essence, if not the totality, of what makes Lions Bay that special enclave on the West Coast. I have not heard the phrase "anti-change" here before. "No change" is not realistic, no matter how much we want to hold on to the past. That option will surely lead to our collective demise as a unique community and that would be a sad day indeed. So how do we responsibly and coherently address some real challenges that the Village faces?

First, I submit, we need as a community to articulate a "Vision". What sort of community do we see 10, 15 or 20 years from now? Define the Objectives of what we want it to look like and the elements to comprise the Vision. What are our assets and how do we preserve and enrich these? What are our challenges and weaknesses and how do we address these successfully and efficiently recognizing all the externalities, political, social, regulatory, climate, etc., we should, and in many cases must, take account of? How do we get from "Eden" to "Nirvana"?

Having set the Vision, people are generally comfortable with numbers, incomes, costs, etc.. Thus, we need to understand the magnitude of the critical items on which decisions must be made as a priority to ensure we stabilize the status quo before embarking on the fluff of the as-yet unquantifiable and speculative nice-to-haves. We need to separate the must-haves from the latter and focus on what tough decisions might have to be taken to avoid going over the cliff. We must think more of "WE" and less of "ME" and strive toward community consensus.

In the end, it all comes down to fiscal management. In the case of Lions Bay, we are in danger with LUMP of putting the cart before the horse. Our uniqueness as a community may give rise to a situation where "more" is not "better", and in fact probably "less", and potentially "fatal" as a consequence. The present LUMP is incomplete, lacks proper and rigorous analysis, devoid of key supporting facts, options-restricted, and over-endowed with speculation of as yet unquantifiables and/or unsupportables. I submit it would be fiscally and fiducially irresponsible to adopt such an ill-defined document, and it should be suspended until a great deal more information is forthcoming and available to all residents so that a sound and well-informed decision can be made for the acceptability and betterment of the community as a whole.

I suggest that perhaps a structured "Back to Basics" planning approach is what is required to build consensus on what is a far-reaching proposal with major consequences:

1. Clearly define the problem and assess the magnitude. Given "business as usual", when does the Village go bankrupt and water shortages become the norm rather than the exception. This is the "Do Nothing" Option, or the baseline for the decision-making. Are we prepared for this?

2. The Maintenance Option - What is required just to keep the Village afloat, minimizing water shortages, either fixing leaks, new supply, more tankage etc, and undertaking essential infrastructure repairs? How much will this cost? How much would property taxes and/or utilities need to increase to keep the Village solvent? We have a collective decision to make at this juncture.
3. The Sustainable Option - What is required to keep Lions Bay vibrant, improve infrastructure for community growth (not necessarily in size) and enrichment, more services such as daycare, etc. In other words, making all that was/is good about Lions Bay even better. Again, if taxes and charges were the only option, what would that mean to every resident's annual bill? Is that acceptable or even realistic? This is another decision point.

The above is somewhat simplistic and not claimed to be comprehensive but may serve to illustrate that to keep the Village "atmosphere" 'as is' into the future will require a cost and some sacrifice or compromise. But to make an informed decision, residents need to know what it really is that they are up against, what that bottom-line cost is, and whether or not they are prepared to pay it all or in part. If the latter, then what options are acceptable to the community to make up the shortfall so as to preserve as much as possible of what makes Lions Bay the place so cherished by its residents.

Lifestyle and community culture has a price of preservation. Council needs to give these numbers to the community. Better information leads to better decisions and better results. Council not only *should* provide this to all residents, it is their *obligation* and the community's *right* to access. To me, everything I have digested and participated in, together with the **large, not small**, opposition to the existing LUMP, the apparent unseemly "rush" to adopt this LUMP to rezone, self-serve, build, change the face, ambience, safety, and character of Lions Bay, could be described as premature, ill-advised, falsely premised, fiscally questionable, and possibly fiducially reprehensible.

One can only hope that Council now clearly hears the substantial voice of the community and will act accordingly and appropriately. Sadly, the alternative is likely to result in the LUMP becoming the key election issue but conversely become the catalyst for a fresh inclusive approach to community management.

It is after all, Our Community and Our Choice, and we should all be mindful not to forget Who serves Whom.

Respectfully submitted

Donald A.T. Beenham

FEEDBACK

VILLAGE OF LIONS BAY LAND USE MASTER PLAN



What do you like most about the Draft Plan

We do not agree with the thrust of the document so we find nothing to like

What do you like least about the Draft Plan

We most strongly object to the idea that single family zoning could be changed anywhere in Lions Bay. Stick to secondary suites as now allowed only.

One of the reasons put forward in support of the plan is that it will provide affordable housing for seniors and young families but this will not be the result. The City of Vancouver has been trying to encourage the provision of affordable housing for many years without success and it will be worse in Lions Bay with the premium cost of building on a hillside. All development seeks to maximize the return and that is always achieved by targeting the high end of the market. We will end up with high end units like Seascapes.

What suggestions do you have for improving the Draft Plan

Remove the ability to change the zoning of any existing single family areas.
Limit the discussion to future areas such as the gravel pit / works yard and see if that is acceptable to a majority and if not forget the whole thing.

Jim & Sandy Mutrie

Mandy Koonts

From: Tinaker@aol.com
Sent: Monday, September 22, 2014 1:18 AM
To: Lions Bay Reception; Joanne Ronsley; Mandy Koonts
Subject: Village of Lions Bay Land Use Master Plan – Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor,

Dear Councilors,

A copy of my LUMP feedback.

Please see below.

Village of Lions Bay Land Use Master Plan – Feedback

What do you like most about the Draft Plan?

It makes people realize that if you don't fight for what you believe in then you don't value your freedom or your community!

What do you like least about the Draft Plan?

Aside from the increasingly more water restrictions in Lions Bays due to the population increase from its incorporation, we have to address the possibility of seeking new water sources, building of new water tanks, road infrastructure, a sewer systems in old Lions Bay?
All this would have to be in place prior to the Village to even consider supporting extreme high density as suggested in LUMP.

I do not have an issue if an area is newly opened up like Brunswick Pit – Fire Dept. training site/works yard or possibly the works yard in Kelvin Grove – where the impact to existing single family residential area are limited. They should be centrally located provided they are in a safe area to develop and already met at least the above criteria.

Most of the Village is zoned single residential.

Many people like my family & I moved here because it offered many things such as peace, quiet, privacy and somewhat lower taxes.

(Yes, we used to own a quadplex in Europe)!

I do not agree to raise taxes to offset the Village's needs for more funds. (EG-Translink can never get enough money).

It does not encourage fiscal responsibility, it can cause some of the residents to leave if they can't afford higher taxes or they will defer their taxes and then the Village really loses out.

The potential for the Village to rezone unsolicited private property is the equivalent of expropriation. Eight private properties were flagged on top of Oceanview Road for high density development. While the properties to some might be perfect candidates for the continuation of 4plexes in the area, there

will always be someone who would like to consider seizing the opportunity to make money with their own property. Rezoning private property would affect those residences right away to pay higher taxes unless they have lived there for more than 10 years on that property and they have to make a yearly application to the assessment office to have their property reassessed. If you miss you pay higher taxes and loose out. The only person of interest to your property is a developer. Slowly, your neighbourhood gets encroached with high density housing. There is no consideration to your neighbours when money talks.

How many residents are willing to turn down something that financially would benefit themselves, instead of losing out and doing something for the community?

One of the OCP's core values is "to have a sense of place".

How can anyone have a "sense of place" when you are afraid that in the future the Village could reconsider high density housing again and put in phase 2 or 3 and encroach once more single family homes to rezone them to high density?

Why would anyone want to buy a property that is zoned multi/high density and want to continue to live in a single family home on that property. Neighbours neighboring this zoning might be next to be considered to be rezoned in the future. Why get involved in a community where the Village robs you from having "a sense of place", - your home and your neighborhood!

We fight against the Burnco Gravel Pit, the LNG facilities because they affect our lives here in Lions Bay.

This is not as simple as opening up the waterfront accesses that had upset a few waterfront residents. This is changing the whole dynamics of the Village completely.

F.Y.I. – History of Oceanview Road.

As a long term resident and one of the first and oldest residents on upper Oceanview Road, I will give you a little insight about our history.

Originally in 1971, we wanted to purchase a property in the area flagged "as to be developed" in your LUMP plan.

Dawson Development originally planned to develop the section above Oceanview Road in the area projected in your LUMP map, but the Province of British Columbia at that time deemed it unsafe with great slide potential. In the 1970's the area still bore the scares of logging and most of the old growth forest was gone. (Something a new development to this area will do). Rundle Creek had and has numerous feeder springs that saturate the ground and still cause trouble to this day to other parts of Oceanview Road. In turn Dawson was denied the ability of develop and it was said the land was sold to the Village for \$1.00 to be used as parkland.

Time went by and in 2005, the Village Council of the day decided to redirect the water that was draining through an approx. 150' culvert (the shortest route) into Rundle Creek. Now it would go through a new culvert that crossed under Oceanview Road and drain in a temporary gravel drainage ditch. The new creek was to hopefully work its way across Lions Bay to drain into Harvey Creek. As I opposed this and I observed multiple sink holes form in a segment of the ditch that ran along the base of an old gravel pit. This new creek undermined the road bed, damaged and cracked the road through seepage and allowed the surface of the road to continue to be more damaged. I continually alerted the Village to the danger of this action of redirecting the water. It still is not repaired and resurfaced. This area where the water compromised the road, is the area where the consultants have flagged as high density. This is the "Oceanview / Highview" intersection.

With the mass removal of trees in upper Oceanview Road to accommodate high density, the inability to absorb excess rain water and spring water, I do not want, nor do I presume other residents of Lions Bay want another "Blueridge" created in Lions Bay. It is not the developers fault that if something happens in this area, but the "Villages" fault for permitting development in these areas. These areas have become a liability. (I have continuously addressed the dangers of this area and it is well

documented in public Village records - 2005, 2006, 2008 & 2012.) –The dangers haven't changed. Do not develop these sites.

It is unethical to prevent one developer to develop an area, so in the future the same area can be developed by the Village for the same purpose, with the same hazards in place.

Affordable housing in Lions Bay!

In the 1970's there was interest to put affordable housing in Lions Bay and this was not just the townhouses. There was to be a mobile home park on Oceanview Road.

It semi-succeeded!

Through opposition from the Village, it only consists of 1 unit. The other properties were sold again by the developer to build conventional single family homes.

This nicely renovated mobile home was recently purchased for 1-1.1 million dollars – yes, affordable housing.

A quick and easy way to allow for downsizing of homes is to put a modern trailer home park on the leased portion of the gravel pit. – Something the Village should look into.

Putting high density housing in the Village does not attract more young people or seniors to the Village. Units are sold at market price, and to whoever is willing to purchase it –including off shore investors - like upper Britannia Beach was sold literally overnight.

As a care giver to seniors living in upper Oceanview Road, I can personally say, that if it comes to an illness or old age and you lose the mobility of your car and public transit it too difficult to access, without good support for the elderly, this is a terrible community to live in. The further away you are from necessities (food, alternative transportation, medical care etc.) the more difficult living becomes.

Young people moving to the Village and choosing to put their young children in private schools as an alternative to Lions Bay's public school system, decreases the enrolment in our local school, but indicates that these young people can easily afford living in Lions Bay with the current housing prices. They are not looking for affordable, subsidized housing!

More high density housing does not remove the use or need for existing illegal/legal suites. Both will have to co-exist and continue to drain our limited resources. One does not resolve the need of one by creating the other.

What suggestions do you have for improving the Draft Plan?

Please be specific as possible.

The Village should not put high density housing (eg Quadplexes or townhouses) in forced designated areas of single family residences unless they are willing to permit high density housing throughout the Village.

Including the long time desire by residents to have a pub – pub/hotel by the beach?

(From previous OCP plans).

Or redeveloping the waterfront into a semi commercial, high density area?

Most areas have development potential. The question is - is our council willing to do the right thing and limit high density development to areas that have very little impact on existing single family residences or is the Council willing to change our uniqueness and way of life and create another common urban sprawling community that has no heart?

Regards,
Kerstin Schneider
Lions Bay

**Open House Feedback
(Sept 8, 2014 Public Open House
Verbatim Comments)**

September 8th Open House Feedback:
Verbatim comments from sticky notes, grouped by general topic

Process:

- Why were only 15 people contacted after the initial meeting?
- Do the process differently and extend it, make it more transparent
- Approach government about feasibility to purchase Crown Lands before LUMP (know the options)
- Repairing pipes?
- There has been feedback but no reflection on feedback
- Who agreed (what was the process for commissioning the plan and report)?
- How much did this plan/report cost to complete?
- 15 people does not equal the community
- Post a link to feedback on your website so its easy to find
- Who are the stakeholder? How were 15 people selected for the workshop?
- Full disclosure of conflicts of interest
- Language – what does high density mean?
- (Comment on opportunities map) this plan lacks property designations, road names, etc.

Policy Framework:

- What about OCP protection of green zones?
- (Comment on the purpose of the LUMP to act on land use and housing policies laid out in the OCP) Not true!
- (Comment on community statistics – population) [Plan says population] “fell steadily from 2001” [chart shows an overall decrease since 2001 but a slight increase in 2006]
- (Comments on Age-Friendly Housing Survey):
 - o highlighted number of people who strongly don’t support multi-unit development [highest proportion of respondents]
 - o highlighted slightly more support than opposition for secondary structures for single family residences [73 agree or strongly agree, 68 disagree or strongly disagree, and 24 were neutral or didn’t know]
 - o highlighted opposition for multi-unit development was strongest from those under the age of 60
 - o highlighted opposition to increased density zoning (to support multi-unit developments) is 25% greater than support
 - o highlighted opposition was greater than support for development in existing central Lions Bay

Density and Land Use:

- A lot of us are saying ‘yes, yes, yes’
- A lot of us are saying ‘no, no, no’
- (Comment best practices/precedents image) Is this high density or duplexes?
- (Comment on intensification/redevelopment) We didn’t move here to become this, occasional coach housing mixed in is ok

- Concern over loss (re mortgage of recently bought home) – this is a much bigger issue than for people who have been here for a long time
- Residents should be able to choose to pay higher personal property taxes to improve infrastructure vs. options for more revenue from higher density neighbourhoods
- For this aging population you say that down sizing alternatives are necessary to be closer to the community centre. The proposed development is not near the City Centre
- What will be the average selling price of the town homes? Duplexes?
- How many extra tax dollars will be generated from these extra homes?
- Why assuming housing prices will drop?
- Perhaps current residents would prefer a tax increase over a density increase
- Let's hear about other options besides densification
- Who owns a property that's up for rezoning?
- Carefully considered ground-oriented housing on an infill basis is both manageable and desirable – done over time
- Have specific developers already expressed interest in developing new housing?
- What are the safety risks of building so high up?
- Has anyone looked at surveys already conducted about the viability of building high up [on the hillside]?
- Please consider designating certain spaces as park (considering the area abutting tennis courts)
- No forced rezoning of private property - per application basis only, no blanket rezoning
- No private property is safe when the Village is willing to rezone any property it sees fit for townhouses – your property might be next
- In next 5-10+ years a future Council might see fit to rezone another section – why move here? Why volunteer?

Concept Overview (comments on specific areas):

- (Comment on Oceanview Road) Up here is no good for seniors who need assisted living
- (Comment on Oceanview Road) 328 acres with 40 acres buildable = 50 exec homes or 150 high density homes. Annex them.
- (Comment on Oceanview Road) Oceanview Road/Highview intersection, water erosion on public record, driveways on Village property
- (Comment on Oceanview Road) don't like subdivision
- (Comment on Oceanview Road) 40 years it was geologically unstable – Dawson development sold to Lions Bay for \$1 as a park
- (Comment on gravel pit) high density business/commercial at gravel pit, ok with separate entrance
- (Comment on gravel pit) consider attracting commercial opportunities (film sound stage) for the gravel pit area (good revenue source)
- (Comment on gravel pit) If residents oppose high density in their backyard, could we just purchase the gravel pit and situate terraced townhomes (like

Evelyn on Taylor Way in West Van)? We could also invite commercial interests such as film studios who are desperate for studio space at affordable pricing on the north shore. This could lead to having a school program which has a film studies program to attract young families to Lions Bay.

- (Comment on waterfront) we want Oliver's Landing and seawall on Lions Bay Ave
- (Comment on waterfront) High-rises on the waterfront (hotel, pub, commercial zoning)
- (Comment on waterfront) waterfront land parcels too big – would like to stay but would like to subdivide
- (Comment on Mountain Drive/Timbertop) high density or urban sprawl?
- (Comment on Mountain Drive/Timbertop) need geotechnical studies for this
- (Comment on Sunset Drive) put high development here
- (Comment on Upper Bayview Road area) Not townhouses in this area
- (Comment on property south of highway above Seaview Place) concern land is needed for debris flow
- (Comment on Village Works Yard) works yard land site unstable
- (General comment) All of Lions Bay has potential, don't pick and choose

Infrastructure/Impacts:

- Technical has to be first step (water, sewer)
- Any increase in density/population must only be considered if sufficient water is proven for all needs (global warming included)
- Where will we get water from if we build more?
- Water infrastructure must be resolved and solved before LUMP gets further ahead
- Water studies have been done for 15 years – the result: less water because of cheap construction
- We need to have a secure water supply before adding more people and properties
- Do not want to pay for future water study costs, just have LUMP accepted
- First get our clean water back, then define density – 200 more units mean 300 more cars
- We would need a sewage system (built on rocky ground)
- Sewage: will we be required to tie into new sewage lines at our cost?
- For new infrastructure: who absorbs total cost? Existing residents or the developer?
- Where will everyone park?
- How will increased noise and traffic on Sunset be managed?
- What guarantee is there that existing facilities will be maintained and improved with the increased tax base?

Email and Letter Feedback (sent directly to the Village)

P.O. Box 572,
Lions Bay, B.C.
VON-2E0

August 16th, 2014

Dear Mayor and Council,

I have read the draft of the Village Land Use Master Plan, but as I will be away for the meeting I felt that it was important to give my feedback on the plan.

I am not opposed to any of the ideas for future development that have been submitted because I am fully aware that unless we are all prepared to pay exorbitant taxes in the future, our village is unsustainable with its present tax base.

What I am very uncomfortable with is the location of many of the proposed developments. The document includes the sentence- "It is critical that any redevelopment must ensure sensitive integration within the existing context, particularly within established residential areas."

Other than the Sunset Dr. proposal and perhaps the Kelvin Grove one, both of which could possibly be accessed by roads from the highway, the others would place a heavy burden on present residents both during the construction period, which could continue for years, and afterwards with greatly increased traffic.

If I am reading the map of the Oceanview Rd. proposal correctly, it appears the development will be accessed by a new through road to the south of the Kobisew property. Eighty Seven new buildings are slated for this area which would make the lives of the residents of lower Oceanview Rd. untenable with years of construction and the likelihood of 174 more cars – at 2 per unit- travelling up and down. The proposal also includes the expropriation of 8 homes in the area, and while there may be those who would see this as an opportunity for financial gain, others will be quite horrified by the suggestion that they should consider giving up their homes.

Returning to the Sunset Dr. Proposal, the land on the upper side is so steep that construction costs would be prohibitive. Units would, therefore, have to be sold at a price that would exclude the majority of potential new residents. The same would possibly apply to the upper Kelvin Grove site as well as the waterfront site there.

The document has caused great controversy, but those who are dead against any form of increased housing have been unable to come up with a concrete solution to the low tax base problem.

I am in favour of furthering the push to put multiple dwellings at The Pit area which would not adversely affect anyone. I am also in favour of lower impact solutions.

I think the village council should rapidly work to change the by- law to allow duplexes where old houses are being replaced and perhaps even purchase some of the sites , and then building on them, with a view to making a profit.

Neither am I against smaller structures being added to present sites, although only under the very strictest of guidelines. The document mentions "on street parking". One only has to walk down lower Islevue to see what a disaster this has created. I would only be in favour of construction of these homes if off street parking was mandated.

Lastly, I would just like to add that Mr. Rob Barrs and Associates has managed to create a document that will add even more fuel to the opposition.

Yours sincerely,

Rose Dudley

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: [REDACTED]
Sent: Monday, August 18, 2014 10:56 PM
To: Mandy Koonts
Subject: Land Use Master Plan feedback

I'm very supportive of the ideas proposed in the draft Land Use Master Plan. I agree that we need to introduce a better mix of housing to attract young, average income families, which will help ensure the viability of our school, our transit service and the community itself, while also offering downsizing options to our longer terms residents.

Some of my neighbours who oppose the plan, however, are acting like the sky is falling... like everything is going to happen all at once. I like the plan's recommendation of initially just introducing one 10-15 multi family unit as a catalyst project. Perhaps we should focus on trying to build consensus on where this kind of project might occur with the least amount of opposition and try it as an experiment?

For the info session, could the maps please be improved so that they are easier to read? It's a bit challenging to decipher them currently.

Thanks for the opportunity to provide input.

From: Nisha Foerstner
Sent: Monday, August 18, 2014 7:34 PM
To: Village of Lions Bay
Subject: Re: EPOST: Land Use Master Plan Public Presentation

Hello Mandy,

I have some comments regarding the LUMP. They are as follows:

I am in agreement with the top three increased densification strategies on page 31 of the document. The others, unless we institute regular commuter rail using the existing railway, do not adhere in any way, shape or form with sustainability and livability strategies! With rail, we wouldn't need parking. That would be WHY people would move here! HOp on the train to Whistler for the weekend or to West/North Vancouver during the week where they could connect to downtown transportation. Otherwise, you're creating more of what we don't want in this community.

As people age, they don't or shouldn't drive. Going to Caufeild becomes an all-day excursion to pick up groceries! Young families don't want to drive everywhere. Walking is the preferred lifestyle and it is a challenge here already! Let's face it, transit as it is, is not financially viable. Don't we want to look for truly sustainable solutions. Let's take this time to innovate, not regurgitate the old.

And, I don't understand why we would sell road ends on waterfront to buy back other waterfront property? Why can't we use the road ends? Confused. I think I've missed the point here...

Another note, I am sure someone has done research on increasing the tax base versus the cost increase. Have you found one that is applicable to this Village?

In our area, we are already subsidizing Kelvin Grove's STP when we have our own septic systems! And, apparently we subsidizing Brunswick's water as well! Apparently Council voted to maintain the status quo instead of correcting or repaying the error! It is these sorts of activities that destroy trust in Council's decision-making abilities.

In conclusion, I have felt that Council members should not have been allowed to facilitate at the first Town Hall meeting due to a conflict of interest. I feel that the consultants should have been the ones facilitating at the tables as part of their job. Secondly, I asked to be a part of the next phase discussions and was declined. I personally feel that the process itself has been hijacked.

Respectfully yours,

Nisha Foerstner

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: [REDACTED]

Sent: Tuesday, August 19, 2014 6:21 PM

To: Council @ Lions Bay

Subject: LB Land Use Master Plan

Dear Council,

I'm writing regarding the Lions Bay Land Use Master Plan. I was wondering about how the high density of housing will effect our water supply as we have been advised to boil our water many times this year, also the water quality and shortage is a concern at present what will happen when there is a greater demand on the water supply with the new development? Also" light pollution" from the street lights and addition lights from townhouses, single-detached and apartment developments and street lights. We like it without street lights and why change Lions Bay now. The plan mentions it will consider a community sewer system and how will this benefit people that are on septic fields and it will increase their taxes if they are on the sewer system or not. The increased traffic on the streets will cause more noise pollution. How will this development benefit the residences of Lions Bay now.

Concerned Lions Bay resident,

[REDACTED]

From: Jan Erik Schneider
Sent: Thursday, August 21, 2014 12:37 AM
To: Mandy Koonts
Cc: Joanne Ronsley; [REDACTED]
Subject: LUMP Draft Report - feedback submission

Hello,

Yes, I think we all understand that the "*The draft plan proposal is for a change in zoning – it is in no way meant to reflect that any resident is expected to move or sell their home.*" and that the intent is to "*increase in the Village's tax base would assist in creating additional funds to address Village infrastructure and projects*" like a new and improved village hall and, although not explicitly said, add room for movement when the province imposes the effects of better salaries for teachers in order to end the teachers strike. After all property taxes help pay for teachers salaries.

Although your statements are technically correct (not expropriation - true), the blanket statement is also extremely short sighted to the point of being deceptive (coercion via taxation). Let me explain. Everyone knows that the act of rezoning land or property has a direct impact on the market value of the property and as soon as the market value of the property goes up, so does the value of the property assessment. In fact the property valuation per the B.C. Assessment Authority rises immediately to the point that the village can quickly capitalize on the zoning change and have money available for higher teachers salaries or improved infrastructures such as the village hall.

A quick look on the <http://evaluatebc.bcassessment.ca> website shows that the average land price is say \$700,000 and the average price of a home is say \$175,000, totaling \$875,000. Rezoning land use to say to allow Triplexes would in effect double the assessed land value to \$1,400,000 and the property tax assessment values to \$1,575,000. This is logical, **HOWEVER, it neglects the fact that the value is only realized upon sale and that if one does not want to sell, one still nevertheless has to pay a property tax on the full \$1,575,000 assessed value or lose ones home to a tax sale.**

Furthermore, the new \$1,575,000 theoretical valuation implies that if one chooses not to "*move or sell their home*" one would be faced with the **ELIMINATION OF THE HOMEOWNERS GRANT** along with a significant increase in the property taxes. The deceptive part of the quoted statement rests with the fact that **not everyone can afford the elimination of the homeowners grant and greatly heightened property taxes** and that some homeowners (such as retired folk) may be forced to sell because of significantly higher property taxes, even though they wish to truly remain in Lions Bay. True property taxes can be deferred until a sale, however, some people prefer not to be in debt because of religious or other values and that these people have every right to maintain these values. They should not be forced to sell and the tax deferral mechanism should not be imposed on them as Canada's constitution guarantees "Freedom of Conscience". In addition tax deferrals destroy political accountability as the political

feedback mechanism is destroyed. Kind of like the irrationality associated with borrowing money to pay teachers salaries so that politicians can get re-elected.

Remember that because it is not the homeowner that is applying for the land use zone change, but the village by way of the LUMP, individuals are **ARBITRARILY ASSESSED A PROPERTY TAX INCREASE IRRESPECTIVE OF THEIR INTENT**. It is unwise to assess anyone on an arbitrary basis irrespective of intent as the village would have to prove in court that there was no discrimination with respect to land use suitability when compared with other properties down the street. In short it is a can of worms as the property not zoned down the street might have been better suited for rezoning than the initial rezoned land.

This could destroy the social fabric of the community as different members could commence a finger pointing campaigns in efforts to reduce taxes. Also, resultant higher property values only serve to help people wanting to realize the values by selling out for the money leaves the community with the seller. A community too focused with real estate values is socially unhealthy as everyone is focused on making a quick buck by selling out. A healthy community is exactly the opposite, namely a place where members desire to live and not a place where members desire to realize profits by leaving.

The only difference between re-zoning land and changing the mill rate is that the owners of those arbitrarily chosen rezoned properties pay a disproportionately higher tax amount than if the mill rate were simply to be raised. A change in the mil rate has no affect on the land values and as such homeowners are not subjected to surprise property assessments.

I write this as I have seen far too many examples of neighborhoods in Vancouver, Whistler and other Cities destroyed simply because the residents were forced to move, not because of expropriation but because of significantly higher property taxes associated with a rezoning (neighbor subdivides, condos built in neighborhood, etc.) which had coerced unwilling residents to sell. The longer one holds out, the greater the coercive forces by the BC Assessment Authority to sell out. This often affects fixed income seniors who have lived in the home for many decades and as such fall outside of the average income demographic.

Thank You for your consideration.

Jan Erik Schneider
Lions Bay

From: Jan Erik Schneider
Sent: Monday, August 25, 2014 12:42 AM
To: Mandy Koonts
Cc: Joanne Ronsley; [REDACTED]
Subject: LUMP Draft Report - feedback submission WATER SHORTAGE EMAIL AND LUMP CANNOT COEXIST

Hello,

I am somewhat confused why the Council put out this water shortage email (below) in light of the fact that the very same council has spent valuable money to hire outside consultant Rob Barrs and Associates, who in his LUMP report recommended the rezoning of properties so as to allow higher densities within the village. It goes without saying that higher density zoning demands more community resources, including water resources, which per your water shortage email below suggests that the village does not have.

In fact, I am shocked that the council actually recommended the hiring of Rob Barrs and Associates without first undertaking an internal feasibility study with respect to the demands of high density housing on the existing water infrastructure. **I am sure this one water shortage email, if sent previously, would have put an end to the plan to hire Rob Barrs and Associates as the email states the village has as at this time insufficient water resources for its existing population, never mind the proposed LUMP high density population.**

Nevertheless, as the LUMP proposal is now to be sold to the public on September 8th, we now need to know LUMP contingencies such as how many more water towers are needed to be built, how much they will cost, and what other infrastructure improvements are needed so as not to have a water shortage in the future, that is, if the LUMP were to be approved. I know, it is kind of like putting the cart before the horse (having already hired the consultant), but this cost-benefit information needs to be known before one moves ahead.

Furthermore, I want to add that I am strongly opposed to being forced to install water meters as a result of implementing this LUMP. I think everyone needs to know the councils position here.

Thank You,

Jan Erik Schneider
Lions Bay, B.C.,

----- Original Message -----
From: Village of Lions Bay <epost@lionsbay.ca>
Sent: Fri, Aug 22, 2014 2:29 pm
Subject: ePost - URGENT NOTICE - WATER SHORTAGE

URGENT NOTICE – WATER SHORTAGE

Due to very low water volume at the Harvey Intake, the current demand for water is almost the same as the amount of water that is entering our system. We urge ALL residents

to use water sparingly, and turn off timed irrigation for the weekend in an effort to conserve as much water as possible. The Magnesia Intake supply also has an increased demand placed on it, due to crews placing homes on Mountain Drive, Sunset Drive, Bayview Road and Stewart Road temporarily onto the Magnesia system in an effort to conserve as much water as possible in the Harvey Reservoir.

Sent on behalf of:

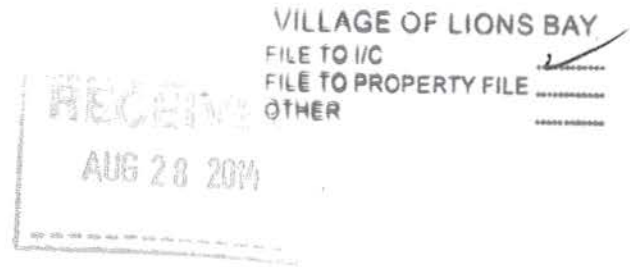
Manager, Public Works Department | Municipal Services Team | The Village of Lions Bay |
PO Box 141 - 400 Centre Road - Lions Bay, BC – V0N 2E0 | P: 604.921.9833 | F: 604.921.6643 |
www.lionsbay.ca or works@lionsbay.ca

"Spare the Air" - Lions Bay is an Idle Free Zone

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To Lions Bay Mayor and Council



Thank you for all the information provided in the New Community Plan. We really do need extra services and more housing to increase our tax base. This looks like a very well thought out and good plan.

My husband and I moved to Lions Bay in 2003. We have lived in several different countries, and feel very privileged to live in this very special place. We are in our mid-sixties, and like lots of our friends here in the Village we love this place and do not want to move. As we age, and our property and yards become more difficult to maintain, we hate the thought of moving elsewhere. This is our home. The possibility of having a water-view condo or apartment would be a dream come true for us.

New housing would certainly look more attractive than a lot of the old houses which are in much need of repair. We need to attract young families with school-age children and we need affordable housing for these young families.

It would certainly be a good thing to have some extra roads for easier access to homes, and the Highway. At present there are too few roads serving too many people. We live across from the School on Bayview Road, which serves Stewart Road, Mountain Drive, Sunset Drive and Timbertop. In case of an emergency, such as an earthquake or fire, residents should be able to evacuate quickly.

It is time to move forward.

You have our support. Good luck.

Joan and Des McCullough
Box 282
255 Bayview Road
Lions Bay, B.C.

----- Original Message -----

From: [Marek Sredzki](#)

To: [Broughton Brenda & Michael](#) ; [Brenda Broughton](#) ; [McLaughlin Ron](#) ; [Scott Ando](#) ; [Fred Bain](#) ; [Joanne Ronsley](#)

Sent: Friday, August 29, 2014 10:41 AM

Subject: WATER SHORTAGE

Dear Councillors,

In your pursue of village expansion plans, we would like to urge you to consider a necessary reconstruction of the water system in our village.

The proposed plan, even if executed in 10% of its scope, would require \$10-20M expansion of the water system.

I am sure you would agree that broadening of tax basis, as good idea as it may sound, is not enough reason to punish residents with water shortage and destroy their gardens developed with enormous effort.

Sincerely,

Marek Sredzki

Begin forwarded message:

From: Village of Lions Bay <epost@lionsbay.ca>

Subject: ePost - URGENT NOTICE - WATER SHORTAGE

Date: August 22, 2014 at 2:18:36 PM PDT

To: undisclosed-recipients;;

URGENT NOTICE – WATER SHORTAGE

Due to very low water volume at the Harvey Intake, the current demand for water is almost the same as the amount of water that is entering our system. We urge ALL residents to use water sparingly, and turn off timed irrigation for the weekend in an effort to conserve as much water as possible. The Magnesia Intake supply also has an increased demand placed on it, due to crews placing homes on Mountain Drive, Sunset Drive, Bayview Road and Stewart Road temporarily onto the Magnesia system in an effort to conserve as much water as possible in the Harvey Reservoir.

Sent on behalf of:

Manager, Public Works Department | Municipal Services Team | The Village of Lions Bay |
PO Box 141 - 400 Centre Road - Lions Bay, BC – V0N 2E0 | P: 604.921.9833 | F:
604.921.6643 | www.lionsbay.ca or works@lionsbay.ca

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From: Alexandra Marshall [REDACTED]
Date: Sat, 30 Aug 2014 20:24:33 +0000
To: Mandy Koonts<office@lionsbay.ca>
ReplyTo: Alexandra Marshall [REDACTED]

Subject: Land Use Master Plan Draft - Input Prior to Sept 8, 2014 Meeting

To the Mayor and Council:

I wish to take this opportunity prior to the upcoming meeting to voice some of my objections to the draft Village of Lions Bay Land Use Master Plan.

As a relative newcomer to the Village and current homeowner, I was not aware prior to purchasing my home of the water shortages and the water advisories that take place here. When I first learned of this (after moving in) I was shocked and dismayed at the state of the infrastructure. I have never lived anywhere where there have been water shortages or advisories.

If we are concerned about attracting people to Lions Bay, then I would be first and foremost concerned about the water supply and other infrastructure problems that exist today. Friends and colleagues I have discussed this with, who live and work in various areas of Vancouver, are also quite shocked when they hear about our water shortages and advisories - there is little awareness it seems outside our Village of this problem. I wonder how our Village would be viewed and how our property values would be impacted by awareness of this problem? What if potential home buyers knew before they purchased? Looks like the realtors don't talk about it, certainly the ones I spoke with didn't to me. By increasing our population, what will that do to my water supply and ability to resell my home in the future when it becomes known that we have a water supply issue that is only getting worse.

The infrastructure of the Village, in particular related to water and emergency services, clearly does not now meet the needs of the current residents. I would like to see 12 months and 365 days of the year with full water supply and no water advisories, proper sanitation services, etc. to serve those of us who live here now (and also see a plan with costs for addressing this) before beginning to entertain a discussion about new development of homes. Only recently, in a Village communications on water shortages, new home building activity was cited by the Village as one reason for the water shortage from the creek supplying water to my home on Mountain Drive.

This is not a strategic document as it has been described recently in the Village communications. Where are the various options for addressing growth that a strategy would present? There is only one solution proposed here. What we need first is **a strategy for the long term viability and success of the Village** - that covers a wide range of solutions. Perhaps also including some development but

definitely including a detailed plan for infrastructure and improvements which will be needed anyway to attract new residents.

It was alarming to see that on page 14, "WATER SHORTAGES" and sewer/septic infrastructure issues are buried in point 7 when they should be a bold heading and probably number one on the list. What could be more important?

Again, on page 5-6, the bullet list of "ways to effectively manage this growth" of population says absolutely nothing about infrastructure or water! And where are the **estimated costs of addressing infrastructure improvements** for current residents (let alone costs for an increasing population). On page 33, under Technical - a possible study is referenced that would address infrastructure to meet "anticipated future demands" - but what about current demands? Nothing is said about a study for that or the fact that we have to add those costs together. If we can't meet demands now, how will we meet them later? What are the costs (today) to provide all of us, every resident, with water 365 days/year and what will those costs be in the future to support a growing community? I also see nothing under technical related to safeguarding our bridges, infrastructure and homes with respect to possible earthquakes.

I wonder why there are not even rough estimates or ballparks in this report on costs for anything cited in this report - at the same time I see an overabundance of detail (in colour and pictures) on the buildings, design and specific locations of buildings which is not necessary at this early stage of the discussion when costs have not been addressed.

Regarding process, there was apparently a process for "community" input and stakeholder consultation in Phase 2, where a meeting took place of "select" people by invitation only to take the plan to a higher level of detail. I would like to know who decided this constitutes community input and who decided this should be the process.

This project, I believe, needs to take a big step back to address many things before this level of detail and implementation is to come under discussion.

Yours Truly,

Alexandra Marshall

[Redacted at author's request. FOIPPA S.22 Personal Privacy]

From: Belfall [REDACTED]

Date: Tue, 2 Sep 2014 21:33:39 +0000

To: Mandy Koonts<office@lionsbay.ca>

Subject: Comments Regarding Land Use Master Plan

Village of Lions Bay: Mayor and Council Members

By way of this e-mail, I communicate my very strong objection to the Land Use Master Plan. I do not support the proposed significant increase in density. I have a number of reasons for my opposition and provide a brief explanation for the main reasons below.

Loss of Market Value for Current Housing: It is standard economics that if the supply of something increases, all things being equal, prices will fall. I did not notice any direct quantification of the number of housing units to be added to the community in the Plan document. By my rough count using the map on page 29, adoption of the current Plan will result in 97 single-family units added to the current total of about 520 homes. However, the diagrams / maps presented through pages 37 to 42, inclusive, appear to indicate that a great many semi-detached and three unit buildings will be constructed. A rough revised count indicates that the number of additional units may become 276. (This latter figure excludes additional housing contained in what appear to be low rise multi-unit apartment buildings on various diagrams / maps and additional housing from individual lot intensification.) Thus, the Plan may result in an increase of 19%, but more likely closer to 53%, of the number of housing units in the Village. Thus, there will be significant downward pressure on housing prices for existing homes resulting from this increase in supply. It stands to reason that current home owners will suffer a significant loss of home equity.

The Plan document supports the above. Page 11 notes: "The North Vancouver market is booming but it is constrained and prices are rising." Thus, the report reflects the opinion that if there is increased supply, i.e., less constraint, in Lions Bay, prices will fall. In the same paragraph, the statement is made: "West Vancouver residents looking to extract some equity from their homes while still maintaining the single family view property lifestyle may be interested in Lions Bay." I surmise that the current and expected future significant housing price gap between West Vancouver and Lions Bay properties will continue to support better demand for current Lions Bay homes as the less expensive near-alternative. This benefit to current home owners does not require increasing housing supply in Lions Bay, noting the likely latent demand for Lions Bay type of housing that the report references. However, this benefit will dissipate with the proposed significant growth of housing units. For the most part, to state the buyers for the proposed new types of housing will be different than those for current housing stock is secondary, and debatable for that matter. House pricing for different housing types is interrelated. To argue that there are different markets ignores the potential negative impact on current owners. If someone wishes to live in Lions Bay, offering them a lower cost alternative is definitely not a role for the Village, regardless of the reason.

Lack of Substantiation: The Plan document does not present sufficient supporting rationale for the proposed increase in density. Broad statements are made in the document as well as observations that allude to concerns such as a decline in school enrolment, future financial sustainability, the need to fund aging infrastructure, and the like, but no substantiation is provided. For such a major decision on significantly increasing the Village's density, details regarding the benefits to current residents (or solutions to current or future problems) should be presented, but are not. Summary statements sourced from limited group discussion in Phase One, for example, can not be construed as facts that a problem(s) actually exists. Extending this observation, the Plan document appears to assume that increasing density is the only solution to those matters referenced as current and future problems. If there is declining student population for the school and a number of current residents send their children to other schools, would it not be better to deal with those problems direct rather than through increasing the number of

potential students through an attempt to attract young families with cheaper housing? With no guarantee that new residents will be families, that they will be families with younger school aged children, and that they will do so?

Disconnect Between Challenges and High Density: There are a number of problems / issues mentioned in the document, such as the challenges presented in pages 14 through 16 inclusive. It can be argued that it is inappropriate for the Village to be active in some of those areas. That aside, it is both stated and implied that high density will address these challenges. I have a significant difficulty in understanding how the proposed high density increases for the Village will address a number of these matters, especially those that are not concrete issues. For example, suggesting that Increased density will lead to greater community cohesion is hard to believe. The presentation of these matters as being relevant, potentially suggesting them as obvious to those reading the report, and that they are issues that Lions Bay needs to address, diffuses discussion of the more pertinent issues at hand: what are the real benefits to the average current home owner to accept significant higher density, and what are the real costs to the average current home owner that will result from that higher density.

Deal With Immediate Infrastructure Needs, Especially Potable Water Supply: I think that dealing with the current Village infrastructure requirements should be paramount for the benefit of current residents. For example, it is apparent to me that the Village needs to better attend to ensuring an adequate and reliable potable water supply. The water restrictions experienced and advisories issued from time to time coupled with the various Village reports on this matter over recent years indicate the high importance of dealing with this infrastructure issue. As underscored by the documentation on the Village's web site, there are more immediate and necessary matters on which to focus the Village's limited time and resources.

Financial Resources Benefits to Village Unknown: The Plan document states / implies that there will be greater financial resources available to the Village, referencing page 18 for example. There is no information provided as to what levels may be expected nor where the increased resources will be directed. While the Plan document mentions, for example, infrastructure funding, there is no identification as to what infrastructure will be addressed and the estimated costs to achieve improvements. The Plan document also does not discuss that added demands on current infrastructure from high density population expansion will exacerbate current difficulties, implying a greater strain on available resources. It would seem to me that any financial resource benefits to the Village will be significantly offset by the added strains on infrastructure from the proposed significant population density increase.

Given the information presented in the Plan document and other Village information sources, it seems to me that perhaps the broader issue at hand is whether the future of Lions Bay lies in being a satellite bedroom community of Vancouver or as a self-contained municipality with a tangible independent identity. I respectfully submit that the latter can not be accomplished, especially not through the approach that appears to be underpinning the Land Use Master Plan. While the two positions are not necessarily mutually exclusive on all levels, Lions Bay will never be large enough to have sufficient resources to deal with all of the challenges discussed in the Plan document to the satisfaction of all. It is unrealistic to suggest otherwise.

I hope that the above is of some use. Please feel free to contact me at any time to discuss if so desired.

D. Belfall

[REDACTED]

From: Heather Mossakowski <[REDACTED]>
Date: Tue, 2 Sep 2014 20:33:58 +0000
To: Brenda Broughton<mayor.broughton@lionsbay.ca>; Council @ Lions Bay<council@lionsbay.ca>; Grant McRadu<admin@lionsbay.ca>; Mandy Koonts<office@lionsbay.ca>
Subject: LAND USE MASTER PLAN

Mayor and Council

Regarding Land Use Master Plan:

In our opinion the character of Lions Bay should be preserved by continuing with single family housing on present single family lots. Some suitable lots could be allowed to have Secondary Suites or additional infill housing in a range of 600 sq. ft. Additional off-street parking and taxes would be required.

Any available not zoned land in boundaries of present Lions Bay or new land added should first be considered for single family housing and any applications for higher density could be considered if approved by residents.

Allowing for random increases of density affects neighbouring residents and decreases values of their properties.

Sincerely,
Richard & Heather Mossakowski

September 03, 2014

To Lions Bay Mayor and council

RE: Land Use Master Plan

In response to council's request for feedback, I do not support the Land Use Master Plan as presented in August 2014.

This plan conflicts with several sections of the current OCP. It proposes to amend the OCP to accommodate various recommendations. Such a rezoning and housing development proposal should stem from an Official Community Plan and not the other way around, as suggested in your document.

Furthermore, this plan contradicts expectations set by the mayor following the Seniors' Housing Survey in August 2010. Those expectations emerged from the closing paragraph (**bold emphasis as originally published**)

Land and Housing: Age Friendly Survey Outcomes

*This is an area that strikes a nerve for many people! The Council priority continues to be exploring and learning about what might work for Lions Bay. **Neither a "rush" nor an agenda, on this subject, are appropriate. Resident input has to shape any move forward.** The Age Friendly survey consultant suggested that dialoguing with residents over Village values in housing, and perhaps developing some principles for what residents want to see, would be a good way for this to begin in the future. As noted above, Council may return to this in 2011.*

Mayor Brenda Broughton VILLAGE OF LIONS BAY

There has been only one meeting held that was open to the general public to participate in the discussion about the future of this Village. Since the time span between that one meeting and the final proposal was six months, one could easily challenge that the process was rushed and that the general public provided little shape to the document. This is supported by the authors who state that "Close collaboration with, and direction from Staff and Council, occurred throughout the process."

Having participated in that one meeting open to the general public for input, I can attest that an agenda was palpable, with a penchant towards development, design options, and leading and misleading "facts". This was not representative of "dialoguing with residents over Village values" as stated above. In addition, realtors who do not live in this community were also participants, contributing verbal and written statements in support of development.

I believe council has failed to engage the electorate to the degree commensurate with the significance of changes proposed. The proposed plan suggests further dialogue is necessary to execute the plan. Variations of the words "consultation" and "engagement" are used forty-one times in the document. Yet, that consultation and engagement may be restricted to only affected neighbourhoods through site-by-site rezoning as suggested. This could have the effect of altering the entire village on a piecemeal basis. I

am concerned for the neighbourhoods and the community as a whole if this plan reflects the same level of engagement to be expected as was used to prepare the plan.

The authors revealed “What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition... the development community would likely need to see a 'catalyst' project succeed. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.” It would appear that this plan is framed to circumvent a full OCP review already overdue, in order to counteract any opposition, as experienced in the past. This plan reads more like a developer’s strategy document than a resident based reflection of community values and vision.

This is an issue of process and real engagement. It is not about development or revenue generation.

I urge council to put this plan on hold until a full Official Community Plan review is completed, objectively, with honesty and an open mind, without any agenda or the premise of development.

Peter Stevenson

From: Brigitta Shore [REDACTED]
Sent: Thursday, September 04, 2014 12:41 PM
To: Lions Bay Reception
Subject: Re: PUBLIC MEETING - Land Use Master Plan - Sept 8th

Thanks Fran, Here's my feedback....

I'm sorry I am not able to make the meeting, but I have seen these posters around opposing high density and would like to give my opinion....

We absolutely need to have multiple housing options. People get older and need to downsize, families split up and can't keep their big homes anymore, people hit hard times and need to downsize, new families can't always afford big homes, these are realities that every community faces. I wish Lions Bay had more to offer all these people and like every good community there should be a plan in place to ensure new homes fit in with our surroundings. I would also like to see us expand our borders and increase our tax revenues with more lots for single family homes. I am also in favour of supporting more amenities in Lions Bay which I know is hard to do for a small population and so we need to think outside the box and have a vision that fits with our surrounding communities which is - PROGRESS. Sometimes it feels like a few people are hell bent on keeping things the way they are and stopping progress by putting up more signs of what you can't do, but I honestly feel the vast majority of people would like to see Lions Bay flourish with the times and be a more welcoming community. We seem to be stuck in this wheel of NO, when the best things in life come from saying YES, and using a cohesive solutions-oriented attitude for dealing with inevitable hurdles.

One last point, the majority of people are consumed with work, family and dealing with life's challenges, we don't have the time to attend lots of meetings or dissect massive documents and we don't have the desire to get swept up in emotionally draining arguments. It might be an idea to have short legitimate village surveys if you want to get a gist for what the silent majority feels on a topic.

Thanks for listening and taking email feedback.
Brigitta Shore

September 4, 2014

**To: Municipality of the Village of Lions Bay
Attn: Mayor, Council, Municipal Coordinator, Village Office**

LUMP – Comments for inclusion at the Public Consultation Meeting on Sept 8, 2014

Mountain Drive/Timbertop. One of the areas presented in the LUMP as a development opportunity – Mountain Drive/Timbertop in particular - should be removed from the proposal. The area is topographically fragile and prone to heavy erosion. As per LTSA records, there have been rock falls and landslides in this area in the past. Proposed construction of multi-unit housing in this area would further destabilize the slope. Trees currently help hold the soil in place, thus protecting residents from landslides. Clearing out trees for construction zone will have detrimental impact on the entire hillside. Grading is unacceptable in any form in this area, let alone building a community sewer. Soil will not be able to support dense septic systems from multiple units either. The road leading up to the potential development site is extremely fragile; it will not tolerate heavy construction traffic. Last spring, when the excavation was underway to replace water pipes, dishes in our cupboard were clinging and the floor was vibrating, with several pieces of rock falling out of the fireplace backsplash. With such activity, it is only a matter of time before a landslide occurs.

Many communities already paid dearly for building housing on unstable soil, with Washington State being the latest; hundreds of lives have been lost this summer, when it could have been prevented with smart land management. If a landslide does occur here, who will pay for the damage? Insurance does not cover landslides, and the residents will be left homeless. Village will have to pay for the clean-up, road repair, pipelines and power lines replacements to name only a few. It will be spending the very tax base it is trying to increase. Timbertop/Mountain Drive area should be declared off-limits for any developments in the future, and the record should be kept available for future administration.

Urban “fringe”? LUMP states: “Focus higher density housing at the urban fringe and upslope from existing development to minimize impacts on views and on existing residents” (p.22). What about the residents who live “at the urban fringe”? Have they been chosen as the Village’s scapegoat? Why do they have to pay for Mr. Barrs’ lack of creativity and inability to find a fair solution in this situation? LUMP demonstrates complete and utter disregard to the lives of existing residents and everything they care about. If Barrs and associates cannot find a solution that is equally fair to every single resident, and chooses to use bullying of the “fringe” minority as its main strategy, then we need another consultant. Why does construction have to happen upslope from existing development? Use the soccer field and adjacent parking lot, for example, for new multi-unit developments. It will not impact anyone’s views, it is close to the core, it is safe to build on, and it will draw residents with small children due to proximity to the school. There is no such downtown on the planet that keeps its center at low density, with the population density increasing as you move further away from downtown core. And how is that wise anyway to send seniors to live uphill? Out of sight, out of mind?

Neighborhoods within Lions Bay vary in character: while some live by the water and don’t mind busy life with trains and tourists around, there are others who wish to stay close to the Village core, close to the amenities and transit; there are yet others who chose to live high up on the mountain, away from the buzz, and they are willing to sacrifice convenience in order to stay there. While building around first or second group will not involve significant lifestyle changes for existing residents, for the third group, it will take away the very reason they chose to live there. Construction of multi-unit housing will destroy

the very particular lifestyle the residents have chosen - to live in a quiet location high up on the mountain, in a single-family neighbourhood.. Bringing Translink up here will bring unwelcome emissions and more noise. Only residents, who live in the neighbourhood in question, should be allowed to decide whether it is a good fit for the Village. For those residents who suggested to focus higher density housing at the urban fringe, they should not have a "say" in this if they themselves do not live here, and do not have potential construction happening in their backyard.

Property Value. Creating high density housing in Lions Bay will reduce the quality of life for the existing residents, who chose this area for quiet surroundings, away from the city. Lions Bay character does not support multi-unit housing. Increase in population density will bring more garbage, more sewage with unpleasant odours, more smoke from fireplaces, higher noise levels, heavier use of facilities, with traffic increasing tenfold. The dust from construction will settle down on our roofs and our gardens, polluting the soil which we are keeping organic. The only amenity we have, the tennis court, will be used for construction as well, so there will be no recreation in our neighbourhood whatsoever, with the roads being too busy for teaching kids how to bike. In turn, this will drive our property prices down significantly. Current residents will be trapped in an unwanted lifestyle of a densely populated neighbourhood, and we will not be able to buy the matching property elsewhere, because we won't be able to sell for what we purchased, so we'll remain hostages in this crowded neighbourhood. When the housing market prices will go up, ours will always remain a step behind.

Water Shortage. We barely have enough water to meet the needs of current Lions Bay residents. Adding multi-unit housing will create an overload for the system. Due to frequent very low water volumes at the Harvey Intake, putting more demand on our water supply will lead to the ongoing conservation need, where residents will not be able to use water for in-house needs, let alone being able to use sufficient irrigation to maintain gardens in summer.

Housing for Seniors. LUMP project has no capacity to help young families or seniors to acquire affordable housing, because it has no control over who will buy the housing unit. It's a fair market and once built, units will be sold to the highest bidder. Why do this then? The only explanation that comes to mind is personal profit for a selected group of individuals. There is no guarantee that it is going to be a young family or a senior who buys a housing unit, not a billionaire from Asia (they have a demonstrated interest in the area, having already purchased two houses on Mountain Drive). This is an expensive area and it should stay that way. It ensures that a particular quality of life is maintained for residents who are willing to make sacrifices in order to have this lifestyle.

Attracting young families. LUMP cites attracting young families as one of its goals, but in reality the opposite is happening: we came here in hopes to start a family in a beautiful, quiet setting, away from urban rush, but now feel completely unsettled. Lions Bay has never been a place with urbanization in mind. When did the Village change its nature preservation course? What's going to come next? Is it going to turn into concrete jungle with apartment buildings, considering there are already plans to apply for Crown land?

Village's financial challenges. To improve the Village's financial challenges, some suggested expanding the municipal tax base. However, if the Village keeps blowing money away (i.e. spending \$200,000 on an architect for CCP, or planning to re-purpose the tennis court that residents paid a lot of money for), then no income generated by new residents will be enough. The Village needs to start practicing efficient use of tax dollars. Careful planning and smart distribution of existing tax base is the only answer.

OCP discrepancy. OCP is a guide for collective decision-making of a community. It reflects community consensus, established through a consultative process. It gives stability in terms of defined expectations concerning future developments. OCP was created with a long-term outlook. As it is documented by the OCP, preservation and protection of green spaces are critical for the future of Lions Bay, and the community wishes to protect its natural setting, and low density character of single-family neighbourhoods. Currently it is not legal to build on land designated as “recreational/community use”. Updating bylaws to accommodate LUMP should not be happening. What good is a bylaw if it can be changed anytime it creates an obstacle? It is no different from breaking the law. The bylaw, designating an area for “recreational/community use only” should stay in effect. Lot #46, designated as “low density residential”, with other uses restricted, should also stay in effect. LUMP must respect and reflect the values outlined in the community development plan, as well as make safety of residents its first priority.

Victoria Guyevskey, Timbertop Drive resident

An Evolution of a Residential Settlement

by Louis K. Peterson

September 2014

When I put down stakes in Lions Bay in 1968, it was a "settlement" in a state of transition from Water Improvement District to Municipal status as a Village. It may have evolved from the lesser status known as "Unincorporated Settlement". The early settlements, concentrated along the Howe Sound foreshores of the then separate Lions Bay and Brunswick areas, had an initial "cottage country" week-end character. While a few year-round homes were in place prior to 1958, the opening of the Sea-to-Sky Highway in that year facilitated continuing development of permanent homes on waterfront and "hinterland" properties.

It is unlikely that Lions Bay will become a Town or City, but of course it could become a part of, or be amalgamated into, a much larger "settlement", such as an entire "Howe Sound District" or larger District of West Vancouver. Much may depend upon financial exigencies.

With each phase of evolution, brought about by virtue of permits for Land Use development (i.e., a commercialization of land resources as a form of "partnership" between government and developer, with benefits that flow to residents), a greater degree of autonomy and control (governance) devolved from Provincial Governance to the "settlement". In 1971 Lions Bay became a Village Municipality, with authority and responsibilities defined by a Local Government Act (then a Municipal Act) and a later Community Charter. Using the earlier subdivision plan, the Village enacted its "Land Use" largely in terms of Single Family Zoning. Lots in Lions Bay are typically one-third of an acre, conferring a spaciousness fast disappearing in urban settlements.

In time, the Village sought to define and identify itself in terms of long-term guiding principles in Official Community Plans. A portion of the current (2009) OCP is shown below:

"The OCP is based upon eight important far reaching core themes. These themes inform planning policies that stipulate criteria that will, among other things, define the acceptability of development proposals related to subdivisions, rezoning, capital works, municipal decisions and community initiatives, etc, to "ensure that change is compatible with long term community values and objectives". The core themes are:

- *Respecting nature and environment*
- *Managing development*
- *Strengthening community*
- *Ensuring a safe community*
- *Maximizing mobility choices*
- *Providing effective services*
- *Maintaining a sense of place*
- *Meeting responsibilities in governance*

Important advisories are also to be found in Section 4.2 of the OCP with regard to *"Respecting Nature and Environment"*:

"Lions Bay owes much to its surroundings - the source of its water, its natural character, and the awe-inspiring views.

The community must fit within and coexist within its larger environment of forest and ocean by respecting these treasured resources.

The Village is surrounded by the 'green zone' intended to protect natural assets, including major parks, watersheds, and ecologically important areas.

..... beaches and wilderness areas within Village boundaries provide residents with high value access to nature only a few steps from their front doors.

The natural setting many of us cherish is to the largest extent found on the private lots throughout Lions Bay. The Zoning By-law should work towards ensuring preservation of this particular character.

Control, preservation and protection of our green spaces, both inside and outside of existing community boundaries are critical for the future of Lions Bay".

The proposed Land Use Master Plan (LUMP) that is under discussion is subject to the concepts and criteria listed in the current OCP, criteria that identify the special (if not essentially "unique") qualities that define Lions Bay. That being said, the five-year review of the OCP is overdue and its relevance to current circumstances may have changed. The updated review of the OCP should precede and inform the Land Use Master Plan as well as other infrastructure and financial plans.

The LUMP Planning Committee is confronted with the challenge of trying to address the dilemma of meeting rising operational costs of the Village without the compensating benefit of an increasing Municipal tax base. Several examples of models "models" can be considered, each with a varying complement of "yin-yang", and many rejected:

1 A Lions Bay consisting of large expensive homes, representative of an increasingly affluent socio-economic class. With affluence comes the ability to sustain increasing tax burdens.

2 A Lions Bay where every "single family" zone has become a "duplex" or "multiplex" zone, treated equitably throughout the Village, thus greatly increasing the population base and the tax base, and possibly addressing a perceived social need for affordable housing.

3 A "differentiated" Village where zones are in separate or distinct parts of the community.

4 A Village in which the Elementary School has become a Community School, an active part of infrastructure.

5 A Lions Bay where the plan is to build strategically placed hi-rises (10 storeys? 20 storeys?) every five or ten years, to augment the municipal tax base.

6 A Lions Bay which has taken control of rented social housing, to offset the trends imposed by market driven development.

7 A Lions Bay with strong adherence to its core values.

The Draft LUMP Proposal contains various suggestions for tax base increases, proposals which are mostly based upon a "pseudo-commercialization" (development or re-development) of the land and which seem to be at odds with several current OCP values and criteria. A very careful analysis of the LUMP, and an overdue updated review of the OCP are called for, in a way that engages the entire community.



Lions Bay Village Council

PO Box 141 - 400 Centre Road -
Lions Bay -
British Columbia -
V0N 2E0 -
CANADA -
P: 604 921 9333 - F: 604 921 6643

September 5, 2014

Dear Lions Bay Village Council,

I would like to go on record as opposing the rezoning of lots 175 and 185 in upper Kelvin Grove to multi-family as suggested in the unapproved land use master plan. I believe the lots should stay single family residential zoned, similar to all other lots in upper Kelvin Grove. My reasons for having the increased-density- zoning- change denied, and reject this current form (2014) of the land use plan scheme, are;

- 1) Lions Bay, Kelvin Grove is low density and this is one of the reasons I chose it as my home. To increase the housing density any further is to ruin the village liveability that we are all so happy to share and enjoy.
- 2) A community sewer system that does not have the capacity to service another 30 - 50 homes.
- 3) Very poor and unsafe road access to the two lots that would definitely not be adequate for the high volumes of traffic that would be in essence a point source inlet and outlet for a very large number of vehicles. This high number would be larger than the entire current street traffic. The entrance and exit are on a blind hair pin curve; with the high volumes of traffic exiting and entering the street a serious accident is very likely to occur.
- 4) No formal traffic studies completed or discussed for a new development that increases the current street traffic by more than double.
- 5) Loss of community peace and quite for more than two years, if not longer, due to construction. Noting that the majority of the homes in upper Kelvin Grove were built up at roughly the same time period, compartmentalizing the construct dates and effects.
- 6) Extensive community opposition to basically the same poorly conceived land plan to increase neighbourhood density in 1998. Nothing has changed since then with the basic understanding in the community of no increase in housing density.

I urge the village councillors to preserve the quality of life in our Lions Bay neighbourhoods and deny any rezoning of the lots in upper Kelvin Grove and reject this new land use plan.

Sincerely,
Glen Dennison
245 Kelvin Grove Way
Lions Bay , BC
V0N 2E0

From: Karl Buhr

Sent: Friday, August 22, 2014 9:54 AM

To: Grant McRadu

Cc: [REDACTED]

Subject: Comments for LUMP public input (in case I can't make the meeting)

As a resident, property owner and voter, I support any and all municipal plans that increase potential buyers of my 4 bedroom single-family house, increase the tax base of the Village to provide funding for more infrastructure and more amenities, and make the Village a more appealing place to live. These goals could be conflicting if not planned holistically.

1. In the current Plan the only land use being considered is housing. What about light commercial, industrial, gas station, woodlot concession, microbrewery, boutique hotel, etc.? There is no mention of rezoning obsolete water catchment areas and green space?
2. The Plan ought to profile the current tax base and quantify the impact of the proposed scenarios. How many SFDs, commercials, multifamilies? What floor and lot size bands? What assessment value bands?
3. Keeping the school open seems to me a priority land use goal, yet the Plan doesn't consider it. Unless we attract young families, the school will close, and that will irreversibly change the dynamics of the Village: will we become a bedroom community for Vancouver and a retirement village?
4. The Plan needs to show the economics and numerical risk analysis of various land use change scenarios: increases in costs and revenues, changes in demographics, required infrastructural investment (water, roads, sewer, etc.) by the municipality and the developer.

Karl Buhr

-----Original Message-----

From: Carole Conlin

Sent: Sunday, September 07, 2014 9:15 PM

To: Lions Bay Reception; Mandy Koonts

Subject: Feedback on LUMP proposal - Carole Conlin

Hi Reception and Office of Lions Bay,
Feedback for Mayor and Council on the LUMP (Land Use Master Plan).

Council has at various times talked about the desire to expand the Village boundaries.

I was surprised that the LUMP proposal did not suggest strategies for a boundary expansion to boost our tax revenues.

We know that the prior owners of the land above the Village had come to three different Councils to ask permission to develop their land (referenced as Four Winds Development) and exit down Oceanview Road.

The last time Four Winds came to Council was in 2006 (see Minutes of Council meetings of January 23, 2006, 4B: pertaining to: ..." 328 acres of land above the highway just south of Lions Bay and are proposing to develop the land. Approximately 40 acres are usable where they are proposing to develop 50 executive residential lots...." and further discussion in 6C of the same meeting and on July 17, 2006 and a September meeting.

In 2011 Mayor Broughton indicated that the threat of development above Oceanview Road has gone away because a resident in the Village has purchased the land and it won't be built on. Fast forward to 2014 and no mention of this potential development to the south-east of the Village. The threat of possible development looms and has not gone away. The LUMP strategies should be looking at ways to expand the boundaries of the Village and the annexation of such a large piece of property, 328 acres, and development of 50 executive homes over 40 acres of that land. Executive homes would surely boost the tax revenue of this village. It may be time to look at the possibility of expanding the village boundaries to this piece of property and gaining revenue through development costs and taxation.

I ask that the Council consider including boundary expansion strategies for the Village and include properties such as the 328 acres previously owned by Four Winds.

Carole Conlin
90 Oceanview Road

From: Neville Abbott [mailto:nevilleabbott@gmail.com]
Sent: Sunday, September 07, 2014 2:09 PM
To: Mandy Koonts
Cc: Lions Bay Reception
Subject: LUMP

I would like to place on record that I object to the proposed LUMP for many reasons. The conclusion that we are best served by developing greenfields (forested Crown Lands and community green zones) at the furthest extent of the GVRD is classic urban sprawl, and is not in keeping with modern densification strategies.

This and many other points have been raised by other residents in comments posted to the village website, however, I would like to focus on just one point: the fallacy that this plan will generate additional tax revenue and provide the silver bullet to cure all the ills of our water and road infrastructure issues.

If, as proposed on page 12 of the LUMP, the strategy is to create a *“catalyst project that could be as small as 10 – 15 units”* and *“Over a 10 year period, between 20 and 30 multi-family ground-oriented units (townhouses, duplexes)”*, I reviewed my tax bill and if I prorate the General Municipal amount on my bill to a property assessed at \$600,000 (assumed maximum assessed value of a multi-family unit), the village would receive less than \$1,000 from each new unit.

For ease of math, using the highest number of the units described (15), the first year after our catalyst project, the village might receive an additional \$15,000. Ten years later, our additional income might have swelled to \$30,000 per annum from the 30 units suggested.

This would not even cover the original contract value of this LUMP report, which is \$34,000. If council focuses on avoiding one wasteful expenditure like the LUMP report each year, we would be much further ahead than had we built the extra housing suggested in the LUMP.

Another example: The abandoned Community Center Renewal project design was an order of magnitude greater waste than even this LUMP. \$191,106 was paid to Millenia Architecture during 2012 and 2013.

As a final comment, as a property owner, I am very concerned by the next statement on page 12: “If the divergence in pricing between Lions Bay and North Vancouver were to become even greater over the coming decade, absorption could be significantly higher.”

Is this really the strategy we want to pursue, force our housing prices into a downward spiral?

Regards,

Neville Abbott

125 Sunset Drive

From: Penny Nelson [mailto:pennynelson@gmail.com]
Sent: Sunday, September 07, 2014 2:25 PM
To: Mandy Koonts
Cc: Lions Bay Reception
Subject: Comments on the draft LUMP

Hi Mandy,

Here are my comments on the draft LUMP. I would like this document to go on the public record, including the next agenda package as well as on the village website along with the other residents' comments already posted.

To the mayor and councillors of our village,

Here are my comments on the draft Land Use Master Plan (LUMP).

1. The draft LUMP ignores our OCP and misrepresents the results of the 2010 Housing Survey. It thus ignores the wishes of most residents, who have repeatedly said "no" each time council has asked the same question. On the current mayor's watch, we have now wasted $\$9,500 + \$34,000 = \$43,500$ (plus endless staff hours = money) on a question we already have the answer to: most residents are against the densification of Lions Bay. The report boasts that "over 90" residents attended the first "public meeting": it should be noted 177 residents participated in the 2010 survey, almost double this number, and their voices are being ignored. On page 12 of the draft LUMP: "What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition." But the report ignores that opposition.
2. The report also ignores the core principles of the Livable Region Strategic Plan (LRSP), which is supported by all Metro Vancouver municipalities, including Lions Bay. Most importantly, the principles of sustainability laid out in the LRSP, such as compact communities and that the green zone was put in place as a boundary for urban development (not for development!), have been totally ignored.
3. Further, this document ignores almost every principle of sustainable urban planning, because it promotes, amongst other things:
 - Densification at the periphery of the metro area, away from transit and services vs compact communities (urban sprawl and low walkability);
 - Increased Greenhouse Gas (GHG) emissions due to the above, which means it entirely ignores section 877.3 of the Local Government Act and the resulting 2010 ammendment to our OCP which clearly states in section 4.2:

"Policies & Actions for Reducing Greenhouse Gas Emissions

q) Greenhouse Gas Emissions: Seek to be a leader in municipal sustainability by supporting the Greenhouse Gas Reduction Emission Strategy contained within Section 9 that:

i) encourages citizens to reduce emissions through education and sharing of ideas;

ii) makes sustainability and the reduction of emissions a priority in all planning processes and future decisions regarding development, transportation, housing density, and alternative energy; and

iii) work towards reducing greenhouse gas emissions."

- Greenfields developments vs brownfield redevelopment (even worse, in land designated Watershed/Environmentally Protected, green zones and established forests!);
 - The protection of green zones as an important aspect of livability.
4. The document refers to the preservation of existing homes' views several times, but does not address other impacts of densification on quality of life and existing property values.
 - Cul de sacs: Homes on cul de sacs that become throughfares to higher density areas will suffer the most and would likely see a decrease in property values, and a decline in quality of life. People who have bought homes on cul de sacs should not be deprived of one of their primary reasons for doing so. Cul de sacs are gathering spots for neighbourhoods (more important than the hall), especially children, and are an integral part of life in these neighbourhoods. Cul de sacs are attractive to young families looking to move into Lions Bay.
 - New developments above existing homes will negatively impact privacy.
 - Light pollution is a real danger with higher density developments. Building codes require that common areas be lit in hours of darkness. This would have a huge impact on existing neighbourhoods that typically have no streetlights. In my involvement in this issue over the years, dark nights have often been mentioned as a benefit of living in our village.
 - Higher traffic volumes (most homes have at least two cars) results in increased air- and noise pollution.
 - Views: While ocean views are important in Lions Bay, mountain/forest views are as important to many. Forested areas contribute greatly to the particular character of many neighbourhoods, especially in the upper areas of the village such as our neighbourhood (Sunset, Timbertop, Mountain) and Oceanview. They also contribute hugely to property values. The Lions Trail is the "beach" for residents of Sunset, Mountain and Timbertop – it's where we walk, often with dogs and strollers, every day. The Lions Trail is also one of the most popular with residents of the Lower Mainland and tourists. Detracting from its natural beauty with densification is self-centred and plain wrong.
 5. With regards the process: The first so-called "public" session was orchestrated and controlled to achieve a pre-determined end goal that is contrary to residents' wishes and our OCP.
 6. Attendees for the second session were handpicked by the mayor and interim CAO and other residents were turned away. On page 4, the report says: "This second community stakeholder event was a more focused workshop format made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village." This statement is absurd and downright untrue. Our neighbourhood was not represented at all, for one. I recall there being around 40 blocks in the village, but there were only around 24 attendees at this meeting. This is not public consultation.
 7. Many attendees at the second session had vested interests in the outcome of the process, such as the rezoning of their lots for profit, or because they are realtors. This includes mayor Broughton and councillor McLaughlin, whose properties are both marked for intensification. Since both attended and fully participated in the "public" sessions as well as in closed and other meetings, this appears to constitute further conflicts of interests on their parts, especially given the relatively small number of private lots marked as such.
 8. We have now been informed that the final "public meeting" will again be a controlled workshop. Given the evidence we have -- that the draft LUMP report was so far from the spirit and intent of our OCP -- one can expect that any document coming from this meeting will similarly be contrary to residents' wishes outlined in the OCP.

9. The LUMP report was released in the middle of August when many residents are on vacation. The next public meeting is at a point in the school year when parents are extremely busy with back to school activities. This is not the way to facilitate public participation.
10. Although the RFP stipulated that consultants would be expected to develop a communications plan, as a communications specialist who consulted in this field for several years, I can see no evidence of such a plan or of any honest attempts to ensure all residents were fully informed and engaged throughout the process. The fact that many residents only recently learned that the issue of densification was being considered again, is further proof of an absolute failure to deliver on the requirement for a communications plan.
11. Why is the draft LUMP being rammed through so fast? The answer appears to be on page 12 of the draft LUMP: “What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition. If community concerns can be addressed, the development community would likely need to see a 'catalyst' project succeed. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.” I’m not sure what part of “community opposition” council and the consultants do not understand. Further, the suggestion is to approve a development as soon as possible to make densification a done deal and thus open the floodgates to attract the “development community” who have no interest in Lions Bay at this time. This very telling paragraph in my view exposes council’s instructions to the consultants and their willingness to be complicit.
12. In 2013 we paid the fifth highest property taxes in BC and the second highest user fees in the province. Since we’re already paying some of the highest taxes in BC, where’s our money going? Consultants, legal fees, ... a quick glance at minutes of meetings, our SOFI report and lists of cheques issued speak volumes. It’s not that we don’t have the money, the question is what was it spent on? There appears to have been a lack of sound financial management during this council term. Some examples of where tax dollars went include:

Architect on the rejected CCR (hall) design	\$191,106
Legal fees January 2012 – June 2014	\$127,541
Project Manager on the CCR	\$ 50,000
Part-time interim CAO January – June 2014	\$ 55,802
Part-time accountant January – June 2014	\$ 49,262
LUMP consultants	\$ 34,000
Recruitment consultant (for Secretary-Treasurer, 2012)	\$ 17,400
TOTAL:	<u>\$525,111</u>

13. There has never been a thorough cost analysis of what densification will cost the village. The pervasive fearmongering has been that either we do this or we will have to increase taxes. (Another fearmongering tactic has been to say that the school might be closed, whereas the schoolboard has repeatedly denied that there have ever been plans to do so.) For example, the assumption has been made that all residents are opposed to tax increases to support the lifestyle they’ve chosen, but this has never been tested via referendum or other reliable means. While tax increases are never popular, some residents have in the past expressed a willingness to pay more to retain the lifestyle they bought into and love. However, if we stop spending needlessly, who knows if drastic increases would be necessary? The math has never been done.

Once the developers walk away at the end of construction, tax payers have to cover increased costs such as additional staff, maintenance, roads, water purification, ditch digging, salting, plowing, administration, to name but a few.

For example: say 70 new multiplexes are built at the end of Oceanview. If we say the General Municipal tax per new home per year is around \$1,200 (let's just say, but it could be less as lots will be smaller), that's \$84,000 in income for the village per year.

However: the cost of even just one new employee in the works yard is likely to be around \$60 – 70,000 a year. Add increased salting, snowplowing and daily water purification costs per litre, etc, then subtract the loss of tax income due to the possible devaluation of existing homes impacted by densification, and the real profit is in fact peanuts. It may even cost us.

14. I do not agree that higher density housing in Lions Bay will be more “affordable”. A quick look at listings in Seascapes on mls.ca shows that the cost of such homes is in fact as high or higher than many single family listings in Lions Bay. In 2006, homes in Seascapes were severely damaged by falling trees because the well-established forest had been undermined by construction. Some owners were out of their homes for up to a year. Given the topography in Lions Bay, new builds will be very expensive, as will the supporting infrastructure. Hence those new homes will be as expensive or even more expensive than existing Lions Bay homes. There seems to be a low demand for homes in Lions Bay compared to North- and West Vancouver, if one sees how long it takes to sell a listing in Lions Bay. However, several families with young children have recently bought in Lions Bay because of the lifestyle currently offered here (low density, natural setting, quiet streets and cul de sacs). This can be encouraged.
15. On the steep terrain above the village, is it wise to destabilise our slopes? The Bayview house with large retaining walls on page 10 is not typical of homes in Lions Bay; in fact large, unsightly retaining walls are not desirable in the village as per our OCP:
“Specific attention will be paid to view protection, front yard averaging, and limitation on engineered retaining walls.” (pg 7: Section 4.3c)
16. The draft LUMP document is inconsistent and in my view poorly crafted on many levels. Apart from the obvious errors, here are some examples:
 - Although the consultants’ website lists sustainability and engagement as core services, they have failed to deliver on either.
 - Metro Vancouver data has been imposed on the village. We are atypical compared to most other municipalities in the region. For example, on page 5 it’s stated that “The Lions Bay total population has varied little over the last 10-15 years” but then the report goes on to say: “While Lions Bay has not grown recently, Metro Vancouver projects that Lions Bay will grow to a population of roughly 2,000 residents in 2041, from the current population of 1,315 (average annual growth of 1.5%).” No sources are provided for this statement, but informed residents are already questioning such an anomalous statement. The LRSP in fact identifies core areas for development, and increased roads and transit are being developed in line with this plan (the new Port Mann bridge, the Evergreen Line, etc). These areas do not include outlying areas such as Lions Bay.
 - There are no sources, footnotes, supporting documents, etc.
 - There are countless errors, contradictions, assumptions, misrepresentations of the 2010 Survey, etc throughout.
 - The maps are misleading. For example, the entire village falls within the dashed blue line: this means it’s irrelevant whether a lot is marked red or not, because “existing buildings to be used for a different and/or more high intensity use (e.g. secondary suites, converting a single family home to a strata duplex or multiplex).” The truth is if a lot is rezoned for multiplexes, one cannot

prevent an owner from demolishing an old house to rebuild multiplexes, or not. So in fact every lot in the village could become multiplexes as the map currently reads.

- The consultants have allowed council members (the client) to influence the outcome to support their (council members') personal opinions.
- The consultants failed to engage with residents in a meaningful way.
- The document is at concept stage, almost entirely academic. Information and diagrams could simply have been copied and pasted from websites and/or existing documents and imposed on Lions Bay (and for this we are paying \$34,000). I doubt the consultants even visited many of the sites marked on the map. There is no quantitative data of any kind to support their "concept".
- The consultants' new website (thinkmodus.ca) states: "Some people think that involving diverse people and organizations in truly collaborative processes isn't worth the time, effort and cost. **At Modus, we see things very differently.**"

"Our robust and efficient approach to engagement strengthens projects and their outcomes by bringing more (and more diverse) perspectives into the mix. Insight, alignment, support and even organizational capacity are increased using our time-tested methods.

"Another major benefit of working this way? Better relationships and more trust in and with your community, **because you asked and you listened.**"

This is so far from what happened with the Lions Bay LUMP that it would be hysterically funny if it weren't so tragic.

On their current website (barrsandassociates.com), one partner is described as: "an experienced urban design planner and project manager with a focus on the co-creation of walkable, livable and low-carbon communities and neighbourhoods." The draft LUMP he helped deliver proposed completely the opposite of a low carbon, walkable community.

17. The document released to residents is the 11th version. This appears to indicate a high level of client (council) involvement in its development. So where does the blame for this document lie? What kind of direction did council provide to the consultants that could possibly be so contrary to our OCP? What is it going to cost to make changes, or abandon the document altogether?
18. Current trends that have largely been ignored in this report and by council include:
 - Many homes that have sold in Lions Bay in recent years have been bought by parents with young families. These are exactly the kind of families who we need in the village. And yet in our neighbourhood, for example, newcomers are faced with changes to the neighbourhood that will make the street busier, endangering their kids.
 - The preferences of young people (Millenials) and young couples without children are to buy or rent closer to employment, transit and entertainment. Many do not even own cars. This demographic is unlikely to want to buy in Lions Bay until they are more established and/or are wanting to have families. This includes children who grew up in Lions Bay and want to return when they're ready.
 - Our fire fighters typically rent here and move as soon as their training is complete, because they need to move on in their careers. They do not plan to stay/buy. Their needs and the needs of resident landlords are already met through house and suite rentals.

- Secondary suites provide ample alternative housing options in the village. A previous mayor told me there were an estimated 110 secondary suites in the village. It is likely many are no longer available given the fees imposed, but they remain a viable and more acceptable option.

19. Most of the greenfields sites suggested are very steep and likely to be very costly or nigh on impossible to develop.

20. We do not have enough water to service a large community. Given the predictions of longer, hotter, dryer summers as a result of climate change, the flow rates in our creeks are likely to diminish further. The 2002 Microhydro report shows flow rates that far exceed current flow rates.

The repeated onslaught on our lifestyles and neighbourhoods each time the threat of densification has come up (3 times in the past 7 years alone) is incredibly stressful for residents. It pits neighbourhood against neighbourhood, and turns the residents-council relationship into “us and them”. So much for serenity (as in “Splendour in Serenity”)! It’s totally unnecessary.

The council message seems to be that this is just a “concept”. I find it hard to believe councillors agreed to spend \$34,000 on a “concept” if they did not intend to take it further. If they did, how dare they waste our money like that?

Instead of hammering away at a plan that is clearly unacceptable to residents, we should be taking a long hard look at our finances and finding an alternate strategy to meet residents’ desire to keep Lions Bay the way it is. People choose to live here, because it is what it is. This applies to those who’ve lived here for a very long time, but even more so to those who have recently paid high prices to move here.

Saying “we need to ensure the village is sustainable” seems to be council’s way to avoid admitting “we’ve spent all your money on nice-to-haves and now need to find more revenue to keep up with our poor financial management”.

We each value our own neighbourhoods highly, one is not more important than another. How certain neighbourhoods are not deemed worthy of “greater consultation” shows a callous disregard of the impacts of such development on those residents (pages 33/34).

Ramming this LUMP into the OCP bylaw by September-October as indicated on page 4 of the draft LUMP document, and as mentioned in the annual report, will mean prolonged upheaval over the next few years. It puts the cart before the horse, because the OCP review should feed into the LUMP discussion, not dictate it. It is not, as the mayor is fond of saying, a “take out” from the last OCP review. The proof of this is that the process was taken out of the hands of residents.

If the village-wide densification moves ahead, every homeowner will go through the same stress each time a property on their street goes on the market: will this be the lot a small-scale developer buys (because it’s cheaper than North Vancouver) to rebuild as multiplexes?

Page 1 of our OCP says: *“The plan provides an appropriate balance between the perspectives of ecology, economy and community. The plan also provides a measure of certainty about the future of the community. This is of benefit to community members in making their own decisions.”* Residents have no certainty about their quality of life and property values in Lions Bay: the same threat to several neighbourhoods is repeatedly being foisted on them even though residents have spoken again and again. Why have successive councils not heeded their wishes?

In January 2013, I asked council why the LUMP was not taking place within the context of an OCP review, that is, allowing important decisions to be taken by residents, not consultants and a council that

has repeatedly ignored public input on several issues. This document is proof that council chose to circumvent the OCP review process for the express purpose of once again trying to force an undesired agenda on the community. The strategy appears to be to take this document into the OCP review as something already agreed to by the community in “public consultation” (which I have already addressed), in order to move the agenda forward.

There is an alternate strategy for the village. A key component is prioritising spending and avoiding projects that are nice-to-haves, as opposed must-haves. A second key component is to stop wasting literally hundreds of thousands of tax dollars on consultants, legal fees and emergency patch jobs on roads and water. There’s more, but I’m not going to expand on this in this document.

Penny Nelson

-----Original Message-----

From: TIM PAGE

Sent: Monday, September 08, 2014 8:26 AM

To: Alex-Victoria Guyevskey

Subject: Re: Land use master plan

Hi, Yes you have our permission to send this onto the Village Office and also use our full names.
Thanks Carol and Tim

Sent from my iPad

> On Sep 7, 2014, at 10:20 PM, Alex-Victoria Guyevskey wrote:

>

> Hi Tim and Carol,

> I have posted your comments on LUMP forum at www.lionsbay.net in 'Opinion' > section.

> Do I have your permission to also send them to the Village office for > inclusion at the meeting tomorrow?

> If yes, do you want your full name included as well?

> Victoria Guyevskey

> 365 Timbertop

>

> -----Original Message-----

> From: Timothy John Page

> Sent: September 7, 2014 7:40 PM

> To: Alex-Victoria Guyevskey

> Subject: Land use master plan

>

> Regarding the land use master plan:

>

> Where as we appreciate the intent of the plan is to increase the tax
> base

in

> the village, we understand that the plan is not a by-law change or

> amendment to the OCP and is merely a rough draft of proposals.

> Much of which we have have read appears to constitute a "wish list"

> and

may

> not be practicable, however, we think that "infill housing" and duplex

> residences could be acceptable on a site specific basis with the

> consent

of

> the majority of the immediate neighbours.

> We also consider the proposal to extend the village boundaries into

> crown land above existing properties to be ill advised due to

> landslide and

water

> drainage problems. As we have been concerned over the years with

> various logging operations above the village surely this is no different.

>

> Yours truly, Tim & Carol Page 150 Mountain Drive.

>

From: Ernie Fleischer
Sent: Monday, September 08, 2014 12:30 PM
To: Mandy Koonts
Subject: LUMP

I'm a new resident to Lions Bay having moved in July 15, 2013.

The prime reason that we bought out here was the small community feeling and the AMAZING view we got. But as many others have mentioned, the proposed changes will change all of that. The increase in the number of residents cannot be supported by the current infrastructure. From added traffic, sewer and water demands, the added revenue from higher density will be eaten up by the cost of improvements necessary to sustain such growth. And as highlighted by others, that if we lose the uniqueness of what makes Lions Bay that special place, property values will drop. Supply and demand 101.

It is a unique individual or family that looks to live here. What we currently have is what draws people here, change that and it will become harder and harder to find buyers when it's your time to sell. If property values drop because of expansion and the city has to go further in debt to provide the needed infrastructure on the short term, when and where does the money come from. Do we as tax payers have to subsidize these new residents even though the majority of residents do not want this expansion.

Something for those elected might want to take into consideration before being lead down the path by developers promising them bigger and better things. I know these are tough times for all municipalities as well as taxpayers, but it is a time to look at fiscal responsibility and budgeting appropriately. Personally, if the Village really needs extra money and shows me proper fiscal practice, then I don't mind paying extra on my property taxes. But I cannot support something that will reduce the quality of life that I came out here for or reduces my property value because of poor decision making of those in charge.

Regards,

Ernie Fleischer & Shannon Roberge

I do not mind having our full names listed with these comments

From: Sabine Jones
Sent: Monday, September 08, 2014 11:20 AM
To: Lions Bay Reception
Cc: Mandy Koonts
Subject: Land use managment plan

Dear Mayor and Council of Lions Bay,
I am writing today with only a few of my concerns with the Land Use Master Plan document.
I will be going to the meeting on Sept 8th, but wanted my concerns to be documented in writing.

“There is a need to conserve water due to the potential for a dry summer and minimal snow pack on the mountains this year. The water bylaw has not been changed since 1972, except for user rates; a review will be undertaken to identify necessary updates”

“Mayor Broughton discussed the Village water supply as well as conservation methods and suggested a contest for residents to submit water conservation suggestions. Mayor Broughton further iterated that residents should not be frightened about the snow pack level but rather educate themselves on water conservation methods as a means to protect this valuable and non-renewable Village resource. Mayor Broughton discussed fire hazards in the Village as well as ways to minimize wildfire risk.”

With these paragraphs taken directly from the most recent council minute meetings of July 2014, How can one think to possible densify Lions Bay, if we haven't enough water to sustain the current population of the village let alone increase it?
Need I remind council how worried everyone was with the wild fire of a few years ago over Brunswick? All we need is one house fire within the village to use up our water supply, worse if it were in the summer months.
With looming climate changes, perhaps more low snow packs and dry summers, how would we cope, with an increase in population?

My husband and I chose to move to Lions Bay 31 years ago, because of the quietness, forested beauty and uniqueness with single family homes and with no further properties to be developed. If we wanted to live in an area with town houses as neighbours, we would have chosen a different area. We originally moved here from Kitsilano, where there was higher density housing. We love the fact that we have a large property and have a reasonable amount of space between our neighbour's houses.
I am not against development, but I do not want to see a zoning bylaw change such that it would mean any property in Lions Bay could potentially have its lot subdivided and/ or the house torn down and a duplex be built in its place.
I also fail to see how buildings as indicated in the LUMP could encourage young families to come to Lions Bay. How can it be guaranteed that the new homes could be affordable?
A recent article in the Vancouver Sun stated that building “lane way homes” in Vancouver are costing \$ 1 million, how is this affordable?
Building on this terrain in Lions Bay as stated in the LUMP would “require detailed topographical analysis to define building sites that reduce grading requirements” and “consider a community sewer system” How would these costs be dealt with, through increasing our taxes, just to build new homes??? No thank you, this is not why I live here.

What are the costs of a new sewer system, building it and maintaining it? Would the entire village be on said system?

How would 2 homes on one lot be able to deal with a septic system?

How would the village be able to provide enough water to fulfill a higher densified village, when we already have had difficulties this past year?

What would the costs be to me the tax payer, in renewing our aging infrastructure and adding in new maintenance fees for increased roads, sewer systems and water storage tanks?

I cannot understand the rational for updating the OCP by changing the land use designation for the portions of this site that are in "Watershed /Environmental Protection" to "potential New Development",

as indicated in the LUMP on page 37,40,42.

Why would we want to change "watershed and environmental Protection" when it was originally designated as such?

I request that Lions Bay community have a clear understanding of all costs to us as tax payers before rezoning bylaws are changed to allow for densification of our village.

Thank you, I am hoping my concerns and questions will be dealt with at this meeting.

Regards,

Sabine Jones – from Seaview Place

-----Original Message-----

From: Carole Conlin [mailto:conlin@sfu.ca]

Sent: Monday, September 08, 2014 4:43 PM

To: Lions Bay Reception; Mandy Koonts

Subject: Response to LUMP proposal - re Metro Vancouver's projection of population growth of Lions Bay

Hi Mandy and Reception,

Please pass this message on to Mayor and Council and include my full name and address in the LUMP response page.

Thank you.

The projected increased population of Lions Bay as stated by Metro Vancouver is estimated by Mayor Broughton (2009, 2011).

In the LUMP package statement page 5: "Metro Vancouver projects that Lions Bay will grow to a population of roughly 2,000 residents in 2041, from the current population of 1,315 (average annual growth of 1.5%). This growth will need to be carefully managed".

Here are the facts. In April 2009, four months after Mayor Broughton was elected, the Village requested Metro Vancouver increase the population estimates from 1500 when Max Wyman was mayor, to 1828. Eight months later, in January 2010, while Mayor Broughton was still mayor, the village asked that the projection increase to 2000 by 2041. see:

<http://www.metrovancouver.org/planning/development/strategy/Pages/RGSResources.aspx>

It is not Metro Vancouver who is expecting a growth in the Lions Bay population, but the growth projections are at the Village's request. These were seriously increased ever since Mayor Broughton was elected. The misleading statements throughout the LUMP proposal and Land Use Master Plan does not stem from a sudden realization that we need more tax dollars, but has been a long planned strategy by Mayor Broughton since 2009.

A strategy for realistic planned growth is needed. This Council has already proved that they cannot plan a community hall renovation and quickly moved to the LUMP proposal to divert attention from the failed hall endeavour.

Community input should be sought on what the realistic growth figures for Lions Bay will be and how we can best achieve it -- very possibly by expanding our boundaries to include neighbouring settlements and proposed settlements such as the ones proposed by Four Winds as recently as 2006. Densification is not the only way to grow our population if that is the goal.

Carole Conlin

90 Oceanview Road

September 8, 2014

Mandy Koonts

Subject: FW: LUMP Draft Report - feedback submission

From: nelsonpub@gmail.com
Sent: Friday, September 12, 2014 2:57 PM
To: Mandy Koonts; Lions Bay Reception
Cc: Susan Publicover; Nelson Publicover
Subject: LUMP Draft Report - feedback submission

Village of Lions Bay Council:

We are strongly opposed to the re-zoning of established neighbourhoods associated with the “infill and potential intensification/redevelopment” component of the LUMP for the following reasons:

1. Lions Bay will lose its identity, appeal and value as a lower density alternative to urbanization. Residents currently make numerous sacrifices (such as extended commuting distances) to live in, as described in the Official Community Plan, “a peaceful, close-knit village, deeply connected to the natural West Coast environment”.
2. Assessment techniques are available to assign quantitative (including monetary) worth to less tangible factors that contribute to quality-of-life and property values including natural views, distances between neighbours, green spaces, residential street traffic, light pollution, water quality, noise pollution, air quality, and so on. With intensification, what is the projected impact of these factors in established neighbourhoods? This can be expressed, for example, as the impact on the property values of an average resident or specific case studies of those more highly impacted.
3. It is an unfair tactic to couple tax base and infrastructure/operating cost issues with diversity or social engineering based on age. Those opposing the LUMP should not, for example, be made to feel they are against services for the elderly. As another example, it is unfair to list as a LUMP “challenge” that declining community cohesion is the result of “strong and vocal resistance to new housing development in the Village”.
4. Rather than focusing on the age of families that might be attracted, the Village should ensure that its residents have access and connectivity to jobs of the future that are compatible with the Village’s environment and unalterable distance to an urban centre. Such jobs include a wide range of “information-based” professions that can, for example, utilize home offices and tele-commuting.
5. Substantial financial gain by re-zoning specific lots in an established neighbourhood to benefit a few at the expense of many is unjust. Those who stand to make such gains should not be involved in past, present or future promotion of the LUMP.
6. The crafting of the LUMP involved “a select group of community stakeholders”. The LUMP contains numerous voids (for example, technical assessments of water issues) and inconsistencies. Were alternative solutions to tax base and infrastructure issues discussed by any of these selected stakeholders? Does the LUMP include dissenting opinions or alternatives by any of the selected stakeholders?
7. The agenda for the 8 September 2014 Public Consultation Meeting consisted of printing the pages of the LUMP on poster board and asking residents to talk among themselves. This does not represent a

public review. For a proposal with this degree of impact on the lives of residents, a much more substantial process that includes ALL stakeholders, not just “select” stakeholders, is warranted. How were “select” stakeholders selected?

8. The Mayor’s presentation during the 8 September 2014 Public Consultation Meeting focused on downplaying the potential impact of the LUMP by stating, for example, that the soon-to-be-elected Village administration could completely ignore the LUMP if it so wished. How much did the LUMP cost the Village and why was such a document commissioned at the end of an administration? What is the impact on property values resulting from imposing such long-term uncertainty over core Village quality-of-life issues? It is unfortunate that a proposal that deeply divides the Village and is so disruptive to the lives of its resident residents is presented in this way, at this time.

Sincerely,

Nelson and Susan Publicover

Mandy Koonts

From: Ute Philips <ute@humerphilips.com>
Sent: Thursday, September 11, 2014 4:29 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: Draft Land Use Master Plan

Importance: High

Mayor Broughton and Village Council,

I just received an epost as a reminder to submit comments on the Draft Land Use Master Plan by September 22, 2014.

I would urge council to reconsider the speed with which it intends to act on this matter. I attended most of the meeting on Sept 8th at Gleneagles Community Center and witnessed a very disturbing meeting – an out of control agenda, unexpected presenters, angry people, a self-serving councillor and misinformed and uninformed residents.

The process you have outlined may suit your agenda, perhaps even your political agenda but it is not the way to deal with such a large and contentious issue for this community. There has not been sufficient discussion with the community and that was obvious from the meeting. There was significant concern and suspicion about the second land use planning meeting and the selective process of who participated and how they were selected. We now hear that after an unruly and ineffective public meeting, we have a short time frame to make written comments, and then council will make a final decision on the plan. Plowing ahead regardless.

I am dismayed that Council seems to have learned nothing from the unsuccessful process over several years with the Community Centre Project. Driving a project without sufficient and proper consultation with residents, without complete information so that people understand the “why” of recommendations, results in what we saw on Monday Sept 8th.

I see no imperative to push this project at this time at the expense of more poor community morale. I would ask that Council re-consider the process undertaken and extend the process to include more public discussion about the essential issues facing our community. We need to re-build our ability to have dialogue about important matters that affect the future of Lions Bay and we need to start now.

Ute Philips, Partner
Humer + Philips Business Strategists
Strategies for People and Profit
Tel: cell 604-313-5175 or 604-921-2520
<mailto:ute@humerphilips.com>
<http://www.humerphilips.com>
 Visit us on Facebook

Mandy Koonts

From: Grant McRadu
Sent: Monday, September 15, 2014 2:59 PM
To: Mandy Koonts
Subject: FW: Feedback on Land Master Plan

From: PEACH AKERHIELM <peachaker@shaw.ca>
Sent: Wednesday, September 10, 2014 4:27 PM
To: Grant McRadu
Subject: Feedback on Land Master Plan

Mayor and Council
Village of Lions Bay

Dear Mayor and Council

Thank you for the opportunity to comment on the Land Master Plan. I would appreciate it if these comments could be added to the online commentary on the plan. I also plan to submit them as a comment on lionsbay.net

Needed – Options for “Tax Instead” and “Re-zone Lions Bay Avenue”

1. “Increase taxes instead of re-zone” option. We have not been provided with this option, probably because the infrastructure and operating cost problem hasn’t been quantified. Those numbers are needed. And someone keeps assuming we can’t pay more taxes. Why? Give us higher-tax options where we retain more value in terms of an environment a) without rezoning or with b) very minimal rezoning, e.g. just for suites or duplexes. Would we have to pay \$1,000 more a year per household, to keep the zoning we have? \$2,000? How much more? A lot of us might like to pay more if the outcome is that we can keep what we have. Tell us the bottom line, but back it up with numbers on what we’ll get or retain for the money.

2. “Re-zone Lions Bay Avenue” option. Speak to anyone knowledgeable in real estate and you will hear that if we are thinking about multiple units, rezoning to allow these on LB Avenue waterfront would gain us by far the most tax revenue. It is also our best option for a host of other reasons I go through, below. This option would re-zone, and then when people sell, allow developers to buy the lots and tear down the houses to build multiple low-rise units according to the size of the lot. Permitted units could be condos, or triplexes, fourplexes, etc, whatever, as long as they’re low-rise. Ideally, they would be put in with some nice design guidelines with the Village trying for a right of way for an eventual sea-side walk. More detailed arguments for this follow.

a. Best tax revenue for the density buck. This is our highest-value residential land. Currently it is zoned single-family residential, and although the taxes are probably high, multiple units on each of those lots, particularly the huger lots, would net us a whack more in tax money than the Village gets now. And take note that it would be a lot more tax revenue than we’d get by pushing density up the hill into areas far from the water, where there are no services right now. (Read the point below). There is a lot of land, already serviced and flat, lying along Lions Bay Avenue. Best tax revenue bang for the density buck? Definitely, re-zone Lions Bay Avenue for low-rise units.

b. Less expensive to service, easier to interest developers in building what we’d really want. Areas above the tennis court and near Highview and the top of Oceanview, and over in Kelvin Grove, would require cutting trees, putting in water, sewers, etc. This is really expensive. Developers have to see money in a project, to be interested. They will not

want to get into installing services on undeveloped land and doing costly design and terracing on narrow, smallish land pieces in order to build a limited number of low-rise units without the waterfront that makes them high in sale value and provides the profit. Developers will go straight into arguments with the Village about “we need more height/more units to make money to cover the costs.” Villagers will not want towers or acres of units, so the proposals will go nowhere. And look – are we ahead, if we as taxpayers have to pay a fortune to put new services into areas when we're doing it to make tax revenue? Serviced, flat land is already available on Lions Bay Avenue. Developers would only face a teardown and rebuild and they'd love the waterfront. If we're going to accept multiple units, where can the Village allow them while paying the least for new services? And where will the developers be most interested in building low-rise? Lions Bay Avenue.

c. The negative visual impact is so much less if multiple units sit on the waterfront, where they are over-looked. By contrast, uphill of the highway, where the draft plan shows them, multiple units will be seen by every soul in Lions Bay from our windows or as we walk, drive by or look upward. Think - just one big, new house looming north of the Village Store has made a real difference to our visual experience. If we're going for multiple units, shouldn't we go for minimal visual impact, as well as maximum tax revenue?

d. The traffic impact would be far less, if we re-zone the waterfront. It's a degradation to anyone's environment to have trucks and extra traffic going past. So where can we put multiple units so the extra traffic goes past the least number of homes? Obviously, on lower Lions Bay Avenue. Count the number of homes on the small stretch of road downhill on Oceanview from the highway to lower LB Avenue. It's far less than the number of homes between the highway uphill to the top of Bayview or Oceanview roads, where the Land Master Plan proposes to put them. Why force the extra traffic uphill past more of us, versus downhill past fewer of us, when we'd make more tax revenue downhill, anyway?

e. Noise and disruption during construction on LB Avenue would be far less of a problem, for most residents of the Village. Nobody lives on the uphill side of Lions Bay Avenue proper, and a railway line in between the construction and the rest of the Village. Yes, residents nearby would get construction noise – but that's going to be true wherever multiple units go.

f. Perfect place for upscale seniors dwellings. Are we not listening? Units on the waterfront with great views, little maintenance required, stay in the community, even a flat place to walk? Harold Gienger's survey years ago and the Age Friendly Survey show that these characteristics are exactly what higher-income Lions Bay residents would like in their senior years. A short diversion and the bus could stop on LB Avenue and it's flat to walk to the stop. Waterfront units wouldn't be affordable for most young families but could attract the well-off and also help us retain our active seniors. Cheaper options for young families would still exist in terms of suites and (possibly) duplexes, uphill.

g. Parking could be accommodated more easily on LB Avenue than in many other parts of the Village. Many of the lots are large. Again, with multiple units inevitably comes more on-street parking. This is easier to accommodate on LB Avenue because of the width of the street and the size of the verge available on the uphill side. In addition, the new on-street parking would not be much visible to people above, because of the trees near the railway lines. In many places elsewhere in the Village, new on-street parking could be an eyesore.

h. Water – what can you say? No worse a problem than anywhere else. Lions Bay Avenue has the newest watermain in town.

i. Other points might be raised about “loss of serenity” and “loss of a lovely, flat place for Villagers to run or walk.” But if we truly need multiple units for more tax revenue, there is a price to pay in terms of some neighborhood's serenity. Relatively fewer of us will lose serenity if the action happens on Lions Bay Avenue – and the Village will gain the most in terms of tax revenue. Great walking roads will still include Mountain Drive, Panorama Road and Panorama Place. Brunswick offers a relatively flat trail and the walk through the village area which is a gentle slope. As a final comment, in a “perfect world”, when re-zoning Lions Bay Avenue, the Village should try to retain rights of way for a sea-walk right beside the water. That would be a tremendous benefit for us all.

Thank you for taking these additional options into consideration, in a redrafted plan.

Yours sincerely,

Peach Akerhielm, PO Box 46, Lions Bay, BC V0N2E0



Sept. 16, 2014
Box 264, Lions Bay
V0N 2E0

Dear Members of Council,

First of all, I would like to thank all of you for the effort on our behalf that you have put in over the past 3 years. It has not been easy, as in my opinion, you have been attacked and bullied in a manner that may have started to change who and what Lions Bay has been to me and to our family. Nonetheless, I believe in civility and the eventual goodwill of the citizens here in our Village.

I attended the meeting at Gleneagles, and for the first time in nearly 40 years, left a Village meeting early. I was shocked by the rudeness I saw, by the lack of some people to understand everyone has a point of view that should be listened to.

I also was very concerned about what I heard and experienced with regard to the "densification" plan for the Village. I do not know if this is the direction we should or must go in, but I have the following thoughts on it , and the process as I experienced it.

To me, this is a very radical change in the Village concept as we have known it. As such, we must be very careful how it comes to be. I believe the process has been flawed and hurried. The "closed" town meeting was not a town meeting. It must have come to conclusions that led to this plan - poster boards and all. The plan involves radical re-zoning as well as a radical change in the over-all Village concept. To have a vote on this proposal within 2 weeks - and in the last 2 months of your mandate - is morally unacceptable. The 3 choices of the vote do not include a rejection option - ie - it is "in" without proper support. That is why so many people turned up. This is too radical a change to be voted on by Council within 2 weeks, even if you believe we need it financially. There should have been a neutral Chair at the meeting to help you control it, as the tone seemed to be you telling us what was good for us - not a great approach.

I would suggest the following : There was an article in the paper on a similar issue with another town. They invited anyone who was interested in the process to submit their name, and picked about 45-50 citizens to investigate, lead discussion groups, etc. The process involved monthly sessions, and took about a year. I know- too long, but now we have to be concerned with healing, and the re-establishment of neighbourly communication. I would suggest we use a good facilitator from outside the Village. That will all take time. We need that time for many reasons. Why the hurry? Why the re-zoning as it occurred? Perhaps that is why so many people were so concerned. You have gone too fast, and it has become a "Bridge Too Far".

How you handle the next steps in this process will be very important to our community.

Please re-think your approach as sometimes the end does not justify the means.

Thank you for listening.

Yours truly,

Greg Smith

Mandy Koonts

From: Grant Prior <gwprior@telus.net>
Sent: Tuesday, September 16, 2014 7:10 PM
To: Mandy Koonts
Subject: LUMP Draft Report - feedback submission

In reading the “Executive Summary” I learn that the Village faces 2 challenges:

1. increasing operating cost

How is this related to rezoning?

2. changing demographics

I think that this means that everyone is getting older.

How is this related to rezoning?

Reading further, it seems that—the above points notwithstanding and now abandoned:
“the primary purpose of this plan is to explore suitable locations for various housing types”.

Under section 3.1 it is noted that the size of the Village population has remained constant over the last 15 years or so. It is also noted that the number of households diminished between 2006 and 2011.

And yet, this plan is responding to a projected growth of 1.015 compounded annually. We are cautioned that this influx “will need to be carefully managed”.

Why would there be a sudden spurt in the size of the Village population? It has been stable for 15 years. Where would they sleep?

It seems to me that the referenced “plan” is not intended to “manage” an increase in our numbers but rather to facilitate it. To encourage it. Why?

A greater population would result in a larger tax base and more revenue. However, the provision of municipal services is a zero-sum not-for-profit operation. I would think that as a first approximation it would be prudent to assume that there is no net gain to be obtained from increasing the number of inhabitants. The increase in cost matches the increase in revenue. And if the revenue is presently inadequate for the provision of services and upkeep, this situation would be the same (but with bigger numbers) with a larger population.

Moreover, as many have pointed out, no consideration of increasing the population can be made without addressing the matter of water. This is a glaringly essential consideration. We cannot move on this until we know how many people our water supply will support – now and into the future.

And finally, no plan can be considered that is totally devoid of meaningful numbers.
Grant Prior.

Mandy Koonts

From: Bree Stoddart <heybreezy@gmail.com>
Sent: Thursday, September 18, 2014 12:53 PM
To: Mandy Koonts
Subject: LUMP

Dear Mayor and Council,

We bought our property in Lions Bay in 1978. Some of our neighbours then, remain our neighbours today (36 years later). At that time, the people who lived here included a mix of older folks but the majority of residents were relatively young people (people in their late 20s and 30s) who were attracted to the beauty of the area and a community spirit which was diverse and adventurous.

Move forward 36 years, Lions Bay is quickly becoming a community of old people, retired people. We have become stale and the spirit which used to exist has gone. We are bogged down with rules, bylaws, over-government, and pettiness. Moreover young people cannot afford to move here. Young people bring a vitality which is greatly needed. And for those of us who want to remain in Lions Bay as we age, we need smaller housing and housing which requires less individual upkeep (building maintenance, lawn and garden maintenance etc).

We need to offer a variety of housing to attract a variety of people. Additional people would mean that our school remains. Additional people will ease our tax burden. Community projects which we find difficult to afford will be achievable. Additional people would eventually mean additional services (increased frequency in transit services for example).

The currently secondary suites are not all above board. Many landlords have not reported the fact that they have tenants. Rental income goes into the landlord's pocket, not to the Village. Costs for the tenant's use of water, garbage and recycling are paid by the registered Lions Bay homeowners. Tenant parking is also a huge issue.

If a current owner has a large property and wants it to be rezoned, that should be his right. New construction would have to adhere to a strict code to ensure that the buildings were suitable to the lot and well planned, blending in nicely with neighbouring properties. If a current owner does not want a change of zoning to his property, that should also be respected.

Two weeks ago, I walked through the garden areas and driveways of our existing townhomes. Everything was very tastefully done and extremely well maintained. It was quiet, clean and attractive, at least on par with, and in many cases better than, many of Lions Bay's single dwelling residences. To imply that multi-dwelling homes bring a lower class of person is sheer nonsense.

Change is necessary and is a fact of life. I recall clearly when Caulfeild Shopping Centre was proposed – there was massive opposition to the plan. Now, it can be difficult to find parking at Caulfeild. Where have all of these naysayers gone?

Back to Lions Bay –we don't need to start with a mega project. Start with one or two conservative size buildings. My guess is that, like Caulfeild, we won't regret it.

Sincerely,

Bree Stoddart

Mandy Koonts

From: PEACH AKERHIELM <peachaker@shaw.ca>
Sent: Thursday, September 18, 2014 1:26 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: Additional Comment on Land Use Master Plan

Mayor and Council
Village of Lions Bay

September 17, 2014

Since I sent my letter on the needed option of re-zoning Lions Bay Avenue, a Councillor called me. I really appreciate the open discussion and the intent; it's one of the great things about Lions Bay.

I got the impression that my note proposing "re-zone Lions Bay Avenue" as an option might have stirred up some discussion among members of Council. The Councillor said my suggestion was interesting but the Land Use Master Plan does not prioritize making more tax revenue. You could have fooled me. See page 13 of the draft plan re expanding the tax base. Furthermore, the tax base was certainly cited in public on September 8th as a huge area of concern.

The Councillor also assured me the real priority of the LUMP is "sustainability" and in particular getting young families in to live in the Village. That's not what the draft says. Lions Bay has talked for years about the need to retain older residents, and the draft reflects that on page 9, putting "young families and aging residents" together as priorities. For retaining aging residents an excellent option, as my earlier pointed out, is re-zoning Lions Bay Avenue for multiple units. It also addresses "Guiding Principles" 1, 3, 5, 6, 7 and 9 for the LUMP on page 16 and minimizes the cost of putting in new services. Further, the idea of re-zoning and waiting until the current residents move out before redeveloping is exactly what Council has proposed for duplexes in the central area. As far as I and many others can see, re-zoning Lions Bay Avenue would follow right along with the priorities and the principles enunciated in this draft document. We were also assured on Sept. 8th that Council's ears are open, so I would expect to see the entire length of Lions Bay Avenue added to the map of re-zoned "multiple unit" areas in any new draft of this plan.

The Councillor also implied that a Land Use Master Plan like this is a standard item in municipalities who want to look at rejigging land use. No, it isn't. This LUMP is entirely the Mayor's idiosyncratic concept of the right plan at the right time; she called for it since starting this Council's term. For the rest of BC, under Local Government Act section 875, planning for land use gets done under the Official Community Planning (OCP) process. For reference, see http://www.cscd.gov.bc.ca/lgd/planning/community_planning.htm I couldn't find any LUMPs in a search of the whole BC government website; they only showed up down in the U.S; maybe they're part of some process or other down there. And of course, our last OCP did not call for any LUMP at all, and Louis Peterson is quite correct to say that this type of planning should be handled in the next OCP.

Thank you for this additional chance to comment.

Yours sincerely,

Peach Akerhielm, 35 Oceanview Road, Lions Bay BC

Mandy Koonts

From: Jan Erik Schneider <schja@aol.com>
Sent: Monday, September 22, 2014 1:00 AM
To: Mandy Koonts
Cc: Lions Bay Reception; jronsley@telus.net
Subject: LUMP Draft Report - feedback submission

Hello,

Subsequent to my prior input to the LUMP, I have been advised that special provisions exist within the BC Assessment Act that negates any increase in property tax that may result as of a rezoning of a property so that as long as the property in question is not used for high density in the year in question. I was then reassured that rezoning a given property for high density does not mean that I have to pay higher taxes and as such I need not to worry about the LUMP has on property taxes.

I have since looked into these aforementioned special provisions within the BC Assessment Act. Yes, it is true that section 19(8) of the BC Assessment Act does negate any increase in property tax attributed to a rezoning of land subsequent to a LUMP as advised by a senior unelected official, however, as I re-read that piece of legislation, I was horrified to find out that all citizens are not equal in the eyes of this law, and that we as long time residents have special rights our neighbors did not have.

More specifically, section 19(8) of the BC Assessment Act states it applies only to long term residents and their spouses and nobody else whereby long term residences are defined as people who reside on a property for 10 years or longer. I am angry that this piece of legislation used to personally reassure me that my property taxes will not go up is a political attempt to divide and conquer any opposition to the LUMP as it pertains only to long term residents.

In our particular case I have two neighbors on either side of our property, each of whom have resided in their home for less than four years. According to this piece of legislation, the LUMP could conceivably rezone a neighborhood like ours (although it did explicitly state so) and both of our neighbors would have to pay a heightened property tax due to the heightened property value associated with all of our properties were they theoretically be rezoned for high density. The legislation states that special rules apply for our home and as such I do not need to pay for higher property taxes as only I qualify for the section 19(8) property tax reduction application. Furthermore, I have to reapply every year under section 19(8) and make sure the application is not lost or I too have to pay the full amount of taxes. In theory, over time, both of my neighbors would give in to the developers pressures to buy as they, as normal people do, hate paying higher taxes and I would have high density housing on either side of me. This theoretical neighborhood would as such have changed but our home would still stand due to our lower taxes. Do I really want to live in a community which campaigns on (with respect to the LUMP) and therefor takes pride in the inequality of its citizens so that big city developers can make a quick buck? I hope not.

To summarize, I hate the extremely manipulative reassurance given to me pertaining the LUMP and any consequential taxation as the referred section 19(8) of the BC Assessment Act divides and conquers neighbors depending upon whether or not they reside in a community in excess of 9.999 years.

I thought we live in a country all its citizens are equal. Now I know that is just a half truth.

Thank You,

Sincerely,

Jan Erik Schneider, B.B.A.,
Lions Bay, British Columbia
Canada

Mandy Koonts

From: schja <schja@aol.com>
Sent: Monday, September 22, 2014 1:42 AM
To: Mandy Koonts
Cc: Lions Bay Reception; J Ronsley; Brenda Broughton_Telus
Subject: LUMP Draft Report - Feedback Submission - Revised

[[Revised]]

Hello,

Subsequent to my prior input to the LUMP, I have been advised that special provisions exist within the BC Assessment Act that negates any increase in property tax that may result as of a rezoning of a property so that as long as the property in question is not used for high density in the year in question. I was then reassured that rezoning a given property for high density does not mean that I have to pay higher taxes and as such I need not to worry about the LUMP has on property taxes.

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conquers neighbors depending upon whether or not they reside in a community in excess of 9.999 years.

I thought we live in a country whereby all its citizens are equal. Now I know that is just a half truth.

Thank You,

Sincerely,

Jan Erik Schneider, B.B.A.,
Lions Bay, British Columbia
Canada

Sent from Samsung Mobile

Dear Mayor and Council

Re: DRAFT Land Use Master Plan (LUMP)

My Position

My position on the LUMP is that I do not wish there to be random pockets of high density housing around the village. I am referring to the specific opportunities for high density redevelopment where there is no existing housing. I do not believe this is in character with the community. I am not entirely against portions of the LUMP that would allow rezoning of existing land although I have concerns that it is unclear what this means exactly. While I am sure my neighbours would be respectful with this kind of development I am not comfortable with what could happen if land changes hands. In addition, it is my belief that Lions Bay is not at the tipping point that the LUMP seems to infer and, as such, I am sceptical that creating areas of dense development is required or is the type of solution we need in relation to the sustainability of our community.

Disclaimer – My biases

As I have recently moved to Lions Bay, I obviously saw something that I liked that made me want to move here. I like the rural mountain setting and small community feel. I have bought into the 'Splendor in Serenity' that our community strives for. We all have options, and despite what the LUMP says, I find what Lions Bay has to offer a bargain, and there are any number of neighbourhoods in the lower mainland with a similar price point. Being a community of 2000, I believe we are better compared to neighbourhoods, rather than larger cities such as North or West Vancouver. As a resident of Mountain Drive, the proposed development area at the top of Timbertop Drive will both impact the traffic down my road and the view from my house. I do not expect to redevelop my property or gain in anyway monetarily from the LUMP. I also do not expect services in excess of what I currently enjoy. I make this disclaimer because I believe identifying stakeholders is the first step to building consensus and generating positive solutions. This brings me to my concerns with the LUMP. Below are my thoughts based on my disclaimer, others will obviously have other opinions.

Stakeholder Selection

While the first discussions on the LUMP were open to all, nuts and bolts discussions were based on input from a select group. Bias in the LUMP towards persons who may not be happy with the development was set out in the document when it stated that previous attempts at development were hampered by a small group of vocal people. From what I have seen, there is actually a large group of people who are not happy with some aspects of the LUMP and in particular the high density area. I would say that a very high number of people directly affected are not happy. These people (including myself) are stakeholders in the process that are feeling left out of the process. Without a clear understanding of how stakeholders were selected this is more frustrating. I hear the term that this is a NIMBY issue. This, in my experience, is usually raised by persons whose backyard is not in question. We are not talking people who move under a runway and then complain about the noise. We are talking a fundamental change in the characteristic of some areas where people live. Since I have no information on how stakeholders were identified, I will choose to think the worst unless information is provided otherwise. Despite the premise that this is needed for sustainably, I can't help but imagine there are some monetary factors that may be driving the process and influencing individual opinion. The way this is being handled is adding fuel to the division this process has already caused.

Adding to the Division

The LUMP mixes together two issues, rezoning existing property to allow for higher density through lane houses, duplexes and suites, and proposing random areas of higher density. These are two very different things. One may appeal to people looking to help out with high mortgages, the other profits only some and negatively impacts many. This causes a division of interests and pits people against each other. Council sending an email reminding people that the LUMP means they can potentially profit from the change makes me feel that council was trying to sell the LUMP at the expense of persons who will be negatively impacted. I would like to see the issues separated.

Sustainability

Much of the need for densification hinges on a perception that Lions Bay is at a tipping point of sustainability because of declining population. Sustainability is a very important issue but I think it is being misused by the LUMP to support a conclusion that may be incorrect. Sustainability is more than revenue. Spending also factors in. If you spend more than you take in that is not sustainable. Does this mean you need to generate revenue or spend less? We also have to look at infrastructure. Can we sustain the current population? If we can't, how will we be able to sustain more? These questions are not addressed by the LUMP. We do not even have a clear understanding of the current state of the infrastructure as the committee on infrastructure has not finished its analysis. Higher density puts more strain on the infrastructure. While high density is desirable from a developer point of view, in the long run Lions Bay will have to support these additional people. We already know we do not have enough water at some points in the year. We can't just look at increased revenue; we have to look at capital costs and additional costs to service higher density. We have to be careful saying we need sustainably based on growth and short term revenue. This is a seductive and slippery slope and we do not have the land base for continual growth. Being able to sustain what you have is the first step to sustainability. How did we become unsustainable? Did we need to spend money designing a city hall to find out we could not afford it? Understanding sustainability would help with these decisions. Being realistic about what a village our size needs, and can afford, for services and facilities, is important for all of us to know.

The Numbers

Lions Bay is a small population and we have to be careful using statistics. Because of the small numbers any small change in absolute numbers can appear as a large percentage change and predictions based on samples of data can wildly fluctuate. Look at what happens when BC Assessment tries to set prices here. The LUMP population data is based on some fairly old data. While I have no doubt the population had gone down at the last Census, the number of houses occupied and paying taxes has not changed. We are not the same as other small towns in BC where whole households have left and houses are not generating tax revenue for the community. Revenues here change little. What we see is the normal fluctuation of a small neighbourhood as family grow and children move out. What we do not see yet from Census data is where younger families move in to start the cycle again. I believe this is happening now. To me Lions Bay is in a fairly steady state which is ideal for Sustainability. Growth and decline are more problematic to deal with. The LUMP says that Lions Bay is failing to attract young families. I see plenty of new families. This is antidotal I realize but between Census years we do the best we can. The LUMP bases this inability to attract young families on school enrollment. What about where children are younger than school age or where children attend schools outside the village? Both cases can happen but will not be reflected in enrolment. At best we can say, we are unable to attract families with children K-Gr3 that attend the local school. This is a narrow target and a different issue than house prices and the need for higher density options. These numbers have a big impact on the argument for development and higher density. From my point of view, what has been provided by the LUMP is not enough to support the premise that we need density to be sustainable.

Land Use Planning

My final point is that I question a land use plan that would have density be dispersed to random points on the fringes of Lions Bay. This seems more like a money grab than planning. There is more profit for developers in higher density building but it makes no sense to create high density areas away from transportation and services. Conventional wisdom would not place density farther from the main transportation corridor (Highway 99) and services, especially if we think these sites will be used for seniors with mobility issues. If we are trying to establish a core village (as the name Master Plan seems to illicit), high density pockets at random location is counter intuitive. Realistically we are not a town/city that needs a big master plan as we are mostly a small neighbourhood community close to a major metropolitan area. Let's embrace what we have.

Thank you for providing the opportunity to provide input into the process and I look forward to seeing how the feedback collected adds to LUMP

Tom Caspersen
250 Mountain Drive

From: Hugo van Hoogstraten
Sent: Sunday, September 21, 2014 10:22 PM
To: Brenda Broughton; Council @ Lions Bay; Grant McRadu; Mandy Koonts
Cc: Alison Fischer
Subject: Comments on draft Land Use Master Plan

September 21, 2014

Dear Council,

We want to share our concerns with the Land Use Master Plan (LUMP) content and the associated consultation process.

As a young family who has recently purchased a single-family home in Lions Bay, we value the peace, quietness and school facilities that Lions Bay offers.

Until very recently, we were not informed by Council of the LUMP. We are not satisfied with the process of consultation that has occurred. As residents on Sunset Drive, we will be heavily impacted by changes proposed in the plan in our street concerning development, water shed safety, construction, noise and traffic. We expect negative impacts on our quality of living and property values, therefore we are disappointed that we were not approached and informed sooner and with more information by Council.

We understand there are infrastructure issues including maintenance of water supply equipment that are currently being reviewed for appropriate actions. We question the village's strategy of densification while very basic infrastructure matters have not been addressed yet.

We would like to see at least the following questions addressed before further steps are taken to execute the LUMP:

- Sewage: how are infrastructure costs like sewage being paid for? What is the plan to have new residents (or the developer) pay for that compared to current residents? Will existing residents be required to tie into any new sewage infrastructure
- How is noise being restricted at upper Sunset Drive? Note that we moved to Lions Bay for the quiet neighborhood that we live in. Reading the architecture types of proposed new housing will not affect views, we feel the topic of noise is not addressed in the LUMP.
- How is **water safety** being safeguarded with more construction in the **water** shed area? Currently, there

is a lot of appropriate attention to water safety in the water shed area where many hikers pass through.

- How many more frequent or later at night buses can you commit to that will run from and to lions bay with more residents?
- What guarantee is there that the community facilities (e.g. school, child care) will be maintained and improved with this increased tax base?
- Which named developer(s) have expressed interest in building the high density housing proposed in the LUMP?
- What is the expected increase in car traffic on upper Sunset Drive? How will it be controlled with the already existing hiker car volume?
- How will environmental impacts be managed as part of the LUMP? For example, there are possibly blue listed species living near the proposed development areas in Lions Bay as described by the BC Conservation Data Center (e.g. Coastal Trilled Frogs).

Sincerely,

Alison Fischer & Hugo van Hoogstraten
Sunset Drive, Lions Bay

***CONCERNS AND QUESTIONS REGARDING
DRAFT LAND USE MASTER PLAN***

VILLAGE OF LIONS BAY

***SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014***

September 19, 2014

**CONCERNS AND QUESTIONS REGARDING DRAFT
LAND USE MASTER PLAN**

VILLAGE OF LIONS BAY

**SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014**

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**CONCERNS AND QUESTIONS REGARDING DRAFT
LAND USE MASTER PLAN**

VILLAGE OF LIONS BAY

**SUBMISSION TO COUNCIL FROM RESIDENTS'
MEETING, SEPTEMBER 17, 2014**

SECTION ONE

EXECUTIVE SUMMARY

The Draft Land Use Development Plan published in mid-August of 2014 proposes significant changes for the Village. The plan is for extensive development that will increase the number of housing units by at least 53%. Council has not held, and has no plans to hold, public dialogue events nor has it engaged in any public dialogue. The only public event held was a presentation on September 8th, 2014, which was not intended to address, and did not address, attendee concerns and questions.

A number of residents feel that there should be public dialogue. They organized a Residents' Meeting, held on September 17th. The objective was to create a document for submission to Council by the announced September 22nd cutoff date for feedback, noting that the published process involves 'Final Land Use Master Plan, Council Adoption (by Resolution)' on October 14th. (From recent update information received, that date is now October 7th.) The event was well attended. About 85 people came to the event. About 60% of these residents also attended the September 8th event.

The announced objective of the two hour meeting was to exchange ideas regarding the LUMP report and its implications as a group, to share various comments and opinions, and to discuss content for a document to be presented to Council by the group on various concerns and questions stemming from those concerns.

This document is the Submission to Council. The concerns raised and questions posed are largely premised on the position that there is a wide breadth and depth of unknowns associated with the LUMP report and the recommendations made, and that Council needs to provide clarification and information to help residents determine whether they wish Council to adopt the resolution on development. Many of the questions posed are based on key issues that were omitted or not addressed in the report as opposed to what has been presented in the document.

Given the nature of the issue(s) at hand, their potential impact on our community and the heightened sensitivities regarding development in general in the Village and the proposed LUMP, we suggest that this not a case of 'business as usual'. The serious level of these matters requires a significant and high degree of openness,

transparency and public dialogue with residents. We respectfully submit that, to-date, Council's approach in these areas has been lacking.

We sincerely believe that until Council adequately addresses concerns and answers questions, it is reasonable for a resident of Lions Bay to assume that a flawed process, invalid assumptions and the use of imperfect information may have resulted in flawed, invalid and imperfect recommendations on the proposed significant development of the community.

Our intent is to be as dispassionate and objective as possible in identifying concerns and formulating constructive questions. A best efforts attempt was made to present questions that are neutral and that are not direct criticism to the extent feasible. However, some of the questions have an unavoidable element of implied criticism.

We seek information on, and clarification of, various concerns such as, but not limited to:

- Council's practical definition of sustainability as a rationale why significant development is required;
- a financial quantification of justifications used in asking for resident acceptance of significant development;
- presentation of the detailed assumptions underlying the need for increased revenues in a business case format;
- Council's opinion regarding the conclusion that current home owners will suffer a (significant) loss of home equity in light of the proposed 53% increase in the number of housing units, and the reasons for Council's opinion; and,
- information to dissipate unknowns regarding process steps involved with the selection of the areas where development is to occur, that is to say, the process steps that lead to the identification of which residents will be most affected by the negative impact of development.

We hope that Council will consider the concerns articulated and questions premised on those concerns in the spirit intended - to assist in ensuring that all residents are as informed as possible in deciding whether they wish Council to adopt the policy of significant development as presented in the LUMP report.

SECTION TWO

BACKGROUND AND PREAMBLE

The Council of the Village of Lions Bay engaged R Barr and Associates as consultants to assist in the creation of a proposed Land Use Master Plan (LUMP). A report was prepared and released for the community to access on August 11, 2014. The released version was revised two or three times for things like errors in the text. Additional different versions were then released. Council's published process is to adopt a resolution on the LUMP in the September / October, 2014 time frame (see LUMP Process, page 4 of the LUMP report, "Final Land Use Master Plan - Council Adoption (by Resolution) Sept-Oct 2014"). The report presents the plan which Council will be adopting.

If adopted, the proposed LUMP will have significant impacts in a many areas as both direct and indirect results of the recommendations made. A number of those impacts are discussed in this document. Among other changes, the proposed LUMP projects the addition of at least 280 new townhouse like housing units (the current number of single-detached dwellings is about 523), an unknown number of apartment style residences, plus increased density from the subdivision of current lots by their owners. *It is suggested that all residents read the LUMP document to understand the magnitude of the impact on the Village and the implications for themselves.*

Council's published process to develop the LUMP (described in Section Four of this document) has not included any public dialogue events. The formal feedback paths for residents to comment on the LUMP report are somewhat restrictive and piecemeal, and insufficient to facilitate feedback of substance from residents.

To this date, the only public event held in relation to the published LUMP report was a meeting on Monday, September 8th during which Council stated that there was no intention to accommodate questions and answers at that event. The primary purpose of the meeting was to display multiple picture boards to illustrate that which residents had already seen in the published LUMP report and to encourage informal discussions among small groups of residents. Several community members asked for answers to their questions and this was attempted. However answers were not provided for the five or six questions posed.

The recommendations presented in the report are those on which Council is to decide on for the community's future on October 7, 2014. The cutoff date for feedback to Council is 4:00pm, September 22nd. Council has no plans to hold an open event for concerns and questions to be addressed at a venue to which all residents may attend. Council has not published how they will use the formal feedback from residents and did not inform the residents who attended the September 8th meeting what, if anything, will be done with any input from the community.

Given the above, a public meeting was organized and held by concerned residents on Wednesday, September 17th for the benefit of all in the community. About 85

people attended this Residents' Meeting. The level of general concern over the LUMP is underscored by the fact that this many residents attended the event, more so the case noting the proximity to the September 8th meeting and the extremely short timeframe involved with organizing and publicizing the event. An informal showing of hands indicated that about 60% of those who were there at the 7:00pm start had also attended the September 8th event.

The announced objective of the two hour meeting was to exchange ideas regarding the LUMP report and its implications as a group, to share various comments and opinions, and to discuss content for a document to be presented to Council by the group on various concerns and questions related to those concerns.

This document is the Submission to Council.

This Submission:

The following discusses various aspects related to the written response from Council, should it decide to respond.

The Underlying Premise:

We hope that Council will consider the concerns articulated and questions premised on those concerns in the spirit intended - to assist in ensuring that all residents are as informed as possible in deciding whether they wish Council to adopt the policy of significant development as presented in the LUMP report.

Openness, Transparency, Public Dialogue:

Given the nature of the issue(s) at hand, we suggest that this not a case of 'business as usual'. The LUMP with the proposal for significant development requires a very high degree of openness, transparency and public dialogue with residents. It is respectfully submitted that, to-date, Council's approach has been lacking. Descriptions in the LUMP report and other communications, have mentioned that the process employed has been characterized by consultation and engagement. Regardless of how consultation and engagement has been manifested to this point, it has not included public dialogue. Implied criticism aside, the importance of the issue(s) at hand requires public dialogue and a great deal of it over a sufficient time period to allow for reflection, carefully considered opinion and substantive input. This Submission to Council is part of public dialogue.

Content of Response:

Many of the questions posed are oriented to asking Council to supply facts, substantiation, evidence and the like. That being said, if the response to a specific question is essentially that it is Council's opinion or belief that this or that is the case, so be it. If there are no facts, no substantiation, no evidence and the like to supply, then we ask that this be incorporated into specific answers, as appropriate to the question posed.

Timing for Response:

At the time of the September 17th meeting and the subsequent two days when this document was written, it was believed that the date of 'Final Land Use Master Plan, Council Adoption (by Resolution)' was as published, October 14th. The Village was contacted on Friday, September 19th to confirm the above date. We were informed by office staff that the October 14th date was a typo error by the consulting firm. We now understand that the 'Council Adoption (by Resolution)' date is October 7th.

We had intended to ask for written response from Council in a reasonable time frame, for example in a couple of weeks, which would also allow at least a few days for residents to digest the additional information and provide further feedback to Council. Given the new information about October 7th, the importance of the issue(s) at hand and the breadth and depth of questions posed in this document, this type of timing does not seem feasible. We ask that any written response be completed to allow sufficient time for residents to consider the response and provide feedback before the 'Council Adoption (by Resolution)' date. Thus, it is Council's decision to determine when it will respond, if it decides to do so.

Ownership of LUMP:

The LUMP report has been authored by the consulting firm hired by Council to recommend a development strategy for Lions Bay. The LUMP report states "Close collaboration with, and direction from Staff and Council, occurred throughout the process" (page 1). Phase Two noted formal events where Council and Staff have been involved. Council members and Village staff have actively participated in the process to develop the report's recommendations as well as the report's creation and its revisions. The process employed, assumptions used, and recommendations made are Council's. For ease of readability in this Submission to Council, and to avoid unnecessary complications related to semantics, it is assumed that: all aspects of the LUMP report, including the proposal for significant development are owned by Council; that the report's proposed development strategy is the policy that Council is recommending that residents accept; and, that it is the focus of the Phase 3 step identified as 'Final Land Use Master Plan, Council Adoption (by Resolution)'.

SECTION THREE

CONCERNS AND RELATED QUESTIONS

It was agreed at the start of the Residents' Meeting that the evening's discussion and the resulting Submission to Council was to be guided by the desire to present a rational and objective set of enquiries posed from a common sense perspective. We seek clarifications as much as anything. It is clear that the issue(s) at hand are quite sensitive in the community, given recent history for previous development proposals. The LUMP and the prospect of significant development have resulted in heightened sensitivities. We do not wish to exacerbate the emotional reactions and lowered civic discourse that appear to have resulted from nature of the issue(s) at hand and the processes utilized to develop the LUMP recommendations.

Our intent was to be as neutral as possible in identifying and articulating concerns and formulating constructive questions to be posed, recognizing that the issue(s) at hand has an inherent political dimension. The attempt was made to present questions that are not direct criticism to the extent feasible. However, some of the questions posed have an element of implied criticism. This was unavoidable given some of the matters addressed.

Concerns expressed in the Residents' Meeting have been largely captured in relation to the three logical categories discussed below.

Process Unknowns: Council has not presented explanation and description for residents to determine whether the process employed has been objective, transparent, and unbiased. Given the importance of the issue(s) at hand, we think it is reasonable to suggest that unassailable transparency should be the working premise for the process employed by Council. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions regarding process elements, it is logical for a resident to assume that a flawed process has resulted in flawed recommendations.

Strength / Weakness of Assumptions Used: Council has not presented, nor does the LUMP report provide, sufficient information on the assumptions used in developing the recommended LUMP for residents to determine whether those assumptions are valid or not. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions on assumptions used, it is logical for a resident to assume that use of invalid assumptions has resulted in invalid recommendations.

The Information Void: The LUMP report contains a number of recommendations and provides some rationale for those recommendations. People at the Residents' Meeting felt that there are many logic gaps and incomplete explanations that constitute an information void that Council needs to fill. It may otherwise be concluded that Council will be adopting the LUMP without having thought it through. It is proposed for consideration by all concerned that:

Until Council provides satisfactory responses to questions related to incomplete information, it is logical for a resident to assume that the use of imperfect information has resulted in imperfect recommendations.

SECTION FOUR

PROCESS EMPLOYED BY COUNCIL

Process Unknowns: Council has not presented explanation and description for residents to determine whether the process employed has been objective, transparent, and unbiased. Given the importance of the issue(s) at hand, we think it is reasonable to suggest that unassailable transparency should be the working premise for the process employed by Council. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions regarding process elements, it is logical for a resident to assume that a flawed process has resulted in flawed recommendations.

The Process Employed:

The process employed by Council to develop the LUMP, as conducted and implemented with involvement of the consulting firm, is described on Page 4 of the LUMP report. The process is summarized below.

Phase One, Background Technical Review and Goal Setting:

A community workshop was held on February 6, 2014 involving 90 attendees. It appears that attendance at the workshop was through open invitation to all. The result of the workshop was “identification of key issues, opportunities and big ideas to guide the Land Use Master Planning Process” (page 4). Phase One also involved a review of key background and technical information.

The LUMP report notes that a document entitled ‘The Land Used Master Plan Backgrounder’ was produced from Phase One. This document was released by the Village for review by interested residents.

Phase Two, Land Use and Development Options:

A community workshop was held on February 25, 2014. The result of the small group workshop included “... identification of specific housing types and locations appropriate to Lions Bay ...” (page 4). The report does not indicate how many participants attended. (We understand from other sources that 15 to perhaps 25 individuals were involved.) The report states that “This second community stakeholder event was a more focused workshop format made up of a select group of participants representing diverse interests and different neighbourhoods of the Village” (page 4). The range of “diverse interests” was not specified or identified. Phase Two also included two other events: a Council / Staff Workshop and a Council / Staff Review.

The LUMP report notes that something identified as The Concept Options Memo was a result of Phase Two. As far as can be determined, this document was not released to residents. At this time, it can not be found on the Village's web site.

Phase Three Policies, Priorities and Implementation Plan:

Phase Three is currently underway as of the date of this Submission to Council. It appears to have involved producing the Land Use Master Plan report released in mid-August based on prior versions originating in Phase Two. The LUMP report mentions a third event, identified as Community Workshop #3 (which was held September 8, 2014). It was discovered at the beginning of the event that Council's intention was to present the Draft LUMP and provide space for residents to speak with each other in small groups in an informal fashion after the presentation. There was no intention to conduct a questions and answers session between Council and residents at this workshop. After initial comments from attendees, a few questions were permitted. Direct answers were not provided to the five or six questions posed. Hand written comments from attendees were affixed to white boards on post-it notes for various aspects of the LUMP. These were compiled by the consulting firm.

The remaining primary elements of Phase Three appear to include a summary by the consulting firm of feedback comments from residents in the format required by Council. The published process elements include those identified as "Final Land Use Master Plan" and "Council Adoption (by Resolution), Sept-Oct 2014" (page 4).

Concerns and Questions Regarding Process:

The concerns addressed in this Section are, in no implied order of importance:

- Concern 1.0 – Quantification of Justification,
- Concern 2.0 – Concept Options Menu Not Published,
- Concern 3.0 – Unknowns on Selection of Areas for Development,
- Concern 4.0 – Terms of Reference for Consulting Firm,
- Concern 5.0 – Report on Individual Resident Feedback to Council,
- Concern 6.0 – Unknowns on Time to Produce Draft LUMP,
- Concern 7.0 – Bias In Council's Process,
- Concern 8.0 – The Rush to Resolution Adoption,
- Concern 9.0 – LUMP Development Outside the Official Community Plan, and
- Concern 10.0 – The More Fundamental Question.

Concern 1 – Quantification of Justification:

An overarching comment from residents relates to what the real problems are to be solved or, perhaps better stated, what is the quantified justification for residents accepting significant development? The process aspect to this concern relates to the Challenges and Opportunities presentation in the LUMP report specific to the

results of Phase One (pages 14 to 18). The presentation gives an equal weight appearance to a number of the issues mentioned. The Backgrounder report from Phase One does not appear to provide more detail in this area.

Question 1.1:

Is additional information available from the Phase One Workshop to understand relative positioning, e.g., more important to least important, of issues mentioned?

Question 1.2:

If yes, will Council release the information? If no, please explain why not?

Question 1.3:

If yes, when, and how will residents access it?

Concern 2 – Concept Options Menu Not Published:

The Concept Options Menu noted as the result of Phase Two was not released by Council. This phase was the process segment that identified where recommended significant localized development is to occur. The local residents who will be primarily affected by development do not appear to have been consulted so far. This Phase selected which residents will be primarily affected by the most intensive development, i.e., those who will bear a higher cost of the proposed significant development in the Village if the LUMP is adopted. We suggest to Council that given the critical nature of this process step and in light of the greater need for transparency, sharing the documented results of Phase Two and related elements with residents is warranted.

Question 2.1:

Why did Council not release the Concept Options Menu?

Question 2.2:

Will Council release the Concept Options Menu?

Question 2.3:

If so, when, and how will residents be able to access it?

Concern 3 – Unknowns on Selection of Areas for Development:

It is understand that 15 to perhaps 25 community members were involved in Phase Two. The LUMP report states: “This second community stakeholder event was a more focused workshop format made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village” (page 4). As mentioned above, this phase was the process segment that identified where recommended significant development is to occur and, thus, which residents will bear the highest cost and other potential impacts of the proposed development. Again, given the critical nature of this process step and in light of the greater need for transparency, we suggest that providing additional information is warranted.

Given the result of Phase Two, and the desire to ensure that the identification of areas for development involved no bias, it is a logical question to ask that the residents who participated in the event be identified. In the interest of civility and to avoid confrontation, and not knowing the terms of reference for their involvement, it would be unfair to request identification of this group so this question is not asked of Council

Question 3.1:

A published agenda by the consultant for Workshop #2 indicated that 15 individuals comprised the select group of participants “representing the diverse interests and different neighbourhoods of the Village”. Other sources of information indicated the figure was closer to 25? What was the exact number of participants?

Question 3.2:

What were the criteria utilized to identify the select group of participants, i.e., how were they identified?

Question 3.3:

Who identified the 15 or 25 individuals for participation in Phase Two?

Question 3.4:

What were the terms of reference for each resident’s participation in Phase Two?

Question 3.5:

The above referenced agenda from the consulting firm states that 60 minutes was allocated to “opportunity ‘sites and types’ identification”. What was the process and procedures used to identify the areas where development was to be recommended during this one hour period?

Concern 4 – Terms of Reference for Consulting Firm:

It is a standard practice for many types of consulting projects that consultant and client establish and agree on a terms of reference for an engagement. The expected work product outcome and estimated costs for consultant assistance are generally based on a terms of reference. The terms of reference often may include the responsibilities and work tasks for the consultant and those for the client. The consulting firm hired to assist Council appears to have played an active role in the process. The nature of involvement, the degree of assistance, and the processes the consulting firm stated they would utilize, are important aspects of determining degrees of transparency, objectivity and responsibilities.

Question 4.1:

Will Council ask the consulting firm to release the original terms of reference for the engagement and any revisions?

Question 4.2:

If yes, when, and how will residents access it?

Question 4.3:

If not, please explain why?

Concern 5 – Report on Individual Resident Feedback to Council:

The consulting firm is compiling the feedback gathered from residents through the prescribed paths. There is no information at this time whether the report will include assessment and interpretation. Council has not indicated what it will do with the report and how it will be used in its decision process. Council has not indicated whether the report will be released to residents.

Question 5.1:

Will Council release the report to residents?

Question 5.2:

If yes, when, and how will residents access it?

Question 5.3:

If not, please explain why?

Question 5.4:

How does Council plan to use the report on feedback?

Concern 6 – Unknowns on Time to Produce Draft LUMP:

It was about five and a half months from the date of the Phase Two Workshop to the release of the Draft LUMP report on August 11, 2014. This seems a long time frame for the document produced.

Question 6.1:

Why did it take five and a half months to produce the LUMP report?

Question 6.2:

How many versions of the report were produced?

Question 6.3:

Will Council release all prior versions so residents can appreciate the progression of thinking on various matters as different versions were released?

Question 6.4:

If yes, when, and how will residents access them?

Question 6.5:

Will Council explain its progression of thinking through different versions for changes made from one version to the next?

Concern 7 – Bias In Council’s Process:

People at the Residents’ Meeting made comments in a few areas that collectively may be best described as a concern regarding bias in the Council’s process. The following may seem to be insignificant matters unto themselves but collectively appear to warrant follow through.

In reference to community divisions over new housing, the LUMP report states: “One aspect of declining community cohesion has been strong and vocal resistance to new housing development in the Village from a small portion of the community.” (page 15). Use of the term ‘small portion of the community’ can be viewed as somewhat impolitic, especially in light of the known sensitivity to development and the nature of the issue(s) currently at hand. The Backgrounder report references this term, as well as ‘anti-change’ lobbying efforts’ (page 22 to 23).

The consulting firm stated that Council members were actively involved in facilitating some of the breakout groups in the Phase One workshop. Council has not provided information regarding the agenda, objectives, process and outcomes of the Council Staff Workshop and the Council/Staff Review events of Phase Two.

Question 7.1:

Why is past opposition to recent development proposals been described as ‘anti-change’? What is the attribution?

Question 7.2:

Why is past opposition to recent development proposals described as ‘small’? What is the attribution?

Question 7.3:

Will Council ask the consulting firm to supply information regarding the purpose, objectives, process and outcome of the Council/Staff Workshop of Phase Two?

Question 7.4:

If yes, when, and how will residents access the information?

Question 7.5:

Will Council ask the consulting firm to supply information regarding the purpose, objectives, process and outcome of the Council/Staff Review of Phase Two?

Question 7.6:

If yes, when, and how will residents access the information?

Concern 8 – The Rush to Resolution Adoption:

Individuals at the Residents' Meeting stated that Council was rushing adoption of the recommendations for significant development. The timing of Council's published decision date seems imprudent given that: residents will have only had about five weeks to consider those recommendations and related implications before the announced cut off for feedback; residents are required to complete their personal assessments largely in isolation; given the severity of the issue(s) at hand and the magnitude of the changes involved; and, the potential for significant unintended impacts on all residents. The concern is that Council is rushing to decision and that, given a variety of unknowns and the lack of information in a number of areas, any decision made will be ill-founded. Council's decision milestone does not appear to allow time for sober second thought.

Question 8.1:

Why has Council decided that the process milestone 'Final Land Use Master Plan, Council Adoption (by Resolution' is to occur only about seven weeks after the mid-August release of the report, and two weeks after the feedback cutoff date?

Question 8.2:

Does Council believe that five weeks is sufficient time for informed resident assessment and feedback as part of its 'consultation and engagement' activities?

Concern 9 – LUMP Development Outside the Official Community Plan:

The concern was expressed that the LUMP process is being conducted outside the OCP and that there did not appear to be any reason to do so. It was noted that the OCP defines the special character that gives Lions Bay a unique appeal. It is understood that the OCP may be due (overdue) for revision at this time.

Question 9.1:

Why has Council chosen to deal with significant development outside the OCP?

Question 9.2:

Why has Council chosen to deal with the significant development matter without consideration of all aspects of the current OCP?

Concern 10 – The More Fundamental Question:

Residents expressed a concern that the LUMP process and related assessments are not dealing with perhaps the more relevant matter underlying deliberations on significant development: Do Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings or not? Or perhaps better stated if Council's definition of sustainability translates as the need for increased revenues: If Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings, are residents willing to pay for it?

The corollary concern was that if the above had been the recent focus and a majority of residents wanted the status quo, the time and money expended on the LUMP initiative would not have been incurred and limited resources could have been put to better use. Residents also expressed frustration with the perception that higher density and development has been, and continues to be, an on-going issue in one form or another that seems to never go away.

Question 10.1:

Will Council consider pursuing enquiry based on the above suggested focus: Do Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings or not?

Question 10.2:

Will Council consider pursuing enquiry based on the above suggested focus: If Lions Bay residents wish to continue having a community largely comprised of single-detached dwellings, are residents willing to pay for it?

Question 10.3:

If yes to either of the above, when will the enquiry begin?

Question 10.4:

If no to either of the above, please explain why not?

SECTION FIVE

ASSUMPTIONS USED IN DEVELOPING RECOMMENDATIONS

Strength / Weakness of Assumptions Used: Council has not presented, nor does the LUMP report provide, sufficient information on the assumptions used in developing the recommended LUMP for residents to determine whether those assumptions are valid or not. It is proposed for consideration by all concerned that:

Until Council provides sufficient responses to questions on assumptions used, it is logical for a resident to assume that use of invalid assumptions has resulted in invalid recommendations.

Concerns and Questions Regarding Assumptions:

The concerns addressed in this Section are, in no implied order of importance:

Concern 11 – The (Significant) Loss of Home Equity for Current Residents,
Concern 12 – Why Will Community Cultural Not Change,
Concern 13 – New Young Families and School Enrollment,
Concern 14 – Lions Bay Is At a ‘Tipping Point’?,
Concern 15 – The Loss of Amenities, and,
Concern 16 – The Disconnect Between Challenges and Development:

Concern 11 – The (Significant) Loss of Home Equity for Current Residents:

Many discussion points and concerns summarized at the Residents’ Meeting are related as much to what is *not* in the LUMP report as what is in it. The following provides illustration.

Given the number of proposed units and that the focus will be on lower price point housing, residents are concerned that the substantial development will cause a (significant) loss of home equity for current residents. The attendant concern is that the LUMP report is silent on this matter. Noting that residents have not seen the terms of reference for the consulting firm’s involvement, it seems that this matter should have been addressed if the consultant was providing expert advice and opinion on various issues involved with the development decision.

It is standard economics that if the supply of something increases, all things being equal, prices will fall. A rough count indicates that the number of additional housing units may become 280, an increase of 53% to the Village’s current base. (This figure excludes additional housing contained in what appear to be low-rise multi-unit apartment buildings on various diagrams / maps and additional

housing from individual lot intensification.) Thus, there will be significant downward pressure on housing prices. It stands to reason that current home owners will suffer a (significant) loss of home equity.

In referencing North Vancouver in comparison to Lions Bay, the report supports the above. It states that "The North Vancouver market is booming but it is constrained and prices are rising" (page 11). The report reflects the opinion that if there is increased supply of housing, i.e., less constraint, prices will fall in Lions Bay.

The statement is made: "West Vancouver residents looking to extract some equity from their homes while still maintaining the single family view property lifestyle may be interested in Lions Bay" (page 11). This benefit to current home owners does not require increasing housing supply, noting the likely latent demand for Lions Bay type of housing that the report references. However, this benefit will dissipate with the proposed significant growth of housing units.

It is reasoned that for the most part to state that buyers for the proposed new types of housing will be different than those for current housing stock is secondary, and debatable for that matter. Pricing for different housing types is interrelated.

Further to the above, the LUMP report states, in reference to the 'small' portion of the community that opposes new housing development: "These residents have expressed strong opposition to adding new multi-family housing in particular based on concerns around the negative impacts on community character and impacts like parking, traffic, and servicing costs" (page 15). It is respectfully suggested that this statement requires attribution / substantiation and there are many more factors at play. Other factors should have been covered in Phase One and/or discussed in the LUMP report to present a full picture to all residents.

Question 11.1:

Does Council believe that there will not be a negative impact on current housing prices leading to a loss of home equity?

Question 11.2:

If Council believes that there will be no impact, please provide fact based substantiation as to why?

Question 11.3:

What does Council define as lower price point positioning for new development?

Question 11.4:

How will Council ensure that new housing units offered are at a lower price point position?

Concern 12 – Why Will Community Cultural Not Change:

Referencing declining community cohesion, the report states that “many respondents identified a lack of community cohesion and togetherness as one of the top challenges facing the community” (page 15). Reference is made elsewhere that Lions Bay is a peaceful, close knit community and it is the desire of residents to maintain the current positive culture. There may be a population increase on the order of 800 based on 280 new residential units. It stands to reason that the Village’s culture and values base will change significantly with that influx.

Question 12.1:

Does Council believe that the current culture will remain under the proposed significant development with the projected increase in population?

Question 12.2:

If yes, why?

Concern 13 – New Young Families and School Enrollment:

The LUMP report states that the school is experiencing declining enrollment. The reasons are not given other than implying that there is an insufficient number of resident young families with school age children. The LUMP report assumes that providing lower price point housing will attract young families. A young family at the event mentioned that young families were already buying into the community.

Question 13.1:

How will Council ensure that young families with school age children will purchase new development units and that these new residents will be pre-disposed to having their children attend the Lions Bay school?

Question 13.2:

Why has Council assumed that significant development is the only solution to declining enrollment?

Question 13.3:

Notwithstanding the above, what are the reasons for declining enrollment?

Concern 14 – Lions Bay Is At a ‘Tipping Point’?:

A statement is made in the LUMP report that “The Village of Lions Bay is at a tipping point ...” (page 2) The Phase One Backgrounder references this statement as well. This phrase implies urgency. Comments presented in the report as to why this statement is made appear to be opinion based.

Question 14.1:

What is meant by ‘tipping point’?

Question 14.2:

Is there some explicit or implicit timeline associated with the assertion? If yes, what is it, and why?

Concern 15 – The Loss of Amenities:

Relatively recent residents spoke to the reasons why they decided to live in Lions Bay. These included the physical attributes that many long term residents value as well, such as the peace and tranquility of the setting, the day and night time views, the proximity to Vancouver, etc.. These are reflected in the current OCP. Resident concerns centre on the unknowns associated with the higher density development and the significant effects of concentrated growth in specific areas. The LUMP report is somewhat silent on the above. Other than two or three comments that in various areas the views should be and can be protected, no comment is made on other quality of Village life matters.

Question 15.1:

How will Council ensure that no current resident will lose their views?

Question 15.2:

What is Council's response to concerns on matters related to the decline of quality of Village life issues such as noise, light pollution, traffic congestion, water shortages, possible brownouts if BC Hydro's power supply infrastructure is inadequate to meet the additional new demand, and the like?

Concern 16 – The Disconnect Between Challenges and Development:

The report references a number of challenges and opportunities identified in Phase One. The report gives the impression that the significant development proposed will address (all of) these challenges and take advantage of, or realize, these opportunities. The consulting firm states that "The Land Use Master Plan was then developed as a holistic response to these (challenges) while maintaining a focus on Lions Bay's assets: the qualities that the community most values about the Village" (page 13). The implication is that significant development will address all of the challenges mentioned. There seems to be something of a disconnect between the challenges mentioned and the direct and indirect impact from the proposed significant development.

There also seems to be a contradiction in stating the proposed significant development will not have a negative impact on 'the qualities that the community most values' also mentioned in the report.

Question 16.1:

Council is asked to indicate how each of the following challenges mentioned in the report will be addressed through the proposed significant development, and how

opportunities available will be realized, with specific reference to the points listed in each matter:

Challenge: Insufficient Support/Services to Attract and Retain Young Families and Seniors;

Challenge: Declining Community Cohesion;

Challenge: Community Divisions Over New Housing;

Challenge: Municipal Governance and Process;

Opportunity: Village Heart; and,

Opportunity: Community / Civic / Institutional.

Question 16.2:

Council is asked to comment on how the proposed significant development will affect the attributes of Lions Bay that residents have expressed they value, as discussed in the LUMP report and the OCP?

SECTION SIX

RECOMMENDATIONS

The Information Void: The LUMP report contains a number of recommendations and provides some rationale for those recommendations. People at the Residents' Meeting felt that there are many logic gaps and incomplete explanations that constitute an information void that Council needs to fill. It may otherwise be concluded that Council will be adopting the LUMP without being sufficiently informed. It is proposed for consideration by all concerned that:

Until Council provides satisfactory responses to questions related to incomplete information, it is logical for a resident to assume that the use of imperfect information has resulted in imperfect recommendations.

Concerns and Questions Regarding Assumptions:

The following concerns are discussed in this Section, in no implied order of importance. It is noted that a number of matters are interrelated. Questions relating to one concern may apply to other concerns from a different perspective.

- Concern 17 – Quantification of Justification - the Business Case,
- Concern 18 – Sustainability Defined;
- Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems,
- Concern 20 – WATER,
- Concern 21 – Studies, Studies, Studies,
- Concern 22 – Broader Picture Interrelationships,
- Concern 23 – Optics That the Decision Has Already Been Made,
- Concern 24 – Re-zoning Impact On All Residents,
- Concern 25 – The Details Regarding Six Types of Opportunities,
- Concern 26 – Two Alternatives To Achieve Sustainability, and,
- Concern 27 - The Common Sense Equation.

Concern 17 – Quantification of Justification - the Business Case:

The two most common concerns among all at the Residents' Meeting included the lack of justification why the recommended significant development was needed. (Dealing with Village water supply was the other.) There was no denial that there may be significant financial and non-financial issues that need to be addressed. The common sense based expectation is for Council to present a business case, a practical review of the arithmetic involved with accepting the development decision.

It is surmised that this would be the financial dimension to Council's definition of sustainability, its pragmatic manifestation.

A simple financial model should be created covering perhaps a ten year time frame. The model would present four financial pictures of the village:

- a projection of annual revenues and on-going operating costs assuming the status quo;

- a projection of annual revenues and on-going operating costs assuming the LUMP recommendations are implemented:

- a projection of capital cost infrastructure projects and related costs assuming the status quo, as well as one-time large expenditures for sundry other areas and known commitments; and,

- a projection of capital cost infrastructure projects and related costs assuming that the LUMP recommendations are implemented, as well one-time large expenditures for sundry other areas and known commitments.

The net comparison between the two financial projections will broadly indicate funding shortfalls. The financial projections would need to include detailed information regarding all assumptions.

Question 17.1:

Does Council have the information available to create the business case for justification of the proposed significant development?

Question 17.2:

Will Council produce a business case to provide financial facts regarding justification for the proposed development?

Question 17.3:

If yes, when, and how will residents access it?

Concern 18 – Sustainability Defined:

The LUMP report both states and implies that property taxes from increasing the number of housing units in the Village are required to achieve future sustainability. Sustainability is stated as a justification for accepting the LUMP. The concern expressed by many at the Residents' Meeting was that Council has not defined what sustainability means. A practical definition is required.

Question 18.1:

What is the Council's detailed definition of sustainability?

Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems:

Many residents are of the opinion that the LUMP report does not provide facts and substantiation of the real problems facing the community nor a sense of priorities. As a very small community, Lions Bay can not be all things to all residents. It can not solve all problems at once and higher density development may or may not assist in dealing with those problems. The concern is that Council's LUMP is a proposed single option solution to as yet to be identified and quantified problem(s).

Question 19.1:

Does Council have a practical prioritization of the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.2:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for residents' accepting those recommendations?

Question 19.3:

Does Council have reliable information regarding the costs associated with the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.4:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for accepting development?

Question 19.5:

If yes, when, and how will residents access it?

Concern 20 - WATER:

Integral to the above is our concern that Council needs to ensure that there is a reliable long term supply of clean (potable) water. It is self-evident that this is an on-going and real problem facing Lions Bay at this time. Residents mentioned that all of the available data indicates that identifying and securing new supplies will be no easy task, if nothing else referencing geographic realities and provincial regulations related to the Village's license to access water from the surrounding environment and the quotas currently in place. **Residents at the meeting were very concerned that until the above is addressed and the problem absolutely solved for current residents, any new development discussion is irrelevant.**

Question 20.1:

What is Council's current plan to ensure a reliable long term supply of clean water?

Question 20.2:

What assurances does Council offer that the proposed significant development will not compound the current problems associated with ensuring a reliable long term supply of clean water?

Concern 21 – Studies, Studies, Studies:

It is recognized that governing bodies have the discretion to purchase expert external advice and services in making informed decisions. That being stated, comments were made that, generally speaking, the Village spends too much on studies and the like. The LUMP report states that: ‘It has been developed in absence of detailed geotechnical and servicing costs studies’ (page 2). A resident mentioned that a survey conducted already concluded that slopes were too steep to accommodate construction in one of the areas that was identified as a possible development location. The LUMP report both states and implies the need for additional studies on different matters. The frustration was perhaps best summarized in one resident’s comment, ‘we want water, not studies’.

Question 21.1:

What are all of the studies that need to be done to determine the feasibility of development in various areas and what are the estimated costs for these studies?

Question 21.2:

Has Council begun any of the above referenced studies and if yes, which?

Concern 22 – Broader Picture Interrelationships:

The concern was voiced that the LUMP can not be considered in isolation. Other matters are interrelated such as the province’s legislation related to emissions, BC Hydro power supply, tree and other vegetation removal related to construction, roads, storm water run off, septic / sewer implications, etc., matters that may be part of the infrastructure master plan currently be addressed. The implication was that Council could be making potential development decisions without proper consideration of interrelationships.

Question 22.1:

Has Council considered other matters interrelated to the Village’s future and the effects on, and interpretations for, other long term planning issues?

Question 22.2:

If yes, please explain how they are interrelated with the LUMP development recommendation?

Concern 23 – Optics That the Decision Has Already Been Made:

People at the Residents' meeting were concerned that Council may have already taken steps to implement the LUMP recommendations. One anecdote was shared among all attending the September 17th meeting. The person contacted the BC Assessment Authority regarding some taxation matters. In passing, staff there informed the resident that the Authority is well aware of the LUMP. The resident provided contact information after the September 17th meeting for verification if needed. Including similar comments sourced from local informal discussion outside the September 17th Residents' Meeting is not constructive and is not presented as fact in this Submission.

It is reasonable and it is not untoward that follow up research be conducted and enquiries made to gather information regarding various matters associated with such a significant proposed change to the Village. The being stated, given the sensitivities associated with prior development proposals and the heightened sensitivities surrounding the current LUMP report and process, it is fair to again suggest to Council that the proposed significant development is not a case of 'business as usual'. The reality is that perceptions of openness and transparency are of no small importance regarding the LUMP. Optics are in play.

Question 23.1:

What enquiries, formal or informal actions and related steps have Council and Village staff undertaken to date that may be construed as implementation of LUMP report's recommendations and why were these steps taken? To be clear, this is not intended as an attempt to identify and highlight missteps but a request for information to address resident sensitivities.

Concern 24 – Re-zoning Impact On All Residents:

Concern related to re-zoning and the impact on current residents was raised, covering the broader impact of re-zoning. The LUMP report does not provide information regarding re-zoning implications.

Question 24.1:

Has Council fully considered the implications of re-zoning related to the proposed significant development and if so, please provide information regarding the impact of re-zoning on the entire community?

Concern 25 – The Details Regarding Six Types of Opportunities:

Residents mentioned that the LUMP report presents 'six types of opportunities' (page 25) comprising the total direction of the proposed development. It seems likely that there are different factors at play for each of the six types of opportunities that are worth discussing in more detail.

Question 25.1:

Will Council present additional detailed information regarding the positives and negatives associated with each of the six opportunities mentioned in the LUMP report?

Question 25.2:

If yes, when, and how will residents access it?

Concern 26 – Two Alternatives To Achieve Sustainability:

As discussed above, residents have concerns related to the proposed significant development being a single recommended solution to problems that have not been quantified nor prioritized. General statements have been made on occasion that those who do not favour development have not provided their solutions to problems. Notwithstanding this observation, identification of other revenue sources has not been part of the LUMP process. A few alternate revenue ideas were briefly discussed at the Residents' Meeting. The following are two that fall within the LUMP context, assuming that the definition of sustainability includes the need for revenue generation covering both on-going operations costs and capital infrastructure costs. The attendant concern is that the LUMP report is silent on alternate or additional sources.

Lot Levies:

Local governments in a few provinces including BC have the authority to charge one time fees to developers for homes constructed for sale. If sustainability has a significant capital cost related to infrastructure repair and reconstruction, it is envisioned that one time lot levies (DCC's in BC) can provide a significant source of funds. An alternative to high density development is low density development. Consider, for example, allowing for the creation of large lots oriented to the high end price point market, for example \$5 million properties including a one time lot levy of \$500,000 to the Village.

To be clear, the very tight time frames required by Council to present resident concerns has not allowed time for proper research to discuss the above from an informed perspective. The figures mentioned are illustrative. People at the Residents' Meeting did not have a sufficient understanding of the legal and market feasibility of the above. (One resident stated his recollection or understanding was that lot levies are in the range of \$1,000. Another resident mentioned that Surrey charges \$60,000 per lot.)

The above should not be construed as support for development from the Resident's Meeting of September 17th. It was mentioned as something that could have been discussed in the LUMP report as an option to high density development, if development was viewed as the only strategy open to the Village to fund capital costs.

A corollary to the above, relates to ensuring clear communication. The report may give owners with properties that might fit potential intensification guidelines the motivation to support the LUMP given the prospect for significant profits. Lot levies could have been discussed in the LUMP to temper those expectations, more so the case if Council may decide that there will be substantial lot levies imposed for any new development.

Increased Annual Taxes / Charges

In reference to the LUMP recommendations being a single option to what are implied as revenue shortfall difficulties, people at the Residents' Meeting mentioned annual taxes / charges. The obvious discussion point is raising annual Village revenues through increased taxes or property related charges, such as on-going special levies for designated purposes. Again, time for response to Council on the LUMP has not permitted proper research to permit an informed comment on this area. Regardless, the report is silent on alternate sources of on-going revenues or, more to the point in the LUMP context, there is no discussion that Council believes that increased taxes / charges are not feasible for whatever reason and, thus, development is the only alternative.

Question 26.1:

What are Council's comments regarding a low density development option?

Question 26.2:

What are Council's comments regarding the property taxes / charges discussion?

Concern 27 - The Common Sense Equation:

If sustainability is a real problem that must be addressed, there is a cost to be paid by residents, both direct and indirect. The concern is that residents have not been presented with the discussion point as to what may be described as the simple choice.

The proposed significant development solution imposes an indirect cost on all residents through: decreased home equity; the decline of quality of Village life due to increased congestion; and, it requires those residents in close proximity to proposed development to bear a greater indirect cost in decreased enjoyment of their homes. If residents as a whole wish to maintain Lions Bay as a community primarily comprised of single-detached homes, i.e., the status quo, the cost focus is: all residents will share the direct costs on the same basis through higher annual taxes / charges. To paraphrase one individual's comment at the Residents' Meeting, 'I would rather pay an additional \$200 in taxes every year than lose \$200,000 on my home's value.'

The main point underlying the above is that the community discussion on this and potentially related alternatives has not occurred in relation to the proposed significant development. Regardless if increased annual taxes / charges have been

dealt with in the recent or distant past, it is a logical discussion point in the context of the proposed LUMP.

Question 27.1:

What are Council's thoughts on the above?

**RESIDENTS OF LIONS BAY,
SEPTEMBER, 2014.**

From: Wolf Kuehne
Sent: Sunday, September 21, 2014 3:01 PM
To: Village of Lions Bay
Subject: Lump Report

To the Mayor and Council of Lions Bay:

The increase of the [number](#) of housing units in [our](#) community may increase the tax base, but it also increases the cost of maintaining the infrastructure.

[Consequently, what if any, is the financial gain?](#)

Our lots were designed for single family homes with septic fields. [To](#) clear cut a lot to make room for a duplex or fourplex would not only [destabilize our slopes but pose a health hazard since our septic field could not break down the additional night soil and grey water.](#)

The cost of the proposal to convert to a sewer system has not been addressed. [Prudent allocations of funds is an important basis of any community.](#)

My proposal is [to](#) let the will of the [property owners in Lions Bay](#) prevail. [Settle this with a referendum!](#)

Your very truly,
Wolf-D. Kuehne

95 Oceanview Rd. Lions Bay B.C. VON 2EO

September 21, 2014

To the Mayor and Council of the Village of Lions Bay

We are writing to express our concerns regarding the current iteration of the proposed Lions Bay Land Use Management Plan.

As long time property owners at Lions Bay we are keenly interested in the process and want to be certain that all voices and opinions are heard on the challenges facing the community.

We attended the recent Lions Bay community meeting at the Gleneagles Clubhouse on September 8th, 2014 and were quite frankly disappointed and dismayed with how the meeting became so unruly and, was for all intents and purposes “hijacked” by a small group of aggressive and narrow minded people.

The community needs to understand that the status quo is not sustainable over the longer term, other than perhaps for a select few with the means to pay higher taxes or pay for third party services that may not be provided by the Village of Lions Bay in the future without creation of new revenue streams to fund them.

Looking to the future it is quite apparent the Village must generate more revenue to pay for the existing level of service provided as well as its future needs, be they related to infrastructure, social services, or cultural pursuits.

Notwithstanding, the Village can always raise property taxes to pay for these things, or choose to ignore them. The reality is they will not go away and delaying the inevitable always costs more to rectify the longer one waits.

We believe a more reasonable and viable solution and one which is sustainable in the longer term is to embrace managed expansion of the community, exploring more diverse housing types and models while being sensitive to the environment, the challenging terrain, and the required resources, notably sustainable potable water and associated costs of an expanded sewage processing system(s). Much of this cost can be passed on to developers as DCC charges as is done in every other community facing the same challenges.

The best approach is for the community to be pro-active in crafting a vision and plan for what the Village should become as well as how to fund it. This is what we understood to be the purpose of the current LUMP process.

There are always those opposed to any kind of change. Others will support change as long as it is "Not In My Back Yard"... and there are still others with vision and open minds that will work together to identify how best to accomplish the needs of the majority of the people.

We feel strongly that the current LUMP document clearly identifies the challenges we are facing and proposes fresh ideas on how to accomplish this. We are concerned however that the plan was altered at the wishes of what we understand to be a single resident who is opposed to the proposed change in land use at the top of Timbertop Drive.

We believe that part of the problem may be miscommunication of the intended plan as it is not clearly indicated which parcels of land are under consideration and proposed to be included in the area designated for future development. The area includes not only our property, but Village-owned land contiguous to it.

Our suggestion is to have the subject lands at the top of Timbertop Drive identified more clearly and specifically in the LUMP document so there is no confusion and no misunderstanding as to which properties may be affected by the proposed plan.

We also respectfully request that the planning document be adjusted to provide clarity.

Sincerely,

Karl [REDACTED] and Trudy [REDACTED] *[redacted at resident's request]*
385 Timbertop Drive
Lions Bay BC

Mandy Koonts

From: Paul A. <paulaker@shaw.ca>
Sent: Sunday, September 21, 2014 7:21 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: LUMP report - Comments from Paul Akerhielm, focusing on WATER

35 Oceanview Road, Lions Bay

September 21st, 2014

Dear Mayor and Council

LUMP Report – Comments, focusing on WATER

There is much about the LUMP report which I do not like. For example, the size of the proposed densification seems to me way beyond what the majority of Lions Bay residents want. Making it easier for elderly residents to stay in the village requires only moderate adaptations of existing accommodations, or a small number of additional condos or apartments. However, the LUMP vision proposes Lions Bay changing into a small town, with mention of a farmers market, pub, more retail etc. This is definitely not the Lions Bay that the great majority of residents came here for. Further, we were attracted by the settled state of the village and the absence of constant construction with its continuous noise, dust, speeding traffic, wandering strangers and generally disturbing effects.

However, I shall here just address one aspect which affects fundamentally Lions Bay's future plans.

WATER

The availability of sufficient water should be front and centre to any plans about Lions Bay's future, as it is for all communities along the east shore of Howe Sound.

The global climate is getting warmer. In our part of the world this means that summer precipitation may fall, and winter precipitation as snow (required above Lions Bay to store water) may not increase to compensate, and may in fact also decline as has occurred recently, due to rising temperatures. This scenario is discussed in studies commissioned by the GVRD into the future impact of climate change on the lower mainland. This means Lions Bay faces probable declining water availability in the village - for our existing population.

The LUMP consultants report envisages up to about 400 extra residents. These could not be reliably supplied with water from our existing sources in late summer. Our current water shortages are on everyone's mind, and this has happened often in late summer to early fall in past years. Therefore, water for these extra people would have to be captured and stored during the winter or spring months in tanks, for supply in the late summer. Assuming residents consume about 400 liters per day, and if we assume - optimistically - a minimum 30 day bridging supply requirement from tank storage, this would require the village to store an additional 4,800,000 liters of water. At a cost of about \$500 per cubic meter of water for tank construction, which could be significantly more given our steep slopes, geography and seismic restraint requirements, this amounts to at least \$2,400,000 capital cost for tank storage alone. Adding in for consultants fees, piping, pumps, additional treatment plant, say at least \$3,000,000. If this cost is amortized over 25 years, and assuming a return to more normal interest rates, the village would be faced with an annual repayment cost of about \$250,000 for the next 25 years. In addition, large tanks require regular maintenance, inspections, certifications, monitoring,

sterilisation, structural repairs, coating replacements etc. Assuming this to be about 2% of tank capital cost annually, adds another \$50,000 of annual cost, for total annual cost to village of \$300,000. This wipes out a large part of any additional “tax base” income from those extra people. Further, as the construction of the tank or tanks would have to proceed BEFORE the taking up residence of any significant numbers of extra people, a commitment to large tank repayments could be required before significant extra taxes were even received. However, additional residents generate other additional costs to the village, so this would be just the start.

IN SUMMARY: Due to global warming, we can expect a decline in the availability of water in Lions Bay in future late summers, this is a serious a problem for our existing population. A major increase in Lions Bay’s population can only be met by large additional tanks storage, which would be extremely expensive.

Yours truly,

Paul Akerhielm, P.Eng

Mandy Koonts

From: Don Beenham <don_beenham@hotmail.com>
Sent: Monday, September 22, 2014 10:57 AM
To: Village of Lions Bay; Lions Bay Reception; mayor@lionsbay.ca; Council @ Lions Bay; Scott Ando; Ron McLaughlin; Joanne Ronsley; Fred Bain; Grant McRadu; Mandy Koonts
Subject: LUMP - Feedback Submission
Importance: High

To Mayor Broughton and Council

As a new resident of Lions Bay, I arrived with a clean slate devoid of any predisposed position towards the management of the community. I have gleaned my present knowledge of the local 'scene' from neighbours, new friends in the community, reading, and my own observations in the last 15 months. Till now, I have preferred to be a listener rather than a talker but the debacle of the September 8 LUMP meeting was a wake up call, certainly to me, as well as to many others with whom I spoke subsequently. It is time for the normally tranquil and silent majority of Lions Bay to also stand up and be counted if this wonderful "Eden", with its uniqueness, ambience, and community, is to survive.

I do not propose to dissect the LUMP here. Others have done an outstanding job of that already and it appears, forgive the analogy, to have more holes in it than Swiss cheese. Instead, I offer a broader perspective for discussion regarding process.

The world changes and so must Lions Bay but it is the nature of such change that appears so important to our community, and as such, any change must take care and account to preserve the essence, if not the totality, of what makes Lions Bay that special enclave on the West Coast. I have not heard the phrase "anti-change" here before. "No change" is not realistic, no matter how much we want to hold on to the past. That option will surely lead to our collective demise as a unique community and that would be a sad day indeed. So how do we responsibly and coherently address some real challenges that the Village faces?

First, I submit, we need as a community to articulate a "Vision". What sort of community do we see 10, 15 or 20 years from now? Define the Objectives of what we want it to look like and the elements to comprise the Vision. What are our assets and how do we preserve and enrich these? What are our challenges and weaknesses and how do we address these successfully and efficiently recognizing all the externalities, political, social, regulatory, climate, etc., we should, and in many cases must, take account of? How do we get from "Eden" to "Nirvana"?

Having set the Vision, people are generally comfortable with numbers, incomes, costs, etc.. Thus, we need to understand the magnitude of the critical items on which decisions must be made as a priority to ensure we stabilize the status quo before embarking on the fluff of the as-yet unquantifiable and speculative nice-to-haves. We need to separate the must-haves from the latter and focus on what tough decisions might have to be taken to avoid going over the cliff. We must think more of "WE" and less of "ME" and strive toward community consensus.

In the end, it all comes down to fiscal management. In the case of Lions Bay, we are in danger with LUMP of putting the cart before the horse. Our uniqueness as a community may give rise to a situation where "more" is not "better", and in fact probably "less", and potentially "fatal" as a consequence. The present LUMP is incomplete, lacks proper and rigorous analysis, devoid of key supporting facts, options-restricted, and over-endowed with speculation of as yet unquantifiables and/or unsupportables. I submit it would be fiscally and fiducially irresponsible to adopt such an ill-defined document, and it should be suspended until a great deal more information is forthcoming and available to all residents so that a sound and well-informed decision can be made for the acceptability and betterment of the community as a whole.

I suggest that perhaps a structured "Back to Basics" planning approach is what is required to build consensus on what is a far-reaching proposal with major consequences:

1. Clearly define the problem and assess the magnitude. Given "business as usual", when does the Village go bankrupt and water shortages become the norm rather than the exception. This is the "Do Nothing" Option, or the baseline for the decision-making. Are we prepared for this?

2. The Maintenance Option - What is required just to keep the Village afloat, minimizing water shortages, either fixing leaks, new supply, more tankage etc, and undertaking essential infrastructure repairs? How much will this cost? How much would property taxes and/or utilities need to increase to keep the Village solvent? We have a collective decision to make at this juncture.
3. The Sustainable Option - What is required to keep Lions Bay vibrant, improve infrastructure for community growth (not necessarily in size) and enrichment, more services such as daycare, etc. In other words, making all that was/is good about Lions Bay even better. Again, if taxes and charges were the only option, what would that mean to every resident's annual bill? Is that acceptable or even realistic? This is another decision point.

The above is somewhat simplistic and not claimed to be comprehensive but may serve to illustrate that to keep the Village "atmosphere" 'as is' into the future will require a cost and some sacrifice or compromise. But to make an informed decision, residents need to know what it really is that they are up against, what that bottom-line cost is, and whether or not they are prepared to pay it all or in part. If the latter, then what options are acceptable to the community to make up the shortfall so as to preserve as much as possible of what makes Lions Bay the place so cherished by its residents.

Lifestyle and community culture has a price of preservation. Council needs to give these numbers to the community. Better information leads to better decisions and better results. Council not only *should* provide this to all residents, it is their *obligation* and the community's *right* to access. To me, everything I have digested and participated in, together with the **large, not small**, opposition to the existing LUMP, the apparent unseemly "rush" to adopt this LUMP to rezone, self-serve, build, change the face, ambience, safety, and character of Lions Bay, could be described as premature, ill-advised, falsely premised, fiscally questionable, and possibly fiduciarily reprehensible.

One can only hope that Council now clearly hears the substantial voice of the community and will act accordingly and appropriately. Sadly, the alternative is likely to result in the LUMP becoming the key election issue but conversely become the catalyst for a fresh inclusive approach to community management.

It is after all, Our Community and Our Choice, and we should all be mindful not to forget Who serves Whom.

Respectfully submitted

Donald A.T. Beenham

FEEDBACK

VILLAGE OF LIONS BAY LAND USE MASTER PLAN



What do you like most about the Draft Plan

We do not agree with the thrust of the document so we find nothing to like

What do you like least about the Draft Plan

We most strongly object to the idea that single family zoning could be changed anywhere in Lions Bay. Stick to secondary suites as now allowed only.

One of the reasons put forward in support of the plan is that it will provide affordable housing for seniors and young families but this will not be the result. The City of Vancouver has been trying to encourage the provision of affordable housing for many years without success and it will be worse in Lions Bay with the premium cost of building on a hillside. All development seeks to maximize the return and that is always achieved by targeting the high end of the market. We will end up with high end units like Seascapes.

What suggestions do you have for improving the Draft Plan

Remove the ability to change the zoning of any existing single family areas.
Limit the discussion to future areas such as the gravel pit / works yard and see if that is acceptable to a majority and if not forget the whole thing.

Jim & Sandy Mutrie

Mandy Koonts

From: Tinaker@aol.com
Sent: Monday, September 22, 2014 1:18 AM
To: Lions Bay Reception; Joanne Ronsley; Mandy Koonts
Subject: Village of Lions Bay Land Use Master Plan – Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor,

Dear Councilors,

A copy of my LUMP feedback.

Please see below.

Village of Lions Bay Land Use Master Plan – Feedback

What do you like most about the Draft Plan?

It makes people realize that if you don't fight for what you believe in then you don't value your freedom or your community!

What do you like least about the Draft Plan?

Aside from the increasingly more water restrictions in Lions Bays due to the population increase from its incorporation, we have to address the possibility of seeking new water sources, building of new water tanks, road infrastructure, a sewer systems in old Lions Bay?
All this would have to be in place prior to the Village to even consider supporting extreme high density as suggested in LUMP.

I do not have an issue if an area is newly opened up like Brunswick Pit – Fire Dept. training site/works yard or possibly the works yard in Kelvin Grove – where the impact to existing single family residential area are limited. They should be centrally located provided they are in a safe area to develop and already met at least the above criteria.

Most of the Village is zoned single residential.

Many people like my family & I moved here because it offered many things such as peace, quiet, privacy and somewhat lower taxes.

(Yes, we used to own a quadplex in Europe)!

I do not agree to raise taxes to offset the Village's needs for more funds. (EG-Translink can never get enough money).

It does not encourage fiscal responsibility, it can cause some of the residents to leave if they can't afford higher taxes or they will defer their taxes and then the Village really loses out.

The potential for the Village to rezone unsolicited private property is the equivalent of expropriation. Eight private properties were flagged on top of Oceanview Road for high density development. While the properties to some might be perfect candidates for the continuation of 4plexes in the area, there

will always be someone who would like to consider seizing the opportunity to make money with their own property. Rezoning private property would affect those residences right away to pay higher taxes unless they have lived there for more than 10 years on that property and they have to make a yearly application to the assessment office to have their property reassessed. If you miss you pay higher taxes and loose out. The only person of interest to your property is a developer. Slowly, your neighbourhood gets encroached with high density housing. There is no consideration to your neighbours when money talks.

How many residents are willing to turn down something that financially would benefit themselves, instead of losing out and doing something for the community?

One of the OCP's core values is "to have a sense of place".

How can anyone have a "sense of place" when you are afraid that in the future the Village could reconsider high density housing again and put in phase 2 or 3 and encroach once more single family homes to rezone them to high density?

Why would anyone want to buy a property that is zoned multi/high density and want to continue to live in a single family home on that property. Neighbours neighboring this zoning might be next to be considered to be rezoned in the future. Why get involved in a community where the Village robs you from having "a sense of place", - your home and your neighborhood!

We fight against the Burnco Gravel Pit, the LNG facilities because they affect our lives here in Lions Bay.

This is not as simple as opening up the waterfront accesses that had upset a few waterfront residents. This is changing the whole dynamics of the Village completely.

F.Y.I. – History of Oceanview Road.

As a long term resident and one of the first and oldest residents on upper Oceanview Road, I will give you a little insight about our history.

Originally in 1971, we wanted to purchase a property in the area flagged "as to be developed" in your LUMP plan.

Dawson Development originally planned to develop the section above Oceanview Road in the area projected in your LUMP map, but the Province of British Columbia at that time deemed it unsafe with great slide potential. In the 1970's the area still bore the scares of logging and most of the old growth forest was gone. (Something a new development to this area will do). Rundle Creek had and has numerous feeder springs that saturate the ground and still cause trouble to this day to other parts of Oceanview Road. In turn Dawson was denied the ability of develop and it was said the land was sold to the Village for \$1.00 to be used as parkland.

Time went by and in 2005, the Village Council of the day decided to redirect the water that was draining through an approx. 150' culvert (the shortest route) into Rundle Creek. Now it would go through a new culvert that crossed under Oceanview Road and drain in a temporary gravel drainage ditch. The new creek was to hopefully work its way across Lions Bay to drain into Harvey Creek. As I opposed this and I observed multiple sink holes form in a segment of the ditch that ran along the base of an old gravel pit. This new creek undermined the road bed, damaged and cracked the road through seepage and allowed the surface of the road to continue to be more damaged. I continually alerted the Village to the danger of this action of redirecting the water. It still is not repaired and resurfaced. This area where the water compromised the road, is the area where the consultants have flagged as high density. This is the "Oceanview / Highview" intersection.

With the mass removal of trees in upper Oceanview Road to accommodate high density, the inability to absorb excess rain water and spring water, I do not want, nor do I presume other residents of Lions Bay want another "Blueridge" created in Lions Bay. It is not the developers fault that if something happens in this area, but the "Villages" fault for permitting development in these areas. These areas have become a liability. (I have continuously addressed the dangers of this area and it is well

documented in public Village records - 2005, 2006, 2008 & 2012.) –The dangers haven't changed. Do not develop these sites.

It is unethical to prevent one developer to develop an area, so in the future the same area can be developed by the Village for the same purpose, with the same hazards in place.

Affordable housing in Lions Bay!

In the 1970's there was interest to put affordable housing in Lions Bay and this was not just the townhouses. There was to be a mobile home park on Oceanview Road.

It semi-succeeded!

Through opposition from the Village, it only consists of 1 unit. The other properties were sold again by the developer to build conventional single family homes.

This nicely renovated mobile home was recently purchased for 1-1.1 million dollars – yes, affordable housing.

A quick and easy way to allow for downsizing of homes is to put a modern trailer home park on the leased portion of the gravel pit. – Something the Village should look into.

Putting high density housing in the Village does not attract more young people or seniors to the Village. Units are sold at market price, and to whoever is willing to purchase it –including off shore investors - like upper Britannia Beach was sold literally overnight.

As a care giver to seniors living in upper Oceanview Road, I can personally say, that if it comes to an illness or old age and you lose the mobility of your car and public transit it too difficult to access, without good support for the elderly, this is a terrible community to live in. The further away you are from necessities (food, alternative transportation, medical care etc.) the more difficult living becomes.

Young people moving to the Village and choosing to put their young children in private schools as an alternative to Lions Bay's public school system, decreases the enrolment in our local school, but indicates that these young people can easily afford living in Lions Bay with the current housing prices. They are not looking for affordable, subsidized housing!

More high density housing does not remove the use or need for existing illegal/legal suites. Both will have to co-exist and continue to drain our limited resources. One does not resolve the need of one by creating the other.

What suggestions do you have for improving the Draft Plan?

Please be specific as possible.

The Village should not put high density housing (eg Quadplexes or townhouses) in forced designated areas of single family residences unless they are willing to permit high density housing throughout the Village.

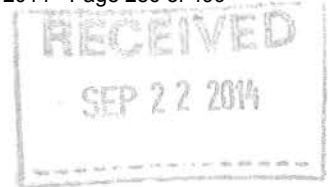
Including the long time desire by residents to have a pub – pub/hotel by the beach?

(From previous OCP plans).

Or redeveloping the waterfront into a semi commercial, high density area?

Most areas have development potential. The question is - is our council willing to do the right thing and limit high density development to areas that have very little impact on existing single family residences or is the Council willing to change our uniqueness and way of life and create another common urban sprawling community that has no heart?

Regards,
Kerstin Schneider
Lions Bay



Comments on Lions Bay Densification Plan

While I understand the perceived need to add further accommodation units to the village of Lions Bay as a means of increasing the tax base, I do not feel that the plan as it stands has been sufficiently thought out and its ramifications thoroughly understood.

The need for change in the village is, in my opinion, without question. It is unsustainable on many levels to have a large proportion of village residents commuting to work, to shop, to be entertained, to seek medical advice, to use a proper library or any of the other many reasons residents must travel from the village because their needs are not met by existing local facilities. The present bus service is inadequate leaving residents little option but to use their vehicles for transportation.

In my view, the only way the village will continue as a viable community in the long term is to provide services and facilities, not only for its own residents, but also to attract others from surrounding communities as well as visitors to the area. I am thinking of the many charming and attractive villages in Europe with populations similar, and even smaller, than that of Lions Bay, which thrive owing to the funds spent by visitors to their attractions, stores, restaurants and cafes. Instead of raising our hands in horror at the thought of 'outsiders' in the village and their unsightly cars parked on their streets, villagers should open their minds to the benefits of bringing other people into the village to both enhance our culture and our community wallet!

The plan to add tax revenue through densification of housing units is thin and unsound at present. There are many assumptions in the LUMP which are untested. For example, it states that it is only because of a small minority of Lions Bay population that development has not occurred before. If the minority who opposed previously touted development plans were that small they would hardly have had the great impact on village development that they are claimed to have had. There are many other assumptions in the LUMP document which need to be challenged and supported with evidence. This analysis cannot take place if the LUMP is to be brought before Council for passage in October. The process needs to be slowed down. Reasons for the proposed densification need to be clearly stated and assumptions on which those reasons are based need to be challenged.

A major shortcoming of the LUMP report is a lack of consideration of the existing (deteriorating and inadequate) infrastructure and the existing geotechnical environment. Several of the sites suggested for development would be situated on land that is unsuitable for habitation because of both the instability of the land on which it would be placed and the remoteness of the site from those facilities that do exist in the village as well as transportation routes.

The study does not seem to have looked at whether the village can support the extra population as regards to water supply given that those coming into the village will expect to have a functional water system—something that is far from the case at the moment as it is stretched to the limit to supply the needs of the present population.

I think it is a fool's hope that any new developments will bring in any but those with very deep pockets. I am aware of a house built along similar lines to those proposed in the LUMP. This modest property cost in the region of one million dollars to build and almost half a million in land costs. Any houses built according to those suggested in the LUMP will surely not be on the market for much under two millions dollars. This is a very limited market indeed.

Given recent history, in my view, it is unclear whether Council can oversee such large projects. What assurances will be given that the residents will not be left with a very large debt if any development is not as successful as it is hoped?

I counsel many more opportunities for public input before this scheme is brought forward by Council. I do not consider the opportunities for public participation up to this point in any way adequate. It is inadequate to have public input on a project of this scope limited to a councillor-led opinion session and a group composed of a small number of hand-picked individuals which have not been named.

Pauline Bridger
Resident,
Lions Bay

22nd September, 2014

**Online Feedback
(received Sept 8 to 22, 2014)**

Total online responses: 40 (Sept 8 – 22, 2014)



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-08 10:15:01 PM

What do you like most about the plan?

The fact we are getting more houses, which means more people, larger community which hopefully will mean more facilities and the village needs the higher tax dollars.

What do you like least about the plan?

The plan is fine so long as council does its due diligence and ensures the development is in keeping with the current village design and environment.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

As a relatively new and young resident (4yrs in the village), I find it astounding that council continues to allow the kind of forum that occurred on Monday 8th Sept, it was mentioned there is a lot of passion in the village, I didn't see that on Monday I saw a lot of arrogance and ignorance. Council is an elected body, elected by the village residents and as such has the power to make decisions, continuing to give every resident a say in every decision is not productive. The village needs to grow to ensure its long term viability, it cannot stay as an exclusive community which is what it has been treated as by some of the long term residents, Lions Bay is a municipality not a private members club. Council needs to make a decision and go with it, and stop letting some residents stall the village growth. What happened with the community centre was ridiculous, council made a decision and then let a small number of bullying residents change the minds of council and now we're getting a mediocre refurbishment when what a lot of us wanted was the original plan of a lovely extended community centre. There is a lot of support for the extra housing but council probably won't hear that support because we're not screaming and shouting about it, it's human nature to complain when you don't agree with something, but we don't scream and shout when we do agree with something. If residents don't trust council to make the right decision then they shouldn't have voted for the current council, the current council was voted in democratically. If a resident wants a say in every decision then they should stand for election themselves and stop screaming and shouting about the decisions being made by the current democratically elected council. You don't see West Van allowing all its residents a say in every decision it makes, it's time for Lions Bay to grow up and start behaving like a municipality and not an exclusive private club.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-09 8:02:03 AM

What do you like most about the plan?

I can't see a positive side to the plan as presented

What do you like least about the plan?

The disruption to the established community for little or no benefit. The cost of acquiring property from the Province, the cost to build new infrastructure and update current infrastructure to accommodate the proposed changes would be far higher than the increased tax revenue that would be created, putting the Village further in the red.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Before even presenting this plan, there should have been options presented. I would like to see a financial breakdown of all of the anticipated expenses, and the anticipated tax revenue increase before a disruptive project should even be proposed. Include the loss of tax revenue from the current home tax base as a consequence of property values dropping as written in this current draft proposal.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-09 3:14:00 PM

What do you like most about the plan?

The idea of having a few more multi-family units available. Although I don't think these can be as affordable as other municipalities provide. The steep terrain alone will add enormous costs and there are septic fields to consider. - Duplexes replacing aging single family homes (case-by-case with individual lot considerations being foremost for criteria; to include geotechnical specifications, septic and parking) - Infill homes (again on a case-by-case basis with individual lot considerations being foremost for criteria; to include geotechnical specifications, septic and parking) - Building up around the Village works area as there is already some site prep work done and some roads are in place.

What do you like least about the plan?

Water issues have not been addressed. - Placing multi-family units on some of the steepest parts of the village above existing homes seems heedless of obvious concerns of those residents directly affected. (Oceanview, Timbertop, Kelvin Grove, parts of Sunset) Potential landslides/rockslides immediately come to mind. - That "stakeholders"

are involved in this process without clarification of who these people are. If they own land but do not live here, they do not have the same agenda as residents and should be excluded from this process as they won't be affected in a direct way. (Except perhaps to make lots of money selling to developers). - The waterfront proposal; selling waterfront road ends to purchase other waterfront properties doesn't make economic sense.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Clarify the property tax issue. For example, will the Village immediately re-assess everybody's single home lot as a duplex lot to access more worth through BC Assessment before the duplex is built? Or will a duplex or infill home need to be built before the land is re-assessed? (otherwise all property assessments could be much higher making it difficult to afford or to receive any home owner grants) - Take away the multi-family units from the upper reaches of our village.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-09 9:04:29 PM

What do you like most about the plan?

I like the fact that the village is taking a look at long term plans given our demographics, location and community in general. They opened the discussion to the village with participation at meetings, etc. We want to continue to love living in Lions Bay and ensure it stays vital, up-to-date, and a place people want to move to and/or stay. The OCP is a good foundation and although it can be reviewed, we need to work towards building on that OCP as it is a long term 'project' and not something that can be done in 2-5 years.

What do you like least about the plan?

My concern is whether the additional population will tax the current infrastructure or improve it. We have a small tax base and a 1% increase in taxes isn't much for a community this size and even with the additional residential 'spaces' proposed in LUMP, tax base will not increase substantially to assist with additional road works, water, sewer, etc. Concern about location of some areas. Example is clearing of land which was done independently by a home owner (not approved by Village) had caused run off of dirt and mud to flow down and into someone's basement during a heavy rainfall.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The impact of those properties being considered for high density housing? Description of how that would work. The work that needs to be done or will be done to ensure our

infrastructure doesn't suffer due to the increase in homes and people. Plans for upgrading current infrastructure like the water tanks, roads, and any other items that need 'fixing' or updating to ensure it can accommodate these additional homes etc.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-10 4:12:56 PM

What do you like most about the plan?

I cannot think of anything I like, sorry.

What do you like least about the plan?

Many things, I am afraid - Disconnected with Official Community Plan process - Disconnected from financial analysis of the problem Lions Bay is facing - no numbers on cost of infrastructure and operating costs, size of deficit - Not strategic in the sense of producing a number of options to solve a given problem - i.e. it assumes that the answer to a financial problem is "land" and "rezoning" - Signs of inadequate involvement of citizens and Council

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Needs Options for "Tax Instead" and "Re-zone Lions Bay Avenue" 1. "Increase taxes instead of re-zone" option. We have not been provided with this option, probably because the infrastructure and operating cost problem hasn't been quantified. Those numbers are needed. And someone keeps assuming we can't pay more taxes. Why? Give us higher-tax options where we retain more value in terms of an environment a) without rezoning or with b) very minimal rezoning, e.g. just for suites or duplexes. Would we have to pay \$1,000 more a year per household, to keep the zoning we have? \$2,000? How much more? A lot of us might like to pay more if the outcome is that we can keep what we have. Tell us the bottom line, but back it up with numbers on what we'll get or retain for the money. 2. "Re-zone Lions Bay Avenue" option. Speak to anyone knowledgeable in real estate and you will hear that if we are thinking about multiple units, rezoning for these on LB Avenue waterfront would gain us by far the most tax revenue. It is also our best option for a host of other reasons I go through, below. This option would re-zone, and then when people sell, allow developers to buy the lots and tear down the houses to build multiple low-rise units according to the size of the lot. Permitted units could be condos, or triplexes, fourplexes, etc, whatever, as long as they're low-rise. Ideally, they would be put in with some nice design guidelines with the Village trying for a right of way for an eventual sea-side walk. More detailed arguments for this follow. a. Best tax revenue for the density buck. This is our highest-value residential land. Currently it is zoned single-family residential, and

although the taxes are probably high, multiple units on each of those lots, particularly the huger lots, would net us a whack more in tax money than the Village gets now. And take note that it would be a lot more tax revenue than we'd get by pushing density up the hill into areas far from the water, where there are no services right now. (Read the point below). There is a lot of land, already serviced and flat, lying along Lions Bay Avenue. Best tax revenue bang for the density buck? Definitely, re-zone Lions Bay Avenue for low-rise units. b. Less expensive to service, easier to interest developers to build what we'd really want. Areas above the tennis court and near Highview and the top of Oceanview, and over in Kelvin Grove, would require cutting trees, putting in water, sewers, etc. This is really expensive. Developers have to see money in a project, to be interested. They will not want to get into installing services on undeveloped land and doing costly design and terracing on narrow, limited land pieces in order to build a limited number of low-rise units without the waterfront that makes them high in sale value and provides the profit. Developers will go straight into arguments with the Village about "we need more height/more units to make money to cover the costs." Villagers will not want towers or acres of units, so the proposals will go nowhere. And look – are we ahead, if we as taxpayers have to pay a fortune to put new services into areas where multiple units are to go? Serviced, flat land is already available on Lions Bay Avenue. Developers would only face a teardown and rebuild cost and they'd love the waterfront. If we're going to accept multiple units, where can the Village allow them while paying the least for new services? And where will the developers be most interested in building low-rise? Lions Bay Avenue. c. The negative visual impact is so much less if multiple units sit on the waterfront, where they are over-looked. By contrast, uphill of the highway, where the draft plan shows them, multiple units will be seen by every soul in Lions Bay from our windows or as we walk, drive by or look upward. Think - just one big, new house looming north of the Village Store has made a real difference to our visual experience. If we're going for multiple units, shouldn't we go for minimal visual impact, as well as maximum tax revenue? d. The traffic impact would be far less, if we re-zone the waterfront. It's a degradation to anyone's environment to have trucks and extra traffic going past. So where can we put multiple units so the extra traffic goes past the least number of homes? Obviously, on lower Lions Bay Avenue. Count the number of homes on the small stretch of road downhill on Oceanview from the highway to lower LB Avenue. It's far less than the number of homes between the highway uphill to the top of Bayview or Oceanview roads, where the Land Master Plan proposes to put them. Why force the extra traffic uphill past more of us, versus downhill past fewer of us, when we'd make more tax revenue downhill, anyway? e. Noise and disruption during construction on LB Avenue would be far less of a problem, for most residents of the Village. Nobody lives on the uphill side of Lions Bay Avenue proper, and a railway line in between there and the rest of the Village provides a large separation. Yes, residents nearby would get construction noise – but that's going to be true wherever multiple units go. f. Perfect place for upscale seniors dwellings. Are we not listening? Units on the waterfront with great views, little maintenance required, stay in the community, even a flat place to walk? Harold Gienger's survey years ago and the Age Friendly Survey show that these characteristics

are exactly what higher-income Lions Bay residents would like in their senior years. A short diversion and the bus could stop on LB Avenue and it's flat to walk to the stop. Waterfront units wouldn't be affordable for most young families but they would attract the well-off and also help us retain our active seniors. Cheaper options for young families would still exist in terms of suites and (possibly) duplexes, uphill. g.

Parking could be accommodated more easily on LB Avenue than in many other parts of the Village. Many of the lots are large. Again, with multiple units inevitably comes more on-street parking. This is easier to accommodate on LB Avenue because of the width of the street and the size of the verge available on the uphill side. In addition, the new on-street parking would not be much visible to people above, because of the trees near the railway lines. In many places elsewhere in the Village, new on-street parking could be an eyesore. h. Water – what can you say? No worse a problem than anywhere else. Lions Bay Avenue has the newest watermain in town. i. Other points might be raised about “loss of serenity” and “loss of a lovely, flat place for Villagers to run or walk.” But if we truly need multiple units for more tax revenue, there is a price to pay in terms of some neighborhood's serenity. Relatively fewer of us will lose serenity if the action happens on Lions Bay Avenue – and the Village will gain the most in terms of tax revenue. Great walking roads will still include Mountain Drive, Panorama Road and Panorama Place. Brunswick offers a relatively flat trail and the walk through the village area which is a gentle slope. As a final comment, in a “perfect world”, when re-zoning Lions Bay Avenue, the Village should try to retain rights of way for a sea-walk right beside the water. That would be a tremendous benefit for us all.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-10 10:49:42 PM

What do you like most about the plan?

I was both disappointed in, and frustrated with, the meeting called by the Village on Monday September 8th regarding the Land Use Master Plan. It was my understanding that there would be answers to questions regarding my concerns and I wanted to listen to the concerns of others. I expected that the meeting would have allowed all in attendance to hear the exchange of opinions and the discussion together. It looked like there was well over a hundred people in attendance. When the meeting began we learned that the intention was not for the community to ask questions but for the Mayor and consultants to present the plan (that we already had read and had in hand). However, with insistence from the attendees, the Mayor and Council and consultants agreed to take some questions. They permitted perhaps a half dozen, but as several in the meeting pointed out, they were not directly answering them. After a couple heated questions, the question period was cut short. From what I heard during informal discussion close to the end of the meeting and after it ended, it was my impression that

people thought that the Village did not wish to have any dialogue, the concerns of many were not addressed, and that the meeting was something of a waste of time. My suggestion is that we have another meeting inviting all residents to attend so that a range of concerns can be openly shared and discussed among many residents as a group. The Village does not plan to do so from the published description of the process that is being used. I volunteer my time to organize this meeting and to help facilitate the discussion if there is sufficient interest from members of our community to attend. If you are interested and think this is a good idea please contact me in the next few days at belfall@advancon.ca.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-11 3:31:44 PM

What do you like most about the plan?

The openness to develop good solutions for increased density.

What do you like least about the plan?

Nothing.....

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I applaud the time and energy that has gone into this. Great job.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-15 3:04:08 PM

What do you like most about the plan?

If it is a financial necessity to incorporate high-density housing in the Village, than we need to link this development with the even greater need for a better water supply. This means tapping into one of the two creeks left in the vicinity able to serve the village in the future. Those two creeks, having year-round flow, are 'M' Creek, and Lonetree Creek. Magnesia and Harvey do not provide year-round flow, as is illustrated every

year in late August and September. If we have a major house fire this time of year, we will quickly drain the existing tanks that serve the village's needs. A pumper truck is not able to put out a significant fire without tying in to a hydrant. If this is about sustainability, we need to place the future water supply for this village as a priority. As important finances are, water is of even greater importance. Thus, it makes sense to look at development that can also meet that end. This would mean the gravel pit is the primary place to develop - as water service was thankfully brought that far north, by our past Works Superintendant for 25 years, Blair Smith. We need to ensure that the developer also bears the cost of the additional water tie-in to M Creek. We need to link up the existing mains in the different areas in the village so we are able to be served collaterally. If we try to obtain the currently-leased Gravel pit area for high-density development - which IS in fact, possible to achieve, providing the community and council can substantiate to Crown Land Mgmt that we need this land due to future water supply concerns - the tie-in to M-Creek is the most cost-effective location. We have a water situation in Lions Bay, and it is going to get worse. Having been here for more than 25 years, the situation is clearly becoming more of an issue annually. The only way we can rationalize adding more users to the system, is by ensuring that the development that takes place also solves the issue of meeting future water needs of the village. It does not take a \$35K study to measure the water flow in the neighboring creeks. This is the time of year to do this. A quick drive north and south of Lions Bay and looking at the flow right now in the 4 creeks nearest to this village -thankfully does not cost \$35K. I don't think anybody in this village is in the mood right now to see another lump sum go out the door, especially in view of the financial picture that council has painted for us to see. \$191K followed by a loss of \$43K is obscene - we need to address why these expenditures have occurred. The council needs to really consider the impact - throwing \$43K away so soon on a study that actually has limited use - after the community center fiasco of \$191K makes a lot of us very angry. The residents of this village are frankly appalled - who wouldn't be? I also think that there is a lot of costs the village could cut back on - such as admin (can be contracted out much more cheaply), and works (we don't have time or funds to have our fulltime staff tend to berms, landscaping, or hauling the village residents' greenwaste away.) These things are 'nice to have's'.... preserving the village's surrounding greenspace is an essential. There is a big difference.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-15 4:49:24 PM

What do you like most about the plan?

It seemed to make a genuine effort to make sure that any changes to the community would not alter the basic character of our village. I must note that there were a considerable number of very vocal residents who seemed determined to disrupt the presentation on the grounds that they had not been given the chance to participate in the development of the plan and that the plan is going to destroy everything we hold dear in Lions Bay when, in fact, the plan was put forth as a starting point for discussion and the meeting was specifically held in order to enable participation in the discussion process as to what makes sense for implementation and what doesn't. It's a shame the "discussion" was held hostage by those who were only there to derail any discussion that did not align with their views.

What do you like least about the plan?

I felt that there was an element of "cart before the horse" to the plan. From my perspective, what we need to have first is a very clear picture as to the state of the village's infrastructure now and exactly what needs to be done to repair, maintain and improve it in the future -- particularly with respect to water supply. We need to know what needs to be done, what the time frame is for doing it, and -- to the best of our ability to predict -- what it will cost to accomplish these goals. Having a better idea of the actual infrastructure needs and their cost would help tremendously in determining how much we need -- or don't need -- to expand our property tax base. And, with respect to greater diversity of housing and pricing options in the village, I'd like to have more information as to the rate of decline in our elementary school attendance and how that impacts our community. Certainly, I would not like to see Lions Bay turn into a de facto retirement community with failing infrastructure, and it did concern me that so many of those at the meeting were roughly my age and older, but I guess the question (for me) is, how many lower cost units (like duplexes or town homes) would it take in order to keep the school viable -- and how could we ensure that those units would be filled with young families?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

For one thing, I'd like to see it prioritized along the lines of relative impact to the community, with those potential projects that would have the least impact on the Lions Bay aesthetic prioritized over those that would be potentially more disruptive and more controversial, thus leading to more opposition. And, again, the more ambitious projects need to be justified on a cost - benefit basis relative to our existing infrastructure needs as well as any additional demands that the more ambitious projects would place on the

infrastructure. It all comes back to having more complete information as to the present state of our infrastructure, its future needs, and how much a proposed project at any of the sites indicated in the plan can materially improve the ability of the village to meet its infrastructure needs. We should not be expanding for the sake of expanding on the assumption that expansion will solve all our problems, nor should we be vilifying all notions of expansion based on the assumption that any expansion will destroy the essential character of Lions Bay. Neither of these assumptions is likely to be true. Let's do the necessary research into our infrastructure needs and talk reasonably and respectfully to each other in order to find a middle ground that can preserve all that we love about Lions Bay while making sure that the village can continue to provide sustainable essential services in the future.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-16 11:53:27 AM

What do you like most about the plan?

Nothing much at all. It is the result of an undemocratic process and is so contrary to our Official Community Plan (OCP) that one can but wonder at how it came to be at all, and why we're paying \$34,000 for it. It's not what the majority of residents want. It's pure propaganda that we need an increased tax base. The real problem is money is spent on things residents don't want, instead of spending it on what we really need, roads and water. Lurching from one debacle to the next has wasted literally hundreds of thousands of dollars. Had residents' input been heeded, we wouldn't be in this hole.

What do you like least about the plan?

The document is an insult to the intelligence of residents. I can't find a single portion that warrants a considered response. Those who live here have the right to decide what we as a village want and who we are. Our first OCP said it best: People live here because it is what it is, especially those who have more recently spent a million dollars for this enviable life style. There's one alternate strategy: limit inventory to maintain high property values, or see them rise, as a way of increasing the tax base. Maybe local realtors should take a long hard look at their sales methods and stop bargain basementing homes in their non-preferred neighbourhoods? Promote the village as it is as a great place to raise kids, safe and quiet?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Have a ritual burning of the thing around a bonfire on the beach, complete with fireworks and hot chocolate. What a great community event that would be. Then let us

regain some semblance of a stress free lifestyle, free of these divisive pet projects, and focus on sorting out roads and water issues.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-16 3:53:08 PM

What do you like most about the plan?

(1) DUPLEXES / MULTI-FAMILY UNITS / INFILL HOMES: In theory this can make a lot of sense but not every property is suitable for this type of inclusion and any proposals of this type need to be assessed on a case-by-case basis. To reiterate, upper Lions Bay locations on steep slopes are non-conducive to this model. (2) BRUNSWICK GRAVEL PIT: Of all the possible development strategies presented involving Crown land, this one actually has some logic to it. I have hiked extensively through this area and I am very familiar with this location's lay of the land. It already has some roadways in place and numerous plateaus that could function as sites for building lots that aren't on 45 degree slopes. The existing Soundview trailhead near Mountain Drive could provide future access/egress to this site and eventually function as a roadway to connect this area to Mountain Drive and the rest of Lions Bay. However, its proximity to Magnesia creek is of some concern. The Village works yard could stay where it is or be situated elsewhere.

What do you like least about the plan?

(1) WATER AVAILABILITY vs SUPPLY & DEMAND: Before any of the land use proposals can be taken seriously, council need be prepared to have concrete answers to some very difficult questions regarding our dwindling water supply, as a comprehensive plan for water use and sustainability must be in place. In recent years summers have been hotter than average, resulting in diminished snow-packs, ultimately affecting available water supply. Climate change is now an accepted eventuality, there is sufficient data available to support this issue. (2) STEEP SLOPE STABILITY SUBJECT TO GEOTECHNICAL SURVEY: It goes without saying that many Lions Bay properties are situated on some degree of slope or another, ranging anywhere from mild to extreme, depending on the lay of the land. Prior to any engagement with Rob Barrs & Associates, wouldn't it have made exponentially more sense to have instead paid for a geotechnical survey of these areas so that we can all be educated in making an informed decision about any proposed development? The manner in which council handled this appears to be like putting the proverbial cart ahead of the horse. (3) LACK OF TRANSPARENCY REGARDING PHASE II STAKEHOLDERS MEETING: The majority of the residents were never part of the short list of proponents vaguely termed as "community stakeholders" in the Land Use Master Plan. This is only bolstering the point that complete lack of consultation is not only offensive, it is downright unacceptable to most people, including Lions Bay residents. Nobody here voted for a mayor and council that proceeds on issues without following the proper channels of consultation. Agendas like that belong elsewhere, that's what Stephen Harper is for. Now then, if the Land Use Master Plan is indeed "NOT a development plan or proposal" why is this all over the BC Assessment office's radar? Like many other residents, I'll be insisting on complete transparency regarding this issue. (4) HIGHLANDS DEVELOPMENT IN CONJUNCTION WITH STAKEHOLDERS: The land use proposals that involve construction of multiple family dwellings on what is quite possibly some of the most unforgiving of available terrain is

downright perplexing. Proponents and/or stakeholders of this model must surely understand the risks involved in development on such a steep grade? One can only assume that the unnamed stakeholders are eager for this to proceed and were part of what is collectively known as "...a select group of participants representing the diverse interests and different neighbourhoods of the Village" (from page 4 of the Land Use Master Plan: 2. PROCESS). If this is indeed true, why is there not full disclosure of the identities of said stakeholders? Are they absentee owners? Do any of them actually live near these areas of proposed development? Are they realtors or developers? Again, complete transparency is needed here for any of this to be remotely credible. (5) CROWN LAND ACQUISITION: If I understand this correctly, some of the land use proposals in Lions Bay would require the purchasing of Crown land in addition to privately owned properties that, when combined, would facilitate a larger footprint to build multi-family units upon. With regards to slope stability issues, this hardly makes any sense. This model would appear to only benefit the people whom wish to develop their properties that border Crown land. Upper Lions Bay locations on steep slopes are non-conducive to this model. (6) SEPTIC / WASTE MANAGEMENT: Most Lions Bay residences have to contend with managing their household waste by means of a septic tank and field, this is part and parcel of owning a home here. That said, clarification is needed on what is frequently referred to as a "community sewer system" throughout the pages of the Land Use Master Plan. Also, for those homeowners interested in potential infill opportunities, beware. This caveat appears to be somewhat downplayed in favour of development. Many of the existing septic systems are old and septic field performance may be entirely unknown in some cases. Adding a new house to an already existing dwelling on the same property would require significant upgrading of older septic tank(s) and field(s). The real possibility of complete replacement could be entirely cost prohibitive. (7) ROAD END DEVELOPMENT I am referring specifically to the two locations highlighted in blue on the map of the Brunswick Beach area. Acquisition of either of these locations flies in the face of what we are being told is responsible "Land Use management" practice. In no way does this make economic sense.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-16 6:48:03 PM

What do you like most about the plan?

We bought our property in Lions Bay in 1978. Some of our neighbours then, remain our neighbours today (36 years later). At that time, the people who lived here included a mix of older folks but the majority of residents were relatively young people (people in their late 20s and 30s) who were attracted to the beauty of the area and a community spirit which was diverse and adventurous. Move forward 36 years, Lions Bay is quickly becoming a community of old people, retired people. We have become stale and the spirit which used to exist has gone. We are bogged down with rules, bylaws, over- government, and pettiness. Moreover young people cannot afford to move here. Young people bring a vitality which is greatly

needed. And for those of us who want to remain in Lions Bay as we age, we need smaller housing and housing which requires less individual upkeep (building maintenance, lawn and garden maintenance etc). We need to offer a variety of housing to attract a variety of people. Additional people would mean that our school remains. Additional people will ease our tax burden. Community projects which we find difficult to afford will be achievable. Additional people would eventually mean additional services (increased frequency in transit services for example). The currently secondary suites are not all above board. Many landlords have not reported the fact that they have tenants. Rental income goes into the landlord's pocket, not to the Village. Costs for the tenant's use of water, garbage and recycling are paid by the registered Lions Bay homeowners. Tenant parking is also a huge issue. If a current owner has a large property and wants it to be rezoned, that should be his right. New construction would have to adhere to a strict code to ensure that the buildings were suitable to the lot and well planned, blending in nicely with neighbouring properties. If a current owner does not want a change of zoning to his property, that should also be respected. Two weeks ago, I walked through the garden areas and driveways of our existing townhomes. Everything was very tastefully done and extremely well maintained. It was quiet, clean and attractive, at least on par with, and in many cases better than, many of Lions Bay's single dwelling residences. To imply that multi-dwelling homes bring a lower class of person is sheer nonsense. Change is necessary and is a fact of life. I recall clearly when Caulfeild Shopping Centre was proposed – there was massive opposition to the plan. Now, it can be difficult to find parking at Caulfeild. Where have all of these naysayers gone? Back to Lions Bay –we don't need to start with a mega project. Start with one or two conservative size buildings. My guess is that, like Caulfeild, we won't regret it. Bree Stoddart Isleview Place.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-17 8:02:04 AM

What do you like most about the plan?

I think it is time to do some development in Lions Bay. I applaud that it is being looked at

What do you like least about the plan?

There is no time lines on which pieces have the least impact with the most value. I think if we moved the village hall to say Kelvin grove or worksyard we would be able to save money rather than trying to fix a white elephant. We need an overall strategy not piece meal.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

see above. Also more details on how many units and where the traffic flow would go etc. I agree with development and think if you couched it with more benefits such as this much revenue in...will be able to add this to the Village infrastructure



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-17 11:36:12 AM

What do you like most about the plan?

I am extremely sceptical. What was the mandate given (please disclose original document of contract with BARR) to write the LUMP Draft Plan ? It must be a precise mandate since we are paying for it. This Draft Plan seems to put the carriage before the horse, since it does not look at the givens (topography, water, sewer, infrastructure, reasons behind undeveloped pockets of land etc.) Village Website (about LB) plays up number of residences (StatCan 1328 in 2006, 1318 in 2011 census THESE ARE HARD FACTS) by stating ...figure closer to 1800 ???!!! This is ludicrous because if true, this whole LUMP would be obsolete since we have already achieved the population growth projected for us by Metro (i.e. 2000). Request to village : CORRECT your ludicrous figures asap ! LUMP Draft Plan on the other hand plays pop. figures down, because that is the "argument". Let's say we have 1318 now and aim for 2000 : this would mean 700 more residents or a 52% increase ! Tell us please which other Metro community is hit with such a projection ? Let's do the math: 1318 in 540 houses = 2,5 persons per house. 700 divided by 2,5 = 280 more houses. Is that absurd or not ? We are highly taxed as it is. Are our tax dollars spent frugally and wisely all the time ?

What do you like least about the plan?

It does not put the stakeholder first ! In Sept. 8, 2014 public meeting, clear question was asked who the stakeholder is and mayor answered clearly "you, the residents, and you, the residents ONLY" ! So why is it that the Plan speaks of "residents AND stakeholders" ? (Why is 2009 OCP not on website ?) WHO IS DRIVING THIS WHOLE THING ? It is somewhat naive to argue that LUMP solely comes as a natural consequence from 2009 OCP. Why after only 5 years ? Why so shortly before elections fall of this year ? Why now with more than enough issues on the plate of mayor and council (please recall recent debacle about our financial situation, community centre fiasco) and staff when they are all "at their limits" ? LUMP Draft Plan does not put first and foremost : Is there enough water ? Is there a sewage disposal issue ? Are there topographical issues ? Cost of additional roads etc., more public works staff/equipment necessary ? Why are there different colours on the map of this village - what is there background. Don't just say "these are pockets that could be developed". The Plan does not take climate change into the picture (less snowfall = less water available, water pressure issues, heavier use during drier climate).

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

First step for people who undertake study : Who, where, what, why ? and NOT the premises of outside pressures (real estate industry, Metro Vancouver) and fiscal pressures (spending issues) I just want to stick with one for now: BARR has to look at our MAP and ask WHY ARE THERE DIFFERENT COLOURS ON IT AND WHY IS THAT ? Let us explain to them : DARK GREEN = Parks= they are off limits for development "OLD" (have to remain, are untouchable LIGHT GREEN = Crown lands = why are they here ? historical context ? If you care about and you should, why the areas around our regulated creeks (and we never know what mother nature might have in mind) are there : homes stood there in the 1980s, they were expropriated (some of these people still live here and can be consulted as to why they had to give up their homes), public

moneys were spent, the reason being to make the natural fall lines of our creeks more secure for the inhabitants in that fall line. Our creeks have a safety DESIGN which is there for a purpose ! So HANDS OFF please. BLUE = Hydro Substation = "OLD" Works yard = major cost to move. Is terrain safe ? Is closeness to Hydro a selling feature ? I conclude : "OLD" Village office complex = would be ludicrous to look at changes there after the recent issues and developments there = "OLD" Emergency site = costs aside, it would be foolish to move these out of the village centre since this location gives them fastest access to all of the residents. Conclusion : "OLD" Parking area = for whose benefit does this exist ? If it is NOT for the general benefit of the residents, and the residents only, then it should be looked at for further development. RED = Commercial The study has to address possible conflict of interest issues that are glaring YELLOW = fully developed private properties Higher density issue ! Re-zoning issue - Democratic process issue ! Quality of life issue. The village website talks about our "unique sense of place". Unique means that WE IN LIONS BAY HAVE SOMETHING OTHERS DONT HAVE AND ARE PROUD OF THIS. What on earth does this have to do with "groups resisting development" ? Either we want to be unique or we don't. If it is our "mantra" as the village site suggests, then that is our mantra. Why is REMAX so prominent in the Draft Plan ? Who are Dale and Thyra ? Why is THEIR voice louder than the voices of the other 1300+ people in Lions Bay ?



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-17 3:23:08 PM

What do you like most about the plan?

That there is an actual attempt to make Lions Bay more adaptable for more people. ie: As we age there are many who would like to remain a Lions Bay resident but find themselves unable to afford the upkeep of their family home. The building of smaller residences clustered would solve the problem of downsizing for many. Also, another cluster could make some housing available for families at entry level buying. There does not appear to be any other way for LB to increase revenues, other than taxation and so increasing density seems to be our only option. But with that we must be able to sustain our water (especially concerning) and parking issues as our population increases.

What do you like least about the plan?

I do not think the building of "monster homes" solves our revenue problems at all. While there seem to be several options for expansion, I was told that if the road ends in Lions Bay were to be sold (if one is sold, then they should all be sold) then the monies accrued had to go to Parks expansion. This achieves nothing for general revenues and in a village our size we do not need more parkland expansion. Also, each section of LB has its own set of problems if more density is to be utilized and will require some consideration and not a one size fits all solution. This will take time and adaptation to satisfy present residents.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

If another meeting takes place, a neutral moderator should be found, a plan should be set in place and implemented and questions and answers held to the end, with the caveat that one person or group not dominate the Q & A period. It appears that this plan will take a lot more community consultation and a lot more time to achieve bringing the community together.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 1:25:58 PM

What do you like most about the plan?

The fact that location at Works Yard was confirmed as a potential development site.

What do you like least about the plan?

Poorly spent money for a study that is unrealistic in its discovery. Suggested development locations and sizes would cost residents \$M in upgrades needed to our water system, sewage plant and roads. Most of indicated locations are large areas that are easy to point on a map, but unsuitable for construction within a reasonable development budget. This looks like a plan for another 50 - 100 years and it was quite unnecessary at this point in time when we have so many roads and municipal services to upgrade. It is completely unrealistic to provide all services for even a portion of the proposed sites within the existing village services/systems.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Reduce it to a maximum of two most realistic, easiest and least controversial development sites.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 1:28:45 PM

What do you like most about the plan?

I fed back earlier saying "not much" and that hasn't changed.

What do you like least about the plan?

The note to come from "resident consultant" Don Belfall summing up a September 17th meeting will largely cover my own views.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Please see the first couple of paragraphs in the note below, sent to Council. Mayor and Council Village of Lions Bay September 17, 2014 Since I sent my letter on the needed option of re-zoning Lions Bay Avenue, a Councillor called me. I really appreciate the open discussion and the intent; it's one of the great things about Lions Bay. I got the impression that my note

proposing “re-zone Lions Bay Avenue” as an option might have stirred up some discussion among members of Council. The Councillor said my suggestion was interesting but the Land Use Master Plan does not prioritize making more tax revenue. You could have fooled me. See page 13 of the draft plan re expanding the tax base. Furthermore, the tax base was certainly cited in public on September 8th as a huge area of concern. The Councillor also assured me the real priority of the LUMP is “sustainability” and in particular getting young families in to live in the Village. That’s not what the draft says. Lions Bay has talked for years about the need to retain older residents, and the draft reflects that on page 9, putting “young families and aging residents” together as priorities. For retaining aging residents an excellent option, as my earlier pointed out, is re-zoning Lions Bay Avenue for multiple units. It also addresses “Guiding Principles” 1, 3, 5, 6, 7 and 9 for the LUMP on page 16 and minimizes the cost of putting in new services. Further, the idea of re-zoning and waiting until the current residents move out before redeveloping is exactly what Council has proposed for duplexes in the central area. As far as I and many others can see, re-zoning Lions Bay Avenue would follow right along with the priorities and the principles enunciated in this draft document. We were also assured on Sept. 8th that Council’s ears are open, so I would expect to see the entire length of Lions Bay Avenue added to the map of re-zoned “multiple unit” areas in any new draft of this plan. The Councillor also implied that a Land Use Master Plan like this is a standard item in municipalities who want to look at rejigging land use. No, it isn’t. This LUMP is entirely the Mayor’s idiosyncratic concept of the right plan at the right time; she called for it since starting this Council’s term. For the rest of BC, under Local Government Act section 875, planning for land use gets done under the Official Community Planning (OCP) process. For reference, see http://www.cscd.gov.bc.ca/lgd/planning/community_planning.htm I couldn’t find any LUMPs in a search of the whole BC government website; they only showed up down in the U.S; maybe they’re part of some process or other down there. And of course, our last OCP did not call for any LUMP at all, and Louis Peterson is quite correct to say that this type of planning should be handled in the next OCP. Thank you for this additional chance to comment. Yours sincerely, Peach Akerhielm, 35 Oceanview Road, Lions Bay BC



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-18 1:37:32 PM

What do you like most about the plan?

Nothing really.

What do you like least about the plan?

It is OK to build on our vacant lots of course and allow secondary suites in homes. It is however unreal how much development is planed on our steep and rocky terrain. We are a small village and not a place for developers to make money and leave us with the consequences. We are being rushed to comment and feel that decisions should be better left to our new counsel.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Prior to any planing a study of water supply and sewer treatment should have been undertaken!! Residents should also have been asked before having costly drafts done if they want such a drastic increase in population.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-18 3:12:30 PM

What do you like most about the plan?

NOTHING - It is so bad and biased that it will not be adopted which will be a good thing.

What do you like least about the plan?

Plan appears to be prepared by developers to suit their agenda of making profit. It disregards residents whose quality of life will be negatively affected and their properties would be devalue. Attempt to impose on us your seacial engineering ideas is not appreciated.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Consider an option of staying with single family lots only. Additional single family lots in the village and outside could be provided. Investigate the posibility of single family lots in the school area. Finally start to manage the village in a professional way without wasting our money.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-18 3:53:28 PM

What do you like most about the plan?

Everything

What do you like least about the plan?

Nothing

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

It's great



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-18 4:06:48 PM

What do you like most about the plan?

The possibility of building in the current works yard location, as long as infrastructure can support. Kelvin Grove is much better serviced than LB to handle increased traffic.

What do you like least about the plan?

I do not agree to high density housing. LB does not have sufficient infrastructure - water shortages for the past 4 years. Increased traffic on roads already in need of repair.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Ways to increase Tax base: Increase cost of parking passes 10x - this will help cover road maintenance due to increased traffic - the cost is still reasonable in keeping with parking rates throughout GVRD



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 4:45:25 PM

What do you like most about the plan?

As a long term (25 year) resident who raised my children here, volunteered here and had 4 out of 5 of us serve on the Fire Department for years, I feel strongly that the plan would encourage young families to move here and also fulfill the needs of aging residents to stay in their dearly loved village by downsizing from large family homes to townhouse units such as already exist, albeit not in sufficient numbers, or into duplexed homes, perhaps shared with their children. By discouraging the allowance of affordable, smaller, housing (not government subsidized!) we seem to attract residents who are more interested in isolating themselves from the community and imposing their requirements on it. Thriving villages are made up of a variety of age, ethnic and economic groups who find a way to work together, keeping the culture of our environment interesting. More residents, and this plan is NOT proposing "high density" in a big city form, will expand our tax base which - with diligent and informed planning - can pay for initializing and expanding the necessary infrastructure needed to support limited expansion.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 4:50:32 PM

What do you like most about the plan?

NOT ONE THING !!! This seems to be forced on us against the will of the residents.

What do you like least about the plan?

EVERYTHING !!! Leave single dwelling zoning in place. High density isn't an option for this village!!! The terrain is not suitable for multi condos etc. We have lots of underground streams and without our beautiful trees this would be a disaster waiting to happen. We have water shortages all the time now. The plan does not explain intent. Highrise building proposed where community center area next. High density all over the village. NO ! WAY ! We are on the side of a mountain we must respect nature with single family lot zoning.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Area at school could house some single family dwellings but when will there ever be enough money for the way council overspends. Salaries for employees far too much paid. Major mismanagement in payments to architects and present people who handle village reconstruction. Why so many lawsuits. Management of money is key. Lions Bay is so special, we want to have control of our lives and not leave it to outsiders. People are here for the unique tranquil healthy outdoor lifestyle. It can never be compared to anywhere else.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 5:51:47 PM

What do you like most about the plan?

Residents are thinking about the future of the village.

What do you like least about the plan?

The fact that council is not giving enough time to investigate all the pros and cons before council votes on the plan, and the fact that residents are not able to vote on it.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Not to rush a vote on it. What is the urgency. Let's have a more thorough look at it and take our time to make sure this is a positive change for the village.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-19 10:53:00 AM

What do you like most about the plan?

I like the plan generally. It offers a solid opportunity to attract new residents, particularly young families to sustain the school and village character. It addresses the need for additional and sustainability revenues for the Village. Those few and loud naysayers to development need to shake their heads.....or do they prefer that their taxes double in the next several years and we become stagnant. Its time to move on and all that is proposed as possible can be achieved without upsetting the community character

What do you like least about the plan?

I would not move the works yard. It is well located, hidden, and next to a large Hydro substation which I assume isn't going anywhere. Look at the gravel pit area for more development

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Leave the works yard where it is and develop as much of the gravel pit area as possible in addition to that proposed above it. The plan missed a great opportunity for stacked multiple housing on redeveloped properties just above the fire hall, centrally located. Above the fire hall and on that side of Upper Bayview the first 4 houses (2 of which are currently for sale), and the first 2 houses on the right side of Upper Bayview (which front on Upper Bayview and back on Bayview.....one rented) would be ideal for seniors housing with the iconic Geinger house kept as a clubhouse/senior centre. I already have a plan for there which could offer over 24 one floor stacked townhouses, garden apts.....Mike Hurst



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-19 12:13:16 PM

What do you like most about the plan?

What is there to like? It is designed for developers and not with the residents in mind. NO to pushing LUMP through.

What do you like least about the plan?

Possibility of rezoning for highrise or multi condos in the middle of the village. We need single dwellings in this area. We live in nature which is serene and relaxing. Being on a mountain life is a gift so why deface by clear cutting for multi, high density. Money is not the goal of this life. We must preserve nature and the Crown Lands around the village, we had a disaster 30 years ago due to logging this area. Weather all over the world is more intense bigger storms, erosion by building multi dwellings is not an option here.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Area should remain single dwelling zoning. Better management of money collected in taxation, experts reading contracts would save us from additional charging as council members are not qualified to make decisions. Sustainable hiring from within the village such as recycle and garbage redirection in everything. Salaries much too high for staff, instead of redevelopment.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-19 2:13:00 PM

What do you like most about the plan?

Nothing

What do you like least about the plan?

This was an ill-conceived answer looking for a question. Where is the reasoning leading up to the assumptions? Where are the alternate solutions? Where are the numbers and analysis for the alternative solutions? Why was higher density chosen? When will it pay off? How were the magic 25 people chosen? Who did the choosing? Why is it being called sustainable? What is being sustained? This project reminds me very much of the disastrous community centre project: rush off in all directions without any idea of cost, or even any idea of where you are headed - only how wonderful it will be when you get there.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Scrap it. Start over with a proper business plan. Explore alternatives with dollar figures. Study resources available - water, land, infrastructure, the OCP. Work with citizens to evolve a desired direction. Jamie Pike



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-19 6:41:37 PM

What do you like most about the plan?

Lions Bay does need to expand its demographic and work towards providing housing for seniors with mobility issues and young families with less income. Multiple units, infill housing and townhouses in appropriate areas would enhance the village as long as parking, sewage needs, maintaining trees and road and water infrastructure needs are addressed. The gravel pit and works yard areas are good places to investigate the potential for development.

What do you like least about the plan?

Some areas where development is proposed concern me due to terrain problems that could destabilize steep slopes. The infrastructure issues of road use and water availability need to be more emphasized and addressed. What is the rush to finalize this plan when council will be changing in 2 months.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The idea of rezoning Lions Bay avenue for increased densification has much merit and should be explored/included.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-20 8:13:38 PM

What do you like most about the plan?

What do you like least about the plan?

There is much about the LUMP report which I do not like. For example, the size of the proposed densification seems to me way beyond what the majority of Lions Bay residents want. Making it easier for elderly residents to stay in the village requires only moderate adaptations of existing accommodations, or a small number of additional condos or apartments. However, the LUMP vision proposes Lions Bay changing into a small town, with mention of a farmers market, pub, more retail etc. This is definitely not the Lions Bay that the great majority of residents came here for. Further, we were attracted by the settled state of the village and the absence of constant construction with its continuous noise, dust, speeding traffic, wandering strangers and generally disturbing effects. However, I shall here just address one aspect which affects fundamentally Lions Bay's future plans.

WATER - The availability of sufficient water should be front and center to any plans about Lions Bay's future, as it is for all communities along the east shore of Howe Sound. The global climate is getting warmer. In our part of the world this means that summer precipitation may fall, and winter precipitation as snow (required above Lions Bay to store water) may not increase to compensate, and may in fact also decline, as has occurred recently, due to rising temperatures. This scenario is discussed in studies commissioned by the GVRD into the future impact of climate change on the lower mainland. This means Lions Bay faces probable declining water availability in the village - for our existing population. The LUMP consultants report envisages up to about 400 extra residents. These could not be reliably supplied with water from our existing sources in late summer. Our current water shortages are on everyone's mind, and this has happened often in late summer to early fall in past years. Therefore, water for these extra people would have to be captured and stored during the winter or spring months in tanks, for supply in the late summer. Assuming residents consume about 400 liters per day, and if we assume - optimistically - a minimum 30 day bridging supply requirement from tank storage, this would require the village to store an additional 4,800,000 liters of water. At a cost of about \$500 per cubic meter of water for tank construction, which could be significantly more given our steep slopes, geography and seismic restraint requirements, this amounts to at least \$2,400,000 capital cost for tank storage alone. Adding in for consultants fees, piping, pumps, additional treatment plant, say at least \$3,000,000. If this cost is amortized over 25 years, and assuming a return to more normal interest rates, the village would be faced with an annual repayment cost of about \$250,000 for the next 25 years. In addition, large tanks require regular maintenance, inspections, certifications, monitoring, sterilization, structural repairs, coating replacements etc. Assuming this to be about 2% of tank capital cost annually, adds another \$50,000 of annual cost, for total annual cost to village of \$300,000. This wipes out a large part of any additional "tax base" income from those extra people. Further, as the construction of the tank or tanks would

have to proceed BEFORE the taking up residence of any significant numbers of extra people, a commitment to large tank repayments could be required before significant extra taxes were even received. However, additional residents generate other additional costs to the village, so this would be just the start. IN SUMMARY: Due to global warming, we can expect a decline in the availability of water in Lions Bay in future late summers, this is a serious a problem for our existing population. A major increase in Lions Bay's population can only be met by very large additional tanks storage, which would be extremely expensive.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 6:07:57 AM

What do you like most about the plan?

It is interesting to see the possibilities for different types of housing and where new developments would be considered.

What do you like least about the plan?

1. The Crown lands directly above Brunswick I believe need more study. I was out of town for the consultations and the last public meeting did not provide me with the opportunity to ask questions about this land so there may be some rationale I am missing. I understood from when I was on Council, this land that currently has a gravel lease is being returned to its "next best use" which appears to be residential given the roads and lighting that is there. I doubt there is little question the Province would request this land be brought under the governance of Lions Bay given its potential for residential development. I believe there should be about 8 years left on the lease? I see the intended housing extension at the top of Sunset Drive, and the mention of application to the Crown for Fire Department, Public works and recreation. This land has incredible views, access to the bus, trails and existing road which makes this area very attractive for future development and I believe it may be preferable to develop this land which would be an improvement from its current condition rather than disturbing land that is current forested and environmentally sensitive. 2. I believe this document should be referred to as a "study" and not a "plan". 3. I do not support the recommendation of updating the OCP to change the zoning of "watershed/environmental protection" areas. Water is an essential resource and I could not support this document as a "plan" without a study being conducted on our water supply in view of climate change. It probable the climate change will increase fire risk and decrease snow pack. What are the limits of our resources in order to sustain this growth? Lions Bay states is will be a leader in sustainability - how is this objective met by developing on watershed/environmental protection areas? 4. The plan to redevelop the current public works yard (page 34) could be attractive, but the drawing omits mention or visual of the hydro station which is very significant. 5. Very concerned about increasing population without understand the ability to provide service - parks, roads, water etc.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

1. Include studies and provide reference to impact on water supply in anticipation of future climate change. Resort Municipality of Whistler has done studies that could be referenced.
2. Provide more detail and information on the intentions of the province and future opportunities over future land use of all the land above Brunswick.
3. Provide financial projection of what increase in taxes and property values would result from this plan.
4. Indicate where a sewage treatment plant could be located for central Lions Bay.
5. Provide some analysis on the anticipated impact this increased density would have on infrastructure and services.
6. Provide some alternatives, such as reducing the floor area ratio for single family dwellings as an incentive to build a secondary suite.
7. Include reference to the Hydro station above Public Works.

Submitted by Ruth Simons, 50 Lions Bay Avenue



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 4:52:00 PM

What do you like most about the plan?

I believe it is a strategic document that demonstrates some good land use potential opportunities. I believe there is sufficient demand for some alternative housing options here in Lions Bay. If aspects of the plan can be executed such as secondary rental homes on current single family dwelling lands, duplexes, triplexes or quadplexes and/or perhaps tiered condo's on the low side of Kelvin Grove and/or another locations, these additional housing offerings will create a more diverse Lions Bay for the young, middle aged and old alike.

What do you like least about the plan?

I do not support the larger developments of town homes such as the Oceanview Rd and Timbertop proposals. I simply don't believe that there is significant demand within the Lions Bay market for such housing. Perhaps a few groups of 8 or 10, tastefully located and in low impact locations, but NOT large developments of 20 - 80. Especially when you consider the high vacancy rates of Seascapes and the Furry Creek Townhome development. I don't think large townhome developments are what is needed to attract young families. I believe the aforementioned options of duplexes etc would be much more attractive. There are a number of architecturally beautiful duplexes in Horseshoe Bay. I think this style would work well for Lions Bay. I would prefer to not have to support the entire LUMP but instead be able to select which projects I support. I don't want to see an all or nothing vote. I don't believe council should be the only ones to decide whether or not this moves forward. I would like to better understand the process for executing any of these developments. To support a tri-plex or 6 - 10 tiered condo's in low impact area's is very different than supporting a large townhome development that would drastically effect a large neighbourhood.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Some clarification: If we are pursuing this as a means to increase our tax base, exactly how much densification is needed to make us a financially sustainable community? The LUMP indicated upwards of 200 new homes. Do we really need 200? Alternatives - have other types of commercial options been considered? The Sea to Sky Gondola for example, consider the

economic impact that has had on Squamish. Could we do something like that from the Pit to (or close to) the Lions? Might sound crazy but at least it's "not in anyone's backyard" per say. I've even heard suggestions like turning our marina waterfront in to a high end Marina and Wilderness Resort? I'd like to see a more diverse Lions Bay which, to me, means some densification and perhaps some new commercial or tourism opportunities. Is it time to start Tourism Lions Bay?



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 8:10:42 PM

What do you like most about the plan?

Easy to read.

What do you like least about the plan?

The Draft Plan made development look all too easy. It was a bit like a glossy pre-sale brochure with too much of a broadbrush approach which raised more questions than answers. The wording and illustrations are too general in the report. This has been very divisive around the Village. "It is important to note that the Land Use Master Plan has been developed in the absence of detailed geotechnical and servicing cost studies, which should be completed before the Village approves new development." "Should" perhaps should be replaced by "must". In the absence of these studies just how realistic is additional multi-family development or even a Master Plan given the difficulties of building in Lions Bay? There is insufficient emphasis on infrastructure. For example, in Lions Bay some of the infrastructure issues are: insufficient water in the summer, and boil water advisories on a fairly regular basis after heavy rain in the winter, sewer, septic field problems and road maintenance. These issues seem to have been glossed over too much, given that the report says: "overall, if multi-family development begins to occur in Lions Bay within the next 1 --- 2 years, the Village could grow in the order of 200 residents in the next 10 years, a manageable 1.4% growth rate which is in line with regional projections". It seems there is much enthusiasm to start multi-family development, sooner rather than later but before some of the more serious issues have been addressed. This is troubling. The report gives the impression that at Kelvin Grove approximately 45 new homes could be built which is interesting given that the current sewer system is rather small. Any developer would naturally want to build the maximum amount of dwellings to make such a venture worthwhile (maximum profits are required from a developer's point of view). Can the current sewer system accommodate that many dwellings, plus additional new dwellings in Lower Kelvin Grove? Is this large lot even stable? Would the sewer system have to be revamped and the sewage treatment plant made larger to meet any regulations thus encroaching on Kelvin Grove Beach Park? A development of this size could potentially add an additional 100 cars (assuming 2 cars per household) together with the additional incidental traffic which a development of this nature would bring going up and down a road that requires upgrading. This increase in traffic could be a problem and be very hard on the existing road which in parts is showing distress, plus the additional noise factor and additional issues of accessing and leaving driveways with the increased traffic. Also, parking issues could again be a

problem. There are no sidewalks on Kelvin Grove Way so walking up and down the hill could become dangerous with increased traffic, especially for small children. "Insufficient supports/services to attract and retain young families and seniors". This statement is not necessarily true. Interestingly, over the last few years a number of young families have moved into Lions Bay so obviously lack of amenities was not a big concern for these particular families. Most people who move to Lions Bay do not consider "lack of amenities" to be an issue (that's why we are here - peace and quiet) and given the relatively close proximity to Vancouver and West Vancouver access to additional amenities is not problematic, although additional bus services during the week would be helpful to encourage leaving the car at home. Not sufficiently realistic with respect to seniors. For some seniors due to health issues "aging in place" in Lions Bay may not be possible. It would be on a case by case basis. There is no additional transit to take seniors to their homes should they no longer be able to drive. For obvious reasons, even if seniors were able to stay any "senior" housing would have to be close to transit and the store so they can collect mail, etc. The plan is a little too rosy and with development also comes additional costs to the Village in maintenance and snow clearing to name a few, so it is questionable whether the additional tax revenue would be much of a benefit. There was no breakdown as to the financial advantages to the Village with respect to any development so benefits are hard to quantify. Interestingly, the waterfront on Lions Bay Avenue has some very large lots why were these not included as potential development areas given the lots are basically flat and easier to build on?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The Draft Plan should indicate that any development should be looked at on a case by case basis not on a broad brush approach as the Draft Plan appears to suggest. For example, one lot might be able to be subdivided and two smaller homes built, or it might be rezoned to build a duplex or a carriage house but it might not be possible to do so on an adjacent lot because it is unstable even if it is of a similar size. The areas slated for potential development made it look too easy and almost a "done deal" but given the topography this cannot necessarily be the case. That scenario should be made clear in the Draft Plan and that the suggestions and possibilities in the Draft Plan are just that, suggestions and possibilities and are not "cast in stone". Given the difficulty of building in Lions Bay and the improved building requirements any new development would not be considered "affordable" in the real sense of the word and this should also be emphasized in the report. Row housing might be a bit cheaper than a single family home but considering the prices at Seascapes further down the highway this may not necessarily be the case. Perhaps the Draft Plan should reflect this reality.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 8:51:14 PM

What do you like most about the plan?

I do like all the ideas for some more densification such as the terraced houses, duplexes, town houses and coach houses. I agree there needs to be a broader tax base such as more units in Lions Bay. Any of the areas look fine but I am sure some areas may work better for the residents

in that area. The Brunswick Pit would be a great place to put a low level apartment and townhouses as it has the underpass near by.

What do you like least about the plan?

I think no matter what you do some residents will be unhappy but I think you need to move forward to densify in order to keep up with costs and updates to infrastructure. I think water will be the big issue as we may have a mild winter this year with less snow pack and then if we have a summer like this year water could be a problem.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I think the Draft Plan was very thorough and covered many possibilities. Thank you very much for a very well done Plan and I can't think of any suggestions.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-21 9:24:09 PM

What do you like most about the plan?

Nothing!!! I want to voice my opinion. The present Council was elected when "densification" versus single family zoning was not an issue. The new Council, soon to be elected will be totally aware of the implications involved in this current crisis. The decision to retain single family zoning or to "densify" should be made after the next election! During the tenure of Mayor Wyman, a "housing project near the tennis courts was proposed. During endless meetings between the residents of Mountain Drive and Sunset Drive, the proposal did not go ahead. We all hoped that would be the end of it but here we go again! When you replace green forests and single family zoning with "affordable condos" and concrete, property values will plummet. In my case and many of my neighbors, I estimate \$200,000 each. I am sure that many other property owners throughout Lions Bay are "in the same boat." I would rather pay higher taxes than take this financial loss, to say nothing of the horrendous loss of the beautiful green space and "nature" that makes Lions Bay the paradise that it now is! Michiel Roell 150 Sunset Drive

What do you like least about the plan?

SEE ABOVE

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

SEE ABOVE



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-21 10:19:10 PM

What do you like most about the plan?

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

September 21, 2014 Dear Council, We want to share our concerns with the Land Use Master Plan (LUMP) content and the associated consultation process. As a young family who has recently purchased a single-family home in Lions Bay, we value the peace, quietness and school facilities that Lions Bay offers. Until very recently, we were not informed by Council of the LUMP. We are not satisfied with the process of consultation that has occurred. As residents on Sunset Drive, we will be heavily impacted by changes proposed in the plan in our street concerning development, water shed safety, construction, noise and traffic. We expect negative impacts on our quality of living and property values, therefore we are disappointed that we were not approached and informed sooner and with more information by Council. We understand there are infrastructure issues including maintenance of water supply equipment that are currently being reviewed for appropriate actions. We question the village's strategy of densification while very basic infrastructure matters have not been addressed yet. We would like to see at least the following questions addressed before further steps are taken to execute the LUMP: - Sewage: how are infrastructure costs like sewage being paid for? What is the plan to have new residents (or the developer) pay for that compared to current residents? Will existing residents be required to tie into any new sewage infrastructure - How is noise being restricted at upper Sunset Drive? Note that we moved to Lions Bay for the quiet neighborhood that we live in. Reading the architecture types of proposed new housing will not affect views, we feel the topic of noise is not addressed in the LUMP. - How is water safety being safeguarded with more construction in the water shed area? Currently, there is a lot of appropriate attention to water safety in the water shed area where many hikers pass through. - How many more frequent or later at night buses can you commit to that will run from and to lions bay with more residents? - What guarantee is there that the community facilities (e.g. school, child care) will be maintained and improved with this increased tax base? - Which named developer(s) have expressed interest in building the high density housing proposed in the LUMP? - What is the expected increase in car traffic on upper Sunset Drive? How will it be controlled with the already existing hiker car volume? - How will environmental impacts be managed as part of the LUMP? For example, there are possibly blue listed species living near the proposed development areas in Lions Bay as described by the BC Conservation Data Center (e.g. Coastal Trilled Frogs). Sincerely, Alison Fischer & Hugo van Hoogstraten Sunset Drive, Lions Bay



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 11:57:16 PM

What do you like most about the plan?

I am in strong agreement with the need to do SOMETHING to increase the available housing diversity in Lions Bay. We are relative newcomers - some 3.5 years here - but it became evident very quickly that a great deal of the work that has gone into making Lions Bay what it is, was

done by folks who are now in their 60's and 70's. We know many people who have been here for 25, 30, 35 years, and they cherish their memories from this very special place. But if we want to have a chance of maintaining this unique place for our children, and in keeping it vital for the generations to come, we have no choice but to keep working at making it attractive for young families. And that means affordable housing options; and amenities (some of us are extremely disappointed that the community centre we were "promised" has disappeared up in smoke, and yes, we would have happily paid more taxes to have had it); and a thriving school. In addition to attracting young families, it is equally important to provide downsizing options for the older generation. Our current, aging, housing stock of single family homes and a tiny handful of condos simply isn't going to cut it. I don't understand the viewpoint of the residents who are so set on things remaining "just the way they are." This is a village, not a retirement resort. It would make for a pretty lousy retirement resort, at that, with so few accessible housing options, few easily walkable streets, limited transit access, practically no amenities. But for those who love this village and want to "age in place" here, I am strongly in favor of putting into place the types of housing and services that would make that feasible. We all benefit from a diverse population, including the very young and the very old. So, I appreciate the plan for acknowledging that these are problems to be addressed, and attempting to offer some solutions, while also very clearly indicating that the unique nature of Lions Bay needs to be respected and accommodated.

What do you like least about the plan?

The process for developing this plan has clearly been flawed, if only because at least a vocal minority of people believe their views have not been considered. I don't have the history in this town to understand the politics that are obviously behind many of the heated opinions, but if the plan was to consult the residents at every step of the way (which I personally consider a highly dubious proposition, and not at all an efficient or effective way to make difficult decisions), then total transparency was really needed. The Phase 2 business of only permitting a select, unnamed few to attend the meeting has enraged people to the point of lunacy. More than anything, that was a serious strategic flaw in the development of this plan. Of more substance, I, like many others, am concerned about the water supply, and of the implications of this existing (and growing) problem in the face of the possibility of additional residents and homes. There is also a strong argument to be made of the importance - the critical importance, even - of having performed the necessary cost and engineering analyses for the infrastructure challenges already facing the village, and those that would be raised by any of the development proposals. I don't really see how anyone could make an informed decision about any of the proposals without such basic information. And I don't see how proposals regarding possible development sites could be made without any analysis of the actual suitability of such sites for development from a geotechnical perspective, and any other pertinent perspectives. To put forth a potential development plan, with the caveat that, oh, by the way, someone really ought to check out whether these properties are actually developable... well, it doesn't make a lot of sense. I attended the September 8 meeting. It was horrifying, to say the least. I had my young daughter with me. I had to leave partway through the "Q and A" (hardly an accurate depiction of the behaviour of that overtly hostile crowd) because I refused to further expose my daughter to the shockingly rude, hostile and borderline out-of-control behaviour of some of those in attendance. The lack of basic civility in that room would not have been tolerated in a kindergarten classroom, never mind a serious discussion among supposedly mature and intelligent adults. I went home shaking, and utterly appalled. The consultant cannot be held

responsible for the way that meeting unfolded, but perhaps a neutral third party should have presided.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I would have liked to see some additional options presented for increasing the attractiveness of Lions Bay as a place to live (and ideally raise a family), in addition to the new housing options presented. Keeping the school open and viable is absolutely critical for this, and young families also need childcare options, which have been sorely lacking here. A lovely, new community centre, providing childcare, a small library, and space for a large variety of adult and child-focused recreational pursuits, would have been a fantastic amenity and a real draw. The school field could also be much better utilized by the community, as a gathering place and shared resource. I hope that the currently empty commercial space in the village core is well-utilized but I'm not sure whether this comes under the purview of this plan. I understand that a tax base is needed to fund some of these sorts of projects, but I seriously question the unstated assumption that no one is willing to pay more in taxes in order to ensure access to such amenities. Appropriate attention to the water supply and other needed infrastructure is equally, if not more, important, and as stated above, should have been fully studied and costed out prior to development of this plan. Finally, I can't remember whether the term "high-density" came from the LUMP itself or has sprung up from the naysayers in the village, but to refer to a few scattered duplexes on one's street, or a group of small multi-unit complexes as "high-density housing" is totally ridiculous. High-rises are "high-density," a few condo complexes are not. Whispers about "crime" associated with "high-density" housing, too - good grief, people, get a grip.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-22 1:07:46 AM

What do you like most about the plan?

It makes people realize that if you don't fight for what you believe in then you don't value your freedom or your community!

What do you like least about the plan?

Aside from the increasingly more water restrictions in Lions Bays due to the population increase from its incorporation, we have to address the possibility of seeking new water sources, building of new water tanks, road infrastructure, a sewer systems in old Lions Bay? All this would have to be in place prior to the Village to even consider supporting extreme high density as suggested in LUMP. I do not have an issue if an area is newly opened up like Brunswick Pit – Fire Dept. training site/works yard or possibly the works yard in Kelvin Grove – where the impact to existing single family residential area are limited. They should be centrally located provided they are in a safe area to develop and already met at least the above criteria. Most of the Village is zoned single residential. Many people like my family & I moved here because it offered many things such as peace, quiet, privacy and somewhat lower taxes. (Yes, we used to own a quadplex in Europe)! I do not agree to raise taxes to offset the Village's needs for more funds. (EG-

Translink can never get enough money). It does not encourage fiscal responsibility, it can cause some of the residents to leave if they can't afford higher taxes or they will defer their taxes and then the Village really loses out. The potential for the Village to rezone unsolicited private property is the equivalent of expropriation. Eight private properties were flagged on top of Oceanview Road for high density development. While the properties to some might be perfect candidates for the continuation of 4plexes in the area, there will always be someone who would like to consider seizing the opportunity to make money with their own property. Rezoning private property would affect those residences right away to pay higher taxes unless they have lived there for more than 10 years on that property and they have to make a yearly application to the assessment office to have their property reassessed. If you miss you pay higher taxes and lose out. The only person of interest to your property is a developer. Slowly, your neighbourhood gets encroached with high density housing. There is no consideration to your neighbours when money talks. How many residents are willing to turn down something that financially would benefit themselves, instead of losing out and doing something for the community? One of the OCP's core values is "to have a sense of place". How can anyone have a "sense of place" when you are afraid that in the future the Village could reconsider high density housing again and put in phase 2 or 3 and encroach once more single family homes to rezone them to high density? Why would anyone want to buy a property that is zoned multi/high density and want to continue to live in a single family home on that property. Neighbours neighboring this zoning might be next to be considered to be rezoned in the future. Why get involved in a community where the Village robs you from having "a sense of place", - your home and your neighborhood! We fight against the Burnco Gravel Pit, the LNG facilities because they affect our lives here in Lions Bay. This is not as simple as opening up the waterfront accesses that had upset a few waterfront residents. This is changing the whole dynamics of the Village completely. F.Y.I. – History of Oceanview Road. As a long term resident and one of the first and oldest residents on upper Oceanview Road, I will give you a little insight about our history. Originally in 1971, we wanted to purchase a property in the area flagged "as to be developed" in your LUMP plan. Dawson Development originally planned to develop the section above Oceanview Road in the area projected in your LUMP map, but the Province of British Columbia at that time deemed it unsafe with great slide potential. In the 1970's the area still bore the scares of logging and most of the old growth forest was gone. (Something a new development to this area will do). Rundle Creek had and has numerous feeder springs that saturate the ground and still cause trouble to this day to other parts of Oceanview Road. In turn Dawson was denied the ability to develop and it was said the land was sold to the Village for \$1.00 to be used as parkland. Time went by and in 2005, the Village Council of the day decided to redirect the water that was draining through an approx. 150' culvert (the shortest route) into Rundle Creek. Now it would go through a new culvert that crossed under Oceanview Road and drain in a temporary gravel drainage ditch. The new creek was to hopefully work its way across Lions Bay to drain into Harvey Creek. As I opposed this and I observed multiple sink holes form in a segment of the ditch that ran along the base of an old gravel pit. This new creek undermined the road bed, damaged and cracked the road through seepage and allowed the surface of the road to continue to be more damaged. I continually alerted the Village to the danger of this action of redirecting the water. It still is not repaired and resurfaced. This area where the water compromised the road, is the area where the consultants have flagged as high density. This is the "Oceanview / Highview" intersection. With the mass removal of trees in upper Oceanview Road to accommodate high density, the inability to absorb excess rain water and spring water, I do not want, nor do I presume other residents of Lions Bay want another "Blueridge" created in Lions Bay. It is not the developers fault that if something happens in this area, but the "Villages"

fault for permitting development in these areas. These areas have become a liability. (I have continuously addressed the dangers of this area and it is well documented in public Village records - 2005, 2006, 2008 & 2012.) –The dangers haven't changed. Do not develop these sites. It is unethical to prevent one developer to develop an area, so in the future the same area can be developed by the Village for the same purpose, with the same hazards in place. Affordable housing in Lions Bay! In the 1970's there was interest to put affordable housing in Lions Bay and this was not just the townhouses. There was to be a mobile home park on Oceanview Road. It semi-succeeded! Through opposition from the Village, it only consists of 1 unit. The other properties were sold again by the developer to build conventional single family homes. This nicely renovated mobile home was recently purchased for 1-1.1 million dollars – yes, affordable housing. A quick and easy way to allow for downsizing of homes is to put a modern trailer home park on the leased portion of the gravel pit. – Something the Village should look into. Putting high density housing in the Village does not attract more young people or seniors to the Village. Units are sold at market price, and to whoever is willing to purchase it –including off shore investors - like upper Britannia Beach was sold literally overnight. As a care giver to seniors living in upper Oceanview Road, I can personally say, that if it comes to an illness or old age and you lose the mobility of your car and public transit it too difficult to access, without good support for the elderly, this is a terrible community to live in. The further away you are from necessities (food, alternative transportation, medical care etc.) the more difficult living becomes. Young people moving to the Village and choosing to put their young children in private schools as an alternative to Lions Bay's public school system, decreases the enrolment in our local school, but indicates that these young people can easily afford living in Lions Bay with the current housing prices. They are not looking for affordable, subsidized housing! More high density housing does not remove the use or need for existing illegal/legal suites. Both will have to co-exist and continue to drain our limited resources. One does not resolve the need of one by creating the other.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The Village should not put high density housing (eg Quadplexes or townhouses) in forced designated areas of single family residences unless they are willing to permit high density housing throughout the Village. Including the long time desire by residents to have a pub – pub/hotel by the beach? (From previous OCP plans). Or redeveloping the waterfront into a semi commercial, high density area? Most areas have development potential. The question is - is our council willing to do the right thing and limit high density development to areas that have very little impact on existing single family residences or is the Council willing to change our uniqueness and way of life and create another common urban sprawling community that has no heart?



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-22 11:40:28 AM

What do you like most about the plan?

What do you like least about the plan?

We are not in favour of densification. Lions Bay's unique quality springs from its lack of densification. That is one of the main reasons that we settled here 37 years ago, and we continue to value that feature of the village. We think it should be noted that our street at least has a number of young families, including children. For some time that was not the case, but we have noticed that recently young families and children have been moving into homes on Sunset Drive. We would also specifically not welcome the addition of more traffic on Sunset that a development at the north end of the street would entail.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

We are not in favour of the Draft Plan, and would rather see the village live within its means without attempting to artificially alter the structure and composition of the village in an effort to raise more money. Please listen to the citizens of the village!



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-22 1:22:27 PM

What do you like most about the plan?

That it is addressing the recurring issue that is being raised: young families and older citizens.... Lions Bay is evolving. 10, 20 and 30+ year residents are in different stages of their lives from when they moved here. Newer residents have different expectations than new residents in previous decades. As residents age, they want to stay, many children of Lions Bay want to return because both value Lions Bay's way of life. I applaud the LUMP for polling residents for ideas on how to achieve the above. Anything that helps us to meet the needs of all our current and potential residents is a good idea to pursue. Good ideas come forward when we think together. Different ideas will apply to different neighbourhoods, there is no "one size to fit all". Different useful ideas apply to different areas in Lions Bay. However we must have children in Lions Bay, they are our sunshine, they are our window, a view of the evolving world. We must accommodate young families and we must accommodate those who wish to age in place. Staying the same is not an option. Staying the same is not demonstrating the inclusiveness and celebration of everyone that is 'Lions Bay'. Thanks for asking all the residents for their input and for documenting it all for us. Not all ideas will be great but there may be a few that are stellar.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-22 3:26:15 PM

What do you like most about the plan?

The fact that more money could be raised by the village to up grade the inferstructure eg Water supply not to have boiled water advisers ,road less cracks in the roads

What do you like least about the plan?

the magnitude of the development wanting to develop park land. The added congestion of more cars and trucks lack of public transportation to the roads up the mountain eg Timber Top for example. the fact that people who were interviewed requested a Pub .There was no reference to this proposal in the conclusion of the report. How the issue of a water supply would be improved to supply the extra buildings. Has the limits to how much water can be taken from the creeks been looked into. can we take more water without compromising the ecosystem

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

To have a more though assessment of the water supply issue and the land stability of some of the areas were future development has been proposed have proper surveys carried out by professionals

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council			
Title	Community Centre Update – Responses to Questions of Cllr. Ando			
Author	G. McRadu	Reviewed By:		
Date	October 3, 2014		Version	
Issued for	October 7, 2014 Regular Council Meeting			

Councillor Ando, at the last Council meeting, asked a number of questions and Council requested a follow up. In addition, Councillor Ando posed additional questions outside of the Council meeting.

Further to Council's request for follow up, and to respond to the following questions by Councillor Scott Ando, the following has been provided by Gerry Longson, Project Manager:

1. Soil anchors are not required in the Village Hall (Office) east retaining wall. Please check with the WCB Report and Structural Engineer, the Village Hall portion of retaining wall is free standing and may be more of a concern than the portion in the Community Centre.

As instructed by Council to the Interim CAO, and then to the Project Manager, the Structural Engineer reviewed the previous reports and determined that the East Concrete Wall of the Village Hall is retaining less than five feet of back fill and is therefore not required to be anchored. There was improved structural supporting to the East Concrete Wall of the Village Hall by anchoring the roof joists to the Concrete Wall.

2. Please advise the line for Concrete (Reinforce East Wall per Structural Detail H/S3.1) of \$ 42,250 is included in the Progress Claim – Detailed Summary

Email sent to Kindred: *"In the budget for the Community Centre, prepared for approval by the VOLB Council, Division 03 - Concrete had \$42,250 for the "Reinforcing of the East Concrete wall as per detail H/S3.1". Please indicate from your most recent Progress Claim - Detailed Summary - where Kindred has included the costs for the Reinforcing of the East Concrete wall as per detail H/S3.1."*

Kindred's email response:

"We originally carried \$22,500 under the line item "Underpinning". After reviewing this work with the consultants additional requirements raised costs associated with this work to approximately \$36,000. We re-allocated budget funds to compensate for this, but determined we could get better value by working on a time and materials basis...the end result was a cost of \$31,932 (as outlined in the latest draw under the line item "Underpinning").

See Attached Progress Claim dated September 26, 2014.

3. *"Checklist & Signoff" by Independent Reviewer been completed? Please provide the name of the Independent Reviewer.*

The Building Permit did not require an independent review. In discussions with Dave Butler he has stated that "Gerald, in regards to Councillor Ando's question #3, the answer is NO an independent engineering review was NOT called for, it is not a industry standard to have another PEng brought in to review another engineers work, unless the engineer of record dies, quits or is suspended for misconduct. I checked with the City of Burnaby and talked to their senior Project Manager who I know very well and he informed me the City has never had a independent review on any of their projects no matter how large or small they have been. He also stated it would be very unprofessional and costly to have another PEng review a colleague's letters of assurance and drawings."

4. *It was stated by Structural Engineer that existing roof structure is not able to support the snow and rain load as required. How does the design remediate this problem?*

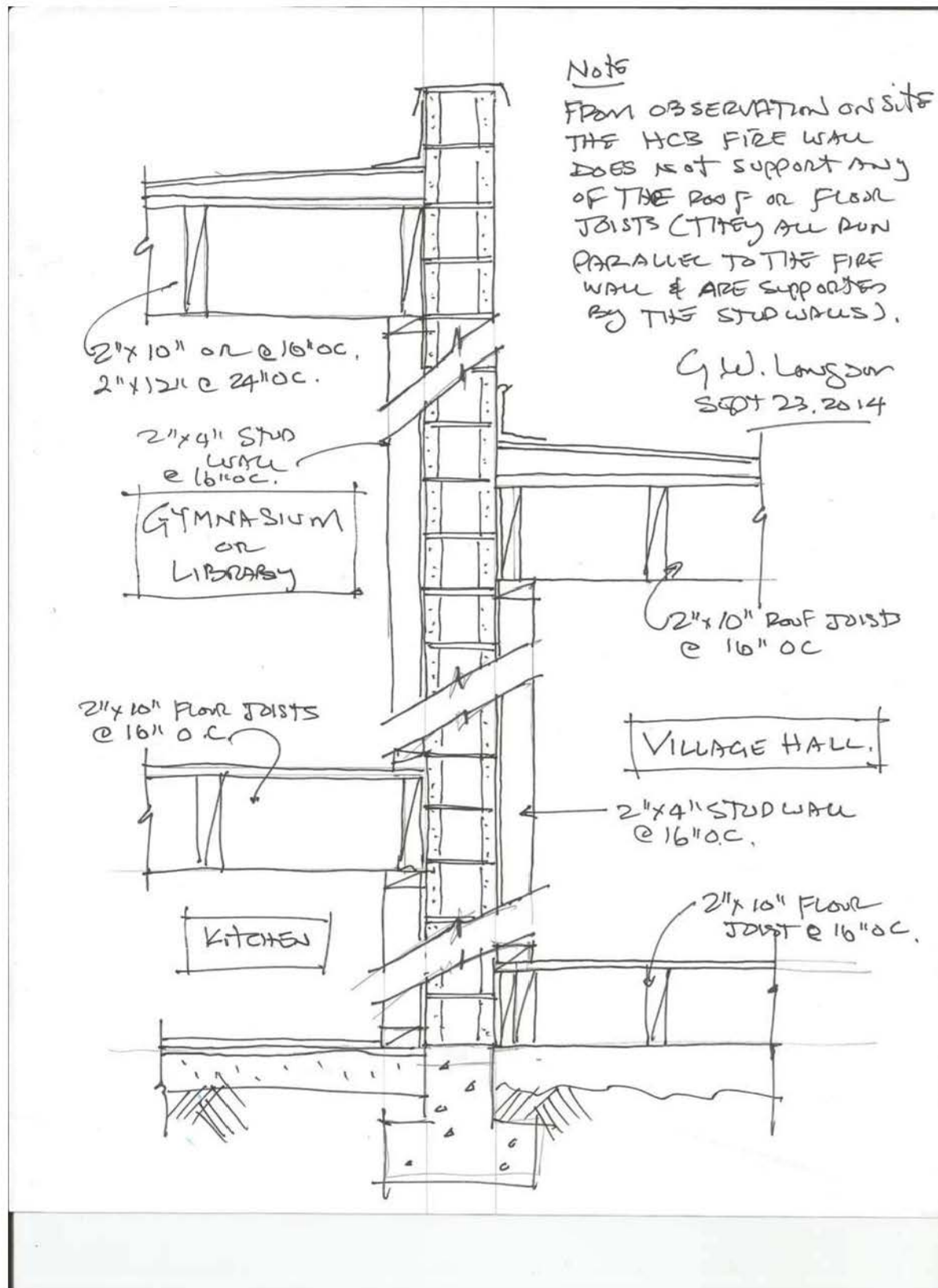
Existing gravel and shiplap was removed and replace by new plywood sheathing and lightweight tapered Styrofoam insulation under the new roof membrane, which resulted in reduced dead load. Revised new roof construction was considered structurally acceptable with existing roof framing.

5. *The existing columns on the west wall are a concern (lack structural integrity), how does the design remediate this problem?*

Existing walls segments and structural columns on West Wall of the Community Centre were opened up during construction and after some minor structural upgrades they were considered structurally acceptable.

6. *Please advise if the masonry wall on the north side of the Community Centre is a firewall. I understand it is not attached to the roof assembly. Please provide a section for the assembly and connection of the Community Centre's north wall meets the roof assembly.*

The Concrete Wall between the Gym and Council Chamber of the Main Floor is a 1-hour fire separation as required between Group A-Division 2 and Group D occupancies. The HCB Wall and between the Library and the roof of the Village Hall is a 1 hour fire separation again as required between Group A-Division 2 and Group D occupancies. The roof of the Village Hall has a 45-minute fire separation. The wood-framing wall between the Upper Level of the Gym and the roof of the Village Hall is a 1-hour fire separation again as required between Group A-Division 2 and Group D occupancies. Again the roof of the Village Hall has a 45-minute fire separation. The attached sketch of the observed conditions on site indicate that neither the roof joists of the Gymnasium, Library or Village Hall and the floor joist of the Library do not bear on the HCB Wall but bear on the stud walls below. As well it was noted that the roof joists of the Gymnasium, Library or Village Hall and the floor joist of the Library are parallel to the HCB wall and are not attached to the Firewall that is a requirement of the BC Building Code. See attached sketch.



Kindred Construction Ltd.
 PROGRESS CLAIM - VILLAGE OF LIONS BAY
 VILLAGE OF LIONS BAY
 COMMUNITY CENTRE & VILLAGE HALL

JOB # 34016
 Progress Claim # 0006
 For Period: TO SEPT 15/14

Code	Description	Original Budget	Revised Budget	Completed Previous	Amount This Claim	Completed To Date	Cost To Complete
DIRECT PROJECT COSTS							
00055	Preconstruction Management Service	3,354.00	3,354.00	3,180.00	-	3,180.00	174.00
00650	Builders All-risk Insurance	2,000.00	700.00	312.00	-	312.00	388.00
00660	Wrap-up Liability Insurance	2,000.00	1,700.00	-	-	-	1,700.00
01150	Legal Costs & Fees	703.00	703.00	-	-	-	703.00
01505	Mobilization	2,500.00	700.00	118.80	337.50	456.30	243.70
01510	Temporary Electricity, Heat & Ligh	3,300.00	2,600.00	-	-	-	2,600.00
01512	Tarps & Tarp Rentals	500.00	500.00	-	-	-	500.00
01515	Temporary Communications	1,013.00	1,013.00	159.01	114.96	273.97	739.03
01520	Temporary Portable Trailers	270.00	770.00	-	-	-	770.00
01521	Temporary Portable Toilets	300.00	500.00	306.91	-	306.91	193.09
01523	Scaffolding Rental	1,350.00	1,350.00	-	-	-	1,350.00
01524	Equipment Rentals	3,150.00	3,150.00	2,242.78	214.92	2,457.70	692.30
01525	First Aid Equipment	1,475.00	275.00	-	-	-	275.00
01550	Disposal Containers	3,600.00	1,600.00	-	-	-	1,600.00
01560	Hoarding & Site Protection	2,460.00	2,384.00	420.14	13.38	433.52	1,950.48
01700	Progressive Site Cleanup	1,350.00	1,350.00	-	-	-	1,350.00
01710	Final Professional Cleanup	2,000.00	2,000.00	-	-	-	2,000.00
01720	C.s.o./first Aid Attendants	1,422.00	1,422.00	520.00	-	520.00	902.00
01750	General Labour	7,618.00	7,618.00	3,210.00	1,417.50	4,627.50	2,990.50
01775	Site Superintendent	69,660.00	69,660.00	26,760.00	6,360.00	33,120.00	36,540.00
01777	Project Coordinator	9,288.00	9,288.00	3,090.00	1,680.00	4,770.00	4,518.00
01780	Project Manager	16,830.00	16,830.00	8,277.50	1,912.50	10,190.00	6,640.00
01790	Warranty & Maintenance Manuals	2,000.00	2,000.00	-	-	-	2,000.00
02045	Concrete Cutting, Coring & Patchin	4,600.00	3,100.00	-	1,548.13	1,548.13	1,551.87
02050	Concrete X-ray	1,200.00	1,200.00	-	-	-	1,200.00
02080	Hazardous Material Abatement	45,000.00	41,060.00	41,060.00	-	41,060.00	-
02105	Shrub & Tree Preservation	1,000.00	1,000.00	-	-	-	1,000.00
02156	Underpinning	22,500.00	31,932.06	-	31,932.06	31,932.06	-
02160	Excavation Support Systems	3,930.00	3,930.00	3,288.00	-	3,288.00	642.00
02220	Bulk Excavation, Haulage & Dispos	-	31,483.94	4,318.00	18,680.00	22,998.00	8,485.94
02230	Fill Material & Delivery	800.00	-	-	-	-	-
02235	Backfill Placement & Compaction	1,000.00	-	-	-	-	-
02710	Perimeter Drain Tile & Site Dewate	2,000.00	-	-	-	-	-
02830	Hard Landscaping	4,500.00	12,500.00	6,259.00	-	6,259.00	6,241.00
02900	Soft Landscaping	3,000.00	-	-	-	-	-
03100	Concrete Formwork	22,000.00	15,000.00	-	13,330.02	13,330.02	1,669.98
04220	Concrete Unit Masonry & Reinforcin	4,000.00	4,000.00	-	-	-	4,000.00
06100	Rough Carpentry - Labour	2,500.00	2,500.00	979.63	880.00	1,859.63	640.37
06110	Rough Carpentry - Materials	2,500.00	2,500.00	135.76	1,104.26	1,240.02	1,259.98
06200	Finish Carpentry (l&m)	20,400.00	20,400.00	-	-	-	20,400.00
07210	Insulation & Vapour Barrier	1,000.00	1,000.00	-	-	-	1,000.00
07900	Sealants	750.00	750.00	-	-	-	750.00



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

REPORT Information Report to Council

Presented: September 16th to October 7th, 2014

From: Mayor Brenda Broughton

Subject: Council Portfolio Update

Portfolio	Parties Involved	Date	Update
Grants: Community Infrastructure Improvement Fund ~ <i>Project to be completed by March 31st, 2014 for this Funding to be received</i>	Mayor Broughton, John Weston, MP	March 18 th , 20 th , 22 nd , 2014	Discussion to try to advance the discussions with WD regarding the WD CIIF Funding.
	Mayor Broughton, Naina Sloan, Director General, Operations, Western Economic Diversification – WD, and Kandice Morrison, WD	March 18 th , 2014	Discussion to try to advance the WD and received notice that in addition to the change from 27% to 50% of spending prior to March 31 st , 2014, an extension for project completion for the project scope items invoiced on or prior to March 31 st , 2014, to August 1 st , 2014.
	Mayor Broughton and Josh Hemond	March 18 th , 19 th and 20 th	To review a letter sent to Minister Rempel, Minister of State Responsible for Western Economic Diversification, to request an extension to July 31 st , 2014 for the funding and the project completion.
	Mayor Broughton and Josh Hemond, Communications Adviser to John Weston, MP	February 24 th , 2014	To provide information regarding an extension for the WED \$250,000 funding
	Mayor Broughton and John Weston, MP	February 21 st , 2014	To discuss an extension for the WED \$250,000 funding
	Mayor Broughton, Grant McRadu,	February 19 th , 2014	To discuss an extension for the WED \$250,000 funding



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Small Community Recreation Grant ~ <i>Project to be completed by March 31st, 2015</i>	Interim CAO and Bernadette Lee, Wester Economic Development	November 20 th , 2013	To discuss an extension for the WED \$250,000 funding to line up with the BC Community Recreation Grant.
	Mayor Broughton spoke with John Weston, MP	May 1 st , 2013	John Weston, MP, update re Community Centre Renewal
	Mayor Broughton and John Weston, MP	March 24 th , 2014	Discuss funding
	Mayor Broughton and Liam Edwards, Director, Ministry Community & Sport	March 12 th , 2014	Confirmation of the change in the Community Centre Renovation Scope of Work under the Small Community Recreation Grant.
	Mayor Broughton, Grant McRadu, Interim CAO and Liam Edwards, Director Infrastructure Operations, Ministry Community, Sport and Cultural Development	March 30 th , 2012	Receipt of the \$440,343 Grant for the Community Centre Renovation. Lions Bay was the only community in Metro to receive the Small Community Recreation Grant Funding and only one of six communities in the Sea to Sky Provincial Riding.
Community Centre Renewal ~ CCR	Mayor Broughton, Grant McRadu, Interim CAO and Lori Atherton, volunteer Design advisor	September 10 th , 2014	Met to confirm finishes and paint
	Mayor Broughton, Lori Atherton and Gerry Longson.	July 16 th , 2014	Discussion of surface finishing details
	Mayor Broughton, Councillor Ronsley, Grant McRadu	June 24 th , 2014	Walk around review
	Mayor Broughton, Tony Cox, Councillor	June 23 rd , 2014	Review of proposed changes and creation of a community space in the southend of the Library area.



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	Ronsley, Janet Couzins Mayor Broughton, Grant McRadu, Interim CAO, Gerry Longson and Lori Atherton Mayor Broughton, Grant McRadu, Interim CAO, Gerald Longson, Construction Mgr Consultant and Russ Meiklejohn, Architect	June 9 th , 2014	Overview on-site
Land Use Master Planning	Mayor Broughton and Council; Consultants Joaquin Karakas and Peter Whitelaw; Grant McRadu, Interim CAO; Mandy Koots, Office Manager and Lions Bay Residents Mayor Broughton and Neil Curtis, Crown Lands Mayor Broughton; Neil Curtis, Crown Lands; and Grant McRadu, Interim CAO Mayor Broughton, Grant McRadu, Interim CAO, Neil Curtis, Crown Lands	September 8 th , 2014 July 14 th , 2014 June 24 th , 2014 June 16 th , 2014	A Public DRAFT Land Use Master Plan-LUMP meeting was attended by approx 170 residents of Lions Bay. Comments are invited by all residents on the DRAFT LUMP to be submitted by September 22 nd , 2014. The meeting was held at the West Vancouver Golf Club due to public spaces being closed in Lions Bay. Discussion of mapping of desired land for Public use and potential crown lands for residential development. Discussion of Public and potential residential lands. Discussion of the process to obtain Public Lands. A discussion of lands
Metro Board Meeting	Board Directors	September 19 th , 2014	Board Meeting.
Translink Mayor's Council	Metro Mayor's	September 22 nd , 2014	Further discussion of final steps with the Province of BC with a long term transit plan and the 2015 funding choice Referendum question.
BC Small Community Grant	Mayor Broughton, Councillor Fred Bain, Councillor Joanne Ronsley, The Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development, Deputy Minister Rebecca	February, 2014 October 28 th , 2013	Confirmed in Province of BC Budget 2015 to 2017 with 50% increase to the sum of \$298,000.



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	Denlinger and staff.		
EAO Office Proposed Woodfibre LNG Open House	Mayor Broughton	June 18th, 2014	Attended, subsequent Resolution of Council to respond to the EAO with the VOLB Council opposition to LNG Supertankers in Howe Sound due to Rogue Waves and boater and swimmer safety; Supertanker Safety; and foreshore erosion. This input has been provided within this project's Public Consultation time.
Waste Management	Mayor Broughton, Councillor Ronsley, Nikii Hoglund, Manager Public Works	September 16 th , 2014	Attended the Metro Zero Waste Conference
	Mayor Broughton, Grant McRadu, Interim CAO and Ruth Simons, Chair, Climate Action Task Force	June 2 nd , 2014	Discussion with regard to the Metro Waste Management goals regarding Organic Waste goals of Lions Bay 2015. Communication will begin over the coming months.
Metro Intergovernmental Committee	Mayor Broughton, Eion Finn, the Intergovernmental Committee members	June 13 th , 2014	Presentation by Mr. Finn regarding LNG Supertanker Howe Sound shipping lane safety concerns
The Honourable Lisa Raitt, Minister of Transport meeting	Minister Lisa Raitt, MP John Weston, Mayor Broughton, Councillor Joanne Ronsley and elected officials from West Vancouver, Bowen Island, Islands Trust, Gibsons, Sechelt First Nations, Powell River, the Sunshine Coast Regional District, and Future of Howe Sound reps and concerned residents. This meeting was by invitation.	July 23 rd , 2014	To discuss the safety concerns of these jurisdictions in the Howe Sound waterway with a focus on the safety concerns of LNG Supertanker traffic in Howe Sound. Follow up to the meeting included the preparation of a DRAFT letter in collaboration with the Economic Officer of Bowen Island at the request of our MP John Weston, to request the review of a the safety issues in Howe Sound to be sent to the Minister by John Weston, MP
Electoral Area A	Mayor Broughton, Committee Members and Metro Staff	September 3 rd , 2014	Met and included discussion of opposition to Supertankers in Howe Sound. The Metro Intergovernmental Committee has posted Eoin Finn's presentation regarding a variety of concerns with regard to LNG in Howe Sound
BC Mayor's Caucus	Mayor Broughton and BC Mayor's	September 22 nd , 2014	Discussion of Build Canada Fund; BC Core Review; BC Ambulance response changes and the effect on service
Union of BC Municipality Meeting in Whistler	Minister Steve Thomson, Mayor	Wk of Sept 22 nd , 2014	
Ministry of Forest, Lands and		September 22 nd , 2014	To request the Minister sponsor Public Land transfer in



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Natural Resources	Broughton, Councillor Joanne Ronsley, Grant McRadu, Interim CAO, and Ministry Senior Staff		title to Lions Bay, along with request that Crown Lands consider lands above the Brunswick Pit for consideration.
Small Communities Meeting	Mayor Broughton, Councillor Ronsley, Grant McRadu, Interim CAO and Kevin Richter, Assistant Deputy Minister	September 23 rd , 2014	A variety of challenges and how communities meet the challenges
Ministry of Transportation and Infrastructure and Major Projects			New Build Canada Fund and the Village of Lions Bay Water Project.
Speakers: Honourable Coralee Oakes	Minister of Cmty, Sport and Culture	September 24 th , 2014	Announced Small Community Grant will be ongoing \$1.5M Asset Management Fund through UBCM
Premier Christy Clark		September 26 th , 2014	Speech focus on resource industry
Lions Bay Library	Mayor Broughton, Councillor Ronsley, Annmarie Gates, Chair Library Board, Janet Couzens, Library Board, Lori Atherton, Volunteer Design Consultant	September 29 th , 2014	Discussion of the Library needs when the Community Centre is completed. The Library Board will convene on October 5 th and review plans and further consult with Lori Atherton.
Remembrance Day Planning Meeting	Mayor Broughton, Trudi Luethy, Remembrance Day Envisioner and Team Leader	September 30 th , 2014	Met to review the Remembrance Day Service Program and set up requirements.
RCMP Mayor's Consultative Forum	Mayor Broughton and the Mayor's of the Metro Region with the RCMP	October 1 st , 2014	Shadbolt Centre, Burnaby, this was a consultative review
Metro Mayor's Committee Meeting	Mayor Broughton and the Metro Mayor's	October 3 rd , 2014	Canada Post, BC Emergency Health Services and First Responders
Translink	Mayor Broughton, Grant McRadu, Interim CAO, and Dan Freeman	October 6 th , 2014	Translink Service Optimization

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Village of Lions Bay

REPORT Information Report to Council

Presented: October 7, 2014

From: Councillor Joanne Ronsley

Portfolio	Parties Involved	Date	Update
Welcome Package	Office Staff	April 3 March Feb 2014	One new resident No new residents recorded One new resident (KG) Work to resume Jan 2014 with newly appointed Office Staff . No new residents recorded since Nov 2013.
SSISC (Sea to Sky Invasive Species Council Board)	SSISC Board & Advisors SSISC Board, Advisors SSISC Board & Advisors	Sept June 16 8:30- 10:30 AM April 2 Feb 17 10 AM	Date TBD for Board & Advisors Conference Call Meeting I attended Board & Advisors telephone Conference call meeting. \$25,000 funding grant received from Squamish District. Grants applied for: Pemberton,& Gaming Commission. Japanese Knotweed treatment available close to water. Invasive eradication on private property available @ \$ 500 per day. Invasive Species Forum & Annual General Meeting ; Whistler Public Library 2-5 PM. Main Plants in Squamish area (directly relevant to LB) Japanese Knotweed , Giant Hogwood, Orange Hawkweed, Blueweed & Scotch Broom are being treated by early removal. Coleen Hougan highlighted importance of boat cleaning before entering another water avoids the spread of aquatic invasive species. I was elected to the Board of the Sea to Sky Invasive Species Council, commencing April 2, 2014. Attended the Board & Advisors telephone Conference call Meeting. Discussions included increased demands from municipalities for on site assistance to remove invasives and more educational activities. Both are strains on the SSISC budget. Need for IPADS for field work. GPS is a better choice to consider as they consume less energy and function longer during field activities. Funding opportunities and Grant possibilities discussed. April AGM will take place in Whistler. Chair Paul Beswetherick & Executive Director Claire O'Brien will poll Board & Advisors to choose the date and venue.
Library	Chair Annmarie Gates, Janet Cozens, LB Admin Mandy Koonts Chair Annmarie Gates, Library Volunteers	May-June April 17 Feb-March-April 2014	Roof replacement underway. Plans confirmed: Library continues to share kitchen with Historical Society. Library to have new repainted plaster board walls. Cupboards removed. Bath room to remain as is. Request: small bar sink in kitchen. Main area to be repainted. Present shelves painted to be reused. Volunteers to pack up books with Office covering cost of packing materials. Boxes to be moved to safe dry storage area away from dampness, mold & critters. Library furniture, shelves, computer, etc, to be stored in Works . Moving boxes due to arrive in about a week & then the pack-up begins. Office staff may be able to assist volunteers. Moving day target, mid-May Awaiting the new roof installation. Article, Lions Bay Community News Spring edition keeping residents in touch and that the Library will reopen. Volunteers regularly check to ensure safety of books. CAO McRadu continuing to oversee roof tarp security against winter storms & rain.

Portfolio	Parties Involved	Date	Update
Library	Tony Cox, Chair Historical Society, Mayor Broughton Mayor Broughton, Councillor Ronsley, Library Committee Members Annmarie Gates, Janet Cozens, Lori Atherton	June 23 Sept 29	Discussed newly shared spaces following Renovation of the Community Centre Met to work on possibilities for the new Library space created by the Recreation Centre Renovation. Library Committee will meet Oct 5 and report back.
Community Garden	Tina Schneider & Committee	July June April-May Oct	Some theft of plants. Animals are not a problem! Summer weather has been supportive to good growth, including weeds. Verbal update Water is now turned on. Some plots already planted. \$25 fee being collected. One plot now vacant & available. Contact Tina to reserve it. Readying plots for planting. \$25.00 annual fee now being collected. Waiting list for any vacant plots. Mostly closed down for the winter. A new compost container, yet to be installed, has been purchased for weed composting. Some garden structures and crops tampered with during the season likely to be the activities of unattended children.
LAIC Board Meeting	Follow –up Board Meeting	April 2 10-12 AM May 1, 2012	Decisions: LMTAC dissolved. All records & files to be transferred to the GVRD (Metro Vancouver), Financial assets to be returned to the three funding partners: GVRD, SCRD, & SLRD on the same pro rata basis used to requisition funds. LMTAC to send letter of endorsement to UBCM & The Province of BC requesting it consider the establishment of a Sunshine Coast-Howe Sound Treaty Advisory Committee to recognize the respective local governments with respect to treaty negotiations & aboriginal relations affairs. To be voted on May 12 LMLGA Conference , Whistler: UBCM Resolution that the government of BC establish a Sunshine Coast-Howe Sound Treaty Advisory Committee which recognizes the respective local governments and respect treaty negotiations & aboriginal relations affairs. Resolution Carried
TransLink	Mayor's Council Sub-Committee BC Govt elected officials MLAs, Municipal Mayors and Councillors, Administrators, Business, Academics, business executives and others	March 6 Oct 31	Investment Planning presented by all Metro Municipalities which were grouped into 6 regions. North Shore included Bowen Island, Lions Bay, City & District of North Vancouver & West Vancouver. Need for a different approach: focusing on a more efficient investment approach than other municipalities: Translink not meeting transportation efficiency and safety planning. Communities focusing on walking and cycling. Transit has disappointed & not delivered. Need to focus on buses, not vehicles. Need for another Sea Bus from the North Shore. When ridership is measured, Translink inadequacies can be the cause of pushback. Conference: Moving the Future : Vancouver Convention Centre; Presentations included international Urban success examples (Bogota Columbia, New York City, Korea, etc where alternative modes of transportation significantly decreased use of motor vehicles: spill off: diminished diseases & medical costs, improved air quality, reduced family debts, etc. Translink's activities called into question: focus on design of bus stops, lack of planning for long range demographic s & unified regional approach. Federal Government must take the lead & legislate partnership and more.
Staff Council Liaison		Feb-March-April May-June-Sept- Oct	On going informal meetings with all Office Staff and some members of Works Dept.

Portfolio	Parties Involved	Date	Update
Waste Collection	Mayor Broughton, Councillor Ronsley, Bear Smart Chair Norma Rodgers, Acct.Clerk Hayley Cook,	March Feb 2014 Dec-Jan	Garbage Dumpster Removed Following continued misuse and many warnings to the LB Community, and with Fire Chief Oliver consultation, and LB Office Staff, Council voted to remove the dumpster beside the Fire Hall. Community to receive suggestions for garbage storage & "good neighbour" support. We will meet to determine best options for LB's new 3 year Garbage/Waste Contract (2014-2017). Dumpster required extra emptying. Holidays caused additional garbage removal by Smithrite. Kudos to Office Staff for effective, prompt action taken. Reminder to be sent to residents on the purpose of the Dumpster and suggestions to avoid inappropriate usage in future.
Parking		Various times and dates	Regular visits to KG, LB Ave. BB, etc. to monitor parking.
Bear Smart	LB Bear Smart Committee North Shore Black Bear Network Birgitta Von Krosigk, Norma Rodgers, Office Admin Mandy Knoots, Acting CEO Grant McRadu Bear Smart Committee: Chair Norma Rodgers, Birgitta Von Krosigk, Ruth Simons North Shore Black Bear Network NSBBN Bear Smart Committee Norma Rodgers North Shore Councillors, Office Staff & Reps: RCMP, BC	June-July June 11 May 21 April 16 April 8 March 19 Jan & Feb Jan 2014 Nov 20	Late Thursday nights: LB street by street cruising CONFIRMED garbage compliance by-law rules are being complied with. Coyote information epost distributed. to understand the public's responsibility & assist residents with measures to be taken for their safety & understanding Coyote behaviour. August meeting planned. I attended LB Bear Smart Committee Meeting, Conservation Officer Sergeant Peter Busink reported coyote activity & information to avoid conflicts. Important that residents take responsibility to avoid difficulty: children, pets, etc. not at risk if appropriate measures are followed. Need to begin immediate education for LB residents with compliance to rules. Committee members will begin cruising LB to identify homes that place garbage for collection before 5 AM Fridays. Office to send first incident reminder letter to residents. 2 nd incident to be ticketed with fine. Bear resistant bins availability discussed. Christine Miller returns to Lions Bay School for a two hour hands on education session with all the students and Staff, June 12, funded by Bear Smart Committee. I attended the monthly meeting. Bear sightings have been low on the N Shore. Increase in coyotes. Discussed restoring habitat in areas between lower & upper Grouse Mountain. Ash forests now restored available to bears, preventing need for movement to urban locations. Planning in full swing as co-ordinated with Office Staff and Works. Kudos to Norma Rodgers, Birgitta Von Krosigk, Acting CEO Grant McRadu & Office Coordinator Mandy Knoots for their total co-operation resulting in immediate planning accomplishments. Delegation: Bear Smart Funding for 2014. Funding Application to be submitted. Continued recognition of Lions Bay, a BC Bear Smart Community, and supporting Bear Smart principles. Plans to educate Staff & Works set into motion. Sessions to be arranged and to begin soon. Discussions centered on mitigating urban bear encounters. Author Sylvia Dolson Exec Director "Get Bear Smart Society". Whistler, shared her experiences. Minutes to be submitted. Bear season has begun. Need to educate and remind everyone. Identified steps.. Birgitta to present to April 8 Council meeting. Arrangements for annual Lions Bay School presentation. Minutes to follow. Discussion focus, effectiveness of new bear laws in municipalities and their effectiveness. Community strategic plans discussed. Next meeting April 16 Meetings postponed Jan. Lions Bay Bear Smart meeting postponed. Meeting reviewed NSBBN Strategic Plan as accepted May 20, 2009. Report to be submitted. Next meeting Jan.15 Discussions: Updates on BS Administration, BS Education Program, Village website and outreach for new members. Minutes to be

Portfolio	Parties Involved	Date	Update
Native Garden	Hari Suvarna, Councillor Ronsley, Mayor Broughton, Accounting Clerk Hayley Cook Mary Comber Miles, Louis Peterson, Volunteers Louis Peterson, Acting CEO Mandy Koonts Mary Comber-Miles CAO Grant McRadu, Building Inspector Dave Butler, Rob Simons CAO McRadu, Building Inspector Butler, Rob Simons	July 16 June 1 May 17 9:30AM- 12:30 March-April Feb 2014 Jan 2014	Meeting to clarify procedure to receive, distribute and recognize monies donated to the Native Garden. Procedures will also apply to certain other Volunteer groups Garden open : Art in the Art & Garden Tour Native Plant Sale fund raiser to realize funds for garden supplies and plants. Water line preparation needed now in anticipation of the annual dry summer season. Assisted with information required for Grant Application, deadline April 7. Shed completed and installed. Plans and site within the Native Garden approved for construction of shed, designed by Rob Simons who will oversee the construction. Work to take about 2 days. Materials already set aside. Construction is imminent. Plans for installation of an on-site shed to store garden tools.
Suites By-Law Review	Council, Office Staff, Residents CEO Grant McRadu CEO McRadu: Select Committee: Building Inspector Dave Butler, Accounting Clerk Hayley Cook, Carole Bajus, , Annmarie Gates, Philip Marsh, Colin Watson	Sept 8 6-7 PM May 6 April 15 March 11 Feb 24 2014 Dec-Jan Dec 3 June 9	Public Hearing Amendment to Sec. Suites By-Law. 3rd Reading Sept. 16 postponed to Oct 7 Suites Committee Recommendations Presentation to Council. Council unanimously enacted the recommendations. Appreciation, praise, and sincere thanks expressed by Council to the Committee's for their outstanding work. Targeted date to present recommendations to Council Final Committee Meeting. Committee unanimously approved recommendations to Council, to be presented April 15. Final Public Meeting Feb 24 5-6:30 PM (postponed) Council Chambers with submission to Council expected March 4 Committee voted to contribute \$ 675 as requested by the N.Shore Action on Prevention Task Force for the Anti-Bootlegging Campaign 2014.
North Shore Substance Abuse Working Group (SAWG)	North Shore Committee Members	Oct 1 August 2014 Oct 21 Sept 11 June 28 May 25	Committee meeting. Updated Terms of Reference. Discussions: Abuse of Prescription Drugs, Shifting Legalities of Marijuana, Regional Homeless Transit Plan, Men's Support Recovery House TURNING POINT: Recovery Residence opened for 9 North Shore Women, Lloyd Av. N. Vancouver. See attached article for more information and details. Committee continuing to research options possible. Committee Members will present Resolution on recommendations to Council Final Committee meeting. General review. Presentation to Council, COTW Meeting Nov. 16 Minutes on Table Discussions focused on Council's need to evenly enforce existing by-law, use of enforcement rules, updating fee schedule, 2.1. Section 2: Interpretation of Cooking Facilities- needed wording changes. Minutes to be submitted Analysis & discussion continued. Minutes submitted. We agreed to meet next following a summer break.
Union of BC Municipalities Convention, Whistler		Sept 22-26 2014	

Portfolio	Parties Involved	Date	Update
Ministry of Forest, Lands and Natural Resources	Minister Steve Thompson, Mayor Broughton, Councillor Ronsley, Grant McRadu, Interim CAO, and Senior Ministry Staff	Sept 22	Requested Minister to sponsor Public Land transfer title to Lions Bay. Request that Crown Lands above Brunswick Pit be considered to be transferred to the Village of Lions Bay.
Small Communities Meeting	Kevin Richter, Assistant Deputy Minister, Mayor Broughton, Councillor Ronsley, Interim CAO Grant McRadu	Sept 23	Focused on a variety of challenges facing small communities and how communities, in particular Lions Bay, meet the challenges

OTHER ACTIVITIES:

Sept 30 ESS Meeting 7-9 PM: **TUESDAY OCT 14 2014 10:14 AM: ANNUAL BC SHAKE OUT. EPOST TO BE SENT ENCOURAGING EVERYONE'S PARTICIPATION AND REGISTRATION.** That day our own Lions Bay ESS team will be on a computerized robo-dial call-out simulating an earthquake. Any other village officials wishing to partake can have their phone number added to the list by emailing Jan Schneider.

Sept 20 Open House, LB Centre, Celebrating new office location: Thrya McKilligan, Dale Falconer and I set up plans for New Resident Welcome Folders to be available and distributed in their new LB Centre Rd location.

Sept 16 Zero Waste Conference Vancouver Convention Centre 8 AM—4 PM

Sept 13 Firefighter's Annual Fund Raiser Event: LB Beach

Sept 10 Infrastructure Committee Meeting: Glen Eagles 7-9 PM

Aug 5 MP Justin Trudeau & Pamela Goldsmith Jones: Meeting by Invitation to N. Shore Mayors & Councillors at the West Vancouver Community Centre: Very well & large attendance. Discussion focused on needs for N. Shore municipalities, with concrete suggestions to the Federal government for assistance (financial, environment, Howe Sound).

July 23 Meeting by invitation, with the Honourable Lisa Raitt, Minister of Transport. Attendees: Mayor Broughton, Councillor Ronsley, MP John Weston, Elected officials from Bowen Island, Islands Trust, Gibsons Sechelt, First Nations, Powell River, Sunshine Coast, Future of Howe Sound representatives. Discussion: safety concerns in the Howe Sound waterway, focusing on safety of LNG supertanker traffic in the Sound. . Letter sent to MP John Weston requesting review of safety issues.

July 21 Filming Review Committee 6-8 PM

July 1 Lions Bay Canada Day Celebration: Assisted Mayor Broughton with presentations to our outstanding citizens. Very well attended. This is the major LB event of the year, fully organized and operated by our Parent Volunteer Committee, their husbands, significant others and many others. Awards included Scholarships to Graduates, Outstanding Citizens to Ruth Simons & Michael Tickner, and Lions Bay Citizen Of Distinction Heather Hood. Great music, delicious bar-b-que, fun pony rides for the kiddies, and more. A marvelous LB occasion.

June 26 Council Meeting Public Works Site

June 21 CPR Course 9AM-1PM Level One Official Training Workshop: Excellent opportunity to retrain, update and be certified with my fellow ESS Members.

June 16 Filming Review Committee Meeting School 6-8 PM

June 14 Reception honouring Michael & Alice Tickner

June 12 Attended AGM and reception for LB Graduates. Awards announced. Official Presentation July 1 at LB Canada Day celebration.

June 11 Attended Lions Bay School Sports Day at The Beach, Organized by Heather Hood and very well supported by many Volunteers and Kids. This great event replaced the annual LB School Sports Day, cancelled due to rotating teacher walkout strike.

May 27 ESS Meeting Reviewed ESS procedures when called out.. Planning CPR/ AED course for June. Emergency Centre Meeting Place plans during closure.

May 14 North Shore Congress: Update Translink strategy. Gas tax maxed out. Carbon tax forthcoming. Referendum June 2015. Ministry will set the question. Speaker Dr. Larry Frank emphasized walking for health well being. **Seniors need to be educated against driving.** Transportation, urban planning and their effect on health and wellbeing. UBC students available to research needs in communities. Trails audit will indicate Accessibility

May 13 Infrastructure Committee Meeting 7-9 PM

May 12 Filming Review Committee 6-8 PM; Second Public Meeting. Minutes to be submitted.

May 7-9 LMLGA Conference. Whistler. Summary Report attached

May 2 Howe Sound Community Forum Workshop Gleneagles 10-3 PM

April 29 ESS ; Formal Training for AED 7-9 PM

April 22 Meeting with acting CAO Grant McRadu to review & plan Suite and Filming Committees next meetings.

April 17 40 Isileview Pl. Follow-up visit, regarding delegation to Council Meeting : Removal of trees adjacent to their property.

April 16 Public Meeting: Proposed budget 5 Year Capital & Operating Plan 2014-2018

April 11 Brunswick North Village Parkland: Walked with Mayor Broughton to familiarize myself in preparation to report observations back to Public Council Meeting April 15.

April 12 Council of Councils: Oral Report to be presented at April 15 Council Meeting. Alerted members that Howe Sound needs to be included as expanded sites are researched for consideration, to dump waste. Sites presently being considered: Pt. Moon on the Sunshine Coast, Delta, Nanaimo. This needs to be brought to Metro Vancouver Board.

April 6-12 Volunteer Week.

March 11 Kay Meek: I attended the reception to welcome new Executive Director Jeanne LeSage. Plans are in place for her to visit to Lions Bay.

March 13 Childcare Meeting Lions Bay School Councillors Bain, McLaughlin and I attended meeting at LB School with Scott Wallace, Principal, Amber Pascal Head Teacher, Northshore Neighbourhood House Directors Lisa & Trudy, PAC Pres. Kim Thompson, LB Playschool moms Jeannie Cipolla, Jurgen Franke & Meighan Jury. Their mandate is to hire an administrator for District 5 with a cost recovery program, for Sept 2014. Suggested presenting scope to Council with their business plan.

March 25 LB ESS Meeting Reviewed what we do if we get a call out. Grab & Go Bags discussed and updated. Reviewed and practised radio usage procedures.

Feb 13 Attended Infrastructure Volunteer Public Committee Meeting. Discussion: Capital Projects being considered.

Feb 25 ESSO 7-9 PM Klatch Building: Regular Monthly Meeting. Reviewed call out procedures & form filling out as required for emergency activities during the first 72 hours of support. Rises, emergency management, and required forms to filling out as required for

Feb 26 Workshop # 2 Public Meeting: Council, invited Community Members, Interested Residents, Senior Staff, brought up to date. Land use for Develop & Design identified, with policy, Zoning & design considerations.

Next step: results from meetings to be referred back to Council.

March 3 2014 7-9 PM Council Chambers Filming Policy Review Select Public Committee Meeting: Council Approved March 19, 2013: See Terms of Reference & Agenda

Jan 30 Infrastructure Committee Meeting: Council Chambers

Feb 6 Workshop # 1 Land Master Planning Public Meeting: Lions Bay School: Rob Bars & Associates Kick-Off Meeting

Feb. 13 Infrastructure Committee Meeting: Council Chambers

Mandy Koonts

From: Mandy Koonts
Sent: Thursday, October 02, 2014 2:18 PM
To: Agenda
Subject: FW: Bain's Report

From: Fred Bain
Sent: Thursday, October 02, 2014 2:14 PM
To: Mandy Koonts
Cc: Grant McRadu; Council @ Lions Bay
Subject: Bain's Report

Mandy,

Could you please put copy of my correspondence with BCAS and the following links in the agenda package?

Resource Allocation Plan (RAP)

[External Review of the BC Emergency Health Services Resource Allocation Plan](http://www.bcas.ca/?media_dl=4178)
[http://www.bcas.ca/?media_dl=4178]

By Alan Craig, MScPI, ACP, Deputy Chief (Retired), Toronto Emergency Medical Services – April 2014

[Resource Allocation Plan Review Summary Report 2013](http://www.bcas.ca/?media_dl=3740) [http://www.bcas.ca/?media_dl=3740]

The Resource Allocation Plan (RAP) Summary Report provides a high-level summary of the review process and RAP.

[2011 vs 2013 Resource Allocation Plan Comparison](http://www.bcas.ca/?media_dl=3739) [http://www.bcas.ca/?media_dl=3739]

This document compares the Resource Allocation Plan (RAP) from 2011 to the current 2013 plan.

I don't think the first two need to be published in print but should be available to residents. The 2011 vs 2013 Resource Allocation Plan Comparison could be good for the gallery to review. Although it is nine pages, could it be in print in the reports section along with the correspondence below? It may prompt the residents to engage in the other web sites on their own. If you think more information would be useful, I suggest the executive summary sections would be all that would be needed.

I will provide verbal commentary.

Thanks.

FJB

From: Carwithen, Kelsie EHS:EX <Kelsie.Carwithen@bcehs.ca>
Sent: September 29, 2014 13:52
To: Fred Bain
Cc: Grant McRadu; Mandy Koonts
Subject: RE: BCAS Response Plan

Hi Mr. Bain – thank you for your note. A comprehensive overview of the changes is located on our website here:
<http://www.bcas.ca/about-us/reports/>

If you have any further questions, I would be happy to direct you to the appropriate operational contact.

Many thanks,

Kelsie Carwithen

Interim Director, Communications
BC Emergency Health Services
Office: 250.953.3651
Media pager: 250.978.3235
Cell: 250.812.5854
email: Kelsie.Carwithen@bcehs.ca

From: Fred Bain [<mailto:councillor.bain@lionsbay.ca>]
Sent: Friday, September 26, 2014 6:27 PM
To: Carwithen, Kelsie EHS:EX
Cc: Grant McRadu; Mandy Koonts
Subject: BCAS Response Plan

Kelsie,

Some months ago I sent an email to you regarding the changes to the BCAS response criteria.

You directed me to an assistant of Dr. Wm. Dick. She advised me that Dr. Dick would be calling me within the next week to give a rational for the new response. I have not yet heard from him.

Would it be possible, if Dr. Dick is too busy to phone, for him to provide a written rational for the changes to your system of dispatching?

The Village of Lions Bay has concerns about this system and we would like to be able to respond to questions from an informed perspective.

We see the impact it has on the ambulance vehicles stationed in Lions Bay and note that they seem to be out of their station more than they were in years past.

We see our Lions Bay Fire/Rescue tends to be held on scene longer than before which is a concern for our small community as our fire members are “paid on call”.

I would appreciate it if I could have a response in hand in time for our October 7th regular council meeting.

Thank you.

Fred Bain
Councillor
Village of Lions Bay

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
01A01	Abdo Pain - Abdominal pain	BLS	COLD	N	BLS	COLD	N
01C01	Abdo Pain - SUSPECTED aortic aneurysm	BLS	HOT	Y	BLS	COLD	N
01C02	Abdo Pain - Known aortic aneurysm	BLS	HOT	Y	BLS	COLD	N
01C03	Abdo Pain - Fainting or near fainting	BLS	HOT	N	BLS	COLD	N
01C04	Abdo Pain - Female with fainting or near fainting	BLS	HOT	N	BLS	COLD	N
01C05	Abdo Pain - Male with pain above navel	BLS	HOT	N	BLS	COLD	N
01C06	Abdo Pain - Female with pain above navel	BLS	HOT	N	BLS	COLD	N
01D01	Abdo Pain - Not alert	HLA	HOT	Y	BLS	HOT	Y
02A01	Allergy / Sting - No diff breathing / swallowing - symptoms <1hr	BLS	COLD	N	BLS	COLD	N
02A02	Allergy / Sting - Spider bite (previous reaction history)	BLS	COLD	N	BLS	COLD	N
02B01	Allergy / Sting - Unknown status	BLS	HOT	N	BLS	COLD	N
02C01	Allergy / Sting - Difficulty breathing or swallowing	BLS	HOT	Y	BLS	HOT	N
02C02	Allergy / Sting - History of severe allergic reaction	BLS	HOT	Y	BLS	HOT	N
02D01	Allergy / Sting - Not alert	HLA	HOT	Y	HLA	HOT	N
02D02	Allergy / Sting - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	HLA	HOT	N
02D03	Allergy / Sting - Swarming ATTACK	HLA	HOT	Y	HLA	HOT	N
02D04	Allergy / Sting - Snakebite	HLA	HOT	Y	BLS	HOT	N
02E01	Allergy / Sting - INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
03A01	Animal Bites - NOT DANGEROUS PROXIMAL body area	BLS	COLD	N	BLS	COLD	N
03A02	Animal Bites - NON-RECENT injuries / no priority symptoms	BLS	COLD	N	BLS	COLD	N
03A03	Animal Bites - SUPERFICIAL bites	BLS	COLD	N	BLS	COLD	N
03B01	Animal Bites - POSSIBLY DANGEROUS body area	BLS	HOT	Y	BLS	COLD	N
03B02	Animal Bites - SERIOUS Hemorrhage	BLS	HOT	Y	BLS	HOT	Y
03B03	Animal Bites - Unknown status	BLS	COLD	N	BLS	COLD	N
03D01	Animal Bites - Unconscious / Arrest	HLA	HOT	Y	HLA	HOT	Y
03D02	Animal Bites - Not alert	HLA	HOT	Y	HLA	HOT	Y
03D04	Animal Bites - DANGEROUS body area	HLA	HOT	Y	HLA	HOT	Y
03D05	Animal Bites - Large animal	HLA	HOT	Y	HLA	HOT	Y
03D06	Animal Bites - EXOTIC animal	HLA	HOT	Y	HLA	HOT	Y
03D07	Animal Bites - ATTACK or multiple animHLA	HLA	HOT	Y	HLA	HOT	Y
04A01A	Assault - NOT DANGEROUS PROXIMAL body area - Assault	BLS	COLD	N	BLS	COLD	N
04A01S	Assault - NOT DANGEROUS PROXIMAL body area - Sexual assault	BLS	COLD	N	BLS	COLD	N
04A02A	Assault - NON-RECENT injuries - Assault	BLS	COLD	N	BLS	COLD	N
04A02S	Assault - NON-RECENT injuries - Sexual assault	BLS	COLD	N	BLS	COLD	N
04B01A	Assault - POSSIBLY DANGEROUS body area - Assault	BLS	HOT	Y	BLS	COLD	N
04B01S	Assault - POSSIBLY DANGEROUS body area - Sexual assault	BLS	HOT	Y	BLS	COLD	N
04B02A	Assault - SERIOUS hemorrhage - Assault	BLS	HOT	Y	BLS	HOT	Y
04B02S	Assault - SERIOUS hemorrhage - Sexual assault	BLS	HOT	Y	BLS	HOT	Y
04B03A	Assault - Unknown status - Assault	BLS	COLD	N	BLS	COLD	N
04B03S	Assault - Unknown status - Sexual assault	BLS	COLD	N	BLS	COLD	N

BCEHS Resource Allocation Plan per Medical Priority Dispatch System protocol
20131128

HLA = Highest Level Available; BLS = Basic Life Support
HOT = lights and sirens; COLD = no lights and sirens
FR = First Responder (currently reflecting 2011 RAP)

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
04D01A	Assault - Unconscious or Arrest - Assault	HLA	HOT	Y	HLA	HOT	Y
04D01S	Assault - Unconscious or Arrest - Sexual assault	HLA	HOT	Y	HLA	HOT	Y
04D02A	Assault - Not alert - Assault	HLA	HOT	Y	HLA	HOT	Y
04D02S	Assault - Not alert - Sexual assault	HLA	HOT	Y	HLA	HOT	Y
04D03A	Assault - Chest / Neck injury with difficulty breathing - Assault	HLA	HOT	Y	BLS	HOT	Y
04D03S	Assault - Chest / Neck injury with difficulty breathing - Sexual assault	HLA	HOT	Y	BLS	HOT	Y
04D04A	Assault - Multiple victims - Assault	BLS	HOT	Y	BLS	HOT	N
04D04S	Assault - Multiple victims - Sexual assault	BLS	HOT	Y	BLS	HOT	Y
05A01	Back Pain - NON-TRAUMATIC back pain	BLS	COLD	N	BLS	COLD	N
05A02	Back Pain - NON-RECENT traumatic back pain	BLS	COLD	N	BLS	COLD	N
05C01	Back Pain - SUSPECTED aortic aneurysm	BLS	HOT	Y	BLS	HOT	Y
05C02	Back Pain - Known aortic aneurysm	BLS	HOT	Y	BLS	HOT	Y
05C03	Back Pain - Fainting or near fainting	BLS	HOT	Y	BLS	COLD	N
05D01	Back Pain - Not alert	BLS	HOT	Y	BLS	HOT	Y
06C01	Breathing Probs - Abnormal breathing	BLS	HOT	Y	BLS	COLD	N
06D01	Breathing Probs - Not alert	HLA	HOT	Y	HLA	HOT	Y
06D02	Breathing Probs - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	HLA	HOT	Y
06D03	Breathing Probs - CHANGING COLOR	HLA	HOT	Y	HLA	HOT	Y
06D04	Breathing Probs - Clammy	HLA	HOT	Y	HLA	HOT	Y
06E01	Breathing Probs - INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
07A01	Burns - Burns <18% body area	BLS	COLD	N	BLS	COLD	N
07A02	Burns - Fire alarm	BLS	COLD	N	BLS	COLD	N
07A03	Burns - Sunburn / MINOR burns (<= hand size)	BLS	COLD	N	BLS	COLD	N
07B01	Burns - Blast injuries (no priority symptoms)	BLS	COLD	N	BLS	COLD	N
07B02	Burns - Unknown status	BLS	COLD	N	BLS	COLD	N
07C01	Burns - Building fire persons reported inside	BLS	HOT	Y	HLA	HOT	Y
07C02	Burns - Difficulty breathing	BLS	HOT	Y	BLS	HOT	Y
07C03	Burns - Burns => 18% body area	HLA	HOT	Y	HLA	HOT	Y
07C04	Burns - SIGNIFICANT FACIAL burns	HLA	HOT	Y	HLA	HOT	Y
07D01	Burns - Multiple Victims	HLA	HOT	Y	HLA	HOT	Y
07D02	Burns - Unconscious / Arrest	HLA	HOT	Y	HLA	HOT	Y
07D03	Burns - Not alert	HLA	HOT	Y	HLA	HOT	Y
07D04	Burns - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	HLA	HOT	Y
08B01	HAZMAT / CBRN - Alert no difficulty breathing	BLS	COLD	N	BLS	COLD	Y
08C01	HAZMAT / CBRN - Alert with difficulty breathing	BLS	HOT	Y	BLS	COLD	Y
08D01	HAZMAT / CBRN - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
08D02	HAZMAT / CBRN - Not alert	HLA	HOT	Y	HLA	HOT	Y
08D03	HAZMAT / CBRN - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	BLS	HOT	Y
08D04	HAZMAT / CBRN - Multiple victims	HLA	HOT	Y	BLS	HOT	Y
08D05	HAZMAT / CBRN - Unknown status	BLS	HOT	Y	BLS	HOT	Y

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
09B01	Cardiac Arrest - OBVIOUS DEATH unquestionable	BLS	COLD	N	BLS	COLD	N
09D01	Cardiac Arrest - INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
09D02	Cardiac Arrest - OBVIOUS / EXPECTED DEATH questionable	HLA	HOT	Y	HLA	HOT	Y
09E01	Cardiac Arrest - Not breathing at all	HLA	HOT	Y	HLA	HOT	Y
09E02	Cardiac Arrest - Breathing uncertain (agonal)	HLA	HOT	Y	HLA	HOT	Y
09E03	Cardiac Arrest - Hanging	HLA	HOT	Y	HLA	HOT	Y
09E04	Cardiac Arrest - Strangulation	HLA	HOT	Y	HLA	HOT	Y
09E05	Cardiac Arrest - Suffocation	HLA	HOT	Y	HLA	HOT	Y
09E06	Cardiac Arrest - Underwater	HLA	HOT	Y	HLA	HOT	Y
10A01	Chest Pain - Breathing normally	BLS	COLD	N	BLS	COLD	N
10A02	Chest Pain - Breathing normally - drugs/medications taken	BLS	COLD	N	BLS	COLD	N
10C01	Chest Pain - Abnormal breathing	HLA	HOT	Y	BLS	HOT	N
10C02	Chest Pain - Heart attack or angina history	HLA	HOT	Y	HLA	HOT	Y
10C03	Chest Pain - Cocaine	HLA	HOT	N	HLA	HOT	Y
10C04	Chest Pain - Breathing normally	HLA	HOT	Y	HLA	HOT	Y
10D01	Chest Pain - Not alert	HLA	HOT	Y	HLA	HOT	Y
10D02	Chest Pain - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	HLA	HOT	Y
10D03	Chest Pain - CHANGING COLOR	HLA	HOT	Y	HLA	HOT	Y
10D04	Chest Pain - Clammy	HLA	HOT	Y	HLA	HOT	Y
11A01	Choking - Not choking now	BLS	COLD	N	BLS	COLD	N
11D01	Choking - Abnormal breathing (PARTIAL obstruction)	HLA	HOT	Y	BLS	HOT	Y
11D02	Choking - Not alert	HLA	HOT	Y	HLA	HOT	Y
11E01	Choking - COMPLETE obstruction/INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
12A01	Convulsions - Not fitting now / is breathing effectively	BLS	COLD	N	BLS	COLD	N
12A02	Convulsions - FOCAL fit (alert)	BLS	COLD	N	BLS	COLD	N
12A03	Convulsions - Impending fit (aura)	BLS	COLD	N	BLS	COLD	N
12A04	Focal seizure (alert)				BLS	COLD	N
12A05	Impending seizure (aura)				BLS	COLD	N
12B01	Convulsions - Effective breathing not verified	BLS	HOT	Y	BLS	COLD	N
12C01	Convulsions - FOCAL fit (not alert)	BLS	HOT	Y	HLA	HOT	Y
12C02	Convulsions - Pregnancy	HLA	HOT	Y	HLA	HOT	Y
12C03	Convulsions - Diabetic	BLS	HOT	Y	BLS	HOT	N
12C04	Not seizing now and effective breathing verified (>6, confirmed no seizure disorder)				BLS	HOT	N
12C05	History of stroke or brain tumor				HLA	HOT	N
12C06	Overdose/poisoning (ingestion)				HLA	HOT	N
12C07	Atypical seizure				BLS	HOT	N
12D01	Convulsions - Not breathing	HLA	HOT	Y	HLA	HOT	Y
12D02	Convulsions - CONTINUOUS or MULTIPLE fitting	HLA	HOT	Y	HLA	HOT	Y
12D03	Convulsions - AGONAL/INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
12D04	Convulsions - Effective breathing not verified	HLA	HOT	Y	BLS	HOT	N

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MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
13A01	Diabetic - Alert and behaving normally	BLS	COLD	N	BLS	COLD	N
13C01	Diabetic - Not alert	BLS	HOT	Y	BLS	HOT	Y
13C02	Diabetic - Abnormal behavior	BLS	HOT	Y	BLS	HOT	Y
13C03	Diabetic - Abnormal breathing	BLS	HOT	Y	BLS	COLD	N
13D01	Diabetic - Unconscious	BLS	HOT	Y	BLS	HOT	Y
14A01	Drowning - Alert and breathing normally (no inj / out water)	BLS	COLD	N	BLS	COLD	N
14B01	Drowning - Alert and breathing normally (injuries / in water)	BLS	COLD	N	BLS	COLD	N
14B02	Drowning - Unknown status	BLS	HOT	N	BLS	HOT	Y
14C01	Drowning - Alert with abnormal breathing	HLA	HOT	Y	HLA	HOT	Y
14D01	Drowning - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
14D02	Drowning - Not alert	HLA	HOT	Y	HLA	HOT	Y
14D03	Drowning - DIVING or suspected neck injury	HLA	HOT	Y	BLS	HOT	Y
14D04	Drowning - SCUBA accident	BLS	HOT	Y	BLS	HOT	Y
15C01	Electrocution - Alert and breathing normally	BLS	HOT	Y	BLS	COLD	N
15D01	Electrocution - Unconscious	HLA	HOT	Y	HLA	HOT	Y
15D02	Electrocution - Not disconnected from power	HLA	HOT	Y	HLA	HOT	Y
15D03	Electrocution - Power not off or hazard present	HLA	HOT	Y	HLA	HOT	Y
15D04	Electrocution - EXTREME FALL (=> 30ft/10m)						
15D05	Electrocution - LONG FALL	HLA	HOT	Y	HLA	HOT	Y
15D06	Electrocution - Not alert	HLA	HOT	Y	HLA	HOT	Y
15D07	Electrocution - Abnormal breathing	HLA	HOT	Y	HLA	HOT	Y
15D08	Electrocution - Unknown status	BLS	HOT	Y	BLS	COLD	N
15E01	Electrocution - NOT BREATHING/INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
16A01	Eye Probs - MODERATE eye injuries	BLS	COLD	N	BLS	COLD	N
16A02	Eye Probs - MINOR eye injuries	BLS	COLD	N	BLS	COLD	N
16A03	Eye Probs - MEDICAL eye problems	BLS	COLD	N	BLS	COLD	N
16B01	Eye Probs - SEVERE eye injuries	BLS	HOT	Y	BLS	HOT	N
16D01	Eye Probs - Not alert	HLA	HOT	Y	BLS	HOT	Y
17A01	Falls - NOT DANGEROUS PROXIMAL body area	BLS	COLD	N	BLS	COLD	N
17A02	Falls - NON-RECENT injuries	BLS	COLD	N	BLS	COLD	N
17A03	Falls - PUBLIC ASSISTANCE	BLS	COLD	N	BLS	COLD	N
17B01	Falls - POSSIBLY DANGEROUS body area	BLS	HOT	Y	BLS	COLD	N
17B02	Falls - SERIOUS Hemorrhage	BLS	HOT	Y	BLS	COLD	N
17B03	Falls - Unknown status	BLS	COLD	N	BLS	COLD	N
17D01	Falls - EXTREME FALL (=> 30ft/10m)	HLA	HOT	Y	HLA	HOT	Y
17D02	Falls - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
17D03	Falls - Not alert	HLA	HOT	Y	BLS	HOT	Y
17D04	Falls - Chest or Neck injury with difficulty breathing	HLA	HOT	Y	BLS	HOT	Y
17D05	Falls - LONG FALL	BLS	HOT	Y	BLS	HOT	Y
18A01	Headache - Breathing normally	BLS	COLD	N	BLS	COLD	N

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MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
18B01	Headache - Unknown status	BLS	COLD	N	BLS	COLD	N
18C01	Headache - Not alert	HLA	HOT	Y	BLS	HOT	N
18C02	Headache - Abnormal breathing	BLS	HOT	Y	BLS	COLD	N
18C03	Headache - Speech problems	BLS	HOT	N	BLS	HOT	N
18C04	Headache - Sudden onset of severe pain	BLS	HOT	N	BLS	HOT	N
18C05	Headache - Numbness	BLS	HOT	N	BLS	HOT	N
18C06	Headache - Paralysis	BLS	HOT	N	BLS	HOT	N
18C07	Headache - Change in behavior (<= 3hrs)	BLS	HOT	N	BLS	HOT	N
19A01	Heart Probs - Heart rate => 50 bpm and < 130 bpm	BLS	COLD	N	BLS	COLD	N
19A02	Heart Probs - Chest pain < 35 (no priority symptoms)	BLS	COLD	N	BLS	COLD	N
19C01	Heart Probs - Firing of A.I.C.D.	HLA	HOT	N	HLA	HOT	N
19C02	Heart Probs - Abnormal breathing	HLA	HOT	Y	HLA	HOT	N
19C03	Heart Probs - Chest pain	HLA	HOT	N	HLA	HOT	N
19C04	Heart Probs - Cardiac history	HLA	HOT	N	HLA	HOT	N
19C05	Heart Probs - Cocaine	BLS	HOT	N	BLS	HOT	N
19C06	Heart Probs - Heart rate < 50 bpm or => 130 bpm	HLA	HOT	N	HLA	HOT	Y
19C07	Heart Probs - Unknown status	BLS	HOT	Y	BLS	COLD	N
19D01	Heart Probs - Not alert	HLA	HOT	Y	HLA	HOT	Y
19D02	Heart Probs - DIFFICULTY SPEAKING BETWEEN BREATHS	HLA	HOT	Y	HLA	HOT	Y
19D03	Heart Probs - CHANGING COLOR	HLA	HOT	Y	HLA	HOT	Y
19D04	Heart Probs - Clammy	HLA	HOT	Y	HLA	HOT	Y
19D05	Heart Probs - Just resuscitated and/or defibrillated (external)	HLA	HOT	Y	HLA	HOT	Y
20A01	Heat / Cold - Alert	BLS	COLD	N	BLS	COLD	N
20B01	Heat / Cold - Change in skin color	BLS	COLD	N	BLS	COLD	N
20B02	Heat / Cold - Unknown status	BLS	COLD	N	BLS	COLD	N
20C01	Heat / Cold - Heart attack or angina history	BLS	HOT	Y	BLS	COLD	N
20D01	Heat / Cold - Not alert	BLS	HOT	Y	BLS	HOT	Y
20D02	Heat / Cold - Multiple victims - priority symptoms	HLA	HOT	Y	HLA	HOT	Y
21A01	Hemorrhage - NOT DANGEROUS Hemorrhage	BLS	COLD	N	BLS	COLD	N
21A02	Hemorrhage - Nosebleed (with SERIOUS Hemorrhage)	BLS	COLD	N	BLS	COLD	N
21B01	Hemorrhage - POSSIBLY DANGEROUS Hemorrhage	BLS	HOT	N	BLS	COLD	N
21B02	Hemorrhage - SERIOUS hemorrhage	BLS	HOT	N	BLS	HOT	N
21B03	Hemorrhage - Bleeding disorder	BLS	COLD	N	BLS	COLD	N
21B04	Hemorrhage - Blood thinners	BLS	COLD	N	BLS	COLD	N
21C01	Hemorrhage - Hemorrhage through TUBES	BLS	HOT	N	BLS	COLD	N
21C02	Hemorrhage - Hemorrhage of dialysis fistula	BLS	HOT	Y	BLS	COLD	N
21D01	Hemorrhage - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
21D02	Hemorrhage - Not alert	HLA	HOT	Y	BLS	HOT	N
21D03	Hemorrhage - DANGEROUS Hemorrhage	BLS	HOT	Y	BLS	COLD	N
21D04	Hemorrhage - Abnormal breathing	HLA	HOT	Y	BLS	HOT	Y

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MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
22A01	Entrapment - No longer trapped (no injuries)	BLS	COLD	N	BLS	COLD	N
22B01	Entrapment - No longer trapped (unknown injuries)	BLS	COLD	N	BLS	COLD	N
22B02	Entrapment - PERIPHERAL ENTRAPMENT only	BLS	COLD	N	BLS	COLD	N
22B03	Entrapment - Unknown status	BLS	COLD	N	BLS	COLD	N
22D01	Entrapment - Mechanical/Machinery ENTRAPMENT	HLA	HOT	Y	HLA	HOT	Y
22D02	Entrapment - Trench collapse	HLA	HOT	Y	HLA	HOT	Y
22D03	Entrapment - Structure collapse	HLA	HOT	Y	HLA	HOT	Y
22D04	Entrapment - Confined space ENTRAPMENT	HLA	HOT	Y	HLA	HOT	Y
22D05	Entrapment - Inaccessible terrain situation	BLS	COLD	N	BLS	COLD	N
22D06	Entrapment - Mudslide/Avalanche	HLA	HOT	Y	HLA	HOT	Y
23B01	OD / Poison - OVERDOSE (no priority symptoms)	BLS	COLD	N	BLS	COLD	N
23C-V	OD / Poison - Violent				HLA	HOT	Y
23C01	OD / Poison - Not alert	BLS	HOT	Y	BLS	HOT	Y
23C02	OD / Poison - Abnormal breathing	BLS	HOT	N	BLS	HOT	N
23C03	OD / Poison - Antidepressants (tricyclic)	HLA	HOT	Y	BLS	HOT	Y
23C04	OD / Poison - Cocaine methamphetamine (or derivatives)	HLA	HOT	Y	BLS	HOT	N
23C05	OD / Poison - Narcotics (heroin)	BLS	HOT	N	BLS	HOT	Y
23C06	OD / Poison - Acid or alkali (lye)	BLS	HOT	N	BLS	HOT	N
23C07	OD / Poison - Unknown status	BLS	HOT	N	BLS	HOT	N
23C08	OD / Poison - Poison Control request for response	BLS	COLD	N	BLS	COLD	N
23D01	OD / Poison - Unconscious	HLA	HOT	Y	HLA	HOT	Y
23D02	OD / Poison - CHANGING COLOR	HLA	HOT	Y	HLA	HOT	Y
24A01	Pregnancy - 1st TRIMESTER Hemorrhage or MISCARRIAGE	BLS	COLD	N	BLS	COLD	N
24B01	Pregnancy - Labour delivery not imminent (=> 20 weeks)	BLS	COLD	N	BLS	COLD	N
24B02	Pregnancy - Unknown status	BLS	COLD	N	BLS	COLD	N
24C01	Pregnancy - 2nd TRIMESTER hemorrhage or MISCARRIAGE	BLS	HOT	N	BLS	COLD	N
24C02	Pregnancy - 1st TRIMESTER SERIOUS hemorrhage	BLS	HOT	N	BLS	COLD	N
24C03	Pregnancy - Baby born (no complications)	BLS	HOT	N	BLS	HOT	N
24D01	Pregnancy - BREECH or CORD	HLA	HOT	Y	HLA	HOT	N
24D02	Pregnancy - Head visible/out	HLA	HOT	Y	HLA	HOT	N
24D03	Pregnancy - IMMINENT delivery (=> 20 weeks)	HLA	HOT	Y	HLA	HOT	N
24D04	Pregnancy - 3rd TRIMESTER hemorrhage	HLA	HOT	Y	HLA	HOT	N
24D05	Pregnancy - HIGH RISK complications	HLA	HOT	Y	HLA	HOT	N
24D06	Pregnancy - Baby born (complications with baby)	HLA	HOT	Y	HLA	HOT	N
24D07	Pregnancy - Baby born (complications with mother)	HLA	HOT	Y	HLA	HOT	N
25A01	Psychiatric - Non-suicidal (alert and awake)	BLS	COLD	N	BLS	COLD	N
25A02	Psychiatric - Suicidal (not threatening)	BLS	COLD	N	BLS	COLD	N
25B01	Psychiatric - SERIOUS hemorrhage	BLS	HOT	Y	BLS	HOT	Y
25B02	Psychiatric - Non-SERIOUS or MINOR Hemorrhage	BLS	COLD	N	BLS	COLD	N
25B03	Psychiatric - THREATENING SUICIDE	BLS	COLD	N	BLS	COLD	N

BCEHS Resource Allocation Plan per Medical Priority Dispatch System protocol
20131128

HLA = Highest Level Available; BLS = Basic Life Support
HOT = lights and sirens; COLD = no lights and sirens
FR = First Responder (currently reflecting 2011 RAP)

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
25B04	Psychiatric - Jumper (threatening)	BLS	COLD	N	BLS	COLD	N
25B05	Psychiatric - Near hanging strangulation or suffocation (alert)	BLS	COLD	N	HLA	HOT	Y
25B06	Psychiatric - Unknown status	BLS	COLD	N	BLS	COLD	N
25D01	Psychiatric - Not alert	HLA	HOT	Y	BLS	HOT	N
25D02	Psychiatric - DANGEROUS hemorrhage	HLA	HOT	Y	HLA	HOT	Y
26A01	Sick Person - No priority symptoms	BLS	COLD	N	BLS	COLD	N
26A02	Sick Person - Blood pressure abnormality (asymptomatic)	BLS	COLD	N	BLS	COLD	N
26A03	Sick Person - Dizziness/vertigo	BLS	COLD	N	BLS	COLD	N
26A04	Sick Person - Fever/chills	BLS	COLD	N	BLS	COLD	N
26A05	Sick Person - General weakness	BLS	COLD	N	BLS	COLD	N
26A06	Sick Person - Nausea	BLS	COLD	N	BLS	COLD	N
26A07	Sick Person - New onset of immobility	BLS	COLD	N	BLS	COLD	N
26A08	Sick Person - Other pain	BLS	COLD	N	BLS	COLD	N
26A09	Sick Person - Transportation only	BLS	COLD	N	BLS	COLD	N
26A10	Sick Person - Unwell/ill				BLS	COLD	N
26A11	Sick Person - Vomiting	BLS	COLD	N	BLS	COLD	N
26B01	Sick Person - Unknown status	BLS	COLD	N	BLS	COLD	N
26C01	Sick Person - ALTERED LEVEL OF CONSCIOUSNESS	BLS	HOT	Y	BLS	HOT	Y
26C02	Sick Person - Abnormal breathing	BLS	HOT	Y	BLS	COLD	N
26C03	Sick Person - Sickle cell crisis/Thalassemia	BLS	HOT	Y	BLS	HOT	Y
26D01	Sick Person - Not alert	BLS	HOT	Y	BLS	HOT	Y
27A01	Stab / GSW - NON-RECENT (= 6hrs) PERIPHERAL wounds	BLS	COLD	N	BLS	COLD	N
27B01	Stab / GSW - NON-RECENT (>= 6 hrs) single CENTRAL wound	BLS	COLD	N	BLS	COLD	N
27B02	Stab / GSW - Known single PERIPHERAL wound	BLS	COLD	N	BLS	COLD	N
27B03	Stab / GSW - SERIOUS hemorrhage	BLS	HOT	Y	BLS	HOT	Y
27B04	Stab / GSW - Unknown status	BLS	COLD	N	HLA	HOT	N
27B05	Stab / GSW - OBVIOUS DEATH	BLS	COLD	N	BLS	COLD	N
27D01	Stab / GSW - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
27D02	Stab / GSW - Not alert	HLA	HOT	Y	HLA	HOT	Y
27D03	Stab / GSW - CENTRAL wounds	HLA	HOT	Y	HLA	HOT	Y
27D04	Stab / GSW - Multiple wounds	HLA	HOT	Y	HLA	HOT	Y
27D05	Stab / GSW - Multiple victims	HLA	HOT	Y	HLA	HOT	Y
28A01	Stroke - Breathing normally <= 35 - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28B01	Wrong coding						
28C01	Stroke - Not alert - Partial Evidence	BLS	HOT	Y	BLS	HOT	N
28C02	Stroke - Abnormal breathing - Partial Evidence	BLS	HOT	Y	BLS	HOT	N
28C03	Stroke - Sudden speech problems - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C04	Stroke - Sudden weakness or numbness - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C05	Stroke - Sudden paralysis or facial droop - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C06	Stroke - Sudden loss of balance or coord - Partial Evidence	BLS	HOT	N	BLS	HOT	N

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
28C07	Stroke - Sudden vision problems - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C08	Stroke - Sudden or severe headache - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C09	Stroke - STROKE history - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C10	TIA (mini-stroke) history				BLS	HOT	N
28C11	Stroke - Breathing normally >= 35 - Partial Evidence	BLS	HOT	N	BLS	HOT	N
28C12	Stroke - Unknown status/codes not applicable - Partial Evidence				BLS	HOT	Y
29A01	MVA - Injury to NOT DANGEROUS PROXIMAL area	BLS	COLD	N	BLS	COLD	N
29B01	MVA - Injuries	BLS	HOT	N	BLS	COLD	N
29B02	MVA - SERIOUS hemorrhage	BLS	HOT	Y	BLS	COLD	N
29B03	MVA - Other hazards	BLS	HOT	N	BLS	COLD	N
29B04	MVA - Unknown status	BLS	HOT	N	BLS	COLD	N
29D01	MVA - MULTIPLE RESPONSE INCIDENT	HLA	HOT	Y	HLA	HOT	Y
29D02	MVA - HIGH MECHANISM	HLA	HOT	Y	BLS	HOT	Y
29D03	MVA - HAZMAT	HLA	HOT	Y	BLS	HOT	Y
29D04	MVA - Trapped victim	HLA	HOT	Y	HLA	HOT	Y
29D05	MVA - Not alert	HLA	HOT	Y	HLA	HOT	Y
30A01	Trauma Injury - NOT DANGEROUS PROXIMAL body area	BLS	COLD	N	BLS	COLD	N
30A02	Trauma Injury - NON-RECENT (=> 6hrs) injuries	BLS	COLD	N	BLS	COLD	N
30B01	Trauma Injury - POSSIBLY DANGEROUS body area	BLS	HOT	Y	BLS	COLD	N
30B02	Trauma Injury - SERIOUS hemorrhage	BLS	HOT	Y	BLS	COLD	N
30D01	Trauma Injury - Unconscious or Arrest	HLA	HOT	Y	HLA	HOT	Y
30D02	Trauma Injury - Not alert	HLA	HOT	Y	BLS	HOT	Y
30D03	Trauma Injury - Chest or Neck injury Difficulty breathing	HLA	HOT	Y	BLS	HOT	Y
31A01	UC / Fainting - Fainting episode(s) and alert	BLS	COLD	N	BLS	COLD	N
31A02	UC / Fainting - Fainting episode(s) and alert - Cardiac history	BLS	HOT	Y	BLS	COLD	N
31A03	UC / Fainting - Fainting episode(s) and alert	BLS	COLD	N	BLS	COLD	N
31C01	UC / Fainting - Alert with abnormal breathing	BLS	HOT	N	BLS	COLD	N
31C02	UC / Fainting - Fainting episode(s) and alert - Cardiac history	HLA	HOT	Y	BLS	COLD	N
31C03	UC / Fainting - Female with abdominal pain	BLS	HOT	N	BLS	COLD	N
31D01	UC / Fainting - Unconscious - AGONAL/INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
31D02	UC / Fainting - Unconscious - Effective breathing	HLA	HOT	Y	HLA	HOT	Y
31D03	UC / Fainting - Not alert	HLA	HOT	Y	HLA	HOT	Y
31D04	UC / Fainting - CHANGING COLOR	HLA	HOT	Y	BLS	HOT	Y
31E01	UC / Fainting - INEFFECTIVE BREATHING	HLA	HOT	Y	HLA	HOT	Y
32B01	Unknown - Standing, sitting, moving, or talking	BLS	COLD	N	BLS	COLD	N
32B02	Unknown - Community Alarm notification	BLS	COLD	N	BLS	COLD	N
32B03	Unknown - Unknown status	BLS	COLD	N	BLS	HOT	N
32B04	Unknown - Callers language not understood	BLS	COLD	N	BLS	HOT	Y
32D01	Unknown - LIFE STATUS QUESTIONABLE	BLS	HOT	Y	BLS	HOT	Y
33A01	Transfer - ACUITY I (no priority symptoms)	BLS	COLD	N	BLS	COLD	N

MPDS	Medical Priority Dispatch System Description	2011 Resource	2011 Response	2011 FR	2012/13 Resource	2012/13 Response	Proposed FR
33A02	Transfer - ACUITY II (no priority symptoms)	BLS	COLD	N	BLS	COLD	N
33A03	Transfer - ACUITY III (no priority symptoms)	BLS	COLD	N	BLS	COLD	N
33C01	Transfer - Not alert (acute change)	BLS	HOT	N	BLS	HOT	N
33C02	Transfer - Abnormal breathing (acute onset)	BLS	HOT	N	BLS	HOT	N
33C03	Transfer - Significant Hemorrhage or shock	BLS	HOT	N	BLS	HOT	N
33C04	Transfer - Possible acute heart problems or MI (heart attack)	HLA	HOT	N	HLA	HOT	N
33C05	Transfer - Acute severe pain	BLS	HOT	N	BLS	HOT	N
33C06	Transfer - Emergency response requested	BLS	HOT	N	BLS	HOT	N
33D01	Transfer - Suspected cardiac or respiratory arrest	HLA	HOT	Y	HLA	HOT	N
33D02	Transfer - Just resuscitated and/or defibrillated (external)	HLA	HOT	Y	HLA	HOT	N

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**FILMING COMMITTEE MEETING
OF THE VILLAGE OF LIONS BAY
HELD ON MONDAY, June 16th, 2014 at 6:00 PM
AT THE LIONS BAY SCHOOL, 250, BAYVIEW ROAD, LIONS BAY**

MINUTES

Present:

Councillor Ronsley
Ian Mackie
Colin Watson
Mel Weisbaum
Interim CAO Grant McRadu

1. Welcome & Call to Order

Councillor Ronsley welcomed the Film Committee and advised the public about the public participation process for the meeting.

2. Introductions

Councillor Ronsley introduced the members of the Committee.

3. Appointment of Recorder

Interim CAO McRadu was appointed as the recorder.

4. Review of May12, 2014 Minutes

It was moved and seconded to accept the Minutes of the Film Committee Meeting of May 12, 2014 as presented.

Carried...

5. Next Steps from Last Meeting:

- a) Financial benefits accrued to other neighbouring municipalities
- b) Ideas on how to mitigate disruptions to neighbours
- c) Possible zones within the Village that would permit filming without the existing neighbourhood "veto";
- d) Better understanding of the history of filming within the Village;
- e) Review of Filming Polices from:

- a. Belcarra
- b. Bowen Island
- c. Burnaby
- d. City of North Vancouver
- e. District of North Vancouver
- f. District of Squamish

There was discussion by the members of the Committee:

- in which it was noted that most municipalities appear to be welcoming of the film industry and if the Village is to change its film policy, then it must be more inviting as the current policy is quite negative;
- that there are many municipalities with quite specific policies and procedures and if the Village is to change its policy then, we ought to pick the best sections from each and see how they apply to the Village of Lions Bay;
- there was a filming a number of years ago in Lower Kelvin Grove that was quite disruptive and the Committee members commented that hopefully we have learned from this and the Village can introduce regulations that are both welcoming to the film industry as well as protective to the residents within the neighbourhoods the film company is in.

The Committee stated that the Village needs to decide if it wants to allow filming and then if it does, the policy should be revised to address the concerns.

Following discussion, it was moved and seconded:

That the Committee support changing the existing Village Filming Policy to allow filming within the Village by eliminating the current veto;

And that the Committee ask staff to review other municipal film policies to develop a new policy incorporating elements to encourage filming while respecting the residents of Lions Bay.

Carried...

The Committee also stated that Council ought to delegate approval of the film permits to the CAO or his/her delegate.

Public Comments:

Mr. Azordigan – Tidewater Way:

Mr. Azordigan stated the Film Committee meetings were a waste of time as 90% of the Village residents in his neighbourhood are against filming and that only neighbours should have the ability to allow or disallow filming in their neighbourhoods.

Ms. Rogers – Tidewater Way:

Ms. Rogers stated that she appreciated the time the Committee has taken to review this matter and was in favour of the Committee moving forward with this resolution.

Mr. Mailey – Tidewater Way:

Mr. Mailey commented that the Committee has gained momentum and should be looking to increase its revenue base while accepting the concerns of the residents and should develop a plan that can react quickly if there are problems or requires changes.

Staff to send an email to all the residents present at the meeting to advise them of the time of the next meeting.

6. Committee Next Steps

The Committee will review the Draft Film Policy at their next meeting.

7. Next Meeting Date:

July 21st, 2014

8. Adjournment

Resolution

It was moved and seconded that the Film Committee Meeting of May 12, 2014 be adjourned at 7:09pm.

Carried...

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council		
Title	Organics Collection 2015		
Author	N. Hoglund	Reviewed By:	
Date	September 30, 2014	Version	-
Issued for	October 7, 2014 Regular Council Meeting		

RESOLUTION

WHEREAS the Village of Lions Bay is a member of Metro Vancouver, and is committed to being a sustainable community;

AND WHEREAS Metro Vancouver has announced a ban on all organics in the solid waste stream effective January 1, 2015;

THEREFORE BE IT RESOLVED THAT the Village of Lions Bay Council authorizes staff to proceed with implementation of an organics collection service for the Village effective January 1, 2015, via increasing the existing green waste pickup contract with Smithrite to extend year-round;

AND THAT Council authorizes staff to increase the extended year-round pickup of green waste to be collected weekly, effective January 1, 2015;

AND THAT Council authorizes staff to correspondingly decrease garbage pickup to bi-weekly, effective January 1, 2015;

AND THAT Council authorizes staff to proceed with compiling and distributing information with regard to the mandatory organics collection service to all residents of the Village of Lions Bay.

ATTACHMENTS

1. Q & A on Metro Vancouver's Organics Disposal Ban
2. Sustainable Regional Initiative: Biting Off More Than You Can Chew?

BACKGROUND

The Village of Lions Bay is one of 24 member municipalities of the Metro Vancouver Regional District. Metro Vancouver's Integrated Solid Waste and Resource Management Plan (ISWRMP) was approved by the Province on July 25, 2011, and set out aggressive regional solid waste reduction targets, including a solid waste diversion rate of 70% by 2015 and 80% by 2020. In an effort to ensure these targets are met, Metro Vancouver is implementing an organics ban in garbage effective January 1, 2015. On or before that date, each municipality located in Metro Vancouver must divert all organics, including food waste, for collection as green waste as opposed to garbage.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

The Manager of Public Works has reviewed the existing container service agreement with Smithrite, and has further confirmed that the current level of service provided to the Village of Lions Bay vis-à-vis this agreement includes organics placed in the green waste collection pickup for all 520 single-family residences and 20 multi-family residences. This service, which currently runs bi-weekly from March to November, would have to be extended year-round starting January 1, 2015, and increased to weekly service. With the removal of food waste from the garbage stream, it is anticipated that there will be a corresponding decrease in garbage pickup requirements. Staff therefore further recommend that garbage collection be reduced to a bi-weekly service.

An FAQ released by Metro Vancouver is appended to this report as Attachment 1. An example of Metro Vancouver's educational posters associated with the transition of food waste from garbage to green waste is appended as Attachment 2. Staff recommend that the FAQ, along with other relevant and similar information, be compiled and distributed to all residents as part of a planned educational campaign prior to the recommended changes taking place on January 1, 2015.

FINANCIAL IMPLICATIONS

Tipping fees associated with garbage pickup are considerably higher than those associated with green waste. Reducing single-family and multi-family garbage collection frequency from weekly to biweekly would result in an annual cost savings to the Village of \$42,870 (2014 rates).

Increasing green waste collection frequency to single-family and multi-family residences from bi-weekly to weekly, and extending this service year-round would result in an increased cost to the Village of \$10,760.40 (2014 rates).

Metro Vancouver has not yet released information about the dollar value of proposed fines associated with the upcoming ban at the time of this report. These fines would be levied in addition to the increased tipping fees associated with garbage noted above.

The Village of Lions Bay currently has 17 public litter bins located throughout the Village, which will have to be updated to reflect the upcoming ban on organics. Staff will bring forward a separate report with recommendations for Council to consider at a later date for these bins.

OFFICIAL COMMUNITY PLAN (OCP) COMPLIANCE

The recommendations contained within this report correlate to the following sections of the Village's OCP:

4.7(i) Waste: Provide contracted waste collection and continue our focus to reduce, re-use and re-cycle; and

4.9(c)(ii) Proactively recognizing and responding to potential impacts of the decisions of senior levels of government and other local governments across Metro Vancouver and within the Sea to Sky corridor with respect to the impacts on Lions Bay

For Council's consideration.



Together we're keeping food out of our garbage

**metrovancover**

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Q & A on Metro Vancouver's Organics Disposal Ban

The way we manage our waste is changing. Together we are keeping food out of the garbage. In 2015, Metro Vancouver will introduce an organics disposal ban to support this change. These are some of the more common questions businesses in the region have asked.

1. What does this mean?

It means we will no longer throw food in the garbage. The ban is on disposal of the 'organic' waste. In this case 'organic' refers to things that can decay into compost, specifically food and yard waste.

Metro Vancouver, the regional government, manages all of the garbage produced from 2.3 million residents and businesses in the region (geographic range from Lion's Bay to Langley, in South Western British Columbia). Some businesses have been choosing to recycle their food waste for many years. Putting a disposal ban in place is a tool to encourage further reducing and recycling the food we waste.

2. Who is impacted?

The organics disposal ban applies to all waste generated in this region, whether that waste is residential, commercial, or institutional. Everyone needs to be separating food from regular garbage at home, work, school and public places.

3. Are we the first place to do this?

No, while our region is seen as a leader in waste management for having a firm commitment to recycling more of our garbage, we are not the first to put a disposal ban on organics. San Francisco, Halifax, Nanaimo, Portland, Massachusetts as examples. The upcoming organics ban is the latest change in the way we manage our waste, and like blue box recycling or cardboard-only bins, this practice will seem more normal over time.

4. What's wrong with putting food in the garbage?

In our region, about 20% of the garbage going to landfill or waste-to-energy is food; that's over 250,000 tonnes per year, and is similar to global numbers. When we throw away food all the nutrients, soil, water, money and energy that went into food production is lost. Further, food

decaying under the landfill, where there is little oxygen, produces methane, a powerful greenhouse gas that contributes to global warming. In the right conditions, food that is separated from the garbage for proper processing can decay cleanly into compost or biofuel. So instead of wasting nutrients and producing greenhouse gasses, we can capture nutrients and produce soil to grow more food in or a biofuel to replace using fossil fuels.

5. What are examples of the types of food that are considered banned?

Food is thrown away all along the production line, from growing to processing, to retailing and into restaurants and homes. Restaurant and retail businesses might think of pre-consumer (in the kitchen before cooking) and post-consumer (plate scrapings and leftovers) foods. The disposal ban also includes packaged and frozen food, bakery, delis and cafes – any food you can think of.

6. How will my business separate food from regular garbage?

You're not creating more garbage, but separating the same garbage into different containers. You need to assess how you currently manage your garbage; including ordering, storage, kitchen preparation, staff rooms, bins and contracts. Metro Vancouver has a guide to getting started for restaurants. Visit metrovancover.org and search 'Closing the Loop'. City websites have tips for residents, including apartments.

7. Is this going to cost me more money?

For many businesses, separating food from regular garbage significantly reduces the volume and service required for regular garbage. It also prompts us all to recognize and reduce waste. Some businesses already separating food from regular garbage find it cost-neutral, while others see slight decrease or increase in costs,

Q&A CONTINUED

depending on their bin sizes and hauling service contracts. In 2014 Metro Vancouver is working with small businesses to record and share examples and costs to separating food from regular garbage. Results will be shared by end of 2014.

8. Do I have to commit space and provide different access to store or haul away a separate bin for food?

You will need space for the food bin(s). Your garbage hauler may have solutions. You may be able to share a food bin with a neighbouring business or start to use smaller garbage bins.

9. Are there companies that provide services like hauling food to a compost facility, that can help me get started, or de-package food if required?

As more businesses start separating waste, more services are becoming available. The Recycling Council of BC Hotline at 604-REC-YCLE (604-732-9253) maintains a current list of service providers. Many hauling businesses that collect your regular garbage can also collect food waste. Other businesses only collect recycling.

10. Can I line the collection bins with plastic bags?

Nuisances like odour need to be managed in order to keep them from becoming a problem. Bins can be cleaned on the spot, or switched for cleaned bins at collection.

The facilities in our region make high-quality compost, and end users of that compost don't want product with plastics in it. Often plastic-looking bags labelled 'compostable', 'biodegradable' or similar often require very specific conditions to work. Also, it is difficult for employees to identify the bag type in large mixed waste piles. For these

reasons plastic bag liners are generally not accepted.

There are some exceptions for commercial waste, which is high volume compared to residential waste. You need to clarify your options with your landlord or service provider. For home collection use a newsprint to line your bins, or tip and rinse regularly. In addition to plastic, examples of other contaminants to avoid are labels, wrapping, elastics, meat trays, plastic cutlery, and aluminum foil.

11. How will the ban be enforced and will there be fines once the disposal ban is in place?

Metro Vancouver has disposal bans on many other recyclable items like cardboard, paper and hard plastics. Enforcement is done when garbage loads are delivered to a disposal facility. There are fines associated with all disposal bans. Our priority is to keep food out of the landfill, not to develop an extensive fining process.

12. When does this start?

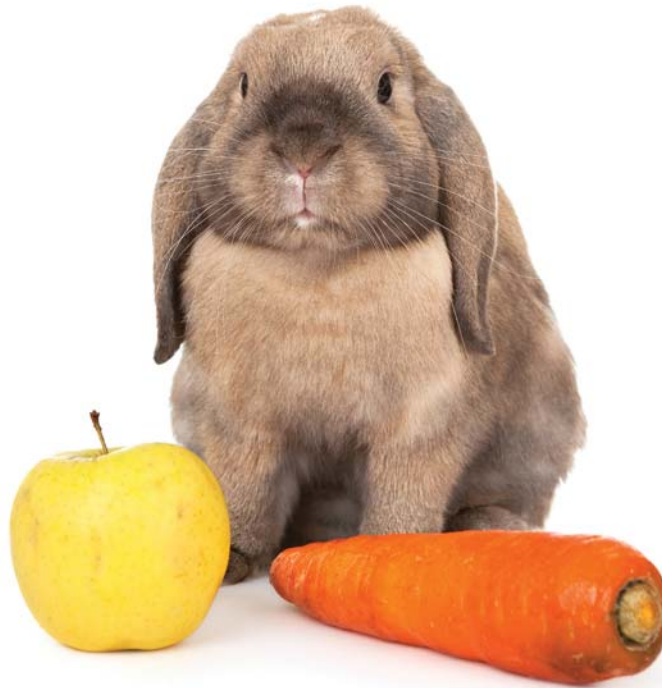
The organics disposal ban will come into effect in 2015. Initial enforcement will include warnings and information, and after a grace period surcharges will apply. Many households and businesses are separating food waste from regular garbage already.

Need more information? Visit [Metro Vancouver.org](http://MetroVancouver.org) and search 'Organic Disposal Ban'

SUSTAINABLE REGION INITIATIVE ...

TURNING IDEAS INTO ACTION

Biting off more than you can chew?



**Put food waste in your
yard trimmings bin.**
It's that easy.



**metro
vancouver**

Recycled food turns into healthy soil.
Find out more at www.metrovancouver.org

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	REPORT TO COUNCIL		
Title	Bylaw Screening Officer Resolutions		
Author	M. Koonts	Reviewed By:	G. McRadu
Date	September 18, 2014	Version	
Issued for	October 7, 2014 Regular Council Meeting		

Rationale:

Staff are recommending the following two resolutions be passed to assist in the Bylaw Notice screening process. Periodically, bylaw notices are disputed requiring staff to initiate the screening process which occurs prior to formal adjudication. The screening process requires staff to review and consider submissions by both the disputant and the bylaw officer along with municipal bylaws and provincial legislation (Local Government Bylaw Notice Enforcement Act).

Historically, the CAO has researched bylaw notice disputes however, Ms. Koonts recently attended Screening Officer training provided by the District of West Vancouver and, as such, should be appointed by Council as a Screening Officer for the purpose of assisting with this process.

The following two recommendations are therefore put forward for Council's consideration:

1. Resolution to appoint Ms. Koonts as a Bylaw Screening Officer
2. Resolution to authorize the Screening Officer to cancel Bylaw Notices in certain circumstances

Resolution:

THAT the Village of Lions Bay Council appoints Mandy Koonts as a Screening Officer for the purpose of assisting with the Bylaw Notice dispute screening process.

Resolution:

WHEREAS the Village of Lions Bay has passed a bylaw designating certain bylaw contraventions that may be dealt with by Bylaw Notice;

AND WHEREAS the Village of Lions Bay has appointed staff to act as the Village Screening Officer for the purpose of reviewing disputed bylaw notices prior to initiating the formal adjudication process in respect of the bylaw notice;

AND WHEREAS the Screening Officer has the power to cancel a bylaw notice on a ground of cancellation authorized by the Village pursuant to section 10(2)(a)(iii) of the Local Government Bylaw Notice Enforcement Act;

AND WHEREAS the Village of Lions Bay finds it expedient to provide for grounds of cancellation of a bylaw notice in certain circumstances;

THEREFORE BE IT RESOLVED THAT the Village of Lions Bay authorizes the Screening Officer to cancel bylaw notices in the described circumstances set out in the legislation.

LOCAL GOVERNMENT BYLAW NOTICE ENFORCEMENT ACT

Screening officer

10 (1) If a local government establishes a screening officer position and appoints a screening officer, a bylaw notice issued to enforce a bylaw of the local government must be reviewed by the screening officer before a dispute adjudication in respect of the bylaw notice may be scheduled.

(2) A screening officer, after reviewing a bylaw notice, may

(a) cancel the notice if, in the screening officer's opinion,

(i) the contravention did not occur as alleged,

(ii) the bylaw notice does not comply with section 4

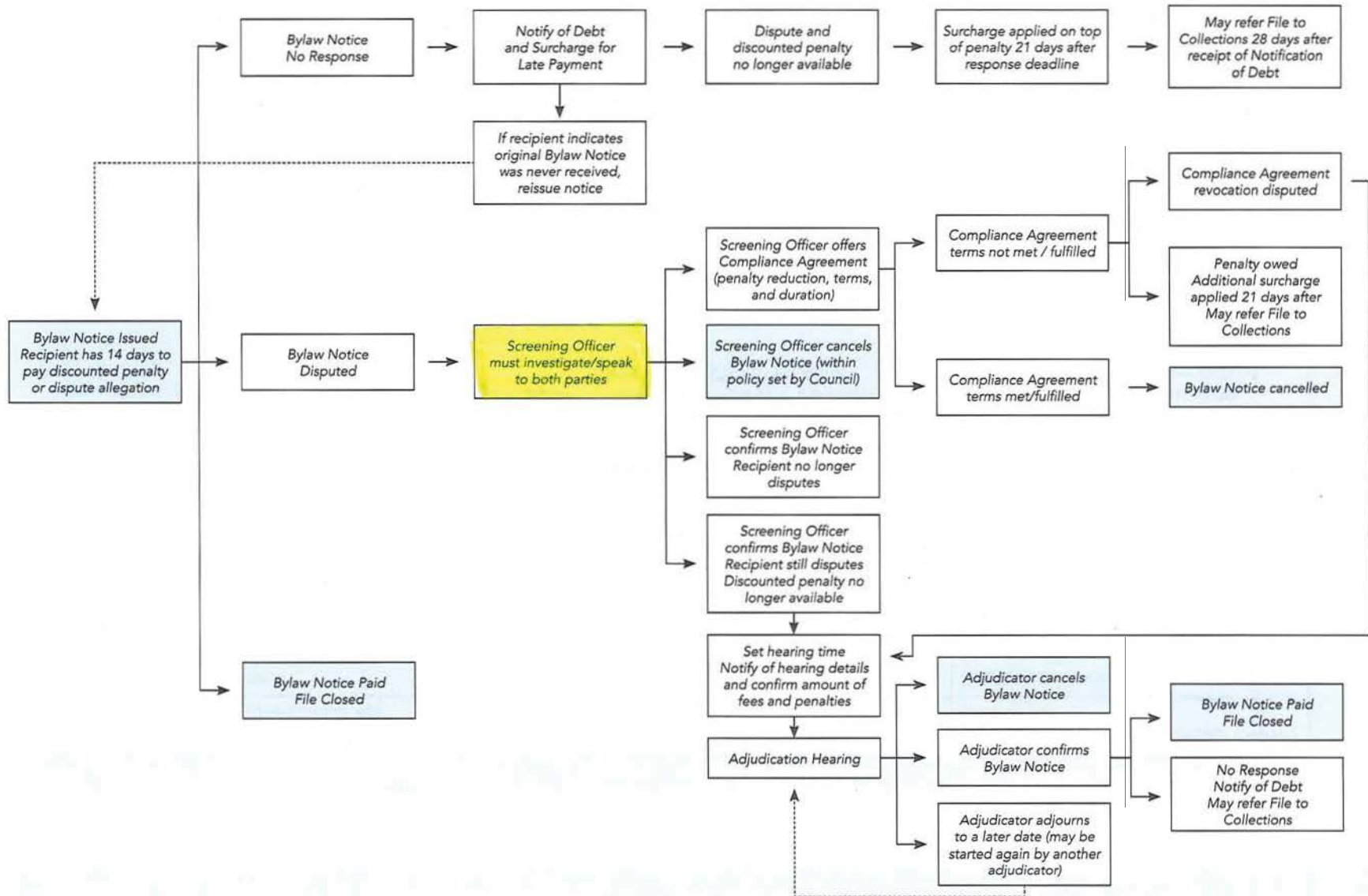
(4) [*bylaw notice — required information*], or

(iii) a ground for cancellation authorized by the local government is satisfied,

(b) confirm the bylaw notice and refer it to an adjudicator unless the request for dispute adjudication is withdrawn, or

(c) if authorized by bylaw, enter into a compliance agreement with the person.

2.1. Flowchart: Bylaw Notice Enforcement and Adjudication Process



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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council		
Title	Review of Parking in the Village		
Author	M. Koonts	Reviewed By:	G. McRadu
Date	September 30, 2014	Version	
Issued for	October 7, 2014 Regular Council Meeting		

Resolution:

THAT the Village of Lions Bay Council authorizes Village staff to undertake a comprehensive review of parking issues in the Village.

Rationale:

Parking in the Village is a major concern and ongoing issue for both residents and staff. There is no easy solution and a number of factors need to be researched and considered before strategies and solutions can be identified.

It was staff's intent to bring forward a report on parking sign placement in the Village at the September 16, 2014 Regular Council meeting. After further review, staff are recommending the above resolution be passed by Council in order that we may proceed with building on previous reports to complete a comprehensive review of parking in the Village to include:

- Public engagement process to receive input on existing issues to assist in identifying strategies moving forward
- Traffic & Parking bylaw review and potential update
- Research and creation of policies to compliment certain portions of the bylaw
- Review of existing parking signage to identify gaps in public messaging
- Strike formal letters of understanding with stakeholders clearly defining jurisdiction and expectations under Village policies and guidelines

It is staff's intention to complete this review in early 2015 so that bylaws and policies can be adopted in time for the next spring and summer seasons.

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Council Procedures Bylaw 2014

Bylaw No. 476

Adopted: _____

Repealed: Council Procedures Bylaw No. 453, 2012

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

Bylaw No. 476, 2014
Council Procedure 2014

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DRAFT

Village of Lions Bay
Council Procedure Bylaw No. 476, 2014

4

THE VILLAGE OF LIONS BAY

BYLAW NO. 476

Council Procedure

WHEREAS

the Council of the Municipality of the Village of Lions Bay deems it expedient to provide for Council meeting and committee meeting procedures pursuant to the Community Charter; Council deems it advisable to adopt a By-law to regulate Council procedure;

NOW THEREFORE

the Council of the Village of Lions Bay, in open meeting assembled, enacts as follows

PART 1 – INTRODUCTION

TITLE

1. This Bylaw may be cited as the "COUNCIL PROCEDURES BYLAW NO. 476, 2014".

SEVERABILITY

2. If a portion of the Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

PREVIOUS BYLAW REPEAL

3. Council Procedures Bylaw No. 453, 2012 is hereby repealed.

DEFINITIONS

- ~~2-4.~~ In this Bylaw:

"Chair" means the member identified to preside over Council proceedings;

"committee" means a standing, select, or other committee of Council, but does not include COTW;

"Corporate Officer" means the Chief Administrative Officer of the Village or his or her delegate;

"correspondence" means documentation submitted to the Village, either electronically or in hard copy, which:

- is addressed specifically to Council;
- is addressed to a majority of Council members; or
- the Corporate Officer determines, based on the content, should be included as Council correspondence

Commented [MK1]: Added definition to provide clarity as to what is deemed to be Council correspondence

"COTW" means the Committee of the Whole Council, being a committee of which the Mayor and all Councillors are members;

"Council" means the Council of the Village of Lions Bay;

"councillor" means a member of the Council of the Village of Lions Bay, excluding the Mayor;

"inaugural meeting" means the meeting at which members elected at the most recent general local election are sworn in;

"Mayor" means the Mayor of the Village;

"meeting" means an inaugural, regular or special meeting of Council, as the context requires;

"member" means the Mayor or a Councillor;

"motion" means a formal proposal made by a member at a meeting of the Council or a committee that the Council or committee approve or order a specified course of action;

"Municipal Hall" means the Village of Lions Bay Office located at 400 Centre Road, Lions Bay, BC, V0N 2E0;

"point of information" means the procedure pursuant to which a member may raise their hand and ask the Chair to require further information on the subject being debated;

"point of order" means a procedure by which a member interrupts another speaker to as the Chair to rules on a procedural matter immediately;

"public notice posting places" means the notice board at the Village Hall and the Village website;

"quorum" means:

(a) in the case of Council, a majority of the number of members of which the Council consists under the *Community Charter*; and

(b) in the case of a committee or other body, a majority of the voting members appointed.

"recorder" means the staff member or contractor assigned to take minutes at a Council or Committee meeting;

Commented [MK2]: 2014/09/17: added for clarity (Cllr. Bain)

"regular meeting" means a meeting of the Council, other than a special or inaugural meeting, held under Part 2;

"special meeting" means a meeting of the Council other than a regular or inaugural meeting, held under Part 2;

"Village" means the Village of Lions Bay;

"Village web site" means the information resource found at an internet address provided by the Village.

INTERPRETATION

5. Reference in this Bylaw to:

- (1a) A numbered Section or Part is a reference to the correspondingly numbered Section or Part of this Bylaw.
- (2b) The plural is to be considered to be a reference also to the singular, unless the context otherwise requires.
- (3e) A resolution or vote of the Council is a reference to a resolution or vote passed by the affirmative vote of a majority of the members present and entitled to vote on the matter except as otherwise provided by the Community Charter or this or any other Bylaw of the Village.

APPLICATION OF RULES OF PROCEDURE

- 3-6. (1) The provisions of this Bylaw govern the proceedings of Council, COTW and all standing and select committees of Council, as applicable.
- (2) In cases not provided for under this Bylaw, The New Robert's Rules of Order, 11th edition, apply to the proceedings of Council, COTW, and Council committees to the extent that those Rules are:
 - (a) applicable in the circumstances; and
 - (b) not inconsistent with provisions of this Bylaw or the Community Charter.

PART 2 – COUNCIL MEETINGS

INAUGURAL MEETING

- 4-7. (1) Following a general local election, the first Council meeting must be held on the first Tuesday in December in the year of the election.

- (2) If a quorum of council members elected at the general local election has not taken office by the date of the meeting referred to in section 7(1), the first Council meeting must be called by the Corporate Officer and held as soon as reasonably possible after a quorum has taken office.

TIME AND LOCATION OF MEETINGS

- 5.8. (1) ~~All Council meetings must take place within the Council Chambers of the Municipal Hall except when Council resolves to hold meetings elsewhere. Except in the case of a meeting outside Municipal boundaries, Council may pass the resolution to hold a meeting outside of Municipal Hall at the commencement of that meeting. All Council meetings must take place within the Council Chambers of the Village Office except when Council resolves to hold meetings elsewhere.~~
- (2) Regular Council meetings must:
- (a) be held on the ~~first and third Tuesday~~ of each month, excepting August; ~~and~~
 - (b) begin at 7:00 p.m.; ~~and~~
 - (c) be adjourned by 10:00 p.m. on the day scheduled for the meeting unless Council resolves to proceed beyond that time in accordance with section 40(1) s. 31;
 - ~~(d) when such meeting falls on a statutory holiday, be held on the next following day that the Village Office is open~~
- (3) Regular Council meetings may:
- (a) be cancelled by Council, provided that two consecutive meetings are not cancelled; and
 - (b) be changed to a different day, time and place by the Mayor, provided the ~~Secretary Treasurer~~ Corporate Officer is given at least 2 days written notice;
 - (4) When a Regular Council meeting is postponed pursuant to section 8(3)(b) notice shall be provided in accordance with sections 9(2) and 9(3).
 - ~~(c) when a Regular Council meeting is postponed pursuant to subsection (b) notice shall be provided in accordance with 7 (1) and (2).~~

Commented [MK3]: 2014/09/07 changed to first Tuesday – works better with annual reporting deadlines and other key dates. Also allows 3rd Tuesday as a standing “special meeting” option

NOTICE OF REGULAR COUNCIL MEETINGS

9. (1) The Corporate Officer must, at public notice posting places, annually before January 15 post a schedule of the dates, times and places of regular Council meetings.
- (2) The Council may cancel or reschedule a regular meeting or call a special meeting under section 10. The Corporate Officer must, as soon as practicable:

(a) post a notice at the public notice posting places which indicates revisions to the date, time and place or a regular Council meeting or cancellation of a regular Council meeting; and

(b) revise the schedule referred to in section 9(1).

(3) Subject to section 9(2) the Corporate Officer must give public notice of a regular Council meeting at least 24 hours before the date of the meeting.

(4) If the agenda for the meeting contains a proposed resolution to close all or part of the meeting to the public, the notices must state the basis under the Community Charter on which all or part of the meeting is to be closed, but the notice must not otherwise describe the matter in respect of which all or part of the meeting is to be closed.

~~6. (1) In accordance with section 127 of the Community Charter, Council must prepare annually on or before January 15, a schedule of the dates, times and place of regular Council meetings and must make the schedule available to the public by posting it at the Public Notice Posting Place.~~

~~(2) In accordance with section 127 of the Community Charter, Council must give notice annually on or before January 15, of the time and duration that the schedule of regular Council meetings will be available in accordance with section 94 of the Community Charter.~~

~~(3) Where revisions are necessary to the annual schedule of regular Council meetings, the Secretary-Treasurer must, within 5 working days, post a notice at the Public Notice Posting Place which indicates any revisions to the date, time and place or cancellation of a regular Council meeting.~~

Commented [MK4]: Already in the Charter. No point in restating. Will be added to our internal calendar to ensure charter regulation is met.

NOTICE OF SPECIAL MEETINGS

10. (1) A special meeting may be called in compliance with applicable enactments.

(2) Except where notice of a special meeting is waived by unanimous vote of all Council members under the Community Charter, a notice of the date, time, and place of a special meeting must be given at least 24 hours before the time of meeting by:

(a) posting a copy of the notice at the public notice posting places,

(b) leaving one copy of the notice for each Council member in the Council member's mailbox at Municipal Hall, and

(c) contacting each Council member by telephone (or leaving a recorded message) or by email to their Village email address.

(3) The notice under section 10(2) must describe in general terms the purpose of the meeting.

(4) If the agenda for the special meeting contains a proposed resolution to close all or part of the meeting to the public, the notices must state the basis under the Community

Charter on which all or part of the meeting is to be closed, but the notice must not otherwise describe the matter in respect of which all or part of the meeting is to be closed.

7. ~~(1) Except where notice of a special meeting is waived by unanimous vote of all council members under section 127(4) of the Community Charter, a notice of the date, hour, and place of a special Council meeting must be given at least 24 hours before the time of meeting, by~~
- ~~(a) posting a copy of the notice at the Public Notice Posting Place;~~
 - ~~(b) leaving one copy of the notice for each Council member in the Council member's mailbox at Village Office, and~~
 - ~~(c) contacting each Council member by telephone (or leaving a recorded message) or by email to their Village email address.~~
- ~~(2) The notice under subsection (1) must describe in general terms the purpose of the meeting and be signed by the Mayor or the Corporate Officer.~~

ELECTRONIC MEETINGS

11. ~~(1) Provided the conditions set out in the Community Charter are met:~~
- ~~(a) a special meeting may be conducted by means of electronic or other communication facilities if the Mayor or Council requires;~~
 - ~~(b) a member of Council or a Council Committee member who is unable to attend at a special meeting, as applicable, may participate, including voting, in the meeting by means of electronic or other communication facilities.~~
- ~~(2) The Chair at a special Council or Council Committee meeting must not participate electronically.~~
- ~~(3) No more than 2 members of Council or a Council Committee at one time may participate at a council meeting under section 11(1)(b).~~
- ~~(4) A special Council or Council Committee meeting will not be cancelled due to the unavailability, failure or malfunction of electronic or communications facilities, as long as a quorum still exists.~~

ANNUAL MEETING

12. The Corporate Officer must give notice of the Council meeting or other public meeting in respect of which Council has resolved to consider:
- (a) The annual report prepared under the Community Charter; and
 - (b) Submissions and questions from the public;

By giving public notice by:

- (a) Posting notice of the date, time and place of the annual meeting in the public notice posting places; and
- (b) Publishing notice of the date, time and place of the annual meeting in accordance with the Community Charter.

- ~~8. (1) Provided the conditions set out in subsection 128(2) of the Community Charter are met,~~
- ~~(a) a special Council meeting may be conducted by means of electronic or other communication facilities.~~
 - ~~(b) a member of Council or a Council Committee member who is unable to attend at a Council meeting or Council Committee meeting, as applicable, may participate, including voting, in the meeting by means of electronic or other communication facilities, if:~~
 - ~~(i) the meeting is a regular, special and/or committee meeting;~~
 - ~~(ii) the member is unable to attend in person.~~
- ~~(2) The member presiding at a special Council or Council Committee meeting must not participate electronically.~~
- ~~(3) No more than 2 members of Council at one time may participate at a council meeting under section 8(1)(b).~~
- ~~(4) No more than 2 members of a Council Committee at one time may participate at a Council Committee meeting under section 8(1)(b).~~
- ~~(5) A special Council or Council Committee meeting will not be cancelled due to the unavailability, failure or malfunction of electronic or communications facilities, as long as a quorum still exists.~~

PART 3 - DESIGNATION OF MEMBER TO ACT IN PLACE OF MAYOR

13. Annually in December Council must, from amongst its members, designate Councillors to serve on a rotating basis as the member responsible for acting in the place of the Mayor ("Acting Mayor") when the Mayor is absent or otherwise unable to act or when the office of Mayor is vacant.
14. Each Councillor designated under section 13 must fulfill the responsibilities of the Mayor in his or her absence and has the same powers and duties as the Mayor in relation to the applicable matter.

15. If both the Mayor and the member designated under section 13 are absent from the Council meeting, the Council members present must choose a Councillor to preside at the Council meeting.

~~(1) Annually in December Council must from amongst its members:~~

~~(a) designate a Councillor, or~~

~~(b) designate Councillors on a rotating basis,~~

~~to serve as the member responsible for acting in the place of the Mayor when the Mayor is absent or otherwise unable to act or when the office of the Mayor is vacant.~~

~~(2) Each Councillor designated under section 9(1) must fulfill the responsibilities of the Mayor in his or her absence.~~

~~(3) If both the Mayor and the member designated under section 9(1) are absent from the Council meeting, the Council members present must choose a Councillor to preside at the Council meeting.~~

~~(4) The member designated under section 9(1) or chosen under section 9(3) has the same powers and duties as the Mayor in relation to the applicable matter.~~

PART 4 – COUNCIL PROCEEDINGS

COMMUNITY CHARTER PROVISIONS

16. Matters pertaining to Council proceedings are governed by the *Community Charter* including those provisions found in Division 3 of Part 4 and Division 2 of Part 5. ~~The relevant extracts from the *Community Charter* are appended to this bylaw for convenient reference.~~

ATTENDANCE OF PUBLIC AT MEETINGS

17. (1) Except where the provisions of section 90 of the *Community Charter* apply, all meetings must be open to the public.

(2) Before closing a Council meeting or part of a Council meeting to the public, Council must pass a resolution in a public meeting in accordance with section 92 of the *Community Charter*.

(3) This section applies to all meetings of the bodies referred to in section 93 of the *Community Charter*, including without limitation:

(a) COTW;~~;~~

(b) standing and select committees;~~;~~

(c) parcel tax review panel; ~~and;~~

- (d) Board of Variance;
- (4) Despite section 147(1), the Mayor or the Councillor designated as the member responsible for acting in the place of the Mayor under section 913 may expel or exclude from a Council meeting a person in accordance with section 27(5) of this bylaw.

MINUTES OF MEETINGS TO BE MAINTAINED AND AVAILABLE TO PUBLIC

- 18. (1) Minutes of the proceedings of Council must be
 - (a) legibly recorded with decisions and action items;
 - (b) certified as correct by the Corporate Officer; and
 - (c) signed by the Mayor or other member presiding at the meeting, and the Corporate Officer once adopted by Council, or at the next meeting at which the minutes are adopted.
- (2) Subject to section 18(3), and in accordance with the *Community Charter*, minutes of the proceedings of Council must be open for public inspection at the Village OfficeMunicipal Hall during its regular office hours.
- (3) Section 128(2) does not apply to minutes of a Council meeting or that part of a Council meeting from which persons were excluded under section 90 of the *Community Charter*.

CALLING MEETING TO ORDER

- 19. (1) As soon after the time specified for a Council meeting as there is a quorum present, the Chair must call the Council meeting to order. As soon after the time specified for a Council meeting as there is a quorum present, the Mayor, if present, must take the Chair and call the Council meeting to order, however, where the Mayor is absent, the Councillor designated as the member responsible for acting in the place of the Mayor in accordance with section 9 must take the Chair and call such meeting to order.
- (2) If a quorum of Council is present but neither the Mayor nor the Councillor designated as the member responsible for acting in the place of the Mayor under section 13 attend within 15 minutes of the scheduled time for a Council meeting:
 - (a) the Corporate Officer must call to order the members present; and
 - (b) the members present must choose a member to preside at the meeting until:
 - i) either the Mayor or the Councillor designated as the member responsible for acting in the place of the Mayor under section 13 arrives; or

ii) ~~the end of the meeting.~~

(3) ~~If the Mayor or the Councillor designated as the member responsible for acting in the place of the Mayor under section 13 arrives after commencement of a meeting, he or she will assume the role of Chair upon arrival.~~

(2) ~~If a quorum of Council is present but the Mayor or the Councillor designated as the member responsible for acting in the place of the Mayor under section 9 do not attend within 15 minutes of the scheduled time for a Council meeting:~~

(a) ~~the Secretary Treasurer must call to order the members present, and~~

(b) ~~the members present must choose a member to preside at the meeting until:~~

i) ~~either the Mayor or the Councillor designated as the member responsible for acting in the place of the Mayor under section 9 arrives; or~~

ii) ~~the end of the meeting.~~

ADJOURNING MEETING WHERE NO QUORUM

20. If there is no quorum of Council present within 15 minutes of the scheduled time for a Council meeting, the ~~Secretary Treasurer~~Corporate Officer must:

(a) ~~record the names of the members present and those absent and adjourn the meeting until the next scheduled meeting; and~~

(b) ~~place all business on the agenda that is not dealt with at that regular meeting on the agenda for the next regular meeting.~~

21. ~~If a quorum of Council is lost during a meeting, the Corporate Officer must record the names of the members present and those absent, and temporarily adjourn the meeting until a quorum is present. If a quorum does not reconvene, section 20 will apply.~~

(1) ~~record the names of the members present, and those absent, and~~

(2) ~~adjourn the meeting until the next scheduled meeting.~~

Village of Lions Bay
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AGENDA

22. (1) Prior to each Council meeting, the ~~Secretary-Treasurer~~Corporate Officer must prepare an ~~Agenda~~ setting out all the items for consideration at that meeting, noting the recommendation, if there is one, for each item on the agenda.
- (~~22~~) The deadline for submissions by the public to the ~~Secretary-Treasurer~~Corporate Officer of items for inclusion on the Council meeting ~~Agenda~~ must be 4:00 p.m. on the ~~Wednesday~~Thursday prior to the meeting.
- (~~43~~) The ~~Secretary-Treasurer~~Corporate Officer must make the ~~Agenda~~ available to the members of Council and the public at least 24 hours before a regular Council meeting.
- (~~45~~) Council must not consider any matters not listed on the ~~Agenda~~ unless a new matter for consideration is properly introduced as a late item pursuant to section ~~4724~~.

ORDER OF PROCEEDINGS AND BUSINESS

23. (1) Unless otherwise resolved by Council, the agenda for all regular Council meetings contains the following matters in the order in which they are listed below ~~The agenda for all regular Council meetings contains the following matters in the order in which they are listed below:~~
- (a) Approval of agenda
 - (b) Public participation
 - (c) Delegations – requests to address Council
 - (d) Adoption of minutes
 - (e) Business arising from the minutes
 - (f) Unfinished business
 - (g) Reports – ~~Secretary-Treasurer~~Staff
 - (h) Reports - Mayor and Council
 - (i) Reports – Committees
 - (j) Resolutions
 - (k) Bylaws
 - (l) Correspondence
 - (m) New Business
 - (n) Public Questions & Comments

Village of Lions Bay
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- (n) In Camera (when applicable)
- (o) Adjournment
- (2) Particular business at a Council meeting must in all cases be taken up in the order in which it is listed on the agenda unless otherwise resolved by Council.

LATE ITEMS

- 24. (1) An item of business not included on the ~~Agenda~~ must not be considered at a Council meeting unless introduction of the late item is approved by Council at the time the ~~Agenda~~ is approved.
- (2) If the Council makes a resolution under ~~section 4724~~(1), information pertaining to late items must be distributed to the members and the Recording Secretary.

VOTING AT MEETINGS

- 25. (1) The following procedures apply to voting at Council meetings:
 - (a) when debate on a matter is closed, the ~~presiding member~~Chair must put the matter to a vote of Council members. For the purpose of this section and subsequent sections 'put' or 'putting' refers to putting the motion to a vote.
 - (b) when the Council is ready to vote, the ~~presiding member~~Chair must put the matter to a vote by stating:
"Those in favour raise your hands." and then "Those opposed raise your hands."
 - (c) when the ~~presiding member~~Chair is putting the matter to a vote under ~~sections 25(1)(a) and (b) paragraphs (a) and (b)~~ a member must not:
 - (i) cross or leave the room, or
 - (ii) interrupt the voting procedure under ~~section 25(1) paragraph (b)~~ unless the interrupting member is raising a point of order;
 - (d) after the ~~presiding member~~Chair puts the question to a vote under ~~section 25(1)(b) paragraph (b)~~, a member must not speak to the question or make a motion concerning it;
 - (e) the ~~presiding member~~Chair's decision about whether a question has been finally put is conclusive;
 - (f) whenever a vote of Council on a matter is taken, each member present shall signify their vote by raising their hand; and

- (g) the ~~presiding member~~Chair must declare the result of the voting by stating that the question is decided in either the affirmative or the negative.

26. Abstention from voting and tie votes are deemed to affect voting as follows:

- (a) Any member present who does not indicate their objection shall be deemed to have voted in the affirmative on the question; and
- (b) If the votes of the members present at a Council meeting at the time of the vote are equal for and against a motion, the motion is defeated.

PUBLIC PARTICIPATION

- ~~19~~27. (1) Council shall hold a ten minute public participation period or until speakers have concluded, whichever comes first, at the beginning of the meeting.
- (2) Members of the public shall address their questions through the ~~Member chairing the Council Meeting Chair~~ and if the question can be answered either by or through that Member ~~or through the Member~~, Council shall do so.
- (3) Where Council is unable to address a question, the question shall be referred to staff for answer or subsequent research ~~and report~~.
- (4) Each address must be limited to 2 minutes.
- (5) All persons addressing Council are expected to adhere to the Public Participation Guidelines which are appended to this bylaw.

Commented [MK5]: See note under the appendix

DELEGATIONS

- ~~208.~~ (1) A maximum of three (3) delegations will be permitted at a regular Council meeting. Council may, by unanimous decision, allow additional delegations if the subject matter is deemed to be urgent or time-sensitive.
- (2) The Council may, by resolution, allow an individual or a delegation to address Council at the meeting on the subject of an ~~Agenda~~ item provided written application on a prescribed form has been received by the ~~Secretary Treasurer~~Corporate Officer by 4:00 p.m. on the Wednesday prior to the meeting. Each address must be limited to 10 minutes unless a longer period is agreed to by unanimous vote of those members present.
- (3) Where written application has not been received by the ~~Secretary Treasurer~~Corporate Officer as prescribed in section 208(42), an individual or delegation may address the meeting if approved by the unanimous vote of the members present.
- (4) Council must not permit a delegation to address a meeting of the Council:

- (a) regarding a bylaw in respect of which a public hearing has been held, where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw;
- (b) if the purpose is to address an issue which is before the courts or on which Council has authorized legal action; or
- (c) if the purpose or subject of the delegation has no relation to an agenda item or is beyond the jurisdiction of Council;
except as otherwise permitted by Council.
- (3) ~~Council must not permit a delegation to address a meeting of the Council regarding a bylaw in respect of which a public hearing has been held, where the public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw.~~
- (4)(5) The ~~Corporate Officer~~~~Secretary-Treasurer~~ may schedule delegations to another Council meeting or advisory body as deemed appropriate according to the subject matter of the delegation or if the maximum delegations has been reached for the meeting.
- (6) The ~~Secretary-Treasurer~~~~Corporate Officer~~ may refuse to place a delegation on the agenda if the issue is not considered to fall within the jurisdiction of Council. If the delegation wishes to appeal the ~~Secretary-Treasurer~~~~Corporate Officer~~'s decision, the information must be distributed under separate cover to Council for their consideration.
- (7) Delegation requests must include:
 - (a) the full particulars of the subject matter;
 - (b) the proposed action, within the jurisdiction of the Village, which the delegation wishes the Village to take in response to the submission;
 - (c) the names and addresses of the person(s) or the organization comprising the delegation; and
 - (d) the name, address and telephone number of the designated speaker(s).

CORRESPONDENCE

249. Any person wishing his or her correspondence to be received by Council at a regular meeting, shall provide it to the ~~Secretary-Treasurer~~~~Municipal Hall~~ by 4:00 p.m. on the Wednesday prior to the regular meeting. Electronic submissions are to be emailed to agenda@lionsbay.ca.

Commented [MK6]: Amended to provide clearer submission guidelines. If adopted, the website will be amended to reflect same.

POINTS OF ORDER

- ~~2230.~~ (1) Without limiting the ~~presiding member~~Chair's duty under ~~section 132(1) of the~~ *Community Charter*, the ~~presiding member~~Chair must apply the correct procedure to a motion:
- (a) if ~~the motion~~the motion is contrary to the rules ~~of procedure~~of procedure in this bylaw, and
 - (b) whether or not another Council member has raised a point of order in connection with the motion.
- (2) When the ~~presiding member~~Chair is required to decide a point of order:
- (a) the ~~Chair~~presiding member must cite the applicable rule or authority if requested by another Council member;
 - (b) another member must not question or comment on the rule or authority cited by the ~~Chair~~presiding member under ~~section 31(2)(a)~~; and
 - (c) the ~~presiding member~~Chair may reserve the decision until the next Council meeting.

CONDUCT AND DEBATE

- ~~231.~~ (1) A Council member may speak to a question or motion at a Council meeting only if that member first addresses the ~~presiding member~~Chair.
- (2) Members must address the ~~presiding member~~Chair by that person's title of Mayor, Acting Mayor, or Councillor.
- (3) Members must address other non-presiding members by the title Councillor.
- (4) No member must interrupt a member who is speaking except to raise a point of order.
- (5) If more than one member speaks the ~~presiding member~~Chair must call on the member who, in the ~~presiding member~~Chair's opinion, first spoke.
- (6) Members who are called to order by the ~~presiding member~~Chair:
- (a) must immediately stop speaking;
 - (b) may explain their position on the point of order; and
 - (c) may appeal to Council for its decision on the point of order in accordance with ~~section 132 of the~~ *Community Charter*.
- (7) Members speaking at a Council meeting:
- (a) must use respectful language;

- (b) must not use offensive gestures or signs;
 - (c) must speak only in connection with the matter being debated;
 - (d) may speak about a vote of Council only for the purpose of making a motion that the vote be rescinded; and
 - (e) must adhere to the rules of procedure established under this Bylaw and to the decisions of the ~~presiding member~~Chair and Council in connection with the rules and points of order.
- (8) If a member does not adhere to ~~S~~subsection 31(7), the ~~presiding member~~Chair may order the member to leave the member's seat, and:
- (a) if the member refuses to leave, the ~~presiding member~~Chair may cause the member to be removed by a peace officer from the member's seat, and
 - (b) if the member apologizes to the Council, Council may, by resolution, allow the member to retake the member's seat.
- (9) A member may require the question being debated at a Council meeting to be read at any time during the debate if that does not interrupt another member who is speaking.
- (10) The following rules apply to limit speech on matters being considered at a Council meeting:
- (a) a member may speak more than twice in connection with the same question only:
 - (i) with the permission of Council, or
 - (ii) if the member is explaining a material part of a previous speech without introducing a new matter; or
 - (iii) to ask a question pertinent to the matter under debate.
 - (b) a member who has made a substantive motion to the Council may reply to the debate;
 - (c) a member who has moved an amendment, the previous question, or an instruction to a committee may not reply to the debate;
 - (d) a member may speak to a question, or may speak in reply, for longer than a total time of 5 minutes only with the permission of Council.

MOTIONS GENERALLY

- ~~2432~~. (1) Council may debate and vote on a motion only if it is first made by one Council member and then seconded by another.

- (2) A motion that deals with a matter that is not on the agenda of the Council meeting at which the motion is introduced may be introduced with Council's permission.
- (3) A Council member may make only the following motions, when the Council is considering a question:
 - (a) to adopt minutes;
 - (b) to refer to committee;
 - (c) to amend;
 - (d) to lay on the table;
 - (e) to postpone indefinitely;
 - (f) to postpone to a certain time;
 - (g) to move the previous question;
 - (h) to adjourn.
- (4) A motion made under sections 32(3)(ed) to (eh) is not amendable or debatable.
- (5) Council must vote separately on each distinct part of a question that is under consideration at a Council meeting if requested by a Council member.

MOTION TO COMMIT

~~25. — Until it is decided, a motion made at a Council meeting to refer to committee precludes an amendment of the main question.~~

MOTION FOR THE MAIN QUESTION

- ~~2633.~~ (1) In this section, "main question", in relation to a matter, means the motion that first brings the matter before the Council.
- (2) At a Council meeting, the following rules apply to a motion for the main question, or for the main question as amended:
- (a) if a member of Council moves to put the main question, or the main question as amended, to a vote, that motion must be dealt with before any other amendments are made to the motion on the main question; and
 - (b) if the motion for the main question, or for the main question as amended, is decided in the negative, the Council may again debate the question, or proceed to other business.

AMENDMENTS GENERALLY

- ~~3427.~~ (1) A Council member may, without notice, move to amend a motion that is being considered at a Council meeting.
- (2) An amendment may propose removing, substituting for, or adding to the words of an original motion.

- ~~(3) A proposed amendment must be reproduced in writing by the mover if requested by the presiding member.~~
- ~~(4)~~(3) A proposed amendment must be decided or withdrawn before the motion being considered is put to a vote unless there is a call for the main question.
- ~~(4)~~ An amendment may be amended once only.
- ~~(5) No motion to amend a motion may be made if the amendment negates the motion which would be amended.~~
- ~~(5)~~(6) If any member states that a proposed amendment to a motion would negate that motion, the Chair must immediately rule whether that would be the case. The ruling may be appealed to the Council as if the ruling were on a Point of Order.
- ~~(6)~~(7) An amendment that has been defeated by a vote of Council cannot be proposed again.
- ~~(7)~~(8) A Council member may propose an amendment to an adopted amendment.
- ~~(8)~~(9) The ~~presiding member~~Chair must put the main question and its amendments in the following order for the vote of Council:
- (a) a motion to amend a motion amending the main question;
 - (b) a motion to amend the main question, or an amended motion amending the main question if the vote under ~~section 35(9)(a)subparagraph (a)~~ is positive;
 - (c) the main question.

RECONSIDERATION BY COUNCIL MEMBER

- ~~3528.~~ (1) Subject to ~~section 35~~(5), a Council member may, at the next Council meeting,
- (a) move to reconsider a matter on which a vote, other than to postpone indefinitely, has been taken; and
 - (b) move to reconsider an adopted bylaw after an interval of at least 24 hours following its adoption.
- (2) A Council member who voted affirmatively for a resolution adopted by Council may at any time move to rescind that resolution.
- (3) Council must not discuss the main matter referred to in ~~section 35~~(1) unless a motion to reconsider that matter is adopted in the affirmative.
- (4) A vote to reconsider must not be reconsidered.
- (5) Council may only reconsider a matter that has not:
- (a) had the approval or assent of the electors and been adopted;

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- (b) been reconsidered under section 35(1) or section 131 of the *Community Charter*; ~~or,~~
- (c) been acted on by an officer, employee, or agent of the Village.
- (6) The conditions that applied to the advertising of the original bylaw, resolution, or proceeding apply to its rejection under this section.
- (7) A bylaw, resolution, or proceeding that is reaffirmed under section 35(1) or section 131 of the *Community Charter* is as valid and has the same effect as it had before reconsideration.

PRIVILEGE

- ~~3629.~~ (1) In this section, a matter of privilege refers to any of the following motions:
- (a) to fix the time to adjourn;
 - (b) to adjourn;
 - (c) to recess;
 - (d) to raise a question of privilege of the Council;
 - (e) to raise a question of privilege of a member of Council.
- (2) A matter of privilege must be immediately considered when it arises at a Council meeting.
- (3) For the purposes of section 36(2), a matter of privilege listed in section 36(1) has precedence over those matters listed after it.

REPORTS FROM COMMITTEES

~~30. Council may take any of the following actions in connection with a resolution it receives from COTW:~~

- ~~(1) agree or disagree with the resolution;~~
- ~~(2) amend the resolution;~~
- ~~(3) refer the resolution back to COTW;~~
- ~~(4) postpone its consideration of the resolution.~~

Commented [MK7]: Council has this ability under Roberts Rules. It is not specific to committees. No need to restate it here.

PUBLIC QUESTIONS & COMMENTS

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~~37~~~~34~~. During Public Questions and Comments, a person may address the Council for a maximum time of three minutes on a topic/topics which have already been subject to discussion at the meeting.

38. A question may be referred by Council to staff for subsequent response. In special circumstances Council may permit, by resolution, a person to address Council with a public question or comment, earlier in the meeting.

39. Section 27(5) applies during Public Questions & Comments.

ADJOURNMENT

- ~~32~~40. (1) A Council may continue a Council meeting
- (a) ~~F~~from 10:00 p.m. to 10:30 p.m. only by an affirmative vote of a majority 2/3 of the Council members present; ~~and~~
 - (b) from 10:30 p.m. to another specified time only by a unanimous vote of all Councillors.
- (2) A motion to adjourn either a Council meeting or the debate at a Council meeting is always in order if that motion has not been preceded at that meeting by the same motion.
- (3) Section 40(2) does not apply to either of the following motions:
- (a) a motion to adjourn to a specific day; or
 - (b) a motion that adds an opinion or qualification to a preceding motion to adjourn.

PART 5 – BYLAWS

COPIES OF PROPOSED BYLAWS TO COUNCIL MEMBERS

~~41~~33. A proposed bylaw may be introduced at a Council meeting only if a copy of it has been delivered to each Council member at least 24 hours before the Council meeting, or all Council members unanimously agree to waive this requirement.

FORM OF BYLAWS

~~42~~34. A bylaw introduced at a Council meeting must:

- (1) be printed;
- (2) have a distinguishing name;

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- (3) have a distinguishing number;
- (4) contain an introductory statement of purpose; and
- (5) be divided into sections.

BYLAWS TO BE CONSIDERED SEPARATELY OR JOINTLY

~~4335.~~ Council must consider a proposed bylaw at a Council meeting either:

- (1) separately when directed by the ~~presiding member~~Chair or requested by another Council member, or
- (2) jointly with other proposed bylaws in the sequence determined by the ~~presiding member~~Chair.

READING AND ADOPTING BYLAWS

~~4436. (1) The Chair of a Council meeting may request the Corporate Officer to provide a verbal synopsis of each proposed bylaw. (1) The presiding member of a Council meeting may~~

~~(a) have the Secretary-Treasurer read a synopsis of each proposed bylaw or group of proposed bylaws, and then~~

~~(b) request a motion that the proposed bylaw or group of bylaws be read;~~

The readings of the bylaw may be given by stating its title and object.

~~(2) The readings of the bylaw may be given by stating its title and object.~~

~~(3)~~

A proposed bylaw may be debated and amended at any time during the first three readings unless prohibited by the *Community Charter*.

- ~~(4)~~ Subject to section 882 of the *Local Government Act*, each reading of a proposed bylaw must receive the affirmative vote of a majority of the Council members present.
- (5) In accordance with ~~section 135 of~~ the *Community Charter* Council may give two or three readings to a proposed bylaw at the same Council meeting.
- ~~(6)~~ Subject to this bylaw and any enactments, the Council may give up to three readings of a bylaw in a single motion.
- ~~(7)~~ Unless expressly authorized by statute, Council may not adopt a bylaw at the same meeting at which it gives third reading.

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- (68) Despite section 135(3) of the *Community Charter* and in accordance with ~~Section~~ 890(9) of the *Local Government Act* Council may adopt a proposed official community plan or zoning bylaw at the same meeting at which the plan or bylaw passed third reading.

RECONSIDERATION OF PART OR ALL OF A BYLAW

45. Subject to applicable enactments, the Council may by resolution, rescind the most recent reading of a proposed bylaw, other than first reading, and then give the proposed bylaw that reading with or without amendment.

BYLAWS MUST BE SIGNED

- ~~37465.~~ After a bylaw is adopted, and signed by the ~~Secretary-Treasurer~~Corporate Officer and the ~~Chair~~presiding member of the Council meeting at which it was adopted, ~~The Corporate Officer, the Secretary-Treasurer~~ must then ~~seal the document and~~ have the bylaw placed in the Village's records for safekeeping.

PART 6 - RESOLUTIONS

COPIES OF RESOLUTIONS TO COUNCIL MEMBERS

38. ~~A resolution may be introduced at a Council meeting only if a copy of it has been delivered to each Council at least 24 hours before the Council meeting, or all Council members unanimously agree to waive this requirement.~~

FORM OF RESOLUTION

39. ~~A resolution introduced at a Council meeting must be printed and have a distinguishing number.~~

INTRODUCING RESOLUTIONS

40. (1) ~~The presiding member of a Council meeting may:~~
- ~~(a) have the Secretary-Treasurer read the resolution; and~~
 - ~~(b) request a motion that the resolution be introduced.~~

PART 76 - COMMITTEE OF THE WHOLE

GOING INTO COMMITTEE OF THE WHOLEGENERAL PROVISIONS

476. A Committee of the Whole is a committee of which the Mayor and all Councillors are members. All members of the Committee must be Council members.
487. Committee of the Whole meetings will be held in the Municipal Hall Council Chambers unless otherwise resolved by Council.

Commented [MK8]: Including this section limits the ability of Council to make a resolution at the conclusion of a discussion. There are no requirements of this nature in the Charter or LGA. LGA section 791 notes details of voting on resolutions and bylaws.

~~498. The applicable rules of procedure as set out in this bylaw shall apply to Committee of the Whole meetings.~~

~~41. (1) At any time during a council meeting, Council may by resolution go into COTW.~~

~~(2) In addition to subsection (1), a meeting, other than a standing or select committee meeting, to which all members of Council are invited to consider but not to decide on matters of the Village's business, is a meeting of COTW.~~

NOTICE FOR COTW MEETINGS

~~42. (1) Subject to subsection (2) a notice of the day, hour and place of a COTW meeting must be given at least 24 hours before the time of the meeting by:~~

~~(a) posting a copy of the notice at the Public Notice Posting Place,~~

~~(b) leaving a copy of the notice for each Council member in the Council member's mailbox at the Village Office, and~~

~~(c) contacting each Council member by telephone (or leaving a recorded message) or email to their Village email address.~~

~~(2) Subsection (1) does not apply to a COTW meeting that is called, in accordance with section 38, during a Council meeting for which public notice has been given under section 6 or 7.~~

MINUTES OF COTW MEETINGS TO BE MAINTAINED AND AVAILABLE TO PUBLIC

~~43. Minutes of the proceedings of COTW must be~~

~~(1) legibly recorded,~~

~~(2) certified by the Corporate Officer,~~

~~(3) signed by the member presiding at the meeting, and~~

~~(4) open for public inspection in accordance with section 97(1)(c) of the Community Charter~~

PRESIDING MEMBERS AT COTW MEETINGS AND QUORUM

~~44. (1) Any Council member may preside in COTW.~~

~~(2) The members of Council attending a meeting of COTW must appoint a presiding member for the COTW meeting.~~

~~(3) The quorum of COTW is the majority of Council members.~~

POINTS OF ORDER AT MEETINGS

45. The presiding member must preserve order at a COTW meeting and, subject to an appeal to other members present, decide points of order that may arise.

CONDUCT AND DEBATE

46. The following rules apply to COTW meetings:

- (1) a motion is not required to be seconded;
- (2) a motion for adjournment is not allowed;
- (3) a member may speak any number of times on the same question;
- (4) a member must not speak longer than a total of 10 minutes on any one question.

VOTING AT MEETINGS

- 47. (1) Votes at a COTW meeting must be taken by a show of hands if requested by a member.
- (2) The presiding member must declare the results of voting.

REPORTS

- 48. (1) COTW may consider reports and bylaws only if
 - (a) they are printed and the members each have a copy, or
 - (b) a majority of the Council members present decide without debate that the requirements of paragraph (a) do not apply.
- (2) A motion for COTW to rise and report to Council must be decided without debate.
- (3) The COTW's reports to Council must be presented by the Secretary Treasurer.

RISING WITHOUT REPORTING

- 49. (1) A motion made at a COTW meeting to rise without reporting
 - (a) is always in order and takes precedence over all other motions,
 - (b) may be debated, and
 - (c) may not be addressed more than once by any one member.
- (2) If a motion to rise without reporting is adopted by COTW at a meeting constituted under section 38(1), the Council meeting must resume and proceed to the next order of business.

Commented [MK9]: Practice among other municipalities is for COTW to be governed by the provisions in the procedure bylaw.

PART 87 – COMMITTEES

COMMITTEE MEETING PROCEDURES

5049. At all standing committees established by the Mayor and select or other committees (except COTW) established by the Council, the applicable rules of procedure as set out in the this bylaw shall apply.

MAYOR A MEMBER OF ALL COMMITTEES

510. The Mayor is an ex-officio member of all committees and is a voting member to the committees of which the Mayor is appointed.

DUTIES OF STANDING COMMITTEES

50. (1) Standing committees must consider, inquire into, report, and make recommendations to Council about all of the following matters:

(a) matters that are related to the general subject indicated by the name of the committee;

(b) matters that are assigned by Council;

(c) matters that are assigned by the Mayor.

(2) Standing committees must report and make recommendations to Council at all of the following times:

(a) in accordance with the schedule of the committee's meetings;

(b) on matters that are assigned by Council or the Mayor,

(i) as required by Council or the Mayor, or

(ii) at the next Council meeting if the Council or Mayor does not specify a time.

(3) At least half of the members of a standing committee must be council members.

DUTIES OF SELECT COMMITTEES

51. (1) Select committees must consider, inquire into, report, and make recommendations to Council about the matters referred to the committee by the Council.

(2) Select committees must report and make recommendations to Council at the next Council meeting unless Council specifies a different date and time.

(3) At least one member of a select committee must be a council member.

SCHEDULE OF COMMITTEE MEETINGS

52. (1) At its first meeting after its establishment a standing or select committee must establish a regular schedule of meetings.
- (2) The chair of a committee may call a meeting of the committee in addition to the scheduled meetings or may cancel a meeting.

NOTICE OF COMMITTEE MEETING

53. (1) Subject to subsection (2), after the committee has established the regular schedule of committee meetings, including the times, dates and place of the committee meetings, notice of the schedule must be given by:
- (a) posting a copy of the schedule at the Public Notice Posting Place; and
 - (b) providing a copy of the schedule to each member of the committee.
 - (c) providing a copy of the schedule to the Secretary-Treasurer.
- (2) Where revisions are necessary to the annual schedule of committee meetings, the Secretary-Treasurer must, within 5 working days, post a notice at the Public Notice Posting Place which indicates any revisions to the date, time and place or cancellation of a committee meeting.
- (3) The chair of a committee must cause a notice of the day, time and place of a meeting called under section 49(2) to be given to all members of the committee at least 12 hours before the time of the meeting.

ATTENDANCE AT COMMITTEE MEETINGS

54. Council members who are not members of a committee may attend the meetings of the committee.

MINUTES OF COMMITTEE MEETINGS TO BE MAINTAINED AND AVAILABLE TO PUBLIC

55. Minutes of the proceedings of a committee must be:
- (1) legibly recorded,
 - (2) certified by the recording secretary,
 - (3) signed by the chair or member presiding at the meeting, and
 - (4) open for public inspection in accordance with section 97(1)(c) of the Community Charter.

QUORUM

56. The quorum for a committee is a majority of all of its members.

CONDUCT AND DEBATE

- ~~57. (1) The rules of the Council procedure must be observed during committee meetings, so far as is possible and unless as otherwise provided in this Bylaw.~~
- ~~(2) Council members attending a meeting of a committee, of which they are not a member, may participate in the discussion.~~
- ~~(3) A motion made at a meeting of a committee is not required to be seconded.~~

VOTING AT MEETINGS

- ~~58. Council members attending a meeting of a committee of which they are not a member must not vote on a question.~~

Commented [MK10]: Standard among other municipalities is to have the Procedure Bylaw provisions also apply to Committees. Further complimenting this is the recently adopted Volunteer policy which provides the details of committee reporting requirements.

PART 98 – GENERAL

- ~~59. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.~~
- ~~61. This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the Community Charter.~~
- ~~62. Village of Lions Bay Procedure Bylaw No. 453, as amended, is repealed.~~

IRREGULARITY

- ~~542. The failure of Council to observe the provisions of the bylaw does not affect the validity of resolutions passed or bylaws enacted by Council.~~

WAIVER

- ~~532. Where all members are present at a meeting, the absence of a call for such a meeting or failure to give notice to all or any member will not render the meeting invalid if the unanimous consent of those members present is obtained prior to transacting any business.~~

PART 9 – SCHEDULES

Schedule A: Public Participation Guidelines

NOTICE given in accordance with sections 94 and 124(3) of the Community Charter by way of posting notices in the public notice posting places on DATE _____.

Village of Lions Bay
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READ A FIRST TIME

READ A SECOND TIME

READ A THIRD TIME

ADOPTED

Mayor

~~Secretary Treasurer~~ Corporate Officer

Certified a true copy of
Bylaw No. 476, 2014 as adopted.

Corporate Officer

SCHEDULE A:

Public Participation Guidelines

Speakers wishing to take part in Public Participation must enter their name onto the Speakers' List prior to the commencement of the meeting.

The Village of Lions Bay Council will begin and complete Council meetings with public participation of up to 10 minutes, with each person who wishes to speak allocated a maximum of two minutes.

Council has introduced a timer limit for each two minute speaker's segment. The Council member responsible for timing speakers during Public Participation each meeting will provide approximately 30 seconds' notice to the speaker.

When the timer first begins to sound, please complete your sentence within a few seconds, and excuse yourself from the podium. Any questions asked during the two minute segment will be captured by the Recorder.

A respectful decorum is expected at all Village meetings under section 28(5) of Council Procedures Bylaw No. 476.

A person acting improperly, consistent with section 133 of the Community Charter, may be asked to leave. If they do not do so immediately, a peace officer may be asked to enforce the order of the person presiding at the meeting, consistent with Community Charter Chapter 26, Part 5, Division 1, section 133:

Expulsion from meetings

133 (1) If the person presiding at a council meeting considers that another person at the meeting is acting improperly, the person presiding may order that the person is expelled from the meeting.

(2) If a person who is expelled does not leave the meeting, a peace officer may enforce the order under subsection (1) as if it were a court order.

Commented [MK11]: Renamed to Public Guidelines so that it can be applied to both Public Participation and Public Questions & Comments sections of the agenda.

Commented [MK12]: Wording change because the time limits are different for Public Participation and Public Questions & Comments sections of the agenda.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Fees and Charges Amendment Bylaw

Bylaw No. 480, 2014

Adopted:

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

Bylaw No. – 480, 2014 Fees and Charges Amendment Bylaw

**A bylaw to provide for the amending of schedules attached to
and forming part of Bylaw No. 462 – Fees and Charges Bylaw.**

The Council of the Village of Lions Bay in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as "Fees and Charges Amendment Bylaw No. 480".
2. **Schedule 3 – Engineering & Public Works** attached to Bylaw No. 462 is hereby deleted and the attached Schedule 3 is substituted therefore.
3. **Schedule 4 – Animal Control & Licencing** attached to Bylaw No. 462 is hereby deleted and the attached Schedule 4 is substituted therefore.
4. **Schedule 6 – Community Facility Rentals** attached to Bylaw No. 462 is hereby deleted and the attached Schedule 6 is substituted therefore.
5. **Schedule 10 – General** attached to Bylaw No. 462 is hereby deleted and the attached Schedule 10 is substituted therefore.
6. The rates established hereunder shall commence effective on the date this bylaw is adopted by Council.

READ A FIRST TIME

September 16, 2014

READ A SECOND TIME

September 16, 2014

READ A THIRD TIME

ADOPTED

Mayor

Corporate Officer

**Certified a true copy of
Bylaw No. 480, 2014 as adopted.**

Corporate Officer

SCHEDULE 3 – ENGINEERING & PUBLIC WORKS

Description	Fee
Water service connection fees	\$600 plus actual costs
Sewer service connection fees	\$600 plus actual costs
Locate water leak / water shutoff valve on private property / turn water on or off	\$75 per worker per hour or portion plus equipment costs
Bear Smart garbage container	\$200
Green Waste utility trailer rental	\$175 per use
Composter Earth Machine	\$73.50
Composter turner	\$16.30
Carry box	\$6.50

Commented [MK1]: We have expanded this definition for clarity (previously termed Water turn on / off) and increased the hourly rate based on the demonstrated associated staffing costs for these types of issues.

Commented [MK2]: Increased to reflect actual costs for PW staff to deliver/pickup/empty the trailer.

Commented [MK3]: "Per day" removed from the wording as this is a purchase item, not a rental item.

SCHEDULE 4 – ANIMAL CONTROL & LICENCING

Description	Fee
Annual licence for altered dog	\$30 if paid before March 30 \$60 if paid after March 30*
Annual licence for unaltered dog	\$60 if paid before March 30 \$90 if paid after March 30*
Rebate of annual licence fee for dog altered subsequent to licence being paid	\$30
Tag replacement	\$10

*Where ownership of a dog is obtained after March 30, the lesser licencing fee shall apply if proof of ownership date can be produced.

Commented [MK4]: Typo corrected (changed from "is" to "if")

Commented [MK5]: Feedback indicated people felt penalized for purchasing a dog after the licencing deadline. We felt this provision adequately addresses the issue.

SCHEDULE 6 – COMMUNITY FACILITY RENTALS

The following rates apply to bookings made by Lions Bay residents. A surcharge of 20% will apply to all rates for bookings made by non-residents.

Description	Fee*
Gymnasium Rental for private events: Examples of use: dances, weddings, ceremonies, etc. <i>Rental fee includes use of kitchen and equipment</i>	\$200 if liquor being served \$100 if no liquor being served <i>If event occurs over multiple days, the rate above applies per day</i>
Gymnasium Rental for program use: Examples of use: programs contracted through the Village.	20% of revenue or the private rental rate noted above for non-liquor events; whichever is more.
Gymnasium Rental for non-profit groups: Examples of use: Community group activities open to members of the community, meeting a maximum of once per week to a maximum of 12 hours per month.	\$25 per month <i>This is the fee rate applicable to requests for fee waivers under the Municipal Grant program.</i>
Gymnasium Drop-In Rate: Examples of use: drop in for casual sports and fitness use (drop in rate does not apply for programs).	Youth: \$5 per person per hour Adult (18+): \$10 per person per hour <i>Youth must be supervised by an adult while using Village facilities.</i>
Community Kitchen Rental (includes use of club lounge area):	\$75 (no liquor permitted) <i>If event occurs over multiple days, the rate above applies per day.</i>
Meeting Room Rental (accommodates up to 10 persons):	\$10 per hour (2 hour minimum)
Cancellation Fee	Refer to policy: POL-1408 Refunds & Cancellations
Staff Assistance (assemble/disassemble equipment on-site)	\$100 set up \$100 take down
Equipment Rental Rates (for off-site use): Table rental	\$10 each

Commented [MK6]: Previous rate schedule is attached to this document only as a point of reference only (not an appendix to this proposed bylaw). The rationale for increased fees is directly reflective of the cost of staff time related to administration, facilitation and maintenance of facilities.

Commented [MK7]: We felt this wording would assist in providing clarity for applicants in the Municipal Grant process.

Commented [MK8]: Directly related to the cost associated to VCH cleaning requirements for kitchen space.

Commented [MK9]: Sound system has been removed as an off-site rental option due to the significant replacement cost of the item.

Chair rental <i>Equipment not returned within 72 hours will result in forfeiture of deposit.</i>	\$1 each (\$10 minimum)
Deposit for facility / equipment rental	Equal to rental fee. Refundable at the discretion of the Village CAO or delegate, in accordance with policy POL-1407 Community Facility Rentals

*plus deposit

SCHEDULE 10 – GENERAL

DESCRIPTION	Fee
Boat space rental permit	\$100 per calendar year

Commented [MK10]: This was not specified previously in the bylaw though has always been Village practice.

SCHEDULE 6 – COMMUNITY FACILITY RENTALS**Excerpt from existing bylaw, for reference only**

The following rates apply to bookings made by Lions Bay residents. A surcharge of 20% will apply to all rates for bookings made by non-residents.

Description	Fee
<u>Village Hall Rental:</u>	
• Special events including parties, weddings, art shows, garage sales, dances etc. • Children's parties • Meetings, AGMS, workshops, committee meetings etc.	\$150* if liquor is being served; \$100* if liquor is not being served \$40 \$75* for hall and kitchen \$25* for kitchen or upper floor room
• Private Program Activities • Community Group activities with membership open to all members of the community, meeting a maximum of one session per week for a maximum of 12 hours per month.	\$10* per hour, minimum 4 hours \$25 per month
• Casual or drop in events • Monthly programs contracted through the municipality	\$10 per hour 15% of revenue
Library Rental	\$25
Cancellation fee (less than 48 hours' notice)	Forfeiture of damage deposit
Damage/cleaning deposit for facility rental	\$100 refundable at the discretion of the Village Manager
Table rental	\$10 per table
Chair rental	\$1 per chair (\$10 minimum)
Sound system rental (for use off site)	\$75~
Security deposit for equipment/resources	\$50
Assemble/disassemble chairs, tables and/or sound system	\$50 for set up \$50 for take down

*plus damage deposit

~plus security deposit

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Animal Control and Licencing Amendment

Bylaw No. 481

Adopted:

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

Bylaw No. 481, 2014

Animal Control and Licencing Amendment Bylaw No. 481

A bylaw to provide for the amendment of the Village of Lions Bay Animal Control and Licencing Bylaw No. 461, 2014.

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

Citation

1. This by-law may be cited for all purposes as "Animal Control and Licencing Amendment Bylaw No. 481, 2014".

Amendments

2. Section 6.6.3 of Bylaw No. 461 is amended by deleting the reference to section 6.5 and replacing it with a reference to section 6.6.1.

READ A FIRST TIME

September 16, 2014

READ A SECOND TIME

September 16, 2014

READ A THIRD TIME

September 16, 2014

ADOPTED by the Council

Mayor

Corporate Officer

Certified a true copy of
Bylaw No. 481, 2014 as adopted

Corporate Officer



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council		
Title	Response to Public Questions – Secondary Suites Public Hearing		
Author	D. Butler	Reviewed By:	
Date	September 29, 2014	Version	
Issued for	October 7, 2014 Regular Council Meeting		

Recommendation:

THAT Village of Lions Bay Council pass third reading of Bylaw 475 Secondary Suites Amendment Bylaw.

Rationale:

Following, please find a list of the questions asked at the September 8, 2014 Public Hearing and corresponding answers. In terms of the questions asked at the meeting, the only change made to the proposed bylaw is the addition of “parcel” to the definitions. As the Building Inspector for the Village, I believe the bylaw adequately addresses the other questions asked in the meeting but I have also provide detailed answers below for clarity.

It is very important to note that no existing suites will be “grandfathered.” All currently existing suites are subject to the minimum safety requirements noted in section 6.2(5) of the amendment bylaw. Staff recognize that the adoption of this bylaw will not rectify every issue related to suites in the Village but that it will move the Village in the right direction in requiring minimum safety standards and helping to address the parking issue which were two of the main issues concerning secondary suites.

The Secondary Suites Committee is committed to reviewing the bylaw and associated processes in one year’s time to identify any further changes or updates that may be necessary.

Q: Concerned that the amended bylaw would not impose regulations.

A: The new bylaw imposes not only minimum safety regulations (section ##) but also parking regulations (section ##) which have been the two biggest concerns around secondary suites in the Village.

Q Concerned that the amended bylaw does not address the issue of parking.

A: The amendment bylaw clearly addresses parking by way of covenant on title for existing suites and construction of new parking space for newly constructed suites.

Q: It is not possible to retro-fit existing suites and how will suites be grandfathered?

A: Existing suites will be required to meet the minimum safety regulations noted in the bylaw. New suites will be required to meet the current building code standards at the time of construction.

Q: *Council has an obligation to properly regulate suites to protect property owners, tenants and neighbours.*

A: The amended suites bylaw combined with Zoning bylaw #362 would provide for greater protection than currently exists. The updating of related processes will also enhance protection and regulation of suites.

Q: *The Village should implement protective requirements in the same manner other municipalities have.*

A: That is precisely the intent of the Secondary Suites Amendment Bylaw No. 475 which will require basic minimum safety standards for existing suites and for new suites to be constructed to code.

Q: *The bylaw does not seem to adequately address the perceived issues of parking and safety and that new suites being built are presumed to be up to code but there appears to be a lack of regulations to ensure this.*

A: The amendment bylaw addresses parking issues for new and existing suites. The safety of new suites is verified during the building inspection phase. The same is true for renovated suites under the building permit process.

Q: *the bylaw does not change much except to generate some extra revenue for the Village.*

A: The bylaw imposes minimum safety standards for existing suites, building code standards for new suites, and imposes parking requirements for both.

Q: *There do not appear to be provisions for reporting issues, in terms of landlord requirements and potential actions from Council for non-compliance.*

A: Letters will be sent notifying homeowners to bring suites into compliance with the bylaw or decommission the suite. As with all bylaw infractions, if a complaint were received, it would be referred to appropriate staff (in this case the Building Inspector and/or Fire Chief) for further investigation and action.

Q: *The number of off-street parking spots is irrelevant as there will still be extra vehicles for homes with suites.*

A: Addressed under Traffic & Parking Bylaw #413, sections 8-16 may apply which could result in ticketing and/or towing of vehicles.

Q: *It would be helpful if the definition for "parcel" were included.*

A: Staff have added this definition to the Bylaw in time for third reading.

Q: *Suggested 6.2(5)(iii) should be modified to specify "municipal, provincial and federal regulations"*

A: No change required – the term "authority having jurisdiction" applies to all aspects of government.

Q: *How will the parking covenants be regulated and tracked?*

A: Covenants will be registered with the Land Title Office and will be regulated when a building permit is issued. The covenants will also added to a database for Village staff to monitor and review on an annual basis.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Secondary Suites Amendment Bylaw 475, 2014

Amendment to Zoning Bylaw 362, 2004

Adopted: _____

Repealed: Zoning Bylaw 362 Amendment Bylaw 423, 2010

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

Zoning Bylaw No. 362, 2004

Secondary Suites Amendment Bylaw No. 475, 2014

Whereas the Council of the Village of Lions Bay deems it advisable to amend the Zoning Bylaw to allow for secondary suites;

Now Therefore the **Council** of the **Village** of Lions Bay enacts as follows:

Part 1 **Citation**

- 1.1.1 This bylaw may be cited as Zoning Bylaw No. 362, 2004 Secondary Suites Amendment Bylaw No. 475, 2014.

Part 2 **Amends the Zoning Bylaw**

Zoning Bylaw No 362, 2004 is hereby amended as follows, effective on the date of adoption of Secondary Suites Amendment Bylaw No. 475, 2014:

- 2.1 Part II, **Interpretation**, section 2 is amended adding, in alphabetical order, the following definitions:

"Cooking Facilities" means a stove that has 220 volt wiring.

"Enforcement Officer" means the Village Building Inspector, as well as every person designated by Council by name of office or otherwise as a bylaw enforcement officer for the Village of Lions Bay.

"Kitchen" means a room for the preparation, cooking or eating of food and containing cooking facilities.

"Parcel" means a lot, block, or other area in which real property is held or into which real property is subdivided and includes the right or interest of an occupier of Crown land or treaty lands but does not include a highway or portion of a highway.

"Principal Dwelling Unit" is a Dwelling designed or intended to be used as the Principal Place of Residence for a family.

"Principal Place of Residence" means the residence against which the owner claims or could legally apply for a BC Home Owner grant for the current year.

Commented [MK1]: Added: Assessment Act definition of "parcel"

“Secondary Suite” means a separate dwelling unit which is completely contained within a Principal Place of Residence and comprises a bathroom, kitchen, sleeping and living area, and 220 wiring.

“Single Family Dwelling” means a building designed for use exclusively as a Principal Dwelling Unit.

- 3.1 Section 3 is amended by deleting the words “The Administrator, being an officer, and the Building Inspector, being authorized to act in the place of the Administrator for the purposes of this section, are authorized” and substituting for them the words “Enforcement officers are authorized”.
- 4.1 Section 20 is amended by adding as item c) “A Secondary Suite is deemed to be a portion of the Principal Place of Residence.”
- 6.1 Section 32 a) is amended by adding as item iv) “one secondary suite”.
- 6.2 Section 32 b) is amended by adding a new sub-section xi) as follows:
- xi) A Secondary Suite must meet the following requirements:
- (1) A maximum of one such use is permitted per parcel;
 - (2) The Secondary Suite must not be detached from the principal building;
 - (3) The Secondary Suite must not occupy a maximum floor area of more than either 90 square meters (968 square feet) or 40% of the total floor area of the building, excluding garage space, whichever is less;
 - (4) A registered owner of the parcel must occupy, as their principal place of residence, either the Principal Dwelling Unit or the Secondary Suite;
 - (5) Existing Secondary Suites must be brought into compliance with the following minimum safety requirements:
 - i. Installation of interconnected smoke alarms with CO₂ detectors;
 - ii. Fire-rated doors separating the Secondary Suite from the Principal Dwelling Unit;
 - iii. Minimum rating requirements for ceilings as approved by the authority having jurisdiction; and
 - iv. Mandatory bedroom exit route(s) to meet the BC Building Code regulation.
 - (6) Newly constructed Secondary Suites must comply fully with the requirements of the *BC Building Code* and adhere fully to Village of Lions Bay bylaws and policies;

- (7) A new Secondary Suite must be inspected and approved for compliance with all requirements by way of a building permit application, and recorded in a Secondary Suites registry maintained by the municipality of the Village of Lions Bay;
- (8) Where a Dwelling has a septic system or field, extra demand on that system or field from the Secondary Suite must not cause its capacity to be exceeded;
- (9) The principal entrance to a Secondary Suite must be a separate exterior entrance from that of the Principal Dwelling Unit;
- (10) The Secondary Suite must not be subdivided from the Principal Dwelling Unit under the Land Title Act or the Strata Property Act;
- (11) The Secondary Suite and the Principal Dwelling Unit shall not be served by separate water service lines, or separate electrical meters;
- (12) Parking:
 - i. A Secondary Suite in a newly constructed single family dwelling will require the construction of a dedicated parking space for the Secondary Suite.
 - ii. A Secondary Suite in an existing single family dwelling will require a Covenant on Title with respect to parking, as detailed in Appendix A of this Amendment.

READ A FIRST TIME	May 6, 2014
READ A SECOND TIME	June 17, 2014
PUBLIC HEARING	September 8, 2014
READ A THIRD TIME	_____
FINALLY ADOPTED	_____

Mayor

Corporate Officer

Certified a true copy of

Village of Lions Bay
Secondary Suite Amendment Bylaw 475, 2014

Page 5

Amendment Bylaw 475, 2014 as adopted

Corporate Officer

DRAFT

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VILLAGE OF LIONS BAY

Incoming Correspondence - October 7, 2014

General Correspondence:

- G-1: British Columbia Youth Parliament
- G-2: Moratorium on Building a Waste to Energy / Garbage Incineration Facility - City of Port Moody
- G-3: MetroVancouver Media Release re: Report on Compensation for Public Section Employees in BC
- G-4: 20140924 Media Recovery Presentation
- G-5: Regional Air Quality release
- G-6: Gardens of Remembrance Program
- G-7: Food Waste Recovery Presentation
- G-8: Halkett Bay Provincial Marine Park
- G-9: Response to UBCM Report
- G-10: Letter from Honourable Stephanie Cadieux
- G-11: Bills S-211 Support

Resident Correspondence:

- R-1: Emails regarding Isleview Trees
- R-2: Email re: Sprinkler Requirement for New Home
- R-3: Isleview Trees
- R-4: Email re No Accessible Pay Phone
- R-5: LUMP Briefing Comments

Youth Parliament of British Columbia



Alumni Society

208 - 7191 Barnet Road
Burnaby, BC V5A 1E1

(604) 728-0446
registrar@bcyp.org

Dear Sir or Madam:

8 September 2014

Re: British Columbia Youth Parliament, 86th Parliament

The British Columbia Youth Parliament's 86th Parliament will hold its parliamentary session in Victoria at the Provincial Legislative Chambers from December 27 to 31, 2014. The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the December parliamentary session and in community service activities throughout the year. **Youth Parliament is a one year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. Youth Parliament is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$275** registration fee. Thanks to a grant from Coast Capital Savings, a substantial portion of the cost of transportation and accommodation is covered for all members. Financial support is available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant's chance of being selected as a member. We also provide resources for applicants attempting to secure funding from community sources, including schools and service clubs (see www.bcyp.org/joinus.html).

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Harbour Towers Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

I have enclosed an application form and two copies of a brochure about BCYP. I encourage you to make the application form and brochure available to interested young people and to make copies of the forms as needed. If your municipality sponsors a "youth of the year" award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for our organization. A soft copy of the form is available from our website at www.bcyp.org/joinus.html, along with soft copies of the brochure and a promotional poster.

All applications must be received by October 22, 2014. Applicants will be notified whether they have been selected in early November. If you require more information, please contact me by telephone or e-mail as indicated above, or visit our website at www.bcyp.org.

Yours truly,

Dora Turje
Registrar, Youth Parliament of B.C. Alumni Society



British Columbia Youth Parliament (BCYP) is youth taking responsibility and initiative to make a positive impact in their communities. BCYP is a non-profit, non-partisan, parliamentary education and service organization. BCYP is an extraordinarily unique organization — for youth and by youth.

For a full year, 95 members pool their resources, creativity and determination for a common purpose: to advance, better, and improve the lives of the youth of British Columbia. BCYP brings together youth from across the province and unites them to fulfill the motto of “Youth Serving Youth”. The youth of BCYP reach out and make a difference across British Columbia.

Why?

Because they can.

And more importantly, because they care.

For more information on BCYP and its projects visit our website

www.bcyp.org

or contact the Premier

premier@bcyp.org

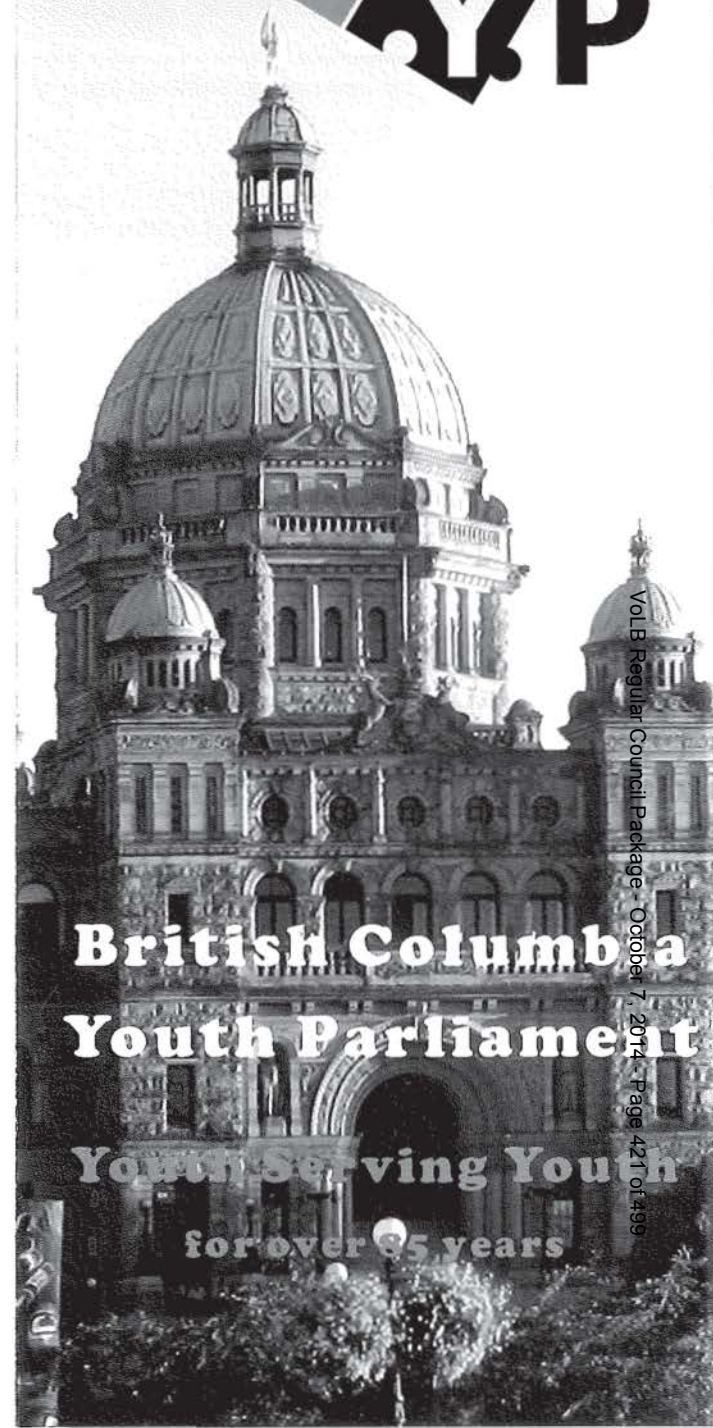
For registration information contact our Registrar

registrar@bcyp.org

BCYP is unique in that it is not simply a “mock” or model parliament — the legislation members debate translates into real action in the community.



BCYP



British Columbia Youth Parliament

Youth Serving Youth

for over 35 years

Why We Are a Parliament

British Columbia Youth Parliament began as the TUXIS Older Boys' Parliament in 1924. In 1974, upon the admittance of girls, it became BC Youth Parliament, and 2013 marked its 85th Session.

Every year, between December 27th and 31st, 95 young people from across British Columbia gather at the Legislative Chambers in Victoria for the annual parliamentary session of BC Youth Parliament. Members sit as independents; they do not represent any political party and they vote according to their own consciences. They learn about parliamentary process, debate topics of interest, and plan activities for the coming year.

Proposed activities are presented in the form of government bills. The debate is led by a Cabinet of experienced youth parliamentarians who spend months before preparing to present their plans. First-time members are also able to raise issues through debate on government legislation and by writing and presenting Private Members' Resolutions dealing with issues ranging from local to international in scope.

Once BCYP's bills are passed they must be put into effect. This is where BCYP differs from other youth parliaments in that BCYP is not a "model" or "mock" parliament — the legislation members pass translates directly into positive action in the community.



Regional Youth Parliaments

To increase the number of youth who are able to participate in Youth Parliament activities, BCYP members organize and run Regional Youth Parliaments in various regions of the province. Through these events, BC Youth Parliament furthers its goals of promoting community service, education in the parliamentary process, and training in public speaking and debating.

More local in scope than BCYP, Regional Youth Parliaments hold weekend-long sessions aimed at high school students between the ages of 14 and 18. Members gather to plan their activities for the upcoming year, as well as discussing local, national, and international issues in a parliamentary setting.

Youth Serving Youth

BCYP members plan and participate in group service events organized around the province. Members come together to volunteer with different organizations or special events, or serve to the community in ways of their own devising. They volunteer with summer camps, food banks, charity walks, soup kitchens, community support services, and other service organizations.

As well, all over British Columbia throughout the year, individual members of BCYP perform solo acts of service to their communities and lend a hand through their involvement with other organizations. Across the province, BCYP members help others in myriad ways, limited only by their imaginations and the will to carry out the projects they envision.



Community Fundraising

Each year BCYP organizes a variety of fundraising events across the province. Members work in groups and in their communities to raise the funds required to run BCYP's projects and cover its operational expenses. They also engage in service-related fundraising, working in groups and individually to raise money for a variety of causes.

Fundraisers range from pledge events and car washes to auctions and carnivals. Members also solicit donations from local businesses and prominent members of their local communities.



PORT MOODY
CITY OF THE ARTS

100 Newport Drive, P.O. Box 36, Port Moody, B.C., V3H 3E1, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

September 18, 2014

File No. 6870-01

Mr. Greg Moore, Chair
Metro Vancouver Board
4330 Kingsway
Burnaby, BC V5H 4G8

Dear Mr. Moore,

Re: Moratorium on Building a Waste to Energy / Garbage Incineration Facility

Please be advised that at the September 9, 2014 Regular Meeting of Council for the City of Port Moody, the following resolution was approved:

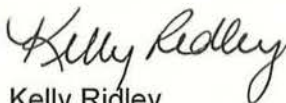
WHEREAS a number of municipalities, including Pitt Meadows, Maple Ridge, and Coquitlam, have requested a moratorium on planning for waste to energy / incineration;

AND WHEREAS the Metro Vancouver board has outstanding questions regarding the business case for incineration;

THEREFORE BE IT RESOLVED THAT the City of Port Moody requests that all efforts related to the building a new waste to energy / garbage incineration facility be delayed for a minimum of three years, during which time various disposal bans and Extended Producer Responsibility (EPR) programs can mature, a comprehensive analysis of economic and environmental impacts can be prepared, alternative disposal methods can be established, including mixed waste recovery facilities, and to allow for a process of public consultation.

Should you have any questions or require any further information with respect to this matter, please contact me directly at 604-469-4505 or at kridley@portmoody.ca

Yours truly,



Kelly Ridley
City Clerk

CC: Honourable Mary Polak, Minister of the Environment
All Metro Vancouver Municipalities
Paul Henderson, General Manager of Solid Waste Services, Metro Vancouver
Mayor and Council
Kevin Ramsay, City Manager
Neal Carley, P. Eng., General Manager of Engineering & Parks

Mandy Koonts

From: Mandy Koonts
Sent: Monday, September 22, 2014 10:07 AM
To: Agenda
Subject: FW: Media Release - Lack of Consultation on Flawed Report Disrespectful say Metro Vancouver Local Governments

Importance: High

From: Metro Vancouver Media [mailto:MetroVancouver_Media@metrovancover.org]
Sent: Monday, September 22, 2014 9:53 AM
Subject: Media Release - Lack of Consultation on Flawed Report Disrespectful say Metro Vancouver Local Governments
Importance: High



MEDIA RELEASE

September 22, 2014

LACK OF CONSULTATION ON FLAWED REPORT DISRESPECTFUL SAY METRO VANCOUVER LOCAL GOVERNMENTS

A recently released report on compensation for public sector employees in British Columbia is flawed and was prepared in a manner that is profoundly disrespectful to municipalities and their citizens, Metro Vancouver's Board of Directors said today.

The report, written by Ernst & Young at the request of the Provincial Government, was completed in February by an audit firm with no record of expertise in public sector compensation. The Board questioned the process by which the report was developed along with the deliberate delay of its release to the media to coincide with the annual Union of BC Municipalities (UBCM) Conference and local government elections.

"It is extremely disappointing that, in preparing this report, the authors chose not to consult with or seek information from the very municipalities and local governments that are included in this review," said Metro Vancouver Board Chair Greg Moore. "They conferred with special interest groups and listened to commentary in the media, but ignored the level of government most able to provide meaningful input."

Among the report's many shortcomings is the authors' admission of limitations in data collection on at least 26 occasions. The authors acknowledge that a comprehensive review of compensation has not been conducted and that data is unavailable to support the analysis in many instances.

Some of the report recommendations, and particularly those that suggest legislative change to enable the Provincial Cabinet to impose its compensation philosophy and governance on municipalities under the threat of financial penalty for non-compliance, pose a direct challenge to the autonomy of local government.

"Municipal councils are not agents of the Province. Rather they are democratic institutions elected by local citizens and held accountable by those citizens for their decisions – including decisions around compensation for their employees," said Chair Moore.

"As elected officials in local government, we take our role very seriously and work hard to ensure that our residents and businesses are receiving good value for the taxes they pay."

While criticizing the process by which the compensation report was developed, Metro Vancouver's Board of Directors agree that its release highlights the need to educate the Province about the ongoing, coordinated efforts of local government to enhance labour relations practices in Metro Vancouver, including the processes by which information on compensation is collected and compared. The report demonstrates the weaknesses at the provincial level in the collection, interpretation and reporting of compensation data and on the opportunities that exist to improve this process in the future.

The Board reiterated its concerns with respect to binding arbitration and will ask the Province to clarify its mixed messages on provincially legislated binding arbitration for protective services like fire and police.

Metro Vancouver will retain an independent expert to objectively analyze and report back on the BC Public Sector Compensation Review.

For information, please contact:

Bill Morrell
Metro Vancouver
604-451-6107

Metro Vancouver is a partnership of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.



John Weston^{MP}

West Vancouver – Sunshine Coast – Sea to Sky Country

MEDIA ADVISORY

FOR IMMEDIATE RELEASE

National Health and Fitness Day to Race Through Parliament

(West Vancouver – Sept 25, 2014) MP John Weston (West Vancouver – Sunshine Coast – Sea to Sky Country) will take Bill S-211 to second reading on Monday, September 29th, 2014.

The Bill is the joint effort of MP Weston and B.C. Senator Nancy Greene Raine, Canada's Female Athlete of the Twentieth Century". Weston and Raine accelerated the process by introducing the Bill through the Senate first, where it achieved unanimous support in June, then trading places with other MPs to advance the Bill more quickly than originally scheduled.

The Bill transcends health, sports, party lines, and touches the economy, health care costs, productivity, and the future of our nation.

The Bill encourages local governments to play an increased role in promoting physical activity. It has already triggered proclamations in more than 155 cities and towns, coast to coast to coast.

Date: September 29th, 2014

Time: 2nd reading itself (11:00am-noon EST, House Chambre)

-30-

For more information or comments from MP Weston, please contact:

Josh Hemond, **Director of Communications**

Office of John Weston, MP for West Vancouver - Sunshine Coast - Sea to Sky Country

John.weston.c1@parl.gc.ca

JohnWeston.ca

O:604.981.1791 C: 604.340.2981   JohnwestonMP

Get Involved-Stay Connected! [Sign-up for News from MP Weston's Office](#)

Mandy Koonts

From: Mandy Koonts
Sent: Thursday, September 25, 2014 10:16 AM
To: Agenda
Subject: FW: Media Release - New Regional Air Quality Monitoring Station & Mobile AirMap
Importance: High

From: Metro Vancouver Media [mailto:MetroVancouver_Media@metrovancover.org]
Sent: Thursday, September 25, 2014 10:09 AM
Subject: Media Release - New Regional Air Quality Monitoring Station & Mobile AirMap
Importance: High



MEDIA RELEASE

September 25, 2014

NEW REGIONAL AIR QUALITY MONITORING STATION & MOBILE AIRMAP

Metro Vancouver and the Fraser Valley Regional District have again demonstrated their commitment to monitoring air quality throughout our shared airshed by adding a new monitoring station in Mission.

The new station, located in central Mission near the Mission Secondary School, is the 28th permanent station in Metro Vancouver's Air Quality Monitoring Network. The network collects air data from Horseshoe Bay to Hope every hour of the day, seven days a week.

All of the data collected is now available on an updated AirMap.ca, which is accessible on mobile and desktop devices.

"Our air monitoring network is one of the most comprehensive in the world," said Board Chair Greg Moore.

"The additional data from the Mission station will provide us with a more-complete picture of air quality throughout the Lower Mainland. And with the ability to now access the information on mobile devices, people can find out about the air quality wherever they are," he added.

The station is owned by the Fraser Valley Regional District and collects data on ground-level ozone, particulate matter, and nitrogen oxides, which are indicators for the Air Quality Health Index. The Index is a scale designed to provide information on health effects of air quality and to help limit exposure to air pollution especially for vulnerable groups like children, seniors, and those with respiratory illnesses.

The Mission station is now contributing data to Metro Vancouver's Air Quality Monitoring Network and is also part of AirMap.ca, which displays real-time information on a colour-coded map to indicate readings from low to high risk. AirMap.ca shows the latest readings, 24-hour and seven-day trends as well as meteorological data like temperature, wind speed, and wind direction for each monitoring station.

"By collecting even more data and improving public access to it, residents of and visitors to Metro Vancouver can easily check air conditions and plan activities while protecting their health," said Director Heather Deal, Chair of Metro Vancouver's Environment and Parks Committee.

"Clean, clear air is one of the things that makes Metro Vancouver a great and desirable place to live, play and work," said Chair Moore. "By adding another monitoring station to this important network, we are demonstrating the importance we place on continuously improving the air quality in the airshed that we share with the Fraser Valley Regional District."

Media contact:

Jean Kavanagh, Communications Specialist, External Relations Department
Tel: 604.451.6697 | Cell: 604.314.5964

Metro Vancouver is a partnership of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.

Mandy Koonts

From: Agenda
Subject: RE: Gardens of Remembrance Program

From: CiB Program Coordinator [<mailto:bloom@cib-cef.com>]
Sent: Thursday, September 25, 2014 10:46 AM
To: 'CiB Program Coordinator'
Subject: Gardens of Remembrance Program

Dear Community,

Communities in Bloom is pleased to announce the 2014 edition of the Gardens of Remembrance.

The program aims, in the spirit of commemoration, to engage communities throughout Canada to honour Veterans by means of remembrance gardens along with local activities. The gardens will involve the entire community to ensure that their meaning is known by all, particularly including activities with our youth.

The Gardens of Remembrance Program goal and objectives are to showcase our gratitude to Veterans—those men and women who served their country in times of war, military conflict and peace, and those who have lost their lives during war and other military engagements—and to recognize the sacrifices made by their families.

The program will consist of evaluating existing memorial gardens to showcase them and promoting the creation of new memorial gardens to encourage communities throughout Canada to participate in the Gardens of Remembrance program.

Scotts Canada will be offering a \$1,500 contribution to the Best Garden submission and a \$500 contribution to two other submissions.

Three Home Hardware gift certificates (\$100 each) will also be drawn amongst all applications.

The Remembrance Gardens will be featured in the 2015 Spring edition of the Communities in Bloom Magazine.

WHO CAN ENTER?

- Gardens of Remembrance Program is open to all communities throughout Canada
- Submissions will be showcased as examples for communities to establish new gardens
- All applications will be eligible for awards and prizes

ENTRY REQUIREMENTS

Applications must be submitted, online, along with support material which may include:

- Photos, video clips (ideally during the season and Remembrance Day)
- Newspaper clippings [photo and print which include the source, date and page];
- Newsletters or other community communication documents;
- Copies of information and promotional material;

Emailed or Faxed entries are not permitted.

Completed submissions must be received by 5pm, November 27, 2014.

ONLINE APPLICATION FORM

<http://www.communitiesinbloom.ca/garden-of-remembrance/>

Sonia Parrino
Program Coordinator – Coordonnatrice de programme
Communities in Bloom - Collectivités en fleurs
Tel: 514-694-8871 Fax: 514-744-4937
www.communitiesinbloom.ca - www.collectivitesenfleurs.ca



Mark your calendar!
National Symposium & Awards Ceremonies
Charlottetown, P.E.I., Sept. 17-20, 2014.

Retenez cette date !
Symposium national et Cérémonies de remise des prix
Charlottetown, I.-P.-É, 17-20 sept. 2014

Mandy Koonts

From: Lions Bay Reception
Sent: Thursday, September 25, 2014 3:07 PM
To: Agenda
Subject: FW: Table Matters 2014 Dialogue and Dinner: Let's Talk Food Waste Recovery

Fran McNichol - Administrative Assistant

reception@lionsbay.ca

The Village of Lions Bay

Municipal Services Team
400 Centre Road Box 141
Lions Bay BC V0N 2E0 Canada

Phone: 604-921-9333 x100
Fax: 604-921-6643
www.lionsbay.ca



"Spare the Air" – Lions Bay is an Idle Free Zone

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From: Table Matters [mailto:info=tablematters.ca@mail184.wdc02.mcdlv.net] **On Behalf Of** Table Matters
Sent: Wednesday, September 24, 2014 9:05 PM
To: Lions Bay Reception
Subject: Table Matters 2014 Dialogue and Dinner: Let's Talk Food Waste Recovery

Table Matters: 2014 Event
An Evening of Dialogue and Dinner: Let's Talk Food Waste
Recovery

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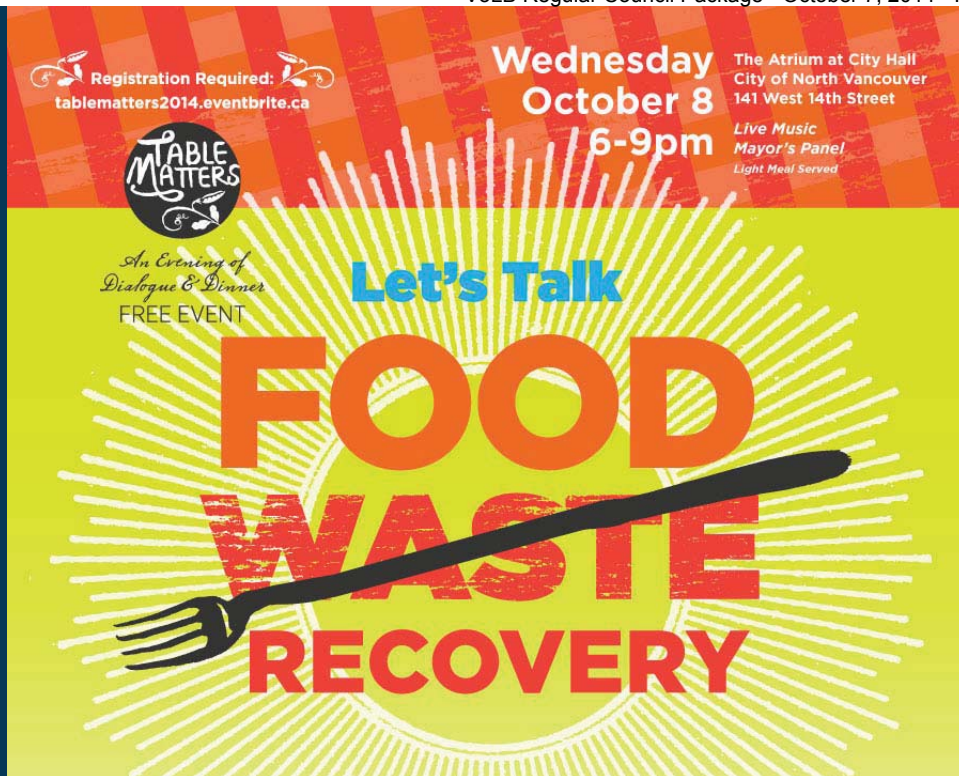


Table Matters Presents

An Evening of Dialogue and Dinner: *Let's Talk Food Waste Recovery*

Join us for an evening of discovery, great food, and opportunities to network at the 2014 Table Matters Event!

This year the Table Matters Event is going to focus on Food Recovery - you will be surprised by how much food is lost as food waste and how much potential it has to nourish us. Five local experts will share how they are transforming the concept of "food waste" into food on tables - safely and deliciously.

**Wednesday
October 8
6-9pm**

When:

Wednesday
October 8, 2014
5:30 pm: Doors
Open & Food
Served
6:00-9:00 pm: Main
Program

Speakers include the creators of [Just Eat It](#), [Quest Food Exchange](#), [North Shore Culinary School](#) and more.

After diving into the theme of Food Recovery, we'll take a much broader look at our local food system with our Mayor's Panel. Each Mayor will be asked a series of questions to share with us their hopes, challenges, and vision for local food system development. Audience members will be given the opportunity to ask questions too!

We hope you can make it!

Table Matters Planning Committee

Where:

Atrium at the City
Hall

City of North
Vancouver

141 W 14th Street
North Vancouver

[Registration
Required!](#)

**Register
Now**

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Our mailing address is:

Table Matters Network
3625 Banff Court
North Vancouver, British Columbia V7H 2Z8
Canada

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VoLB Regular Council Package - October 7, 2014 - Page 434 of 499
200 -1627 Fort Street, Victoria BC V8R 1H8
Telephone (250) 405-5151 Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 604.660.2421. Elsewhere in BC 1.800.663.7867
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

September 24, 2014

File No.: 0420-20

Via Email: env.minister@gov.bc.ca

Honourable Mary Polak
Minister of Environment
PO BOX 9047 STN PROV GOVT
Victoria BC V8W 9E2

Dear Minister Polak:

Re: Expanding Halkett Bay Provincial Marine Park

The Islands Trust Council, at its meeting of September 10, 2014, passed a resolution expressing support in principle for the expansion of Halkett Bay Provincial Marine Park to include the Glass Sponge Reef and Garden off Halkett Point, Gambier Island.

The resolution followed a compelling presentation from Adam Taylor of the Marine Life Sanctuary Society of BC. Mr. Taylor introduced us to the recent discovery of the only known location in the world of glass sponge reefs and gardens shallow enough to be visited by recreational divers. Mr. Taylor convinced us of the sensitivity of this species to unintentional damage by fishing gear and we are asking your agency to protect this area with your legislative powers.

This request is consistent with Policy 3.4.6 of the Islands Trust Policy Statement, a statutory document founded in extensive community consultation and approved by the Province of British Columbia in 1994. This policy encourages the provincial and federal governments to develop existing and new programs such as "harvest refugia," which protect and enhance the populations of native marine species of the Islands Trust Area.

Your staff has already received technical background and maps from the lead proponents of this request, and we hope you will carefully consider the merits of this proposal.

Sincerely,

Sheila Malcolmson
Chair, Islands Trust Council

Attachment: Proposed Boundary Expansion Maps

cc: Nicholas Simons, MLA, Powell River – Sunshine Coast
Jordan Sturdy, MLA, West Vancouver – Sea to Sky
Squamish Nation
Tsleil-Waututh Nation
Bowen Island Municipality
Mayor Brenda Broughton, Village of Lions Bay
Sunshine Coast Regional District
Gambier Island Local Trust Committee
Jennie Aikman, Regional Director, Sunshine Coast Region, BC Parks
Ruth Simons, The Future of Howe Sound Society
Roy Mulder, Canadian Marine Environmental Protection Society
Adam Taylor, Marine Life Sanctuaries Society
Paul Sim, Underwater Council of BC
Jeff Marliave, Vancouver Public Aquarium
Islands Trust Council

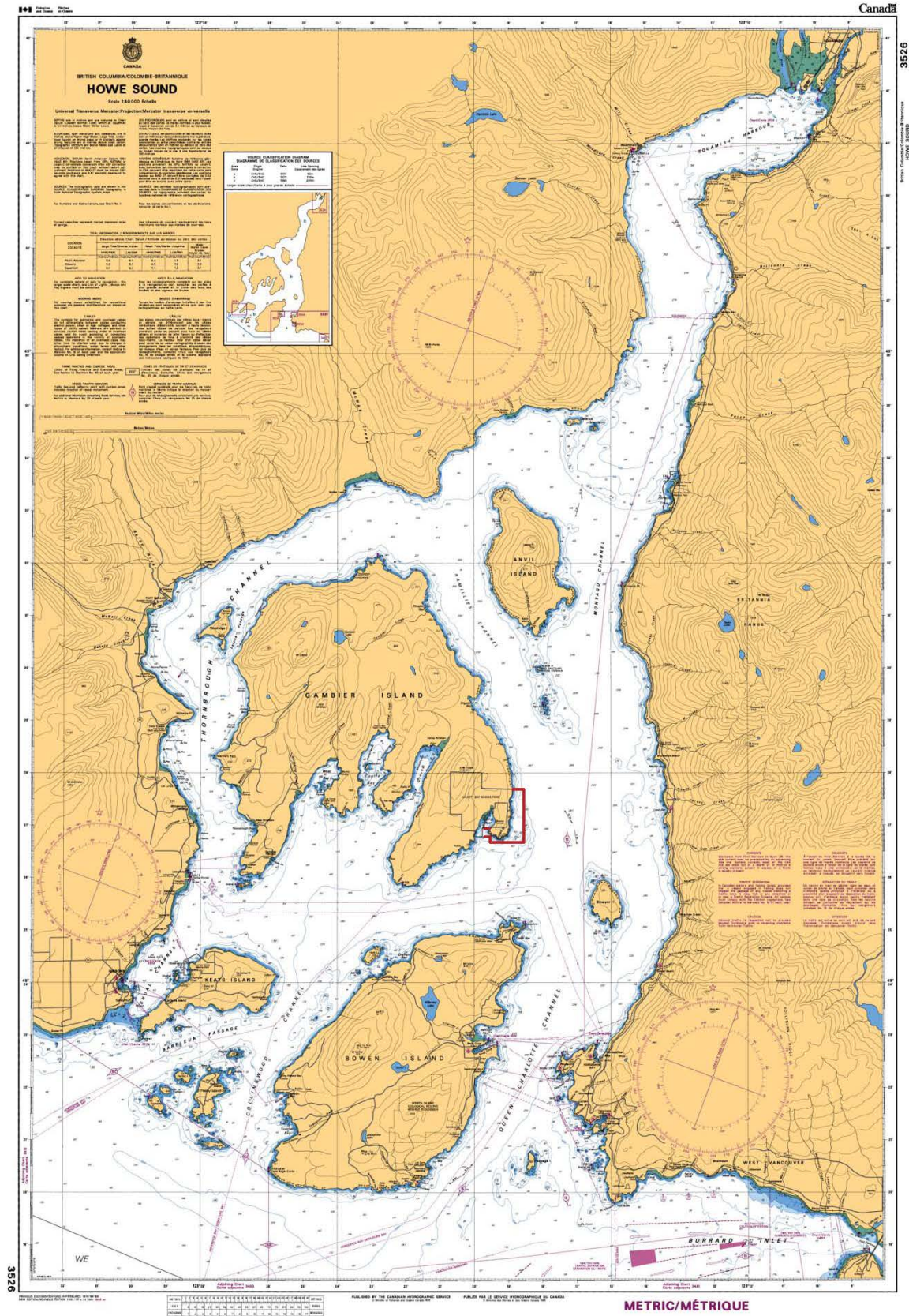


Figure 1. Marine Chart 3526, the proposed extension of the park boundaries is denoted with the red lines.

proposed changes to the provincial park boundaries

Mandy Koonts

From: Lions Bay Reception
Sent: Thursday, September 25, 2014 3:18 PM
To: Agenda
Subject: Incoming Correspondence FW: Response to Minister of Transportation's rejection of UBCM report

From: Claire Trevena, MLA [mailto:Claire.Trevena.MLA@leg.bc.ca]
Sent: Wednesday, September 24, 2014 9:16 AM
To: Lions Bay Reception
Subject: Response to Minister of Transportation's rejection of UBCM report

Hello,

I am highly concerned about the BC Liberal government's attempt to discredit the recent report by the Union of British Columbia Municipalities on the social and economic impact of fare increases on BC Ferries. Ferry fare increases and cuts to services impact the economy of the entire province, not just our coastal communities.

I have sent the following letter to Minister of Transportation Todd Stone outlining my concerns and expressing my disappointment at his Ministry's inappropriate response to the UBCM commissioned report.

<http://bcndpcaucus.ca/news/letter-ferry-fare-hikes-claire-trevena-minister-transportation/>

Sincerely,

Claire Trevena, MLA North Island

New Democrat spokesperson for transportation and ferries

To unsubscribe from this email campaign, please [click here](#)

Mandy Koonts

From: Lions Bay Reception
Sent: Tuesday, September 30, 2014 3:17 PM
To: Agenda
Subject: FW: Letter from the Honourable Stephanie Cadieux

From: Cain, Krista A MCF:EX [mailto:Krista.Cain@gov.bc.ca]
Sent: Tuesday, September 30, 2014 12:00 PM
To: Lions Bay Reception
Subject: Letter from the Honourable Stephanie Cadieux

Ref: 218869

Her Worship Mayor Brenda Broughton and Council
Village of Lions Bay
E-mail: reception@lionsbay.ca

Dear Mayor Broughton and Council:

To highlight the importance of fostering children and youth, it is my honour, as Minister of Children and Family Development, to proclaim October as Foster Family Month in British Columbia. For the past 24 years, we have taken this month to recognize and celebrate the extraordinary contributions that foster families make, each and every day.

With approximately 8,200 children and youth in care, in communities across the province, government relies on foster parents to support children and youth who have a broad range of needs. Foster parents not only provide support, stability and a safe place for young people to live and thrive, they also have a lasting impact on our communities through their collaboration with social workers, extended families, schools and prospective adoptive parents.

Without question, fostering is a big responsibility and a very important job. I want to encourage you to recognize Foster Family Month in your community. Even doing something as simple as posting a message on bulletin boards in your municipal hall and community and recreation centres goes a long way towards showing these remarkable families that their efforts are valued and appreciated.

The Ministry of Children and Family Development has created an information kit, including printable posters and fact sheets, to help raise awareness about fostering in your community. To access the information associated with Foster Family Month 2014, please open the following link on, or after, October 1, 2014: www.mcf.gov.bc.ca/foster/ffm.htm.

On behalf of the Government of British Columbia and its citizens, I would like to thank you for your recognition and support of foster families in your community.

Sincerely,

ORIGINAL SIGNED BY

Stephanie Cadieux
Minister of Children and Family Development

Mandy Koonts

From: Mandy Koonts
Sent: Tuesday, September 30, 2014 4:25 PM
To: Agenda
Subject: FW: Senator Raine and MP Weston's Bill S-211 received support from all parties for 2nd reading
Attachments: Nancy, Elio, and John.jpg

From: john.weston.c1@parl.gc.ca [mailto:john.weston.c1@parl.gc.ca]
Sent: Tuesday, September 30, 2014 4:09 PM
To: john.weston.c1@parl.gc.ca
Subject: Senator Raine and MP Weston's Bill S-211 received support from all parties for 2nd reading

INSPIRED BY OUR COMMUNITY TO ACCELERATE NATIONAL HEALTH AND FITNESS BILL
John Weston, M.P.
(West Vancouver – Sunshine Coast – Sea to Sky Country)
Sept. 29, 2014

Yesterday was a crowning moment for the effort to promote health and fitness in Canada. MP's of all parties joined together to commit themselves and their parties to appoint the first Saturday in June as National Health and Fitness Day. The mover of the Bill in the Senate, Senator Nancy Greene Raine, Canada's Top Female Athlete of the 20th Century, smiled from the Gallery in the House of Commons as I paid tribute yesterday to all the people in our community and across the country who have decided to reverse the trend of inactivity and make Canada the "Fittest Nation on Earth". As in the case of my previous Bill, I managed to trade with MP's who were not prepared to proceed with their legislation in order to accelerate consideration of our Bill.

As mentioned in my remarks yesterday, the people of our riding inspired this Bill. Friends, neighbours, teachers, children, and business and other leaders in our community model good practices of healthy physical activity for a nation. Bill S-211 is an Act to promote those practices, while establishing a national day to promote health and fitness for all Canadians. It is designed to pave the way to make health and fitness core values today and, in the future, as part of Canada's 150th Birthday celebrations, in 2017.

Senator Raine and I envisioned the NHFD Initiative as we engaged in the public discussion of what positive legacies could arise from the 2010 Olympic and Paralympic Games. Readers will recall most of the Games occurred in our backyard. How ironic therefore that Canada's Public Health Agency recently put a \$7-billion annual price tag on health care for cardiovascular problems and diabetes arising from obesity and inactivity.

This Bill has support across all parties; 155 cities; Participaction; and other agencies. Together, we will become the Fittest Nation on Earth!

John Weston, M.P.

West Vancouver – Sunshine Coast – Sea to Sky Country

Watch video of 2nd reading of Bill S-211 here: <https://www.youtube.com/watch?v=rXhc3jZXv2w>

Photo Caption: Senator Nancy Raine, Elio Antunes, President and CEO for ParticipACTION, MP Weston

Mandy Koonts

From: Mandy Koonts
Sent: Wednesday, September 17, 2014 10:44 AM
To: Agenda
Subject: FW: Cut Trees on Isleview Place
Attachments: Publicover_Emails_16April2014.pdf

Mandy Koonts
Municipal Coordinator

(604) 921-9333 ext. 103



From: Susan Publicover [mailto:spublicover@gmail.com]
Sent: Tuesday, September 16, 2014 10:30 PM
To: Grant McRadu; Ron McLaughlin; Scott Ando; Fred Bain; Joanne Ronsley; Lions Bay Reception; Mandy Koonts; Nelson Publicover
Subject: Cut Trees on Isleview Place

As promised by me during public participation at tonight's Council meeting, I am resending the string of emails originally sent to all of Council, at Council's request, on April 16th. Note the last email, dated April 10th and written by Nelson to Michael Broughton and our neighbours. This email to Mr. Broughton, which was never disputed by him, inventories the trees cut from north to south on Isleview Place.

The last entry of the inventory, i.e. the southern-most trees, reads as follows:

"12 trees completely cut down (6 trees < 15 cm diameter, 6 trees >15 cm diameter) most or all appear to be deciduous and left as debris"

We look forward to your response on this issue.

Susan and Nelson Publicover

Michael P Broughton <mbroughton2000@yahoo.com>
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: "spubcover@gmail.com" <spubcover@gmail.com>
Cc: michael broughton <michael.broughton@telus.net>

Fri, Feb 7, 2014 at 2:12 PM

Dear Susan and Nelson,

Lovely to talk to you today. I look forward to getting at the trees asap..... it will be great for us all !!!

Take care, sorry for the delay in getting this happening.

Yours truly,

Michael

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
[604.763.6530](tel:604.763.6530) c
[604.921.9229](tel:604.921.9229) o

Susan Publicover <spubcover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: michael broughton <michael.broughton@telus.net>, Nelson Publicover <nelsonpub@gmail.com>

Sat, Feb 8, 2014 at 6:44 PM

Hello Michael,
It was wonderful to chat with you too! No worries at all about the trees. There is absolutely no hurry as far as we are concerned. We had been talking about it and wondered what the status was purely out of curiosity.
Please send our regards to Brenda.
Sincerely, Susan and Nelson

Sent from my iPad

Nelson Publicover <nelsonpub@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Susan Publicover <spubcover@gmail.com>

Sun, Feb 16, 2014 at 12:52 PM

Michael:

It was great to speak with you again.

We've taken a look at the bank where the trees are located. Unfortunately, the trees are on a bank that begins with an essentially straight-down drop-off. The drop-off is closest along this section to the road, only a couple of metres away. Complete removal of the trees would potentially lead to bank erosion and damage to the road. Obviously, we want to avoid any erosion creeping toward our house as well. So we strongly suggest that the trees not be removed.

Instead, the trees should be trimmed and/or topped in a way that does not kill the trees or damage their root systems.

We'd be happy to meet any time to look together. Thanks for keeping us in the loop,

Cheers,

Nelson & Susan

Michael P Broughton <mbroughton2000@yahoo.com>

Mon, Feb 17, 2014 at 8:57 AM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Nelson Publicover <nelsonpub@gmail.com>, Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>

Thank you much for taking the time to look this over.

We will work closely with you on this. It sounds like trimming is important to stabilize, and total removal is not advisable at all. The winds yesterday were a bit of a heads up, the strongest wind is often off the mountain.

Thanks again, I am sorry, I haven't had time to pursue this further and two of our strata council members continue to be quite ill. I had an update from them Friday.

Thanks so much,

Michael

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Susan Publicover <spublicover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Tue, Apr 1, 2014 at 5:45 PM

Hello Michael,
I just received an email from a neighbour with photos of what was trimmed near our house. We are away for 10 days. Looks very very drastic, much more than we realized would be removed. I'm a bit confused as we thought you were going to work with us beforehand on what would be trimmed?? Perhaps you could advise us??
Sincerely,
Susan

Sent from my iPad

Michael P Broughton <mbroughton2000@yahoo.com>
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Wed, Apr 2, 2014 at 2:54 PM

Dear Susan,
Just saw your email and will get back to you later on tonight.

Thanks so much,

M

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Susan Publicover <spublicover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Fri, Apr 4, 2014 at 8:27 PM

Michael,
We just received detailed pictures of the devastation near our home,

and we are absolutely devastated about it! With absolutely no input from us, or any other resident along Isleview, the trees were mowed down after we were told by you that you were concerned about one maple and one Douglas Fir. We feel as though we have been deceived and are now worried about possible future erosion, the property value of our home, the loss of the sound barrier and our privacy, as well as the destruction of the aesthetic of our lovely street. And to think that we were trying to be good neighbors by being willing to work with you...all for some else's view. Words cannot express our dismay and our concern about your lack of response to our previous message.
Susan and Nelson Publicover

Nelson Publicover <nelsonpub@gmail.com>

Sat, Apr 5, 2014 at 12:56 AM

To: Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>

Michael

We have just been informed that the tree-cutting adjacent to our property is scheduled to continue.
PLEASE STOP IMMEDIATELY!

These activities clearly have an impact on our property. Activities of this type should not be conducted without our involvement. In your February 17 e-mail, you stated that you would "work closely" with us. This has not happened.

Nelson & Susan Publicover

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 12:10 AM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Nelson Publicover <nelsonpub@gmail.com>, Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>

Dear Susan and Nelson,

I have been trying to sort out the tree trimming and talk to a number of people. My laptop crashed last week as well and it is in for repair today with me trying to work tonight and catch up on a small netbook.

First, I would like to sincerely apologize for the anguish all this has caused. Let me outline what has happened and look at how we can move forward with everyone informed and involved to the greatest extent possible.

Our strata last year asked that we try to find out how to regain view for the six homes and two businesses. I contacted the Ministry of Highways as our strata understood that the trees opposite 350 Centre Road were all on highways land.

We were told that we would need to contact the residents on Isleview regarding tree cutting on ministry land.

In discussion with you two, I understood that you and Stacey across the street were interested

in limbing and trimming to give view, create light, create safety, and also ensure the bank remained stable.

In discussion with Jon and Michele Povill at the land master planning meeting, they said that they owned the land directly opposite the Strata at 350 Centre Road and that they wanted to lower the maple trees while ensuring the bank remained stable.

Jon was clear that he wanted the maples gone while keeping the roots in the bank healthy and strong.

I met with Jon and Michele and we talked about creating two windows where the maples were, as well as topping three previously topped cedars and spiralling the fir. The goal was to open the view, lower the wind resistance on the trees and so the leverage on the bank, and ensure the trees remained healthy.

Steve Hotzak of Steve's Tree Service had just been doing some work for Jon and Michele and had a bucket truck available for the Friday afternoon, March 28. The truck was not going to be available again for a month as the owner had a contract out of town apparently. Steve was to cut the maples to Jon's desired height, but this was to be in two sessions, the bucket truck first and then sculpting so the cutting looked more natural.

The result was a 'haircut' look that was pretty upsetting to everyone. I met on site with Jon, I think Monday and he wanted the maples lowered down, the cutting generally more sculpted and some of the branches on the fir tree more manicured.

Steve had just done some work for the Povill's and told me he was very clear how they wanted the work on the Islevue side of their property done. I felt that the trimming was a long way down Islevue from you, Stacey Butterworth's and the Stoddarts and was a small start. There was an opportunity to cut maples, top three cedars, and spiral a fir tree on Povill's property I asked Jon if we could do this and he said "go for it". The bucket truck has created a flat top to the trimming, it looks very unnatural and unattractive.

Stacey would like it finished and would like to together to remove some trees impacting her, I phoned her after meeting with Jon Povill on site last week, I have spoken to her a couple of times since. I called John Stoddart right after meeting with Jon Povill and left a message, he called me the next morning...

John, Jon and Stacey are all concerned that the 'stumps' are so unsightly and I have asked Steve to sculpt them, but ensure the trees remain healthy..... I have this work on hold as a result of your concern....

John Stoddart emailed to say he is more concerned about how the trimming on Lions Bay avenue was allowed to occur and how he can ensure the trees outside his home are trimmed by the Village....I have no idea about this but will try to direct him to that information.....

Again, I am very sorry that you felt so violated by this work and for the delay in trying to explain what has gone on... could I meet with you when you are back? I honestly feel sick about the miscommunication.

I think everyone would like to thin out some of the most recent growth on the highway land to give all the properties more sun, more safety and more view where possible. Before any work can occur on public land a permit must be issued by highways, so we will all need to be very clear and agree on what is being done.

The work that we want to finish is to lower the 'stumps' of the maples down from 'bucket' height of about 20 feet or so, down to a variable height, most often behind shorter growth and more natural looking..... no further trees would be taken out, and the trees will remain healthy and the root systems supported trees that remain. Could you forward the photos you have to make sure we have a plan to deal with the visual impact while keeping the trees safe. As I said, we won't proceed until you are comfortable with what is going forward.

Again, I look forward to speaking to both of you to clear this up. Thanks so much...

I can give you a call if you wish, or we can speak once you are back....

Sincerely,

Michael

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 12:35 AM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: jon and michele pville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Susan Publicover <spublicover@gmail.com>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

I have spoken to Jon, Stacey, and John, and have emailed with Susan and Nelson.

I would like to complete the trimming to make the area more attractive while maintaining the stability on of the slope. We won't proceed until everyone is comfortable with any next steps.

We would like to get together with everyone over the next few weeks to see if we can work together with the Ministry of Highways to spiral or limb some of the trees on highways land to ensure everyone has sun, safety and improved sight lines to the views.

I am really sorry for the disruption this has caused.

Thanks so much everyone,

Sincerely,

Michael Broughton
for
Strata BCS 815

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c

Susan Publicover <spublicover@gmail.com> Tue, Apr 8, 2014 at 7:18 AM
To: Michael P Broughton <michael.broughton@telus.net>
Cc: jon and michele poville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Hello Michael,
Thank you very much for both of your messages. We are in transit back to Lions Bay and look forward to meeting with you, and everyone else, upon our return.
Sincerely, Susan and Nelson

Sent from my iPad

Michael P Broughton <mbroughton2000@yahoo.com> Tue, Apr 8, 2014 at 10:29 PM
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>
Cc: jon and michele poville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Thanks so much Susan and Nelson, I spoke to Steve today and asked him to hold on until we could get together.

Thanks so much, safe journey home !

Michael

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Jon Povill <jp@paxdyne.com>

Tue, Apr 8, 2014 at 10:43 PM

To: Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Hi all,

I should be here most of the time. Just need a bit of advance warning to be sure I'm available.

Jon

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 11:03 PM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Jon Povill <jp@paxdyne.com>, Michael P Broughton <michael.broughton@telus.net>, stacey butterworth <staceybutterworth@shaw.ca>

Cc: Susan Publicover <spublicover@gmail.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Thanks Jon, I have included Stacey in this response as well.

Thanks all,

Michael

Michael Broughton EdD

michael.broughton@telus.net

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Box 184 - 190 Lions Bay Avenue

Lions Bay, British Columbia Canada

604.763.6530 c

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Michael P Broughton <mbroughton2000@yahoo.com>

Wed, Apr 9, 2014 at 11:54 PM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Nelson Publicover <nelsonpub@gmail.com>, Susan Publicover <spublicover@gmail.com>

Cc: michael broughton <michael.broughton@telus.net>

FYI Steve went ahead on the Friday afternoon, the finishing is yet to be done.

I met with Jon early the next week and have subsequently spoken to John next door to you and Stacey across the street. The tall fir was to be spiraled and not windowed.

The arborist has offered to meet to confirm that the trees are and will remain healthy and that the root system will remain secure and in fact will be under less stress from some of the big winds that flow off the mountain in severe storms. There is less 'sail' to catch the wind and cause the roots to be torn out.

I look forward to checking in with you both....

I can't remember at this hour what information I have forwarded today, but I met with the Ministry of Highways rep today, Ernst Bodeur, the person that I spoke to some time back about permission to trim, limb and spiral on highways land to improve views, add light, and increase safety.

Here below...is the communication I had with Jon, I had met with he and Michele on site some time before to let them know what we were trying to achieve.

----- Forwarded Message -----

From: Jon Povill <jp@paxdyne.com>
To: Michael P Broughton <michael.broughton@telus.net>
Sent: Tuesday, March 25, 2014 10:15 PM
Subject: Re: Trees on Isleview..... could we go ahead...?

Hey Michael,
It's fine. Go for it.
Jon

On Mar 25, 2014 9:41 PM, "Michael P Broughton" <mbroughton2000@yahoo.com> wrote:

I met with Steve Saturday and again today and he has access to a bucket truck on Friday only for the next while so can start on the maples at that time.....

Could we go ahead with taking out the maples, topping three cedar trees that had been previously topped and trimming and spiraling a fir tree directly opposite the postal area of the store ?

I think this is the only work we can afford at this time, could you give me a call tomorrow at your convenience ... it is 9:15 pm now and I feel 9:00 is the latest to make evening phone calls to others.... if you get this and want to call, I will be up until at least 11 pm at 604 763 6530.

Steve is envisioning doing the clearing of cut material similar with what he he says he has done elsewhere on your property.... he would take away material near the road, but in the very steep areas, would leave some of the trimmed pieces....

I look forward to checking in.....

Thanks so much for your cooperation for the 8 owners of strata BCS 815..... there are 2 commercial owners and 6 apartments upstairs that are very excited to be regaining a view !!!

Got a call, so it is now 9:40

Hope to check in tomorrow,

Michael
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Nelson Publicover <nelsonpub@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Susan Publicover <spublicover@gmail.com>

Thu, Apr 10, 2014 at 9:49 AM

Michael:

We are dismayed that you did not work with us as you originally stated you would. Neither my wife nor I have ever looked at the site with you, as I requested via e-mail back in February. The initial destruction was an ambush. You had both of our e-mail addresses and home phone number that were fully monitored, even while we were briefly away. Once the initial destruction was executed, you acknowledged receipt of an e-mail from my wife expressing her dismay. We subsequently both pleaded with you again to STOP IMMEDIATELY. Despite this you continued with the destruction.

We are simply incredulous that you now continue to orchestrate further activities despite the pleas to stop. We know of other neighbours who are also distraught by what you have done. The community should have been fully involved from the beginning. They need to be fully engaged now. Responsibilities for these actions need to be firmly established.

At this point, please provide us with contact information for the arborist and any other consultants or contractors you may have used. We would appreciate a copy of the determination of the arborist, particularly as it relates to bank erosion affecting the

street and/or our property. Please also provide us with the contact information for Ernst Bodeur and describe in detail what has been discussed with the Ministry of Highways or any other agency.

We insist, once again, that you STOP ALL ACTIVITIES associated with this.

STOP IMMEDIATELY!

Nelson and Susan Publicover

--

Nelson Publicover
e-mail: nelsonpub@gmail.com
mobile: [775.233.7665](tel:775.233.7665)

Susan Publicover <spublicover@gmail.com> Thu, Apr 10, 2014 at 10:36 AM
To: Michael P Broughton <michael.broughton@telus.net>, mbroughton2000@yahoo.com
Cc: Nelson Publicover <nelsonpub@gmail.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Michael,

As I respond to your message, I reflect on the opening statement to the Lions Bay Municipal website: "Lions Bay residents value their community as a peaceful, close-knit village, deeply connected to the natural West Coast environment, yet close to a major metropolitan area. The community has a strong sense of self-governance while desiring to stay connected to neighbours and partners in the region." How ironic to read this upon returning home to Lions Bay after a brief holiday. The choice of words in the statement: community, close-knit, deeply connected to the natural West Coast environment, self-governance. In the six years we've been gradually settling full-time into our home, we have believed we were becoming part of a safe, congenial community/neighbourhood, a place to live out our final days. Where are we today, all of us?

Natural beauty destroyed. A destructive project rather than carefully planned, initiated by you and without any communication from you in advance, as you promised, that began immediately after we departed for a brief holiday. Now we find ourselves beyond distraught over the demolition of the trees at the head of Isleview! Words cannot describe how strongly we feel about this. It is even worse than we could have possibly imagined. Photos do not do justice to the utter devastation at the head of our lovely street.

It should not be surprising that we are very concerned that this

devastation could affect the vitality in what remains of the trees and the stability of the slope next our street. In addition to this, this destruction it is also an utter eyesore, potentially affecting the property values of our homes. We live next door to this destruction. Driving by it is like a slap in the face.

All of this as a result of your decision to go ahead without a proper process and community involvement. It is deeply shocking and truly unbelievable that you would go ahead and do this without going through the proper community processes that do exist, especially since your wife, Brenda, is mayor of our community. Your simply talking to individuals, in isolation, is not a proper process. This is a community!

Stop, please stop further activities, including highway trimming and cutting, without the proper process within the community, without input from those of us who are now being forced to live with your decisions. You do not speak for us. What is your right or responsibility to coordinate with provincial officials without community input?

Please also stop telling our neighbours or anyone else in the community that we gave permission for any of this to happen! That is not true as we were patiently waiting to meet with you on site, "work closely" with you and the rest of our neighbours, before anything was done. You originally told me that you were concerned about ONE maple and a Doug Fir, not all the vegetation at the street entrance.

This is a community, a neighbourhood! All of this must be done as a group effort since we all live here. We are the ones who must now live with this devastation every single day as we drive up and down our street. There is a process to do these things. We want a respectful, transparent PUBLIC discussions and meetings about this. PLEASE STOP!!!

Susan ad Nelson
40 Isleview Place

Michael Broughton <michael.broughton@yahoo.com>

Thu, Apr 10, 2014 at 11:38
AM

To: Susan Publicover <spublicover@gmail.com>

Cc: Michael P Broughton <michael.broughton@telus.net>, "mbroughton2000@yahoo.com" <mbroughton2000@yahoo.com>, Nelson Publicover <nelsonpub@gmail.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Dear Susan and Nelson,

I am working today and have a meeting at 730 tonight for about an hour, would it be possible to drop by for a short time after that?
Failing that, would late tomorrow after noon work for you, 4 pm?
Sent from my iPhone

Nelson Publicover <nelsonpub@gmail.com>

Thu, Apr 10, 2014 at 8:26 PM

To: Michael Broughton <michael.broughton@yahoo.com>

Cc: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>, "mbroughton2000@yahoo.com" <mbroughton2000@yahoo.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Michael:

During conversations with us in January/February, you described that a maple and fir tree were to be trimmed. Then in the 25 March e-mail to Jon Povill that you copied to us yesterday, you asked him "Could we go ahead with taking out the maples, topping three cedar trees that had been previously topped and trimming and spiraling a fir tree directly opposite the postal area of the store?"

Below, please find an inventory of what appears to have actually taken place. This is with the caveat that we do not have the expertise to conclusively identify tree types, particularly those in which no significant branches remain. The point made by this inventory is that the process far exceeds maples, three cedars and a fir tree.

We would appreciate if you would respond via e-mail to the requests for contact/contractual information and documentation made earlier today.

Nelson and Susan Publicover

Working south along Isleview Place toward the Park 'n Ride:

1 unknown deciduous tree, cut & broken

1 large cedar near the road, topped

2 cedars away from the road, topped

3 deciduous trees, topped

2 maples with 12 main branches topped. No significant branches remain; large debris field

1 stump, no branches remain for identification

4 cedars close to the road, topped

1 large (tallest in region) fir where 2 trunks are topped & a large side branch

windowed (not spiraled)

5 fir trees near road, all crowned, some to less than 4 metres above road level; large debris field

6 cedars near road, all crowned, some to less than 4 metres above road level

2 cedars away from the road, topped

2 large fir trees away from the road, topped

1 smaller cedar away from the road, topped

1 deciduous tree with no significant branches remaining for identification

~1 dozen maples topped

1 fir with both main trunks topped

2 maples topped to < 3 metres above the height of the road

1 large cedar with 3 main branches topped

7 fir trees in an area all topped

10 smaller fir trees in an area all topped to < 3 metres above road level

2 unidentified trees (no branches left) topped

12 trees completely cut down (6 trees < 15 cm diameter, 6 trees >15 cm diameter)
most or all appear to be deciduous and left as debris

--

Nelson Publicover
e-mail: nelsonpub@gmail.com
mobile: 775.233.7665

Michael P Broughton <mbroughton2000@yahoo.com>
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: "spublicover@gmail.com" <spublicover@gmail.com>
Cc: michael broughton <michael.broughton@telus.net>

Fri, Feb 7, 2014 at 2:12 PM

Dear Susan and Nelson,

Lovely to talk to you today. I look forward to getting at the trees asap..... it will be great for us all !!!

Take care, sorry for the delay in getting this happening.

Yours truly,

Michael

Michael Broughton EdD
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[604.921.9229](tel:604.921.9229) o

Susan Publicover <spublicover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: michael broughton <michael.broughton@telus.net>, Nelson Publicover <nelsonpub@gmail.com>

Sat, Feb 8, 2014 at 6:44 PM

Hello Michael,
It was wonderful to chat with you too! No worries at all about the trees. There is absolutely no hurry as far as we are concerned. We had been talking about it and wondered what the status was purely out of curiosity.
Please send our regards to Brenda.
Sincerely, Susan and Nelson

Sent from my iPad

Nelson Publicover <nelsonpub@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Susan Publicover <spublicover@gmail.com>

Sun, Feb 16, 2014 at 12:52 PM

Michael:

It was great to speak with you again.

We've taken a look at the bank where the trees are located. Unfortunately, the trees are on a bank that begins with an essentially straight-down drop-off. The drop-off is closest along this section to the road, only a couple of metres away. Complete removal of the trees would potentially lead to bank erosion and damage to the road. Obviously, we want to avoid any erosion creeping toward our house as well. So we strongly suggest that the trees not be removed.

Instead, the trees should be trimmed and/or topped in a way that does not kill the trees or damage their root systems.

We'd be happy to meet any time to look together. Thanks for keeping us in the loop,

Cheers,

Nelson & Susan

Michael P Broughton <mbroughton2000@yahoo.com> Mon, Feb 17, 2014 at 8:57 AM
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: Nelson Publicover <nelsonpub@gmail.com>, Michael P Broughton <michael.broughton@telus.net>
Cc: Susan Publicover <spublicover@gmail.com>

Thank you much for taking the time to look this over.

We will work closely with you on this. It sounds like trimming is important to stabilize, and total removal is not advisable at all. The winds yesterday were a bit of a heads up, the strongest wind is often off the mountain.

Thanks again, I am sorry, I haven't had time to pursue this further and two of our strata council members continue to be quite ill. I had an update from them Friday.

Thanks so much,

Michael

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Susan Publicover <spublicover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Tue, Apr 1, 2014 at 5:45 PM

Hello Michael,
I just received an email from a neighbour with photos of what was trimmed near our house. We are away for 10 days. Looks very very drastic, much more than we realized would be removed. I'm a bit confused as we thought you were going to work with us beforehand on what would be trimmed?? Perhaps you could advise us??
Sincerely,
Susan

Sent from my iPad

Michael P Broughton <mbroughton2000@yahoo.com>
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Wed, Apr 2, 2014 at 2:54 PM

Dear Susan,
Just saw your email and will get back to you later on tonight.

Thanks so much,

M

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
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604.763.6530 c
604.921.9229 o

Susan Publicover <spublicover@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Nelson Publicover <nelsonpub@gmail.com>

Fri, Apr 4, 2014 at 8:27 PM

Michael,
We just received detailed pictures of the devastation near our home,

and we are absolutely devastated about it! With absolutely no input from us, or any other resident along Isleview, the trees were mowed down after we were told by you that you were concerned about one maple and one Douglas Fir. We feel as though we have been deceived and are now worried about possible future erosion, the property value of our home, the loss of the sound barrier and our privacy, as well as the destruction of the aesthetic of our lovely street. And to think that we were trying to be good neighbors by being willing to work with you...all for some else's view. Words cannot express our dismay and our concern about your lack of response to our previous message.
Susan and Nelson Publicover

Nelson Publicover <nelsonpub@gmail.com>

Sat, Apr 5, 2014 at 12:56 AM

To: Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>

Michael

We have just been informed that the tree-cutting adjacent to our property is scheduled to continue.
PLEASE STOP IMMEDIATELY!

These activities clearly have an impact on our property. Activities of this type should not be conducted without our involvement. In your February 17 e-mail, you stated that you would "work closely" with us. This has not happened.

Nelson & Susan Publicover

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 12:10 AM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Nelson Publicover <nelsonpub@gmail.com>, Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>

Dear Susan and Nelson,

I have been trying to sort out the tree trimming and talk to a number of people. My laptop crashed last week as well and it is in for repair today with me trying to work tonight and catch up on a small netbook.

First, I would like to sincerely apologize for the anguish all this has caused. Let me outline what has happened and look at how we can move forward with everyone informed and involved to the greatest extent possible.

Our strata last year asked that we try to find out how to regain view for the six homes and two businesses. I contacted the Ministry of Highways as our strata understood that the trees opposite 350 Centre Road were all on highways land.

We were told that we would need to contact the residents on Isleview regarding tree cutting on ministry land.

In discussion with you two, I understood that you and Stacey across the street were interested

in limbing and trimming to give view, create light, create safety, and also ensure the bank remained stable.

In discussion with Jon and Michele Povill at the land master planning meeting, they said that they owned the land directly opposite the Strata at 350 Centre Road and that they wanted to lower the maple trees while ensuring the bank remained stable.

Jon was clear that he wanted the maples gone while keeping the roots in the bank healthy and strong.

I met with Jon and Michele and we talked about creating two windows where the maples were, as well as topping three previously topped cedars and spiralling the fir. The goal was to open the view, lower the wind resistance on the trees and so the leverage on the bank, and ensure the trees remained healthy.

Steve Hotzak of Steve's Tree Service had just been doing some work for Jon and Michele and had a bucket truck available for the Friday afternoon, March 28. The truck was not going to be available again for a month as the owner had a contract out of town apparently. Steve was to cut the maples to Jon's desired height, but this was to be in two sessions, the bucket truck first and then sculpting so the cutting looked more natural.

The result was a 'haircut' look that was pretty upsetting to everyone. I met on site with Jon, I think Monday and he wanted the maples lowered down, the cutting generally more sculpted and some of the branches on the fir tree more manicured.

Steve had just done some work for the Povill's and told me he was very clear how they wanted the work on the Islevue side of their property done. I felt that the trimming was a long way down Islevue from you, Stacey Butterworth's and the Stoddarts and was a small start. There was an opportunity to cut maples, top three cedars, and spiral a fir tree on Povill's property I asked Jon if we could do this and he said "go for it". The bucket truck has created a flat top to the trimming, it looks very unnatural and unattractive.

Stacey would like it finished and would like to together to remove some trees impacting her, I phoned her after meeting with Jon Povill on site last week, I have spoken to her a couple of times since. I called John Stoddart right after meeting with Jon Povill and left a message, he called me the next morning...

John, Jon and Stacey are all concerned that the 'stumps' are so unsightly and I have asked Steve to sculpt them, but ensure the trees remain healthy..... I have this work on hold as a result of your concern....

John Stoddart emailed to say he is more concerned about how the trimming on Lions Bay avenue was allowed to occur and how he can ensure the trees outside his home are trimmed by the Village....I have no idea about this but will try to direct him to that information.....

Again, I am very sorry that you felt so violated by this work and for the delay in trying to explain what has gone on... could I meet with you when you are back? I honestly feel sick about the miscommunication.

I think everyone would like to thin out some of the most recent growth on the highway land to give all the properties more sun, more safety and more view where possible. Before any work can occur on public land a permit must be issued by highways, so we will all need to be very clear and agree on what is being done.

The work that we want to finish is to lower the 'stumps' of the maples down from 'bucket' height of about 20 feet or so, down to a variable height, most often behind shorter growth and more natural looking..... no further trees would be taken out, and the trees will remain healthy and the root systems supported trees that remain. Could you forward the photos you have to make sure we have a plan to deal with the visual impact while keeping the trees safe. As I said, we won't proceed until you are comfortable with what is going forward.

Again, I look forward to speaking to both of you to clear this up. Thanks so much...

I can give you a call if you wish, or we can speak once you are back....

Sincerely,

Michael

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 12:35 AM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: jon and michele poville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Susan Publicover <spublicover@gmail.com>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

I have spoken to Jon, Stacey, and John, and have emailed with Susan and Nelson.

I would like to complete the trimming to make the area more attractive while maintaining the stability on of the slope. We won't proceed until everyone is comfortable with any next steps.

We would like to get together with everyone over the next few weeks to see if we can work together with the Ministry of Highways to spiral or limb some of the trees on highways land to ensure everyone has sun, safety and improved sight lines to the views.

I am really sorry for the disruption this has caused.

Thanks so much everyone,

Sincerely,

Michael Broughton
for
Strata BCS 815

Michael Broughton EdD
michael.broughton@telus.net
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Box 184 - 190 Lions Bay Avenue
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Susan Publicover <spublicover@gmail.com> Tue, Apr 8, 2014 at 7:18 AM
To: Michael P Broughton <michael.broughton@telus.net>
Cc: jon and michele poville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Hello Michael,
Thank you very much for both of your messages. We are in transit back to Lions Bay and look forward to meeting with you, and everyone else, upon our return.
Sincerely, Susan and Nelson

Sent from my iPad

Michael P Broughton <mbroughton2000@yahoo.com> Tue, Apr 8, 2014 at 10:29 PM
Reply-To: Michael P Broughton <michael.broughton@telus.net>
To: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>
Cc: jon and michele poville <jp@paxdyne.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Thanks so much Susan and Nelson, I spoke to Steve today and asked him to hold on until we could get together.

Thanks so much, safe journey home !

Michael

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Jon Povill <jp@paxdyne.com>

Tue, Apr 8, 2014 at 10:43 PM

To: Michael P Broughton <michael.broughton@telus.net>

Cc: Susan Publicover <spublicover@gmail.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Hi all,

I should be here most of the time. Just need a bit of advance warning to be sure I'm available.

Jon

Michael P Broughton <mbroughton2000@yahoo.com>

Tue, Apr 8, 2014 at 11:03 PM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Jon Povill <jp@paxdyne.com>, Michael P Broughton <michael.broughton@telus.net>, stacey butterworth <staceybutterworth@shaw.ca>

Cc: Susan Publicover <spublicover@gmail.com>, I <staceybutterworth@shaw.ca>, Nelson Publicover <nelsonpub@gmail.com>, John Stoddart <jpstod@telus.net>

Thanks Jon, I have included Stacey in this response as well.

Thanks all,

Michael

Michael Broughton EdD

michael.broughton@telus.net

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Michael P Broughton <mbroughton2000@yahoo.com>

Wed, Apr 9, 2014 at 11:54 PM

Reply-To: Michael P Broughton <michael.broughton@telus.net>

To: Nelson Publicover <nelsonpub@gmail.com>, Susan Publicover <spublicover@gmail.com>

Cc: michael broughton <michael.broughton@telus.net>

FYI Steve went ahead on the Friday afternoon, the finishing is yet to be done.

I met with Jon early the next week and have subsequently spoken to John next door to you and Stacey across the street. The tall fir was to be spiraled and not windowed.

The arborist has offered to meet to confirm that the trees are and will remain healthy and that the root system will remain secure and in fact will be under less stress from some of the big winds that flow off the mountain in severe storms. There is less 'sail' to catch the wind and cause the roots to be torn out.

I look forward to checking in with you both....

I can't remember at this hour what information I have forwarded today, but I met with the Ministry of Highways rep today, Ernst Bodeur, the person that I spoke to some time back about permission to trim, limb and spiral on highways land to improve views, add light, and increase safety.

Here below...is the communication I had with Jon, I had met with he and Michele on site some time before to let them know what we were trying to achieve.

----- Forwarded Message -----

From: Jon Povill <jp@paxdyne.com>
To: Michael P Broughton <michael.broughton@telus.net>
Sent: Tuesday, March 25, 2014 10:15 PM
Subject: Re: Trees on Isleview..... could we go ahead...?

Hey Michael,
It's fine. Go for it.
Jon

On Mar 25, 2014 9:41 PM, "Michael P Broughton" <mbroughton2000@yahoo.com> wrote:

I met with Steve Saturday and again today and he has access to a bucket truck on Friday only for the next while so can start on the maples at that time.....

Could we go ahead with taking out the maples, topping three cedar trees that had been previously topped and trimming and spiraling a fir tree directly opposite the postal area of the store ?

I think this is the only work we can afford at this time, could you give me a call tomorrow at your convenience ... it is 9:15 pm now and I feel 9:00 is the latest to make evening phone calls to others.... if you get this and want to call, I will be up until at least 11 pm at 604 763 6530.

Steve is envisioning doing the clearing of cut material similar with what he he says he has done elsewhere on your property.... he would take away material near the road, but in the very steep areas, would leave some of the trimmed pieces....

I look forward to checking in.....

Thanks so much for your cooperation for the 8 owners of strata BCS 815..... there are 2 commercial owners and 6 apartments upstairs that are very excited to be regaining a view !!!

Got a call, so it is now 9:40

Hope to check in tomorrow,

Michael
Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Nelson Publicover <nelsonpub@gmail.com>
To: Michael P Broughton <michael.broughton@telus.net>
Cc: Susan Publicover <spublicover@gmail.com>

Thu, Apr 10, 2014 at 9:49 AM

Michael:

We are dismayed that you did not work with us as you originally stated you would. Neither my wife nor I have ever looked at the site with you, as I requested via e-mail back in February. The initial destruction was an ambush. You had both of our e-mail addresses and home phone number that were fully monitored, even while we were briefly away. Once the initial destruction was executed, you acknowledged receipt of an e-mail from my wife expressing her dismay. We subsequently both pleaded with you again to STOP IMMEDIATELY. Despite this you continued with the destruction.

We are simply incredulous that you now continue to orchestrate further activities despite the pleas to stop. We know of other neighbours who are also distraught by what you have done. The community should have been fully involved from the beginning. They need to be fully engaged now. Responsibilities for these actions need to be firmly established.

At this point, please provide us with contact information for the arborist and any other consultants or contractors you may have used. We would appreciate a copy of the determination of the arborist, particularly as it relates to bank erosion affecting the

street and/or our property. Please also provide us with the contact information for Ernst Bodeur and describe in detail what has been discussed with the Ministry of Highways or any other agency.

We insist, once again, that you STOP ALL ACTIVITIES associated with this.

STOP IMMEDIATELY!

Nelson and Susan Publicover

--

Nelson Publicover
e-mail: nelsonpub@gmail.com
mobile: [775.233.7665](tel:775.233.7665)

Susan Publicover <spublicover@gmail.com> Thu, Apr 10, 2014 at 10:36 AM
To: Michael P Broughton <michael.broughton@telus.net>, mbroughton2000@yahoo.com
Cc: Nelson Publicover <nelsonpub@gmail.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Michael,

As I respond to your message, I reflect on the opening statement to the Lions Bay Municipal website: "Lions Bay residents value their community as a peaceful, close-knit village, deeply connected to the natural West Coast environment, yet close to a major metropolitan area. The community has a strong sense of self-governance while desiring to stay connected to neighbours and partners in the region." How ironic to read this upon returning home to Lions Bay after a brief holiday. The choice of words in the statement: community, close-knit, deeply connected to the natural West Coast environment, self-governance. In the six years we've been gradually settling full-time into our home, we have believed we were becoming part of a safe, congenial community/neighbourhood, a place to live out our final days. Where are we today, all of us?

Natural beauty destroyed. A destructive project rather than carefully planned, initiated by you and without any communication from you in advance, as you promised, that began immediately after we departed for a brief holiday. Now we find ourselves beyond distraught over the demolition of the trees at the head of Isleview! Words cannot describe how strongly we feel about this. It is even worse than we could have possibly imagined. Photos do not do justice to the utter devastation at the head of our lovely street.

It should not be surprising that we are very concerned that this

devastation could affect the vitality in what remains of the trees and the stability of the slope next our street. In addition to this, this destruction it is also an utter eyesore, potentially affecting the property values of our homes. We live next door to this destruction. Driving by it is like a slap in the face.

All of this as a result of your decision to go ahead without a proper process and community involvement. It is deeply shocking and truly unbelievable that you would go ahead and do this without going through the proper community processes that do exist, especially since your wife, Brenda, is mayor of our community. Your simply talking to individuals, in isolation, is not a proper process. This is a community!

Stop, please stop further activities, including highway trimming and cutting, without the proper process within the community, without input from those of us who are now being forced to live with your decisions. You do not speak for us. What is your right or responsibility to coordinate with provincial officials without community input?

Please also stop telling our neighbours or anyone else in the community that we gave permission for any of this to happen! That is not true as we were patiently waiting to meet with you on site, "work closely" with you and the rest of our neighbours, before anything was done. You originally told me that you were concerned about ONE maple and a Doug Fir, not all the vegetation at the street entrance.

This is a community, a neighbourhood! All of this must be done as a group effort since we all live here. We are the ones who must now live with this devastation every single day as we drive up and down our street. There is a process to do these things. We want a respectful, transparent PUBLIC discussions and meetings about this. PLEASE STOP!!!

Susan ad Nelson
40 Isleview Place

Michael Broughton <michael.broughton@yahoo.com>

Thu, Apr 10, 2014 at 11:38
AM

To: Susan Publicover <spublicover@gmail.com>

Cc: Michael P Broughton <michael.broughton@telus.net>, "mbroughton2000@yahoo.com" <mbroughton2000@yahoo.com>, Nelson Publicover <nelsonpub@gmail.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Dear Susan and Nelson,

I am working today and have a meeting at 730 tonight for about an hour, would it be possible to drop by for a short time after that?
Failing that, would late tomorrow after noon work for you, 4 pm?
Sent from my iPhone

Nelson Publicover <nelsonpub@gmail.com>

Thu, Apr 10, 2014 at 8:26 PM

To: Michael Broughton <michael.broughton@yahoo.com>

Cc: Susan Publicover <spublicover@gmail.com>, Michael P Broughton <michael.broughton@telus.net>, "mbroughton2000@yahoo.com" <mbroughton2000@yahoo.com>, Jon Povill <jp@paxdyne.com>, John Stoddart <jpstod@telus.net>, I <staceybutterworth@shaw.ca>

Michael:

During conversations with us in January/February, you described that a maple and fir tree were to be trimmed. Then in the 25 March e-mail to Jon Povill that you copied to us yesterday, you asked him "Could we go ahead with taking out the maples, topping three cedar trees that had been previously topped and trimming and spiraling a fir tree directly opposite the postal area of the store?"

Below, please find an inventory of what appears to have actually taken place. This is with the caveat that we do not have the expertise to conclusively identify tree types, particularly those in which no significant branches remain. The point made by this inventory is that the process far exceeds maples, three cedars and a fir tree.

We would appreciate if you would respond via e-mail to the requests for contact/contractual information and documentation made earlier today.

Nelson and Susan Publicover

Working south along Isleview Place toward the Park 'n Ride:

1 unknown deciduous tree, cut & broken

1 large cedar near the road, topped

2 cedars away from the road, topped

3 deciduous trees, topped

2 maples with 12 main branches topped. No significant branches remain; large debris field

1 stump, no branches remain for identification

4 cedars close to the road, topped

1 large (tallest in region) fir where 2 trunks are topped & a large side branch

windowed (not spiraled)

5 fir trees near road, all crowned, some to less than 4 metres above road level; large debris field

6 cedars near road, all crowned, some to less than 4 metres above road level

2 cedars away from the road, topped

2 large fir trees away from the road, topped

1 smaller cedar away from the road, topped

1 deciduous tree with no significant branches remaining for identification

~1 dozen maples topped

1 fir with both main trunks topped

2 maples topped to < 3 metres above the height of the road

1 large cedar with 3 main branches topped

7 fir trees in an area all topped

10 smaller fir trees in an area all topped to < 3 metres above road level

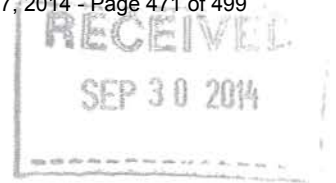
2 unidentified trees (no branches left) topped

12 trees completely cut down (6 trees < 15 cm diameter, 6 trees >15 cm diameter)
most or all appear to be deciduous and left as debris

--

Nelson Publicover
e-mail: nelsonpub@gmail.com
mobile: 775.233.7665

The Simpson's



September 30, 2014

Mayor Broughton and members of the Council
Village of Lions Bay,

Re: residential water sprinkler requirement

Dear Mayor Broughton, Members of Council, Dave Butler, (Building Inspector)

I am currently building a new family residence at #50 Sweetwater. I was recently told by the Lions Bay building inspector that I would be required to have a sprinkler system installed in my house.

I object to this requirement for multiple reasons:

1. Requiring a residential sprinkler system is not a requirement under the BC Building code for residential home construction. The fire chief has introduced this change, and I question his authority to over ride the BC Building code for housing.
2. Lions Bay has significant issues with regards to our water supply. By having a sprinkler requirement for residential use in new houses requires that the feed line from the Village water main to the residence be upgraded from a typical 3/4" or 1" feed line to a 1 1/2" to 2" line to the house. In my opinion this is not a sustainable change increasing the water supply / demand by each house as they are built.
3. If the water flow rate from the village water system cannot keep up with the flow rate required for the sprinkler system, then a suction pump is added to the inside of the house to increase the flow rate and to increase the water pressure in the house. Again, resulting in more water flow and consumption by the home.
4. The current requirement for connected fire alarms is sufficient to protect our home. All homes must have inter-connected smoke alarms.
5. There is a fire hydrant 10 feet from my property line, and the fire department itself is extremely close to every home in the village.

I feel that changes to building requirements for residential housing should take into consideration if the Village water supply can handle the potential increase in the demand for water. Is the proposed change sustainable for the entire Village with the current water supply.

The Simpson's
Box 242
Lions Bay, BC
VON 2EO
604-312-3771

The Simpson's

A sprinkler systems can add in excess of \$20,000.00 to the hard costs of building a house. I don't see any perceived benefit of having one considering the mentioned proximity to the fire hydrant and the inter-connected fire alarms. The sprinkler can also cause excessive damage should it go off in a false alarm.

I could understand the requirement if there was no fire hydrant near by, or the fire department was far away, but this does not apply to most if not all locations in Lions Bay. Bowen Island does not have the sprinkler requirement for these very reasons.

The District of West Vancouver does not have the potential water supply shortages, thus it makes sense for the requirement in that area. It is not part of there building code for West Van either, only a bi-law.

Please reconsider this requirement, and I ask to have it dropped in my situation, and re-considered for the entire Village. It is a cost that I cannot afford due to the increased cost of building a new home. New home construction has gone through the roof with all of the recent seismic upgrades required in the actual BC Building code.

I can be reached at my cell # of 604-312-3771

Sincerely,

Rob & Deb Simpson
#50 Sweetwater Place,
Lions Bay, BC

A handwritten signature in black ink that reads "Rob & Deb Simpson". The signature is written in a cursive, flowing style.

The Simpson's
Box 242
Lions Bay, BC
VON 2EO
604-312-3771

Mandy Koonts

From: Mandy Koonts
Sent: Wednesday, October 01, 2014 8:41 AM
To: Agenda
Subject: FW: Opportunity to Resolve Involvement in Cutting Trees on Isleview Place
Attachments: scan sept 30 -2.pdf

From: Michael P Broughton [mailto:mbroughton2000@yahoo.com]
Sent: Tuesday, September 30, 2014 11:08 PM
To: Mandy Koonts; Michael Broughton
Subject: Fw: Opportunity to Resolve Involvement in Cutting Trees on Isleview Place

Dear Mandy,

Could you please place the email below in correspondence for the Oct. 7 meeting and in addition, ensure that the two letters attached are also with this email in correspondence.

Thank you so much,

Michael Broughton

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

----- Forwarded Message -----

From: Michael P Broughton <mbroughton2000@yahoo.com>
To: Scott Ando <councillor.ando@lionsbay.ca>; "councillor.bain@lionsbay.ca" <councillor.bain@lionsbay.ca>; "councillor.ronsley@lionsbay.ca" <councillor.ronsley@lionsbay.ca>; "admin@lionsbay.ca" <admin@lionsbay.ca>; "councillor.mclaughlin@lionsbay.ca" <councillor.mclaughlin@lionsbay.ca>
Cc: Susan Publicover <spubcover@gmail.com>; Nelson Publicover <nelsonpub@gmail.com>; Louis Peterson <lpeterso@sfu.ca>; Cheryl Wozny <cheryl@lionsbay.net>; Mandy Koonts <office@lionsbay.ca>; Lions Bay Reception <reception@lionsbay.ca>
Sent: Tuesday, September 30, 2014 10:41 PM
Subject: Re: Opportunity to Resolve Involvement in Cutting Trees on Isleview Place

Dear Councillor Ando, and for important information to Council and Mr. McRadu,

Following the September 16th, 2014 Regular Council meeting, I was asked by Interim CAO Mr. Grant McRadu to provide signed, from both myself and Mr. Steve Hotzak of Steve's Tree Service. My letter was requested in response to two questions that were provided, and Mr. Hotzak's letter was to confirm his earlier communication with Mr. McRadu. As requested, I dropped off signed letters to the Village office. I 'Hand Delivered' the two letters attached to this email, to the Village Office on Thursday, September 18th, 2014.

Mr. McRadu was out of the office from that time until this week, having attended the Union of BC Municipalities meeting last week, and in speaking with Mr. McRadu, he was in receipt of the hard copy letters today. For your information, I have scanned and attached the letters which specifically answer the questions posed by Councillor Ando at the September 16th, 2014 meeting of Council.

The letters clearly state that in no way was I or Mr. Hotzak involved in any way in the cutting of the trees south of the Povill property.

I would presume that any further discussion on this matter will be directed through Mr. Grant McRadu, Interim CAO. My involvement in this matter is now complete. I do not believe I can be of any further assistance in this matter.

Yours truly,

Michael Broughton

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

From: Scott Ando <councillor.ando@lionsbay.ca>

To: michael broughton <michael.broughton@telus.net>; Michael P Broughton <michael.broughton@yahoo.com>;
"mbroughton2000@yahoo.com" <mbroughton2000@yahoo.com>

Cc: Fred Bain <councillor.bain@lionsbay.ca>; Joanne Ronsley <councillor.ronsley@lionsbay.ca>; Ron McLaughlin
<councillor.mclaughlin@lionsbay.ca>; Grant McRadu <admin@lionsbay.ca>; Susan Publicover
<spublicover@gmail.com>; Nelson Publicover <nelsonpub@gmail.com>; Louis Peterson <lpeterso@sfu.ca>; Cheryl
Wozny <cheryl@lionsbay.net>

Sent: Tuesday, September 30, 2014 4:05 PM

Subject: Opportunity to Resolve Involvement in Cutting Trees on Isleview Place

Dear Michael,

On Friday September 26th, I sent you an e-mail with the list of trees that were cut along Isleview Place. I asked you to please confirm that Strata BCS815 will pay for the new survey that Interim CAO McRadu has engaged Chapman Land Survey to undertake. To date, I have not received a response.

Issues related to the cutting of these trees will be discussed at the next Council meeting on October 7th. Prior to this meeting, please take the opportunity to confirm or deny that you had any involvement with the cutting of trees identified by the pink arrows in the picture below.



Sincerely,

Scott Ando
Councillor

Michael Patrick Broughton EdD

September 17, 2014

Attention: Grant McRadu, Acting CAO, Village of Lions Bay

Dear Mr McRadu,

At the regularly scheduled Council meeting on Tuesday, September 16, 2014 Councillor Scott Ando asked that I respond to two questions and I do so below:

First, if I initiated cutting of trees south of the Povill property

Or

Second, if I solicited any other company for tree cutting (other than Steve's Trees) on the south side of the Povill property on Isleview in the Spring of 2014.

First: I did not initiate cutting of trees south of the Povill property on Isleview Place in the Spring of 2014 or any other time. (I directed Steve's Tree Service to cut or trim trees only within the Povill property as authorized by Mr Povill and well within the property line as Mr Povill understood it and communicated it to Steve Hotzak and me.)

Second: I did not solicit any other company for tree cutting on the south side of the Povill property on Isleview Place in the Spring of 2014.

I trust that this completes this matter,

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Broughton', written over the printed name.

Michael Broughton

Chair Strata BCS 815

Steve's Tree Service

PO Box 158 Britannia Beach, BC V0N 1J0 CA

Tax Number: GST 862874583

Phone/Mobile: 604-987-4470/778-231-5091

Web: stevestrees.ca

September 18, 2014

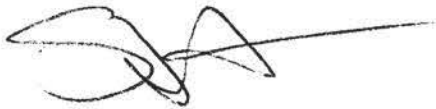
Attention: Interim CAO Grant McRadu, Village of Lions Bay

Dear Mr McRadu,

On September 16th, 2014, I attended the property south of the Povill property on Isleview Place to view the marked trees and viewed the red ribbon that I understand marks the southern boundary of the Povill property.

This is to confirm my 9:07 pm, September 16th, 2014 text to Mr. Grant McRadu, Interim Chief Administrative Officer for the Village of Lions Bay; that Steve's Tree Service did not cut any of the marked trees nor any trees south of the what is shown as the edge of the Povill property, nor was I ever asked to by Michael Broughton or anyone else. I was instructed in March of this year, by Michael Broughton to cut the trees within the Povill property.

Yours truly,

A handwritten signature in black ink, appearing to read 'Steve Hotzak', with a long horizontal line extending to the right.

Steve Hotzak
Owner
Steve's Tree Service

Mandy Koonts

From: Mandy Koonts
Sent: Wednesday, October 01, 2014 12:45 PM
To: Agenda
Subject: FW: ESS Concern: No accessible payphone in Lions Bay.

From: Michael P Broughton [mailto:mbroughton2000@yahoo.com]
Sent: Wednesday, October 01, 2014 12:47 PM
To: Fred Bain
Cc: Lions Bay Reception; Michael Broughton; Grant McRadu; Mandy Koonts; Ron McLaughlin; Joanne Ronsley; Scott Ando
Subject: ESS Concern: No accessible payphone in Lions Bay.

Dear Councillor Bain,

The only fully accessible payphone in the Village of Lions Bay has been removed by Telus. This is an ESS concern for our Community.

I am contacting you as Councillor responsible for ESS because in the event of a disaster, cellphones and most land lines are not expected to work. I understand the Emergency Plan in all communities has payphones as a priority for communication. I was told when I contacted Telus in July that they met their CRTC obligation to have one payphone in each community by having a pay phone at the Marina. The payphone at the Marina is in a fenced secure area, is not accessible to the public, and has no proximity to the emergency resources which are in the center of Lions Bay where the public would congregate in the event of an emergency.

In the Summer Edition of the Lions Bay Community News in late June, the Infrastructure Committee questioned ..."Do we have to have a payphone in front of the Lions Bay General Store & Café?" as part of their 'Buildings' recommendations. I identified at the September 2nd, 2014 Council meeting, that a short time after this was published and also posted on lionsbay.net, the payphone cable (which is exposed on the front of the building) was damaged and the phone has not worked since. The phone has not been in service since early July.

The Infrastructure Committee subsequently stated that they were not trying to have the phone removed, but moved to another location, they have not specified the other location, nor to my knowledge made any suggestion to or contact with Telus in this regard.

Telus has taken the opportunity to reduce their costs by first, not repairing the phone and then, last week, on September 23rd, removing the phone, its wiring, and kiosk all together.

It is regrettable that the actions of the Infrastructure Committee have put our Community at risk.

Sincerely,

Michael Broughton
Chair
Strata BCS 815

Michael Broughton EdD
michael.broughton@telus.net
Broughton Consulting Group
broughtonconsulting@telus.net
Box 184 - 190 Lions Bay Avenue
Lions Bay, British Columbia Canada
604.763.6530 c
604.921.9229 o

Mandy Koonts

From: Agenda
Sent: Thursday, October 02, 2014 3:23 PM
To: Agenda
Subject: RE: E-News: Big waves made in a small community/reply

From: [REDACTED]
Date: Thursday, October 2, 2014 at 12:10 PM
To: Brenda Broughton <bbroughton@telus.net>
Subject: RE: E-News: Big waves made in a small community/reply

Redacted under FOIPPA:

S.22(1)
at author's request

Hi Brenda,

Yes, please feel free to forward my comments to Mr. McRadu. My only request would be that if he wants to post these comments in any kind of public way, that any personal details that would identify [REDACTED] or myself be removed first.

Regards,
[REDACTED]

Date: Thu, 2 Oct 2014 12:00:48 -0700
Subject: Re: E-News: Big waves made in a small community
From: bbroughton@telus.net
To: [REDACTED]

Dear [REDACTED],

Thank you very much for providing a briefing on this information at [REDACTED] regarding LNG and Howe Sound. We were not able to attend [REDACTED], but attended the prior meeting with about 400 people in attendance.

I highly value you and [REDACTED] input and appreciate your suggestion of adding a reference to the 2009 OCP. I agree the renaming would be very helpful.

May I forward your email to Grant McRadu and Council ?

Thank you for taking the time to send along your thoughts on these matters.

Have a wonderful day !

Sincerely,

Brenda

Brenda Broughton

604.306.6661 c
604.921.9229 ho
bbroughton@telus.net

From: [REDACTED]
Date: Thursday, October 2, 2014 at 11:41 AM

To: Brenda Broughton <bbroughton@telus.net>

Subject: E-News: Big waves made in a small community

Hi Brenda,

I don't know if you get this email, but I thought you might be interested in the article about BC Mayors. There are also a number of interesting comments afterwards and one from our very own [REDACTED]. I know you are doing all you can to keep Howe Sound safe from heavy industry and I am most grateful for your efforts.

I also wanted to let you know that I attended an amazing talk recently at [REDACTED] about LNG and the potential risks/benefits for our province. It was given by [REDACTED] and it can now be viewed on the [REDACTED] web site. [REDACTED] has done an amazing amount of research on the subject and put together a very educational, in depth presentation. I encourage you and Michael to view it when you have time. It takes about 90 minutes. Possibly you can encourage other council members to also view the presentation, as I did not see anyone else there from Lions Bay, other than [REDACTED]. That being said, the event was packed, with people of all ages and lots of good questions were asked afterwards.

On another note, I wanted to let you know that [REDACTED] and I do support the Draft version of the Land Use Management Plan for Lions Bay that has been the subject of much mis-information and hysteria. Unfortunately, it seems that the vocal "minority" have once again done their best to whip up conspiracy theories galore, without even taking the time to learn the actual facts. Hopefully, in time, they too will see reason, as they face the unsavoury prospect of drastically increased property taxes, if we choose to maintain the status quo.

One final comment....I do think that Mr. Mcradu's suggestion of renaming the LUMP is a good one and that possibly the new name could somehow reference the 2009 OCP, as he has indicated that this is simply completing the objectives set out in that document. I don't think many people are aware of that, or maybe they have forgotten. If that was in the new name, then people would immediately know why this was being undertaken at this time. Just a thought.

I hope you and Michael and the family are all doing well and look forward to seeing you "around the Village".

Cheers,

Date: Wed, 1 Oct 2014 12:21:45 -0500

From: dogwood@dogwoodinitiative.org

To: [REDACTED]

Subject: E-News: Big waves made in a small community



Dogwood E-News

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British Columbia mayors filling leadership vacuum in pipeline review process

by KAI NAGATA

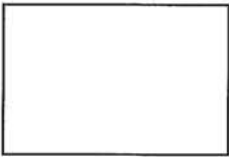


Pipelines are federal business, goes the argument – especially if they go through your backyard. Try explaining that at a town hall meeting.

[Read more...](#)

Big waves made in a small community

by CHRISTINA SMETHURST

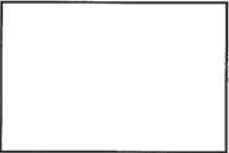


In a time where jurisdiction is a contentiously debated topic in B.C., the community of Sooke is taking a stand on their right to choose what happens to the land and water in their own backyard (literally).

[Read more...](#)

Dogwood Initiative 2013-2014 Annual Report

by DOGWOOD INITIATIVE



Last year we took a hard look at the work we've done in previous years and concluded it wasn't enough. We challenged ourselves to figure out a way to catalyze strong relationships at scale.

[Read more...](#)

About Dogwood Initiative

Dogwood Initiative brings together everyday British Columbians to reclaim decision-making power over their air, land and water.

Stay connected with Dogwood!

[Email](#) | [Twitter](#) | [Facebook](#)

PLEASE
DONATE



Dogwood Initiative - PO Box 8701 - Victoria, BC V8W3S3
Your email address is 

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	POLICY		Policy No	POL-1404
Title	Charitable Donations and Gifts to the Village			
Author	H. Cook	Reviewed By:	H. Suvarna / G. McRadu	
Date	September 22, 2014		Version	1

PURPOSE

Cash and “gifts-in-kind” donations provide an additional source of revenue for the Village. The Village may provide an income tax receipt in the amount of the fair market value of charitable donations, which may then be claimed by the donor to offset taxable income.

The purpose of this policy is to provide Village departments direction with respect to the issuance of income tax receipts for cash donations and gifts-in-kind made to the Village.

Legislative Authority – Income Tax Act

POLICY

1. General Rule

A gift is a voluntary transfer of property without consideration. Gift is made in any circumstance where all of the conditions listed below are satisfied:

- a) Some property, usually cash, is transferred by a donor to the Village;
- b) The transfer is voluntary;
- c) The transfer is made without expectation of return. No benefit of any kind may be provided to the donor or to anyone designated by the donor, except where the benefit is of nominal value. The benefit is considered to be of nominal value when the fair market value does not exceed the lesser of \$50.00 or 10% of the amount of the gift.

2. Gift of Cash:

- a) A receipt shall be issued in the amount of the cash donation and dated the day on which the donation was received.
- b) Gifts of cash intended for specific purposes of the Village shall only be accepted where Council has authorized such specific purpose and the necessary operating program or capital project has been established, or where appropriate, a reserve fund has been created and any necessary bylaws have been enacted.
- c) Gifts of cash accompanied by a request that the Village use such monies to support certain special purposes that are being provided by an organization independent of the Village shall only be accepted and an income tax receipt issued where Council has authorized the receipt of such donations, has given direction for the disbursement of such monies to the organization, and has authorized staff to issue an income tax receipt where appropriate.
- d) If cash is donated for a specific purpose (e.g., to a Capital Project) where budget is not already approved, a budget amendment will be prepared and submitted for approval to the CFO. Upon

approval, the donation will be credited as revenue to the appropriate department and the budget amended to reflect the donation.

3. Gift In Kind:

A gift-in-kind is a donation in any form other than cash or cheque and normally requires fair market valuation for tax receipt purposes.

4. Gift of Service:

A donation or gift of service is not recognized under the Income Tax Act for income tax purposes, since the gift must involve property. However, if a service is purchased in accordance with the Village's purchasing policy and paid for, payment could be made to the donor who may then donate the proceeds.

5. Valuation of Fair Market Value:

Although the term "fair market value" is not defined in the Income Tax Act, Canada Revenue Agency requires satisfactory evidence of fair market value of the gift. Fair market value shall be interpreted to mean "the price the property would bring in an open market transaction between a willing buyer and a willing seller, acting independently of each other and each having full knowledge of the facts." An arm's length sale and purchase of the property, at or near the effective date of valuation, is normally considered the best proof of value at the time.

6. Issuance of Donation Receipts:

Official receipts for income tax purposes will be issued to the donor by the Finance Department for items that are contributed and qualify and will be valued as prescribed by the Income Tax Act of Canada. Receipts shall be made in the name of the donor and dated the day on which the donation was received.

7. Qualifying Gifts:

For gifts-in-kind, a receipt shall be issued only after the following conditions are met:

- a) The gift-in-kind must be clearly within the interest of the Village and must provide a benefit within the context of the Village's program areas, as determined by the receiving Department.
- b) An appraisal shall be commissioned and be at the expense of the donor or the appropriate Department as agreed.
- c) The appraisal must be by a qualified dealer, appraiser or other knowledgeable individual who is familiar with the market for the object or property. The dealer, appraiser or other knowledgeable individual shall not be associated with the donor.
- d) The appraisal shall be in form and content acceptable to the CFO or his/her designate. At the CFO's discretion, any appraisal not sufficient in form and content may be refused, and one or more additional independent appraisals satisfactory to the CFO may be required to be produced before any income tax receipt is issued.
- e) The receipt shall be in the amount of the appraised value, or in the case of two or more appraisals, the lowest appraised value. The receipt shall also indicate a description of

the object and the name and address of the appraiser, and shall be dated the day in which the Village received the gift.

8. Non Qualifying Gifts:

- a) The payment of a basic fee for admission to an event or to a program does not qualify as a donation that is eligible for the issuance of a tax receipt. An exception to this rule is available for the purchase of a ticket to a fund-raising dinner, ball, concert, show or like event. In this case, the gift is considered as the difference between the fair market value of the food, entertainment, etc., and the purchase price of the ticket.
- b) Gifts made in exchange for consideration of a right, privilege, material benefit or advantage such as promotion or advertising for the donor's purposes do not qualify for income tax credits under the Income Tax Act. For example, "sponsorship" contributions are not eligible for an income tax receipt if there is an implied exchange of advertising privileges for the donor's purposes.
- c) Under the Income Tax Act, the Village cannot issue income tax receipts for funds that it will not itself be responsible for spending.

9. Acceptance of Gifts:

- a) The Village maintains the right to refuse any gift that it judges not to be in the best interests of the Village. The Village may accept charitable gifts in the form of cash or cheque, gifts-in-kind, or special deferred gifts. Ownership of all gifts shall vest in the Village, whether they are for the benefit of the Village in general or for a specific purpose.
- b) Gifts may be accepted if there are no usage restrictions set by the donor(s), or if the restrictions set by the donor(s) allow the gift(s) to be used in a manner consistent with the needs and goals of the Village as judged by the CFO.
- c) Nothing shall be done which might be construed as an acceptance of a gift until the Village has made a decision to accept. In considering a gift, the Village shall first agree to accept the terms and conditions, including associated costs, upon which the gift has been offered.
- d) The Village shall consider the following when considering acceptance of a gift or gift-in-kind:
 - * potential liabilities, including environmental issues;
 - * potential acquisition, installation, usage, storage, or maintenance costs;
 - * condition and repair of the item; and
 - * aesthetic or other value to the Village or potential users.
- e) The gift shall be such that it can be retained as a Village asset and used in connection with Village activities, with discretion as to its use and management, or disposed of for cash or cash equivalent.
- f) The Village reserves the right to dispose of capital items received as gifts.

10. RESPONSIBILITIES

- a) Contributions are accepted by the Village in accordance with the policy.
- b) The CFO or designate shall be responsible for the issuance of all receipts for tax purposes.

Corporate Officer

Mayor or Delegate

Adopted by Council:	



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council		
Title	Repeal of Outdated Policy – Freedom of Information Policy 1994		
Author	M. Koonts	Reviewed By:	G. McRadu
Date	September 25, 2014	Version	
Issued for	October 7, 2014 Regular Council Meeting		

Recommendation:

THAT the Village of Lions Bay Council repeals Freedom of Information Policy 1994.

Rationale:

Staff continue to audit Village documents to identify areas in need of updating. The Freedom of Information Policy, originally adopted by Council on November 7, 1994, pre-dates the current Freedom of Information and Protection of Privacy Act (RSBC 1996) and therefore should be repealed.

There is no need to replace this policy since the Act, along with the Local Government Act, governs the municipality's handling and processing of information, including the types of documentation which must be made freely available to the public. Fees for the provision of information are governed under the Village's Fees & Charges bylaw with rates listed in accordance with the Freedom of Information and Protection of Privacy Regulation.

For Council's consideration.

Village of Lions Bay

Policy Statement

Regarding: **Freedom of Information and Protection of Privacy Policy**
Approved by Council: **November 7, 1994**

Purpose: The purpose of the Freedom of Information and Protection of Privacy Policy is to provide information to the public within the guidelines of the Freedom of Information and Protection of Privacy Act.

Application

Pursuant to the FOIPP Act, any person requesting information from the Village of Lions Bay must complete and submit a Freedom of Information Request Form. The request will be considered and if granted pertinent fees will apply.

No application is required for persons requesting copies of Village of Lions Bay bylaws or approved minutes of Regular Council meetings.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Report to Council			
Title	2015 Municipal Grant Processes and Timelines			
Author	Hari Suvarna	Reviewed By:		
Date	September 30, 2014		Version	
Issued for	October 7, 2014 Regular Council Meeting			

Recommendation:

That Council receives this report for information and authorizes staff to begin the 2015 Municipal Grant Application process.

Purpose:

The purpose of this report is to provide Council with an overview of the processes and timelines for providing municipal grants for the fiscal year 2015.

Discussion:

The Village of Lions Bay (VOLB) provides municipal grants to non-profit community groups that demonstrate a need for funding to provide services or programs that benefit VOLB community as a whole. The processes and timelines outlined below will be followed In order to efficiently manage the process of providing these grants.

- Council will establish a budget for allocating grants in 2015 as part of the 2015 budget deliberation process.
- Finance department will make an announcement on epost and on the Village website of the availability of application forms at the village office and on the website, the second week of October 2014.
- The deadline to submit fully completed applications with all the necessary documents is December 31st, 2014.
- It is essential that all information requested in the application form be completed and all necessary documents provided for an application to be considered for grant approval.
- All in-kind service requests such as public works time and waiving of rental fees must be itemized with estimated costs in the application form. Value of in-kind services will form part of the grant request.
- Finance department will tabulate and summarize all completed applications and distribute them to grant committee of Council. It is recommended that the committee will consist of 2 members of Council and a staff member of the finance department.
- The committee will deliberate over the applications and bring forward their recommendations to Council in the third week of January 2015.



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- Council will approve or amend recommendations brought forward by the Committee by the end of January 2015.
- The approved funds will be allocated in 2015 budget.
- The community groups for whom grants are approved will be notified by finance department.
- The recipients will be asked to provide financial statements for the previous year before funds are disbursed. Any unspent funds from the previous year will be deducted from 2015 fund disbursements. The disbursements will be completed by March 2015

Timeline

	Description of activities	Completion
1	Council approval to launch 2015 municipal grants	October 7, 2014
2	Grant applications available on epost or at the office	October 14, 2014
3	Deadline to submit applications	December 31, 2014
4	Summarized applications to Committee	January 12, 2015
5	Committee recommendations to Council	January 21, 2015
6	Council approval of 2015 grants	January 29, 2015
7	Notify recipients	February 13, 2015
8	Disburse funds	March 31, 2015

Financial Impact:

2014 Budget allocation for municipal grants was initially set at \$18,826 with a further increase of \$2,300 approved by Council excluding in-kind services. This will be reviewed during 2015 budget deliberations.

Attachment: Municipal Grant Application



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Attachment

MUNICIPAL GRANT APPLICATION

For Specific Projects/Services/Events/Programs

Only applications that are completed legibly and in full will be accepted.

The deadline for submitting grant applications is December 31, 2014.

Please provide a copy of your organization's financial statements (for the most recent complete year and your most recent financial statement for the current fiscal year).

A. APPLICANT INFORMATION

Application Date	
Name of Organization/Group	
Contact Person	
Telephone	
Email	
BC Society Number	
Date of Registration	
Describe your organization's objectives	
Number of members	



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

B. PROJECT INFORMATION	
Amount requested (*see note below)	
*Please include requests of a non-monetary nature such as fee waivers and staff assistance (refer to Fees & Charges Bylaw No. 453 and Fees & Charges Amendment Bylaw No. 480 for fee schedules)	
Provide details of other services and facilities requested (e.g. hall rental, Public Works time)	
Project title and Description	
Describe your target population (age, gender, disability etc.)	
Describe your goals and your success criteria	



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Approximately how many individuals will be served by your project?
What community need or issue is your project/event responding to?
Describe any partners or sponsors involved in your project/event.
C. ACCOUNTABILITY
Describe how you will evaluate the effectiveness of the project/event



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

D. FINANCIAL INFORMATION

- | |
|--|
| ☐ Attach your most recent financial statement |
| ☐ Provide current fiscal year project budget for your organization |
| ☐ Provide a detailed budget, including financial contributions and applications from sources other than the Village, for the project/event. Indicate the type and value of "in kind" contributions. |

TERMS & CONDITIONS

In the event that the funds are not used or the project/event, as described in the application, or there are misrepresentations in the application, the full amount of the financial assistance may be payable forthwith to the municipality.

1. If there are any changes in the funding of the project/event from that contemplated in the application, the municipality will be notified of such changes immediately.
2. The applicant will make, or continue to make attempts to secure funding from other sources indicated in its application.
3. The applicant will keep proper records and accounts of all receipts and expenditures relating to the project/event.
4. If the project/event is not commenced, not completed, or if the project/event is completed without requiring the full use of the grant funds and there remain municipal funds on hand, or if Council directs that the funds be returned; all unused funds will be returned without delay.
5. Unless there is prior written approval from the Village of Lions Bay, the project/event may not be represented as a municipal project, and the applicant does not have the authority to hold itself as an agency of the municipality in any way. The only relationship being that the municipality has approved and granted financial assistance to the applicant.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

We certify that to the best of our knowledge the information provided in this municipal grant request is accurate and complete and is endorsed by the organization which we represent. If our organization receives a municipal grant, we agree to the conditions set out below and to any other conditions determined by Council.

(Must be signed by two officers of the organization).

Signed					
Name		Title		Date	
Signed					
Name		Title		Date	

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Mandy Koonts

From: Mandy Koonts
Sent: Tuesday, September 16, 2014 12:29 PM
To: Agenda
Subject: FW: Waste Reduction Week 2014!

From: Jessie Christophersen [mailto:Jessie@rcbc.ca]
Sent: Tuesday, September 16, 2014 10:21 AM
Subject: Waste Reduction Week 2014!

Waste Reduction Week in Canada



The Recycling Council of BC would like to invite you to participate in **Waste Reduction Week in Canada 2014!** (October 20-26). This event is intended to raise public consciousness about waste and its environmental and social ramifications. Please show support by registering your organization's Waste Reduction Week events for 2014 on the national website at www.wrwcanada.com/get-involved. If you do not have a specific event planned, please just type in "**We support Waste Reduction Week 2014**" in the events section, and we can keep you up to date with program information.

On behalf of the Recycling Council of BC and the national WRW committee, thank you for your support of this important event. If you have any questions, please do not hesitate to contact us at wrw@rcbc.ca.

Sincerely,

Jessie Christophersen
Information Services Assistant
Recycling Council of British Columbia
604-683-6009 (ext. 317)
1-800-667-4321
jessie@rcbc.ca

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The Detachment Commander, Members and Staff of Squamish RCMP Detachment Cordially Invite
You to attend the

SQUAMISH RCMP REGIMENTAL BALL

The evening will include: Cocktails, Dinner, Dancing, Door & Raffle Prizes. All proceeds will benefit the
Constable Wael Audi Memorial Scholarship at Howe Sound Secondary School.

Saturday October 18, 2014
Squamish Railway Heritage Museum
39645 Government Road, Squamish, British Columbia
Cocktails 17:30 – Dinner 19:00

Tariff: \$90.00

No Host Bar

Dress:

Members: Mess Kit, Walking Out Order
Others: Formal

RSVP by October 1, 2014

Tickets and information can be directed to Andrea Hunter (604) 892-6130 or email
SQUAMISH_REGBALL@rcmp-grc.gc.ca