



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, JUNE 5, 2018 at 7:00 PM COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY

AGENDA

1. **Call to Order**
2. **Adoption of Agenda**
3. **Public Participation (2 minutes per person totalling 10 minutes maximum)**
4. **Public Delegation Requests Accepted by Agenda Deadline (10 minutes maximum)**
 - A. 1078453 BC Ltd. – Presentation of Development Proposal for 175/185 Kelvin Grove Way

THAT the time limit be extended to 40 minutes.
5. **Review & Approval of Minutes of Prior Meetings**
 - A. Regular Council Meeting – May 22, 2018 (Page 5)

THAT the Regular Council Meeting Minutes of May 22, 2018 be approved as circulated.
6. **Business Arising from the Minutes**
7. **Unfinished Business**
 - A. Follow-Up Action Items from Previous Meetings

#	Meeting Date	Description of Action Item	Person Responsible
32	February 6, 2018	Mayor Buhr and CAO DeJong to work on a Terms of Reference for a Lions Bay Trail Maintenance Committee	Peter and Karl
34	March 20, 2018	G9: Maple Ridge Council to Minister Carole James Re. Employer Health Tax	Karl
38	March 20, 2018	R4: Letter of Apology – school field damage (follow up)	Peter
41	April 10, 2018	Beach park late close (letter was sent – staff to add to Village Update)	Pam
42	April 24, 2018	IRR ID 159: Liquor Primary License – Exploration of Cannabis Policy – staff to prepare a report	Peter

43	April 24, 2018	CAO to prepare a report on new TUPS and enforcement	Peter
45	April 24, 2018	Correspondence G2: Canada Infrastructure Plan – Mayor Buhr to respond	Karl
46	May 8, 2018	Mayor Buhr to amend the letter to the Ministry of Finance and send to the ministry	Karl
48	May 22, 2018	CN Lot Resurfacing (moved from IRRs)	Peter
49	May 22, 2018	Correspondence G2: E-Comm Board of Directors Appointment – CAO to notify E-Comm Mayor Buhr will attend	Peter
50	May 22, 2018	Schedule of Utilized Reserves Operating and Capital Expenditures (moved from IRRs)	Pam/Ron

- B. Unfinished and New Information and Resource Requests (IRRs) (Page 13)
 THAT the following actions be taken with respect to the IRRs [to be determined in meeting]:

8. Reports

- A. Staff
- i. CAO: Secondary Suite Fees (Page 25)
 - ii. PWM: CWWF (Verbal Update)
- B. Mayor
 C. Council
 D. Committees
 E. Emergency Services

9. Resolutions

10. Bylaws

- A. Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018 – Adoption (Page 29)
 Recommendation: THAT Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018 be adopted.
- B. Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 549, 2018 (Page 33)
 Recommendation:
 THAT 3rd reading of Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be rescinded;
 THAT Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be amended to add sections 2.3 and 2.4; and

THAT Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be re-read a 3rd time.

- C. Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018 – Adoption (Page 51)
Recommendation: THAT Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018 not be adopted and that the three readings given be rescinded.
- 11. Correspondence**
A. List of Correspondence to May 31, 2018 (Page 59)
THAT the following actions be taken with respect to the correspondence:
- 12. New Business**
A. Continuance of Horseshoe Bay 259 Bus (Verbal)
- 13. Public Questions & Comments (2 minutes on any topic discussed in this meeting)**
- 14. Closed Council Meeting**
THAT the meeting be closed to the public on the basis of matters to be considered under the following sections 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.
- 15. Reporting Out From Closed Portion of Meeting**
- 16. Adjournment**

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, MAY 22, 2018 at 7:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

In Attendance:

Council: Mayor Karl Buhr
Councillor Fred Bain
Councillor Jim Hughes
Councillor Ron McLaughlin

Regrets: Councillor Norm Barmeier

Staff: Chief Administrative Officer Peter DeJong
Chief Financial Officer Pamela Rooke
Public Works Manager Nai Jaffer
Office Coordinator Shawna Gilroy (Recorder)

Delegations: 0

Public: 1

1. Call to Order

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

2. Adoption of Agenda

Moved/Seconded

THAT section 90(1)(j) be added as an additional ground for closing the meeting to the public; and

THAT the agenda be adopted, as amended.

CARRIED

3. Public Participation (2 minutes per person totalling 10 minutes maximum)

None

4. Public Delegation Requests Accepted by Agenda Deadline (10 minutes maximum)

None

5. Review & Approval of Minutes of Prior Meetings

A. Regular Council Meeting – May 8, 2018

Moved/Seconded

THAT the Regular Council Meeting Minutes of May 8, 2018 be approved as circulated.

CARRIED

B. Special Council Meeting – May 11, 2018

Moved/Seconded

THAT the Special Council Meeting Minutes of May 11, 2018 be approved as circulated.

CARRIED

6. Business Arising from the Minutes

A. May 8, 2018 Regular Council Meeting

Mayor Buhr queried whether the Infrastructure Survey would be included with the tax bill. Councillor Bain advised that he will bring the survey to the Infrastructure Committee to make that decision in time for the tax bill deadline.

Audio: 00:04

7. Unfinished Business

A. Follow-Up Action Items from Previous Meetings

#	Meeting Date	Description of Action Item	Action
32	February 6, 2018	Mayor Buhr and CAO DeJong to work on a Terms of Reference for a Lions Bay Trail Maintenance Committee	In progress
34	March 20, 2018	G9: Maple Ridge Council to Minister Carole James Re. Employer Health Tax	In progress
38	March 20, 2018	R4: Letter of Apology – school field damage (follow up)	In progress
41	April 10, 2018	Beach park late close (letter was sent – staff to add to Village Update)	In progress
42	April 24, 2018	IRR ID 159: Liquor Primary License – Exploration of Cannabis Policy – staff to prepare a report	In progress
43	April 24, 2018	CAO to prepare a report on new TUPS and enforcement	In progress
45	April 24, 2018	Correspondence G2: Canada Infrastructure	In progress

		Plan – Mayor Buhr to respond	
46	May 8, 2018	Mayor Buhr to amend the letter to the Ministry of Finance and send to the ministry	In progress
47	May 8, 2018	Correspondence R1: Wes Taylor	Complete

Audio: 00:08

B. Unfinished and New Information and Resource Requests

Moved/Seconded

THAT the following actions be taken with respect to the IRRs:

- IRR 163: CN Lot Resurfacing – move to Follow Up Action Items (FUAL) re. obtaining CN approval for metering and continued use of the lot
- IRR 166: Letter to Marina re. Parking Provisions – move to closed IRRs
- IRR 169: KG Lot Trash Can – Staff to add a garbage can at Kelvin Grove parking lot
- IRR 173: Replace Council Chambers LIDAR Map – move to closed IRRs
- IRR 182: Tow Company Signage – move to pre-empted (staff implementing)
- IRR 187: Cul-de-sac Parking and Towing – move to pre-empted (per staff response)

CARRIED

Audio: 00:45

8. Reports

A. Staff

i. CFO: First Quarter Accounts Payable Listing

Council reviewed the First Quarter Accounts Payable Listing.

Moved/Seconded

THAT the report “Accounts Payable Cheque Listing” be received for information purposes.

CARRIED

ii. PWM: Lions Bay Beach Park Update (Verbal)

PWM Jaffer updated Council on the tree work that had been completed at Lions Bay Beach Park, and noted that the log boom had not yet been put out by the Marina. He also advised Council that the best option for the beach shower, quoted at \$4,000, would be from Australia with a shipping fee of \$800 (included in the quote), and that he tried to source a local shower but to no avail. Council agreed to go forward with the order.

Moved/Seconded

THAT Council direct the Public Works Manager to order the staff recommended beach shower for a total of up to \$4,000 including shipping.

CARRIED

B. Mayor

None

C. Council

None

D. Committees

None

E. Emergency Services

i. RCMP Monthly Report

Council reviewed the RCMP monthly report.

Moved/Seconded

THAT the RCMP Monthly Report be received.

CARRIED

9. Resolutions

A. Howe Sound Community Forum

Moved/Seconded

WHEREAS Council is a member of the Howe Sound Community Forum and supports the ongoing work of the Forum's Oceanwatch Taskforce;

BE IT RESOLVED THAT this Council recommends providing representation to the Oceanwatch Taskforce after the local election this October.

CARRIED

B. Sea to Sky Clean Air Society

Council considered the three options presented by the Sea to Sky Clean Air Society and agreed on option 1.

Moved/Seconded

THAT Council support the Sea to Sky Clean Air Society's activities by endorsing the establishment of a roundtable of government, corporate and citizen appointees to meet periodically and determine the scope of actions to be undertaken.

CARRIED

Audio: 01:05

10. Bylaws

A. Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018 – Three Readings
Moved/Seconded

THAT Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018 be introduced and read a first, second and third time.

CARRIED

B. Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 – Three Readings

The bylaw was further amended by changing all subsections to be consistent by using letters instead of numbers.

Moved/Seconded

THAT Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018, be introduced and read a first, second and third time, as amended.

CARRIED

Audio: 01:14

11. Correspondence

A. List of Correspondence to May 17, 2018

Moved/Seconded

THAT the following actions be taken with respect to the correspondence:

- G1: Asset Management Planning Program – no response
- G2: E-Comm Board of Directors Appointment – CAO to advise E-Comm that the Mayor will be attending the AGM meeting.
- G3: Upcoming FCM Agenda – no response
- G4: Boarder Implications of Bill C-45 – Letter from the Honourable Mobina Jaffer, QC, Senator for BC – no response
- R1: Robert Dickinson – no further response

CARRIED

12. New Business

None

13. Public Questions & Comments (2 minutes on any topic discussed in this meeting)

None

14. Closed Council Meeting

Moved/Seconded

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections 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:

- a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.

CARRIED

The meeting was closed to the public at 8:16 p.m.

The meeting was re-opened to the public at 9:49 p.m.

15. Reporting Out From Closed Portion of Meeting

THAT in this Friday's Village Update, an update to the community will be provided on the current status of the Cleanwater Waste Water Fund (CWWF) phase 1 project. Suffice to say for now that the project will be rebid, and details to follow on Friday. Other matters were discussed pertaining to reasons for closing the meeting.

16. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:50 p.m.

Mayor

Corporate Officer

Date Approved by Council:	
---------------------------	--

DRAFT

Intentionally Blank

REQUESTS FOR COUNCIL											
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>	
145	1/Jun/17	McLaughlin	Traffic Delineator Posts	Please consider putting in some traffic 'delineator posts' in front of the Native Garden. There are a few feet of space between the white line and the edge of the road. Many people use this for walking and many cars go over the white line - which can be noted by the faded white of the line in that area. A couple of well-placed, permanent posts would prevent cars from drifting over, and hopefully prevent any pedestrian accidents.				PWM/CAO	Will review options but also note that protection of walking area from KG trail entrance/exit on SB onramp to corner of Lions Bay Ave and down to LB Beach is part of a holistic approach to trails and pathways in the Village that staff would like to pursue with MOTI using concrete barriers. Council discussed at the April 24th meeting that barriers are a consideration.		
153	9/Jan/18	Buhr	Restricted Reserve. Sale of BB ROW	Would like staff to provide a definitive mechanism for assisting Councils to understand eligible expenditures from restricted reserve re. sale of ROW				CAO	I will review language and examples with legal advisors and provide a "test" that future Councils and staff can use.		
155	19/Apr/18	Buhr	Power to Bus Shelter	Please install power to the new bus shelter, then a powered light with schedule, on at dusk, off at 11 pm, on at 6:30 (overridden if already light), off at dawn, so that I can advise the Village.				PWM	Cobra, electrical subcontractors for BCHydro, installed timers and cables for bus shelter this past week, so just waiting for Hydro to connect the power (likely 2 weeks wait).		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
159	#####	Buhr	Water Buoy KG	Erect (suitable) signage on mooring, and operation of any power vessel within the boundaries of the park (from the land high water mark to a line between the marked points to the north and south), is prohibited, and enforced under Lions Bay Bylaw ___ of 2017."				PWM	Under the Canadian Shipping Act 2001 (CSA), the Vessel Operation Restriction Regulations (VORR) prohibit the placing of any signs or symbols on control buoys and keep-out buoys unless they are authorized under the CSA or another Act of Parliament, such as the Navigable Waters Protection Act. The CSA governs the design of private marker buoys used to restrict navigation (for example, speed limits, keep-out areas). Under the VORR, requests for restrictions must be originated by local authorities, and must be sent to Transport Canada's Office of Boating Safety for final review.	
168	#####	Buhr		New parking enforcement categories to accommodate annual and daily passes, for example no permit or out of date permit (full violation), invalid display of permit (half violation?), parking in firelane (double violation and tow?).				CAO	I think our current provisions are adequate, but will review further if Council wishes to see additional violation categories and/or different penalty amounts.	

REQUESTS FOR COUNCIL											
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>	
174	#####	Buhr	Drivethrough notes	Re: Upper Bayview Road Condition - Hot patching an alligatored pavement is not worth the trouble (but, afterthought, would high strength mortar help?)				PWM	This is not a standard practice and may result in greater damage as freeze that will lift chunks of mortared asphalt rather than causing further alligtatoring. The best option is to factor into the operating budget funds for a proper paving/resurfacing program.		
184	#####	Buhr	Drivethrough notes	General overhead and sightline branch trimming would assist with excessive shagginess.				PWM	Staff are currently behind on our regular operating maintenance. Once the beach park, parking signage, and water main flushing are complete, we'll try to tackle this work.		
185	#####	Buhr	Drivethrough notes	The Communications Policy to come will formalise something like no non-community event signs on the public ROW or poles: even now I'd be fine with them being summarily removed except perhaps for lost pet signs and same-day party/function/wedding/yardsale signs.				PWM	Where would/should people post their "non-community" event signs? Examples of "non-community" events?		
199	#####	Buhr	Beach Park notes	SS handrails on both sides of both steps, and maybe at shower location				PWM	Materials will cost \$3600 (stainless) - staff are wondering if we use steel and paint it instead?		
210	5/Jun/18	Buhr	Crystal Falls Lots	Please provide a comprehensive report on the "eight lots" at Crystal Falls, suitable for publication to the community by end-June.				CAO	Will get to this at earliest opportunity.		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
211	5/Jun/18	Buhr	CN Maintenance Responsibility	Please report: since BB (1909) was there before the railway (1912?), should we be paying them for maintenance of their newer road crossing?				PWM		
212	5/Jun/18	Buhr	Outdoor Water Use Signs	Why does BB get a OWU sign set to Level 1 year round? Surely that detracts credibility? Or do we have a different problem?				PWM	The sign cover was removed by others. PW will review covering the signs in September.	
213	5/Jun/18	Buhr	Painting of Klatt Bldg	Can we paint at least the peeling trim on the Klatt Building?				PWM		
214	5/Jun/18	Buhr	Council Compensation	Please report and make recommendation on Council compensation: comparators, whether per-meeting or monthly, etc. Do we gross up the Municipal Officer Allowance, taking into account the marginal tax rate of typical Lions Bay Council members (given MVRD's proposed 15% raise, based on incomes in the 70,000-150,000 range)?				CFO		
215	5/Jun/18	Buhr	Project Management Tools	Please report to Council on the project tracking tools and methodologies used by staff to establish and track timelines and critical paths.				CAO		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
216	5/Jun/18	Buhr	Real Estate Information	Please report on home ownership turnover last 5 years, drawn from title database. If the demographic (ages of new residents, particularly kids) can be reported, so much the better.				CAO		
217	5/Jun/18	Buhr	Public Safety Funding Formula	Please report: DID we ever write to the province to offer comment on the proposed funding formula for public safety?				CAO		
218	5/Jun/18	Buhr	Police Auxiliaries	Please report: would Tier 1, 2 or 3 Police Auxiliaries work in Lions Bay?				CAO		
219	5/Jun/18	Buhr	Brunswick Beach Flooding Issue	Please write (a physical letter) to resident Hilda Mayo to bring her up to date on the drainage issues at BB, copying the agenda for the record.				PWM		
220	5/Jun/18	Buhr	Agendas and Minutes	Please add all missing Council meeting agendas and Minutes (between Jan 10 2017 and Dec 16 2014) to the website to be available for searching.				CAO		
221	5/Jun/18	Buhr	Council Access to Closed Materials Online	Can Closed meeting packages be made available behind a login for browse and search?				CAO		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
222	5/Jun/18	Buhr	Website Functionality	Can the website functionality that requires clicked-on links to be downloaded rather than seen be fixed?				CAO		
223	5/Jun/18	Buhr	Spring Loaded Door Stops	Please install proper hardware on all municipal spring-loaded doors to hold them open, instead of the current rocks and barks of wood.				PWM		
224	5/Jun/18	Buhr	Power Cables	Please remove the presumably defunct heavy duty power cables wrapped around the 2nd or 3rd pole down on the east side of Lions Bay Ave.				PWM	Cables belong to other utilities - we do not have the authority to remove. Staff will track down who's cables and contact them to see what the plans are and if they can be removed.	
225	5/Jun/18	Buhr	CWWF Signage	Please erect the federal CWWF project signs.				PWM		
226	5/Jun/18	Buhr	MVRD Styrofoam Ban	Please report timelines for the Metro polystyrene (Styrofoam) ban and what we will be doing about it.				PWM	The disposal ban takes effect in July. PW is planning a piece for the Village Update and information for the website to inform residents of the changes.	

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
227	5/Jun/18	Buhr	AV Equipment	Please confirm that budgeted AV presentation components have been sourced for upcoming public information meetings: 16 X 9 (foot) foldable screen (\$300-400 on amazon.ca), wireless lapel and over-the-ear mics, laser pointer, commercial projector that doesn't require the lites to be dimmed, simple PA operating instructions (or better yet, staff training), countdown clock (likely just app on PC or tablet), skirts for presenter tables (not tablecloths).				CAO/ CFO/ PWM		
228	5/Jun/18	Buhr	BC Housing Opportunities for Rental Housing	Please report to Council on BC's \$1.9 billion investment to fund 14,000 new rental homes in BC ("The Community Housing Fund will facilitate development of mixed income rental housing projects for independent families and seniors. Requests for proposals are now open, and may be submitted to BC Housing before 2 pm on September 17, 2018").				CAO		
229	5/Jun/18	Buhr	Wildfire Hazard Rating	Please update the wildfire hazard level to appropriate one				CAO		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
230	5/Jun/18	Buhr	Garbage Can Optimization	Before buying new, please audit whether garbage cans locations are optimised for demand, and report on any moves.				PWM		
231	5/Jun/18	Buhr	Rockfish Conservation Signage	Please move the rockfish conservation sign from the <u>sewage treatment plant fence</u> and onto one of the several empty poles existing at KGB&MP. Or was this location deliberately chosen?				PWM	We were asked to put it on the fence. The sign has been relocated.	
232	5/Jun/18	Buhr	Garbage Can Stickers	Please advise the point of the sticker on many of our bear-proof garbage cans. If not for household waste, what <i>are</i> the cans for? Is it possible that the sticker was intended for non bearproof cans? (in which case please remove all of them). Or was the wording chosen to discourage residents from putting out their Friday household garbage in these cans? (in which case please re-label them for what they ARE for, rather than what they're not). Can the destroyed opening instructions be renewed (for the many people who don't know how to operate one, judging by the trouble taken to leave trash next to empty cans)?				PWM	Residents are filling the cans with household garbage instead of placing this out for curbside collection. Public bins are for waste generated after you leave your home and are out and about in the community. We can install restrictor plates on the openings?	

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
233	5/Jun/18	Buhr	Kelvin Grove Beach and Marine Park Signage	Please now remove this sign at KGB&MP for real, defunct for many, many, many years.				PWM	Sign removed.	
234	5/Jun/18	Buhr	Pay Parking Poles at KG and Sunset	Sunset and Kelvin pay parking implementation: please move sign to bolts provided for it on pad, move it to eye level, and particularly at Sunset Hiking, not obscuring the information kiosk (see below).				CAO		
235	5/Jun/18	Buhr	Pay Parking Signage at KG and Sunset	Sunset pay parking implementation: "Annual Permit" not Resident Permit. "Hours" not hours, if we're capitalising. In general the text of this sign is contrary to everything enshrined in the community signage makeover, and in the communication policy with the CAO but that has not yet seen the light of day. I was told last year that my text suggestions would be accommodated this year. Is that not happening?				CAO		
236	5/Jun/18	Buhr	Pay Parking at Sunset Hrs	Sunset: how does this labelling advise parkers they can park for up to 72 hours				CAO		

REQUESTS FOR COUNCIL										
<u>Request ID</u>	<u>Meeting Date of Request</u>	<u>Requester</u>	<u>Subject</u>	<u>Issue and Information/Resources Requested</u>	<u>Requester's Priority 1 (lo) - 5 (hi)</u>	<u>Rationale</u>	<u>Personnel and/or Financial Resources Est'd by Requester</u>	<u>Admin Owner</u>	<u>Preliminary Administration Response</u>	<u>Committee Recommendation / Council Disposition</u>
237	5/Jun/18	Buhr	Campers and RVs at Lions Bay Beach Park Lot	In the absence of a Parking Plan, please advise policy around camper parking at pay lots, and associated signage so that they don't have to guess or somehow know				CAO		
238	5/Jun/18	Mc Laughlin	FCM Asset Mngt. Grant	Is staff applying for an FCM grant of up to 80%/\$50,000 for Asset Management Plan?				CFO		
239	5/Jun/18	Mc Laughlin	Parking Signage	Request an update on timing for erection of parking signage				PWM		
240	5/Jun/18	Mc Laughlin	TUP/STR Update	Please provide an update on when the TUPs for STRs will be available for owners to apply				CAO		
241	5/Jun/18	Mc Laughlin	Lions Bay Beach Park	Please provide an update on the LBBP project (shower, grass, other work, signage, etc.)				PWM		
242	5/Jun/18	Mc Laughlin	LBBP Parking Lot Update	Please provide an update on the status of the Lions Bay Beach Park parking lot (meters, drainage, paving, lining, fencing, etc. and lease)				CAO		
243	5/Jun/18	Mc Laughlin	Neighbourhood Dogs					CAO		

REQUESTS FOR COUNCIL										
Request ID	Meeting Date of Request	Requester	Subject	Issue and Information/Resources Requested	Requester's Priority 1 (lo) - 5 (hi)	Rationale	Personnel and/or Financial Resources Est'd by Requester	Admin Owner	Preliminary Administration Response	Committee Recommendation / Council Disposition
244	5/Jun/18	Mc Laughlin	Neighbourhood Cleanup	Ask that Public Works consider participating in a roving community clean up day each month with residents and PW manpower, equipment, etc.				CAO		
245	5/Jun/18	Mc Laughlin	Kelvin Grove Road Closure Lot	Please provide an update on the status of preparing this land for sale to the public.				CAO		

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Information Report		
Title	Secondary Suites		
Author	Peter DeJong	Reviewed By:	
Date	May 30, 2018	Version	
Issued for	June 5, 2018 Council Meeting		

Recommendation:

THAT Council receive the Information Report, Secondary Suites.

Attachments:

1. Secondary Suite Declarations as at May 22, 2018.

Key Information:

At the Council meeting of December 19, 2017, Council reviewed the Secondary Suite Surcharge Fees report and discussed repealing the Secondary Suite Surcharge Bylaw No. 513, 2017. It was agreed that options 1 and 2 below would be tested and could come back to Council next year should compliance still not be met.

(1) THAT staff create a communications campaign to educate residents about the requirements surrounding Secondary Suites, especially the safety requirements, and the municipality's willingness to assist property owners with options to meet those requirements;

(2) THAT staff undertake graduated enforcement of the municipality's bylaws against those Secondary Suite owners who fail to comply with the Secondary Suite requirements, up to and including registration of section 57 notices and court injunctions; and

(3) THAT Council direct staff to bring forward some amendments to Secondary Suite Surcharge Bylaw No. 513, 2017 to define a Secondary Suite in accordance with Zoning and Development Bylaw No. 520, 2017, clarify the requirement to register a Secondary Suite, and clarify the meaning of occupied in relation to an obligation to pay the surcharge. Accordingly, staff created a Secondary Suite brochure, which was distributed with the Utilities Notices, and put the same information online. This information was aimed squarely at the first objective noted above. As well, staff included an option to complete the



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Secondary Suite Declaration online via the Municipality's website. To date, 57 people have availed themselves of that option while 4 more used email.

The attached sheet showing responses to the requirement for Secondary Suite Declarations contains 2018 data only to May 22nd, so this needs to be taken into account in comparing 2018 and 2017 responses. Based on the number of Utilities payments made to date, there are still roughly 15% of payments and responses yet to come before the December 31, 2018 deadline.

With these caveats in mind, we can see that the number of declared suites has jumped from 35 to 55 so far this year and we have been able to add 7 new ones (as in new construction or as in 'we didn't know about them at all') to our Secondary Suites Registry. And the number of Secondary Suite Fees paid to date are already up about 21% over all of 2017. In 2017, we collected \$22,475.95 in fees from 28 residents and year to date 2018 we have collected \$27,251.53 from 34 residents. We know of two more that we expect to receive so that would bring the total to \$29,042.89. In 2018, we would have had to increase utility fees by the following percentages to remain revenue neutral if we did not collect the Secondary Suite fees above.

Water:	2.59%
Sewer:	3.76%
Solid Waste:	2.63%

In terms of enforcement, we now have 76 known suites on our Registry, 31 of which have issues "outstanding" - 19 of these have been inspected but have not yet been 'finalized'; 12 of these have not yet been inspected and require further follow up. Again, we are making good progress in this area and expect to continue doing so. We have not yet reached the stage of having to register section 57 notices or pursue court injunctions.

Amendments to Secondary Suite Surcharge Bylaw No. 513, 2017 in accordance with item (3) above were adopted by Council early in 2018. It should also be noted that staff have received no complaints about the existence or amount of the Secondary Suite fee.

Follow Up Action: In accordance with the directions of Council.

Secondary Suite Declarations (as of May 22, 2018)

	# Utility Forms Returned	# Utility Forms Not Returned	# of Suites Declared	# of Suites Occupied	By Non-Family Member	By Immediate Family	# of SS Fees Paid	# of Suites on Registry	# of New Suites on Registry	# on Reg. with O/S Issues	# on Reg. not yet Inspected
2018	348	173	55	38	26	10	34	76	7	31	12
2017	352	168	35		21		28				
*2016							24				
*2015							25				
*2014							32				
2013	321	199*	32	24	16	12	29				
2012		unknown	57	33	24	8	30*				
*2011	437	110	60	46	38	8	38				

** From 2013 onwards, the Village did not follow up with unreturned declarations*

**Declarations were not tracked from 2014 to 2017*

**In 2011, declarations were sent to multi-family properties - they were not sent in 2018*

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Request for Decision		
Title	Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018		
Author	Shawna Gilroy	Reviewed By:	Peter DeJong
Date	May 28, 2018	Version	2
Issued for	June 5, 2018 Regular Council Meeting		

Recommendation:

THAT Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018 be adopted.

Attachments:

(1) Fees Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018

Key Information:

The attached amendment bylaw includes a few changes to the text within Schedules 2 and 5 of Fees Bylaw No. 497, 2016.

Options:

- (1) Approve the recommendation above and adopt the bylaw;
- (2) Rescind third reading and amend the bylaw, then give the bylaw third reading;
- (3) Refer the bylaw back to staff for revisions.

Preferred Option:

- (1) Approve the recommendation above and adopt the bylaw.

Follow Up Action:

Replace on website.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Fees Bylaw No. 497, 2016

Amendment Bylaw No. 547, 2018

Adopted: xxx

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

Fees Bylaw No. 497, 2016 Amendment Bylaw No. 547, 2018

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 Bylaw No. 497, 2016, Amendment Bylaw No. 547, 2018”.
2. Fees Bylaw No. 497, 2016 is hereby amended as follows:
 - (a) Schedule 2, Development, Land and Building Services is amended by adding the word “Fire” in front of the words “Sprinkler Permit” and removing the word “Fee”.
 - (b) Schedule 5, Traffic and Parking Fees, is amended by substituting the following text in place of the existing text in the following sections of the table:

Extra annual parking permit – obtainable by a resident, allows parking in “permit parking” zones	\$40 per year (1 free permit for each Lions Bay Fire Rescue member, Lions Bay Search and Rescue member, and Village staff member, not otherwise receiving free permits with a property tax notice)
Worksite parking permit for building-site workers for three months – obtainable by homeowners or construction managers on projects, allows parking in “permit parking” zones	\$40 for three months
Daily parking permit – obtainable by residents, allows parking for one day for guests	\$0 per vehicle

- (c) Schedule 5, Traffic and Parking Fees, is further amended by deleting the section of the table charging \$15 for a “Visitor parking day pass”.

READ A FIRST TIME	May 22, 2018
READ A SECOND TIME	May 22, 2018
READ A THIRD TIME	May 22, 2018

ADOPTED	xx, 2018
----------------	-----------------

Fees Bylaw No. 497, 2016,
Amendment Bylaw No. 547, 2018

Page 3

Mayor

Corporate Officer

**Certified a true copy of Fees Bylaw No. 497, 2016,
Amendment Bylaw No. 547, 2018 as adopted.**

Corporate Officer



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Request for Decision		
Title	Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018		
Author	Peter DeJong	Reviewed By:	
Date	May 29, 2018	Version	2
Issued for	June 5, 2018 Regular Council Meeting		

Recommendation:

THAT 3rd reading of Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be rescinded;

THAT Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be amended to add sections 2.3 and 2.4; and

THAT Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018 be re-read a 3rd time.

Attachments:

- (1) Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018;
- (2) Draft Consolidation of Traffic and Parking Bylaw No. 413, 2009, as amended.

Key Information:

The attached amendment bylaw addresses four items:

1. It amends the definition of traffic control device to include electronic online or digital devices.
2. It delegates authority to the Village Manager to set permissible parking hours and the types of vehicles or trailers that may use designated metered parking areas.
3. It makes the bylaw consistent with parking permit directions for display.
4. It prohibits trailers from being parked in a permit only zone, whether attached or not.

Options:

- (1) Approve the recommendations above;
- (2) Reject the 3rd and 4th amendments and adopt the bylaw;
- (3) Rescind third reading and amend the bylaw differently than as recommended, then give the bylaw third reading again;
- (4) Refer the bylaw back to staff for revisions;



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

- (5) Rescind the 3 readings that have been given; or
- (6) Table the bylaw indefinitely.

Preferred Option:

- (1) Approve the recommendations above.

Follow Up Action:

Replace on website.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Traffic & Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018

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

Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018

A bylaw to regulate, control, or prohibit traffic and parking

The **Council** of the **Village** of Lions Bay, in open meeting assembled, enacts as follows:

Citation Part 1

- 1.1 This Bylaw may be cited as “Traffic and Parking Bylaw No. 413, 2009, Amendment Bylaw No. 546, 2018”
- 1.2 If a portion of this 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.

Amendments Part 2

- 2.1 Traffic and Parking Bylaw No. 413, 2009 is amended by adding to the end of the definition of “Traffic Control Device”: “,which may include an electronic online or digital device;”
- 2.2 Traffic and Parking Bylaw No. 413, 2009 is further amended by adding section 9.1 under the heading called “Parking” which reads: “Council hereby delegates to the Village Manager the authority to designate permissible parking hours for metered parking at the Lions Bay Beach Park Parking Lot, the Kelvin Grove Beach Parking Lot, and the Sunset Trail Parking Lot, or such other parking areas as Council may direct that metered parking be implemented, as well as the types of vehicles or trailers which may use such parking areas.”
- 2.3 Traffic and Parking Bylaw No. 413, 2009 is further amended by deleting subsection 10 (h) and substituting the following in its place:

“in an area signed for permit **parking** only, except if the appropriate permit for the **parking** is prominently displayed in a vehicle’s window in accordance with the directions on the permit. “
- 2.4 Traffic and Parking Bylaw No. 413, 2009 is further amended by adding the following words to section 11 (b): “and not within a permit parking zone.”

READ A FIRST TIME on May 22, 2018

READ A SECOND TIME on May 22, 2018

READ A THIRD TIME on May 22, 2018

ADOPTED by the **Council** on , 2018

Mayor

Corporate Officer

Certified a true copy of Traffic and
Parking Bylaw No. 413, 2009,
Amendment Bylaw No. 546, 2018 as adopted

Corporate Officer



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Traffic and Parking Bylaw No. 413, 2009

Office Consolidation

This document is an office consolidation of Traffic and Parking Bylaw No. 413, 2009 with subsequent amendments adopted by the Village of Lions Bay.

All persons making use of this consolidation are reminded that it has no Council sanction, that amendments have been incorporated only for convenience of reference, and that for all purposes of interpretation and application, the original bylaws should be consulted. The Village of Lions Bay will, in no event, be liable or responsible for damages of any kind arising out of the use of this consolidation.

This is not the official version of Traffic and Parking Bylaw No. 413, 2009, as amended, nor is it admissible in a court of law. For such purposes, official certified copies of the original bylaws can be obtained from the Village Office or by contacting us at: admin@lionsbay.ca

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted
385	5.1	Amends penalties applicable under s.34	Sept. 19, 2006
465	3.1(10)	Deletes Schedule A & adds s.35 Fee BL Reference	Sept. 2, 2014
497	5.1.9	Updates Fee Bylaw Reference in s.35	January 1, 2017
528	2(a) 2(b) 2(c) 2(d)	Adds the year to the citation name Deletes the words "stand" and "standing" Deletes prohibition re. all tires on roadway Adds a 3 year limit for Council approvals of extraordinary vehicle or trailer permits under	July 4, 2017

	2(e) 2(f) 2(g)	section 11.3(i) Widens prohibition re. driving over fire hose Authorizes Council to allow for the sale or display of goods or services on a highway Deletes all references to Schedule A fees and substitutes reference to Fees Bylaw No. 497	
546	2.1 2.2	An addition to the definition of Traffic Control Device Adds a delegation authority to the Village Manager to adjust parking lot hours as required	

Bylaw No. 413, 2009

TRAFFIC AND PARKING BYLAW

A bylaw to regulate, control, or prohibit traffic and parking

The **Council** of the **Village** of Lions Bay, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw may be cited as "Traffic and **Parking** Bylaw No. 413, 2009".
2. If a portion of this 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.

Repeal

3. Bylaws Number 219, 297 and 335 are hereby repealed.

Definitions

4. In this Bylaw:
 - (a) the definitions contained within the Motor Vehicle Act R.S.B.C. c. 318, the Commercial Transport Act, R.S.B.C. 1998, c. 58, and the Community Charter, S.B.C. 2003, c.26 shall be applicable; and
 - (b) **"Boulevard"** means the area from the travelled portion of the **highway** to the adjacent property line;
"Building-site workers" means professionals, contractors and labourers working on sites adjacent to a **highway**, where demolition or building is occurring;
"Chattel" means any article of tangible property other than land, buildings, and other things annexed to land;
"Commercial vehicle" means a vehicle licensed as a **commercial vehicle** under the Commercial Transport Act;
"Corporate Secretary" means the person appointed to such position from time to time or other persons authorized to carry out the duties ascribed to the said **Corporate Secretary**;
"Council" means the **Council** of the **Village** of Lions Bay;
"Dumpster" means a container designed to receive, transport away and dump waste, as distinguished from a household garbage can which holds waste until it is collected;

"Enforcement officer" means:

1. every person designated by **Council** by name of office or otherwise as an **enforcement officer** for the purposes of administering and enforcing this Bylaw; and
2. a peace officer, including every officer of the Royal Canadian Mounted Police;

"Extraordinary vehicle" means any vehicle having a licensed gross vehicle weight rating of 5,000 kg or more, or a vehicle having an overall length including any attached trailer exceeding 6.1 metres, except for vehicles owned or leased by the **Village** or its agents;

"Highway" means a street, road, lane, bridge, viaduct and any other way open to public use, whether owned or leased by the **Village**, other than a private right of way on private property, including without limiting the generality of the word, the **roadway** and the **boulevard**;

"Lane" means a **highway** which affords a secondary means of access to abutting sites;

"Manager Public Works" means the person appointed by **Council** to such position from time to time or other persons authorized to carry out the duties ascribed to the said **Manager Public Works**;

"Mayor" means the **Mayor** of the **Village** of Lions Bay, or his/her designate;

"Park" means the **stopping** of a vehicle, whether occupied or not, except when **stopping** temporarily for the purpose of and while actively and visibly engaged in loading or unloading for no longer than fifteen (15) minutes;

"Person with a disability" means a person with a disability whose vehicle displays a **parking permit** obtained under the **Parking Permit Program for People with Disabilities**, operated by the Social Planning and Research **Council** (SPARC);

"Police force" shall mean the Royal Canadian Mounted Police;

"Private road" or **"Driveway"** shall mean a **highway** or **driveway**, or that portion thereof, which is on land that is not owned or leased by the **Village** or the province;

"Public Works" means the Public Works department of the **Village** of Lions Bay.

"Roadway" means that portion of a **highway** that is improved and ordinarily used for the passage of vehicular traffic;

"Sidewalk" means that portion of a **highway** that is improved and marked for or ordinarily used for passage by pedestrians.

"Stop" means,

- (a) a complete cessation from movement, or
- (b) the **stopping** of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or to comply with the directions of a peace officer or **traffic control device**;

"Traffic control device" means a sign, signal, line, meter, marking, space, barrier or device which is consistent with the Motor Vehicle Act and placed or erected by or under the authority of the **Village**, **which may include an online or digital device**;

[Amended by Bylaw No. 546]

"Village" means the **Village** of Lions Bay; and

“Village Manager” means the **Village Manager** or Administrator of the **Village** of Lions Bay, and also means the person appointed by **Council** to the **Village Manager** or Administrator position from time to time, or other persons authorized to carry out the duties ascribed to the said **Village Manager** or Administrator.

“Workers on film projects” means employees of film companies who are carrying out filming-related work in the Village of Lions Bay.

Traffic Control Devices

5. **Manager Public Works** is hereby authorized to make orders in respect of placing, or causing to be placed, **traffic control devices** on or above the surface of a **highway**, in order to enforce the provisions of this Bylaw.
6. The **Mayor**, the **Village Manager**, **enforcement officers**, employees of **Public Works** or **Lions Bay Fire Rescue**, or any other persons specifically authorized by **Manager Public Works**, may erect or place a **traffic control device** within the **Village** for a period not exceeding 48 hours at one time, in the interests of public safety or controlling **parking** during events.
7. **Manager Public Works** may erect or place or may require or permit to be erected or placed **traffic control devices** on any **highway** where construction, reconstruction, widening, repair, marking, or any other work is being carried out on the **highway** or on a parcel adjacent to it, during the period of the work, to:
 - (a) indicate that persons or equipment are working upon the **highway** or on a parcel adjacent to it; and
 - (b) to regulate or prohibit traffic in the vicinity of such work.
8.
 - (a) Every person must obey the directions, instructions or prohibitions on or indicated by any **traffic control device** placed or erected in accordance with this Bylaw or the Motor Vehicle Act.
 - (b) No person shall deface, damage, injure, move, remove, obstruct, or otherwise interfere with, intentionally or otherwise, any **traffic control device** placed or erected upon any **highway**.
 - (c) No person shall allow plant growth on the **boulevard** adjacent to the property where they reside to obstruct sightlines to a **traffic control device**.
 - (d) No person shall establish, place, erect or maintain, or display in, or upon, or in view of any **highway**, any sign, signal or other device which purports to be, or is in imitation of, or resembles any **traffic control device**, or which attempts to direct the movement of traffic or the **parking** of vehicles.

Parking

9. The **Council** may direct **Manager Public Works** to designate, by the erection of a **traffic control device**, “no **parking**” zones in which **parking** or **stopping** a vehicle is prohibited by this Bylaw. The prohibition shall be in effect at all times unless **Council**, by Bylaw, limits the hours or days when the prohibition is in effect. The **Council** may specify that certain zones or stalls are reserved, either permanently or temporarily, for vehicles owned or operated by classes of

persons as **Council** may require, such as residents of the **Village**, visitors to the **Village**, **persons with disabilities**, **building-site workers**, or **workers on film projects**.

- 9.1 **Council hereby delegates to the Village Manager the authority to designate permissible parking hours for metered parking at the Lions Bay Beach Park Parking Lot, the Kelvin Grove Beach Parking Lot, and the Sunset Trail Parking Lot, or such other parking areas as Council may direct that metered parking be implemented, as well as the types of vehicles or trailers which may use such parking areas.**

[Amended by Bylaw No. 546]

10. No person may **stop** or **park** a vehicle:

- (a) in contravention of a **traffic control device** which gives notice that **stopping** or **parking** is restricted or prohibited there, except when actively and visibly engaged in loading or unloading;
- (b) on a **highway** when not displaying a valid, current insurance decal, if such decal is required for the vehicle to be lawfully driven;
- (c) on a crosswalk or within 5 metres of the edge of the marked crosswalk;
- (d) on that side of a **highway** within 6 metres of a **stop** sign;
- (e) on a bridge;
- (f) within 5 metres of any fire hydrant or standpipe, or in a position that causes it to interfere with fire-fighting;
- (g) on any portion of a **highway** or public place in such a way as to interfere with or obstruct the normal flow of traffic on the **highway** or public place or in such a way as to interfere with the maintenance of such **highway** or public place by men/women and equipment provided for that purpose;
- (h) in an area signed for **permit parking** only ~~by residents, **Building-site workers** or persons with disabilities~~, except if the appropriate permit for the **parking** is prominently displayed in a vehicle's window in accordance with the directions on the permit. ~~Homeowners receive two free resident **parking** permits, issued annually with municipal tax notices. Extra annual **parking** permits for residents, as well as **parking** permits for **building-site workers**, and for vehicles used by film companies and their employees, are to be obtained from the **Village** office upon payment of a fee in accordance with Fees Bylaw No. 497, 2016, as amended.~~

[Amended by Bylaw No. 546]

- (i) on any portion of a **highway** or public place within 2 meters of the access to or egress from a private **driveway** or **Village** right of way;
 - (j) on any **highway** for a period longer than 72 consecutive hours;
 - (k) on any **highway** for a period longer than 24 hours after the commencement of a fall of snow; or
 - (l) within an intersection or within 6 metres of any intersection.
11. (a) No person shall **park** any **extraordinary vehicle** between 6:00 pm of any day and 6:00 am of the day immediately following on any **highway** in a residential district except when actively engaged in loading or unloading.

- (b) No person shall **park** any trailer on a **highway** unless it is attached to a vehicle and not within a permit parking zone.
[Amended by Bylaw No. 546]
- (c) Despite 11-(1) and 11-(2), if **Council** deems that it is dangerous or impractical to **park** an **extraordinary vehicle** or trailer by an owner on real property occupied by the owner, by reason of the topography of that real property, the **Manager Public Works** may designate and specify a **parking** space on the **highway** for the vehicle or trailer, under the following circumstances:
- i. if **Council** approves a written application to **Council** by the owner of the vehicle or trailer, such approval shall be valid for no longer than 3 years, after which time the owner of the vehicle must remove it or reapply;
 - ii. upon payment to the **Village** of an annual fee in accordance with Fees Bylaw No. 497, 2016, as amended.
12. The driver of a vehicle shall not **stop** or **park** a vehicle on that side and portion of any **highway** which abuts upon any property occupied by a school or used as a school playground on any school day between the hours of 8 o'clock in the forenoon and 5 o'clock in the afternoon, from Monday to Friday, from the beginning of September through to the end of June.
13. The provisions of this Bylaw prohibiting **stopping** or **parking** shall not apply to:
- (a) any emergency vehicle while attending at any emergency call, but this exemption shall not excuse the driver of any such vehicle from exercising due and proper care for the safety of other traffic;
 - (b) Municipal or Provincial utility vehicles or the vehicles of their agents;
 - (c) vehicles of a public utility or public transit corporation; and
 - (d) tow trucks, while such vehicles are actually engaged in works of necessity requiring them to be **stopped** or to **park**, in contravention of such provision.

GENERAL REGULATIONS

Enforcement Officers

14. Every **enforcement officer** is authorized to enforce this Bylaw.
15. Every **enforcement officer** is authorized to direct traffic as the **enforcement officer** considers necessary to:
- (a) ensure the orderly movement of traffic;
 - (b) prevent injury or damage to persons or property; and
 - (c) permit proper action in any emergency.
16. No person may refuse to comply with the direction of any **enforcement officer**.

-
17. No person may hinder, delay or obstruct in any manner, directly or indirectly, an **enforcement officer** carrying out duties in accordance with this Bylaw.

Speed Limits in the Village

18. The speed limit on all **highways** throughout the **Village** shall be not more than forty kilometres per hour for all traffic, unless otherwise posted. The speed limit in all **lanes** throughout the **Village** shall be no more than ten kilometres per hour, for all traffic.

Noise Making Devices

19. No person shall operate a motor vehicle on a **highway** while the motor vehicle is using any loudspeaker or noise-making device for advertising or other commercial purposes, unless the person is acting in support of community events or of public safety.

Driving Over Fire-Hose Prohibited

20. No person shall drive a vehicle over an unprotected hose of Lions Bay Fire Rescue.

Protection of Highways

21. No person shall:
- (a) spill, throw, drop, deposit, leave behind, or let fall debris from or out of any vehicle, including any bottle, glass, paper, crockery, nails, tacks, wood, dirt, gravel, manure, sawdust, or refuse or any object, substance or materials whatever;
 - (b) allow the flow of any noxious, offensive, or filthy water or substance on or upon any **highway**;
 - (c) damage landscaping, grass, shrubs, trees, flowers or plantings upon a **highway**;
 - (d) damage or deface any **highway** by piling materials or articles upon it, carrying out any kind of job upon it, dragging or hauling heavy materials or articles on or over it, digging into it, constructing a ditch, the water from which causes damage to it, removing any paving materials, turf, plants, earth, gravel or rocks from it, or by any other activity or means which may affect the **highway**;
 - (e) leave any dead animal on any **highway**;
 - (f) camp, either by day or night, on any **highway**;
 - (g) make any fire on any **highway**, or make a fire at any place so as to endanger any installation on any **highway**;
 - (h) haul or convey any load on any vehicle, or on or through any **highway**, unless the load and any covering thereon is secured:
 - a. from becoming loose, detached or in any manner a hazard to other vehicles or users of the **highway**;

-
- b. from overhanging the rear or side of the vehicle in such a manner as to cause the load to drag upon the surface of the **highway**;
 - (i) urinate or defecate upon any **highway**;
 - (j) drive a vehicle or combination of vehicles with a licensed gross vehicle weight in excess of 63,500 kgs on a **highway**, without notifying the **Manager Public Works** and paying the applicable fee in accordance with Fees Bylaw No. 497, 2016, as amended; or
 - (k) operate or use any vehicle having wheel, tires or treads constructed or equipped with projecting lugs, spikes, clouts, ribs, clamps, flanges or other attachments or projections which extend beyond the tread or traction surface of the wheel, tire or track, upon any **highway** except as permitted by the Motor Vehicle Act.
 - 22. In the event that any person shall contravene this bylaw by causing or allowing spillage, deposit or damage as outlined in Section 21-(a), 21-(b), 21-(c), or 21-(d) above, the spillage must be cleaned up within twenty-four (24) hours of any spill and any damage to the **highway** repaired or remediated within fourteen (14) days of the occurrence of the damage. This work must be carried out:
 - (a) under the supervision of **Manager, Public Works** or according to the directions laid down by **Manager Public Works**, and
 - (b) at the expense of the owner and other persons responsible, jointly and severally, for the presence of the material or substance spilled or the damage created.
 - 23. In the event that the terms of clean-up or remedial work required in Section 21 are not complied with, in accordance with Section 17-(1) and 17-(2) of the Community Charter, the following procedure shall apply. **Manager Public Works** may arrange clean-up of the spill or remediation of the damage at the expense of the owner and other persons responsible, jointly and severally for the presence of the material or substance spilled or the damage created. Fees will be charged in accordance with Fees Bylaw No. 497, 2016, as amended. The **Village** of Lions Bay may recover both these fees and the costs of the clean-up or remediation as a debt from the owner and other persons responsible, jointly and severally, for the presence of the material or substance spilled or the damage created.
 - 24. With the exception of young children operating a lemonade or similar stand, no person may use or occupy any **highway** for the purpose of selling or displaying any goods or services, including without limitation, flowers, fruit, vegetables, seafood, commodity, article, car cleaning or other thing, except in the case of a community event or as specifically authorized by Council.
Amended by Bylaw No. 528
 - 25. No person may place or store any **chattel**, object, material, container or structure on any **highway**, except as permitted by bylaw.
 - 26. No person may place a **dumpster** upon a **highway**, except with notification to the **Village** office and payment to the **Village** of a fee in accordance with Fees Bylaw No. 497, 2016, as amended.
 - 27. No person may place, allow or permit any earth, rock, stone, tree, log, stump, branches or other material to accumulate, cave, fall, crumble, slide or to be otherwise deposited on any **highway**, except as permitted by bylaw.

-
28. No person shall make any excavation for any purpose adjoining, or adjacent to, any **highway** without building and maintaining a good and sufficient fence or other barrier along the line of such **highway**, so as to effectively guard such excavation, and to protect and guard persons and vehicles travelling along such **highway** against danger, risk, or accident by reason of such excavation.
 29. No person shall construct or maintain any doorstep, porch, railing or other projection or obstruction into or on any **highway**.
 30. Employees of the **Village** may remove any vehicle, chattel, construction, thing or growth which is an obstruction to the free or safe use of any **highway**, or which may interfere with the free use thereof, or which may encroach thereon.
 31. The **Mayor** or **Village Manager** may direct a group congregated on any **highway** to disperse, if such dispersal is necessary to prevent or assist the prevention of a breach of the peace or threat thereto, or other violation of the criminal law, or to protect members of the public from injury or damage when works of maintenance or repair are being carried on by Municipal employees, or in the event of a natural disaster or possibility thereof. No person, being directed to so disperse, shall fail to do so.
 32. No person shall skateboard, rollerblade or operate a push scooter upon any **highway** unless wearing a helmet.

Violation Provisions

33. (a) Any vehicle, **chattel**, obstruction or thing occupying any portion of a **highway**, where such vehicle, **chattel**, obstruction or thing interferes with the normal flow of traffic on the **highway**, or interferes with the maintenance of the **highway** by persons or equipment provided for that purpose, or is on the **highway** in contravention of the provisions of the Motor Vehicle Act or this Bylaw, is deemed to be unlawfully occupying a portion of the said **highway**.
- (b) Any **enforcement officer** may remove or cause to be removed any vehicle unlawfully occupying any portion of a **highway** and shall cause the said vehicle be towed to a place of storage and the **enforcement officer** shall immediately report the matter to the RCMP, giving a complete description of the vehicle and the location of the place of storage. Any vehicle removed by the **Village's** towing contractor may be recovered by paying the fees levied by the towing contractor, during the towing contractor's hours of operation. Any vehicle directly removed to another location within the **Village**, by **Village** staff, may be recovered by contacting the **Village** during its hours of operation and paying the fees specified in Fees Bylaw No. 497, 2016, as amended. The **Village**, a member of the **Council**, a person in lawful custody of the vehicle, or an officer, employee or agent of the municipality, is not liable, in damages or otherwise, for or in respect of any claim that may arise in respect of the vehicle after its removal in accordance with this section.
- (c) If a motor vehicle is removed, detained or impounded and not claimed by its owner within 48 hours, the **Village** will give written notice by registered mail to the registered owner at his or her address as shown on the records of the Registrar of Motor Vehicles,

advising the owner of the seizure and impoundment, the sum payable to release the motor vehicle and the date of advertising for sale by public auction if the vehicle is unclaimed.

- (d) Except for vehicles as described in 33-(2) and 33-(3) above, any **enforcement officer** may seize any **chattel**, obstruction or thing unlawfully occupying any portion of a **highway** and cause the item to be taken to a place of storage and the **enforcement officer** shall immediately report the matter to the RCMP giving a complete description of the item and the location of the place of storage. The item may be recovered by attending the **Village** office and paying the fees outlined in Fees Bylaw No. 497, 2016, as amended.
- (e) All property removed, detained or impounded under all the provisions above of this section shall be deemed to have come into the custody and possession of the **Police force** on behalf of the **Village**. Where the owner of the property has not been ascertained, and no order of a competent court has been made with respect thereto, the property shall be disposed of or sold by the **Village Manager** in accordance with section 67 of the Community Charter. A fee in accordance with Fees Bylaw No. 497, 2016, as amended shall be charged by the **Village** against the proceeds, and the balance shall be held for the owner. If the balance remains unclaimed after one year from the sale date, the balance shall be paid into the general revenue of the **Village**. The **Village**, a member of the **Council**, a person in lawful custody of a vehicle, **chattel**, obstruction or thing, or an officer, employee or agent of the municipality, is not liable, in damages or otherwise, for or in respect of any claim that may arise in respect of the item after its disposal in accordance with this section.
- (f) Despite any other provision of this Bylaw, if a **chattel**, obstruction or vehicle removed, detained, or impounded is a perishable article, has an apparent market value of less than \$2,000.00 or if its custody involves unreasonable expense or inconvenience, the **Village Manager** may decide not to proceed to public auction, and may dispose of the **chattel**, obstruction or vehicle in any manner in which he or she deems expedient.

Penalties

34. Any person contravening or committing any breach of or committing any offence against any of the provisions of this Bylaw, or of the regulations or orders issued under this Bylaw, or refusing, omitting, or neglecting to fulfill, observe, carry out or perform any duty or obligations imposed by this Bylaw, or by the regulations or orders created hereunder, prescribed or imposed, is liable on summary conviction, to a fine of \$10,000, and is guilty of a separate offence each day that a violation continues to exist.
[Amended by Bylaw 385]
35. Fees for services that may be or are provided under this Bylaw shall be payable as set out in Fees Bylaw No. 497, 2016, as amended.

READ A FIRST TIME on	July 6, 2009
READ A SECOND TIME on	July 6, 2009
READ A THIRD TIME on	July 20, 2009
ADOPTED by the Council on	July 21, 2009

Mayor

Village Manager

Certified a true copy of
Bylaw 413, 2009 as adopted

Village Manager

Intentionally Blank



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Request for Decision		
Title	Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018		
Author	Peter DeJong	Reviewed By:	
Date	May 24, 2018	Version	3
Issued for	June 5, 2018 Regular Council Meeting		

Recommendation:

THAT Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018 not be adopted and that the three readings given be rescinded.

Attachments:

(1) Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018

Key Information:

This bylaw amends the Lions Bay Beach Park closing time from 10 pm to 11 pm. Staff mailed a letter to all residents in radius of the Lions Bay Beach Park requesting their feedback of the extension of the beach hours by May 25, 2018. A similar request for feedback went into the Village Update. The results essentially show an even split between those in favour of extending the hours vs. those opposed to extending the hours.

Generally speaking, those opposed were compelling in their reasons for not extending the hours, citing the noises that take place with people departing, talking or calling out good night to each other, car doors, cars starting up and leaving, headlights, etc. If that process doesn't start until 11 pm, it means they really won't have any peace and quiet until at least 11:30 pm or later by the time all's said and done. It also means keeping the Bylaw Enforcement Officer on duty to midnight.

Those in favour of extending the hours are less likely to live in the immediate vicinity of the Lions Bay Beach Park and are therefore less likely to be directly affected by the anticipated consequences of extending the hours. Their reasons for supporting the extended hours are certainly legitimate at face value, but Council will have to weigh those interests against the interests of those residents living within ear shot of the park and the parking lot who will likely be negatively impacted by an extension of the hours.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Staff suggests that the time be left at 10 pm so that the BEOs have an enforcement tool to get rowdy or loud people to be on their way by 10 pm. Direction may also be given to the BEOs to use some discretion with that tool when it comes to people quietly enjoying the last wisps of light in the Western sky.

Options:

- (1) Approve the recommendation above and rescind all three readings of the bylaw;
- (2) Adopt the bylaw to extend the Lions Bay Beach Park closing time from 10 to 11 pm from the third Friday in May to the third Monday in September;
- (3) Rescind 3rd reading and amend the bylaw in respect of different dates for the extension;
- (4) Rescind 3rd reading and amend the bylaw with different hours, such as “Dawn to Dusk” for the Lions Bay Beach Park, or for all parks.

Preferred Option:

- (1) Approve recommendation 1 and rescind all three readings of the bylaw.

Follow Up Action:

Communicate with Village residents as to Council’s decision.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018

Adopted: xxx

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

Parks Regulation Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018

A bylaw to make rules and regulations governing the management, maintenance, improvement, operation, control and use of parks

The Council of the **Village of Lions Bay** enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Lions Bay Parks Regulations Amendment Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018

Part 2 Severability

- 2.1 If a portion of this 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.

Part 3 Amendments

- 3.1 Lions Bay Parks Regulation Bylaw No. 448, 2012 is hereby amended by adding the following to the end of section 10.1: "The Lions Bay Beach Park shall remain open from 8 am to 11 pm from the third Friday in May to the third Monday in September."

READ A FIRST TIME on May 8, 2018

READ A SECOND TIME on May 8, 2018

READ A THIRD TIME on May 8, 2018

ADOPTED by the **Council** on , 2018

Mayor

Corporate Officer

Village of Lions Bay

Parks Regulations Bylaw No. 448, 2012, Amendment Bylaw No. 545, 2018

Certified a true copy of Parks Regulation
Bylaw No. 448, 2012, Amendment Bylaw
No. 545, 2018 as adopted

Corporate Officer

Name	Comments	Extend Hours: Yes/No
██████████	No comments	Yes
██████████	In favour during summer months	Yes
██████████	Please extend for summer months, it is still very bright at the beach at 10pm in the summer so citizens enjoy the night time at the beach, sentimental feelings about beaches growing up and is with both day and night	Yes
██████████	Pleased to see beach hours revisited, the beach is a magical place for our families and would like to see it extended	Yes
██████████	Summer brings longer days and this extension will allow those wonderful warm nights to be enjoyed by the families of Lions Bay	Yes
██████████	As a family of 5 would love to see beach open until 11pm in the summer to celebrate this wonderful spot and community under the stars	Yes
██████████	Supportive through summer up until school starts again, a reasonable request given it's summer and to maximize the length of time people can stay at the beach, a caveat could be added that between 10 and 11 is still under the noise control bylaw and disruptive noise would be in violation, or post "out of respect of your neighbours"	Yes
██████████	Would like to see the beach hours extended during the summer months	Yes
██████████	Would be very happy if hours were extended, it is still dusk at 10pm, can have our propane fire bit so the kids can enjoy roasted marshmallows - a lions bay summer kid tradition	Yes
██████████	Fine with this change	Yes
██████████	Would like to see the beach hours extended during the summer months	Yes
██████████	We would be in favour of extending the hours, especially if bylaw is present, not concerned about Villagers, just visitors	Yes
██████████	Yes please! The house adjacent to the beach is rarely occupied, in our short summer months the park is still glorious at that time so a shame to leave when we only get about two months of usable water time anyway, perhaps the non-resident paid parking could still only be applied to 10pm so that it's only residents who are always very respectful	Yes
██████████	Keep the beach open many of us lifers here do not support an aggressive warden telling us when to leave	Yes
██████████	I think 11pm is a better time, people stay later than 10pm anyways and it doesn't seem to be a problem	Yes
██████████	Yes to extend hours at the LB beach over the summer months	Yes
██████████	Strongly support extended summer hours	Yes
██████████	Lived here 50 years and helped build the beach and park so will sit on it any time she wants day or night, annoyed with community rules and signs	no answer stated
██████████	Not adverse to the change in park opening, later opening may attract non-residents to party in Lions Bay, bylaw can be invoked for special occasions, bylaw officers not around to shut down visitors, safety issue with drinking and driving	No
██████████	Disruption of neighbours late at night when vehicles are leaving, 10pm is a respectful time, most parks in lower mainland close around 10pm	No
██████████	No adequate lighting and seems dangerous and not thought out, how does bylaw enforce open liquor in the dark, the point of 10pm is that it's near dark and people can safely make their way out of the park, unnecessary liability to the village	No

Name	Comments	Extend Hours: Yes/No
[REDACTED]	Bad idea, who will monitor with no local police force, bylaw does not work that late, who will monitor bonfires on the beach, extended use of bathroom facilities which cost money to maintain, garbage, noisy cars leaving, public transit swarmed in the evening, parking - no bylaw officer screams "come stay all night"	No
[REDACTED]	Not in favour	No
[REDACTED]	Not in favour during the summer months	No
[REDACTED]	Strongly opposed to extending	No
[REDACTED]	Disagree	No
[REDACTED]	I live on Periwinkle above the park, adamantly against longer park hours, husband deals with London and goes to bed early and noise on the beach distrubs his sleep	No
[REDACTED]	10pm is late enough	No
[REDACTED]	I think 10pm is fine to close rather than 11pm	No
[REDACTED]	Only concern would be increased parking for longer times on the boulevards in front of our house on Seaview Place which could become a bit of a nuisance with noise past 11pm, despite the resident only parking sign at the entrance to Seaview we still had non LB residents parking most summer days and evenings on our boulevard	No
[REDACTED]	Concerned with extended hours, noise carries on the water, a rental on LB Ave with 15-20 people had constant partying all night starting at 10pm, no bylaw officers, woken up in the past to partiers collecting vehicles not permitted, does not just accommodate residents, sleepless nights due to episodes of misconduct in the past, look forward to a pleasant quiet and safe summer after a dreary winter	No
[REDACTED]	Not enjoying the thought of more visitors in the parking lot below our house slamming doors between 10 and 11, which surely will become 11:30 every hot night, not opposed to families enjoying the summer but in favour of quiet time after 10pm, not more noise on top of what already have from increased visitors	No
[REDACTED]	Not in favour of the extended closing time	No
[REDACTED]	11pm is too late for beach closure unless a special Village sponsored event, will encourage campfires as it gets dark and cooler after 9-9:30, will bylaw officers be paid an extra hour per day?	No

Intentionally Blank

VILLAGE OF LIONS BAY

Incoming Correspondence - June 5, 2018

General Correspondence:

G-1: North Shore Congress Invitation and Agenda (Page 1)

G-2: Woodfibre LNG Project - Configuration of LNG Storage (Page 4)

Resident Correspondence:

R-1: Interchange in Kelvin Grove (Page 7)

R-2: Monday Night Volleyball Game Extension Question (Page 10)

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: North Shore Congress invite and agenda - June 20, 2018
Date: Friday, June 01, 2018 1:38:49 PM
Attachments: [Invitation-NS Congress for June 20, 2018.pdf](#)
[NS Congress agenda for June 20, 2018.pdf](#)

From: Dolling, Roya [NS] [<mailto:Roya.Dolling@vch.ca>]
Sent: Thursday, May 31, 2018 11:15 AM
Subject: North Shore Congress invite and agenda - June 20, 2018

From Dr. Mark Lysyshyn, Medical Health Officer on behalf of the Mayors of District of West Vancouver, City of North Vancouver and District of North Vancouver

Dear colleagues,

On behalf of Mayor Smith, Mayor Mussatto and Mayor Walton, we are pleased to invite you to the North Shore Congress on **Wednesday June 20, 2018** from 5:00 pm to 8:00 pm at West Vancouver Municipal Hall Atrium, 750 West 17th Street West Vancouver, B.C. Parking is available on the Fulton Street surface lot, and on adjacent streets (Fulton Avenue and 17th Street).

This year's topic will be the Integrated North Shore Transportation Planning Project (INSTPP) and the future of transportation on the North Shore.

The purpose of the Congress is to bring together key North Shore decision-makers from each of the jurisdictions (Mayors, Councillors, School Trustees, MPs, MLAs, First Nations Chiefs and Councils, and Vancouver Coastal Health) to discuss issues of significance in the areas of health, social well-being, vitality and sustainability to our North Shore community. These issues are not specific to any one jurisdiction and so their solution demands broad understanding and collaborative action of decision-makers at all levels.

We look forward to your participation at this meeting and the ongoing enhancement of the well-being of the North Shore community.

Sincerely,

Mark Lysyshyn MD MPH FRCPC
Medical Health Officer
Vancouver Coastal Health
5th Floor 132 West Esplanade
North Vancouver BC V7M 1A2
Tel: 604-983-6701 Fax: 604-983-6839



May 30, 2018

Dear Colleague,

As Mayors of the three North Shore municipalities, we are pleased to invite you to the following meeting:

North Shore Congress
Wednesday June 20, 2018
Meeting 5:00 pm - 8:00 pm
Location: West Vancouver Municipal Hall Atrium
750 West 17th Street
West Vancouver, B.C.

Light dinner will be served from 5:00 to 6:00 pm
Meeting commences promptly at 6:00 pm

This year's topic will be the Integrated North Shore Transportation Planning Project (INSTPP) and the future of transportation on the North Shore.

As a reminder, the purpose of the Congress is to bring together key North Shore decision-makers from each of the jurisdictions (Mayors, Councillors, School Trustees, MPs, MLAs, First Nations Chiefs and Councils, and Vancouver Coastal Health) to discuss issues of significance in the areas of health, social well-being, vitality and the sustainability of our North Shore community. These issues are not specific to any one jurisdiction and so their solution demands broad understanding and collaborative action of decision-makers at all levels.

Please confirm your attendance by RSVP to **Roya Dolling at roya.dolling@vch.ca or by phone at 604-983-6701** by **June 7, 2018**. Please provide any dietary restrictions.

Sincerely,

Handwritten signature of Darrell Mussatto.

Darrell Mussatto
Mayor
City of North Vancouver

Handwritten signature of Richard Walton.

Richard Walton
Mayor
District of North Vancouver

Handwritten signature of Michael Smith.

Michael Smith
Mayor
District of West Vancouver

North Shore Congress

Agenda

Wednesday June 20, 2018

5:00 PM to 8:00 PM

West Vancouver Municipal Hall Atrium

750 West 17th Street

West Vancouver, B.C.

Topic: The Future of Transportation on the North Shore

5:00 – 6:00 Light dinner

6:00 – 6:15 Welcome to the Congress

- Mayor Smith, District of West Vancouver
- Dr. Mark Lysyshyn, Medical Health Officer

6:15 – 6:30 Introduction to the Integrated North Shore Transportation Planning Project (INSTPP)

- Bowinn Ma, MLA

6:30 - 7:00 Presentation: The Future of Transportation on the North Shore

- John Forsdick, Principal, Context Research
- Brian Mills, Principal, Brian Mills & Associates

7:00 – 7:30 Panel discussion on improving mobility

- Panel representatives will include TransLink, Province of BC, District of North Vancouver, District of West Vancouver and the City of West Vancouver

7:30 – 7:55 General Discussion

7:55 - 8:00 Concluding Remarks

- Dr. Lysyshyn to identify topics for the next meeting - to be held next year

May 22, 2018

Email: council@lionsbay.ca

Attention: Mayor Karl Buhr and Council

Dear Mr Buhr,

RE: Woodfibre LNG Project – Configuration of LNG Storage

As you know, Woodfibre LNG Limited (“Woodfibre LNG”) is committed to providing you with updates regarding the status of the Woodfibre LNG Project (“Project”). Accordingly, I am writing to provide you with an updated site layout (plot plan) for the Project (attached).

As announced in December 2017, Woodfibre LNG has selected KBR Inc. (“KBR”) to undertake Pre-Notice to Proceed (“Pre-NTP”) services for the Project. The Pre-NTP scope of services includes additional Front End Engineering and Design (“FEED”) work. Through the additional FEED work, which included additional geotechnical investigations, the KBR engineering and design team has identified a more favourable location for the floating storage and offloading tanks (“FSOs”; we also note that the FSOs are sometimes referred to by our technical team as FSTs).

The changes made to the floating LNG storage location and configuration consist of the following:

- Moving the FSOs slightly northward within the Project area ;
- Modifying the FSOs to reduce their length while retaining their designed functionality;
- Permanently mooring the FSO units on either side of the jetty in a “T” configuration; and
- Using the jetty face for the LNG carrier to moor.

The changed location and configuration of the FSOs allows for improved safety in respect of LNG carriers approaching and departing the jetty and improves the operability of the Project.

These changes are compliant with the federal Decision Statement, the provincial Environmental Assessment Certificate, and the Squamish Nation Environmental Assessment Agreement. As shown on the attached figure, all Project components remain within the Project area assessed during the environmental assessment process. Because the Project components have not changed (only their configuration), the key environmental effects and mitigation measures remain unchanged.



In anticipation of commencing construction, Woodfibre LNG and KBR continue to advance the Project design to improve the safety, reliability and constructability. We remain committed to keeping the all concerns First Nation and government representatives informed of any changes. As the project moves forward you can expect further communication from us.

If you have any questions regarding the ongoing FEED work, please do not hesitate to contact my office.

Sincerely,
Woodfibre LNG Limited

Byng Giraud
Country Manager & Vice President, Corporate Affairs

Attachments: Draft Project Configuration



Woodfibre LNG Project
Draft Project Configuration
Artists' Rendering-Plan View
May 2018

From: [Karl Buhr](#)
To: [REDACTED]
Cc: [Council @ Lions Bay; Agenda](#)
Subject: RE: Interchange in Kelvin Grove
Date: Tuesday, May 22, 2018 8:02:27 AM

Hello again Wes,

I write at Council direction. There's not much comfort I can offer, I'm afraid. As you know, the highway is MOTI's baliwick, and they have done what they decided would reduce their workload to maintain it. While the vegetation will fill in to add a visual buffer, neither it nor its preceeding iteration I suspect, do much for noise. Nor would trees. We acknowledge the noise issue. As you may know, I am advocating several measures to consistently reduce speeds and noise through Lions Bay, including singage, counter-intuitively increasing the speed limit to 70, and average-speed safety corridors. At this stage Council does npot feel that advocating further sound walls will meet with any success.

Regards,
Karl Buhr

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

From: Karl Buhr
Sent: Saturday, May 5, 2018 8:52 AM
To: Wes Taylor [REDACTED]
Cc: Council @ Lions Bay <council@lionsbay.ca>; Agenda <agenda@lionsbay.ca>
Subject: RE: Interchange in Kelvin Groen

Hello Wes,

Oddly, I have not received this email before, although the April 27 version seems correctly addressed to council@lionsbay.ca. So it's good you checked. April 27 would have been one day over the deadline for the agenda for the upcoming Council meeting on Tuesday, but I have no problem making it a late add, herewith with advance notice to Council. We will discuss and get back to you.

Regards,
Karl

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

From: Wes Taylor <[REDACTED]>
Sent: Saturday, May 5, 2018 8:33 AM
To: Karl Buhr <mayor.buhr@lionsbay.ca>
Subject: Fwd: Interchange in Kelvin Groen

Hi Karl, I sent this email a week ago and have not heard anything in return as of yet. I apologies if it's in the lineup somewhere, please confirm council has received this email?

Sent from my iPhone

Begin forwarded message:

From: "Wes Taylor" [REDACTED]
To: [REDACTED]
Subject: Fwd: Interchange in Kelvin Groen

Begin forwarded message:

From: Wes Taylor [REDACTED]
Subject: Interchange in Kelvin Groen
Date: April 27, 2018 at 9:40:38 AM PDT
To: council@lionsbay.ca<<mailto:council@lionsbay.ca>>

Hello Honorable Council Members,

We are the Taylor Family, living at 10 Periwinkle Pl,

When we bought our home in 2014, we knew we would have the highway as a neighbour, and it was accepted.....But what we cannot accept are the recent effects on our neighbourhood caused by the interchange renewal. With the removal of the old vegetation, villagers on Periwinkle, Sweetwater and Tidewater are now significantly more exposed, to ever-increasing traffic noise, and loss of privacy. I have had many conversations with fellow KGers expressing the same questions. Please help us?

At first I was happy to see the crews working.”Whatever is going in must be an improvement “, I thought. And I was happy to see them add soil, and cloth, and low growing, heartier shrubs. But that's where the progress stopped.Hmmmm No trees or hedge? No wall or fence?

In seeking answers about the state of the project, I contacted Nai Jaffer at Public Works. He expressed frustration about getting any answers from the contractors or the Ministry, but we decided it looked as though they had finished.

Nai also confirmed some of the history of the plantings on the mounds; how everyone cooperated to plant the original vegetation, with funding, under the agreement the Village would maintain them going forward. He then explained how it's too costly for the Village to maintain these beasts,(I totally agree) and that the Ministry's solution was to plant something which needed far less care.

I think the vegetation they have planted will fill in nicely, and provide a low maintenance covering, but we must have something on top of the mound to cut noise. A hedge, or for less maintenance, a fence or sound wall. But I digress from the solutions at this point, but would just like to start the process of recognizing the problem, and seeking support from Council on this matter.

Please call or write any time, kind regards Wes Taylor

[REDACTED]

Below are some photos of Before and After:

[cid:0706A31B-6A5D-496C-A989-34BAD992265F@hitronhub.home]

The Green line indicates the new height of the vegetation, Red line the former height. Please note the three established conifers in frame. There were also many 6ft firs growing down the near bank(left,out of view).

[cid:7F6842A6-2DB0-4412-937A-0D253B3AE490@hitronhub.home]

Notice the massive amount of sound-deadening greenery which was removed, replaced by low growing grass and honey suckle. Some well established conifers 10-15 ft, and many 6ft shrubs removed.

[cid:F127625A-D7C8-4655-8A72-C201D5323D21@hitronhub.home]

Another view of the South Mound, in former glory.

Any guidance and support is much appreciated, Sincerely, Wes Taylor

From: [Lions Bay Reception](#)
To: [Agenda](#)
Subject: RE: Monday Night Volleyball Game Extension Question
Date: Friday, June 01, 2018 10:15:21 AM
Importance: Low

FOR INCOMING CORRESPONDENCE June 5, 2018

From: Tina Schneider [REDACTED]
Sent: Thursday, May 31, 2018 10:21 PM
To: Lions Bay Reception <reception@lionsbay.ca>
Subject: RE: Monday Night Volleyball Game Extension Question
Importance: Low

Hi Fran and Susan,

Please just forward my letter/request to the council. As there is no guarantee I can get enough players together each Monday night in June . We spam out all players and based on the return replies @7pm each Monday evening, we then determine if there are enough players coming that evening to play a game. The Village showing good will towards us and giving us the opportunity to play in lieu of missed game nights because of holidays would be greatly appreciated.

Thank you.

Regards,
Tina Schneider
Lions bay Monday night volleyball

On May 31, 2018 17:23, Lions Bay Reception <reception@lionsbay.ca> wrote:

Hi Tina,

Staff is unable to waive fees, therefore, your request would need to be presented to Council. The next Council Meeting will be Tuesday, June 5th.

There are two avenues of addressing your request to Council;

With your permission we would include your e-mail request in the Incoming Correspondence for discussion during the meeting.

OR

You may present your request at the Council Meeting during Public Participation at the end of the meeting.

Fran

Fran McNichol

Administrative Assistant

The Municipality of the Village of Lions Bay. www.lionsbay.ca

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

Tel: (604) 921-9333 ext. 1000 | Fax: (604) 921-6643

ORIGINAL E-MAIL REQUEST:

Hi Susan, Fran,

as you know we just played our last official game of the season on Monday.

As the season tappers down it is hard to get enough players to attend games past May, but there has been some requests to find out if the hall was empty on Monday nights.

We would only consider having any potential game in June at the hall if you would be willing to wave the fees involved in consideration that the use of the waved fees would be in lieu of Mondays missed due to Holidays

falling on Mondays during the year where there would have been a game night.

Please advise.

Otherwise we would resume playing in September again.

Thank you.

Regards,

Tina

Monday Night Volleyball

ON-TABLE ITEMS

June 4, 2018

The Municipality of the Village of Lions Bay
PO Box 400, Centre Road
Lions Bay, B.C. V0N 2E0

Attention: Mr. Peter DeJong, Chief Administrative Office

Dear Mr. DeJong:

Re: Proposed Development -175 and 185 Kelvin Grove Way, Lions Bay

The property owner has retained Studio One Architecture to design a residential development for the above property. Our firm has been in business for 26 years and we have experience with multi-family townhouse and condominium projects. We were the architects for the Seascapes project just north of Horseshoe Bay which is very similar to this project. We are familiar designing on steep terrain and understand the challenges of this type of property. The Seascapes project is a mix of two, four and six unit cluster townhouses.

For this project we will be working closely with the property owner and the Village of Lions Bay to design a project which will harmonize and maintain the current character of the village and also respect the OCP designation and policies.

I understand there was a preliminary concept presented to the Village of Lions Bay in September of 2017 which had 33 townhouse units. At that time some preliminary comments were provided and outlined in a letter dated Oct 18, 2017.

We have reviewed your comments and now have a preliminary plan which is in line with your suggestions of 87,000 SF of density and 29 units. Our plan is to have a mix of single family type units and duplex units to provide variety of sizes and types. The intent is to cater to a broader audience from young families to downsizers. There may also be an opportunity to design some units with "lock-off suite" to assist with affordability. We also intend to provide on-site amenity for the project which could be an amenity building for gather place and outdoor play areas for families. These items will be better defined as we move through the approval process.

In response to your comments we understand there are many items to consider and address as we work through the design. Some of the items to be considered include storm water management, upgrading of services, fire-fighting access, water conservation plan, geotechnical, geohazard assessment, on-site parking and impact on neighbourhood. During construction we will work closely with the owner, Village of Lions Bay and general contractor to minimize disruption to the neighbourhood.

.../2



Mr. Peter DeJong
June 4, 2018

Page 2

The proposed development is in keeping with the OCP designated of multi-family residential for this area. We understand there are many stages of approval required for this project but at this time we are seeking indication from the Village of Lions Bay that this project can be supported provided we meet all the requirements required for approval. The attached drawings indicate a preliminary development plan for the project indicating number of units and proposed density.

We will continue to develop the design for the project and will be engaging consultants for the studies required for approval.

We will be attending the council meeting on June 5 to present this project. Please call if you have any questions. I look forward to working with our client, yourself and the Village of Lions Bay to bring this project to fruition.

Regards,
Studio One Architecture Inc.

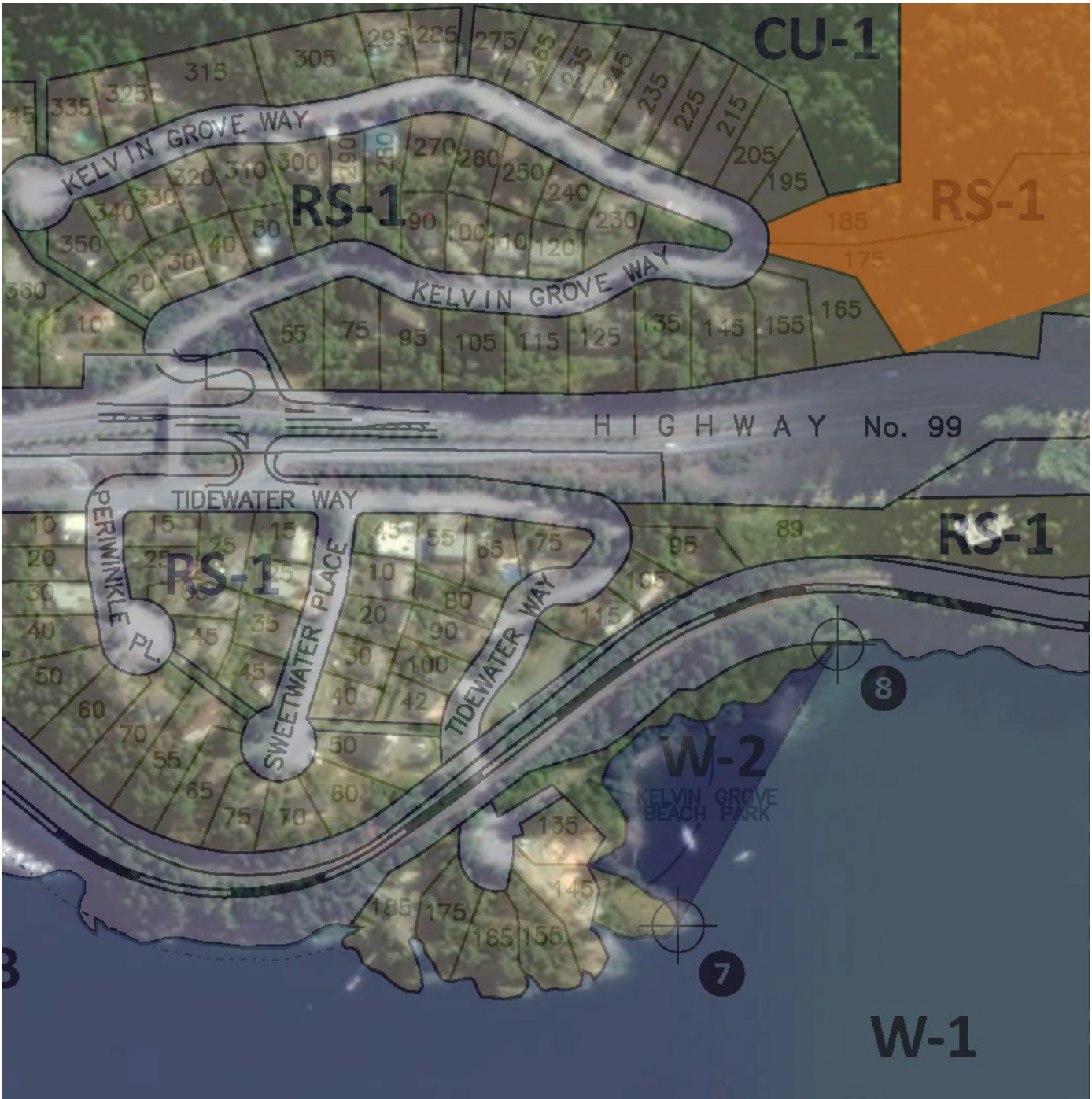


Jim Wong





LIONS BAY RESIDENTIAL



PROJECT STATISTICS

SITE STATISTICS

PROJECT ADDRESS: 175 KELVIN GROVE WAY, VILLAGE OF LIONS BAY
 185 KELVIN GROVE WAY, VILLAGE OF LIONS BAY
 P.I.D 007-166-648 P.I.D 005-163-323

LEGAL DESCRIPTIONS:
 1- LOT 60, BLOCK "B", DISTRICT LOT 1575, GROUP ONE, NEW WESTMINSTER DISTRICT,
 PLAN 18530 EXCEPT PART DEDICATED ROAD ON PLAN BCP 33332
 2- LOT 61, BLOCK "B", DISTRICT LOT 1575, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 18530

CURRENT ZONING: **RS-1**

SITE AREA: 22,021.00 SQ.M. 237,031.84 SF.

PRIVATE ROAD: 3,084.13 SQ.M. 33,197.27 SF.

USABLE PARCEL AREA: 18,936.87 SQ.M. 203,834.57 SF.

HEIGHT & SETBACK

HEIGHT	ALLOWED RS-1		PROPOSED RM-1		NOTES
	9 29.52	M FT	9 29.52	M FT	
SETBACK	ALLOWED		PROVIDED		NOTES
FRONT	7.5 M		7.5 M		
SIDE	2.4M		3 M		
REAR	7.5 M		7.5 M		
SIDE	2.4 M		3 M		

F.S.R. CALCULATION:

DENSITY: 3.95 8,155.03 SQ.M. 87,780 SF.

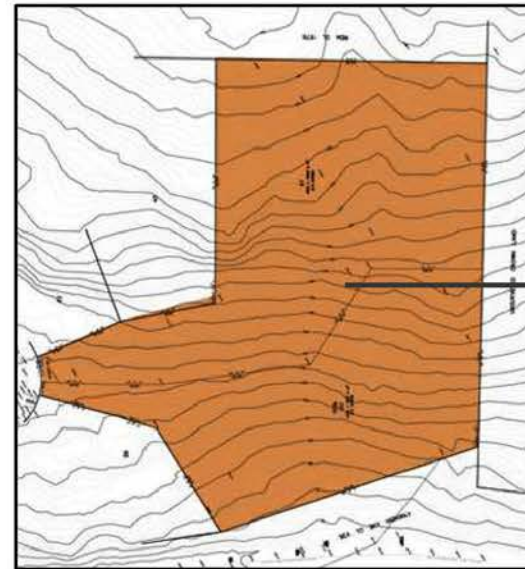
FLOOR AREA RATIO: 42.68%

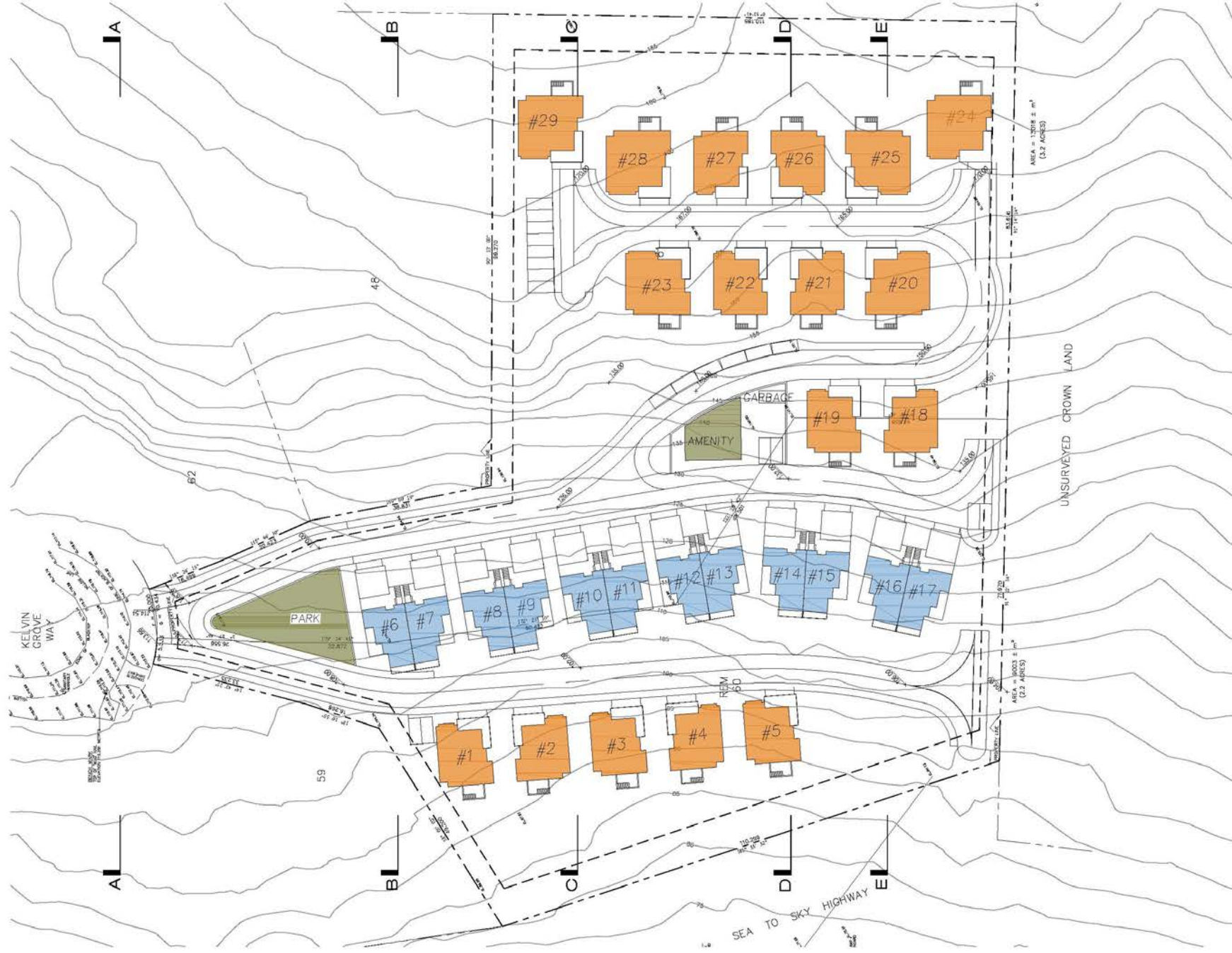
UNITS	FSR AREA		
	# OF UNITS	AREA per UNIT	TOTAL AREA
UNITS # 20,23,24,25,28,29	6 Units	4050.0SF	24,300.0SF
UNITS #1TO #5 & #18,19, 21,22,26,27	11 Units	3300.0SF	36,300.0SF
UNITS # 6 TO #17	12 Units	2200.0SF	26,400.0SF
TOTAL	29 Units		87,000.0SF

** The proposal consists of twelve (6) Duplexes and nine (17) Detached Homes a total of thirty three (29) Residential Units.

PARKING:

Table 4.13 Single Family Dwelling per parcel: 2 for each Single Detached Dwelling without Secondary Suite and 3 for each Single Detached Dwelling with a Secondary Suite.	REQUIRED	PROVIDED
	66	66 & 16 visitor
TOTAL	66	82





MASTER PLAN
1/64" = 1'-0"

18009

RESIDENTIAL DEVELOPMENT
AT VILLAGE OF LIONS BAY

175, 185 KELVIN GROVE WAY, VILLAGE OF LIONS BAY

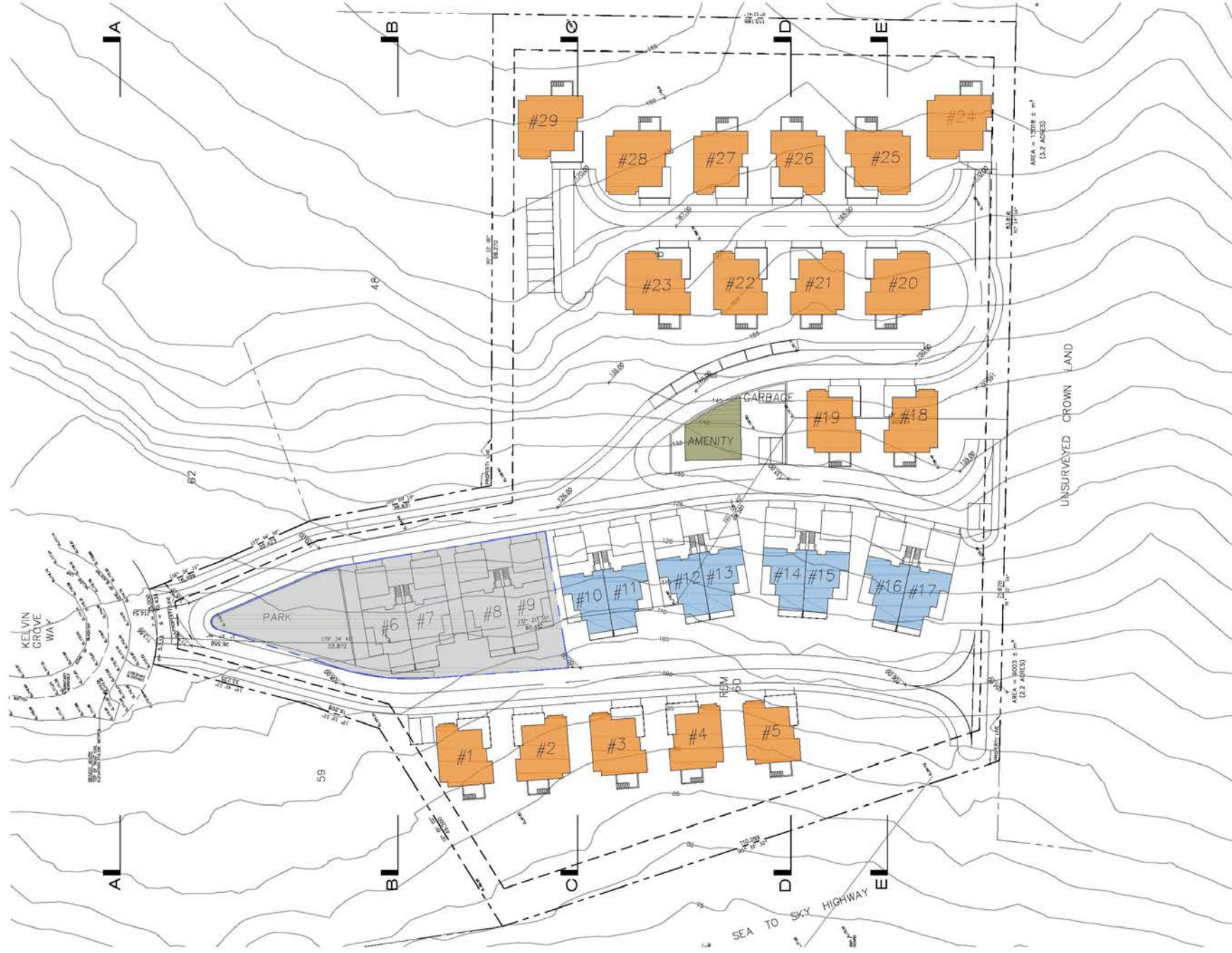
JUNE 5TH, 2018

studioone
architecture inc.

245 - 100 Westhollow
Vancouver, B.C. V5Y 2J2
Tel: 604-731-1000
Fax: 604-731-1125
studioone@studioone.ca
www.studioone.ca



0.2
2018.04.20



MASTER PLAN
1/64" = 1'-0"

18009

RESIDENTIAL DEVELOPMENT
AT VILLAGE OF LIONS BAY

175, 185 KELVIN GROVE WAY, VILLAGE OF LIONS BAY

JUNE 5TH, 2018

studioone
architecture inc.

245 - 350 West 4th Ave.
Vancouver, B.C. V5Y 2J2
Tel: 604-731-1088
Fax: 604-731-1125
studio@studioone.ca
www.studioone.ca



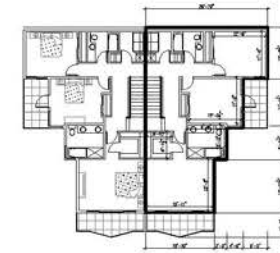
0.2
2018.04.20



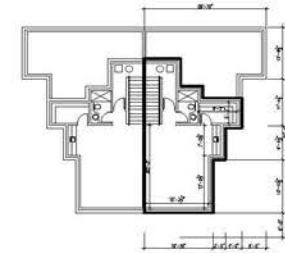
UNIT TYPE 2



UPPER FLOOR



MAIN FLOOR



BASEMENT

UNIT TYPE 1



UPPER FLOOR



MAIN FLOOR



BASEMENT

TYPICAL LAYOUTS
1/32" = 1'-0"



1078453 B.C. LTD.

INTRODUCTION TO OWNERSHIP GROUP

Wang Yi Nan, President

- SPECIALIST IN CORPORATE FINANCE, CAPITAL MARKETS, IPO'S, MERGER & ACQUISITIONS, BRIDGE LOANS, DEBT FINANCING.
- CEO, TA YANG GROUP HOLDINGS LIMITED. HONG KONG PUBLICLY LISTED COMPANY 2016-PRESENT
- COO, BRIGHTOIL PETROLEUM (HOLDINGS) LIMITED HONG KONG PUBLICLY LISTED COMPANY 2015-2016
- PRESIDENT, VIVA CHINA HOLDINGS COMPANY HONG KONG PUBLICLY LISTED COMPANY 2010-2014
- CHAIRMAN, JU TIAN SECURITY COMPANY, FORMERLY MORGAN STANLEY HUAXIN FUNDS MANAGEMENT CO. LTD. 2000-2013
- DEPUTY GENERAL MANAGER, CHINA HUANENG GROUP, 1997-2000
- GENERAL MANAGER, CHINA HUANENG FINANCE CORPORATION LIMITED (LARGEST STATE OWNED ELECTRIC UTILITY COMPANY IN CHINA. 1990-1997

PORTFOLIO

Wang Yi Nan,
President
1078453 B.C. Ltd.

Recent Portfolio

Financing

2016

- Successfully financed HK\$422 million for Ta Yang Group for the acquisition of four hotel buildings with an aggregate of 194 rooms, and a total gross floor area of approximately 16,600 square meters at Sanya Yalong Bay National Resort District, Sanya City, Hainan Province.



2015

- Successfully initiated in 590m share replacement in financing HK\$1.3Bn for Brightoil Petroleum Limited, a global oil and gas E&P company listed in HK main board.



光滙石油
BRIGHTOIL



Restructuring

2011 -2013

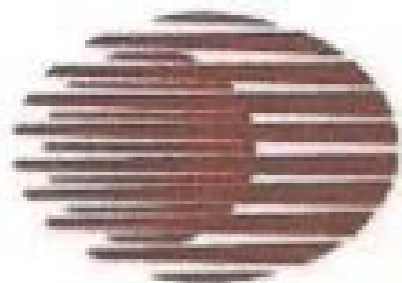
- Participated in the restructuring of Ju Tian Security company into Morgan Stanley Huaxin Funds Management Co.,Ltd which is a Joint venture between Morgan Stanley and Huaxin Securities Co. Ltd. The fund currently has over \$2Bn asset under management.

Province.



2015

- Successfully initiated in 590m share replacement in financing HK\$1.3Bn for Brightoil Petroleum Limited, a global oil and gas E&P company listed in HK main board.



光匯石油
BRIGHTOIL



Restructuring

WANG YI NAN WITH
TIMOTHY TSE OUR
IN-HOUSE ARCHITECT
VISITING A MODULAR
COMPANY IN CHINA.

Wang Yi Nan

Resides between
Victoria and Hong
Kong



Jimmy Sheung, Director

- Co-founder of 1078453 B.C. Ltd.
- Builder, SMW Development Ltd. a builder of single family homes. Jimmy has built over 16 homes from 2005-2016, since emigrating to Canada from Hong Kong.
- Shareholder and Director, Canyield Printing Ltd. (Member of Harbour Ring International Holdings Ltd.) Hong Kong. Publicly Listed Company purchased and acquired by Hong Kong's Li Ka Shing through Hutchison Whampoa, one of Hong Kong's biggest conglomerates. 1984-2004
- In 1990, Jimmy was in charge of acquisition and construction of an 80,000 sq. meter factory and 200,000 sq. meter residential development in Dong Guang, in China's Guangdong Province housing over 20,000 workers and residents.

Jimmy Sheung

Director, 1078453 BC
Ltd.

Resides in Richmond,
BC



Juyuan Wang, Director

- Daughter of Wang Yi Nan
- Financial Management & Accounting Degree with Distinction from Australia National University 2012
- Bachelor of Sciences from University of Toronto 2010
- Currently working with SAFE Investment Company Limited, a sovereign wealth fund of the government of China. Company primarily investments into securities, currencies and commodities markets based in Hong Kong.



Get In on Canada's Green Future. [Learn More](#)

INVICTUS
1-877-468-7468

Capital Markets

July 25, 2014 10:50 AM ET

Company Overview of SAFE Investment Company Limited

Snapshot

People

Company Overview

SAFE Investment Company Limited is a sovereign wealth fund of government of China. The firm primarily makes its investments into securities, currencies and commodities markets. SAFE Investment Company Limited was formed in 1997 and is based in Central, Hong Kong.

10th Floor

11A Central
Central,

Hong Kong

Founded in 1997

Key Executives For SAFE Investment Company Limited

Mr. Gary Hang

Ms. Laura Young

Compensation as of Fiscal Year 2013

Recent Private Companies By Industry

Company Name	Region
IFM Capital Partners Ltd	Asia
IF Capital Limited	Asia
IF Securities Limited	Asia
IF Asset Risk Investments Limited	Asia
IF Asia Global Markets Limited	Asia

Recent Private Companies Transactions

Type	Target
No transactions available in the past 12 months	

[Request Profile Update](#)

CAMBIE GARDENS
VANCOUVER

COMING SOON

A Premier Masterplanned Community

1-3 Bedroom Homes on Vancouver's Distinguished Westside

REGISTER TODAY

S&P Global
Market Intelligence

The information and data displayed in this profile are created and managed by S&P Global Market Intelligence, a division of S&P Global. Bloomberg.com does not create or control the content. For inquiries, please contact S&P Global Market Intelligence directly by clicking [here](#).

Stock Quotes Market data is delayed at least 15 minutes

Stock, Fund, or ETF [Company Lookup](#)

Most Searched Private Companies

Company Name	Geographic Region
...	...

Ju Yuan Wang

Director, 1078453 B.C.
Ltd.

Resides in Hong Kong



Timothy Tse, In House Architect, 1078453 B.C. Ltd.

- Registered Hong Kong Architect since 1986.
- Has worked in a variety of design projects from hotels, housing projects, medical, and residential.
- Local projects include Fortis Building in collaboration with WZMH Architects, Toronto.
- The Hulbert Group, Residential buildings on Expo Site with Davidson Yuen Partners.
- In-house designer with Concord Pacific
- Currently working in the lower mainland designing luxury homes, townhouses, rezoning and subdivisions.

Timothy Tse

In-House Architect
1078453 B.C. Ltd.

Resides in Richmond,
B.C.



Barry Hong, In-House Development Manager

- President, Hong Corporation (Spectra Group) 1993-Present
- Vancouver Developer
- Highlights:
- Developed - Sheraton Suites Le Soleil Hotel. 130 Unit Luxury Boutique Hotel, 567 Hornby Street, Vancouver, BC. 1999
- Meridian Apartment Hotel @ 910 Beach Avenue, 70-unit Apartment Hotel. Vancouver, BC .1997
- Cambria Terrace, 50 unit mixed-use project, Vancouver, BC. 1993
- Connect Living, 103 unit townhouse condo project Surrey Central, Surrey, BC .2014
- Fragrant Hill Hotel, Beijing, Restoration Project, 2012

Barry Hong

In-House Development
Manager

1078453 B.C. Ltd.



TELUS 2:36 PM 15%

< Hong Corpo...kground.pdf Share ...

DEVELOPMENTS AND PROJECTS



Sheraton Suites Le Soleil Hotel

The Hong Corporation built and developed and operated The Sheraton Suites Le Soleil, a luxury Starwood boutique hotel located in the heart of downtown Vancouver's banking and shopping district. The hotel was voted by Condé Nast Traveler as one of North America's 'Top 50 Best Hotels.' Equally, the hotel was voted by Starwood Hotels & Resorts Worldwide's 'Best-in-Brand' amongst its portfolio of over 500 hotels. JD Powers & Associates also voted The Sheraton Suites Le Soleil the 'Number One Sheraton Hotel' in the world. Built on a site that is less than 10,000 square feet, the property has 128 suites, and 2 large penthouses. The hotel has been compared with world landmarks such as New York's Park Plaza, Paris's Hotel Maurice, and London's Ritz by Canada's Globe and Mail.

The interiors were designed by Louis D'Anjo with oversized brocade couches and gleaming gilded tabletops to match the style of hotels from a by-gone era.

Project: Sheraton Suites Le Soleil Hotel
 Rooms: 128 All Suites, 2 Penthouses
 Awards: Top 50 Best Hotels North America, Condé Nast Traveler Magazine "Best-in-Brand", Starwood Hotels & Resorts Worldwide "Number One Sheraton In the World" JD Powers & Associates

0 comments Activity

Leave a comment... Post



The Meridian at 910 Beach

Hong Corporation developed and operated The Meridian at 910 Beach, a contemporary apartment hotel, located on Vancouver's prestigious Beach Avenue across world famous Granville Island. The hotel was picked by Instyle Magazine as 'One of the Top 12 Places to stay in the World.' The hotel consisted of a mixture of townhomes, studio, one-bedrooms, two-bedrooms, and a large 3-bedroom Penthouse with a 1,000 sq. ft. outdoor patio. The operations were catered to long-term executives, such as airlines, corporate, and leisure travelers. Interiors were done by Vancouver's Bayer Brown and



CONNECT LIVING, Surrey Central, 103 - unit Condo and Townhouse Project. *(Completed)*

Hong Corporation is the owner's representative and project manager for the development.



Oritalia Restaurant

The Hong Corporation also developed and operated the award winning Oritalia Restaurant with restaurant designer Bob Puccini of The Puccini Group out of San Francisco. The restaurant, with 120 seats on two levels went on to be chosen as 'Best New Restaurant' by The Vancouver Sun. Oritalia was the only restaurant in Canada to make it onto Condé Nast's 2000 list of 60 Hot Tables from around the world. A place for candle-lit dinners, designed with an open kitchen p w C G

0 comments Activity

Leave a comment... Post

FRAGRANT HILLS HOTEL 香山饭店

AUGUST HOTELS / RENOVATION AND READAPTATION VISION PRESENTATION
八月酒店 / 翻新改建汇报文本 2019-04-14
14-04-2019



Cambria Terrace

Cambria Terrace was Hong Corporation's first development in the city of Vancouver. The project consisted of a 50-unit mix-use condominium and strata retail, which was built by Vancouver's largest and most reputable contractor, ITC. The low-rise building was built out of steel and concrete and was voted by The Canadian Home Builder's Association for a Silver Georgie Award for Best Low Rise Building in British Columbia.

Project: Cambria Terrace
Units: 50
Awards: Silver Georgie Award for Best Low Rise Building in British Columbia The Canadian Home Builder's Association



THANK YOU LIONS

BAY



ON TABLE

Item 11A 63

Pamela Goldsmith-Jones

Member of Parliament
West Vancouver - Sunshine Coast - Sea to Sky Country

June 6, 2018

The Honourable Carole James
Minister of Finance and Deputy Premier
Parliament Building, Room 153
Victoria, BC
V8V 1X4

Dear Minister James,

Lions Bay is a municipality in my riding which seeks clarification from you regarding the speculation tax. I support their point of view entirely, and look forward to your reply.

Many thanks,

A handwritten signature in cursive script that reads "P. Goldsmith-Jones".

Pamela Goldsmith-Jones, MP
West Vancouver-Sunshine Coast-Sea to Sky Country

cc: Jordan Sturdy, MLA
Mayor Karl Buhr, Village of Lions Bay

Attachment: Letter to Minister James from Mayor Buhr

Confederation Building, Room 583 | 6367 Bruce Street
Ottawa, ON K1A 0A6 | West Vancouver, BC V7W 2G5
Tel: 613 947 4617 Fax: 613 947 4620 | Tel: 604 913 2660 Fax: 604 913 2664

pam.goldsmith-jones@parl.gc.ca
www.pgoldsmithjones.ca



The Village of
Lions Bay

By mail

30 May 2018

The Hon. Carole James
Minister of Finance & Deputy Premier
Room 153
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister:

New taxes in our community

I write per Council resolution, on behalf of the Village of Lions Bay.

1. We are still not certain whether Lions Bay as a member of MVRD is subject to the **speculation tax**¹: we have received verbal indication both ways. But we are already certain that in Lions Bay this tax would not achieve any increase in long-term rental stock. Our absentee owners who want to rent their properties out are already doing so; those who don't will either pay the tax, or sell. One wonders whether any tax is going to change such a fundamental driver. More importantly municipally, this tax conflicts with *our* plans for rental housing, for volunteer firefighters, newcomers, young families, and valued pioneers. Our new Zoning Bylaw, carefully honed to local conditions, restricts use of housing stock for short term rentals, formalizes secondary suites, provides for subdivision below minimum lot size, and allows carriage houses on qualifying lots. This tax interferes with our community's approach, encouraging people to participate rather than penalising them if they don't.

Lions Bay's average 2018 residential assessment is \$1,718,463. If Lions Bay is indeed subject to the speculation tax, such an average property owned by a typical US summer resident would pay the province \$8,592 for this tax in 2018 and \$34,369 in 2019. It can be argued that a tax is a fee for value received. A fee to change behaviour is a fine. This one is ludicrous, and makes Lions Bay (and all affected communities) undesirable to a wide range of bona fide buyers, who certainly hope for gain on their investment, but who are not pejorative speculators. In Lions Bay this tax may collapse the local market, and will have no effect on rental housing. More broadly, this tax may calm speculation briefly, but it will not reduce the money laundering that is presumably its driver (since

¹ Whereby vacant residential properties in select areas that are not rented out in increments of at least 30 days for at least 3 months (2019, 6 months), require payment of 0.5% on the property value, with a \$2,000 credit for BC residents (2019, 2% for foreign investors and satellite families, 1% for Canadian citizens and permanent residents not in BC, and the 0.5% for those in BC).

those buyers are not sensitive to a few more cents on the dollar). If the tax prevails in Lions Bay, we respectfully request that it be transferred to us to run our municipality, for example to fund the staff housing we need.

2. The **surtax**² on properties over \$3 mil., which is not in fact a school tax, would impact 39 of our 572 taxable residential parcels in 2018, raising a further \$119,884 or 8.3 percent on Lions Bay's current total 2018 municipal property tax. Put another way, municipal property tax on the parcels in question is \$234,434, and the reason we're not arbitrarily squeezing another \$119,884 from them – even if we had the legislative power -- is because it would be patently unfair. You doubtless have heard from far and wide of house-rich but cash-poor homeowners, but it's worse than that. It's disingenuous to tell people they have the option to defer taxation to their estate. Whether the cash is paid now or later is irrelevant—this is an asset tax. It is capricious, divisive, inequitable and unprincipled. If government constitutionally believes that taxpayers should pay it regardless, we request that be transferred to us to run our own municipality, starting with a well-scoped \$30 mil. shortfall in past infrastructure investment.

On this topic, can we now be allowed to **indicate on future municipal tax bills** that the “school tax” line items no longer bears any relationship to school funding? Can we in fact label it what it is, a “Provincial Property Tax?”

3. I'll add our voice to the long-term widespread dislike of the **property transfer tax**, even before the latest increases³. This recurring cash grab is simply not worthy of a province that prides itself on equity and progressive thinking.
4. Finally, the **Employer Health Tax** will cost Lions Bay municipality an extra estimated \$10,264 in 2019, according to our understanding of the rules so far. I note the proposed double-dip for a few years, and also that since we already have little in the way of services to cut, we would fund it with a 0.7 percent tax increase, a textbook download. We respectfully request that municipalities be exempt.

CONCLUSION & ASKS

As measures to cool the housing market, the proposed fees seem to already be working at the high end of the market, perhaps all too well. As to polls showing “widespread support” to “improve housing affordability,” I contend that respondents simply haven't understood that these are only asset taxes, and that while they will certainly raise revenue from the asset rich, they will have little impact on the affordable housing market. Making that impact is the job of local governments that understand their communities. Taking this money out of the community is not helping us do that.

We respectfully request that you review these changes for arbitrariness and unintended consequences, and if they stand, to pay monies raised to the municipalities producing them.

² 0.2% of assessed value on residential properties assessed over \$3 mil. plus 0.4% of the portion over \$4-mil.

³ Over and above the now 20% foreign buyer tax, a further tax of 5% of the transaction over \$3 mil., on top of the existing 3% from \$2 mil. to 3 mil., 2% between \$200,000 and \$2 mil, and 1% of the price under \$200,000.

Further, may we suggest that a more effective approach to raising the revenue and having the desired long-term effect on housing in BC, is to fix the money laundering, untaxed foreign capital, and local securities fraud, that underlies it all?

PREVIOUS REQUESTS

To consolidate here Lions Bay's other recent representations to your Ministry, you may recall the deputation at the last UBCM from Metro's small underfunded municipalities, Lions Bay, Anmore, Belcarra and Bowen Island. You may also recall my view then of Lions Bay's fiscal reality as a slow death spiral. To slow the spiral, we ask for your help on some of the points we raised then:

- We asked that our taxpayers participate in the Rural & Northern Benefit, on the same grounds as current participants. If the rumour that has this programme ending is correct, our request is of course moot.
- We asked for an uplift to the Small Communities Grant to compensate for the added fiscal challenge we face simply by being located in the MVRD:
 - Inflated bids for too-small projects.
 - The need to pay metropolitan rates and allowances for staff, and more usually consultants, to secure the expertise that all municipalities need, independent of their size: purchasing, engineering, finance, HR, bylaw enforcement, public safety, planning, building inspection, legal and more.
- Ceding of a modicum of inbounds provincial land to provide a land bank patrimony, same as older municipalities received when *they* incorporated.

Sincerely,
THE VILLAGE OF LIONS BAY



Karl Buhr, Mayor

Copies by email to Lions Bay's MLA and MP, and to Councils of all MVRD, FVRD, CRD and NRD municipalities, and Kelowna and West Kelowna.