



Village Update

Friday, April 6, 2018

From the Mayor's Desk

Hello Lions Bay,

The municipal consultation on Lions Bay's proposed development permit areas is generating valuable input from the community. The material presented by staff is certainly detailed, and delights policy wonks, but Council doesn't expect individual residents to wade through every word. That's our job! The material as presented is still only at the report stage and nothing has even been debated by Council, let alone given first reading, let alone gone to formal public hearing (a requirement for OCP amendments like this), let alone second and third reading or adoption. Yup, that's the process. The original timeline for all that is out the window, because staff have already gone back to the drawing board on multiple points. Council expects to take a first crack at this at Tuesday's Council meeting. That's going to be fun, but for today, let me go up to 50,000 feet and a long timeframe. What is a development permit?

Development permits or DPs are a best practice methodology used by municipalities throughout the Province to handle a wide variety of development matters, including hazards, environmental issues, farming, commercial uses, form and character provisions, energy use, water conservation and more. They supplement a building permit. DP areas - DPAs - say where given DPs apply. Lions Bay has been slow to implement DPAs, so why now?

First, a reminder that our new zoning bylaw now allows subdivision below the 2 acre minimum lot size (to allow owners to monetise lots and add housing stock to the Village), and now allows detached cottages on qualifying single-family zoned lots (to

offer downsizing opportunity and add rental stock), both requiring moderate community amenity contributions. These changes are seen by Council as steps toward its strategic goal of keeping Lions Bay a vibrant, thriving complete community in a changing world.

The next step in the strategy is to facilitate resulting development, not to mention development already happening, whether bare land, demolition and reconstruct, or reno with footprint change. Plenty of development has happened since we became a municipality in 1971. In each case an ad-hoc geotechnical report was required as part of the building permit process, with little upfront guidance offered on what was needed, nor on what was expected to happen as a result of the report, costing the owner plenty.

Enter development permit areas. DPAs are proposed for Lions Bay's four main hazards: coastal, slope, creek and wildfire. The coastal DPA would be near the ocean obviously, the wildfire area the whole Village, and the other two in between; creek and slope have three separate sub-categories too. The definition of each DPA specifies what's to be checked when development in it is proposed, and what's to be done about it.

The outlines of each DPA on the map were established by our expert consultants, who based their assessment on which properties may be affected by which hazards using a multitude of tools available to them, including LIDAR, air photos and ground reconnaissance. Inclusion in a DPA simply means that a developing owner's qualified professional (QP) - who's generally going to be a geotechnical engineer - will need to do a site specific assessment to determine whether the already-identified hazards may affect the proposed development, and whether any mitigation is required to achieve the risk tolerance levels set by the community. Previously, they would have to start from scratch and the whole process was somewhat ad hoc, but now they will have the benefit of an overview assessment and guidelines reflecting community safety standards. It's QP expertise that the municipality has relied on to grant building permits in the past, and will rely on for development permits going forward. Does being in a DPA affect a property's value? No. It is the hazards facing a property that affect its value, and those hazards have always existed. Many have also been known, and the municipality has a duty to communicate that knowledge, especially as properties change hands and incoming owners aren't privy to community lore. DPAs offer a way to provide that knowledge fairly and consistently, within an established legislative framework. Going forward, there will be consistency of criteria and of safety standards. What kind of safety standard - that is the risk the community

is prepared to accept for each hazard -- is up to the community. Your elected representatives intend to get that part right.

The DPA process has already somewhat assessed the risks and what we expect development to do about them. It's our job to balance the risk tolerance of pioneering Lions Bayers with expectations for the future. During the debate I am going to be looking carefully at what triggers a DP requirement: mowing a lawn, no. Demolishing and rebuilding, yes. Other communities have also chosen to require existing properties to meet a minimum safety standard, but staff are not recommending that for Lions Bay - too hard to enforce if nothing else. Speaking for myself, I'm fine with existing property owners assuming their own and their neighbourhood risk, just like they do now.

A further benefit of implementing DPAs is that in Lions Bay they add weight to discussions with the Province on residual risks associated with the existing debris catchment barriers on Harvey and Magnesia Creeks, the debris flume on Alberta Creek, and the Upper Bayview Debris Fan hazard, plus debris slide and rockfall hazards originating on Crown land above the Village. The Province has already been formally requested to conduct an assessment on the strength of the work done

Are there more DPAs to come in Lions Bay? Well, maybe - I can envisage the day when the Village might benefit from a form and character DPA in some central areas, to control whether we want to look like Coal Harbour, or Whistler, or whatever a proponent desires.

OK, that's probably enough on DPAs for now. One final word on the strategic driver for all this. We still have a few more legislative pieces to finish - a new soils deposition and removal bylaw, and an acceptable community amenity contribution schedule - but then I hope the Village will be bringing in all those subdivision proposals, cottage plans and development ideas, all part of the fabric that builds Lions Bay into a community.

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



Join us on April 18 from 3-5 pm at Broughton Hall

This year's Volunteer Week is from April 15th to 21st. In order to show our gratitude to all of the volunteer's who have contributed their time to the Village, Council and Staff will be hosting a Volunteer Celebration on Wednesday, April 18th from 3-5 pm at Broughton Hall. Residents are invited to attend if they wish to celebrate and thank their fellow residents for all of their time and dedication.

For those of you who are thinking of becoming a volunteer, some of the groups will have a recruitment table set up with more information. Refreshments will be served. We hope to see you all there again!

The logo for Trivia Night features the words "TRIVIA" and "NIGHT" in a bold, black, sans-serif font. The text is outlined in a vibrant green. The word "TRIVIA" is positioned above "NIGHT". On either side of the text, there is a stylized green lightbulb with a glowing effect, represented by several short, curved lines radiating from the top of the bulb. The entire graphic is set against a white background.

TRIVIA NIGHT

Round 2!
Friday, May 4th at 7:00 pm
(an adult event)

Now is your chance! If you missed the first round of Trivia Night, Round 2 is on. Winning teams will be defending their titles (clinging to their trophies) and new teams are needed to un-seat them.

Create a team (up to 4 people), and come ready to test your knowledge with a mix of history, geography, sports, pop culture and music. Prizes for each of the 3 rounds. You are also welcome to come team-less and a team will be assembled for you.

\$5 entry per person. Doors open at 7pm - expect to start by 7:30 at the latest. Cash bar and some snacks available.



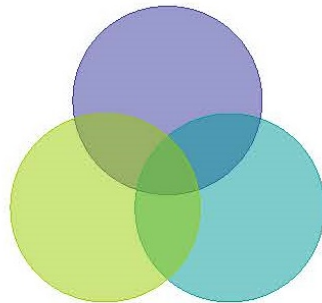
COUNCIL & COMMITTEE MEETINGS

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

- Regular Council Meeting - Tuesday, April 10, 2018 at 7:00 pm

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

SENIORS SOCIAL CIRCLE



SSC Notepad #1: The web version of the new Lions Bay Resources Directory (www.lionsbaydirectory.com, still "under construction") is now up and running. The printed version available for purchase at the Lions Bay Store & Café for only \$10.00! Funds over and above cost go to support our community. For information contact info.lbdirectory@gmail.com.

SSC Notepad #2: As noted under the LBCSF update, SEASOIL IS BACK! Support the 15th Anniversary of the Lions Bay Community Scholarship Foundation by buying your Seasoil needs from the LBCSF. For more, see the LBCSF update or contact lpeterso@sfu.ca.

SSC Notepad #3 and more: For us residents of our "bedroom community", there are numerous opportunities to find events and activities that cater to the needs of "body

and/or soul". Some are local within the Village, others are at our neighbors, e.g., on the North Shore - see kaymeek.com, westvancouverrec.ca, pronova.ca, Probus, West Vancouver Streamkeepers, to name a few. What caught your editor's particular attention this week may be of interest to some residents that are attuned to Nature in our environment; the West Van Memorial Library is sponsoring two "walks" with horticulturist Egan Davis on the topic of "Trees" on April 7th, 2018. See westvanlibrary.ca/events/tree-walk and .../memorial-park-tree-walk, or call 604-925-7403 for information.

LATE FLASH - SSC Notepad #4: The expansion of the Lions Bay House Concerts Program into an "Artists in the Schools" series of FREE intergenerational "Community Concerts" was wonderfully successful last year (see tamara@tamaraleger.com). To run the program again this year, please consider becoming a Sponsorship Supporter. Thank you.

Note that a few tickets are available for Raine Hamilton ("Encore Presentation"; April 14th). Details at www.lionsbayhouseconcerts.com, and see www.rainehamilton.com.

CURLY STEWART MEMORIAL TRUST FUND AWARD

Are you a grade 12 student?

The Curly Stewart Memorial Trust Fund was established to honour the life and public service of the first mayor of the Village of Lions Bay, Allan M. "Curly" Stewart, who served from 1971 to 1981. A \$500 scholarship is awarded annually from the trust fund, to the applicant who best exemplifies the criteria described in the official terms of reference for the award, which are, in no particular order:

- Lions Bay, British Columbia, Canada and world citizenship (for example, leadership, fundraising, volunteering, organisations, travel, family);
- Academic, athletic, arts or personal achievement (for example, schooling, offices held, awards and prizes, team participation, work experience);
- Future plans (for example, study, travel, career, service).
- And such other qualifying requirements as may be set out in this application.

Applications must be received by the Village Office no later than 4:30 pm on April 30, 2018.

CURLY STEWART AWARD APPLICATION

LIONS BAY COMMUNITY SCHOLARSHIP FOUNDATION

Note #1: Calling all Grade 12s - The Lions Bay Community Scholarship Foundation (LBCSF) provides Scholarships and Awards to qualifying Lions Bay applicants. For details and forms, contact your School Counsellor or lpeterso@sfu.ca. Please click the button below to download the application. Deadline: May 1, 2018.

Note #2: GARDENERS, SEASOIL IS BACK! Support the 15th Anniversary of the Lions Bay Community Scholarship Foundation by buying your Seasoil gardening needs from the LBCSF. Please click [here](#) to download the request form.



LBCSF APPLICATION FORM

THE BRENDA BROUGHTON SCHOLARSHIP

LIONS BAY GRADUATES OF 2018:

If you are planning to pursue post secondary education or training, you are invited to apply for consideration for the Brenda Broughton Scholarship. The Application Forms and the Rules and Regulations pertaining to this Scholarship may be obtained from your School Counsellor, the Village Office in Lions Bay, or downloaded from the Village website [here](#) under "Public School System".

In the Fall of 2014, a group of Lions Bay residents established a scholarship to honour the dedication and contribution of Brenda Broughton to the Village of Lions Bay and its residents. Students graduating who demonstrate Leadership, Citizenship and Scholarship, and who have demonstrated a commitment to Lions Bay are invited to apply for this scholarship and to be recognized for their commitment to our community.

The Brenda Broughton Scholarship is independent of all other Lions Bay Scholarships. The successful candidate may receive other Lions Bay Scholarships. Please click the button below to view the criteria and application form for the Brenda Broughton Scholarship.

Applications will be accepted by the Village Office until end of day May 1, 2018.

BRENDA BROUGHTON APPLICATION FORM

See what's happening on our social sites:



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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