

Village of Lions Bay - Oct. 7 LUMP Council Meeting - SPEAKING NOTES

Main Discussion Points:

- the Land Use Master Planning Process.
- community and stakeholder engagement that has occurred throughout.
- intended purpose and use of the plan document itself.
- Reflections and next steps.

Background and Purpose

Like many municipalities in Metro Vancouver and beyond, The Village of Lions Bay is facing some significant challenges. these include:

- changing demographics with accompanying declining school enrolment;
- housing choice, affordability and accessibility including issues around aging in place;
- aging infrastructure and increasing operating costs;
- along with issues related to climate change and sustainability

Indeed, many Village residents who have participated in this process have confirmed these challenges and emphasised a desire to begin addressing them.

And like Lions Bay, forward thinking communities are discussing these challenges and identifying progressive and innovative ways to address them in the context of the long term vision for their community.

The Village's Official Community Plan, adopted in 2009, recognized these challenges and supported seeking solutions.

As a result the OCP provides direction for exploring new housing types and sensitive redevelopment opportunities appropriate to the Village, acknowledging that these are important leverage points for addressing key identified challenges.

To address these challenges, and to act on the sustainability and livability goals established in the 2009 OCP, the Village initiated a community-based planning process at the beginning of this year focused on land use and housing.

The broad purpose of this process and the resulting Land Use Master Plan is to explore issues and opportunities facing Lions Bay, and to identify potential land use changes and new housing opportunities appropriate to the Village - that is, in a manner that enhances the character, identity, lifestyle and sustainability of the community.

The opportunities identified are premised on supporting greater housing choice, encouraging walking and transit use, enhancing community amenities, supporting efficient and sustainable provision of infrastructure, and preserving valued natural open spaces - all key goals from the 2009 Official Community Plan. Once identified, these opportunities will naturally require further, more detailed technical study including related to geo-technical considerations, economic feasibility, infrastructure and servicing.

A Community Based Process

Community and stakeholder engagement occurred at key stages and formed the backbone of this process. This has included:

- **an initial public workshop held on February 6, 2014 and attended by over 90 participants.** This included presentation of the purpose and opportunities for public and stakeholder engagement. This community workshop resulted in the identification of issues, opportunities and big ideas with a focus on land use and housing;
- **A second focus group workshop attended by 25 members of the community was held on February 20** to identify a range of suitable housing types, locations and approaches based on the broad directions established in the first public workshop
- Together, these two workshops led to the development of a Draft Land Use Master Plan.
- **The third community event - a public open house held September 8 and attended by over 150 residents** - was held to present the draft plan discuss and provide feedback on the draft Land Use Master Plan with Council, Staff, consultants and other members of the community;
The process has also included Council and staff workshops at key stages to provide input, feedback and direction on strategies and options as they were developed.
- Further, all documents and materials resulting from this process, including community feedback and input, were posted on the Village website for public review and comment.

What the Plan Is

- The result is a community-based plan that includes a range of housing strategies and options developed by the community to help guide future discussions and decisions about sensitive growth and change in the Village.
- As such, the Land Use Master Plan is a strategic document intended to guide consideration of future updates to the OCP.
- in support of this, the Land Use Master Plan includes recommendations for community and stakeholder engagement that should occur prior to adoption of polices and by-laws that implement opportunities and options identified in this plan.
- It is important to note that prior to any re-zoning and the associated public hearing process that is required, the OCP would need to be updated to reflect any desired change in zoning, either to public or private property.
- And, prior to any amendments or updates to the OCP, community consultation including a public hearing process would be required.
- The intent and purpose of the Land Use Master Plan is to inform these processes, not replace them.

In this way, the Land Use Master Plan represents an early step in a longer, more involved process involving further community engagement and technical studies that would be required prior to implementation of the opportunities and options identified in this plan.

(An OCP amendment and associated community consultation and public hearing process would be required prior to any changes to the Zoning By-Law that implement opportunities and options identified in this plan.)

In contrast:

- It is important to note that the LUMP is not being considered for adoption as a by-law and the strategies within it are not policies.
- The LUMP does not replace or update the OCP.
- Further, the Land Use Master Plan does not alter the Village's Zoning By-Law. As such, the Land Use Master Plan does not in any way commit or legally bind Council and Staff to the strategies and options that are within it. nor does it authorize specific development to occur on public or private property.
- It is important to note that the Land Use Master Plan does not re-zone any property.

Rather, the Land Use Master Plan is a strategic document intended to guide future discussions and decisions about sensitive growth and change in the Village in consideration of future updates to the OCP.

Reflections

Community discussions about growth and change are by their nature challenging. They require thoughtful consideration of and response to the diverse range of viewpoints generated by such discussions.

This community has engaged in this process with a great deal of passion expressing strong and diverse viewpoints about future growth and change in the Village.

The passion and the level of engagement with which the community has participated in this process has clearly shown that the implications for housing, infrastructure, amenities and Village character and lifestyle are important topics for the community to continue to discuss and begin resolving at this time.

As such, Village residents and Council should be applauded for undertaking this important, although challenging discussion and process, at this time.

The Land Use Master Planning process resulted in the identification of key issues facing the community along with opportunities and strategies for addressing them.

This process represents an important early step in what will hopefully be an ongoing and respectful community dialogue about managing growth and change in the community in a way that ensures the sustainability, resilience and liveability of the Village into the future.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

LAND USE MASTER PLAN BRIEF

Background and Purpose

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

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

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

A Community Based Process

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

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

This included:

- A public workshop held on February 6, 2014 and attended by over 90 participants to identify issues, opportunities and big ideas; All comments were recorded and posted on the Village website: <http://www.lionsbay.ca/lmp.html>
- A focus group workshop with 25 community members (who were chosen to represent various community organizations, age groups, including parents of children of varying ages, as well as who were long term residents) was held on February 26, 2014 to identify a range of suitable housing

types, locations and approaches based on the broad directions established in the first public workshop

- A Public Open House held September 8, 2014 and attended by over 170 residents to discuss and provide feedback on the draft strategies with Council, Staff, consultants and other members of the community
- Council and staff workshops at key stages to provide input, feedback and direction
- Posting of all documents and materials resulting from this process, including input and feedback generated from each event, for public review and comment

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

What the Plan Is

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

What the Plan Is Not

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

Next Steps

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

1. **Adopting the LUMP through Council Resolution:**
Adoption through Council Resolution means that Council endorses the plan as a strategic document to guide future conversations and decisions about OCP updates. If adopted through Council Resolution, the LUMP will not have the status of a bylaw or a policy, and will not in any way replace or update the OCP, nor represent any change whatsoever to the Village's Zoning Bylaw.
2. **Providing Further Council Direction to Staff for Plan Revisions:**
Council can direct Staff to revise the LUMP Document and present it for Council Consideration at a future Council Meeting. For example, given the purpose and use of this plan as a strategic document, and the confusion that the current title may cause (Land

Use Master Plan), it is worth considering renaming the plan document: Village of Lions Bay Land Use Strategy and Concept Options.

3. Rejection of the LUMP document by Council.
4. Receive the LUMP for information and future consideration by Council.
5. Defer any decisions to the next Council. This can include recommendations and considerations for the next Council.

Reflections

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

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

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

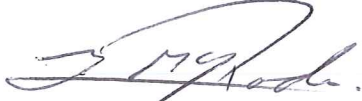
Almost every municipality is at various points in the spectrum in this discussion. The ones whom are successful will build strong and economically viable communities that are welcoming to both young families along with aging residents choosing to downsize and people simply choosing this as a housing and lifestyle option. Throughout this process, we have heard we need more young families as well as needing to support long term residents who are having difficulty looking after their homes but don't want to leave our community. Our challenge is to listen to everyone and try and come up with strategies to keep our community a viable and safe Village. There have been statements that Lions Bay does not have sufficient potable water and that all discussions on land use must stop until a master plan on water is undertaken. Others say all discussions should be shelved until a whole new review of the official community plan is undertaken. The OCP will need to be reviewed sometime in the incoming Council's 4 year mandate, but it is only prudent to complete what the 2009 OCP currently directs.

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

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

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I will make this recommendation at the October 7, 2014 Council meeting, as there has been much discussion and many questions that need to be addressed. In my opinion, it would not be responsible nor respectful to the process nor to those who have participated to set aside the document and comments. The issues within the OCP that brought this study forward are serious matters and will not go away. They need to be addressed in one form or another, including review and continued community discussion.



Grant McRadu
Interim CAO



Lions Bay Land Use Master Plan BACKGROUND REPORT

February 24, 2014

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1. BACKGROUND, PURPOSE, OVERVIEW

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

So how can a community with only 1300 residents, 520 homes, little commercial, stagnant population growth, an aging population, aging infrastructure, declining volunteerism and little room to add new houses address these two challenges? The Village of Lions Bay is at a tipping point and strategies need to be developed collaboratively and implemented sensitively to ensure the Village continues to be the treasure it is today.

Building on the 2009 Official Community Plan (OCP), the Land Use Master Planning (LUMP) process is being undertaken to develop strategies, policies and actions that embrace the Village's extraordinary assets and opportunities. It will also address the Village's unique issues and challenges to ensure a sustainable, inclusive and resilient community into the future. As part of implementation of the OCP, this process will undertake a review of Village land uses with a focus on the exploration of new housing types and suitable locations along with strategies to support their uptake.

This Phase 1 Background Report provides an overview of the planning process including key dates, deliverables and opportunities for community and stakeholder engagement. It also describes the physical, economic, technical and policy contexts for the plan including key issues, opportunities and constraints. Further, this report contains a detailed summary of input and feedback collected at Community Open House # 1 that was attended by over 90 residents. Together, this information forms the foundation for the co-creation of the Village of Lions Bay Land Use Master Plan.

2. PROCESS

The Lions Bay LUMP process is organized into 3 phases. Phase 1 includes review and assessment of key background and technical information along with identification of preliminary issues, opportunities, goals and big ideas. Phase 2 involves the co-creation of land use and development options based on the results of Phase 1. The options and recommendations for a preferred option will be presented in a summary memo that will form the basis for development of a detailed Land Use Master Plan in phase 3. A flow chart of the process can be found in Figure 1 below.

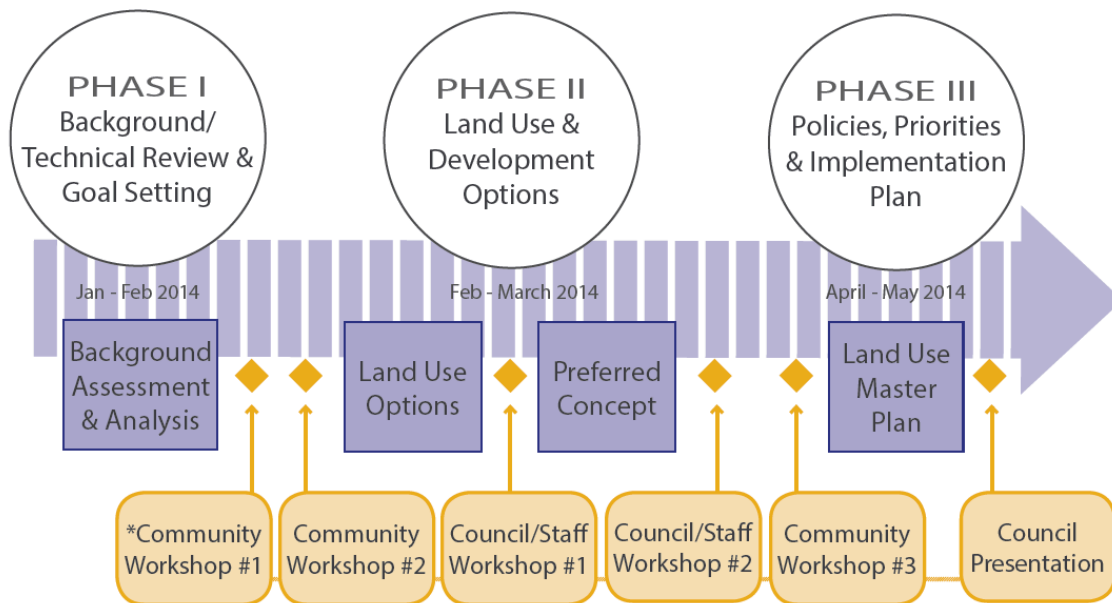


Figure 1. Land Use Master Planning Process Diagram

3. POLICY FRAMEWORK

The following is an overview of regional and local policies and initiatives framing the Lions Bay Land Use Master Plan study.

3.1 METRO VANCOUVER

Lions Bay is a member municipality of the Greater Vancouver Regional District (Metro Vancouver). The Metro Vancouver Regional Growth Strategy is premised on regional sustainability and livability. This includes reducing dependence on cars by supporting transit, walking and cycling, preserving valued green and natural areas, and providing housing for a range of income levels, lifestyles and abilities. Metro Vancouver projects that Lions Bay will grow to a population of roughly 2,000 residents in 2041, from a current population of 1,315. This growth will need to be carefully managed to maintain the unique character of the community and ensure that the municipality is able to provide and maintain appropriate infrastructure, amenities and services for its residents.

3.2 OCP (2009)

Summary of Relevant Policies & Actions for Managing Development:

- **Secondary Suites:** Provide for secondary suites within single-family dwellings through changes to the Zoning Bylaw. Suites should be regulated to meet requirements for health, safety, on-site parking and adequate septic services and to ensure owners make a fair contribution to the cost of services through municipal taxes.
- **New Housing Opportunities:** Explore options to provide alternative housing for a broader array of the community's existing and future demographic and socio-economic composition. Options could include:
 - Converting single family dwellings into duplexes on a case by case basis; and
 - Accommodating housing within areas designated Potential New Development (Works Yard and 2 lots at the south end of Kelvin Grove) and Gravel Extraction on the Land Use Map.
- For any land currently zoned for single-family residential use, **potential multiple family housing development** should be limited to secondary suites and duplexes in keeping with the character of the Village.
- **Sensitive Redevelopment:** Consider making revisions to the regulations within the zoning Bylaw pertaining to the construction of new single family homes to ensure that the redevelopment of properties is undertaken in a manner that respects the character of the existing housing within the neighbourhoods and the natural landscape. Specific attention will be paid to view protection, front yard averaging, and limitation on engineered retaining walls.

Summary of Relevant OCP Policies & Actions for Strengthening the Community:

- Community Centre: consider opportunities for expanded or new community centre (possible locations: existing Municipal Centre precinct, the works yard, the gravel pit area, areas designated for Recreation and Community Use)
- Community Activities: build a complete community that supports and provides indoor and outdoor activities for all age and income groups
- Technology: communication technologies to support the creation of alternative employment opportunities
- School Viability: Support the status of the school as a community school through social and financial means, and ensure that the school remains an important community component

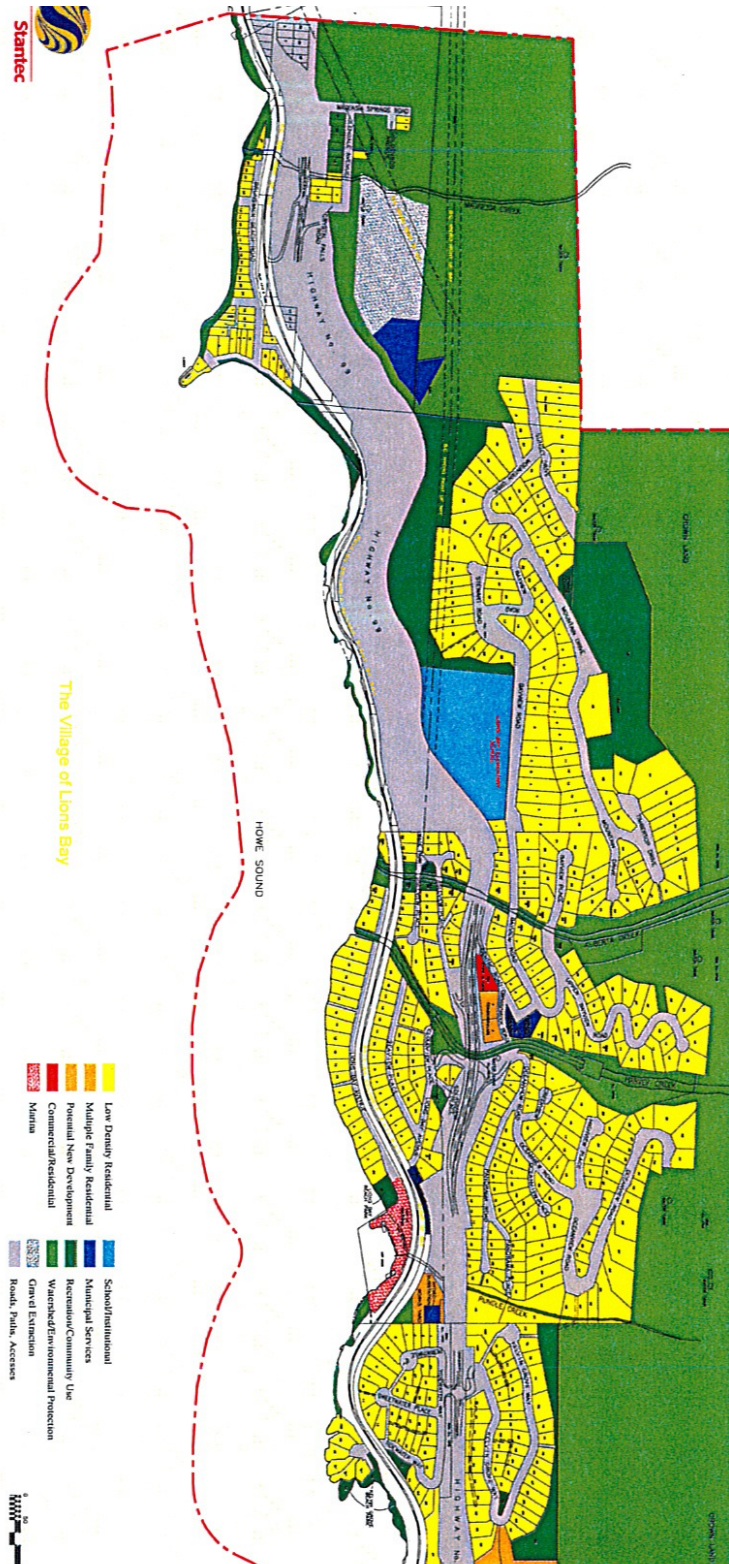


Figure 2: 2009 Official Community Plan - Land Use

3.3 ZONING BYLAW

The Zoning Bylaw establishes regulations for use of land, building setbacks, heights and density.

RS-1 Zone (Single Family Residential – Large)

- Permitted uses include not one more than one single-family dwelling and an accessory building or structure.
- Parcel coverage shall not exceed 30 percent, gross floor area ratio shall not exceed 0.35 (35% of gross lot area), and setbacks of 7.6m, 2.4m and 7.6m are to be maintained for the front, side and rear parcel lines respectively.

RS-1 Zone (Brunswick Beach Residential Zone)

- Permitted uses include accessory storage and garage; boarding; home occupation; and one family residential
- Minimum lot size: 0.4 hectares
- Dwelling units shall have a residential floor area of not less than 75 square meters
- Setback of 4.5m from the front lot line; 7.5m from the rear lot line; 3.0m from an exterior side lot line; and 1.5 m from an interior side lot line.

RM-1 Zone (Multiple Residential – High Density)

- Permitted uses include townhouse and an accessory building or structure.
- Parcel coverage shall not exceed 30 percent, gross floor area ratio shall not exceed 0.65 (65% of gross lot area), and setbacks of 7.6m, 3.0m, and 7.6m are set for the front, side and rear parcel lines respectively.

C-1 Zone (Neighbourhood Commercial)

- Permitted uses include a convenience store, shopping centre, office, bank, hair styling, drug store, drycleaning, florist, tailoring, dressmaking, shoe repair, restaurant (excluding drive-in restaurant) and an apartment building.
- Parcel coverage should not exceed 60 percent and setbacks of 7.6m, 3.0m and 7.6m are set for the front, side and rear parcel lines respectively.

Zoning Bylaw Amendment: Secondary Suites

Zoning Bylaw Amendment Bylaw #423 came into effect Sept 7, 2010. It provides for the addition of Secondary Suites to single-family houses as follows:

- A secondary suite is deemed to be part of the principal building. Two parking spaces are required for each single-family house without a secondary suite, and three parking spaces are required for single-family houses with a secondary suite.
- One secondary suite is permitted within the RS-1 zone
- Secondary Suites must meet the following requirements:
 - A maximum of one such use is permitted per parcel;
 - A Secondary Suite must not be detached from the principal building;

- The Secondary Suite must not occupy a maximum floor area of more than either 90 square meters (968 square feet) or 40% of the total floor area of the building, excluding garage space, whichever is less;
- A registered owner of the parcel must occupy, as their principal place of residence, either the Principal Dwelling Unit or the Secondary Suite;
- The Secondary Suite must comply fully with the requirements of the BC Building Code;
- The Secondary Suite must be inspected and approved for compliance with all requirements by way of a building permit application, and recorded in a Secondary Suites registry maintained by the municipality;
- Where a Dwelling has a septic system or field, extra demand on that system or field from Secondary Suite must not cause its capacity to be exceeded;
- The principal entrance to a Secondary Suite must be a separate exterior entrance from that of the Principal Dwelling Unit;
- The Secondary Suite must not be subdivided from the Principal Dwelling Unit under the Land Title Act or the Strata Property Act;
- The Secondary Suite and the Principal Dwelling Unit shall not be served by separate water service lines, or separate electrical meters; and
- The additional parking space for the Secondary Suite must be located so that any vehicle parked there may exit the parcel without the need to maneuver other vehicles.

3.4 AGE-FRIENDLY HOUSING SURVEY

In 2010 the Village undertook an *Age-Friendly Housing Survey* to assess current gaps and future housing needs of its more senior citizens. The survey was premised on finding ways to provide some flexibility for seniors and attract young families in the context of a long-term perspective on property tax implications. It was further premised on research "that the World Health Organization had been amassing from many sources that showed positive social and health benefits when older citizens in a community are able to address their changing housing needs by remaining in the community in which they have resided" (*Age-Friendly Housing Survey, June 2010- The Strategic Action Group*).

In reviewing the results of the survey, it is important to note that the study authors identified the following issues that should be taken into consideration in viewing the survey results:

- The concept of "age-friendly" was vague for some respondents.
- Previous community experience around this issue (in particular the previous application to Council for a multi-unit development) gave rise to suspicions that the survey/study was a backdoor attempt to actually undertake a multi-unit development as seen in a number of comments on the survey forms.
- There was an "alternate" information campaign by some residents that helped link completing the survey to an "anti-condo" message – this may have had an impact on the "age-friendly" elements of the survey.

Following are highlights of key findings relevant to the LUMP process:

- In response to the statement: "***desire to stay in current home in senior years***" 88% of respondents strongly agreed;
- In response to the statement: "***Lions Bay should remain as it is, age-friendly transitional housing should not take the form of a multi-unit building***" 55% of respondents either agreed or strongly agreed;
- In response to the statement: "***If there were age-friendly housing options in Lions Bay, I would prefer them to my current living arrangements in my senior years***", 66% of respondents strongly disagreed;
- In response to the statement: "***Single family residences should be allowed to construct or convert a separate secondary structure (i.e. not connected to the main structure) to provide an age-friendly housing option***", 48% of respondents disagreed while 52% of respondents either agreed or strongly agreed;
- In response to the statement: "***Increased density zoning to support multi-unit developments for age friendly housing options***", 43% of respondents were supportive of this statement, while 57% of respondents did not support this statement;

The report of survey results included the following set of recommendations presented for consideration by Council:

- More specific discussion should take place to find out if there are acceptable options for having secondary, detached living quarters on a single family lot (e.g. perhaps based on current buildable floor space compared to actual size of principal structure); this could include consideration of other impacts as well (e.g. proximity to neighbouring properties, viewscales, areas where this might be permitted, etc.).
- Similar discussions could take place examining potential areas for multiple smaller units on a single family zoned property – there is some support for this as well as considerable opposition so the location and specific design elements would be crucial to even investigating whether this could be made acceptable in any part of Lions Bay.
- Allowing modifications to homes to support age related needs is worth exploring, including secondary suites with age-friendly design features.
- Of any of the possible multi-unit type of developments that might be investigated are a cottage style either totally independent or possibly with some central facilities (even though there is still a strong split pro and con) – it is clear that to have a meaningful discussion:
 - the location where such a development might be considered would need to be identified (strongest support for a new, peripheral area); and
 - access to transportation would need to be addressed.
- Discussions on any possible development of central Lions Bay for a seniors' housing facility would have to address two fundamental problems:

- this would require significant density at the core of Lions Bay VS the very strong desire to retain a certain Lions Bay character without such density; and
 - there is a need for any such development to be near to a space for recreation and social gathering VS insufficient space for both such a development and the community centre in central Lions Bay.
- It may be beneficial to expand the focus of the housing discussion to a larger one of housing mix that is desired in Lions Bay and the principles that this should be based on (e.g. providing some flexibility for seniors, attracting young families, having a long-term perspective on property tax implications, etc.).
- Based on the results of the survey, Council should determine a list of priorities based on need, opportunity and feasibility to develop a schedule ongoing, managed discussion of the options that may be suitable for any change to housing in Lions Bay.

In combination, the Regional Growth Strategy, OCP and Age-Friendly Housing Study suggest that there is a desire to examine new housing types and related opportunities in Lions Bay but this must be done with caution and regard to the existing character and qualities of Lions Bay that are highly valued by existing residents.

4. VILLAGE CHARACTERISTICS

Figure 3 on the following page contains an overview of key Village characteristics.

Figure 3: Village Characteristics Overview



Custom homes situated sensitively within the mature rain forest



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



Many homes situated on steep slopes require extensive retaining systems



Situated between steep slopes of North Shore Mountains and Howe Sound



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

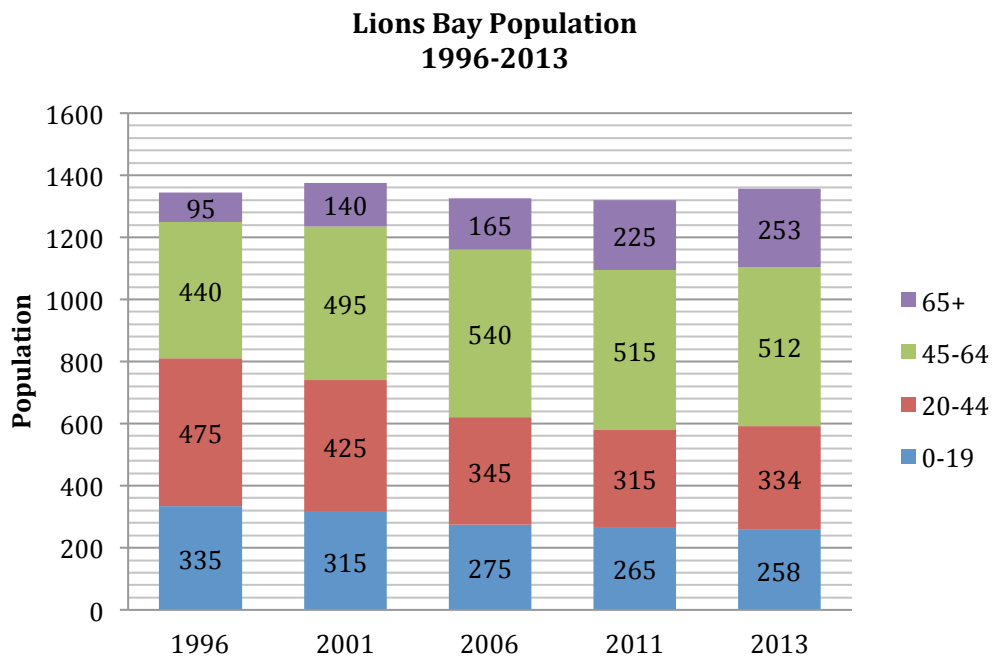


The corner store and bakery and other businesses together with the Village office and community centre provide a community focal point and gathering place in the Village Core.

5. KEY VILLAGE STATISTICS & TRENDS

5.1 POPULATION TRENDS

The population of Lions Bay fell slightly from 2001 to 2011. During that decade, the biggest decline occurred in the 5-year period from 2001 to 2006, when the community shed 52 residents for a 3.7% decline in population. This effectively cancelled out the growth that had occurred over the decade from 1991 to 2001, when the community grew by 52 residents.



Sources: Statistics Canada national census 1996, 2001, 2006, 2011. Environics Analytics Estimates & Projections, 2013

Population decline over the decade was biggest in the younger age groups. Between 1996 and 2001, the number of Village residents between ages 20 and 44 shrunk by 34%. As this age group represents the prime family rearing years, it is not surprising that this loss was paired with a 21% drop in the number of residents aged 0 to 19. Meanwhile, the population aged 45 to 64 grew by 17% over the same period, while the population 65+ population more than doubled.

Estimates of 2013 Village population (Environics, 2013) indicate a slight year-over-year population growth, with mid-year 2013 population pegged at 1,357. This projected growth of 44 residents is comprised mostly of additions in the 20 to 44 and 65+ age groups.

The following table shows each age cohort's proportion of total Village population in the last four census years.

Age cohort population as proportion of total, Lions Bay				
Year	0 to 19	20 to 44	45 to 64	65+
1996	25%	35%	33%	7%
2001	23%	31%	36%	10%
2006	21%	26%	41%	12%
2011	20%	24%	39%	17%

5.2 HOUSEHOLD COMPOSITION, EDUCATION, LABOUR FORCE

In 2011, Lions Bay was characterized by families with a relatively small household size and a high proportion of married couples. The number of households has shrunk since 2006.

Household Composition			
	2001	2006	2011
Total Households	520	515	430
Avg. Household Size	2.7	2.6	2.6
Family Households			
Avg. Persons per Family	2.8	2.8	2.8
Avg. Children per Family	0.9	0.8	0.8
Marital Status			
Single	25%	25%	26%
Married	63%	62%	62%
Widowed	3%	4%	3%
Divorced	8%	8%	7%
Separated	2%	2%	2%

The table below illustrates the educational attainment statistics for Lions Bay. Compared to BC as a whole, Lions Bay has nearly double the number of residents with a university degree.

Educational Attainment				
	2001	2006	2008	2013
No degree/diploma	6%	8%	7%	6%
High School	6%	19%	18%	18%
Trades certificate/diploma	11%	14%	13%	12%
College/non university certificate	16%	19%	18%	17%
University certificate/diploma	20%	7%	8%	7%
Bachelor's degree or higher	41%	33%	36%	40%

Note: 2001 & 2006 from national census; 2008 & 2013 from Environics Estimates & Projections

Lions Bay has a high percentage of its labour force working in business, finance or management. Compared to province-wide figures, Lions Bay has a lower proportion of residents working in trades, primary industry, sales/service and health occupations.

Labour Force, Occupations		
	2008	2013
In labour force (# residents)	828	845
Participation Rate	71%	73%
Business, Finance & Management	33.8%	33.8%
Natural & applied sciences, health, education, gov't, culture, religion	35.0%	35.0%
Sales & service	20.5%	20.7%
Primary industry and trades	10.5%	10.4%

Source: Environics Analytics Estimates & Projections, 2013

5.3 INCOME CHARACTERISTICS

Household incomes in Lions Bay over the past decade have consistently been between 60 and 63% above the provincial average. In 2008, the estimated average household income (constant

year 2005 dollars) was \$120,874. While this has dropped marginally by 2013 to about \$116,700, average incomes are projected to reach \$125,000 by 2016 and \$128,000 by 2018.¹

2013 Estimates and Projections Income Trends (Constant Yr 2005 \$)	Lions Bay (VL), BC	British Columbia
Average household income (Constant Yr 2005 \$)		
2008 estimated	\$120,874	\$74,367
2013 estimated	\$116,658	\$72,778
2016 projected	\$125,187	\$78,074
2018 projected	\$128,218	\$79,855

¹Environics estimates & projections, 2013

6. KEY ISSUES & CHALLENGES

The following set of preliminary key issues and challenges, many of which are not unique to Lions Bay, were identified as a starting point for this process.

1. **Declining population:** between 2001 and 2011 the Village population fell slightly from 1,379 to 1,315. A stable and even growing population is often necessary to support local businesses and services, to maintain the Lions Bay Elementary School, and to provide a sufficient tax base to maintain and enhance community infrastructure, amenities and services.
2. **An aging population:** like many communities in the Lower Mainland, the population of Lions Bay is aging. Accessibility and the provision of age-friendly housing are key issues the Village will need to address to support a population with a significant proportion of seniors.
3. **Housing choice and diversity:** is important to support young families, singles and seniors in the community. Currently, the overwhelming majority of homes which are often not suitable or desirable for seniors and often too expensive for young families.
4. **Development constraints:** Most of the Village's developable areas have been built out and much of the remaining undeveloped land is severely constrained by steep topography and/or lack of stability.
5. **Aging housing stock:** a significant proportion of the Village's housing stock is older and will require upgrades and potentially redevelopment as it continues to age.
6. **Aging community amenities, buildings and infrastructure:** some of the Village's community buildings and amenities, such as the Village Office and the community Centre, are aging and in need of significant renovations or replacement. Much of the Village does not have community sanitary sewer services, and the remaining aging infrastructure will likely need to be replaced or upgraded over the next 10 years.
7. **Municipal finances:** As a small community, Lions Bay has a small tax base that is primarily residential. This presents a challenge to the Village in the context of maintaining and expanding municipal infrastructure and services.
8. **A tipping point?** A declining population, aging infrastructure, a lack of affordable housing for young families and nowhere for empty-nesters to downsize has led many in the Village to suggest that the community is potentially at a tipping point. Bringing new housing forms into the community will be an important consideration in ensuring the community's long-term sustainability.

6.1 OPPORTUNITIES & CONSTRAINTS MAP

Figure 4 on the following page summarizes some of the key challenges and opportunities facing the Village.

Opportunities & Constraints



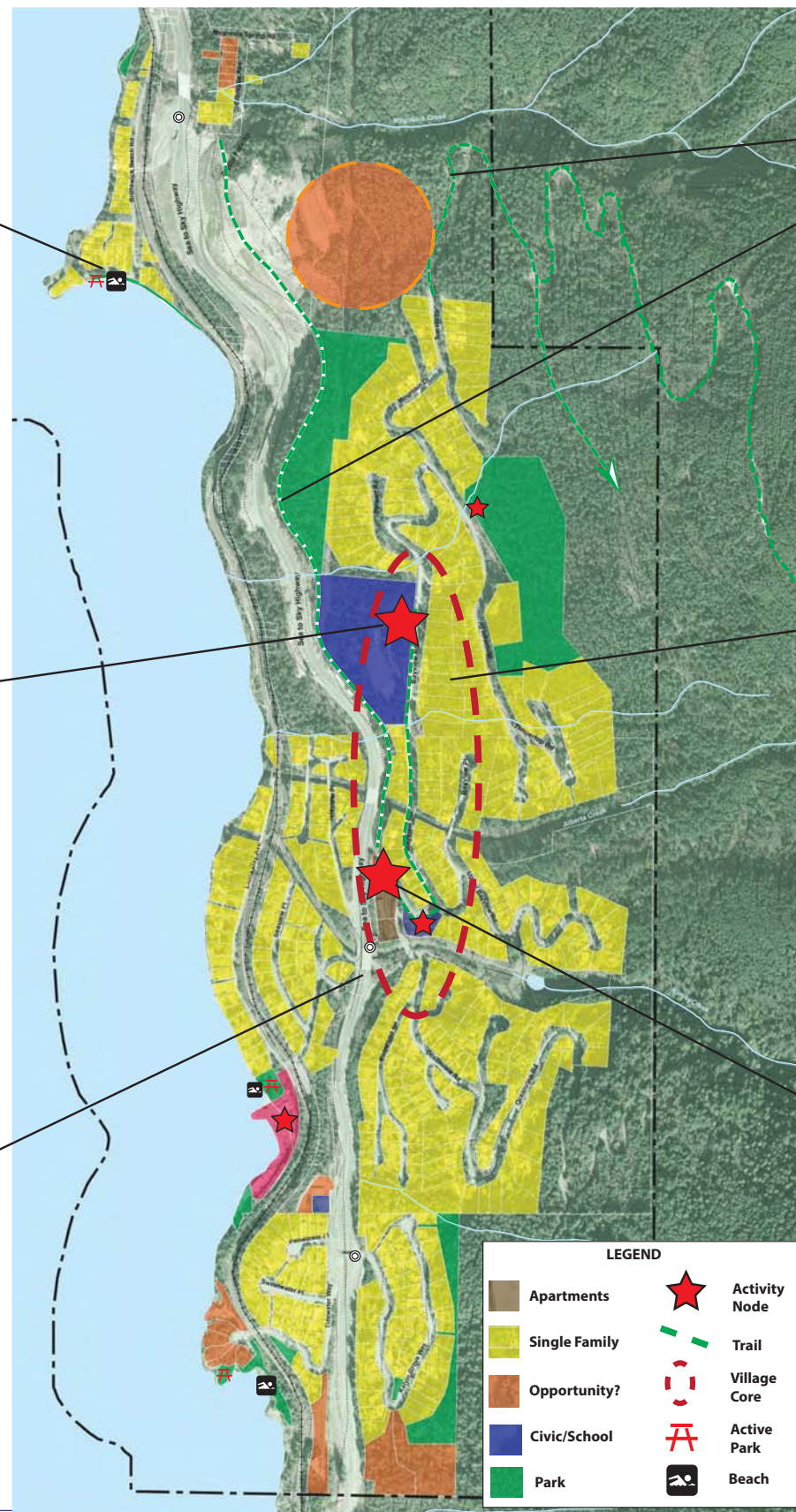
Ocean front parks with beautiful beaches are key part of the Village's identity



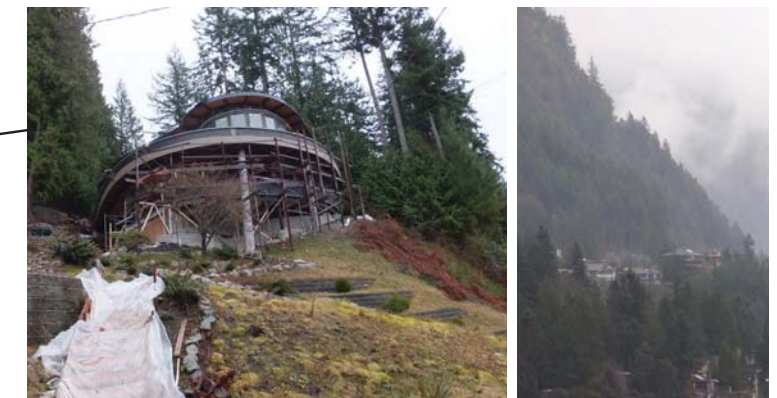
The Community School is among the best in B.C. but has declining enrolment



A highway runs through it - Hwy 99 creates a physical barrier in the Village



On and off-street walking trails in the Village connect to hiking trails beyond



Build out of existing single family areas and steep slopes makes the provision of additional housing challenging



The bakery, store and cluster of apartments create a community focal point



7. DEVELOPMENT TRENDS & OPPORTUNITIES

As an important input into the LUMP process, Rollo Associates Land Economists prepared an overview and summary of key regional and local development trends and opportunities.

7.1 LIONS BAY HOUSING MARKET: 2000 TO 2013

Housing Stock

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

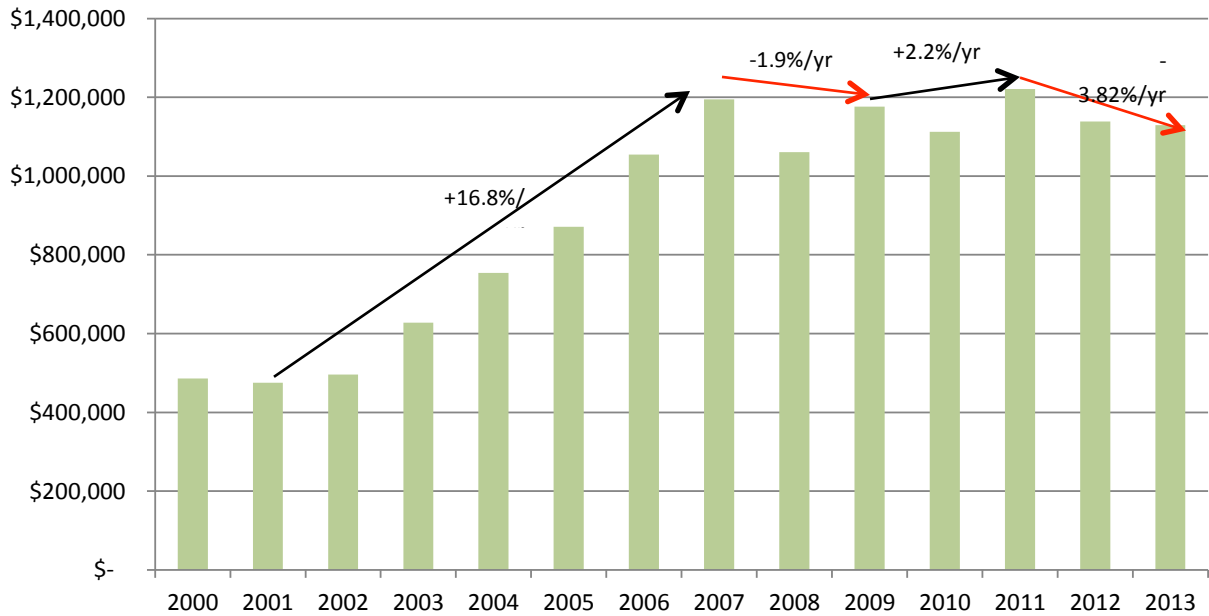
Occupied Private Dwellings by Structure Type			
	2011	2006	2001
Single Detached	450	460	500
Apartment 5+ storeys	0	0	0
Semi Detached	0	0	0
Row	20	20	20
Duplex	20	35	0
Apartment < 5 storeys	15	5	5
Other single attached	5	0	0

Sales & Price Trends

From 2000 to 2013 Lions Bay saw 322 single family home transactions, an average of 23 sales per year. From 2000 to 2007 the average was over 27; since 2007, the annual average has been 17 with a low of 8 in 2008.

There was a quick run up in single family home prices in Lions Bay (along with the rest of the Metro Vancouver region) between 2001 and 2007; over that 6 year period, prices rose 122% from an average of \$475,000 to \$1.19 million. In the following 6-year period, from 2007 to 2013, prices fell by 5.4%.

Home Sales and Price Trends, Village of Lions Bay: 2000 - 2013



Lions Bay Single Family Home Sales, 2000 to 2013				
	Sales per year	Avg. Sale Price	Avg. \$/sf	
2000	25	\$ 486,052	\$	182.47
2001	21	\$ 475,143	\$	233.28
2002	33	\$ 496,364	\$	178.92
2003	41	\$ 627,683	\$	222.98
2004	31	\$ 753,787	\$	236.21
2005	24	\$ 871,496	\$	316.83
2006	20	\$ 1,054,700	\$	403.14
2007	24	\$ 1,194,375	\$	441.44
2008	8	\$ 1,060,875	\$	429.55
2009	15	\$ 1,176,000	\$	375.82
2010	17	\$ 1,112,118	\$	437.71
2011	27	\$ 1,220,656	\$	420.95
2012	21	\$ 1,138,619	\$	413.61
2013	15	\$ 1,129,600	\$	368.17

7.2 LIONS BAY HOUSING MARKET: REGIONAL CONTEXT

Lions Bay is closest to West Vancouver, but the price points of homes in the community make it more directly competitive with the North Vancouver market. For the purposes of providing market context, we provide here a brief overview of recent market trends and opportunities in both the West Vancouver and North Vancouver markets. This is followed by a more 'micro' discussion and forecast for Lions Bay itself.

Context: West Vancouver

While from a Real Estate Board perspective Lions Bay is technically part of West Vancouver, the two markets are quite distinct. Perhaps the main characteristic shared by both West Vancouver and Lions Bay from a residential demand and development perspective is that both have been relatively isolated from the emerging boom of market demand & development on the North Shore. West Vancouver has seen relatively little development in recent years, unlike North Vancouver where desirability and relative affordability are jointly fuelling demand.

West Vancouver has 5 actively selling new home projects:

1. Estates in Rodgers Creek, 13 single family homes
2. Aston Hill on Cypress Bowl Road, a 20 unit duplex project
3. A wood frame apartment project of 10 units
4. Evelyn a multi-phase concrete condo minium project comprising 349 units of which 109 units are now selling.

There is very little new single family product, and what there is tends to absorb very slowly. Most new product is one-off, done by boutique builders. Rodgers Creek is the only area where master planned, single family projects are expected in the foreseeable future. Price points for new single family are between \$3.5 and \$5.2 million.

Townhouse product is similarly constrained. Aside from Aston Hill, there is no additional completed or pipeline supply. Absorption is slow (2 units per year), and prices range from \$2-3 million. There is certainly an opportunity for small, boutique townhouse projects that offer more affordable price points (relatively), targeting young high wage earners and downsizers.

Aside from the Evelyn there is limited supply of concrete construction. This product type is positioned as an exclusive offering, targeting downsizers and retirees. There is an opportunity for well-positioned concrete product, especially along Marine Drive near major activity nodes.

In addition to the above, there are over 1,300 units of potential future inventory under application in West Vancouver. Most is low-rise form (75%), the largest of which is at Rodgers Creek (15 minute from Lions Bay) with an estimated 518 low-rise units at build-out. Phasing is expected to be over 15-20 years. The other anticipated projects are Grosvenor's 1300 block Ambleside development, which will bring 88 boutique high-end condo units to West Vancouver and hopefully catalyze further development in the Ambleside village, and 2 proposed towers at the Park Royal shopping mall (350 units, concrete).

Relevance for Lions Bay

Lions Bay is quite apart from the market described above, as price points are markedly lower. In 2013 the median selling price in West Vancouver was \$1.9 million, while in Lions Bay it was \$878,000. The latter is much closer to North Vancouver's median price of \$980,000. That said, there is a small segment of West Vancouver market that looks to Lions Bay. This is the segment that is looking to extract some equity from their homes while still maintaining the single family view property lifestyle. An example would be a recent sale described by realtor Thyra McKilligan, where a West Vancouver resident sold his home for \$1.8 million and moved to a beautiful new build view home in Lions Bay for \$1.5 million. By and large, the West Vancouver market will have little bearing on future dynamics in Lions Bay.

Context: North Vancouver

The North Vancouver market has become one of the most desirable markets in Metro Vancouver for many buyer segments. Five new developments launched in the second half of 2013, and there are currently nearly 2,600 units of new inventory either recently sold, soon to be released, or actively on the market. In addition there are a number of large, high profile projects being proposed including:

1. 700 units at Harbourside Village;
2. Onni's Centreview high rise in Central Lonsdale
3. Larco's multi-building project at 1905 Fullerton Avenue
4. Bosa's proposed redevelopment of Lynn Valley Mall
5. Adera's 375 unit proposal at 720 west 2nd Avenue (The Shore).

These projects will shape new residential nodes in North Vancouver.

Key Market Trends

- Townhouse product in North Vancouver is slightly larger than other lower mainland markets, with units often in the 1400-1500 square foot range. Specifications tend to be

more basic to keep values in check. This product is consumed by move-up young families or professional couples with ties to the North Shore, or newly arriving in Metro Vancouver. More of this type of product will continue to be built and absorbed.

- Both woodframe and concrete condominium product is in continued demand, and are often geared much more toward end user buyers rather than investors. This is reflected in larger than average unit sizes. The concrete sub-market is going after the downsizer and financially supported first time buyer more so than the wood frame product.

Relevance for Lions Bay

The North Vancouver market is booming, but it is constrained and prices are rising. Conversations with local realtors indicated that a majority of those who view homes in Lions Bay are cross-shopping for value and amenity against North Vancouver. Indeed, median and average price points are comparable (although North Van prices are quickly outpacing Lions Bay).

7.3 LIONS BAY HOUSING MARKET: TRENDS, PROJECTIONS & IMPLICATIONS

In order to gain an understanding of market dynamics, trends and drivers in the Lions Bay market, GPRA interviewed two of the Village's most prominent realtors: Dale Falconer and Thyra McKilligan. Following from these interviews, GPRA undertook some basic residential occupancy demand projections based on one future population scenario to determine what the future pace of absorption for new product may look like.

Market Demand Drivers in Lions Bay

Both Dale Falconer and Thyra McKilligan agree that the Lions Bay housing market is driven by two factors: price point and lifestyle. The former is by and large the most important for most buyers, although there is a small sub-segment of the market that will choose Lions Bay for its views, ambience and relative isolation over areas in West Vancouver, regardless of price.

Housing prices in Lions Bay are much more in line with those of North Vancouver than West Vancouver. In 2013 for instance, the median selling price for single family transactions in Lions Bay was \$878,000. This is much closer to the median price of \$980,000 recorded in North Vancouver than the \$1.9 million seen in West Vancouver.

Why Has Development Bypassed Lions Bay in Recent Years?

Looking at Lions Bay within the context of the entire Sea to Sky corridor, Lions Bay could be viewed as a microcosm of a larger phenomenon: lack of market demand to warrant major projects moving forward. While there are many large developments at various stages of the planning process along the highway corridor, from Concord's 1100 unit multi-phase development at Porteau Cove to Taicheng's 4,000 unit proposed project at Britannia Beach, all major projects have been slowed or postponed due to lower than expected market demand. As the lower mainland continues to grow and price thresholds increase, demand is expected to eventually move up into this corridor and these projects will be built. Significant demand likely will not emerge for another 10 to 15 years however.

The macro growth picture aside, local realtors believe very strongly that there is abundant latent demand from both existing Lions Bay residents and families who would like to move to (or return to) Lions Bay for new product at more affordable prices. Particularly important would be the development of new townhouse product. What has repeatedly stood in the way of this type of product coming to market over the last decade has been community opposition.

Dale Falconer spoke of two potentially community-altering and much needed multi-family development projects proposed in Lions Bay within the last decade which were blocked by intensive anti-change lobbying efforts within Lions Bay:

The most recent proposal, approximately 6 to 7 years ago, was for a significant phased townhouse development in the northeast of Lions Bay on Sunset Drive. Falconer estimates that the land capacity of the site could have supported between 50 and 100 townhouse units, and he believes that the project would have been "substantially pre-sold to existing Lions Bay residents as downsizing buyers." At the time of the proposal, he had many existing residents coming by his office asking when they would be able to purchase a unit. There was also interest from young families outside of the community, as it was hoped they could enter a desirable municipality with a close-knit community and good school system at a reasonable price point (under \$600,000). Ultimately the project did not go forward due to anti-change opposition.

The other development proposal, approximately 14 years ago, was for a 30-40 unit 'Whistler style' townhouse development at lots 60 and 61 just south of Kelvin Grove. Extensive architectural and engineering work was done, and it appeared at first that there was support and interest within the community. However, when the time came for a public hearing, the project was stymied by massive community resistance to change.

Ultimately Lions Bay is a community where, in recent years, a strong undercurrent of desire for new types of development and housing choices has been met with resistance from a small but vocal and relentless opposition. However both Falconer and McKilligan believe that change is in the air in Lions Bay. There is, in their opinion, much greater acceptance today, even more than 6 years ago, for new forms of housing and innovative proposals. This growing acceptance is a product of a simultaneously growing recognition of the stark economic realities faced by the community. The population is declining. The Infrastructure is aging. Families are leaving, and empty-nesters have nowhere to downsize to. Many recognize that the community is potentially at a tipping point, and bringing new housing forms into the community will be an important piece of ensuring the community's long-term sustainability. For the market signals to be put out to the development community, a 'catalyst' project will be required. This could be something as small as a 10-15 unit multi-family development being approved, constructed and quickly absorbed.

Where will demand go?

Both Falconer and McKilligan believe that multi-family will sell anywhere in the community. Key to market absorption is not location but rather price point. There must be a variety of price points, recognizing that part of the market is for downsizers who are selling single family homes, and the other part is young families looking to secure a quality living environment without overly indebting themselves. Some of the sites discussed as potentially attractive for townhouses are:

- South of Kelvin Grove (site of past proposal)
- Northeast area along Sunset Drive (site of past proposal)
- Lions Bay Works Yard site
- Other development 'pockets' throughout the community, provided that site servicing and engineering costs do not preclude a viable project.

The idea of allowing for development 'flexibility' near the Village core was discussed (i.e. allowing for future single family lot assembly for townhouse projects). While it was agreed that this will not be likely to spur any significant change in the near future, from a long-term community planning perspective this would be wise.

What are Realistic Growth Expectations & Pace of Absorption?

Assuming for a moment that a development proposal were put forward and approved, how fast might we expect it to be absorbed? How quickly might the population of Lions Bay grow?

Absorption would be driven by both new residents coming to the community and existing residents moving out of their current homes to purchase new product. Over a 10 year period, GPRA believes that between 20 and 30 multi-family ground-oriented units (townhouses, duplexes) could be absorbed by new residents (2-3 units per year). Another 15 to 25 would likely be absorbed by existing residents downsizing from their homes. While there may indeed be even greater latent demand amongst existing single family home owners in Lions Bay, their ability to sell their homes and purchase units in a multi-family development will be limited by the size of the market able and willing to purchase their homes. If however the divergence in pricing between Lions Bay and North Vancouver becomes even greater over the coming decade, absorption could be significantly higher.

Overall, GPRA believes that, if multi-family development begins to occur in Lions Bay within the next 1-2 years, the Village could grow by 200+ residents in the next 10 years. And while much of this growth is still likely to be amongst older age groups (55+), there are also likely to be a number of young families moving to the Village.

8. COMMUNITY WORKSHOP #1: OVERVIEW & SUMMARY OF RESULTS

8.1 OVERVIEW

A key event in the Land Use Master Planning (LUMP) process was **Community Workshop # 1** held on February 6, 2014. It was attended by over 90 participants including the entire Village Council, three members from Rob Barrs and Associates (the consulting team assisting the Village with this process), along with representatives from Translink and Metro Vancouver.

The overall purpose of the workshop was to provide an overview of the project purpose and process, and to identify and discuss issues and ideas related to future land use and housing that will shape the future of Lions Bay. The open house included a series of display boards and a keynote presentation by the consulting team lead, Rob Barrs, summarizing key background and technical information. The main component of the workshop was a set of small group discussions that resulted in dialogue and input on key issues, opportunities and big ideas to inform the master planning process. Workshop participants broke out into nine different discussion tables with each one facilitated by a member of Council or the consulting team. At the end of the discussion group exercise, each table reported back to the larger group in a plenary format and a summary of comments recorded.

Workshop participants were also asked to complete a worksheet as an opportunity to provide more detailed input on the following discussion questions:

- ***"Tell us about Lions Bay now: What is working? What isn't? What do you feel to be the biggest issues or challenges facing Lions Bay"?***
- ***"Given the OCP vision for a complete, livable community, what types of housing and services/ facilities does the community need? What are some criteria for locating these land uses"?***

Following is a summary of feedback and input received from the workshop exercises and completed worksheets. **Verbatim comments collected from the workshop exercises and completed worksheets are included in Appendix A of this report.**

8.2 POSITIVES - WHAT'S WORKING WELL

Participants identified a range of attributes that they cherish about Lions Bay and feel distinguish Lions Bay from other communities. These included the beautiful views and surrounding natural/recreational amenities and the large proportion of attractive single family homes sensitively integrated into the west coast/Howe sound landscape, with some respondents referring to the Village as a unique paradise in the region. Respondents also identified the closeness of the Village and the sense of community pride and identity that many residents here feel. In particular, the Community School was identified as a significant source of pride and an important community amenity.

8.3 KEY ISSUES AND CHALLENGES

Key issues and challenges identified by workshop participants can be summarized as follows:

Aging and insufficient infrastructure: Most of the concerns related to infrastructure were focused on sanitary sewer/septic and water systems. In particular, many respondents indicated a concern for aging septic systems, instances of water shortages, and implications of more/new housing on existing and potential future water and sewer/septic infrastructure. Specifically, one respondent commented on the ability, in terms of lot sizes and costs, for home owners to meet the 2005 waste water regulations. Other respondents wondered who would pay for any new required municipal infrastructure. Some respondents also expressed concern about impacts on roads and parking, and also on services such as policing, that might be created by adding additional residents to the Village.

Municipal finances: The perceived state of municipal finances was noted as a concern from several respondents, specifically with regards to sustaining municipal infrastructure and services in the context of a limited/small and primarily residential tax base. Some respondents also felt that municipal costs were too high due to the inefficient delivery of services and infrastructure. Further, some respondents noted that taxes are not set at a rate that is appropriate to support municipal infrastructure and services while, at the same time, there is a perceived resistance in the community for tax increases. A few respondents felt that there has generally been poor financial management in terms of planning for the long term needs of the community.

A lack of housing choice: One of the top issues/challenges identified by respondents/participants was a lack of housing choice and diversity in the Village to support young families, seniors as they age in place, and residents with low/moderate incomes. A related issue identified was a lack of sufficient population/housing to support local services and amenities needed for a more complete community. One respondent referenced the new secondary suites

requirements and noted that they may be preventing some homeowners from providing affordable housing.

Community divisiveness: Although a strong sense of community was one of the key attributes respondents identified for moving to and staying in the Village, many respondents identified a lack of community cohesion and 'togetherness' as one of the top challenges facing the community. Many respondents commented on a decline in community spirit, pride, and vitality. Many respondents pointed to strong and vocal resistance to community dialogue about change in the Village from a small portion of the community and special interests, as a key component of community divisiveness. Others noted that residents are becoming increasingly isolated and unwelcoming to residents and visitors alike in relation to beach access, parking and use of other public amenities. One participant also noted that many homes are rented or the owner does not occupy the home as a primary residence, or they go south for the winter, and felt that as a result there is a loss of community and safety.

Community sustainability and resilience: several respondents noted a significant dependence on private automobiles in the community, and a lack of sufficient pedestrian infrastructure and transit services to support non-automobile travel to, from and within the Village. One respondent also noted a general lack of preparedness for climate change and sea level rise which were noted as important issues given the seaside location of the Village.

Community aesthetics: Some respondents felt that the Village, in particular some buildings and infrastructure including roads, the commercial and civic centres, signage, and boulevards were looking tired needing refreshment. Others noted a need to ensure a small, village aesthetic and character in development and the lack of design guidelines/architectural controls to support this. The loss of views from key public spaces due to overgrown/unmaintained tree canopy was also identified as an issue.

Municipal governance and process: some respondents expressed frustration with the LUMP and other planning processes in the community citing a lack of transparency, a lack of consultation/engagement, and an aversion to spending tax dollars on 'outside' consultants who do not live in the Village to assist with community planning processes. These comments included a concern about the completion and accuracy of information informing this process, including an accurate representation of the results of the Age Friendly housing survey. A number of other respondents expressed a need for strong political will to solve tough problems related to demographic change, housing choice, municipal finances, and other challenges the Village is facing and in particular, to create the necessary regulatory/approvals framework to introduce new forms of housing into the community..

Insufficient supports/services to attract and retain young families and seniors: Another one of the top issues identified by respondents was the lack/quality of a community/cultural heart and other amenities to support existing and attract new residents, especially young families and seniors, to the community. Services and amenities identified as lacking included an adequate community centre, child care, medical services, transit, retail/recreational services such as a pub and restaurant and more generally public/community places for village residents and visitors to gather.

8.4 OPPORTUNITIES AND BIG IDEAS

Workshop participants and worksheet respondents also identified a broad range of opportunities and big ideas related to land use and development for achieving a complete and liveable community, and are summarized as follows:

- *Given the OCP vision for a complete, livable community, what types of housing and services/ facilities does the community need? What are some criteria for locating these land uses?*

Community/ Civic/ Institutional

Renewal of the Community Centre to support young families and seniors and as a focal point for community activity was one of the top ideas and desires raised by respondents. Related ideas revolved around ways to renew the Community Centre in as financially efficient a manner as possible by, for example:

- moving it and consolidating it with other uses with funds generated by selling the land;
- incorporating it into the school site/building; and
- consolidating a new community hall with a new Civic precinct that could include the Village Office, fire hall and other municipal functions.

Other suggestions related to civic and community issues included expanding the number of grades at the community school, working with the School and Village to provide better day care services, exploring better, multiple and shared use of school building and site, and partnering with non-profits, other agencies (school board, translink, etc.) to support youth, young families and seniors. Several respondents also noted the need to enhance pedestrian connections between community activity nodes, residences, and to natural/recreational amenities.

Housing

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

- attract and maintain young families;
- support aging in place throughout all stages of life;
- address the affordability of housing in the Village;
- expand the tax base to support and expand municipal infrastructure and services; and
- support existing and potentially a greater amount of community amenities and services including the Community School and additional commercial/retail uses.

A range of housing opportunities was identified by participants. These included:

- finding suitable locations and adopting enabling policy to locate additional multi-family housing such as multiplexes, townhouses and low-rise apartments while maintaining the small village character and sensitively integrating this type of housing into the natural environment and steep topography (by, for example, terracing buildings);
- considering the following locations for new housing including some for multi-family:
 - Undeveloped lots;
 - Developable Crown lands
 - Brunswick gravel pit;
 - Infill and potentially intensification (redevelopment) of larger, underutilized lots
 - The Village works yard;
 - Civic lands (Village office, fire hall, community centre) for multifamily; and
 - Available land within or near the Village core and associated village amenities and services.
- focusing on adaptive re-use/renovation of existing single family homes to incorporate secondary suites and duplexes;
- updating the zoning by-law to enable sensitive infill of larger lots with carriage homes and duplexes while accommodating parking;
- integrating new development into the Village core area and adjacent to amenities and services;
- provide on-street parking (1 stall per unit) to make the economics of attached forms of housing work better and also make it look more attractive from the street by reducing the amount of space required for off-street parking; and
- locating appropriately scaled townhouses and apartments in the Village Hall location after its relocation.
-

A small number of responses cautioned about the addition of multi-family housing, expressing opposition to adding new multi-family housing in the community and referencing responses from the Age Friendly Housing Survey. One respondent noted that adding more suites/duplexes/housing types (after deducting impact on municipal services) may not yield any more revenues that sound management would otherwise provide. Another respondent

suggested that most Kelvin Grove residents have been long opposed to anything but single family homes at south end of Kelvin Grove and therefore other types of housing for this area should not be explored as part of this process.

Village Heart

A large number of respondents noted the importance of having a strong and vibrant activity node and social gathering place in the heart of the community as an important community amenity. Respondents noted that this is important to maintain and attract new residents, support community cohesion and togetherness, and help define the unique identity of the Village. Respondents suggested the existing commercial and civic core would benefit from a greater diversity of retail and other services such as a restaurant/pub, some medical related services, small offices and other employment opportunities, potentially a farmers market, and integration of compatible civic uses while acknowledging the requirement for a sufficient population to support a concentration of services and amenities. Many respondents noted that creating additional capacity for housing, and in particular, multifamily housing in proximity to the Village core, would help support a strong community heart.

Municipal Finance

A large number of workshop participants/ worksheet respondents suggested a need to expand the municipal tax base. Many of these suggested this be done by adding more housing to the community to expand the residential tax base.

Some respondents also suggested the need for more efficient use of tax dollars and a need to reduce overhead and trim municipal costs where possible. One respondent identified the importance of having a clearer understanding of the Village's municipal finance situation, and suggested the Village develop a 'pro-forma' (financial) model to identify, explore and assess Village financial options including tax revenue options.

Process/Governance

Some respondents suggested a need to improve community planning and engagement processes in the Village. One respondent stressed the importance of enabling "openness and transparency of what the options are and [create a better understanding of] what people want". Another respondent suggested that the Land Use Master Planning Process should have a more substantial engagement component and should be occurring as part of a broader Official Community Plan (OCP) update process, last completed in 2009. Other respondents suggested the need for stronger political will to act on and implement objectives and policies from the 2009 OCP and therefore already adopted by Council. There was also the suggestion to explore

the possibility of introducing/expanding other uses explore industrial, commercial, and office as a means of increasing the tax base.

APPENDIX B: WORKSHOP RESPONSES

Comment Sheet Responses

Question 1: Tell us about Lions Bay now: What is working? What isn't? What do you feel to be the biggest issues or challenges facing Lions Bay?

- We have a community centre in disrepair sitting on prime real estate. Work with school board to make school auditorium a mixed use facility. Consolidate works yard with admin offices. Build multi-family housing on the existing community centre land.
- Lions Bay needs more duplexes, townhouses for young families and seniors, preferably close to a rec centre and store. Do need to keep control of municipal services – cost of these services has gone up substantially. Development of the lands next to Sunset Drive: we need to bring young families into the community to keep this community viable. Sell off the works yard and redevelop it into townhouses. Move municipal Hall and rec centre and develop that land. Lions Bay is a well managed community. I think it needs to densify – changing single family homes to duplexes or townhouses. We need to make it more affordable for families and seniors. Lions Bay needs to increase its tax base through densification. Property taxes have doubled in the last 6-8 years and that may force people out of their homes if it keeps going up, especially for retirees. Need additional funds for infrastructure. Also need to attract young families to keep community viable.
- Consolidate municipal services: works yard and city hall; sell off vacated land; better utilization of school property – use as a community centre. Approach province for purchase of crown lands for subdivisions. Lions Bay not sustainable. Infrastructure needs upgrading. Encourage opportunities to develop private and public properties ie. Coach houses, townhouses (would add a fresh vibrancy to the village). Lions Bay is looking tired.
- Stability of areas ie. The gravel pit – some areas in Lions Bay are restricted by property area lines, i.e. A lot is 50x100 how do we enlarge on that?
- Key:
 - Sustainability – character, economies, environment, infrastructure, water
 - Cost of municipal services
 - Management needs improving
 - Better use of school
 - Smaller community centre
- Make greater use of school and more sharing of services
 - Lack of building space
 - People ask for too much

- Like the village as it is
- Declining essential services
- Needs to focus on keeping its infrastructure healthy
- Would like some seniors housings
- Seniors services are all located in West Vancouver and North Vancouver
- Aging infrastructure
- Overhead of municipality has grown
- Need to attract young families
 - Would help to see some multi-family
- Sustainability – would be willing to see some multifamily. Need to fund infrastructure
- Green neighbourhood. New residents. Another 20-25 people may not make any difference. Densification bothers people. Rural community not urban community. Different neighbourhoods. Densify a bit. Where can we densify? People who move to Lions Bay know what they came for. Can not afford to buy in West Vancouver. Wonderful community. Pro densification. Need to utilize the school more. Shouldn't spend money to rebuilt Community Centre. Consolidate works yard and management offices. Sell municipal lands.
- Now – high taxes, local government that doesn't plan nor listen to residents feedback, more openness and transparency of what options are, this is not working well. Biggest challenge – ways to communicate better so we know what people want. We need to be able to plan.
- Challenge is a significant resistance to any change from the most vocal part of the community which skews any process like this. Lions Bay is declining in terms of the infrastructure, opinions and also morale of the residents – we take any opportunity to take sides on a discussion and become antagonistic to one another – then get personal. Revenue is only one side of the equation – are we spending our expenditures wisely?
- Lack of tax base, as property values have increased. To keep older residents we need to improve access – better bus/shuttle service, doctors offices? Make the store/café look like someone cares – the PO sign is from the 70s. Views have closed in since the 70s – re-trim/fell trees again.
- Currently Lions Bay is a quiet, peaceful community with great views, wonderful trails and reasonable community amenities. It appears the Village needs to expand the tax base in order to maintain/upgrade infrastructure. The challenge would be to retain the essential existing character of the Village in any changes that are implemented.
- We moved here for a rural setting. Water shortages and septic tanks are a huge problem. No flat land for seniors housing or doctors or drugstores or groceries.
- How serious is the need for an increased tax base? 40 year old septic systems.

- Expand services/stores in the community: drycleaners, liquor store. Septic systems: annual mandatory checks – to many systems in Lions Bay have failed – environmental issues. With increased population how is policing enforced? Water. Road repairs. Street lighting. Senior accommodation: medical? Architectural control
- Infrastructure and trails. Declining population and young families, aging population. Village life is unsustainable as we know it. Community has lost vitality and cohesiveness. A lack of common agreement. A lack of vitality. Very resistant to change. Self interest. We've run out of moves.
- A more connective trail network within the Village. Assess how much larger lots are suitable for. Pro-forma Village financial options. Showing tax revenue options. Place-making components: a community centre building/hall a community heart. Potentially relocate current firehall/community hall to open that land up for development. The school as a multi-use community buildings.
- Aging population: how do we keep aging residents in the community? How do we encourage/enable young families to start/grow in Lions Bay. Needs a "heart" community centre. Limited commercial space.
- Expanded pathway/walking paths to/from commercial and community hall. Need for a community hall to become a "heart" for the community. A gathering place. Municipality must have affordable housing for aging population and new young families. Place making – need to make the community more attractive to new residents.
- School expansion – higher grades. Gravel pit area. Linking trails, walkable to access all areas. Beach facilities – upgrade. Relcation of Hall/fire hall entirely. Lot subdivision. Suite issues/parking
- Retain Village vitality/pride through common agreement to change measures "unify" rather than fracture.
- Connectivity trails – not just hiking trails. Inventory lot sizes: minimum ¼ acre, ½ acre, 1 acre. Assess development potential and all civic lands. Develop prototype (forms) residential. Proforma Village \$ - no charge: limited/specific
- I am not a resident of Lions Bay. I am part of the West Van school district. I want to maintain the vitality of the Lions Bay school. At this time we are on a declining enrollment pattern. This has impact on the level of service that can be provided by the district for young families of this area. We have already addressed this issue by establishing a before/after school care program that will attract families outside the Lions Bay catchment.
- Money sources. Seniors. School enrolment decline – school board 45. Infrastructure. Look at how we're spending money – different ways to spend money to achieve sustainability – new ways to solve problems. Prioritize how we spend money. Parking. Non-profit organizations. Need to be encouraged to be registered – bring in younger people to participate. Translink – under utilized. No late busses. Keep the seniors and

- attract young people. Baby steps: 1. Planning – 15 years; 2. Keep the community basic services; Help seniors – non profit to help
- We need more money to fix Lions Bay infrastructure. We could get more money from taxes ie. New housing for seniors. Could we buy the 'gravel pit' area between Lions Bay proper and Brunswick Beach? Parking! Tree on municipal land need cutting, is costly to cut each year. Cut them down!
 - Glad to see that mayor and council are finally getting their heads around tackling the alternative housing issue. I've been pushing it for more than 5 years (3 different mayors and council members). There was a significant need 5 years ago and it's greater now. This very issues would help immensely with providing the village with much needed dollars to help with the ailing infrastructure. Unfortunately, it's too late for me as I've already made alternate plans for retirement.
 - 1. Need for multi dwelling seniors housing to allow the aging population to remain if they so choose (seniors housing + assistance for seniors – meals on wheels, grocery services); 2. Decline in school enrollment; 3. Updating old infrastructure; 4. Parking (definitely need more parking); 5. Trees on municipal land. Ideas: recycling non-profit org; seniors assistance non-profit org; farmers market; bus to park royal
 - Subdivision of larger lots and infill. Townhomes, condo apt for young people to be able to enter the community. More amenities like sports bar, offices, school. Requires population and young families. More public consultation. Key for all was any project to be built in Lions Bay beauty enhanced not harmed. Concern about water. Don't want character of the Village to change
 - Maintain harmony with nature
 - For us it is the tax base to maintain a healthy and strong community
 - Lions Bay is the gateway to Whistler tourism
 - Identify larger lots that could be divided into smaller lots
 - Given the cost of housing it will be very difficult to maintain large lots
 - Don't have enough taxes to fix the infrastructure
 - People moving into the village have a higher expectation than long term residents
 - Community spirit has decreased and is in decline
 - Visible infrastructure appears to be in poor conditions
 - Childcare is very important to attract new families with young children
 - The topography and lack of public sewage system (STP only serves approximately 80 homes)
 - Most properties don't have the available land to meet the 2005 waste water regulation
 - Long term residents are resistant to increased taxes
 - New people moving in buying \$1,000,000 + homes have higher expectations than residents who purchased many years ago

- Biggest issue is abysmal financial management and the misuse of tax dollars (\$193 on CCR project for examples and tens of thousands on legal fees to defend mayor's abuse of staff)
- Infrastructure repairs, upgrades and maintenance have not been planned and budgeted for
- Another challenge is council's unwillingness to listen to residents including on the housing topic (please read 2010 housing survey which was grossly misrepresented in your presentation)
- Yet another challenge: consultants who do not live here telling us what they think we should do and costing us wasted tax \$
- If we were paying real costs of water, sewage and other costs, and adjusted taxes accordingly we would have enough revenue if council stopped wasting money on projects we don't want or need
- Council is broken
- Density: the age-friendly housing survey (2010) concluded:
 - 72% of respondents are opposed to multi-unit residences
 - Housing is a divisive issue
 - Density is seen as a direct threat to a non-urban, natural environments
 - This exercise appears to side step engaging the community meaningfully in order to promote development
- Parking: currently a big problem. Has not been addressed by the secondary suite bylaw – likely made it worst
- Water: quality and reliable availability must be ensured for current residents before increasing demand
- Planning: the current workshop is a result of the failure to plan and finance the long term needs of the community
- Taxes: One promise for this workshop is a need for additional tax revenue. Since the implementation of the secondary suite bylaw, the next growth in village revenues is negligible. Adding more suites/duplexes/housing types (after deducting impact on municipal services) will not yield any more revenues that sound management would otherwise provide. In other words the same revenues from the suggested 30-40 units could have been achieved if council had managed employee turnover and legal fees.
- A café/pub that serves alcohol should be opened
- The water system should be upgraded with a filtration system added to the current system
- The water tanks should be repaired to add more storage to the system
- If volunteer commitment has declined send out a questionnaire to find out why
- Community centre should be renovated not rebuilt unless sufficient monies can be raised from sale of village land

- General clean up of village notice boards and display at entrance to village
- Road markings restored – bad for image of Village
- This is a long wish list but by doing some of these things it would enhance the Village to outsiders
- Regarding your maps and move to densify the Village:
 - After numerous attempts to have the land at the south end of Kelvin Grove turned into multi-family housing and completely opposed to by the Kelvin Group upper residents and most of the people in the village where does this push to turn it in high density come from. Why does it keep coming up again and again and again to the point of being ridiculous? I totally oppose this change in my neighbourhood as I sure the majority of upper Kelvin Grove residents do. We have been through this question before and I don't understand why the issue keeps coming up? Who is suggesting that we building anything but single family homes on what is an single family home area?
- Love the new trail network
- Like our public works – good snow removal/friendly/get job done
- Love the single family residences set in a west coast landscape
- Love our school! Love our beach parks and tennis court
- Love our community spirit
- Need more time for public input for this!
- Need more commercial services – brewpub/restaurant to reduce the need to travel outside as much
- Need a 1st class place to meet as a community – community centre and amenities
- Biggest issues – steep geography makes alternative transportation difficult. Too much travel by car required day to day – shopping kids activities et.
- Also need to increase ability to store water given weather trends, forest fire response etc.
- What is working: generally, considering the limitations of budget and other factors experienced by small communities, I feel things work well in our village.
 - We have a hardworking council and staff
 - We have good volunteer base. Due to volunteerism, we enjoy a number of clubs societies and events that are normally enjoyed only by other larger communities. The library, for just one example, is a wonderful asset where we rarely fail to obtain just the book we are looking for
 - We have a population which largely loves where it lives
- What is not working:
 - Our tax base is too small to sustain our needs
 - We are not getting value of money from our works crew because of lack of sustained strong leadership

- There is far too much discussion and not enough action. Issues that have been on the table for many years are still no closer to being solved. Example-multiple housing has been discussed ad nauseam. We need to act. Trying to cater to everyone's wishes leads to no decision ever being made. It's time to think of what is the number one solution for the village as a whole, not the individual, and act on it promptly.
- The overall appearance of the village is deteriorating and has an unkempt appearance. Example – those of us who live on Oceanview tolerated unsightly orange sandbags on the street outside the home of one resident, in spite of many requests to have them removed, for more than 2 years.
 - An ugly black pipe, which seems to be servicing no useful purpose, still lies in the ditch below the Rolfe and Clayton properties after several seasons. A “good neighbourhood” policy which was enacted some years ago is useless. Those residents who care about their properties have the value lessened by others who neglect theirs. Lions Bay looks like a “hippie” colony so why are some residents so surprised when homes don't sell at West Van prices? Council needs to adopt policies to change this.
- Feel that one of the biggest challenges that faces our village is how to install a sense of pride within the community about the general appearance of the village. One of the problems is that most people's property lines are six feet or more away from the road. Consequently some people have landscaped on village property right up to the road and others have felt that this area is the responsibility of the Village Works Department to maintain.
- Because we have such a small tax base the only way we can maintain our property values is for owners to take more responsibility for the boulevards in front of their properties. So I feel it might help if some guidelines were laid out regarding this 6ft area of no man's land.
- One owner we know takes great pride in the appearance of this property and works on it diligently. However, last year the works crew cut down an attractive blue spruce without consulting him. Consequently he no longer feels he wants to put the same effort into maintaining his boulevard. There needs to be a better working relationship between the Works Crew and individual property owners. Owners should be informed before work is done in front of their properties particularly if the owner has tried to enhance the appearance of the area. I know of several other cases where owners who care have felt thwarted in their efforts to maintain this area of no mans land.
- One huge challenge we face is a small but vocal minority who seem determined to stop any positive things such as the fall renovations or multiple family dwellings from being built.

- We moved here for the views and the community became #1. Our community school is where we made our closest friends, the hall is where we took our children to perform, and the beach is where we celebrate and relax. We are so utterly dissatisfied that the new village hall never got off the ground. We are so tired of the whiners and complainers, we no longer want to hear about it and have little desire to engage. We are enjoying more of our time outside the village, preferring other regions of the sea to sky corridor where the communities are growing and doing exciting things. We find the vegetation continues to encroach on our views and we have less to do in the village.
- If Lions Bay wants to attract families we need to have more to offer. We need a recreation hub that we can be proud of, where all ages want to go. You'll never please everyone, but you have to give it your best shot so that it stands the test of time. Just like our little school, you may recall the opposition. These are the same type of people who resist change and always find a reason to cut things down. The school is a massive connector for our community, you don't get that at other schools. We need more places to play, why not a pub or a restaurant. If you are worried about noise, boo hoo, close it down at 10pm, just give people the opportunity to show that there's nothing sinister about getting together with friends over a beer. And it will provide some local work opportunities – yay! We are on the sea to sky corridor with so many people passing us by because we have this attitude that we don't want to invite people in. We don't want their cars parking on our streets or heaven forbid enjoying the beauty we think belongs only to us. I have lived here for 10 years and still I don't feel welcome to go and enjoy brunswick beach. People stare at you, look for your sticker and eye your dog as a suspicious potential troublemaker. I wish our beach was a private club, but it's not, so I'm over it, move on. I don't know how many times people have stopped me on the street asking for a gas station or directions to the café. I always wish we had more to offer. I have to compliment the new trails that have opened up the village, this is fantastic, used by so many villagers and in the summer I enjoy the Lions Trail with many outsiders. Hikers are good people, 99% of them are respectful and our trails remain pristine. Yet we discourage the hell out of anyone coming to Lions Bay to enjoy them, we make them park miles away and residents seem to relish the chance to tow a car.
- We need to change our attitude! While it's not fair to compare ourselves with the uber wealth of West Van, look at Squamish, look at Bowen, look at Gibsons, these are beautiful growing, inviting, interesting, exciting communities. They are constantly improving and are welcoming communities, where people bring their wallets and spend money. Our biggest challenge is the whiners, get rid of them! You have given them far too much time and recognition. Most people are busy with life, they are striving to better themselves and they can't come to all your meetings or have the bandwidth to get into these lengthy debates that so often get railroaded by a bunch of whiners. It's exhausting and embarrassing, and makes Lions Bay feel like a bunch of losers, when in

- truth Lions Bay is bursting with phenomenal people with big hearts and great achievements.
- Maintenance of infrastructure
 - Finances
 - Reduced population base
 - Unfortunately my husband and I were away when the meeting took place and we are still trying to enjoy our vacation time. I have a difficult time with the credibility of the housing characteristics information, and a number of the assumptions made. Basing the Village housing characteristics on 2006 census data and analytics I do not believe accurately reflects basic assumption of the context today. I would challenge the statement that 90% of homes are owner occupied, I believe it is much less. As block watch coordinator for Lions Bay I have good anecdotal evidence from the 32 block watch captains and co-captains. A challenge for Lions Bay in some areas, according to residents in upper Kelvin Grove, is many homes are rented or the owner does not occupy the home as a primary residence and there is a loss of community and safety. Growing number of 55+ also means many more vacant homes as many are snowbirds. With a small number of properties it is possible for us to have more accurate data as was the case with estimating the number of suites. Lions Bay does not have zoning for duplexes so how is it that duplexes have been approved? Is building permit information being used as a source? I believe the secondary suites requirements are a challenge for some homeowners who were providing affordable housing and no longer do so. It would be helpful if the number of secondary suites was shown in the presentation since legalizing suites was a goal stated in the OCP. A trend that is not reflected is the number of people working from home. Telecommuting has been a growing trend up and down the corridor. For those that work from home, a larger coffee shop or restaurant in the village would be helpful. Lack of support from Village volunteers. It is a challenge to keep volunteers engaged when they do not feel supported. I have seen many old homes replaced or upgraded over the past 23 years, property values increase, infrastructure replaced and new homes built on empty lots, but this information is not presented and yet tax revenue is based on assessed property values and not on the number or age of people. What has the 10 year trend been on the number of building permits issued? How many new homes have been constructed on empty lots over the past few years, what is the trend in assessed property values versus operating costs and how many vacant buildable lots remain? What is the expectation for when the former gravel pit lands will be brought into Lions Bay tax base? What are the predicted capital expenditures over the next 10 years to replace aging infrastructure? There is a lot of relevant information missing. I don't support the statement that Lions Bay is at a tipping point without financial forecasts to substantiate this statement. The last public meeting on five year capital planning provided no proper forecasts for capital expenditures. A

challenge for Lions Bay has been having accurate and timely financial information. As stated above, revenue is based on assessed property values and with good management (which has been a challenge for Lions Bay) I believe buildings can be upgraded so they are more easily accessible for seniors. My husband is 65 and I'm 57. We intend on staying in Lions Bay and we are upgrading our home in order to address future mobility issues. The most important need for us is good Village maintenance so we can continue to enjoy our surroundings and get to and from our home safely. Retaining and maintaining our green space and parks around Lions Bay is essential. Climate change mitigation is also important and any land use changes need to include sea level rise and what risks face Lions Bay. I do believe a vegetation management plan is needed to address the challenge of loss of views for property values.

- Wonderful little community!
- All of the special events are very well done – amazing and highly competent volunteers
- Wonderful school
- Lack of daycare is a huge problem for young families
- Affordability of homes a problem (we just bought a home here within the last year) with no real options for strata homes or for downsizing in later years
- Volunteer stock is aging and there doesn't seem to be anyone new coming in to carry on their work
- Aging infrastructure and decrepit community centre – the community seems unwilling to invest for the long term
- I do fully understand the need for Lions Bay to expand its Tax base, based on the current demographics, as well as the need to improve existing, and create new, infrastructure. New construction in (yet undeveloped areas) will deal with sewer, water and parking. I would like to focus on existing buildings and aspects to create new, additional, living space, i.e. Secondary suites, carriage homes, duplexes etc... Being on a Septic field does put extra strain on septic fields and needs to be considered. (mandatory 2-3 yr inspections??) Many homes need to upgrade to 200 Amp service. Water consumption and conservation are very important. Parking and increased traffic is another issue to be addressed.
- Upgrading existing homes 'to code' is a MUST!! Maintaining Lions Bay's character, feel and its gorgeous views is another MUST! Cutting/trimming trees responsibly (soil erosion) in order to maintain views is a MUST! Carriage homes and sub-divided homes MUST NOT negatively impact curb appeal, views or Character of Lions Bay. Traffic by-laws MUST include 'no noisy vehicles/motorcycles/trucks etc'. Parking MUST be made available to new residents. Here is my strong opinion about parking, and it includes a practical, necessary AND revenue-generating idea/solution:
 - To force present/new landlords to build parking spots on their property is utterly cost-prohibitive, given the steep terrain, AND it destroys any curb-appeal

which is necessary to maintain the home's value/character. Since there won't be dozens of new suites in Lions Bay, but only a few, I propose the following: each new/existing landlord gets one parking sport on the street per bedroom in his suite, near his property, that becomes exclusively his. He shall ensure that it is maintained properly, i.e. no mud/gravel/debris gets onto the public road, and is not an obstruction to traffic or emergency vehicles. Branches are clipped, vegetation beside/behind parking spot kept clean/trimmed. He shall be allowed to put up a sign, authorized by Lions Bay, indicating that this spot is 'Private Property' or some such name, and that other vehicles may NOT park there. He is to display a Special Tenant Parking Sign in the designated spot. The tenant is to display a special "Authorized Tenant" sticker in his vehicle, matching the sign. Lions Bay already generates several hundred dollars which only covers utilities etc. I propose that each landlord pay an additional fixed amount per year per parking spot, the amount to be reasonable, yet meaningful. This revenue is pretty much net, without much/any cost to Lions Bay. Over time, this will cost the landlord a fraction of the cost of building parking spot(s) on the property. There will be NO detriment to curb appeal/property value, and NO endangerment to slope erosion!! These monthly/yearly costs to the landlord are tax-deductible, and he will probably see an increase in property value, having a legal suite WITH proper, guaranteed, parking. This parking solution WILL encourage home owners in Lions Bay to consider building a suite. Having to put \$ 10,000 or perhaps much more for parking on the property is NOT worth it, NOT an investment, NOT desirable and will, in my opinion deter many residents from considering a suite, which would hurt Lions Bay's revenue. As well, a secondary suite may very well allow and encourage current residents to stay in Lions Bay, since the revenue can be a mortgage helper or just enhance retirement. As a hiker in Lions Bay I have observed many areas on streets in Lions Bay that are very suitable to 'tenant parking', without being an obstruction to traffic, emergency vehicles, or residents.

- Well, given that the demographics in Lions Bay are shifting, AND that we are trying to attract more residents AND perhaps commercial business, we would need to upgrade all services and the roads. If new development is accessed via existing roads, then this would negatively impact those residents living there, perhaps reducing their property values and perhaps causing them to leave L.B. In the meeting I heard strong concerns about the amount of water available to L.B. residents. This, of course, is of major concern and would have to be addressed before even considering new construction, unless, of course, we can somehow hook up to water and sewage lines north or south. Shifting those costs to builders seems like a nice solution, but in the end they will ask L.B. for concessions!! Either way, it's going to cost huge amounts of \$\$\$\$. Is it fair to

burden present residents with those costs for NEW infrastructure without them getting any real/direct benefits?? And if a builder is getting stuck with those costs they may not even want to consider a project here, or hike the prices so high that they might be unrealistic and/or unaffordable for most.

- If the Seniors stay in L.B., then there needs to be services and infrastructure consideration. Those costs can not be reasonably born by the Seniors alone as their income is usually diminishing. If L.B. focuses on new, young families with babies, children and teens, then we would need facilities that would cater to them. All includes the need for increased public transit, as well as in-village facilities beyond 1 Tennis court. Is there room for more hiking trails? Sounds like the present ones don't get used very much. Would an indoor/outdoor pool see sufficient use? A public chess board? Badminton? Volley ball? Soccer? To what degree would all those located in/near the school benefit non-students? Parking is good, nothing is too far in L.B. Can/should L.B. become a tourist attraction? Beach, kayaking, canoeing, hiking, snow shoeing, even skiing are all available. NO B+B's in town!! Only 1 small restaurant. No liquor store. Can grants become available to interested parties? We DO live in paradise!! Is there a market, or even a desire, to develop L.B. with that in mind? The new gondola to the Chief will bring more traffic. L.B. is very much commuting distance to Vancouver!! Is this, perhaps, an overlooked resource for increasing housing??

Question 2: Given the OCP vision for a complete, livable community, what types of housing and services/facilities does the community need? What are some criteria for locating these land uses?

- The community needs more duplexes, townhouses, but I'm not sure apartments suit the environment. Terraced apartments would look good but not high rise type apartments. We do need a new community centre as a meeting place, activities centre and a hub for the community. Maybe utilize the school more for community functions. Relocate the works yard and develop that property.
- Works yard site relocated. Investigate the purchase of northern crown lands. Ocean view road. Investigate municipal site.
- Diverse housing is good if infrastructure can sustain it. Parking, noise, septic concerns.
- Focus should be on young families who will remain in the Village for 10-20 years. New development should be integrated within the Village, not located in a separate location. It should resemble (visually) single family homes. Opportunity for light industrial and commercial should be considered as a means of increasing our tax base.
- Doesn't have to be housing – ie can be commercial, light industrial, offices, gas station, micro-brewery (rent free on Village land). Appropriate/annex land – change zoning from

green space; use gravel pit after remediation. Over-taxing infrastructure is an issue – sewage, water, parking, clean air. We are no longer a rural community. We are less than 30 minutes to downtown – new residents have bought million dollar homes, and expect commensurate services.

- I would be willing to see perhaps as much as 5-10% of the Villages total land zoned for multifamily town homes if – and only if – it represented a net revenue gain for the community after considering/solving the increased stresses on infrastructure (and attendance necessary expenditures) such as view, noise, parking, roads, septic, water, traffic and power. I'd be open to some subdivision of larger lots.
- Secondary suites. A more enhanced commercial centre. C.A.C.
- Want to expand the question beyond a focus on housing. A sensitive commercial enterprise to generate community finances (eg. Lions Bay Water). Change laws to enable sensitive infill and intensification carriage lanes/duplexes incorporating parking. Larger scale townhouse development in Village hall location. Multi use community centre in a more suitable location. School expansion.
- Partnering with the school district to expand the community use of the school.
- There is probably need for some additional high density housing, but there is very limited place for it – gravel pit, works yard.
- Walking our talk – many in the community are adamant about Howe Sound's natural environment and protection. Our village's actions should be aligned with these goals
- Local Market – once a week to sell local vegetables – advertisement. Trees – municipal land growing. Remove topped trees rather than retop and/or trim
- Align what we do in Lions Bay to How Sound commitment. Clear the pathways for drainage. Family friendly condo complex with rec facilities
- It goes without saying that complete, livable community mean different things to different people
- Depending on age and family composition, housing and services/facilities needs are different
- Residential is not the only way to increase the tax base. Research should be done to investigate and determine if commercial and/or light industrial could provide more revenue than residential
- Brunswick gravel pit is not owned/leased by the village. Big site and bringing services would be costly. Residents are not interested in developments that increase the burden on the infrastructure and limited financial resources.
- Where is the 4 wind development in relation to Lions Bay? Are there any benefits to the village to have the development within our jurisdiction? Would the developer want to be the municipality?
- Where are the village lots/properties?
- Property values will fall with diversification

- Need a pub
- Criteria
 - Caution on densification – will the land support densification?
 - Can the land support waste water residual or will we be pumping more waste water in Howe Sound, possibly closing our beaches, which we dearly cherish?
 - Parking, Lions Bay streets are narrow without sidewalks and street lights. Parking on the street is not a viable solution because residents are encouraged to walk and street parked cars are dangerous for the residents to walk around
 - Transportation is important
- We have a variety of housing options already; single residential, condos, townhouses, secondary suites
- The cost analysis of densification vs costs of increased services and other hidden costs (policing) has not been done and would likely prove prohibitive (would cost more than it generates)
- What we need most is a proper store, café and even a pub. The local store is old, dirty and the fridges don't work. Prices are sky high so most shopping is done outside of LB – we all meet our neighbours outside of the village. The hours should cater for everyone, specially those who work outside the village (the majority of us).
- Section 7.3 of the OCP states: the village shall continually monitor the plan to ensure that its policies and designations stay relevant. The plan should be subject to a major review every 5 years.” This land use master plan exercise should be done in conjunction with an OCP review, not in place of it!
- Both the OCP and the age friendly housing survey clearly establish the Village's desire for single family housing. This workshop attempts to funnel thinking towards development. Redefining housing and land uses in two, twenty-five minute exercises does not equate to meaningful and collaborative consultation. Otherwise, the quality of the finding will be directly proportional to the level of engagement. Need for a full OCP review and an objective community survey in order to answer the question above. Some of the participants in this exercise are non-residents with a vested interest in development. Their input is being used to shape our Village's future, influencing the outcome.
- Need to develop the gravel pit. But not to sell the land at fire sale price however don't sell park land.
- More houses both townhouses and single family home
- Within this development there should also be retail facilities and a medical clinic even if a doctor or nurse/s aid is only available for two or three days a week
- The library should have access to the data bank of bc libraries. When questions are asked about library uses ask the people who may use it not the people who run it. If a

- librarian is required to run system attempt to share with other communities on the sea to sky.
- To become a more complete community we need to be able to address more needs within our municipal boundaries. More commercial services, food + drink, more opportunities for kids and their activities (could be in community centre). Look at Oregon's small Oceanside communities.
 - Need more time for this process! Alternatives to single family homes already exist – secondary suites and the condos. Although my sense is that many seniors want to age in place in their own homes and young families today have higher incomes here (see your stats). Some form of alternative housing for younger single income individuals may make sense. Need proof. Any densification should be near the centre (near store/bus stop/post office) and not change existing feel of village.
 - Council must not act on increasing the tax base with the type of housing which will best serve the needs of the community. There has been more than enough discussion. Now is the time to act. Rather than long drawn out consultation with the community, residents of which will never come to consensus, our council which has been elected to act on our behalf and has the knowledge of what land is available, needs to make the decisions without further delay. I suggest:
 - Multiple housing pods for all age groups – seniors housing has been discussed for years but we need to bring young families into our village to ensure the continuity of our primary school and enjoy a balanced population
 - Land housing, under strict guidelines, should be considered on lots where this is entirely possible, without compromising the general appearance of the village
 - Those with larger homes that have the space to develop suits should be strongly encouraged to do so
 - I am in favour of the construction of a new community centre which will serve as an enhancement for our village – again, enough discussion – let's get on with it
 - We definitely need more multiple family dwellings on the remaining vacant land. There are one or two very large properties and if the owners are willing to sell for a reasonable price it would make sense to rezone them for multiple dwellings. There is a large piece of vacant land which is blacktopped above the pit. This would make a wonderful skateboard park, basketball court etc. for the children and could be set up very cheaply. It would probably be worthwhile trying to enter into negotiations with MOT to see if they would be receptive to such use.
 - More housing options for the elderly, the single parent families, people that need to downsize because of hard times, people that work in our Village and newcomers. We need options, I don't care how you do it. Townhouses are great, just ensure you get a decent developer that sticks within a west coast architectural framework. Most

communities have it, I think the best example of that is Whistler (not that we want to be Whistler) and for goodness sake make sure they get a view of Howe Sound! You shouldn't have to be a millionaire to have a great view.

- If we expand our Village with more homes, we can afford and support more services. More services period! Why not a Vancouver Coastal Health office for our aging population even if it's part time. Yes I want a pub and better restaurant options, even with fresh produce on Saturday mornings in the summer, outside the store or at the school, give some of the local artists the opportunity if they want to have a table. More outdoor venues, get creative, maybe we could have a summer Yurt in the woods that has yoga, or music, or art classes. Movies at the beach park once a month. Maybe purchase the apartments above the store and turn that whole building into commercial, so you have more stores and services. There's decent parking and it's easy for people to detour off the Hwy. Have an open free stage for musicians there in the summer on the grass.
- Horseshoe Bay has children's lemonade stand that the kids can sign out and make goods to sell whether it be for profit and often for a cause. It's cute, endearing and makes a bomb!
- I'm not an expert in land use or what's available, but I would encourage you to expand where possible, push the ends of streets, Brunswick Pit would be a real win. Sell lots of land, with housing prices down in Lions Bay, people will find it a great deal, a special opportunity. We need some fresh views and we need to move forward, we need to create places to celebrate and grow together to build a cohesive community that has pride. Howe Sound is spectacular, and we will only keep it that way if people live and play here, otherwise industry will push in here at full force. We need to show that we are getting stronger everyday, otherwise we will be gobbled up or brushed aside by new and better communities. We have a unique flavor that comes from the heart, tug on those strings and your volunteers will come forward when they see a plan for great things. You are not supporting your volunteers when you listen more to the whiners than the doers.
- Consideration should be given to increasing residential density. Considerations should be given to multiple family/condo residential use
- 1 or 2 more sets of condos would give people some housing options – no idea where these would go
- Daycare! Ideally in a renovated or re-built community centre
- A small gym at the community centre would be awesome (ie. With workout equipment)
- A new community centre that can also serve as a safe emergency shelter
- Personally, I'd love to see a small restaurant or take-out place (pizza) in addition to the café – would be a great gathering spot and super convenient
- ATM machine in town centre

Discussion/Sticky Note Results

FLIP CHART HIGH LEVEL SUMMARY

Issues

- Declining population
- Community decisive
- Sustainability: economy, environment, infrastructure (septic, water, roads)
- Declining services
- Expectations
- Public transportation
- Expenses with growth
- NIMBY
- Lack of transition housing
- Municipal money
- Child care
- Fixed incomes difficult to increase taxes
- Parking
- More amenities
- Enhance, not harm, beauty
- Rural way of life
- Biggest problem: waste of tax dollars and bad money management – not enough water

Ideas

- Creative zoning
- Leverage benefit to community
- Multi-family
- New housing ideas
- Multi-generational homes
- Cap on multi-housing
- Housing for all ages
- Childcare
- Grey water reuse
- Build off existing core
- Rental housing

- Townhouses serve all needs
- Higher density
- Flexible
- Village needs a plan (15 years)
- Non-profit volunteers
- More efficient services (garbage)
- Not just residential
- Pub
- Recreation
- More consultation

SPECIFIC STICKY NOTES

Issues:

- Lack of transitional (multi-generational) housing for seniors and young families
- Aging and extensive (75% of Lions Bay) septic systems: costs associated with upgrading septic fields – opportunity for grey water and storm water reuse (as population increases, per capita impact decreases)
- Need better control of septic systems: people who upgrade should be reimbursed
- Steep roads need work – who's going to pay for it?
- As population increases do we need to increase policing?
- Huge market for homes to downsize into – aging in place
- Opportunity for coach houses to fill housing needs
- Water – world class water system but not a lot of storage
- Health services for seniors (aging population) – care facilities?
- Commercial viability – retail could benefit from more people
- Municipal taxes – enough for services and infrastructure upgrades?
- Need transitional housing for seniors and young families
- Need to improve community hub/hall – lack of community centre
- Lack of childcare
- Affordable housing for young families and older community (staying in homes longer than want to – no other option)
- Limited space for expansion (also a positive – no sprawl)
- Relies on volunteers
- Doesn't have: Parking, walking, transit to work, drainage, sewer, electrical lines
- Does have: community centre, village centre, trails
- Declining population, especially among young families
- Decaying infrastructure, especially community centre

- Resistance to change by powerful self interest groups. Development of multiunit housing etc. vs environment
- The possibility of linking the Village with the school district with more programming at the school. A community school concept – village office must provide a funding source
- Have addressed decline by putting in before/after school care in to attract
- From a school perspective, declining enrollment has implications for the level of service it can provide. The school is a focal point any thriving community – historically a strong program
- Infrastructure – water and roads
- Sustainability
- Population growth
- Sewers
- Money – commercial business
- Water (bottles) Lions Bay Water
- Marina
- Balance between new money, sense of place and people
- New money from housing
- Changing bylaws – subdivided lots and build smaller homes
- Young families – convert garages for suites
- Money for infrastructure – alternate housing for all – balance, keeping the Village integrity
- Volunteers from younger population don't do enough rely on long term residents. Those volunteering won't be able to volunteer much longer
- Encourage/create big boats/cruises to stop by Lions Bay once a week/month – boat dinner/boat party
- Parking
- Topography
- Lack of amenities
- Common areas upkeep – manicured – visible/aesthetically pleasing
- Aging housing and old structures
- Standards – property pride
- One of BC's best schools – why do families not want to live here?
- Structures for commerce – increase tax base to include businesses as well as residential diversify tax revenue. Ie. Restaurants/bars
- Waterfront/view – common areas
- Townhomes/Patio homes
- Apts/condos – the amount of increase needed will not impact
- Up keep of yards and houses

- Sewer system
- Better lighting
- Upkeep of roads/maintenance
- Traffic noise/volume/speed
- Natural gas/water capacity
- Aging residents wish to stay but reduce their residential size and investment that be in a second suite
- The school population
- Broadening our volunteer base
- Broadening our tax base
- Historical challenges residents resistance to change is need for sustainable tax base
- Industrialization of Howe Sound
- Cost of development/infrastructure – offset by higher density
- Demand is dependent on global economic factors; ability to attract young families versus Fraser valley; retain aging residents; affordability; competition from neighbouring communities Porteau Cove (on hold), Furry Creek (on hold), Main (rezoning application 3000 dwelling units)
- Ideal mix of housing – conspicuous by its absence on the corridor of the other than seascape which is a buoyant active demand. Replacement of aging housing. Developing/rezoning of large parcels
- Lack of process – rezoning/subdivision, redevelopment new construction
- Lack of community building design scenic corridors
- Desalination plant as alternative to possible water shortage. Geothermal vs natural gas vs. propane/electricity

Ideas:

- Need architectural controls
- Efficient septic is the greenest – separate grey water and black water – focus on only treating sewage and reusing everything else
- Green building/landscaping to reduce sewage and stormwater infrastructure
- Mix of town houses, coach houses, apartments and rental housing to meet diverse needs
- Coach houses can allow extended families to stay together
- Annex crown land for new residential development
- Gravel pit: appropriate use after remediation? Industrial or commercial zoning? Pub? “Function Junction”?
- Gas station?
- Infill: carriage houses where lot sizes allow

- Redevelop works yard? What about hydro lines and chemicals? Where does the works yard go?
- Southern area: potential redevelopment (on sewer) with temporary access for construction vehicles off the highway rather than on residential streets.
- Land adjacent to school redeveloped as multi-family housing, possible rental, for young families
- Gravel pit: mix of single family and town houses
- Buy crown land
- Unbuilt lots
- Community use lots
- Subdivision
- 2nd suites – coach houses (change size limits)
- Low rise condos (like Rodgers Creek)
- Green corridors
- More commercial (Function Junction)
- Community centre upgrade
- Housing and Facilities
 - Community centre and the possibility of re-locating to a multi-use facility to serve as the hub
 - Expanding the school to grade 7 so families aren't forced to drive to West Van
- Terraced seniors individual single level 1500 ft² min homes stepped up the slope for rent, from village
- Water, sewer/sanitation issues
- Height restrictions – adherence to parking
- Design guidelines important “anything goes” not an option
- Transportation (public) for increase in population and if seniors housing promoted
- Multi generational homes
- Annexation of communities
- Rezoning to increase tax base, but this brings infrastructure issues
- Seniors housing outside the core on level ground
- Sports bay/eatery – other commercial offices?
- Townhomes with parking
- Duplex with parking
- Community centre
- Groupings of 3
- Maintain the beauty and blending in beautiful aesthetic
- Homeowners living in Lions Bay
- Train station as part of rail service to Whistler/Pemberton and North Vancouver

- Enhanced bus/translink
- Seniors assisted living options
- Commercial/revenue generating
- Trail head systems with associated parking
- Community transportation (shuttle) to support higher density without need for individual car
- Develop a phased strategic plan to bring on amenities at milestone stages of population growth, aging community
- How to pay for expansion of infrastructure
- Criteria: identify opportunities for laneway style housing on larger lots, coach houses
- Identify greenfield development of large vacant land
- Establish an inventory of larger lots that could be subdivided
- Pay close attention to the parking – Norway may be an example



Village of Lions Bay Land Use Master Plan

DRAFT updated September 4, 2014

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EXECUTIVE SUMMARY

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

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

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

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

1. OVERVIEW AND PURPOSE

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

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

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

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

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

2. PROCESS

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

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

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

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

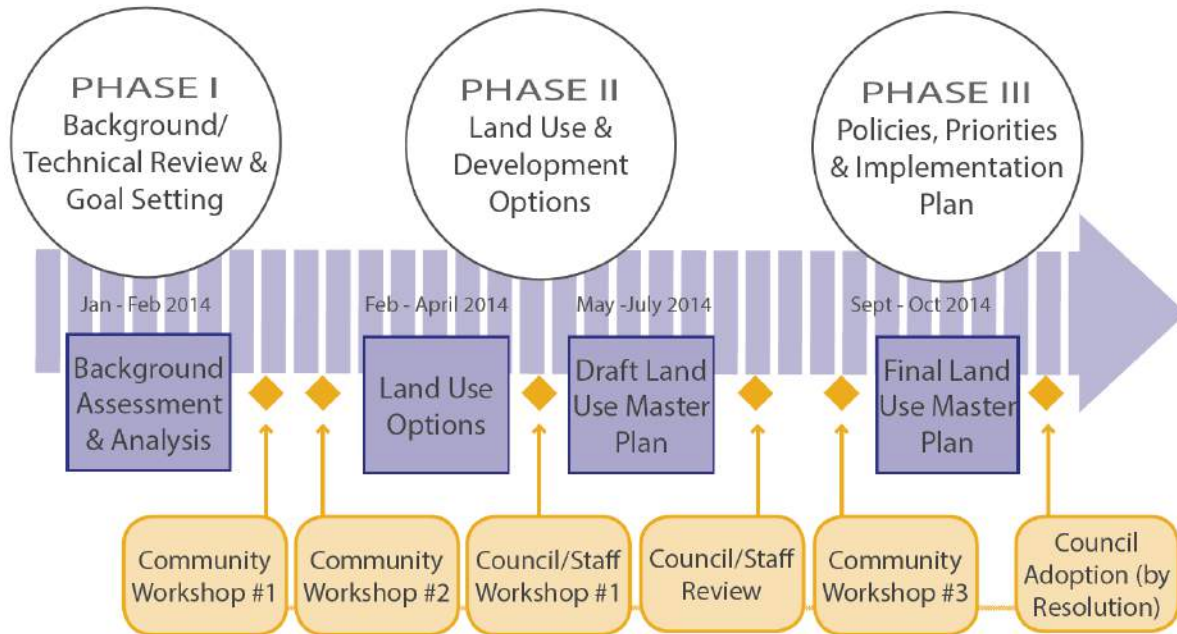


Figure 1. Land Use Master Planning Process Diagram

3. BACKGROUND

3.1 POPULATION STABLE, AGING, & PROJECTED TO GROW

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

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

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

4

¹Environics estimates & projections, 2013

3.2 GROWTH-RELATED POLICY & REGULATIONS IN PLACE

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

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

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

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

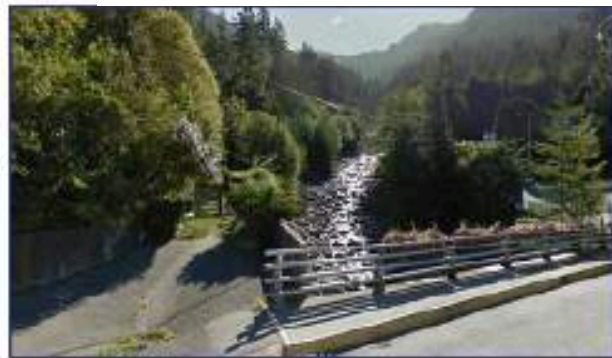
3.3 STEEP SLOPES AND NATURAL SETTING KEY TO LIONS BAY'S CHARACTER

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

Figure 2: Overview of Village Characteristics



Custom homes situated sensitively within the mature rainforest.



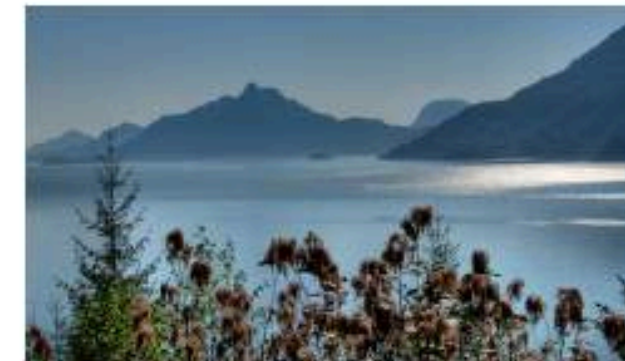
Precipitation & steep slopes result in many streams & ravines in the Village.



Many homes situated on steep slopes require extensive retaining systems.



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



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



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

3.4 SUPPLY AND DEMAND FOR HOUSING GROWTH

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

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

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

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

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

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

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

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

3.5 AGE-FRIENDLY HOUSING SURVEY SHOWS BOTH INTEREST AND CONCERN

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

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

3.6 SUMMARY

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

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

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

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

4. ASSETS, CHALLENGES, & OPPORTUNITIES

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

4.1 ASSETS

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

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

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

4.2 CHALLENGES

The challenges facing Lions Bay include:

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

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

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

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

4.3 OPPORTUNITIES

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

Community/ Civic/ Institutional

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

Housing

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

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

Participants identified a range of potential housing opportunities including:

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

Village Heart

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

Municipal Finance

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

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

Process/Governance

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

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

4.4 OPPORTUNITIES & CONSTRAINTS MAP

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



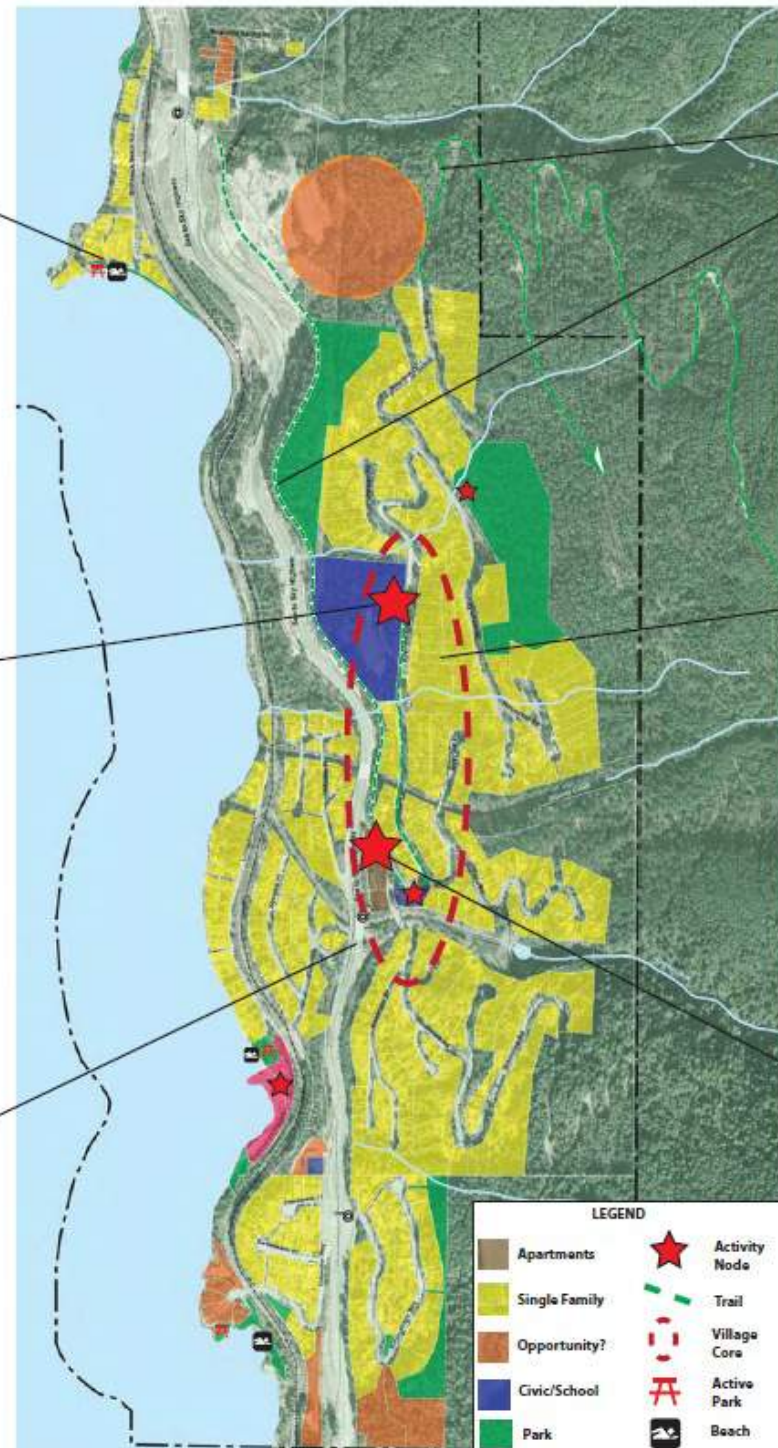
Ocean front parks with beautiful beaches are key part of the Village's identity



The Community School is among the best in B.C. but has declining enrolment



A highway runs through it - Hwy 99 creates a physical barrier in the Village



On and off-street walking trails in the Village connect to hiking trails beyond



Build out of existing single family areas and steep slopes makes the provision of additional housing challenging



The bakery, store and cluster of apartments create a community focal point

5. PLANNING AND DESIGN FRAMEWORK

5.1 GUIDING PRINCIPLES

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

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



5.2 CONSIDERATIONS

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

TECHNICAL

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

QUALITATIVE

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



5.3 STRATEGIES

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

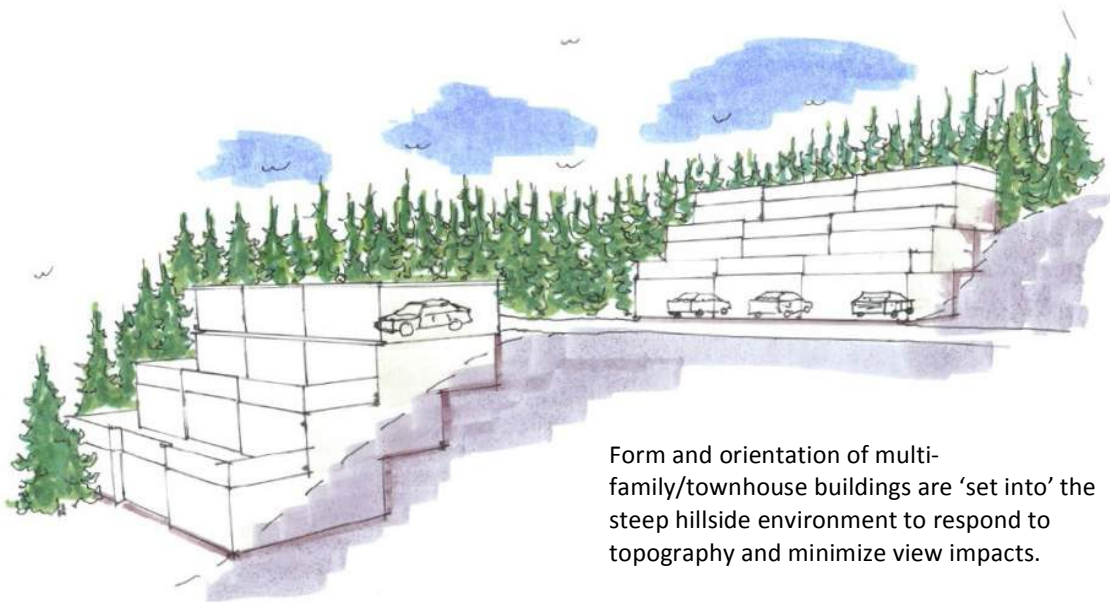
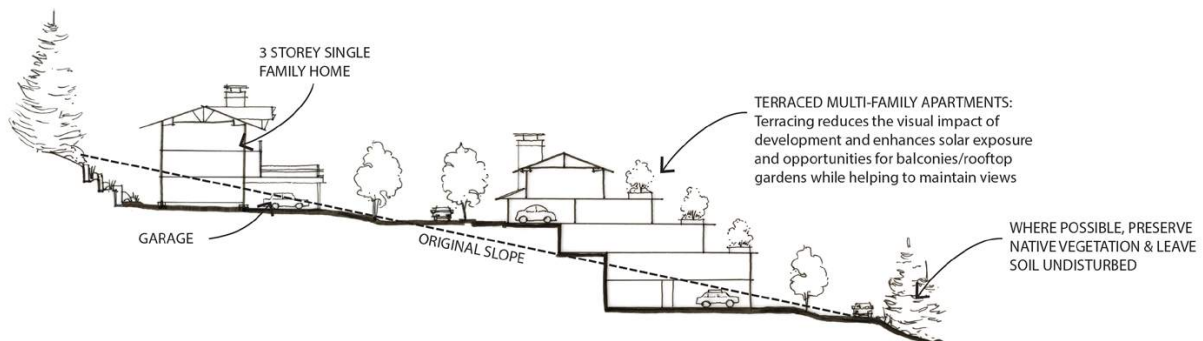
- Locate new development near existing infrastructure
- Undertake a village wide infrastructure program to support gradual, compatible growth and development in the Village
- Focus higher density housing at the urban fringe and upslope from existing development to minimize impacts on views and on existing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



5.4 KEY STRATEGY: TERRACED HOUSING FORMS



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



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



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

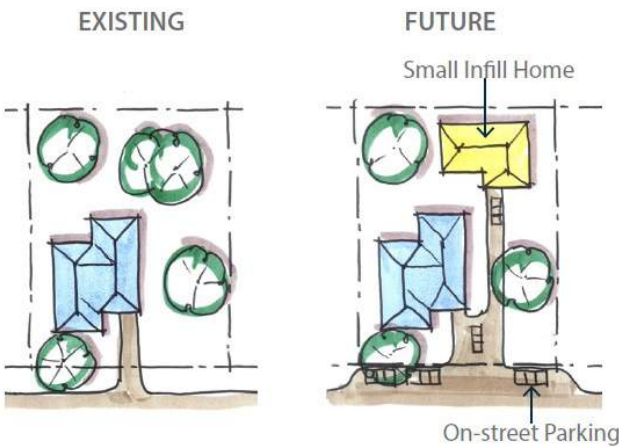


The Village School is a good local example of a terraced building set sensitively into its context

6. LAND USE AND DEVELOPMENT OPPORTUNITIES

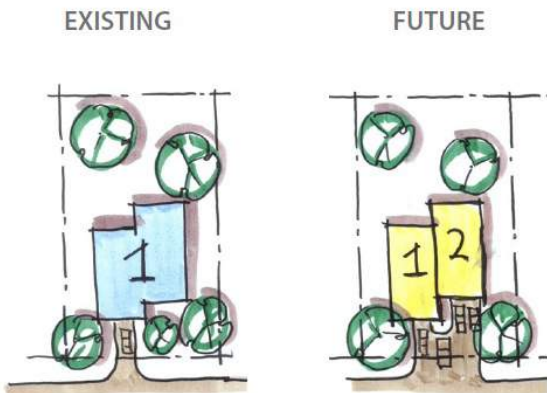
6.1 SIX TYPES OF OPPORTUNITIES

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



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

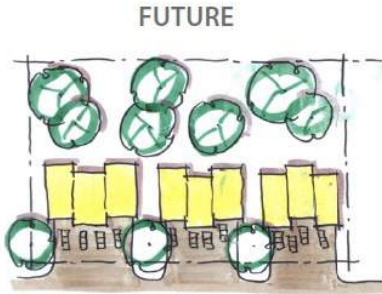
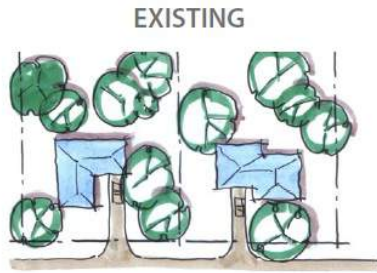
Map symbol:



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

Map symbol:





3. Intensification/ redevelopment -

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

Map symbols:

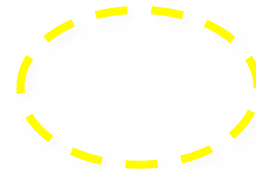
Specific opportunities

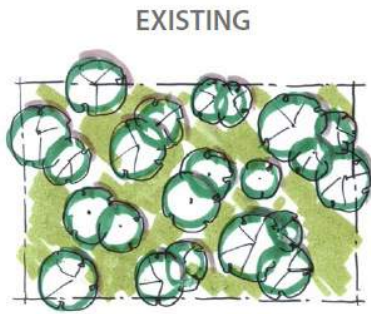


Small-scale intensification (small-lot single family, duplexes/triplexes)



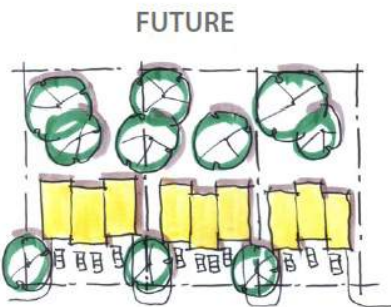
Moderate-scale intensification (small lot single family, duplexes and townhouses)





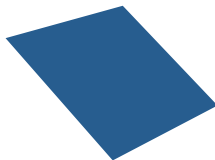
4. Greenfield/brownfield Development - building new housing on previously undeveloped sites (greenfield) or sites previously used for industrial/ resource uses (brownfield).

Map symbols:



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

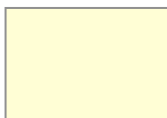
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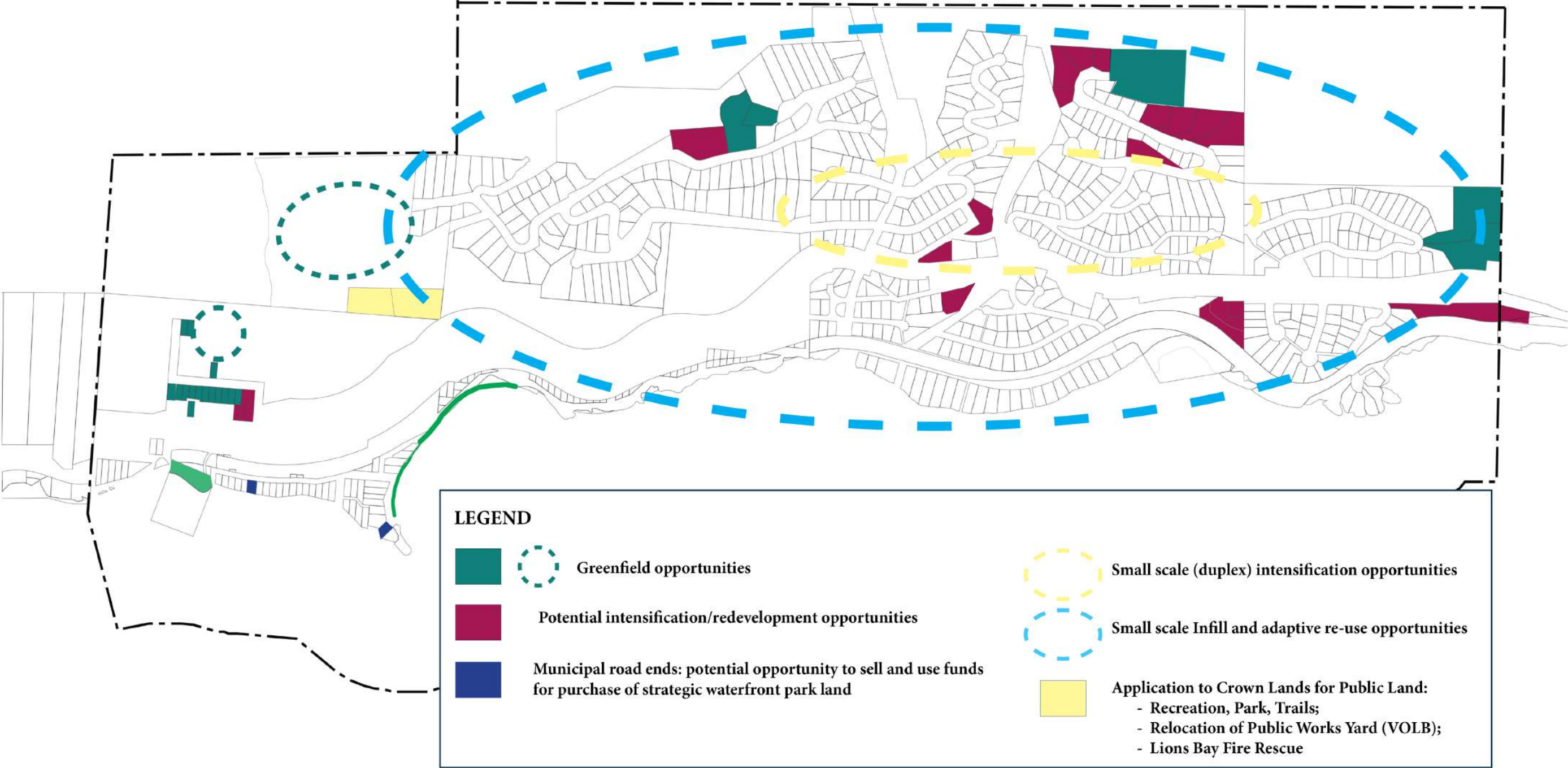
6. Application to Crown Lands for Public Lands:

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

Map symbol:



LAND USE AND DEVELOPMENT OPPORTUNITIES MAP



CONCEPT OVERVIEW MAP



6.2 RECOMMENDATIONS FOR ALL IDENTIFIED OPPORTUNITIES

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

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

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

IMPLEMENTATION AND CONSULTATION RECOMMENDATIONS

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

Implementation and Consultation Approach

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

GENERAL LAND USE RECOMMENDATIONS

- Policy:**
- Adjust OCP Policy 4.3 (b) (New Housing Opportunities). The new policy should state that the Village (through updated Zoning provisions and Development Permit Area Guidelines (DPAGs)) will seek to ensure that any new development minimizes impacts on views, noise and traffic; maintains a scale and character compatible with Village character and sense of identity; and identifies and addresses privacy, shadowing, environmental, safety and geotechnical issues. With that proviso, the Village should:
 - Support development of a mix of terraced single family, cluster housing, and townhouses on greenfield and brownfield sites.
 - Support, through updates to the Zoning Bylaw, infill development of carriage homes or small cottage homes throughout the Village on lots large enough to accommodate the additional demands on sewage treatment and parking.
 - Consider, through transparent public engagement preceding a formal re-zoning process, proposals for intensification, redevelopment, and adaptive reuse/renovation of single family lots to more intense single family, townhouse, or small apartments. Public engagement should address sensitive integration of the proposed development with neighbouring properties, especially impacts on views, privacy, and retention of vegetation.
 - Strengthen the OCP “Potential New Development” designation by changing “These sites are to be considered for the future re-development of the site for potential housing” to “These sites are to be considered for future housing if risks to watershed and stream health are minimized and trail access is maintained.”
- Regulatory:**
- Implement changes to the Zoning Bylaw recommended in OCP Policy 4.3(c) to strengthen view protection, limit retaining walls, permit front yard averaging in single family zones, and regulate imperviousness if needed. In addition to these changes, explore zoning provisions that would require development to adhere to terraced housing forms.
 - Create Development Permit Area Guidelines (DPAGs) for Intensive Residential Development, applying to all development of duplexes, carriage homes, cottages, townhomes, and apartments, to clearly describe design criteria that determine if the scale and character of new development are compatible with Village character and sense of identity as well as local values and issues.

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

Technical:

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

Consultation:

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

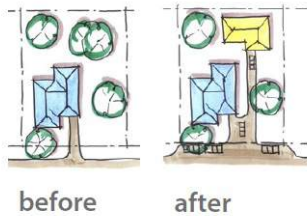
Other:

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

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

A note about illustrations in this section:

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



6.3 INFILL OPPORTUNITIES

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

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

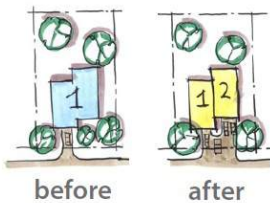
does not require difficult land assembly or the removal of existing buildings that create character and value.

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

Additional Recommendations:

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

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



6.4 ADAPTIVE REUSE / RENOVATION OPPORTUNITIES

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

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

This opportunity was identified as having potential throughout Lions Bay.

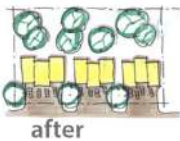
Additional Recommendations:

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

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



6.5 INTENSIFICATION / REDEVELOPMENT OPPORTUNITIES



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

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

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

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



1. OCEANVIEW ROAD

Description:

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

Additional Recommendations:

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

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



2. 'TIDEWATER SOUTH'

Description:

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

Additional Recommendations:

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

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



3. VILLAGE WORKS YARD

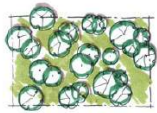
Description:

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

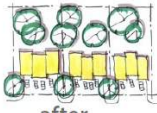
Additional Recommendations:

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

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



before



after

6.6 GREENFIELD / BROWNFIELD OPPORTUNITIES

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



4. KELVIN GROVE

Description:

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

Additional Recommendations:

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

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



5. SUNSET DRIVE

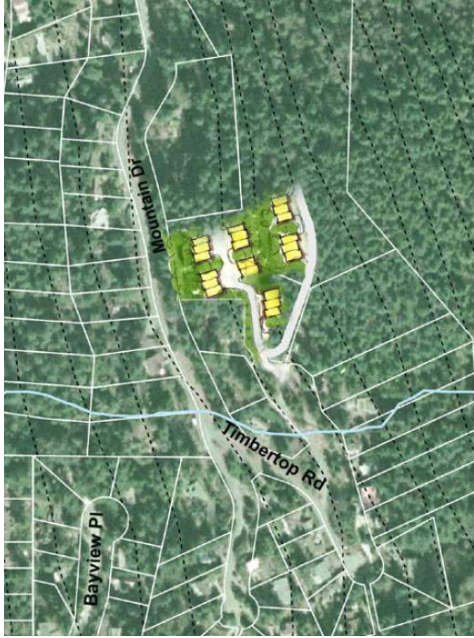
Description:

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

Additional Recommendations:

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

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



6. MOUNTAIN DRIVE / TIMBERTOP

Description:

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

Additional Recommendations:

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

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



7. GLENDALE AVE. / CRYSTAL FALLS

Description:

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

Additional Recommendations:

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

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

6.7 ROAD END DEVELOPMENT

Description:

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

Additional Recommendations:

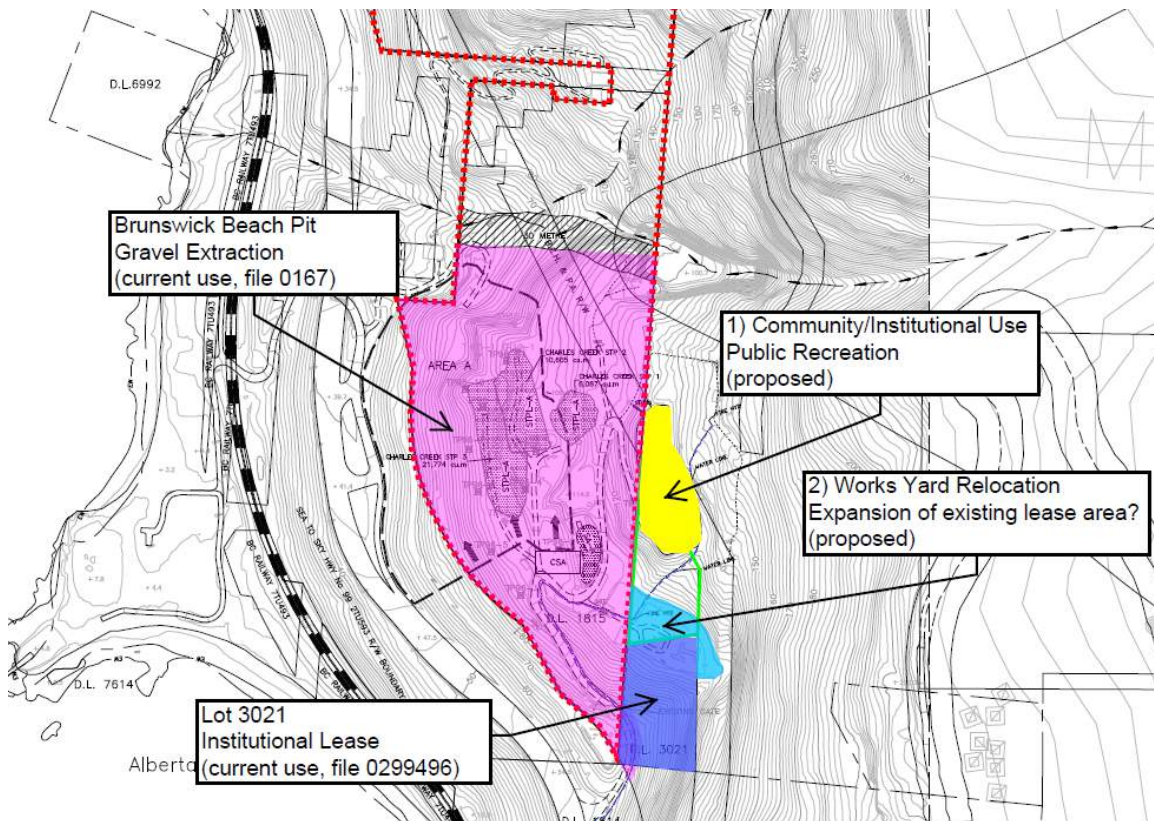
In addition to the recommendations in Section 6.2, the Village should:

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

6.8 APPLICATION TO CROWN LANDS FOR PUBLIC LANDS

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

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



Map showing crown lands for potential future public uses.

7. CONCLUSION

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

Welcome!

BACKGROUND: Communities across Metro Vancouver are facing the twin challenges of increasing operating costs and changing demographics. Communities are responding with strategies that include the creation of greater housing choice and affordability to support a broader range of income levels, life styles and ages, including young families and retirees who want to stay in the community as they age.

A CALL to ACTION: So, how can a community with only 1,300 residents, 520 homes, little commercial, a declining population, aging infrastructure, aging residents, declining volunteers and little room to add new houses address these challenges? The Village of Lions Bay is at the tipping point and strategies need to be developed collaboratively and implemented sensitively to ensure the Village continues to be the treasure that brought us all here.

PURPOSE: Building on the 2009 Official Community Plan, this process has identified strategies, policies and actions we can implement to embrace the Village's extraordinary assets and opportunities, and address its unique issues and challenges to ensure a strong, sustainable, inclusive and resilient community into the future. Specifically, the purpose of this process is to identify new housing types and suitable locations, along with strategies to support their uptake.

PLAN OVERVIEW: The Land Use Master Plan (LUMP) is a community based plan developed through consultation and engagement with residents and stakeholders, and acting on key directions identified in the 2009 OCP. It is a strategic document adopted by Council to help guide future decisions and community consulting to support incremental updates to the OCP and Zoning Bylaw as well as updates to development permits and capital investments.

The LUMP focuses on housing opportunities including:

- **sensitive infill** around existing homes in established neighborhoods
- **redevelopment** of existing housing in strategic locations with more compact and higher density forms of housing that are compatible with the existing character and aesthetic of the Village
- **locating new housing on previously undeveloped sites** including the potential consideration of some Crown Lands

The Land Use Master Plan also identifies strategic priorities and implementation considerations as well as recommended consultation to be carried out as part of the consideration and approval of all new housing development in the Village.



Process Overview

The Lions Bay Land Use Master Plan process was organized into 3 phases, with community consultation and Council input and direction occurring as part of each phase.

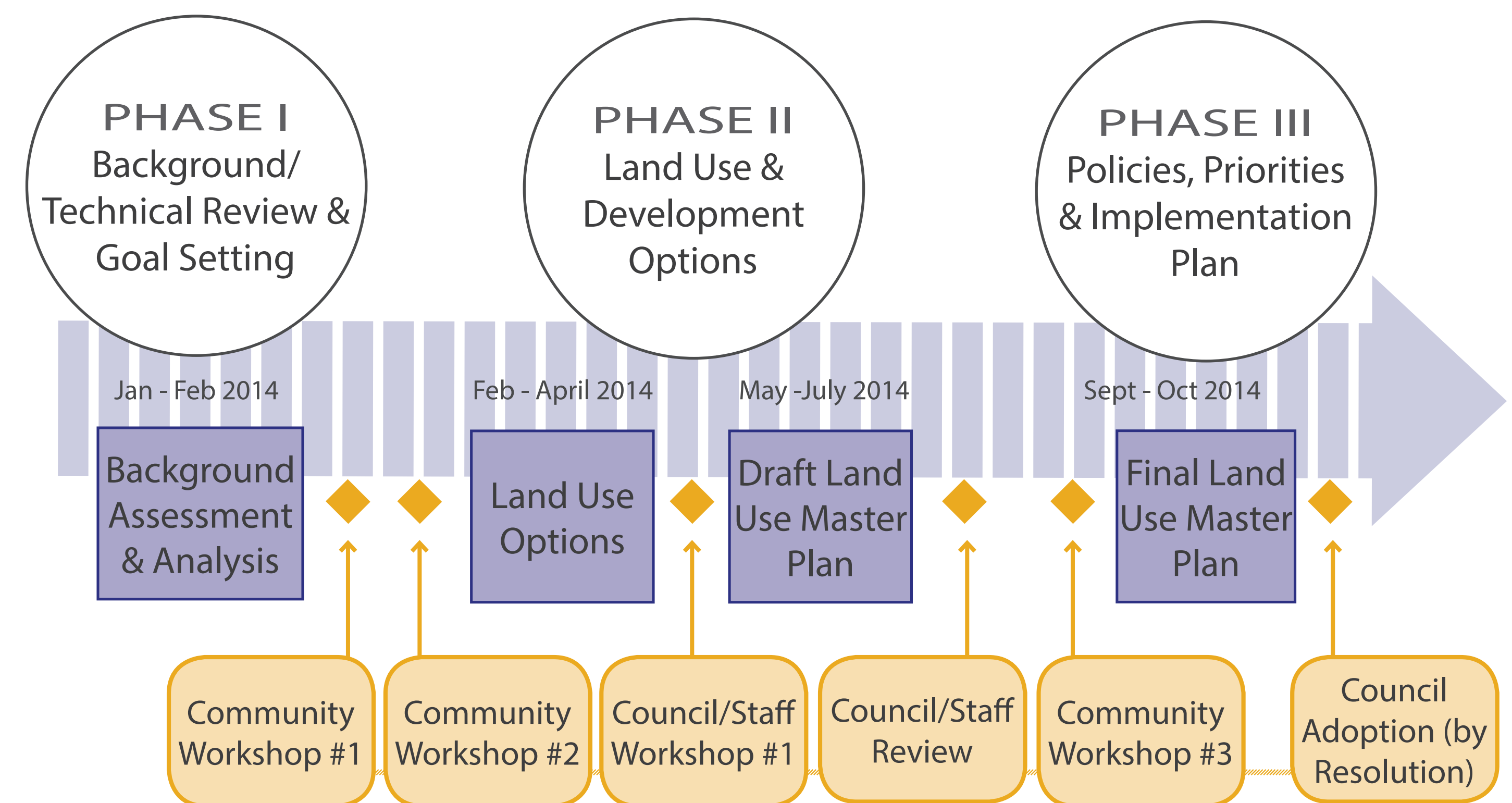
Phase 1 identified issues, opportunities and big ideas and included a community planning workshop (held February 6, 2014) attended by over 90 participants.

Phase 2 included a focused community planning workshop made up of a select group of participants representing the diverse interests and different neighbourhoods of the Village. This resulted in the identification of a range of housing types and locations appropriate to Lions Bay, as well as identification and exploration of conditions/criteria for their implementation.



Phase 3 involved the development of the Draft Land Use Master Plan in close collaboration with Village Council and Staff, and based on the options and recommendations produced in Phase 2. The Draft Land Use Master Plan was posted on the Village's website on August 10 for community review in preparation for tonight's Public Open House.

Lions Bay Land Use Master Planning Process



The purpose of tonight's Open House is to facilitate discussion, input and feedback on the Draft Plan to help guide Council in their consideration of adopting the Land Use Master Plan.



Village Characteristics



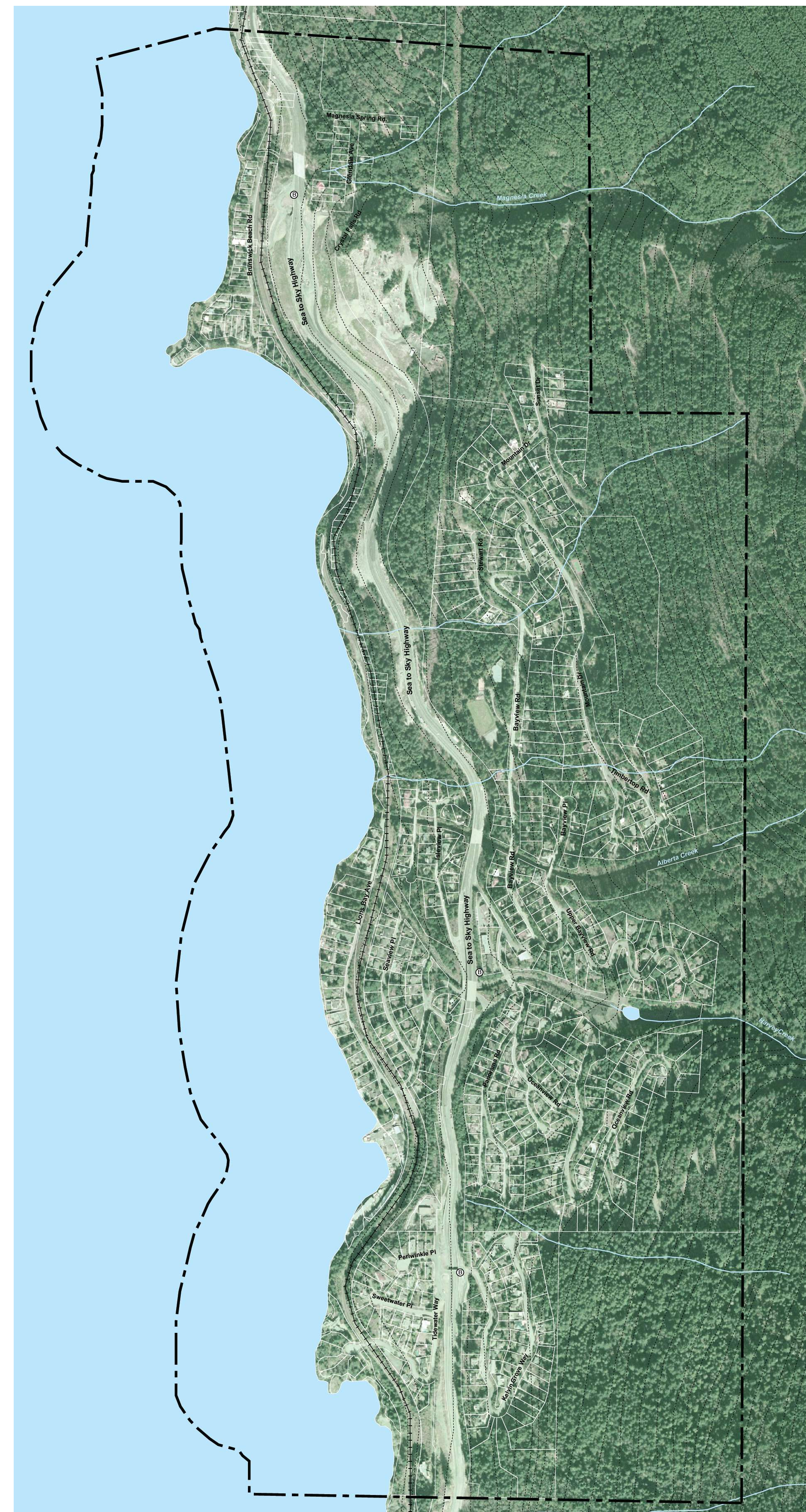
Custom homes are situated sensitively within the mature rain forest that permeates the Village.



Lots of precipitation and steep slopes result in numerous streams and ravines that run through the Village.



Many homes are situated on steep slopes and require extensive retaining systems.



The Village is situated between the steep slopes of the North Shore Mountains and the rocky shores of Howe Sound



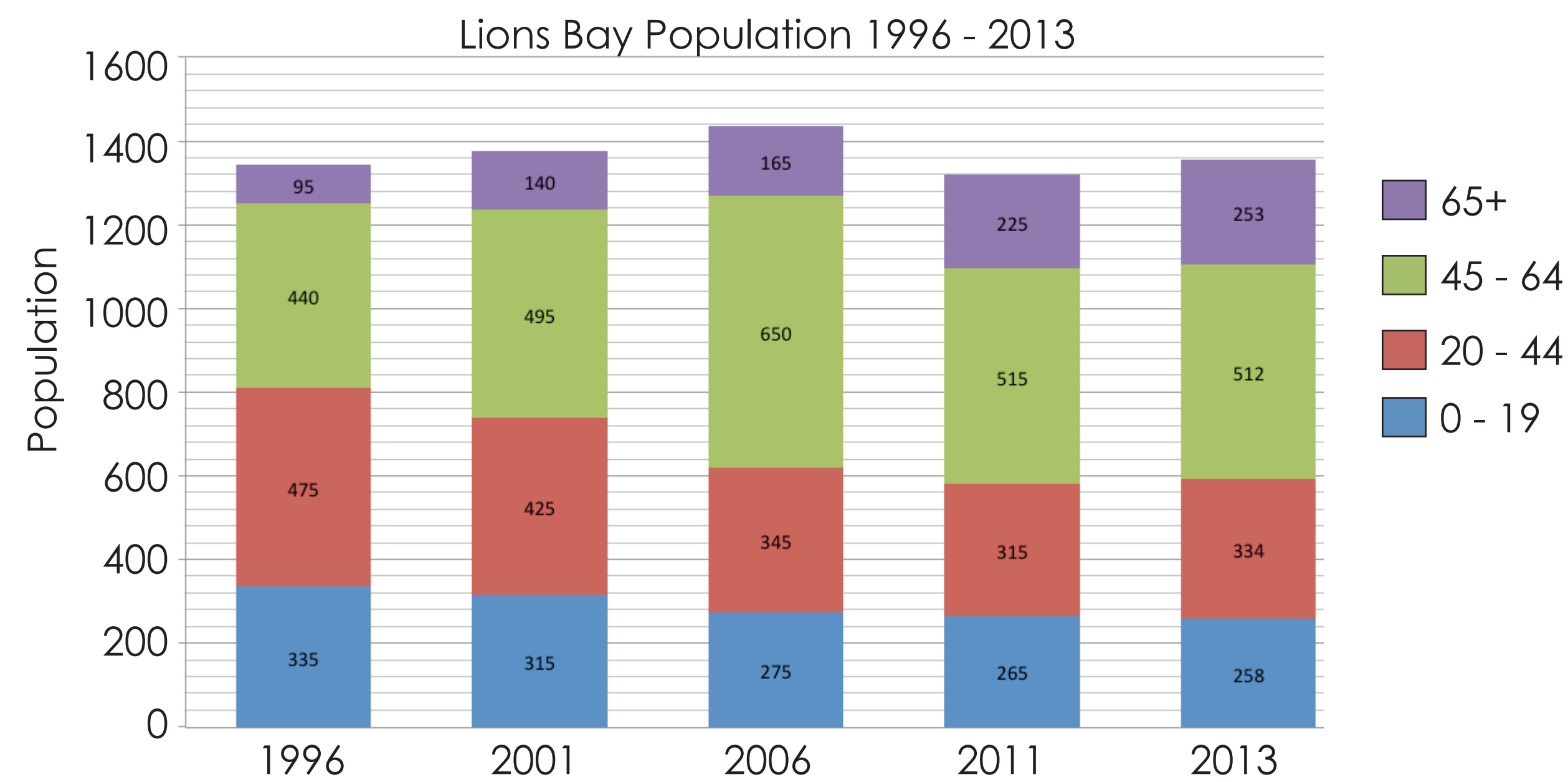
Beautiful views are part of what makes Lions Bay a unique and special place.



The corner store and bakery and other businesses, together with the Village office and community centre, provide a community focal point and gathering place in the Village Core.

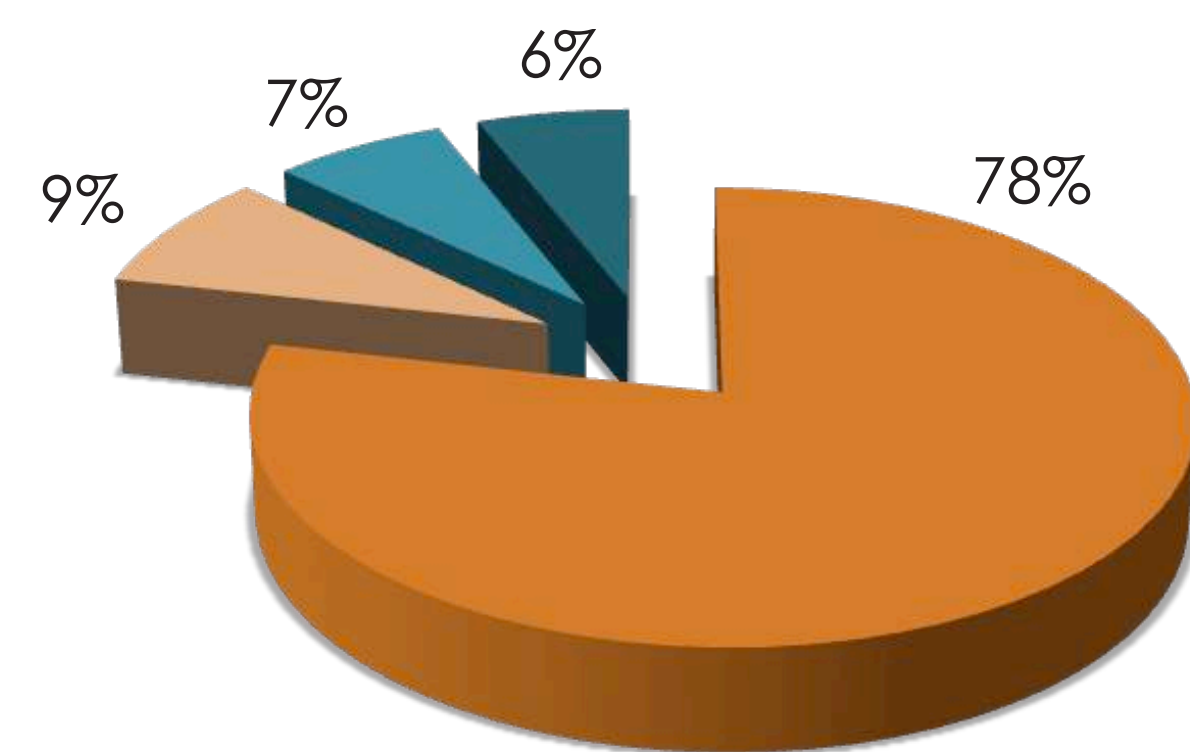


Community Trends & Statistics



Population Trends

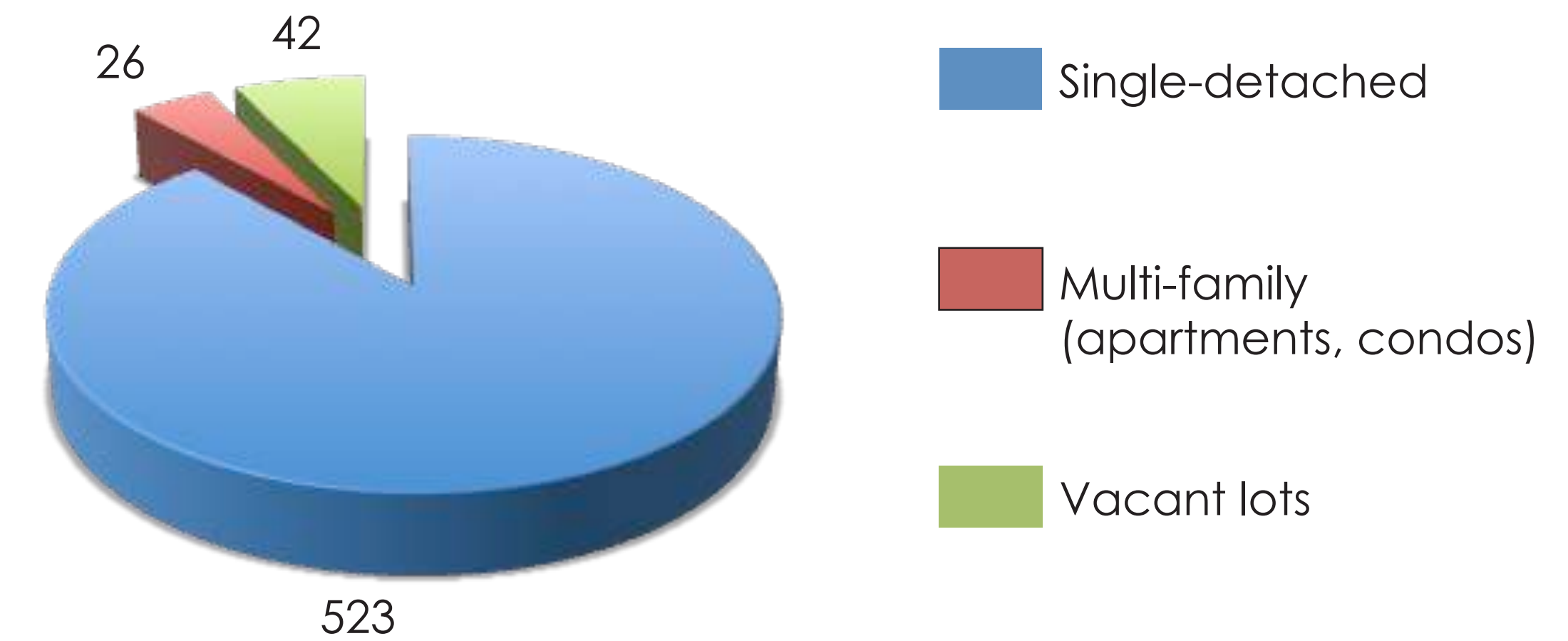
The population of Lions Bay fell steadily from 2001 to 2011 with the largest decline seen in the number of Village residents between ages 20 and 44. Meanwhile, the population aged 45 to 64 grew by 17% while the population 65+ more than doubled. If these trends continue, housing and community amenities will need to reflect the needs of an aging demographic with fewer families.



The trip to work:

78% of workers in Lions Bay drive their car to work. A further 9% carpool and the remainder take public transit or walk or bike to work.

■ Walked or biked
 ■ Public transit
 ■ Passenger in car
 ■ Drove to work



Number of housing units in Lions Bay, based on BC Assessment data for 2014

Housing Characteristics:

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

2013 Estimates and Projections Income Trends (Constant Yr 2005 \$)	Lions Bay (VL), BC	British Columbia
Average household income (Constant Yr 2005 \$)		
2008 estimated	\$120,874	\$74,367
2013 estimated	\$116,658	\$72,778
2016 projected	\$125,187	\$78,074
2018 projected	\$128,218	\$79,855

Income characteristics:

Incomes in Lions Bay have consistently been 60-63% above the provincial average. Although there was a slight drop from \$120,874 in 2008 to \$116,700 in 2013, average incomes are projected to reach \$125,000 by 2016 and \$128,000 by 2018.



Policy Framework

The 2009 Official Community Plan (OCP) sets the following broad vision for Lions Bay:

“Lions Bay is a peaceful, close-knit village, deeply connected to the natural West Coast environment. The community must be thoughtful and innovative in making development choices which maintain its unique sense of place, respect the natural environment, enhance its social diversity and provide affordable services to the community. Lions Bay strives to become a leader among municipalities in creating a sustainable community for future generations.”

OCP Growth Management Policies include:

- Updating the zoning bylaw to allow for **secondary suites**
- Exploring options to convert single-family homes into **duplexes**
- Building **new housing** within the Potential New Development and Gravel/Extraction land uses show in the OCP Map
- Requiring **sensitive redevelopment** that respects the existing character of the neighbourhoods



OCP Land Use (2009)



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

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



What We Heard: Key Issues & Opportunities

KEY ASSETS

Community workshop participants identified some of their most cherished community assets which included:

- beautiful views
- natural/recreational amenities
- attractive single-family homes carefully integrated into the landscape
- closeness of Village residents
- sense of community pride/identity
- the Community School
- proximity/access to West Vancouver and Downtown Vancouver

KEY ISSUES

Participants then identified some of the key challenges and issues facing the Village:

- **a stable or declining population**
- limited accessibility and housing for an **aging population**
- **poor housing choice and diversity** (for seniors, young families, and residents with low/modest income)
- **development constraints** (lack of developable land, steep slopes, etc.)

- **aging housing stock**
- **cost of servicing new housing** (roads, parking, infrastructure, police, etc.)
- **aging community infrastructure**, buildings, and amenities
- **insufficient support/services** to attract and retain young families and seniors
- **sustainability and resilience**
- **municipal finances** (small tax base)
- **community aesthetics** (some buildings/infrastructure in need of refreshment, lack of design controls)
- **declining community cohesion** (isolated residents, unwelcoming attitudes towards beach access, parking, and public amenities, fewer home-owners in the community)
- **community divisions over new housing** (some residents oppose new multi-family housing while others see it as a way to address challenges)
- **municipal governance and process** (some frustrated with the planning process - feel a lack of information or accuracy, others feel a need for strong political will to solve tough problems through new housing options)

KEY OPPORTUNITIES

Participants identified a number of opportunities for the Village which were used as the base for the Plan's strategies:

- **Renewal of the Community Centre**
- **Provide greater housing choice** to attract and retain young families, support aging in place, enhance affordability, and expand the tax base
- **A range of housing opportunities** were identified including multi-family housing that respects the small village character and natural environment/topography, renovating existing homes to incorporate secondary suites/duplexes, allowing sensitive infill on large lots while accommodating parking, integrating new development in the Village core
- **The Village core as a vibrant gathering place and amenity** with diverse retail and services, offices, civic uses, housing, and potentially a farmers' market
- **Expand the municipal tax base** and reduce overhead with efficiencies
- **Improve community planning** with greater transparency, more public engagement, and stronger political will



What We Heard: Considerations & Strategies

KEY CONSIDERATIONS

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

- **TECHNICAL**

- » Geo-technical, slope stability
- » Environment and habitat
- » Infrastructure and servicing
- » Road network access, circulation, capacity and safety
- » Provision of sufficient fire flows
- » Emergency service access
- » Parking

- **QUALITATIVE**

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

KEY STRATEGIES

Participants from the first two community workshops identified a set of strategies to guide new housing and development:

- Locate new development near existing infrastructure
- Undertake a Village-wide infrastructure program to support gradual, compatible growth and development
- Focus higher density housing at the urban fringe and upslope from existing homes
- Consider higher densities around existing services in the Village core, particularly close to the school
- Update zoning and policies to allow greater flexibility for innovation and creativity
- Support adaptive re-use of existing single detached homes for multiple units
- Ensure building design responds to topography and other natural environmental features (for example, terraced housing)
- Determine feasibility of Village owned lands for redevelopment, including mixed use



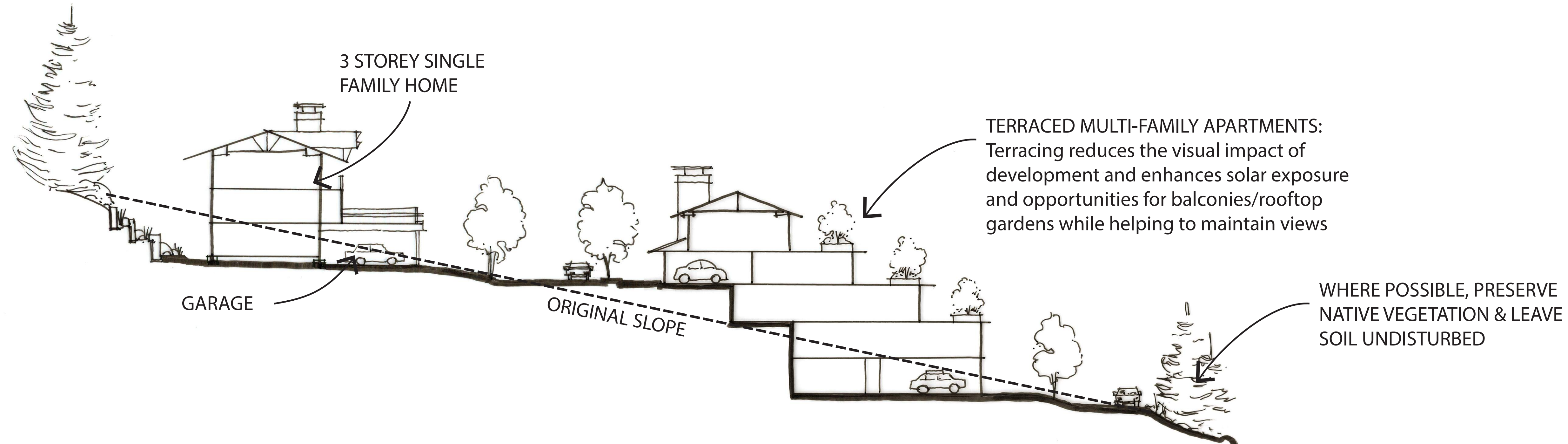
Terraced buildings set into and stepping down the slope integrate more sensitively into the steep hillside environment.



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



Precedents & Best Practices



Mixed-Use Buildings: in the community core bring residents and local businesses closer together and help to support transit and other services.

Apartments: provide different housing types and options for aging in place while supporting local businesses and other services.

Townhouses: are a flexible and more affordable housing type for empty nesters, young families and/or professionals.

Single-Family Houses: linked by an integrated trail system are part of a range of housing types that support a diverse community.

*Illustrations courtesy of Calum Srigley

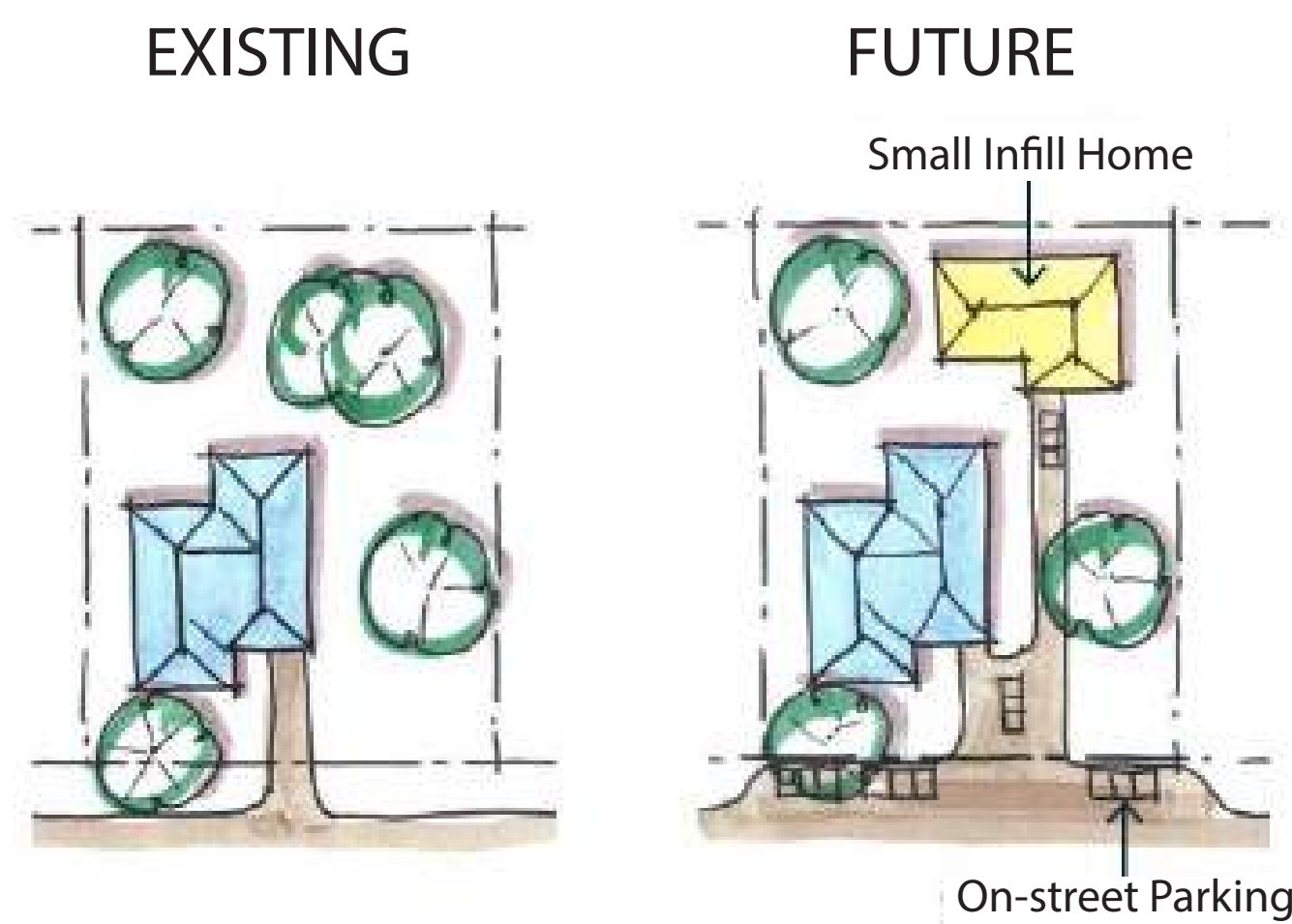


6 Types of Opportunities

Please note the diagrams below are illustrative only, each site has its own unique opportunities and challenges to be addressed through detailed planning and design.

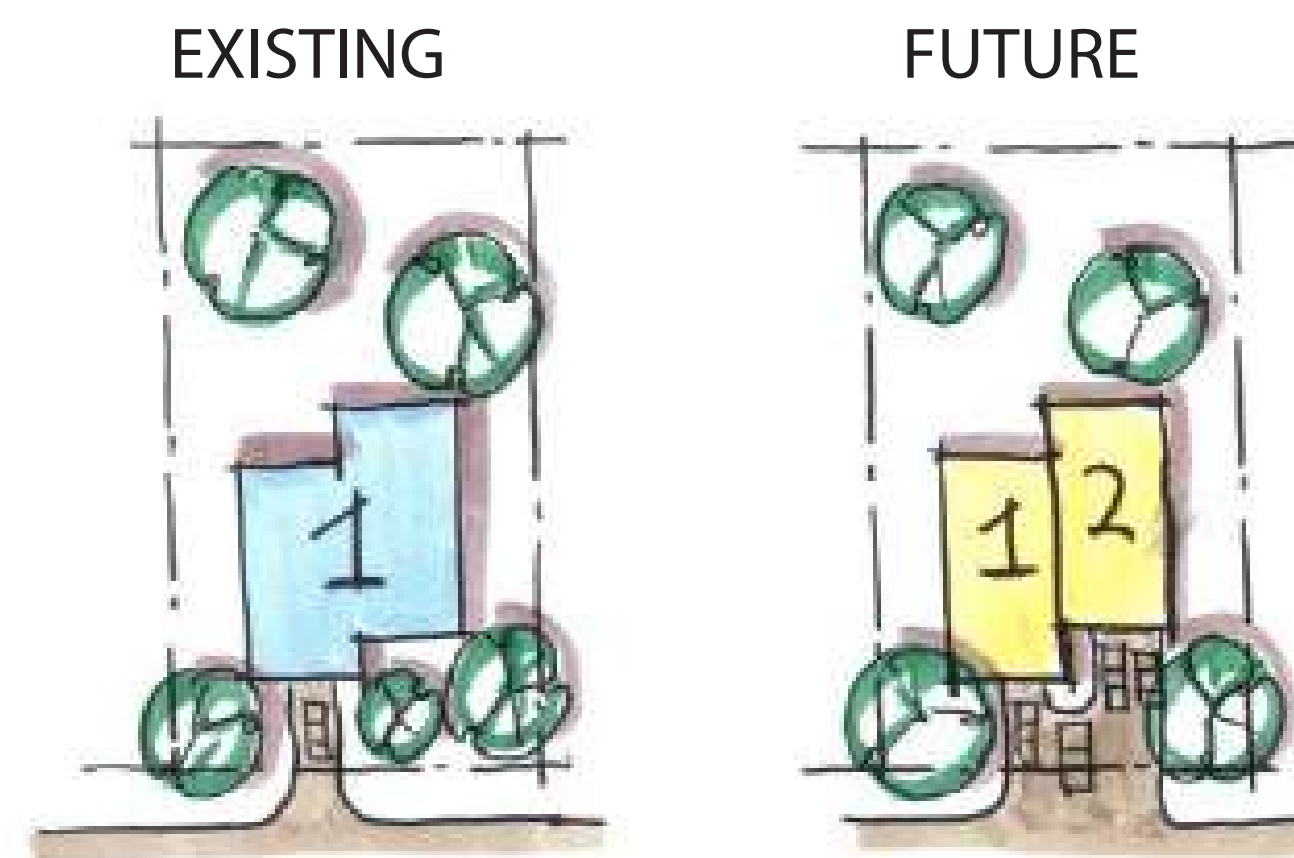
1.) Infill

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



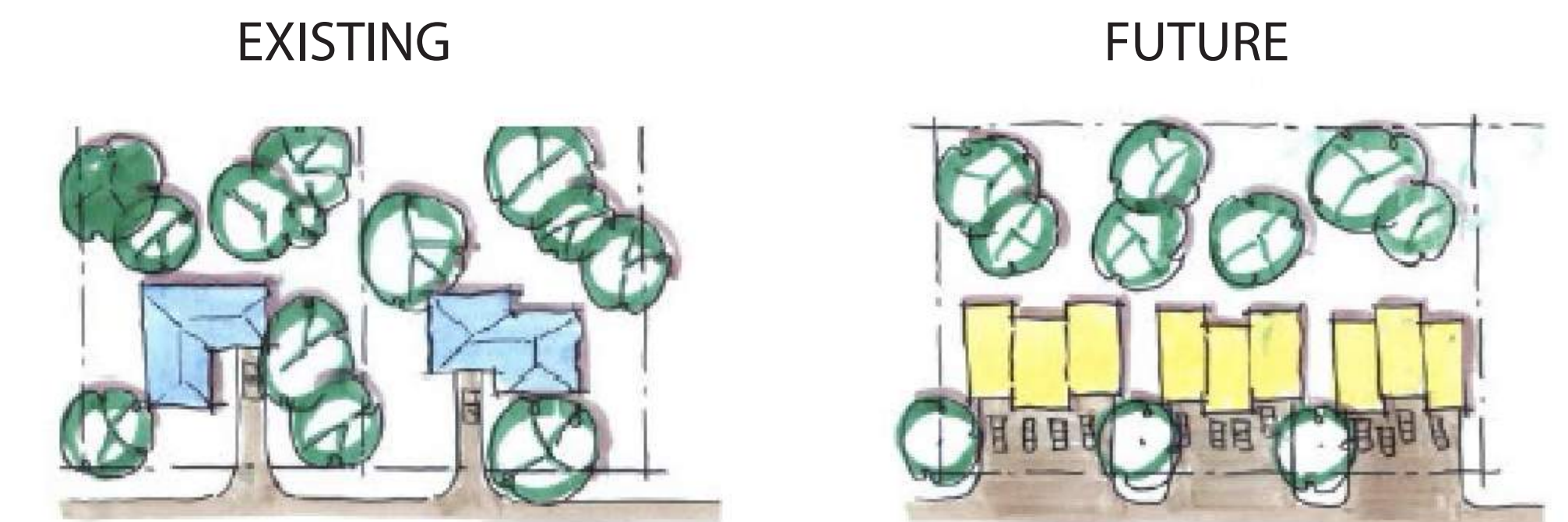
2.) Adaptive Re-use / Renovation

Renovating existing buildings to be used for a different and/or more high intensity use (e.g. secondary suites, converting a single family home to a strata duplex or multiplex).



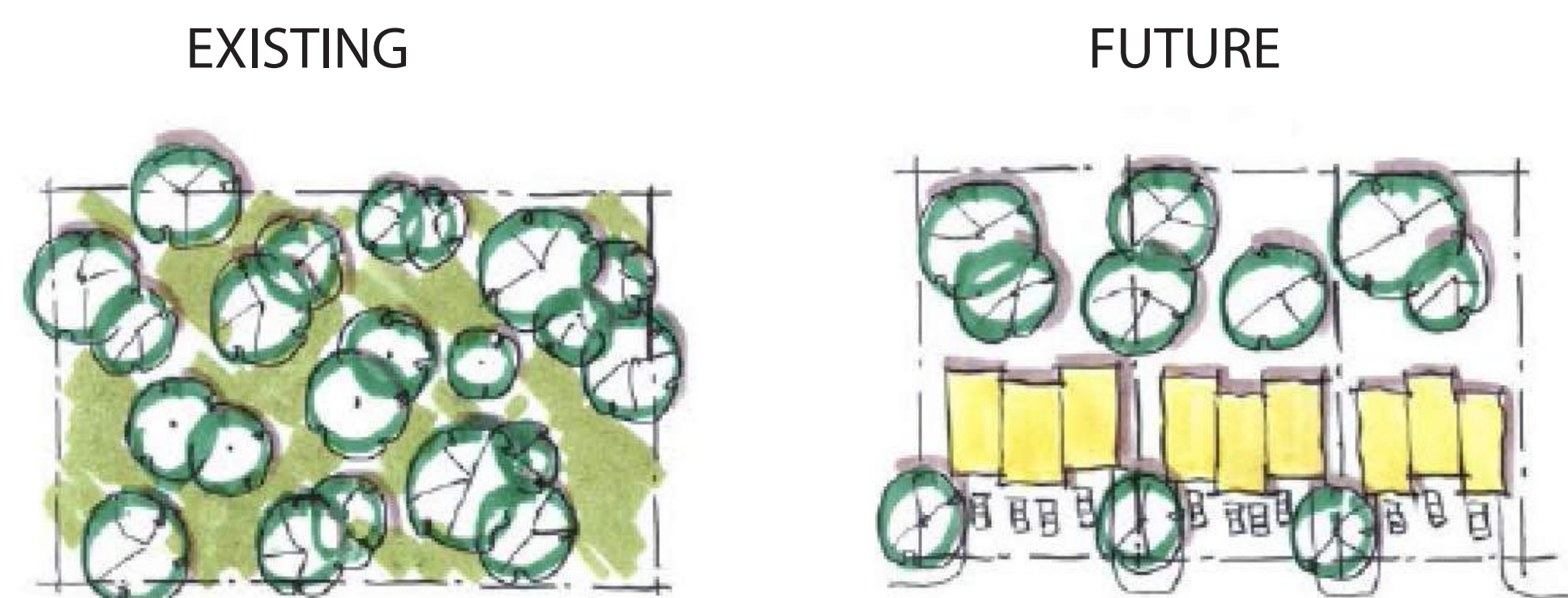
3.) Intensification / Redevelopment

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



4.) Greenfield / Brownfield Development

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



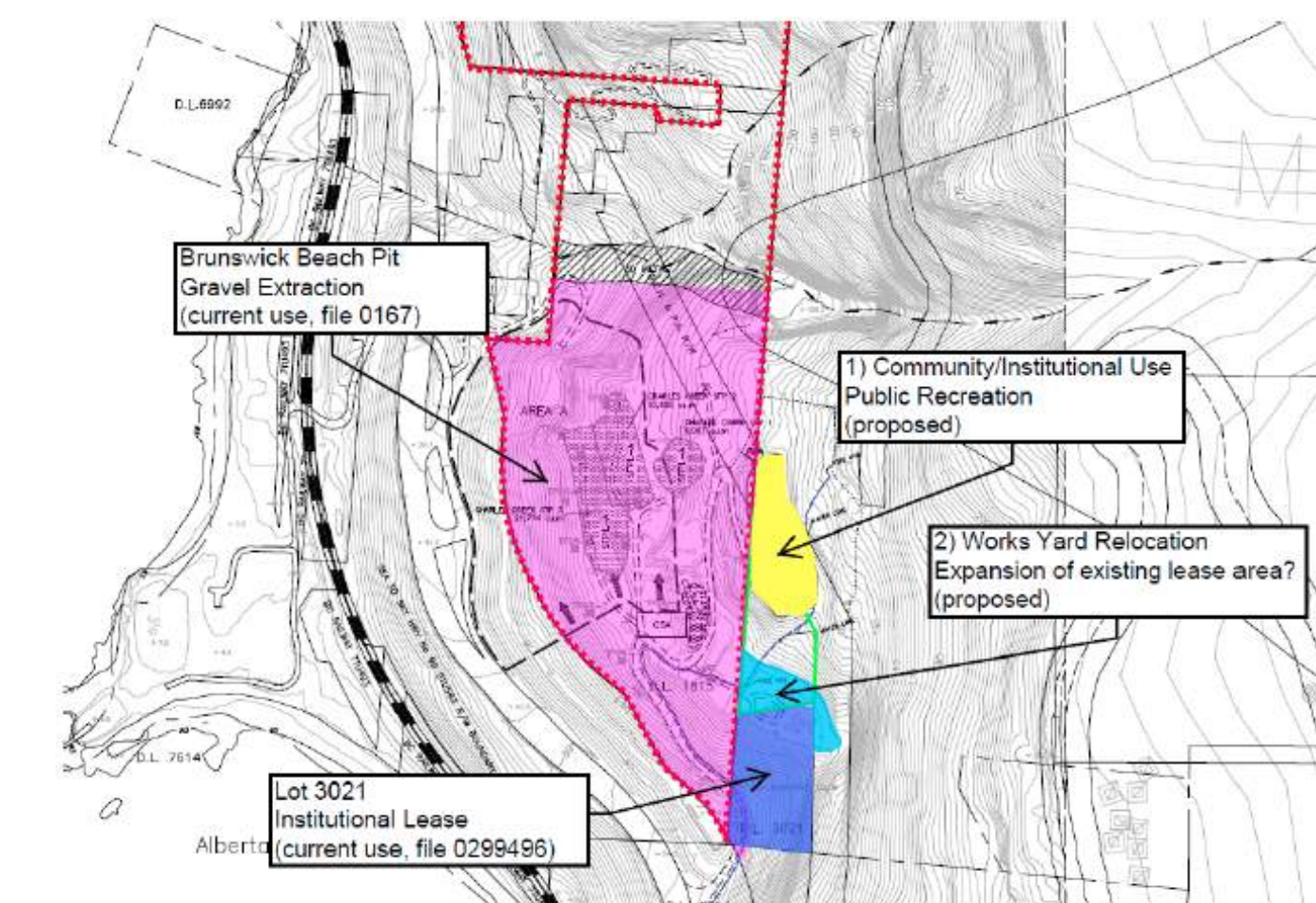
5.) Development of Road Ends

Selling unused road rights of way fronting the ocean, and using the proceeds to buy lots to expand existing waterfront parks.

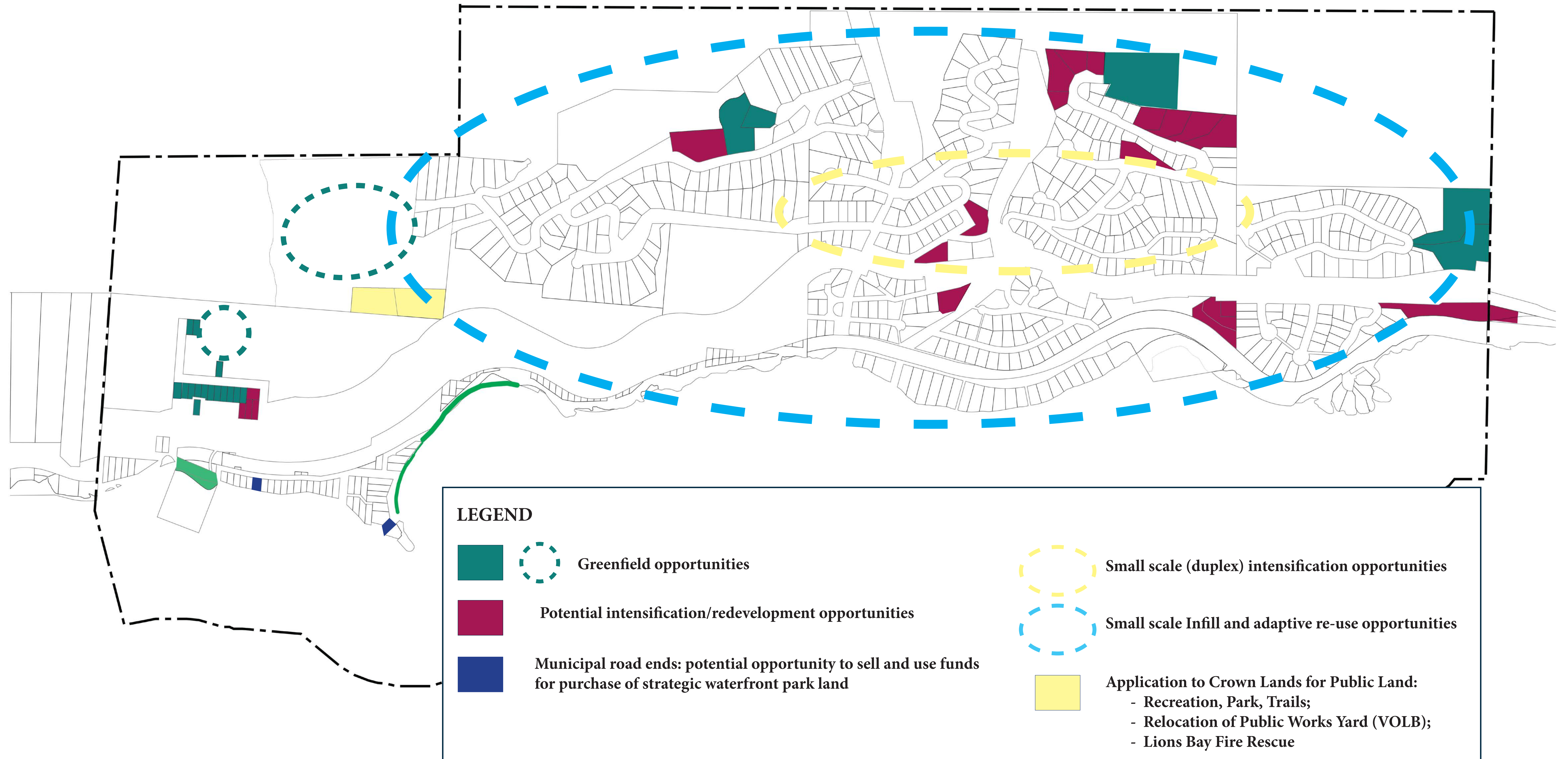


6.) Application to Crown Lands for Public Lands

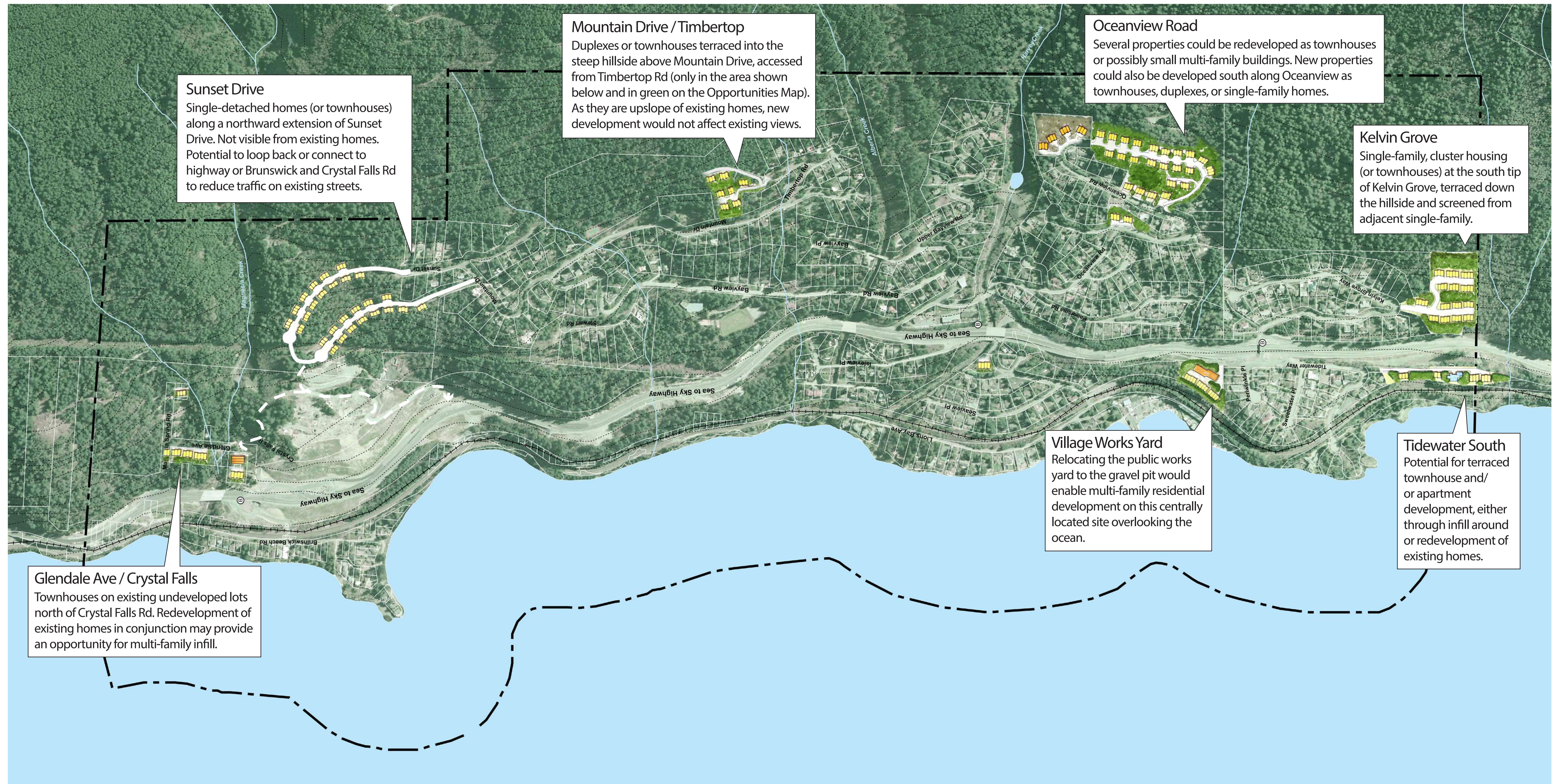
Crown Lands adjacent to Brunswick Pit are a potential opportunity to relocate the public works yard and Lions Bay Fire Rescue as well as provide recreation, parks, and trails for public use.



Opportunities Map



Concept Overview



Recommendations: Technical & Policy-related

Policy

- Adjust Official Community Plan (OCP) Policy 4.3b related to New Housing Opportunities:
 - » Ensure new development minimizes impacts and is of compatible scale and character
 - » Support a mix of terraced single-family, cluster housing, and townhouses
 - » Support infill development of carriage homes/small cottages on large lots
 - » Consider (with public engagement and formal rezoning processes) proposals for intensification, redevelopment, and adaptive re-use/renovation of single-family lots
- Strengthen OCP designation Potential New Development “these sites are to be considered for the future re-development of the site for potential housing” by adding “if risks to watershed and stream health are minimized and trail access is maintained.”

Technical

- Conduct a study of existing infrastructure (i.e., utilities, roads) to:
 - » Identify existing capacity to meet potential future demand related to new housing
 - » Identify necessary replacements and upgrades
 - » Establish life-cycle costs for managing the Village’s infrastructure and identify financing options
 - » If possible, assess options for sewage treatment for Village homes (i.e., septic, distributed community sewage, Village-wide system) that consider risks, costs, and impacts to the environment and or development

Regulatory

- Change Zoning Bylaw to strengthen view protection, limit retaining walls, permit front yard averaging in single-family zones, and regulate imperviousness (ground surfaces that don’t allow water to drain) if needed
- Explore zoning requirements for terraced housing forms
- Create Development Permit Area Guidelines for intensive residential development (duplexes, carriage homes, cottages, townhouses and apartments) with design criteria to ensure appropriate scale and character of new development
- Ensure zoning and design guidelines address key issues such as height, privacy, shadowing, parking, materials, etc.
- Revise Servicing and Development Bylaw to address servicing issues, costs, and developer contributions

Other

- Prioritize opportunities based on:
 - » The Village’s ability to implement them
 - » Potential for positive impacts to landowners
 - » Coordination with infrastructure improvements and capital investments
 - » Consideration of potential challenges
- Approach Crown Lands agency to discuss a potential agreement regarding sale of Crown Land to the Village



Recommendations: Implementation & Consultation

Type of Opportunity	Location(s)	Identified Opportunities	Implementation Approach	Consultation Approach
Small-scale infill - cottages, carriage homes	All single-family lots	<ul style="list-style-type: none"> No specific sites 	Develop guidelines to maintain character & manage issues; adopt guidelines, OCP amendment, and zoning amendment for all single family lots.	Consult extensively on guidelines, OCP, and zoning changes.
Adaptive Reuse	Individual single-family lots	<ul style="list-style-type: none"> No specific sites 	Develop guidelines to maintain character, manage issues, and require consultation information; adopt guidelines & OCP amendment. Consider rezoning applications on a case-by-base basis	Require applicants to consult nearby residents about building and site design before submitting a rezoning application.
Intensification, small scale – duplex, small-scale townhouse	'Central Village'	<ul style="list-style-type: none"> No specific sites 	Same as for adaptive reuse	Consult extensively on guidelines, OCP, and zoning changes. Encourage property owners to consult with nearby residents. Meet legislative requirements (3 readings and a Public Hearing) when considering rezoning applications. Require additional public information meeting for townhouse project with 4 or more units.
Intensification	Identified	<ul style="list-style-type: none"> Harvey Creek Uplands and Oceanview Road Tidewater South Village Works Yard Other sites on Opportunities Map 	Same as for adaptive reuse	Consult extensively on guidelines, OCP, and zoning changes. For significant projects (encompassing 4 or more units) require applicants to consult nearby residents at 3 stages: pre-design, design options, and conceptual design, before submitting a rezoning application and associated legislative requirements.
Greenfield / Brownfield	Identified	<ul style="list-style-type: none"> Kelvin Grove Sunset Drive Mountain Drive / Timbertop Road Glendale Ave / Crystal Falls Road 	Same as for adaptive reuse	Require applicants to consult nearby residents at 3 stages: pre-design, design options, and conceptual design, before submitting a rezoning application.
Road End Development	Two sites	<ul style="list-style-type: none"> See Opportunities Map 	Subdivision and sale – existing zoning regulations apply to development	Same as for any other new home.



We Want to Hear From You!

Let us know what you think about the Draft Land Use Master Plan. We've already received several comments which are summarized below.

3 ways to provide your feedback:

- Write your key comments on a sticky note and post on the board below
- Complete a paper feedback form tonight
- Complete an online feedback form before September 22 at <http://fluidsurveys.com/s/LUMP/>

"I like my first look at the plan, densification is where you have to go for sustainability...I also think there are more viable locations to look at as well"

"The LUMP has no control over who will buy new housing (i.e., seniors, young families)...This is an expensive area and it should stay that way. It ensures a particular quality of life."

Mountain Drive/ Timbertop isn't suitable for any future development due to the stability of the slope, soil, and existing roads.

"Necessary reconstruction of the water system... Broadening the tax base is not enough reason to punish residents with water shortages"

Higher density housing will negatively affect property values of existing homes.

Development on the urban fringe is unfair to residents who chose to live in a quiet area.

"The character of Lions Bay should be preserved by continuing with single family housing on present single family lots"

"We barely have enough water to meet the needs of current Lions Bay residents. Adding multi-family housing will create an overload for the system."

"The Village needs to start practicing efficient use of tax dollars. Careful planning and smart distribution of existing tax base is the only answer"



**Open House Feedback
(Sept 8, 2014 Public Open House
Verbatim Comments)**

September 8th Open House Feedback: **Verbatim comments from sticky notes, grouped by general topic**

Process:

- Why were only 15 people contacted after the initial meeting?
- Do the process differently and extend it, make it more transparent
- Approach government about feasibility to purchase Crown Lands before LUMP (know the options)
- Repairing pipes?
- There has been feedback but no reflection on feedback
- Who agreed (what was the process for commissioning the plan and report)?
- How much did this plan/report cost to complete?
- 15 people does not equal the community
- Post a link to feedback on your website so its easy to find
- Who are the stakeholder? How were 15 people selected for the workshop?
- Full disclosure of conflicts of interest
- Language – what does high density mean?
- (Comment on opportunities map) this plan lacks property designations, road names, etc.

Policy Framework:

- What about OCP protection of green zones?
- (Comment on the purpose of the LUMP to act on land use and housing policies laid out in the OCP) Not true!
- (Comment on community statistics – population) [Plan says population] “fell steadily from 2001” [chart shows an overall decrease since 2001 but a slight increase in 2006]
- (Comments on Age-Friendly Housing Survey):
 - o highlighted number of people who strongly don't support multi-unit development [highest proportion of respondents]
 - o highlighted slightly more support than opposition for secondary structures for single family residences [73 agree or strongly agree, 68 disagree or strongly disagree, and 24 were neutral or didn't know]
 - o highlighted opposition for multi-unit development was strongest from those under the age of 60
 - o highlighted opposition to increased density zoning (to support multi-unit developments) is 25% greater than support
 - o highlighted opposition was greater than support for development in existing central Lions Bay

Density and Land Use:

- A lot of us are saying 'yes, yes, yes'
- A lot of us are saying 'no, no, no'
- (Comment best practices/precedents image) Is this high density or duplexes?
- (Comment on intensification/redevelopment) We didn't move here to become this, occasional coach housing mixed in is ok

- Concern over loss (re mortgage of recently bought home) – this is a much bigger issue than for people who have been here for a long time
- Residents should be able to choose to pay higher personal property taxes to improve infrastructure vs. options for more revenue from higher density neighbourhoods
- For this aging population you say that down sizing alternatives are necessary to be closer to the community centre. The proposed development is not near the City Centre
- What will be the average selling price of the town homes? Duplexes?
- How many extra tax dollars will be generated from these extra homes?
- Why assuming housing prices will drop?
- Perhaps current residents would prefer a tax increase over a density increase
- Let's hear about other options besides densification
- Who owns a property that's up for rezoning?
- Carefully considered ground-oriented housing on an infill basis is both manageable and desirable – done over time
- Have specific developers already expressed interest in developing new housing?
- What are the safety risks of building so high up?
- Has anyone looked at surveys already conducted about the viability of building high up [on the hillside]?
- Please consider designating certain spaces as park (considering the area abutting tennis courts)
- No forced rezoning of private property - per application basis only, no blanket rezoning
- No private property is safe when the Village is willing to rezone any property it sees fit for townhouses – your property might be next
- In next 5-10+ years a future Council might see fit to rezone another section – why move here? Why volunteer?

Concept Overview (comments on specific areas):

- (Comment on Oceanview Road) Up here is no good for seniors who need assisted living
- (Comment on Oceanview Road) 328 acres with 40 acres buildable = 50 exec homes or 150 high density homes. Annex them.
- (Comment on Oceanview Road) Oceanview Road/Highview intersection, water erosion on public record, driveways on Village property
- (Comment on Oceanview Road) don't like subdivision
- (Comment on Oceanview Road) 40 years it was geologically unstable – Dawson development sold to Lions Bay for \$1 as a park
- (Comment on gravel pit) high density business/commercial at gravel pit, ok with separate entrance
- (Comment on gravel pit) consider attracting commercial opportunities (film sound stage) for the gravel pit area (good revenue source)
- (Comment on gravel pit) If residents oppose high density in their backyard, could we just purchase the gravel pit and situate terraced townhomes (like

Evelyn on Taylor Way in West Van)? We could also invite commercial interests such as film studios who are desperate for studio space at affordable pricing on the north shore. This could lead to having a school program which has a film studies program to attract young families to Lions Bay.

- (Comment on waterfront) we want Oliver's Landing and seawall on Lions Bay Ave
- (Comment on waterfront) High-rises on the waterfront (hotel, pub, commercial zoning)
- (Comment on waterfront) waterfront land parcels too big – would like to stay but would like to subdivide
- (Comment on Mountain Drive/Timbertop) high density or urban sprawl?
- (Comment on Mountain Drive/Timbertop) need geotechnical studies for this
- (Comment on Sunset Drive) put high development here
- (Comment on Upper Bayview Road area) Not townhouses in this area
- (Comment on property south of highway above Seaview Place) concern land is needed for debris flow
- (Comment on Village Works Yard) works yard land site unstable
- (General comment) All of Lions Bay has potential, don't pick and choose

Infrastructure/Impacts:

- Technical has to be first step (water, sewer)
- Any increase in density/population must only be considered if sufficient water is proven for all needs (global warming included)
- Where will we get water from if we build more?
- Water infrastructure must be resolved and solved before LUMP gets further ahead
- Water studies have been done for 15 years – the result: less water because of cheap construction
- We need to have a secure water supply before adding more people and properties
- Do not want to pay for future water study costs, just have LUMP accepted
- First get our clean water back, then define density – 200 more units mean 300 more cars
- We would need a sewage system (built on rocky ground)
- Sewage: will we be required to tie into new sewage lines at our cost?
- For new infrastructure: who absorbs total cost? Existing residents or the developer?
- Where will everyone park?
- How will increased noise and traffic on Sunset be managed?
- What guarantee is there that existing facilities will be maintained and improved with the increased tax base?

**Email and Letter Feedback
(sent directly to the Village)**

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

August 16th, 2014

Dear Mayor and Council,

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

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

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

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

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

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

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

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

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

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

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

Yours sincerely,

Rose Dudley

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

From: [REDACTED]
Sent: Monday, August 18, 2014 10:56 PM
To: Mandy Koonts
Subject: Land Use Master Plan feedback

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

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

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

Thanks for the opportunity to provide input.

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

Hello Mandy,

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

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

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

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

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

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

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

Respectfully yours,

Nisha Foerstner

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

From: [REDACTED]
Sent: Tuesday, August 19, 2014 6:21 PM
To: Council @ Lions Bay
Subject: LB Land Use Master Plan

Dear Council,

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

Concerned Lions Bay resident,
[REDACTED]

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

Hello,

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

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

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

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

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

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

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

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

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

Thank You for your consideration.

Jan Erik Schneider
Lions Bay

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

Hello,

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

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

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

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

Thank You,

Jan Erik Schneider
Lions Bay, B.C.,

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

URGENT NOTICE – WATER SHORTAGE

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

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

Sent on behalf of:

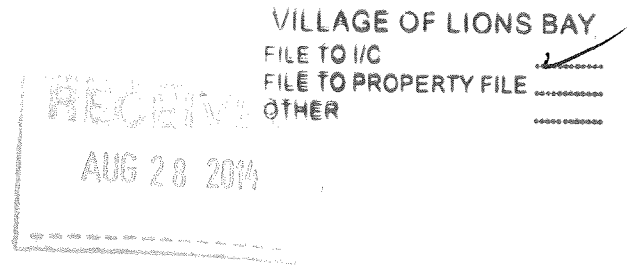
**Manager, Public Works Department | Municipal Services Team | The Village of Lions Bay |
PO Box 141 - 400 Centre Road - Lions Bay, BC – V0N 2E0 | P: 604.921.9833 | F: 604.921.6643 |
www.lionsbay.ca or works@lionsbay.ca**

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To Lions Bay Mayor and Council



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

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

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

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

It is time to move forward.

You have our support. Good luck.

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

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

From: [Marek Sredzki](#)

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

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

Subject: WATER SHORTAGE

Dear Councillors,

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

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

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

Sincerely,

Marek Sredzki

Begin forwarded message:

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

Subject: ePost - URGENT NOTICE - WATER SHORTAGE

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

To: undisclosed-recipients;;

URGENT NOTICE – WATER SHORTAGE

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

Sent on behalf of:

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

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

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

To the Mayor and Council:

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

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

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

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

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

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

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

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

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

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

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

Yours Truly,

Alexandra Marshall

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

From: Belfall [REDACTED]
Date: Tue, 2 Sep 2014 21:33:39 +0000
To: Mandy Koonts<office@lionsbay.ca>
Subject: Comments Regarding Land Use Master Plan

Village of Lions Bay: Mayor and Council Members

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

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

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

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

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

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

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

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

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

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

D. Belfall


From: Heather Mossakowski <[REDACTED]>

Date: Tue, 2 Sep 2014 20:33:58 +0000

To: Brenda Broughton<mayor.broughton@lionsbay.ca>; Council @ Lions Bay<council@lionsbay.ca>; Grant McRadu<admin@lionsbay.ca>; Mandy Koonts<office@lionsbay.ca>

Subject: LAND USE MASTER PLAN

Mayor and Council

Regarding Land Use Master Plan:

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

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

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

Sincerely,
Richard & Heather Mossakowski

September 03, 2014

To Lions Bay Mayor and council

RE: Land Use Master Plan

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

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

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

Land and Housing: Age Friendly Survey Outcomes

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

Mayor Brenda Broughton VILLAGE OF LIONS BAY

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

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

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

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

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

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

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

Peter Stevenson

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

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

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

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

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

Thanks for listening and taking email feedback.
Brigitta Shore

September 4, 2014

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

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

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

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

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

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

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

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

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

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

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

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

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

Victoria Guyevskey, Timbertop Drive resident

An Evolution of a Residential Settlement

by Louis K. Peterson

September 2014

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Lions Bay Village Council

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

September 5, 2014

Dear Lions Bay Village Council,

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

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

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

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

From: Karl Buhr

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

To: Grant McRadu

Cc: [REDACTED]

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

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

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

Karl Buhr

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

From: Carole Conlin

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

To: Lions Bay Reception; Mandy Koonts

Subject: Feedback on LUMP proposal - Carole Conlin

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

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

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

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

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

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

Carole Conlin
90 Oceanview Road

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

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

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

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

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

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

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

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

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

Regards,

Neville Abbott

125 Sunset Drive

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

Hi Mandy,

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

To the mayor and councillors of our village,

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

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

"Policies & Actions for Reducing Greenhouse Gas Emissions

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

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

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

iii) work towards reducing greenhouse gas emissions."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Penny Nelson

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

From: TIM PAGE

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

To: Alex-Victoria Guyevskey

Subject: Re: Land use master plan

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

Sent from my iPad

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

>

> Hi Tim and Carol,

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

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

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

> Victoria Guyevskey

> 365 Timbertop

>

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

> From: Timothy John Page

> Sent: September 7, 2014 7:40 PM

> To: Alex-Victoria Guyevskey

> Subject: Land use master plan

>

> Regarding the land use master plan:

>

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

in

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

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

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

> and

may

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

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

> consent

of

> the majority of the immediate neighbours.

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

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

> landslide and

water

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

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

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

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

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

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

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

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

Regards,

Ernie Fleischer & Shannon Roberge

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards,

Sabine Jones – from Seaview Place

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

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

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

To: Lions Bay Reception; Mandy Koonts

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

Hi Mandy and Reception,

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

Thank you.

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

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

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

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

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

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

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

Carole Conlin
90 Oceanview Road
September 8, 2014

Mandy Koonts

Subject: FW: LUMP Draft Report - feedback submission

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

Village of Lions Bay Council:

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

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

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

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

Sincerely,

Nelson and Susan Publicover

Mandy Koonts

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

Importance: High

Mayor Broughton and Village Council,

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

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

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

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

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

Ute Philips, Partner

Humer + Philips Business Strategists

Strategies for People and Profit

Tel: cell 604-313-5175 or 604-921-2520

<mailto:ute@humerphilips.com>

<http://www.humerphilips.com>



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Mandy Koonts

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

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

Mayor and Council
Village of Lions Bay

Dear Mayor and Council

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

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

1. “Increase taxes instead of re-zone” option. We have not been provided with this option, probably because the infrastructure and operating cost problem hasn’t been quantified. Those numbers are needed. And someone keeps assuming we can’t pay more taxes. Why? Give us higher-tax options where we retain more value in terms of an environment a) without rezoning or with b) very minimal rezoning, e.g. just for suites or duplexes. Would we have to pay \$1,000 more a year per household, to keep the zoning we have? \$2,000? How much more? A lot of us might like to pay more if the outcome is that we can keep what we have. Tell us the bottom line, but back it up with numbers on what we’ll get or retain for the money.
2. “Re-zone Lions Bay Avenue” option. Speak to anyone knowledgeable in real estate and you will hear that if we are thinking about multiple units, rezoning to allow these on LB Avenue waterfront would gain us by far the most tax revenue. It is also our best option for a host of other reasons I go through, below. This option would re-zone, and then when people sell, allow developers to buy the lots and tear down the houses to build multiple low-rise units according to the size of the lot. Permitted units could be condos, or triplexes, fourplexes, etc, whatever, as long as they’re low-rise. Ideally, they would be put in with some nice design guidelines with the Village trying for a right of way for an eventual sea-side walk. More detailed arguments for this follow.
 - a. Best tax revenue for the density buck. This is our highest-value residential land. Currently it is zoned single-family residential, and although the taxes are probably high, multiple units on each of those lots, particularly the huger lots, would net us a whack more in tax money than the Village gets now. And take note that it would be a lot more tax revenue than we’d get by pushing density up the hill into areas far from the water, where there are no services right now. (Read the point below). There is a lot of land, already serviced and flat, lying along Lions Bay Avenue. Best tax revenue bang for the density buck? Definitely, re-zone Lions Bay Avenue for low-rise units.
 - b. Less expensive to service, easier to interest developers in building what we’d really want. Areas above the tennis court and near Highview and the top of Oceanview, and over in Kelvin Grove, would require cutting trees, putting in water, sewers, etc. This is really expensive. Developers have to see money in a project, to be interested. They will not

want to get into installing services on undeveloped land and doing costly design and terracing on narrow, smallish land pieces in order to build a limited number of low-rise unitswithout the waterfront that makes them high in sale value and provides the profit. Developers will go straight into arguments with the Village about “we need more height/more units to make money to cover the costs.” Villagers will not want towers or acres of units, so the proposals will go nowhere. And look – are we ahead, if we as taxpayers have to pay a fortune to put new services into areas when we're doing it to make tax revenue? Serviced, flat land is already available on Lions Bay Avenue. Developers would only face a teardown and rebuild and they'd love the waterfront. If we're going to accept multiple units, where can the Village allow them while paying the least for new services? And where will the developers be most interested in building low-rise? Lions Bay Avenue.

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

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

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

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

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

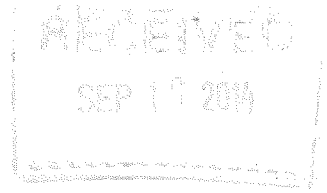
h. Water – what can you say? No worse a problem than anywhere else. Lions Bay Avenue has the newest watermain in town.

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

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

Yours sincerely,

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



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

Dear Members of Council,

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

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

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

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

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

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

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

Thank you for listening.

Yours truly,

A handwritten signature in black ink, appearing to read "Greg Smith".

Greg Smith

Mandy Koonts

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

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

1. increasing operating cost

How is this related to rezoning?

2. changing demographics

I think that this means that everyone is getting older.

How is this related to rezoning?

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

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

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

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

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

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

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

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

Mandy Koonts

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

Dear Mayor and Council,

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

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

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

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

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

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

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

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

Sincerely,

Bree Stoddart

Mandy Koonts

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

Mayor and Council
Village of Lions Bay

September 17, 2014

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

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

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

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

Thank you for this additional chance to comment.

Yours sincerely,

Peach Akerhielm, 35 Oceanview Road, Lions Bay BC

Mandy Koonts

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

Hello,

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

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

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

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

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

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

Thank You,

Sincerely,

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

Mandy Koonts

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

[[Revised]]

Hello,

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

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

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

Thank You,

Sincerely,

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

Sent from Samsung Mobile

Dear Mayor and Council

Re: DRAFT Land Use Master Plan (LUMP)

My Position

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

Disclaimer – My biases

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

Stakeholder Selection

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

Adding to the Division

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

Sustainability

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

The Numbers

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

Land Use Planning

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

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

Tom Caspersen
250 Mountain Drive

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

September 21, 2014

Dear Council,

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

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

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

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

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

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

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

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

Sincerely,

Alison Fischer & Hugo van Hoogstraten
Sunset Drive, Lions Bay

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

VILLAGE OF LIONS BAY

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

September 19, 2014

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

VILLAGE OF LIONS BAY

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

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

VILLAGE OF LIONS BAY

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

SECTION ONE

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

SECTION TWO

BACKGROUND AND PREAMBLE

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

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

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

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

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

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

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

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

This document is the Submission to Council.

This Submission:

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

The Underlying Premise:

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

Openness, Transparency, Public Dialogue:

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

Content of Response:

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

Timing for Response:

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

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

Ownership of LUMP:

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

SECTION THREE

CONCERNS AND RELATED QUESTIONS

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

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

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

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

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

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

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

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

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

SECTION FOUR

PROCESS EMPLOYED BY COUNCIL

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

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

The Process Employed:

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

Phase One, Background Technical Review and Goal Setting:

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

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

Phase Two, Land Use and Development Options:

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

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

Phase Three Policies, Priorities and Implementation Plan:

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

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

Concerns and Questions Regarding Process:

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

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

Concern 1 – Quantification of Justification:

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

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

Question 1.1:

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

Question 1.2:

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

Question 1.3:

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

Concern 2 – Concept Options Menu Not Published:

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

Question 2.1:

Why did Council not release the Concept Options Menu?

Question 2.2:

Will Council release the Concept Options Menu?

Question 2.3:

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

Concern 3 – Unknowns on Selection of Areas for Development:

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

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

Question 3.1:

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

Question 3.2:

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

Question 3.3:

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

Question 3.4:

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

Question 3.5:

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

Concern 4 – Terms of Reference for Consulting Firm:

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

Question 4.1:

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

Question 4.2:

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

Question 4.3:

If not, please explain why?

Concern 5 – Report on Individual Resident Feedback to Council:

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

Question 5.1:

Will Council release the report to residents?

Question 5.2:

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

Question 5.3:

If not, please explain why?

Question 5.4:

How does Council plan to use the report on feedback?

Concern 6 – Unknowns on Time to Produce Draft LUMP:

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

Question 6.1:

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

Question 6.2:

How many versions of the report were produced?

Question 6.3:

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

Question 6.4:

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

Question 6.5:

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

Concern 7 – Bias In Council’s Process:

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

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

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

Question 7.1:

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

Question 7.2:

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

Question 7.3:

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

Question 7.4:

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

Question 7.5:

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

Question 7.6:

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

Concern 8 – The Rush to Resolution Adoption:

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

Question 8.1:

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

Question 8.2:

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

Concern 9 – LUMP Development Outside the Official Community Plan:

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

Question 9.1:

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

Question 9.2:

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

Concern 10 – The More Fundamental Question:

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

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

Question 10.1:

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

Question 10.2:

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

Question 10.3:

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

Question 10.4:

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

SECTION FIVE

ASSUMPTIONS USED IN DEVELOPING RECOMMENDATIONS

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

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

Concerns and Questions Regarding Assumptions:

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

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

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

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

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

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

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

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

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

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

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

Question 11.1:

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

Question 11.2:

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

Question 11.3:

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

Question 11.4:

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

Concern 12 – Why Will Community Cultural Not Change:

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

Question 12.1:

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

Question 12.2:

If yes, why?

Concern 13 – New Young Families and School Enrollment:

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

Question 13.1:

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

Question 13.2:

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

Question 13.3:

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

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

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

Question 14.1:

What is meant by ‘tipping point’?

Question 14.2:

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

Concern 15 – The Loss of Amenities:

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

Question 15.1:

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

Question 15.2:

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

Concern 16 – The Disconnect Between Challenges and Development:

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

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

Question 16.1:

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

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

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

Challenge: Declining Community Cohesion;

Challenge: Community Divisions Over New Housing;

Challenge: Municipal Governance and Process;

Opportunity: Village Heart; and,

Opportunity: Community / Civic / Institutional.

Question 16.2:

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

SECTION SIX
RECOMMENDATIONS

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

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

Concerns and Questions Regarding Assumptions:

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

- Concern 17 – Quantification of Justification - the Business Case,
- Concern 18 – Sustainability Defined;
- Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems,
- Concern 20 – WATER,
- Concern 21 – Studies, Studies, Studies,
- Concern 22 – Broader Picture Interrelationships,
- Concern 23 – Optics That the Decision Has Already Been Made,
- Concern 24 – Re-zoning Impact On All Residents,
- Concern 25 – The Details Regarding Six Types of Opportunities,
- Concern 26 – Two Alternatives To Achieve Sustainability, and,
- Concern 27 - The Common Sense Equation.

Concern 17 – Quantification of Justification - the Business Case:

The two most common concerns among all at the Residents' Meeting included the lack of justification why the recommended significant development was needed. (Dealing with Village water supply was the other.) There was no denial that there may be significant financial and non-financial issues that need to be addressed. The common sense based expectation is for Council to present a business case, a practical review of the arithmetic involved with accepting the development decision.

It is surmised that this would be the financial dimension to Council's definition of sustainability, its pragmatic manifestation.

A simple financial model should be created covering perhaps a ten year time frame. The model would present four financial pictures of the village:

a projection of annual revenues and on-going operating costs assuming the status quo;

a projection of annual revenues and on-going operating costs assuming the LUMP recommendations are implemented:

a projection of capital cost infrastructure projects and related costs assuming the status quo, as well as one-time large expenditures for sundry other areas and known commitments; and,

a projection of capital cost infrastructure projects and related costs assuming that the LUMP recommendations are implemented, as well one-time large expenditures for sundry other areas and known commitments.

The net comparison between the two financial projections will broadly indicate funding shortfalls. The financial projections would need to include detailed information regarding all assumptions.

Question 17.1:

Does Council have the information available to create the business case for justification of the proposed significant development?

Question 17.2:

Will Council produce a business case to provide financial facts regarding justification for the proposed development?

Question 17.3:

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

Concern 18 – Sustainability Defined:

The LUMP report both states and implies that property taxes from increasing the number of housing units in the Village are required to achieve future sustainability. Sustainability is stated as a justification for accepting the LUMP. The concern expressed by many at the Residents' Meeting was that Council has not defined what sustainability means. A practical definition is required.

Question 18.1:

What is the Council's detailed definition of sustainability?

Concern 19 – A Single Solution To An As Yet To Be Quantified and Prioritized Set of Problems:

Many residents are of the opinion that the LUMP report does not provide facts and substantiation of the real problems facing the community nor a sense of priorities. As a very small community, Lions Bay can not be all things to all residents. It can not solve all problems at once and higher density development may or may not assist in dealing with those problems. The concern is that Council's LUMP is a proposed single option solution to as yet to be identified and quantified problem(s).

Question 19.1:

Does Council have a practical prioritization of the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.2:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for residents' accepting those recommendations?

Question 19.3:

Does Council have reliable information regarding the costs associated with the primary problems facing Lions Bay, mentioned or alluded to in the LUMP report?

Question 19.4:

Will Council present this information in relation to the LUMP's recommendations to better understand justification for accepting development?

Question 19.5:

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

Concern 20 - WATER:

Integral to the above is our concern that Council needs to ensure that there is a reliable long term supply of clean (potable) water. It is self-evident that this is an on-going and real problem facing Lions Bay at this time. Residents mentioned that all of the available data indicates that identifying and securing new supplies will be no easy task, if nothing else referencing geographic realities and provincial regulations related to the Village's license to access water from the surrounding environment and the quotas currently in place. **Residents at the meeting were very concerned that until the above is addressed and the problem absolutely solved for current residents, any new development discussion is irrelevant.**

Question 20.1:

What is Council's current plan to ensure a reliable long term supply of clean water?

Question 20.2:

What assurances does Council offer that the proposed significant development will not compound the current problems associated with ensuring a reliable long term supply of clean water?

Concern 21 – Studies, Studies, Studies:

It is recognized that governing bodies have the discretion to purchase expert external advice and services in making informed decisions. That being stated, comments were made that, generally speaking, the Village spends too much on studies and the like. The LUMP report states that: ‘It has been developed in absence of detailed geotechnical and servicing costs studies” (page 2). A resident mentioned that a survey conducted already concluded that slopes were too steep to accommodate construction in one of the areas that was identified as a possible development location. The LUMP report both states and implies the need for additional studies on different matters. The frustration was perhaps best summarized in one resident’s comment, ‘we want water, not studies’.

Question 21.1:

What are all of the studies that need to be done to determine the feasibility of development in various areas and what are the estimated costs for these studies?

Question 21.2:

Has Council begun any of the above referenced studies and if yes, which?

Concern 22 – Broader Picture Interrelationships:

The concern was voiced that the LUMP can not be considered in isolation. Other matters are interrelated such as the province’s legislation related to emissions, BC Hydro power supply, tree and other vegetation removal related to construction, roads, storm water run off, septic / sewer implications, etc., matters that may be part of the infrastructure master plan currently be addressed. The implication was that Council could be making potential development decisions without proper consideration of interrelationships.

Question 22.1:

Has Council considered other matters interrelated to the Village’s future and the effects on, and interpretations for, other long term planning issues?

Question 22.2:

If yes, please explain how they are interrelated with the LUMP development recommendation?

Concern 23 – Optics That the Decision Has Already Been Made:

People at the Residents' meeting were concerned that Council may have already taken steps to implement the LUMP recommendations. One anecdote was shared among all attending the September 17th meeting. The person contacted the BC Assessment Authority regarding some taxation matters. In passing, staff there informed the resident that the Authority is well aware of the LUMP. The resident provided contact information after the September 17th meeting for verification if needed. Including similar comments sourced from local informal discussion outside the September 17th Residents' Meeting is not constructive and is not presented as fact in this Submission.

It is reasonable and it is not untoward that follow up research be conducted and enquiries made to gather information regarding various matters associated with such a significant proposed change to the Village. The being stated, given the sensitivities associated with prior development proposals and the heightened sensitivities surrounding the current LUMP report and process, it is fair to again suggest to Council that the proposed significant development is not a case of 'business as usual'. The reality is that perceptions of openness and transparency are of no small importance regarding the LUMP. Optics are in play.

Question 23.1:

What enquiries, formal or informal actions and related steps have Council and Village staff undertaken to date that may be construed as implementation of LUMP report's recommendations and why were these steps taken? To be clear, this is not intended as an attempt to identify and highlight missteps but a request for information to address resident sensitivities.

Concern 24 – Re-zoning Impact On All Residents:

Concern related to re-zoning and the impact on current residents was raised, covering the broader impact of re-zoning. The LUMP report does not provide information regarding re-zoning implications.

Question 24.1:

Has Council fully considered the implications of re-zoning related to the proposed significant development and if so, please provide information regarding the impact of re-zoning on the entire community?

Concern 25 – The Details Regarding Six Types of Opportunities:

Residents mentioned that the LUMP report presents 'six types of opportunities' (page 25) comprising the total direction of the proposed development. It seems likely that there are different factors at play for each of the six types of opportunities that are worth discussing in more detail.

Question 25.1:

Will Council present additional detailed information regarding the positives and negatives associated with each of the six opportunities mentioned in the LUMP report?

Question 25.2:

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

Concern 26 – Two Alternatives To Achieve Sustainability:

As discussed above, residents have concerns related to the proposed significant development being a single recommended solution to problems that have not been quantified nor prioritized. General statements have been made on occasion that those who do not favour development have not provided their solutions to problems. Notwithstanding this observation, identification of other revenue sources has not been part of the LUMP process. A few alternate revenue ideas were briefly discussed at the Residents' Meeting. The following are two that fall within the LUMP context, assuming that the definition of sustainability includes the need for revenue generation covering both on-going operations costs and capital infrastructure costs. The attendant concern is that the LUMP report is silent on alternate or additional sources.

Lot Levies:

Local governments in a few provinces including BC have the authority to charge one time fees to developers for homes constructed for sale. If sustainability has a significant capital cost related to infrastructure repair and reconstruction, it is envisioned that one time lot levies (DCC's in BC) can provide a significant source of funds. An alternative to high density development is low density development. Consider, for example, allowing for the creation of large lots oriented to the high end price point market, for example \$5 million properties including a one time lot levy of \$500,000 to the Village.

To be clear, the very tight time frames required by Council to present resident concerns has not allowed time for proper research to discuss the above from an informed perspective. The figures mentioned are illustrative. People at the Residents' Meeting did not have a sufficient understanding of the legal and market feasibility of the above. (One resident stated his recollection or understanding was that lot levies are in the range of \$1,000. Another resident mentioned that Surrey charges \$60,000 per lot.)

The above should not be construed as support for development from the Resident's Meeting of September 17th. It was mentioned as something that could have been discussed in the LUMP report as an option to high density development, if development was viewed as the only strategy open to the Village to fund capital costs.

A corollary to the above, relates to ensuring clear communication. The report may give owners with properties that might fit potential intensification guidelines the motivation to support the LUMP given the prospect for significant profits. Lot levies could have been discussed in the LUMP to temper those expectations, more so the case if Council may decide that there will be substantial lot levies imposed for any new development.

Increased Annual Taxes / Charges

In reference to the LUMP recommendations being a single option to what are implied as revenue shortfall difficulties, people at the Residents' Meeting mentioned annual taxes / charges. The obvious discussion point is raising annual Village revenues through increased taxes or property related charges, such as on-going special levies for designated purposes. Again, time for response to Council on the LUMP has not permitted proper research to permit an informed comment on this area. Regardless, the report is silent on alternate sources of on-going revenues or, more to the point in the LUMP context, there is no discussion that Council believes that increased taxes / charges are not feasible for whatever reason and, thus, development is the only alternative.

Question 26.1:

What are Council's comments regarding a low density development option?

Question 26.2:

What are Council's comments regarding the property taxes / charges discussion?

Concern 27 - The Common Sense Equation:

If sustainability is a real problem that must be addressed, there is a cost to be paid by residents, both direct and indirect. The concern is that residents have not been presented with the discussion point as to what may be described as the simple choice.

The proposed significant development solution imposes an indirect cost on all residents through: decreased home equity; the decline of quality of Village life due to increased congestion; and, it requires those residents in close proximity to proposed development to bear a greater indirect cost in decreased enjoyment of their homes. If residents as a whole wish to maintain Lions Bay as a community primarily comprised of single-detached homes, i.e., the status quo, the cost focus is: all residents will share the direct costs on the same basis through higher annual taxes / charges. To paraphrase one individual's comment at the Residents' Meeting, 'I would rather pay an additional \$200 in taxes every year than lose \$200,000 on my home's value.'

The main point underlying the above is that the community discussion on this and potentially related alternatives has not occurred in relation to the proposed significant development. Regardless if increased annual taxes / charges have been

dealt with in the recent or distant past, it is a logical discussion point in the context of the proposed LUMP.

Question 27.1:

What are Council's thoughts on the above?

**RESIDENTS OF LIONS BAY,
SEPTEMBER, 2014.**

From: Wolf Kuehne
Sent: Sunday, September 21, 2014 3:01 PM
To: Village of Lions Bay
Subject: Lump Report

To the Mayor and Council of Lions Bay:

The increase of the [number](#) of housing units in [our](#) community may increase the tax base, but it also increases the cost of maintaining the infrastructure.

[Consequently, what if any, is the financial gain?](#)

Our lots were designed for single family homes with septic fields. [To](#) clear cut a lot to make room for a duplex or fourplex would not only [destabilize](#) our slopes but pose a health hazard since our septic field could not break down the additional night soil and grey water.

The cost of the proposal to convert to a sewer system has not been addressed. [Prudent allocations of funds is an important basis of any community.](#)

My proposal is [to](#) let the will of the [property owners in Lions Bay](#) prevail. [Settle this with a referendum!](#)

Your very truly,
Wolf-D. Kuehne

95 Oceanview Rd. Lions Bay B.C. VON 2E0

September 21, 2014

To the Mayor and Council of the Village of Lions Bay

We are writing to express our concerns regarding the current iteration of the proposed Lions Bay Land Use Management Plan.

As long time property owners at Lions Bay we are keenly interested in the process and want to be certain that all voices and opinions are heard on the challenges facing the community.

We attended the recent Lions Bay community meeting at the Gleneagles Clubhouse on September 8th, 2014 and were quite frankly disappointed and dismayed with how the meeting became so unruly and, was for all intents and purposes “hijacked” by a small group of aggressive and narrow minded people.

The community needs to understand that the status quo is not sustainable over the longer term, other than perhaps for a select few with the means to pay higher taxes or pay for third party services that may not be provided by the Village of Lions Bay in the future without creation of new revenue streams to fund them.

Looking to the future it is quite apparent the Village must generate more revenue to pay for the existing level of service provided as well as its future needs, be they related to infrastructure, social services, or cultural pursuits.

Notwithstanding, the Village can always raise property taxes to pay for these things, or choose to ignore them. The reality is they will not go away and delaying the inevitable always costs more to rectify the longer one waits.

We believe a more reasonable and viable solution and one which is sustainable in the longer term is to embrace managed expansion of the community, exploring more diverse housing types and models while being sensitive to the environment, the challenging terrain, and the required resources, notably sustainable potable water and associated costs of an expanded sewage processing system(s). Much of this cost can be passed on to developers as DCC charges as is done in every other community facing the same challenges.

The best approach is for the community to be pro-active in crafting a vision and plan for what the Village should become as well as how to fund it. This is what we understood to be the purpose of the current LUMP process.

There are always those opposed to any kind of change. Others will support change as long as it is “Not In My Back Yard”... and there are still others with vision and open minds that will work together to identify how best to accomplish the needs of the majority of the people.

We feel strongly that the current LUMP document clearly identifies the challenges we are facing and proposes fresh ideas on how to accomplish this. We are concerned however that the plan was altered at the wishes of what we understand to be a single resident who is opposed to the proposed change in land use at the top of Timbertop Drive.

We believe that part of the problem may be miscommunication of the intended plan as it is not clearly indicated which parcels of land are under consideration and proposed to be included in the area designated for future development. The area includes not only our property, but Village-owned land contiguous to it.

Our suggestion is to have the subject lands at the top of Timbertop Drive identified more clearly and specifically in the LUMP document so there is no confusion and no misunderstanding as to which properties may be affected by the proposed plan.

We also respectfully request that the planning document be adjusted to provide clarity.

Sincerely,

Karl [REDACTED] and Trudy [REDACTED] *[redacted at resident's request]*
385 Timbertop Drive
Lions Bay BC

Mandy Koonts

From: Paul A. <paulaker@shaw.ca>
Sent: Sunday, September 21, 2014 7:21 PM
To: Council @ Lions Bay; Mandy Koonts
Subject: LUMP report - Comments from Paul Akerhielm, focusing on WATER

35 Oceanview Road, Lions Bay

September 21st, 2014

Dear Mayor and Council

LUMP Report – Comments, focusing on WATER

There is much about the LUMP report which I do not like. For example, the size of the proposed densification seems to me way beyond what the majority of Lions Bay residents want. Making it easier for elderly residents to stay in the village requires only moderate adaptations of existing accommodations, or a small number of additional condos or apartments. However, the LUMP vision proposes Lions Bay changing into a small town, with mention of a farmers market, pub, more retail etc. This is definitely not the Lions Bay that the great majority of residents came here for. Further, we were attracted by the settled state of the village and the absence of constant construction with its continuous noise, dust, speeding traffic, wandering strangers and generally disturbing effects.

However, I shall here just address one aspect which affects fundamentally Lions Bay's future plans.

WATER

The availability of sufficient water should be front and centre to any plans about Lions Bay's future, as it is for all communities along the east shore of Howe Sound.

The global climate is getting warmer. In our part of the world this means that summer precipitation may fall, and winter precipitation as snow (required above Lions Bay to store water) may not increase to compensate, and may in fact also decline as has occurred recently, due to rising temperatures. This scenario is discussed in studies commissioned by the GVRD into the future impact of climate change on the lower mainland. This means Lions Bay faces probable declining water availability in the village - for our existing population.

The LUMP consultants report envisages up to about 400 extra residents. These could not be reliably supplied with water from our existing sources in late summer. Our current water shortages are on everyone's mind, and this has happened often in late summer to early fall in past years. Therefore, water for these extra people would have to be captured and stored during the winter or spring months in tanks, for supply in the late summer. Assuming residents consume about 400 liters per day, and if we assume - optimistically - a minimum 30 day bridging supply requirement from tank storage, this would require the village to store an additional 4,800,000 liters of water. At a cost of about \$500 per cubic meter of water for tank construction, which could be significantly more given our steep slopes, geography and seismic restraint requirements, this amounts to at least \$2,400,000 capital cost for tank storage alone. Adding in for consultants fees, piping, pumps, additional treatment plant, say at least \$3,000,000. If this cost is amortized over 25 years, and assuming a return to more normal interest rates, the village would be faced with an annual repayment cost of about \$250,000 for the next 25 years. In addition, large tanks require regular maintenance, inspections, certifications, monitoring,

sterilisation, structural repairs, coating replacements etc. Assuming this to be about 2% of tank capital cost annually, adds another \$50,000 of annual cost, for total annual cost to village of \$300,000. This wipes out a large part of any additional “tax base” income from those extra people. Further, as the construction of the tank or tanks would have to proceed BEFORE the taking up residence of any significant numbers of extra people, a commitment to large tank repayments could be required before significant extra taxes were even received. However, additional residents generate other additional costs to the village, so this would be just the start.

IN SUMMARY: Due to global warming, we can expect a decline in the availability of water in Lions Bay in future late summers, this is a serious a problem for our existing population. A major increase in Lions Bay’s population can only be met by large additional tanks storage, which would be extremely expensive.

Yours truly,

Paul Akerhielm, P.Eng

Mandy Koonts

From: Don Beenham <don_beenham@hotmail.com>
Sent: Monday, September 22, 2014 10:57 AM
To: Village of Lions Bay; Lions Bay Reception; mayor@lionsbay.ca; Council @ Lions Bay; Scott Ando; Ron McLaughlin; Joanne Ronsley; Fred Bain; Grant McRadu; Mandy Koonts
Subject: LUMP - Feedback Submission
Importance: High

To Mayor Broughton and Council

As a new resident of Lions Bay, I arrived with a clean slate devoid of any predisposed position towards the management of the community. I have gleaned my present knowledge of the local 'scene' from neighbours, new friends in the community, reading, and my own observations in the last 15 months. Till now, I have preferred to be a listener rather than a talker but the debacle of the September 8 LUMP meeting was a wake up call, certainly to me, as well as to many others with whom I spoke subsequently. It is time for the normally tranquil and silent majority of Lions Bay to also stand up and be counted if this wonderful "Eden", with its uniqueness, ambience, and community, is to survive.

I do not propose to dissect the LUMP here. Others have done an outstanding job of that already and it appears, forgive the analogy, to have more holes in it than Swiss cheese. Instead, I offer a broader perspective for discussion regarding process.

The world changes and so must Lions Bay but it is the nature of such change that appears so important to our community, and as such, any change must take care and account to preserve the essence, if not the totality, of what makes Lions Bay that special enclave on the West Coast. I have not heard the phrase "anti-change" here before. "No change" is not realistic, no matter how much we want to hold on to the past. That option will surely lead to our collective demise as a unique community and that would be a sad day indeed. So how do we responsibly and coherently address some real challenges that the Village faces?

First, I submit, we need as a community to articulate a "Vision". What sort of community do we see 10, 15 or 20 years from now? Define the Objectives of what we want it to look like and the elements to comprise the Vision. What are our assets and how do we preserve and enrich these? What are our challenges and weaknesses and how do we address these successfully and efficiently recognizing all the externalities, political, social, regulatory, climate, etc., we should, and in many cases must, take account of? How do we get from "Eden" to "Nirvana"?

Having set the Vision, people are generally comfortable with numbers, incomes, costs, etc.. Thus, we need to understand the magnitude of the critical items on which decisions must be made as a priority to ensure we stabilize the status quo before embarking on the fluff of the as-yet unquantifiable and speculative nice-to-haves. We need to separate the must-haves from the latter and focus on what tough decisions might have to be taken to avoid going over the cliff. We must think more of "WE" and less of "ME" and strive toward community consensus.

In the end, it all comes down to fiscal management. In the case of Lions Bay, we are in danger with LUMP of putting the cart before the horse. Our uniqueness as a community may give rise to a situation where "more" is not "better", and in fact probably "less", and potentially "fatal" as a consequence. The present LUMP is incomplete, lacks proper and rigorous analysis, devoid of key supporting facts, options-restricted, and over-endowed with speculation of as yet unquantifiables and/or unsupportables. I submit it would be fiscally and fiducially irresponsible to adopt such an ill-defined document, and it should be suspended until a great deal more information is forthcoming and available to all residents so that a sound and well-informed decision can be made for the acceptability and betterment of the community as a whole.

I suggest that perhaps a structured "Back to Basics" planning approach is what is required to build consensus on what is a far-reaching proposal with major consequences:

1. Clearly define the problem and assess the magnitude. Given "business as usual", when does the Village go bankrupt and water shortages become the norm rather than the exception. This is the "Do Nothing" Option, or the baseline for the decision-making. Are we prepared for this?

2. The Maintenance Option - What is required just to keep the Village afloat, minimizing water shortages, either fixing leaks, new supply, more tankage etc, and undertaking essential infrastructure repairs? How much will this cost? How much would property taxes and/or utilities need to increase to keep the Village solvent? We have a collective decision to make at this juncture.
3. The Sustainable Option - What is required to keep Lions Bay vibrant, improve infrastructure for community growth (not necessarily in size) and enrichment, more services such as daycare, etc. In other words, making all that was/is good about Lions Bay even better. Again, if taxes and charges were the only option, what would that mean to every resident's annual bill? Is that acceptable or even realistic? This is another decision point.

The above is somewhat simplistic and not claimed to be comprehensive but may serve to illustrate that to keep the Village "atmosphere" 'as is' into the future will require a cost and some sacrifice or compromise. But to make an informed decision, residents need to know what it really is that they are up against, what that bottom-line cost is, and whether or not they are prepared to pay it all or in part. If the latter, then what options are acceptable to the community to make up the shortfall so as to preserve as much as possible of what makes Lions Bay the place so cherished by its residents.

Lifestyle and community culture has a price of preservation. Council needs to give these numbers to the community. Better information leads to better decisions and better results. Council not only *should* provide this to all residents, it is their *obligation* and the community's *right* to access. To me, everything I have digested and participated in, together with the **large, not small**, opposition to the existing LUMP, the apparent unseemly "rush" to adopt this LUMP to rezone, self-serve, build, change the face, ambience, safety, and character of Lions Bay, could be described as premature, ill-advised, falsely premised, fiscally questionable, and possibly fiducially reprehensible.

One can only hope that Council now clearly hears the substantial voice of the community and will act accordingly and appropriately. Sadly, the alternative is likely to result in the LUMP becoming the key election issue but conversely become the catalyst for a fresh inclusive approach to community management.

It is after all, Our Community and Our Choice, and we should all be mindful not to forget Who serves Whom.

Respectfully submitted

Donald A.T. Beenham

FEEDBACK

VILLAGE OF LIONS BAY LAND USE MASTER PLAN



What do you like most about the Draft Plan

We do not agree with the thrust of the document so we find nothing to like

What do you like least about the Draft Plan

We most strongly object to the idea that single family zoning could be changed anywhere in Lions Bay. Stick to secondary suites as now allowed only.

One of the reasons put forward in support of the plan is that it will provide affordable housing for seniors and young families but this will not be the result. The City of Vancouver has been trying to encourage the provision of affordable housing for many years without success and it will be worse in Lions Bay with the premium cost of building on a hillside. All development seeks to maximize the return and that is always achieved by targeting the high end of the market. We will end up with high end units like Seascapes.

What suggestions do you have for improving the Draft Plan

Remove the ability to change the zoning of any existing single family areas.
Limit the discussion to future areas such as the gravel pit / works yard and see if that is acceptable to a majority and if not forget the whole thing.

Jim & Sandy Mutrie

Mandy Koonts

From: Tinaker@aol.com
Sent: Monday, September 22, 2014 1:18 AM
To: Lions Bay Reception; Joanne Ronsley; Mandy Koonts
Subject: Village of Lions Bay Land Use Master Plan – Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor,

Dear Councilors,

A copy of my LUMP feedback.

Please see below.

Village of Lions Bay Land Use Master Plan – Feedback

What do you like most about the Draft Plan?

It makes people realize that if you don't fight for what you believe in then you don't value your freedom or your community!

What do you like least about the Draft Plan?

Aside from the increasingly more water restrictions in Lions Bays due to the population increase from its incorporation, we have to address the possibility of seeking new water sources, building of new water tanks, road infrastructure, a sewer systems in old Lions Bay?

All this would have to be in place prior to the Village to even consider supporting extreme high density as suggested in LUMP.

I do not have an issue if an area is newly opened up like Brunswick Pit – Fire Dept. training site/works yard or possibly the works yard in Kelvin Grove – where the impact to existing single family residential area are limited. They should be centrally located provided they are in a safe area to develop and already met at least the above criteria.

Most of the Village is zoned single residential.

Many people like my family & I moved here because it offered many things such as peace, quiet, privacy and somewhat lower taxes.

(Yes, we used to own a quadplex in Europe)!

I do not agree to raise taxes to offset the Village's needs for more funds. (EG-Translink can never get enough money).

It does not encourage fiscal responsibility, it can cause some of the residents to leave if they can't afford higher taxes or they will defer their taxes and then the Village really loses out.

The potential for the Village to rezone unsolicited private property is the equivalent of expropriation. Eight private properties were flagged on top of Oceanview Road for high density development. While the properties to some might be perfect candidates for the continuation of 4plexes in the area, there

will always be someone who would like to consider seizing the opportunity to make money with their own property. Rezoning private property would affect those residences right away to pay higher taxes unless they have lived there for more than 10 years on that property and they have to make a yearly application to the assessment office to have their property reassessed. If you miss you pay higher taxes and loose out. The only person of interest to your property is a developer. Slowly, your neighbourhood gets encroached with high density housing. There is no consideration to your neighbours when money talks.

How many residents are willing to turn down something that financially would benefit themselves, instead of losing out and doing something for the community?

One of the OCP's core values is "to have a sense of place".

How can anyone have a "sense of place" when you are afraid that in the future the Village could reconsider high density housing again and put in phase 2 or 3 and encroach once more single family homes to rezone them to high density?

Why would anyone want to buy a property that is zoned multi/high density and want to continue to live in a single family home on that property. Neighbours neighboring this zoning might be next to be considered to be rezoned in the future. Why get involved in a community where the Village robs you from having "a sense of place", - your home and your neighborhood!

We fight against the Burnco Gravel Pit, the LNG facilities because they affect our lives here in Lions Bay.

This is not as simple as opening up the waterfront accesses that had upset a few waterfront residents. This is changing the whole dynamics of the Village completely.

F.Y.I. – History of Oceanview Road.

As a long term resident and one of the first and oldest residents on upper Oceanview Road, I will give you a little insight about our history.

Originally in 1971, we wanted to purchase a property in the area flagged "as to be developed" in your LUMP plan.

Dawson Development originally planned to develop the section above Oceanview Road in the area projected in your LUMP map, but the Province of British Columbia at that time deemed it unsafe with great slide potential. In the 1970's the area still bore the scares of logging and most of the old growth forest was gone. (Something a new development to this area will do). Rundle Creek had and has numerous feeder springs that saturate the ground and still cause trouble to this day to other parts of Oceanview Road. In turn Dawson was denied the ability of develop and it was said the land was sold to the Village for \$1.00 to be used as parkland.

Time went by and in 2005, the Village Council of the day decided to redirect the water that was draining through an approx. 150' culvert (the shortest route) into Rundle Creek. Now it would go through a new culvert that crossed under Oceanview Road and drain in a temporary gravel drainage ditch. The new creek was to hopefully work its way across Lions Bay to drain into Harvey Creek. As I opposed this and I observed multiple sink holes form in a segment of the ditch that ran along the base of an old gravel pit. This new creek undermined the road bed, damaged and cracked the road through seepage and allowed the surface of the road to continue to be more damaged. I continually alerted the Village to the danger of this action of redirecting the water. It still is not repaired and resurfaced. This area where the water compromised the road, is the area where the consultants have flagged as high density. This is the "Oceanview / Highview" intersection.

With the mass removal of trees in upper Oceanview Road to accommodate high density, the inability to absorb excess rain water and spring water, I do not want, nor do I presume other residents of Lions Bay want another "Blueridge" created in Lions Bay. It is not the developers fault that if something happens in this area, but the "Villages" fault for permitting development in these areas. These areas have become a liability. (I have continuously addressed the dangers of this area and it is well

documented in public Village records - 2005, 2006, 2008 & 2012.) –The dangers haven't changed. Do not develop these sites.

It is unethical to prevent one developer to develop an area, so in the future the same area can be developed by the Village for the same purpose, with the same hazards in place.

Affordable housing in Lions Bay!

In the 1970's there was interest to put affordable housing in Lions Bay and this was not just the townhouses. There was to be a mobile home park on Oceanview Road.

It semi-succeeded!

Through opposition from the Village, it only consists of 1 unit. The other properties were sold again by the developer to build conventional single family homes.

This nicely renovated mobile home was recently purchased for 1-1.1 million dollars – yes, affordable housing.

A quick and easy way to allow for downsizing of homes is to put a modern trailer home park on the leased portion of the gravel pit. – Something the Village should look into.

Putting high density housing in the Village does not attract more young people or seniors to the Village. Units are sold at market price, and to whoever is willing to purchase it –including off shore investors - like upper Britannia Beach was sold literally overnight.

As a care giver to seniors living in upper Oceanview Road, I can personally say, that if it comes to an illness or old age and you lose the mobility of your car and public transit it too difficult to access, without good support for the elderly, this is a terrible community to live in. The further away you are from necessities (food, alternative transportation, medical care etc.) the more difficult living becomes.

Young people moving to the Village and choosing to put their young children in private schools as an alternative to Lions Bay's public school system, decreases the enrolment in our local school, but indicates that these young people can easily afford living in Lions Bay with the current housing prices. They are not looking for affordable, subsidized housing!

More high density housing does not remove the use or need for existing illegal/legal suites. Both will have to co-exist and continue to drain our limited resources. One does not resolve the need of one by creating the other.

What suggestions do you have for improving the Draft Plan?

Please be specific as possible.

The Village should not put high density housing (eg Quadplexes or townhouses) in forced designated areas of single family residences unless they are willing to permit high density housing throughout the Village.

Including the long time desire by residents to have a pub – pub/hotel by the beach?

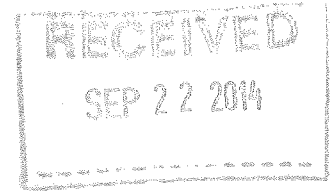
(From previous OCP plans).

Or redeveloping the waterfront into a semi commercial, high density area?

Most areas have development potential. The question is - is our council willing to do the right thing and limit high density development to areas that have very little impact on existing single family residences or is the Council willing to change our uniqueness and way of life and create another common urban sprawling community that has no heart?

Regards,
Kerstin Schneider
Lions Bay

Comments on Lions Bay Densification Plan



While I understand the perceived need to add further accommodation units to the village of Lions Bay as a means of increasing the tax base, I do not feel that the plan as it stands has been sufficiently thought out and its ramifications thoroughly understood.

The need for change in the village is, in my opinion, without question. It is unsustainable on many levels to have a large proportion of village residents commuting to work, to shop, to be entertained, to seek medical advice, to use a proper library or any of the other many reasons residents must travel from the village because their needs are not met by existing local facilities. The present bus service is inadequate leaving residents little option but to use their vehicles for transportation.

In my view, the only way the village will continue as a viable community in the long term is to provide services and facilities, not only for its own residents, but also to attract others from surrounding communities as well as visitors to the area. I am thinking of the many charming and attractive villages in Europe with populations similar, and even smaller, than that of Lions Bay, which thrive owing to the funds spent by visitors to their attractions, stores, restaurants and cafes. Instead of raising our hands in horror at the thought of 'outsiders' in the village and their unsightly cars parked on their streets, villagers should open their minds to the benefits of bringing other people into the village to both enhance our culture and our community wallet!

The plan to add tax revenue through densification of housing units is thin and unsound at present. There are many assumptions in the LUMP which are untested. For example, it states that it is only because of a small minority of Lions Bay population that development has not occurred before. If the minority who opposed previously touted development plans were that small they would hardly have had the great impact on village development that they are claimed to have had. There are many other assumptions in the LUMP document which need to be challenged and supported with evidence. This analysis cannot take place if the LUMP is to be brought before Council for passage in October. The process needs to be slowed down. Reasons for the proposed densification need to be clearly stated and assumptions on which those reasons are based need to be challenged.

A major shortcoming of the LUMP report is a lack of consideration of the existing (deteriorating and inadequate) infrastructure and the existing geotechnical environment. Several of the sites suggested for development would be situated on land that is unsuitable for habitation because of both the instability of the land on which it would be placed and the remoteness of the site from those facilities that do exist in the village as well as transportation routes.

The study does not seem to have looked at whether the village can support the extra population as regards to water supply given that those coming into the village will expect to have a functional water system—something that is far from the case at the moment as it is stretched to the limit to supply the needs of the present population.

I think it is a fool's hope that any new developments will bring in any but those with very deep pockets. I am aware of a house built along similar lines to those proposed in the LUMP. This modest property cost in the region of one million dollars to build and almost half a million in land costs. Any houses built according to those suggested in the LUMP will surely not be on the market for much under two millions dollars. This is a very limited market indeed.

Given recent history, in my view, it is unclear whether Council can oversee such large projects. What assurances will be given that the residents will not be left with a very large debt if any development is not as successful as it is hoped?

I counsel many more opportunities for public input before this scheme is brought forward by Council. I do not consider the opportunities for public participation up to this point in any way adequate. It is inadequate to have public input on a project of this scope limited to a councillor-led opinion session and a group composed of a small number of hand-picked individuals which have not been named.

Pauline Bridger
Resident,
Lions Bay

22nd September, 2014

**Online Feedback
(received Sept 8 to 22, 2014)**

Total online responses: 40 (Sept 8 – 22, 2014)



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-08 10:15:01 PM

What do you like most about the plan?

The fact we are getting more houses, which means more people, larger community which hopefully will mean more facilities and the village needs the higher tax dollars.

What do you like least about the plan?

The plan is fine so long as council does its due diligence and ensures the development is in keeping with the current village design and environment.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

As a relatively new and young resident (4yrs in the village), I find it astounding that council continues to allow the kind of forum that occurred on Monday 8th Sept, it was mentioned there is a lot of passion in the village, I didn't see that on Monday I saw a lot of arrogance and ignorance. Council is an elected body, elected by the village residents and as such has the power to make decisions, continuing to give every resident a say in every decision is not productive. The village needs to grow to ensure its long term viability, it cannot stay as an exclusive community which is what it has been treated as by some of the long term residents, Lions Bay is a municipality not a private members club. Council needs to make a decision and go with it, and stop letting some residents stall the village growth. What happened with the community centre was ridiculous, council made a decision and then let a small number of bullying residents change the minds of council and now we're getting a mediocre refurbishment when what a lot of us wanted was the original plan of a lovely extended community centre. There is a lot of support for the extra housing but council probably won't hear that support because we're not screaming and shouting about it, it's human nature to complain when you don't agree with something, but we don't scream and shout when we do agree with something. If residents don't trust council to make the right decision then they shouldn't have voted for the current council, the current council was voted in democratically. If a resident wants a say in every decision then they should stand for election themselves and stop screaming and shouting about the decisions being made by the current democratically elected council. You don't see West Van allowing all its residents a say in every decision it makes, it's time for Lions Bay to grow up and start behaving like a municipality and not an exclusive private club.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-09 8:02:03 AM

What do you like most about the plan?

I can't see a positive side to the plan as presented

What do you like least about the plan?

The disruption to the established community for little or no benefit. The cost of acquiring property from the Province, the cost to build new infrastructure and update current infrastructure to accommodate the proposed changes would be far higher than the increased tax revenue that would be created, putting the Village further in the red.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Before even presenting this plan, there should have been options presented. I would like to see a financial breakdown of all of the anticipated expenses, and the anticipated tax revenue increase before a disruptive project should even be proposed. Include the loss of tax revenue from the current home tax base as a consequence of property values dropping as written in this current draft proposal.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-09 3:14:00 PM

What do you like most about the plan?

The idea of having a few more multi-family units available. Although I don't think these can be as affordable as other municipalities provide. The steep terrain alone will add enormous costs and there are septic fields to consider. - Duplexes replacing aging single family homes (case-by-case with individual lot considerations being foremost for criteria; to include geotechnical specifications, septic and parking) - Infill homes (again on a case-by-case basis with individual lot considerations being foremost for criteria; to include geotechnical specifications, septic and parking) - Building up around the Village works area as there is already some site prep work done and some roads are in place.

What do you like least about the plan?

Water issues have not been addressed. - Placing multi-family units on some of the steepest parts of the village above existing homes seems heedless of obvious concerns of those residents directly affected. (Oceanview, Timbertop, Kelvin Grove, parts of Sunset) Potential landslides/rockslides immediately come to mind. - That "stakeholders"

are involved in this process without clarification of who these people are. If they own land but do not live here, they do not have the same agenda as residents and should be excluded from this process as they won't be affected in a direct way. (Except perhaps to make lots of money selling to developers). - The waterfront proposal; selling waterfront road ends to purchase other waterfront properties doesn't make economic sense.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Clarify the property tax issue. For example, will the Village immediately re-assess everybody's single home lot as a duplex lot to access more worth through BC Assessment before the duplex is built? Or will a duplex or infill home need to be built before the land is re-assessed? (otherwise all property assessments could be much higher making it difficult to afford or to receive any home owner grants) - Take away the multi-family units from the upper reaches of our village.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-09 9:04:29 PM

What do you like most about the plan?

I like the fact that the village is taking a look at long term plans given our demographics, location and community in general. They opened the discussion to the village with participation at meetings, etc. We want to continue to love living in Lions Bay and ensure it stays vital, up-to-date, and a place people want to move to and/or stay. The OCP is a good foundation and although it can be reviewed, we need to work towards building on that OCP as it is a long term 'project' and not something that can be done in 2-5 years.

What do you like least about the plan?

My concern is whether the additional population will tax the current infrastructure or improve it. We have a small tax base and a 1% increase in taxes isn't much for a community this size and even with the additional residential 'spaces' proposed in LUMP, tax base will not increase substantially to assist with additional road works, water, sewer, etc. Concern about location of some areas. Example is clearing of land which was done independently by a home owner (not approved by Village) had caused run off of dirt and mud to flow down and into someone's basement during a heavy rainfall.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The impact of those properties being considered for high density housing? Description of how that would work. The work that needs to be done or will be done to ensure our

infrastructure doesn't suffer due to the increase in homes and people. Plans for upgrading current infrastructure like the water tanks, roads, and any other items that need 'fixing' or updating to ensure it can accommodate these additional homes etc.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-10 4:12:56 PM

What do you like most about the plan?

I cannot think of anything I like, sorry.

What do you like least about the plan?

Many things, I am afraid - Disconnected with Official Community Plan process - Disconnected from financial analysis of the problem Lions Bay is facing - no numbers on cost of infrastructure and operating costs, size of deficit - Not strategic in the sense of producing a number of options to solve a given problem - i.e. it assumes that the answer to a financial problem is "land" and "rezoning" - Signs of inadequate involvement of citizens and Council

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Needs Options for "Tax Instead" and "Re-zone Lions Bay Avenue" 1. "Increase taxes instead of re-zone" option. We have not been provided with this option, probably because the infrastructure and operating cost problem hasn't been quantified. Those numbers are needed. And someone keeps assuming we can't pay more taxes. Why? Give us higher-tax options where we retain more value in terms of an environment a) without rezoning or with b) very minimal rezoning, e.g. just for suites or duplexes. Would we have to pay \$1,000 more a year per household, to keep the zoning we have? \$2,000? How much more? A lot of us might like to pay more if the outcome is that we can keep what we have. Tell us the bottom line, but back it up with numbers on what we'll get or retain for the money. 2. "Re-zone Lions Bay Avenue" option. Speak to anyone knowledgeable in real estate and you will hear that if we are thinking about multiple units, rezoning for these on LB Avenue waterfront would gain us by far the most tax revenue. It is also our best option for a host of other reasons I go through, below. This option would re-zone, and then when people sell, allow developers to buy the lots and tear down the houses to build multiple low-rise units according to the size of the lot. Permitted units could be condos, or triplexes, fourplexes, etc, whatever, as long as they're low-rise. Ideally, they would be put in with some nice design guidelines with the Village trying for a right of way for an eventual sea-side walk. More detailed arguments for this follow. a. Best tax revenue for the density buck. This is our highest-value residential land. Currently it is zoned single-family residential, and

although the taxes are probably high, multiple units on each of those lots, particularly the huger lots, would net us a whack more in tax money than the Village gets now. And take note that it would be a lot more tax revenue than we'd get by pushing density up the hill into areas far from the water, where there are no services right now. (Read the point below). There is a lot of land, already serviced and flat, lying along Lions Bay Avenue. Best tax revenue bang for the density buck? Definitely, re-zone Lions Bay Avenue for low-rise units. b. Less expensive to service, easier to interest developers to build what we'd really want. Areas above the tennis court and near Highview and the top of Oceanview, and over in Kelvin Grove, would require cutting trees, putting in water, sewers, etc. This is really expensive. Developers have to see money in a project, to be interested. They will not want to get into installing services on undeveloped land and doing costly design and terracing on narrow, limited land pieces in order to build a limited number of low-rise unitswithout the waterfront that makes them high in sale value and provides the profit. Developers will go straight into arguments with the Village about "we need more height/more units to make money to cover the costs." Villagers will not want towers or acres of units, so the proposals will go nowhere. And look – are we ahead, if we as taxpayers have to pay a fortune to put new services into areas where multiple units are to go? Serviced, flat land is already available on Lions Bay Avenue. Developers would only face a teardown and rebuild cost and they'd love the waterfront. If we're going to accept multiple units, where can the Village allow them while paying the least for new services? And where will the developers be most interested in building low-rise? Lions Bay Avenue. c. The negative visual impact is so much less if multiple units sit on the waterfront, where they are over-looked. By contrast, uphill of the highway, where the draft plan shows them, multiple units will be seen by every soul in Lions Bay from our windows or as we walk, drive by or look upward. Think - just one big, new house looming north of the Village Store has made a real difference to our visual experience. If we're going for multiple units, shouldn't we go for minimal visual impact, as well as maximum tax revenue? d. The traffic impact would be far less, if we re-zone the waterfront. It's a degradation to anyone's environment to have trucks and extra traffic going past. So where can we put multiple units so the extra traffic goes past the least number of homes? Obviously, on lower Lions Bay Avenue. Count the number of homes on the small stretch of road downhill on Oceanview from the highway to lower LB Avenue. It's far less than the number of homes between the highway uphill to the top of Bayview or Oceanview roads, where the Land Master Plan proposes to put them. Why force the extra traffic uphill past more of us, versus downhill past fewer of us, when we'd make more tax revenue downhill, anyway? e. Noise and disruption during construction on LB Avenue would be far less of a problem, for most residents of the Village. Nobody lives on the uphill side of Lions Bay Avenue proper, and a railway line in between there and the rest of the Village provides a large separation. Yes, residents nearby would get construction noise – but that's going to be true wherever multiple units go. f. Perfect place for upscale seniors dwellings. Are we not listening? Units on the waterfront with great views, little maintenance required, stay in the community, even a flat place to walk? Harold Gienger's survey years ago and the Age Friendly Survey show that these characteristics

are exactly what higher-income Lions Bay residents would like in their senior years. A short diversion and the bus could stop on LB Avenue and it's flat to walk to the stop. Waterfront units wouldn't be affordable for most young families but they would attract the well-off and also help us retain our active seniors. Cheaper options for young families would still exist in terms of suites and (possibly) duplexes, uphill. g.

Parking could be accommodated more easily on LB Avenue than in many other parts of the Village. Many of the lots are large. Again, with multiple units inevitably comes more on-street parking. This is easier to accommodate on LB Avenue because of the width of the street and the size of the verge available on the uphill side. In addition, the new on-street parking would not be much visible to people above, because of the trees near the railway lines. In many places elsewhere in the Village, new on-street parking could be an eyesore. h. Water – what can you say? No worse a problem than anywhere else. Lions Bay Avenue has the newest watermain in town. i. Other points might be raised about “loss of serenity” and “loss of a lovely, flat place for Villagers to run or walk.” But if we truly need multiple units for more tax revenue, there is a price to pay in terms of some neighborhood's serenity. Relatively fewer of us will lose serenity if the action happens on Lions Bay Avenue – and the Village will gain the most in terms of tax revenue. Great walking roads will still include Mountain Drive, Panorama Road and Panorama Place. Brunswick offers a relatively flat trail and the walk through the village area which is a gentle slope. As a final comment, in a “perfect world”, when re-zoning Lions Bay Avenue, the Village should try to retain rights of way for a sea-walk right beside the water. That would be a tremendous benefit for us all.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-10 10:49:42 PM

What do you like most about the plan?

I was both disappointed in, and frustrated with, the meeting called by the Village on Monday September 8th regarding the Land Use Master Plan. It was my understanding that there would be answers to questions regarding my concerns and I wanted to listen to the concerns of others. I expected that the meeting would have allowed all in attendance to hear the exchange of opinions and the discussion together. It looked like there was well over a hundred people in attendance. When the meeting began we learned that the intention was not for the community to ask questions but for the Mayor and consultants to present the plan (that we already had read and had in hand). However, with insistence from the attendees, the Mayor and Council and consultants agreed to take some questions. They permitted perhaps a half dozen, but as several in the meeting pointed out, they were not directly answering them. After a couple heated questions, the question period was cut short. From what I heard during informal discussion close to the end of the meeting and after it ended, it was my impression that

people thought that the Village did not wish to have any dialogue, the concerns of many were not addressed, and that the meeting was something of a waste of time. My suggestion is that we have another meeting inviting all residents to attend so that a range of concerns can be openly shared and discussed among many residents as a group. The Village does not plan to do so from the published description of the process that is being used. I volunteer my time to organize this meeting and to help facilitate the discussion if there is sufficient interest from members of our community to attend. If you are interested and think this is a good idea please contact me in the next few days at belfall@advancon.ca.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-11 3:31:44 PM

What do you like most about the plan?

The openness to develop good solutions for increased density.

What do you like least about the plan?

Nothing.....

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I applaud the time and energy that has gone into this. Great job.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-15 3:04:08 PM

What do you like most about the plan?

If it is a financial necessity to incorporate high-density housing in the Village, than we need to link this development with the even greater need for a better water supply. This means tapping into one of the two creeks left in the vicinity able to serve the village in the future. Those two creeks, having year-round flow, are 'M' Creek, and Lonetree Creek. Magnesia and Harvey do not provide year-round flow, as is illustrated every

year in late August and September. If we have a major house fire this time of year, we will quickly drain the existing tanks that serve the village's needs. A pumper truck is not able to put out a significant fire without tying in to a hydrant. If this is about sustainability, we need to place the future water supply for this village as a priority. As important finances are, water is of even greater importance. Thus, it makes sense to look at development that can also meet that end. This would mean the gravel pit is the primary place to develop - as water service was thankfully brought that far north, by our past Works Superintendant for 25 years, Blair Smith. We need to ensure that the developer also bears the cost of the additional water tie-in to M Creek. We need to link up the existing mains in the different areas in the village so we are able to be served collaterally. If we try to obtain the currently-leased Gravel pit area for high-density development - which IS in fact, possible to achieve, providing the community and council can substantiate to Crown Land Mgmt that we need this land due to future water supply concerns - the tie-in to M-Creek is the most cost-effective location. We have a water situation in Lions Bay, and it is going to get worse. Having been here for more than 25 years, the situation is clearly becoming more of an issue annually. The only way we can rationalize adding more users to the system, is by ensuring that the development that takes place also solves the issue of meeting future water needs of the village. It does not take a \$35K study to measure the water flow in the neighboring creeks. This is the time of year to do this. A quick drive north and south of Lions Bay and looking at the flow right now in the 4 creeks nearest to this village -thankfully does not cost \$35K. I don't think anybody in this village is in the mood right now to see another lump sum go out the door, especially in view of the financial picture that council has painted for us to see. \$191K followed by a loss of \$43K is obscene - we need to address why these expenditures have occurred. The council needs to really consider the impact - throwing \$43K away so soon on a study that actually has limited use - after the community center fiasco of \$191K makes a lot of us very angry. The residents of this village are frankly appalled - who wouldn't be? I also think that there is a lot of costs the village could cut back on - such as admin (can be contracted out much more cheaply), and works (we don't have time or funds to have our fulltime staff tend to berms, landscaping, or hauling the village residents' greenwaste away.) These things are 'nice to have's'.... preserving the village's surrounding greenspace is an essential. There is a big difference.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-15 4:49:24 PM

What do you like most about the plan?

It seemed to make a genuine effort to make sure that any changes to the community would not alter the basic character of our village. I must note that there were a considerable number of very vocal residents who seemed determined to disrupt the presentation on the grounds that they had not been given the chance to participate in the development of the plan and that the plan is going to destroy everything we hold dear in Lions Bay when, in fact, the plan was put forth as a starting point for discussion and the meeting was specifically held in order to enable participation in the discussion process as to what makes sense for implementation and what doesn't. It's a shame the "discussion" was held hostage by those who were only there to derail any discussion that did not align with their views.

What do you like least about the plan?

I felt that there was an element of "cart before the horse" to the plan. From my perspective, what we need to have first is a very clear picture as to the state of the village's infrastructure now and exactly what needs to be done to repair, maintain and improve it in the future -- particularly with respect to water supply. We need to know what needs to be done, what the time frame is for doing it, and -- to the best of our ability to predict -- what it will cost to accomplish these goals. Having a better idea of the actual infrastructure needs and their cost would help tremendously in determining how much we need -- or don't need -- to expand our property tax base. And, with respect to greater diversity of housing and pricing options in the village, I'd like to have more information as to the rate of decline in our elementary school attendance and how that impacts our community. Certainly, I would not like to see Lions Bay turn into a de facto retirement community with failing infrastructure, and it did concern me that so many of those at the meeting were roughly my age and older, but I guess the question (for me) is, how many lower cost units (like duplexes or town homes) would it take in order to keep the school viable -- and how could we ensure that those units would be filled with young families?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

For one thing, I'd like to see it prioritized along the lines of relative impact to the community, with those potential projects that would have the least impact on the Lions Bay aesthetic prioritized over those that would be potentially more disruptive and more controversial, thus leading to more opposition. And, again, the more ambitious projects need to be justified on a cost - benefit basis relative to our existing infrastructure needs as well as any additional demands that the more ambitious projects would place on the

infrastructure. It all comes back to having more complete information as to the present state of our infrastructure, its future needs, and how much a proposed project at any of the sites indicated in the plan can materially improve the ability of the village to meet its infrastructure needs. We should not be expanding for the sake of expanding on the assumption that expansion will solve all our problems, nor should we be vilifying all notions of expansion based on the assumption that any expansion will destroy the essential character of Lions Bay. Neither of these assumptions is likely to be true. Let's do the necessary research into our infrastructure needs and talk reasonably and respectfully to each other in order to find a middle ground that can preserve all that we love about Lions Bay while making sure that the village can continue to provide sustainable essential services in the future.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-16 11:53:27 AM

What do you like most about the plan?

Nothing much at all. It is the result of an undemocratic process and is so contrary to our Official Community Plan (OCP) that one can but wonder at how it came to be at all, and why we're paying \$34,000 for it. It's not what the majority of residents want. It's pure propaganda that we need an increased tax base. The real problem is money is spent on things residents don't want, instead of spending it on what we really need, roads and water. Lurching from one debacle to the next has wasted literally hundreds of thousands of dollars. Had residents' input been heeded, we wouldn't be in this hole.

What do you like least about the plan?

The document is an insult to the intelligence of residents. I can't find a single portion that warrants a considered response. Those who live here have the right to decide what we as a village want and who we are. Our first OCP said it best: People live here because it is what it is, especially those who have more recently spent a million dollars for this enviable life style. There's one alternate strategy: limit inventory to maintain high property values, or see them rise, as a way of increasing the tax base. Maybe local realtors should take a long hard look at their sales methods and stop bargain basementing homes in their non-preferred neighbourhoods? Promote the village as it is as a great place to raise kids, safe and quiet?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Have a ritual burning of the thing around a bonfire on the beach, complete with fireworks and hot chocolate. What a great community event that would be. Then let us

regain some semblance of a stress free lifestyle, free of these divisive pet projects, and focus on sorting out roads and water issues.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-16 3:53:08 PM

What do you like most about the plan?

(1) DUPLEXES / MULTI-FAMILY UNITS / INFILL HOMES: In theory this can make a lot of sense but not every property is suitable for this type of inclusion and any proposals of this type need to be assessed on a case-by-case basis. To reiterate, upper Lions Bay locations on steep slopes are non-conducive to this model. (2) BRUNSWICK GRAVEL PIT: Of all the possible development strategies presented involving Crown land, this one actually has some logic to it. I have hiked extensively through this area and I am very familiar with this location's lay of the land. It already has some roadways in place and numerous plateaus that could function as sites for building lots that aren't on 45 degree slopes. The existing Soundview trailhead near Mountain Drive could provide future access/egress to this site and eventually function as a roadway to connect this area to Mountain Drive and the rest of Lions Bay. However, its proximity to Magnesia creek is of some concern. The Village works yard could stay where it is or be situated elsewhere.

What do you like least about the plan?

(1) WATER AVAILABILITY vs SUPPLY & DEMAND: Before any of the land use proposals can be taken seriously, council need be prepared to have concrete answers to some very difficult questions regarding our dwindling water supply, as a comprehensive plan for water use and sustainability must be in place. In recent years summers have been hotter than average, resulting in diminished snow-packs, ultimately affecting available water supply. Climate change is now an accepted eventuality, there is sufficient data available to support this issue. (2) STEEP SLOPE STABILITY SUBJECT TO GEOTECHNICAL SURVEY: It goes without saying that many Lions Bay properties are situated on some degree of slope or another, ranging anywhere from mild to extreme, depending on the lay of the land. Prior to any engagement with Rob Barrs & Associates, wouldn't it have made exponentially more sense to have instead paid for a geotechnical survey of these areas so that we can all be educated in making an informed decision about any proposed development? The manner in which council handled this appears to be like putting the proverbial cart ahead of the horse. (3) LACK OF TRANSPARENCY REGARDING PHASE II STAKEHOLDERS MEETING: The majority of the residents were never part of the short list of proponents vaguely termed as "community stakeholders" in the Land Use Master Plan. This is only bolstering the point that complete lack of consultation is not only offensive, it is downright unacceptable to most people, including Lions Bay residents. Nobody here voted for a mayor and council that proceeds on issues without following the proper channels of consultation. Agendas like that belong elsewhere, that's what Stephen Harper is for. Now then, if the Land Use Master Plan is indeed "NOT a development plan or proposal" why is this all over the BC Assessment office's radar? Like many other residents, I'll be insisting on complete transparency regarding this issue. (4) HIGHLANDS DEVELOPMENT IN CONJUNCTION WITH STAKEHOLDERS: The land use proposals that involve construction of multiple family dwellings on what is quite possibly some of the most unforgiving of available terrain is

downright perplexing. Proponents and/or stakeholders of this model must surely understand the risks involved in development on such a steep grade? One can only assume that the unnamed stakeholders are eager for this to proceed and were part of what is collectively known as "...a select group of participants representing the diverse interests and different neighbourhoods of the Village" (from page 4 of the Land Use Master Plan: 2. PROCESS). If this is indeed true, why is there not full disclosure of the identities of said stakeholders? Are they absentee owners? Do any of them actually live near these areas of proposed development? Are they realtors or developers? Again, complete transparency is needed here for any of this to be remotely credible. (5) CROWN LAND ACQUISITION: If I understand this correctly, some of the land use proposals in Lions Bay would require the purchasing of Crown land in addition to privately owned properties that, when combined, would facilitate a larger footprint to build multi-family units upon. With regards to slope stability issues, this hardly makes any sense. This model would appear to only benefit the people whom wish to develop their properties that border Crown land. Upper Lions Bay locations on steep slopes are non-conducive to this model. (6) SEPTIC / WASTE MANAGEMENT: Most Lions Bay residences have to contend with managing their household waste by means of a septic tank and field, this is part and parcel of owning a home here. That said, clarification is needed on what is frequently referred to as a "community sewer system" throughout the pages of the Land Use Master Plan. Also, for those homeowners interested in potential infill opportunities, beware. This caveat appears to be somewhat downplayed in favour of development. Many of the existing septic systems are old and septic field performance may be entirely unknown in some cases. Adding a new house to an already existing dwelling on the same property would require significant upgrading of older septic tank(s) and field(s). The real possibility of complete replacement could be entirely cost prohibitive. (7) ROAD END DEVELOPMENT I am referring specifically to the two locations highlighted in blue on the map of the Brunswick Beach area. Acquisition of either of these locations flies in the face of what we are being told is responsible "Land Use management" practice. In no way does this make economic sense.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-16 6:48:03 PM

What do you like most about the plan?

We bought our property in Lions Bay in 1978. Some of our neighbours then, remain our neighbours today (36 years later). At that time, the people who lived here included a mix of older folks but the majority of residents were relatively young people (people in their late 20s and 30s) who were attracted to the beauty of the area and a community spirit which was diverse and adventurous. Move forward 36 years, Lions Bay is quickly becoming a community of old people, retired people. We have become stale and the spirit which used to exist has gone. We are bogged down with rules, bylaws, over- government, and pettiness. Moreover young people cannot afford to move here. Young people bring a vitality which is greatly

needed. And for those of us who want to remain in Lions Bay as we age, we need smaller housing and housing which requires less individual upkeep (building maintenance, lawn and garden maintenance etc). We need to offer a variety of housing to attract a variety of people. Additional people would mean that our school remains. Additional people will ease our tax burden. Community projects which we find difficult to afford will be achievable. Additional people would eventually mean additional services (increased frequency in transit services for example). The currently secondary suites are not all above board. Many landlords have not reported the fact that they have tenants. Rental income goes into the landlord's pocket, not to the Village. Costs for the tenant's use of water, garbage and recycling are paid by the registered Lions Bay homeowners. Tenant parking is also a huge issue. If a current owner has a large property and wants it to be rezoned, that should be his right. New construction would have to adhere to a strict code to ensure that the buildings were suitable to the lot and well planned, blending in nicely with neighbouring properties. If a current owner does not want a change of zoning to his property, that should also be respected. Two weeks ago, I walked through the garden areas and driveways of our existing townhomes. Everything was very tastefully done and extremely well maintained. It was quiet, clean and attractive, at least on par with, and in many cases better than, many of Lions Bay's single dwelling residences. To imply that multi-dwelling homes bring a lower class of person is sheer nonsense. Change is necessary and is a fact of life. I recall clearly when Caulfeild Shopping Centre was proposed – there was massive opposition to the plan. Now, it can be difficult to find parking at Caulfeild. Where have all of these naysayers gone? Back to Lions Bay –we don't need to start with a mega project. Start with one or two conservative size buildings. My guess is that, like Caulfeild, we won't regret it. Bree Stoddart Isleview Place.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-17 8:02:04 AM

What do you like most about the plan?

I think it is time to do some development in Lions Bay. I applaud that it is being looked at

What do you like least about the plan?

There is no time lines on which pieces have the least impact with the most value. I think if we moved the village hall to say Kelvin grove or worksyard we would be able to save money rather than trying to fix a white elephant. We need an overall strategy not piece meal.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

see above. Also more details on how many units and where the traffic flow would go etc. I agree with development and think if you couched it with more benefits such as this much revenue in...will be able to add this to the Village infrastructure



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-17 11:36:12 AM

What do you like most about the plan?

I am extremely sceptical. What was the mandate given (please disclose original document of contract with BARR) to write the LUMP Draft Plan ? It must be a precise mandate since we are paying for it. This Draft Plan seems to put the carriage before the horse, since it does not look at the givens (topography, water, sewer, infrastructure, reasons behind undeveloped pockets of land etc.) Village Website (about LB) plays up number of residences (StatCan 1328 in 2006, 1318 in 2011 census THESE ARE HARD FACTS) by stating ...figure closer to 1800 ???!!! This is ludicrous because if true, this whole LUMP would be obsolete since we have already achieved the population growth projected for us by Metro (i.e. 2000). Request to village : CORRECT your ludicrous figures asap ! LUMP Draft Plan on the other hand plays pop. figures down, because that is the "argument". Let's say we have 1318 now and aim for 2000 : this would mean 700 more residents or a 52% increase ! Tell us please which other Metro community is hit with such a projection ? Let's do the math: 1318 in 540 houses = 2,5 persons per house. 700 divided by 2,5 = 280 more houses. Is that absurd or not ? We are highly taxed as it is. Are our tax dollars spent frugally and wisely all the time ?

What do you like least about the plan?

It does not put the stakeholder first ! In Sept. 8, 2014 public meeting, clear question was asked who the stakeholder is and mayor answered clearly "you, the residents, and you, the residents ONLY" ! So why is it that the Plan speaks of "residents AND stakeholders" ? (Why is 2009 OCP not on website ?) WHO IS DRIVING THIS WHOLE THING ? It is somewhat naive to argue that LUMP solely comes as a natural consequence from 2009 OCP. Why after only 5 years ? Why so shortly before elections fall of this year ? Why now with more than enough issues on the plate of mayor and council (please recall recent debacle about our financial situation, community centre fiasco) and staff when they are all "at their limits" ? LUMP Draft Plan does not put first and foremost : Is there enough water ? Is there a sewage disposal issue ? Are there topographical issues ? Cost of additional roads etc., more public works staff/equipment necessary ? Why are there different colours on the map of this village - what is there background. Don't just say "these are pockets that could be developed". The Plan does not take climate change into the picture (less snowfall = less water available, water pressure issues, heavier use during drier climate).

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

First step for people who undertake study : Who, where, what, why ? and NOT the premises of outside pressures (real estate industry, Metro Vancouver) and fiscal pressures (spending issues) I just want to stick with one for now: BARR has to look at our MAP and ask WHY ARE THERE DIFFERENT COLOURS ON IT AND WHY IS THAT ? Let us explain to them : DARK GREEN = Parks= they are off limits for development "OLD" (have to remain, are untouchable LIGHT GREEN = Crown lands = why are they here ? historical context ? If you care about and you should, why the areas around our regulated creeks (and we never know what mother nature might have in mind) are there : homes stood there in the 1980s, they were expropriated (some of these people still live here and can be consulted as to why they had to give up their homes), public

moneys were spent, the reason being to make the natural fall lines of our creeks more secure for the inhabitants in that fall line. Our creeks have a safety DESIGN which is there for a purpose ! So HANDS OFF please. BLUE = Hydro Substation = "OLD" Works yard = major cost to move. Is terrain safe ? Is closeness to Hydro a selling feature ? I conclude : "OLD" Village office complex = would be ludicrous to look at changes there after the recent issues and developments there = "OLD" Emergency site = costs aside, it would be foolish to move these out of the village centre since this location gives them fastest access to all of the residents. Conclusion : "OLD" Parking area = for whose benefit does this exist ? If it is NOT for the general benefit of the residents, and the residents only, then it should be looked at for further development. RED = Commercial The study has to address possible conflict of interest issues that are glaring YELLOW = fully developed private properties Higher density issue ! Re-zoning issue - Democratic process issue ! Quality of life issue. The village website talks about our "unique sense of place". Unique means that WE IN LIONS BAY HAVE SOMETHING OTHERS DONT HAVE AND ARE PROUD OF THIS. What on earth does this have to do with "groups resisting development" ? Either we want to be unique or we don't. If it is our "mantra" as the village site suggests, then that is our mantra. Why is REMAX so prominent in the Draft Plan ? Who are Dale and Thyra ? Why is THEIR voice louder than the voices of the other 1300+ people in Lions Bay ?



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-17 3:23:08 PM

What do you like most about the plan?

That there is an actual attempt to make Lions Bay more adaptable for more people. ie: As we age there are many who would like to remain a Lions Bay resident but find themselves unable to afford the upkeep of their family home. The building of smaller residences clustered would solve the problem of downsizing for many. Also, another cluster could make some housing available for families at entry level buying. There does not appear to be any other way for LB to increase revenues, other than taxation and so increasing density seems to be our only option. But with that we must be able to sustain our water (especially concerning) and parking issues as our population increases.

What do you like least about the plan?

I do not think the building of "monster homes" solves our revenue problems at all. While there seem to be several options for expansion, I was told that if the road ends in Lions Bay were to be sold (if one is sold, then they should all be sold) then the monies accrued had to go to Parks expansion. This achieves nothing for general revenues and in a village our size we do not need more parkland expansion. Also, each section of LB has its own set of problems if more density is to be utilized and will require some consideration and not a one size fits all solution. This will take time and adaptation to satisfy present residents.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

If another meeting takes place, a neutral moderator should be found, a plan should be set in place and implemented and questions and answers held to the end, with the caveat that one person or group not dominate the Q & A period. It appears that this plan will take a lot more community consultation and a lot more time to achieve bringing the community together.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 1:25:58 PM

What do you like most about the plan?

The fact that location at Works Yard was confirmed as a potential development site.

What do you like least about the plan?

Poorly spent money for a study that is unrealistic in its discovery. Suggested development locations and sizes would cost residents \$M in upgrades needed to our water system, sewage plant and roads. Most of indicated locations are large areas that are easy to point on a map, but unsuitable for construction within a reasonable development budget. This looks like a plan for another 50 - 100 years and it was quite unnecessary at this point in time when we have so many roads and municipal services to upgrade. It is completely unrealistic to provide all services for even a portion of the proposed sites within the existing village services/systems.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Reduce it to a maximum of two most realistic, easiest and least controversial development sites.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 1:28:45 PM

What do you like most about the plan?

I fed back earlier saying "not much" and that hasn't changed.

What do you like least about the plan?

The note to come from "resident consultant" Don Belfall summing up a September 17th meeting will largely cover my own views.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Please see the first couple of paragraphs in the note below, sent to Council. Mayor and Council Village of Lions Bay September 17, 2014 Since I sent my letter on the needed option of re-zoning Lions Bay Avenue, a Councillor called me. I really appreciate the open discussion and the intent; it's one of the great things about Lions Bay. I got the impression that my note

proposing “re-zone Lions Bay Avenue” as an option might have stirred up some discussion among members of Council. The Councillor said my suggestion was interesting but the Land Use Master Plan does not prioritize making more tax revenue. You could have fooled me. See page 13 of the draft plan re expanding the tax base. Furthermore, the tax base was certainly cited in public on September 8th as a huge area of concern. The Councillor also assured me the real priority of the LUMP is “sustainability” and in particular getting young families in to live in the Village. That’s not what the draft says. Lions Bay has talked for years about the need to retain older residents, and the draft reflects that on page 9, putting “young families and aging residents” together as priorities. For retaining aging residents an excellent option, as my earlier pointed out, is re-zoning Lions Bay Avenue for multiple units. It also addresses “Guiding Principles” 1, 3, 5, 6, 7 and 9 for the LUMP on page 16 and minimizes the cost of putting in new services. Further, the idea of re-zoning and waiting until the current residents move out before redeveloping is exactly what Council has proposed for duplexes in the central area. As far as I and many others can see, re-zoning Lions Bay Avenue would follow right along with the priorities and the principles enunciated in this draft document. We were also assured on Sept. 8th that Council’s ears are open, so I would expect to see the entire length of Lions Bay Avenue added to the map of re-zoned “multiple unit” areas in any new draft of this plan. The Councillor also implied that a Land Use Master Plan like this is a standard item in municipalities who want to look at rejigging land use. No, it isn’t. This LUMP is entirely the Mayor’s idiosyncratic concept of the right plan at the right time; she called for it since starting this Council’s term. For the rest of BC, under Local Government Act section 875, planning for land use gets done under the Official Community Planning (OCP) process. For reference, see http://www.cscd.gov.bc.ca/lgd/planning/community_planning.htm I couldn’t find any LUMPs in a search of the whole BC government website; they only showed up down in the U.S; maybe they’re part of some process or other down there. And of course, our last OCP did not call for any LUMP at all, and Louis Peterson is quite correct to say that this type of planning should be handled in the next OCP. Thank you for this additional chance to comment. Yours sincerely, Peach Akerhielm, 35 Oceanview Road, Lions Bay BC



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-18 1:37:32 PM

What do you like most about the plan?

Nothing really.

What do you like least about the plan?

It is OK to build on our vacant lots of course and allow secondary suites in homes. It is however unreal how much development is planed on our steep and rocky terrain. We are a small village and not a place for developers to make money and leave us with the consequences. We are being rushed to comment and feel that decisions should be better left to our new counsel.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Prior to any planing a study of water supply and sewer treatment should have been undertaken!! Residents should also have been asked before having costly drafts done if they want such a drastic increase in population.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 3:12:30 PM

What do you like most about the plan?

NOTHING - It is so bad and biased that it will not be adopted which will be a good thing.

What do you like least about the plan?

Plan appears to be prepared by developers to suit their agenda of making profit. It disregards residents whose quality of life will be negatively affected and their properties would be devalue. Attempt to impose on us your social engineering ideas is not appreciated.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Consider an option of staying with single family lots only. Additional single family lots in the village and outside could be provided. Investigate the possibility of single family lots in the school area. Finally start to manage the village in a professional way without wasting our money.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 3:53:28 PM

What do you like most about the plan?

Everything

What do you like least about the plan?

Nothing

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

It's great



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-18 4:06:48 PM

What do you like most about the plan?

The possibility of building in the current works yard location, as long as infrastructure can support. Kelvin Grove is much better serviced than LB to handle increased traffic.

What do you like least about the plan?

I do not agree to high density housing. LB does not have sufficient infrastructure - water shortages for the past 4 years. Increased traffic on roads already in need of repair.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Ways to increase Tax base: Increase cost of parking passes 10x - this will help cover road maintenance due to increased traffic - the cost is still reasonable in keeping with parking rates throughout GVRD



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 4:45:25 PM

What do you like most about the plan?

As a long term (25 year) resident who raised my children here, volunteered here and had 4 out of 5 of us serve on the Fire Department for years, I feel strongly that the plan would encourage young families to move here and also fulfill the needs of aging residents to stay in their dearly loved village by downsizing from large family homes to townhouse units such as already exist, albeit not in sufficient numbers, or into duplexed homes, perhaps shared with their children. By discouraging the allowance of affordable, smaller, housing (not government subsidized!) we seem to attract residents who are more interested in isolating themselves from the community and imposing their requirements on it. Thriving villages are made up of a variety of age, ethnic and economic groups who find a way to work together, keeping the culture of our environment interesting. More residents, and this plan is NOT proposing "high density" in a big city form, will expand our tax base which - with diligent and informed planning - can pay for initializing and expanding the necessary infrastructure needed to support limited expansion.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 4:50:32 PM

What do you like most about the plan?

NOT ONE THING !!! This seems to be forced on us against the will of the residents.

What do you like least about the plan?

EVERYTHING !!! Leave single dwelling zoning in place. High density isn't an option for this village!!! The terrain is not suitable for multi condos etc. We have lots of underground streams and without our beautiful trees this would be a disaster waiting to happen. We have water shortages all the time now. The plan does not explain intent. Highrise building proposed where community center area next. High density all over the village. NO ! WAY ! We are on the side of a mountain we must respect nature with single family lot zoning.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Area at school could house some single family dwellings but when will there ever be enough money for the way council overspends. Salaries for employees far too much paid. Major mismanagement in payments to architects and present people who handle village reconstruction. Why so many lawsuits. Management of money is key. Lions Bay is so special, we want to have control of our lives and not leave it to outsiders. People are here for the unique tranquil healthy outdoor lifestyle. It can never be compared to anywhere else.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-18 5:51:47 PM

What do you like most about the plan?

Residents are thinking about the future of the village.

What do you like least about the plan?

The fact that council is not giving enough time to investigate all the pros and cons before council votes on the plan, and the fact that residents are not able to vote on it.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Not to rush a vote on it. What is the urgency. Let's have a more thorough look at it and take our time to make sure this is a positive change for the village.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-19 10:53:00 AM

What do you like most about the plan?

I like the plan generally. It offers a solid opportunity to attract new residents, particularly young families to sustain the school and village character. It addresses the need for additional and sustainability revenues for the Village. Those few and loud naysayers to development need to shake their heads.....or do they prefer that their taxes double in the next several years and we become stagnant. Its time to move on and all that is proposed as possible can be achieved without upsetting the community character

What do you like least about the plan?

I would not move the works yard. It is well located, hidden, and next to a large Hydro substation which I assume isn't going anywhere. Look at the gravel pit area for more development

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Leave the works yard where it is and develop as much of the gravel pit area as possible in addition to that proposed above it. The plan missed a great opportunity for stacked multiple housing on redeveloped properties just above the fire hall, centrally located. Above the fire hall and on that side of Upper Bayview the first 4 houses (2 of which are currently for sale), and the first 2 houses on the right side of Upper Bayview (which front on Upper Bayview and back on Bayview.....one rented) would be ideal for seniors housing with the iconic Geinger house kept as a clubhouse/senior centre. I already have a plan for there which could offer over 24 one floor stacked townhouses, garden apts.....Mike Hurst



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-19 12:13:16 PM

What do you like most about the plan?

What is there to like? It is designed for developers and not with the residents in mind. NO to pushing LUMP through.

What do you like least about the plan?

Possibility of rezoning for highrise or multi condos in the middle of the village. We need single dwellings in this area. We live in nature which is serene and relaxing. Being on a mountain life is a gift so why deface by clear cutting for multi, high density. Money is not the goal of this life. We must preserve nature and the Crown Lands around the village, we had a disaster 30 years ago due to logging this area. Weather all over the world is more intense bigger storms, erosion by building multi dwellings is not an option here.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Area should remain single dwelling zoning. Better management of money collected in taxation, experts reading contracts would save us from additional charging as council members are not qualified to make decisions. Sustainable hiring from within the village such as recycle and garbage redirection in everything. Salaries much too high for staff, instead of redevelopment.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-19 2:13:00 PM

What do you like most about the plan?

Nothing

What do you like least about the plan?

This was an ill-conceived answer looking for a question. Where is the reasoning leading up to the assumptions? Where are the alternate solutions? Where are the numbers and analysis for the alternative solutions? Why was higher density chosen? When will it pay off? How were the magic 25 people chosen? Who did the choosing? Why is it being called sustainable? What is being sustained? This project reminds me very much of the disastrous community centre project: rush off in all directions without any idea of cost, or even any idea of where you are headed - only how wonderful it will be when you get there.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Scrap it. Start over with a proper business plan. Explore alternatives with dollar figures. Study resources available - water, land, infrastructure, the OCP. Work with citizens to evolve a desired direction. Jamie Pike



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-19 6:41:37 PM

What do you like most about the plan?

Lions Bay does need to expand its demographic and work towards providing housing for seniors with mobility issues and young families with less income. Multiple units, infill housing and townhouses in appropriate areas would enhance the village as long as parking, sewage needs, maintaining trees and road and water infrastructure needs are addressed. The gravel pit and works yard areas are good places to investigate the potential for development.

What do you like least about the plan?

Some areas where development is proposed concern me due to terrain problems that could destabilize steep slopes. The infrastructure issues of road use and water availability need to be more emphasized and addressed. What is the rush to finalize this plan when council will be changing in 2 months.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The idea of rezoning Lions Bay avenue for increased densification has much merit and should be explored/included.



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-20 8:13:38 PM

What do you like most about the plan?

What do you like least about the plan?

There is much about the LUMP report which I do not like. For example, the size of the proposed densification seems to me way beyond what the majority of Lions Bay residents want. Making it easier for elderly residents to stay in the village requires only moderate adaptations of existing accommodations, or a small number of additional condos or apartments. However, the LUMP vision proposes Lions Bay changing into a small town, with mention of a farmers market, pub, more retail etc. This is definitely not the Lions Bay that the great majority of residents came here for. Further, we were attracted by the settled state of the village and the absence of constant construction with its continuous noise, dust, speeding traffic, wandering strangers and generally disturbing effects. However, I shall here just address one aspect which affects fundamentally Lions Bay's future plans.

WATER - The availability of sufficient water should be front and center to any plans about Lions Bay's future, as it is for all communities along the east shore of Howe Sound. The global climate is getting warmer. In our part of the world this means that summer precipitation may fall, and winter precipitation as snow (required above Lions Bay to store water) may not increase to compensate, and may in fact also decline, as has occurred recently, due to rising temperatures. This scenario is discussed in studies commissioned by the GVRD into the future impact of climate change on the lower mainland. This means Lions Bay faces probable declining water availability in the village - for our existing population. The LUMP consultants report envisages up to about 400 extra residents. These could not be reliably supplied with water from our existing sources in late summer. Our current water shortages are on everyone's mind, and this has happened often in late summer to early fall in past years. Therefore, water for these extra people would have to be captured and stored during the winter or spring months in tanks, for supply in the late summer. Assuming residents consume about 400 liters per day, and if we assume - optimistically - a minimum 30 day bridging supply requirement from tank storage, this would require the village to store an additional 4,800,000 liters of water. At a cost of about \$500 per cubic meter of water for tank construction, which could be significantly more given our steep slopes, geography and seismic restraint requirements, this amounts to at least \$2,400,000 capital cost for tank storage alone. Adding in for consultants fees, piping, pumps, additional treatment plant, say at least \$3,000,000. If this cost is amortized over 25 years, and assuming a return to more normal interest rates, the village would be faced with an annual repayment cost of about \$250,000 for the next 25 years. In addition, large tanks require regular maintenance, inspections, certifications, monitoring, sterilization, structural repairs, coating replacements etc. Assuming this to be about 2% of tank capital cost annually, adds another \$50,000 of annual cost, for total annual cost to village of \$300,000. This wipes out a large part of any additional "tax base" income from those extra people. Further, as the construction of the tank or tanks would

have to proceed BEFORE the taking up residence of any significant numbers of extra people, a commitment to large tank repayments could be required before significant extra taxes were even received. However, additional residents generate other additional costs to the village, so this would be just the start. IN SUMMARY: Due to global warming, we can expect a decline in the availability of water in Lions Bay in future late summers, this is a serious a problem for our existing population. A major increase in Lions Bay's population can only be met by very large additional tanks storage, which would be extremely expensive.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-21 6:07:57 AM

What do you like most about the plan?

It is interesting to see the possibilities for different types of housing and where new developments would be considered.

What do you like least about the plan?

1. The Crown lands directly above Brunswick I believe need more study. I was out of town for the consultations and the last public meeting did not provide me with the opportunity to ask questions about this land so there may be some rationale I am missing. I understood from when I was on Council, this land that currently has a gravel lease is being returned to its "next best use" which appears to be residential given the roads and lighting that is there. I doubt there is little question the Province would request this land be brought under the governance of Lions Bay given its potential for residential development. I believe there should be about 8 years left on the lease? I see the intended housing extension at the top of Sunset Drive, and the mention of application to the Crown for Fire Department, Public works and recreation. This land has incredible views, access to the bus, trails and existing road which makes this area very attractive for future development and I believe it may be preferable to develop this land which would be an improvement from its current condition rather than disturbing land that is current forested and environmentally sensitive. 2. I believe this document should be referred to as a "study" and not a "plan". 3. I do not support the recommendation of updating the OCP to change the zoning of "watershed/environmental protection" areas. Water is an essential resource and I could not support this document as a "plan" without a study being conducted on our water supply in view of climate change. It probable the climate change will increase fire risk and decrease snow pack. What are the limits of our resources in order to sustain this growth? Lions Bay states is will be a leader in sustainability - how is this objective met by developing on watershed/environmental protection areas? 4. The plan to redevelop the current public works yard (page 34) could be attractive, but the drawing omits mention or visual of the hydro station which is very significant. 5. Very concerned about increasing population without understand the ability to provide service - parks, roads, water etc.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

1. Include studies and provide reference to impact on water supply in anticipation of future climate change. Resort Municipality of Whistler has done studies that could be referenced. 2. Provide more detail and information on the intentions of the province and future opportunities over future land use of all the land above Brunswick. 3. Provide financial projection of what increase in taxes and property values would result from this plan. 4. Indicate where a sewage treatment plant could be located for central Lions Bay. 5. Provide some analysis on the anticipated impact this increased density would have on infrastructure and services. 6. Provide some alternatives, such as reducing the floor area ratio for single family dwellings as an incentive to build a secondary suite. 7. Include reference to the Hydro station above Public Works.
Submitted by Ruth Simons, 50 Lions Bay Avenue



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 4:52:00 PM

What do you like most about the plan?

I believe it is a strategic document that demonstrates some good land use potential opportunities. I believe there is sufficient demand for some alternative housing options here in Lions Bay. If aspects of the plan can be executed such secondary rental homes on current single family dwelling lands, duplexes, triplexes or quadplexes and/or perhaps tiered condo's on the low side of Kelvin Grove and/or another locations, these additional housing offerings will create a more diverse Lions Bay for the young, middle aged and old alike.

What do you like least about the plan?

I do not support the larger developments of town homes such as the Oceanview Rd and Timbertop proposals. I simply don't believe that there is significant demand within the Lions Bay market for such housing. Perhaps a few groups of 8 or 10, tastefully located and in low impact locations, but NOT large developments of 20 - 80. Especially when you consider the high vacancy rates of Seascapes and the Furry Creek Townhome development. I don't think large townhome developments are what is needed to attract young families. I believe the aforementioned options of duplexes etc would be much more attractive. There a number of architecturally beautiful duplexes in Horseshoe Bay. I think this style would work well for Lions Bay. I would prefer to not have to support the entire LUMP but instead be able to select which projects I support. I don't want to see an all or nothing vote. I don't believe council should be the only ones to decide whether or not this moves forward. I would like to better understand the process for executing any of these developments. To support a tri-plex or 6 - 10 tiered condo's in low impact area's is very different than supporting a large townhome development that would drastically effect a large neighbourhood.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

Some clarification: If we are pursuing this as a means to increase our tax base, exactly how much densification is needed to make us a financially sustainable community? The LUMP indicated upwards of 200 new homes. Do we really need 200? Alternatives - have other types of commercial options been considered? The Sea to Sky Gondola for example, consider the

economic impact that has had on Squamish. Could we do something like that from the Pit to (or close to) the Lions? Might sound crazy but at least it's "not in anyone's backyard" per say. I've even heard suggestions like turning our marina waterfront in to a high end Marina and Wilderness Resort? I'd like to see a more diverse Lions Bay which, to me, means some densification and perhaps some new commercial or tourism opportunities. Is it time to start Tourism Lions Bay?



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-21 8:10:42 PM

What do you like most about the plan?

Easy to read.

What do you like least about the plan?

The Draft Plan made development look all too easy. It was a bit like a glossy pre-sale brochure with too much of a broadbrush approach which raised more questions than answers. The wording and illustrations are too general in the report. This has been very divisive around the Village. "It is important to note that the Land Use Master Plan has been developed in the absence of detailed geotechnical and servicing cost studies, which should be completed before the Village approves new development." "Should" perhaps should be replaced by "must". In the absence of these studies just how realistic is additional multi-family development or even a Master Plan given the difficulties of building in Lions Bay? There is insufficient emphasis on infrastructure. For example, in Lions Bay some of the infrastructure issues are: insufficient water in the summer, and boil water advisories on a fairly regular basis after heavy rain in the winter, sewer, septic field problems and road maintenance. These issues seem to have been glossed over too much, given that the report says: "overall, if multi-family development begins to occur in Lions Bay within the next 1 --- 2 years, the Village could grow in the order of 200 residents in the next 10 years, a manageable 1.4% growth rate which is in line with regional projections". It seems there is much enthusiasm to start multi-family development, sooner rather than later but before some of the more serious issues have been addressed. This is troubling. The report gives the impression that at Kelvin Grove approximately 45 new homes could be built which is interesting given that the current sewer system is rather small. Any developer would naturally want to build the maximum amount of dwellings to make such a venture worthwhile (maximum profits are required from a developer's point of view). Can the current sewer system accommodate that many dwellings, plus additional new dwellings in Lower Kelvin Grove? Is this large lot even stable? Would the sewer system have to be revamped and the sewage treatment plant made larger to meet any regulations thus encroaching on Kelvin Grove Beach Park? A development of this size could potentially add an additional 100 cars (assuming 2 cars per household) together with the additional incidental traffic which a development of this nature would bring going up and down a road that requires upgrading. This increase in traffic could be a problem and be very hard on the existing road which in parts is showing distress, plus the additional noise factor and additional issues of accessing and leaving driveways with the increased traffic. Also, parking issues could again be a

problem. There are no sidewalks on Kelvin Grove Way so walking up and down the hill could become dangerous with increased traffic, especially for small children. "Insufficient supports/services to attract and retain young families and seniors". This statement is not necessarily true. Interestingly, over the last few years a number of young families have moved into Lions Bay so obviously lack of amenities was not a big concern for these particular families. Most people who move to Lions Bay do not consider "lack of amenities" to be an issue (that's why we are here - peace and quiet) and given the relatively close proximity to Vancouver and West Vancouver access to additional amenities is not problematic, although additional bus services during the week would be helpful to encourage leaving the car at home. Not sufficiently realistic with respect to seniors. For some seniors due to health issues "aging in place" in Lions Bay may not be possible. It would be on a case by case basis. There is no additional transit to take seniors to their homes should they no longer be able to drive. For obvious reasons, even if seniors were able to stay any "senior" housing would have to be close to transit and the store so they can collect mail, etc. The plan is a little too rosy and with development also comes additional costs to the Village in maintenance and snow clearing to name a few, so it is questionable whether the additional tax revenue would be much of a benefit. There was no breakdown as to the financial advantages to the Village with respect to any development so benefits are hard to quantify. Interestingly, the waterfront on Lions Bay Avenue has some very large lots why were these not included as potential development areas given the lots are basically flat and easier to build on?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The Draft Plan should indicate that any development should be looked at on a case by case basis not on a broad brush approach as the Draft Plan appears to suggest. For example, one lot might be able to be subdivided and two smaller homes built, or it might be rezoned to build a duplex or a carriage house but it might not be possible to do so on an adjacent lot because it is unstable even if it is of a similar size. The areas slated for potential development made it look too easy and almost a "done deal" but given the topography this cannot necessarily be the case. That scenario should be made clear in the Draft Plan and that the suggestions and possibilities in the Draft Plan are just that, suggestions and possibilities and are not "cast in stone". Given the difficulty of building in Lions Bay and the improved building requirements any new development would not be considered "affordable" in the real sense of the word and this should also be emphasized in the report. Row housing might be a bit cheaper than a single family home but considering the prices at Seascapes further down the highway this may not necessarily be the case. Perhaps the Draft Plan should reflect this reality.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-21 8:51:14 PM

What do you like most about the plan?

I do like all the ideas for some more densification such as the terraced houses, duplexes, town houses and coach houses. I agree there needs to be a broader tax base such as more units in Lions Bay. Any of the areas look fine but I am sure some areas may work better for the residents

in that area. The Brunswick Pit would be a great place to put a low level apartment and townhouses as it has the underpass near by.

What do you like least about the plan?

I think no matter what you do some residents will be unhappy but I think you need to move forward to densify in order to keep up with costs and updates to infrastructure. I think water will be the big issue as we may have a mild winter this year with less snow pack and then if we have a summer like this year water could be a problem.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I think the Draft Plan was very thorough and covered many possibilities. Thank you very much for a very well done Plan and I can't think of any suggestions.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-21 9:24:09 PM

What do you like most about the plan?

Nothing!!! I want to voice my opinion. The present Council was elected when "densification" versus single family zoning was not an issue. The new Council, soon to be elected will be totally aware of the implications involved in this current crisis. The decision to retain single family zoning or to "densify" should be made after the next election! During the tenure of Mayor Wyman, a "housing project near the tennis courts was proposed. During endless meetings between the residents of Mountain Drive and Sunset Drive, the proposal did not go ahead. We all hoped that would be the end of it but here we go again! When you replace green forests and single family zoning with "affordable condos" and concrete, property values will plummet. In my case and many of my neighbors, I estimate \$200,000 each. I am sure that many other property owners throughout Lions Bay are "in the same boat." I would rather pay higher taxes than take this financial loss, to say nothing of the horrendous loss of the beautiful green space and "nature" that makes Lions Bay the paradise that it now is! Michiel Roell 150 Sunset Drive

What do you like least about the plan?

SEE ABOVE

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

SEE ABOVE



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-21 10:19:10 PM

What do you like most about the plan?

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

September 21, 2014 Dear Council, We want to share our concerns with the Land Use Master Plan (LUMP) content and the associated consultation process. As a young family who has recently purchased a single-family home in Lions Bay, we value the peace, quietness and school facilities that Lions Bay offers. Until very recently, we were not informed by Council of the LUMP. We are not satisfied with the process of consultation that has occurred. As residents on Sunset Drive, we will be heavily impacted by changes proposed in the plan in our street concerning development, water shed safety, construction, noise and traffic. We expect negative impacts on our quality of living and property values, therefore we are disappointed that we were not approached and informed sooner and with more information by Council. We understand there are infrastructure issues including maintenance of water supply equipment that are currently being reviewed for appropriate actions. We question the village's strategy of densification while very basic infrastructure matters have not been addressed yet. We would like to see at least the following questions addressed before further steps are taken to execute the LUMP: - Sewage: how are infrastructure costs like sewage being paid for? What is the plan to have new residents (or the developer) pay for that compared to current residents? Will existing residents be required to tie into any new sewage infrastructure - How is noise being restricted at upper Sunset Drive? Note that we moved to Lions Bay for the quiet neighborhood that we live in. Reading the architecture types of proposed new housing will not affect views, we feel the topic of noise is not addressed in the LUMP. - How is water safety being safeguarded with more construction in the water shed area? Currently, there is a lot of appropriate attention to water safety in the water shed area where many hikers pass through. - How many more frequent or later at night buses can you commit to that will run from and to lions bay with more residents? - What guarantee is there that the community facilities (e.g. school, child care) will be maintained and improved with this increased tax base? - Which named developer(s) have expressed interest in building the high density housing proposed in the LUMP? - What is the expected increase in car traffic on upper Sunset Drive? How will it be controlled with the already existing hiker car volume? - How will environmental impacts be managed as part of the LUMP? For example, there are possibly blue listed species living near the proposed development areas in Lions Bay as described by the BC Conservation Data Center (e.g. Coastal Trilled Frogs). Sincerely, Alison Fischer & Hugo van Hoogstraten Sunset Drive, Lions Bay



ONLINE FEEDBACK FORM

Village of Lions Bay Land Use Master Plan

2014-09-21 11:57:16 PM

What do you like most about the plan?

I am in strong agreement with the need to do SOMETHING to increase the available housing diversity in Lions Bay. We are relative newcomers - some 3.5 years here - but it became evident very quickly that a great deal of the work that has gone into making Lions Bay what it is, was

done by folks who are now in their 60's and 70's. We know many people who have been here for 25, 30, 35 years, and they cherish their memories from this very special place. But if we want to have a chance of maintaining this unique place for our children, and in keeping it vital for the generations to come, we have no choice but to keep working at making it attractive for young families. And that means affordable housing options; and amenities (some of us are extremely disappointed that the community centre we were "promised" has disappeared up in smoke, and yes, we would have happily paid more taxes to have had it); and a thriving school. In addition to attracting young families, it is equally important to provide downsizing options for the older generation. Our current, aging, housing stock of single family homes and a tiny handful of condos simply isn't going to cut it. I don't understand the viewpoint of the residents who are so set on things remaining "just the way they are." This is a village, not a retirement resort. It would make for a pretty lousy retirement resort, at that, with so few accessible housing options, few easily walkable streets, limited transit access, practically no amenities. But for those who love this village and want to "age in place" here, I am strongly in favor of putting into place the types of housing and services that would make that feasible. We all benefit from a diverse population, including the very young and the very old. So, I appreciate the plan for acknowledging that these are problems to be addressed, and attempting to offer some solutions, while also very clearly indicating that the unique nature of Lions Bay needs to be respected and accommodated.

What do you like least about the plan?

The process for developing this plan has clearly been flawed, if only because at least a vocal minority of people believe their views have not been considered. I don't have the history in this town to understand the politics that are obviously behind many of the heated opinions, but if the plan was to consult the residents at every step of the way (which I personally consider a highly dubious proposition, and not at all an efficient or effective way to make difficult decisions), then total transparency was really needed. The Phase 2 business of only permitting a select, unnamed few to attend the meeting has enraged people to the point of lunacy. More than anything, that was a serious strategic flaw in the development of this plan. Of more substance, I, like many others, am concerned about the water supply, and of the implications of this existing (and growing) problem in the face of the possibility of additional residents and homes. There is also a strong argument to be made of the importance - the critical importance, even - of having performed the necessary cost and engineering analyses for the infrastructure challenges already facing the village, and those that would be raised by any of the development proposals. I don't really see how anyone could make an informed decision about any of the proposals without such basic information. And I don't see how proposals regarding possible development sites could be made without any analysis of the actual suitability of such sites for development from a geotechnical perspective, and any other pertinent perspectives. To put forth a potential development plan, with the caveat that, oh, by the way, someone really ought to check out whether these properties are actually developable... well, it doesn't make a lot of sense. I attended the September 8 meeting. It was horrifying, to say the least. I had my young daughter with me. I had to leave partway through the "Q and A" (hardly an accurate depiction of the behaviour of that overtly hostile crowd) because I refused to further expose my daughter to the shockingly rude, hostile and borderline out-of-control behaviour of some of those in attendance. The lack of basic civility in that room would not have been tolerated in a kindergarten classroom, never mind a serious discussion among supposedly mature and intelligent adults. I went home shaking, and utterly appalled. The consultant cannot be held

responsible for the way that meeting unfolded, but perhaps a neutral third party should have presided.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

I would have liked to see some additional options presented for increasing the attractiveness of Lions Bay as a place to live (and ideally raise a family), in addition to the new housing options presented. Keeping the school open and viable is absolutely critical for this, and young families also need childcare options, which have been sorely lacking here. A lovely, new community centre, providing childcare, a small library, and space for a large variety of adult and child-focused recreational pursuits, would have been a fantastic amenity and a real draw. The school field could also be much better utilized by the community, as a gathering place and shared resource. I hope that the currently empty commercial space in the village core is well-utilized but I'm not sure whether this comes under the purview of this plan. I understand that a tax base is needed to fund some of these sorts of projects, but I seriously question the unstated assumption that no one is willing to pay more in taxes in order to ensure access to such amenities. Appropriate attention to the water supply and other needed infrastructure is equally, if not more, important, and as stated above, should have been fully studied and costed out prior to development of this plan. Finally, I can't remember whether the term "high-density" came from the LUMP itself or has sprung up from the naysayers in the village, but to refer to a few scattered duplexes on one's street, or a group of small multi-unit complexes as "high-density housing" is totally ridiculous. High-rises are "high-density," a few condo complexes are not. Whispers about "crime" associated with "high-density" housing, too - good grief, people, get a grip.



ONLINE FEEDBACK FORM Village of Lions Bay Land Use Master Plan

2014-09-22 1:07:46 AM

What do you like most about the plan?

It makes people realize that if you don't fight for what you believe in then you don't value your freedom or your community!

What do you like least about the plan?

Aside from the increasingly more water restrictions in Lions Bays due to the population increase from its incorporation, we have to address the possibility of seeking new water sources, building of new water tanks, road infrastructure, a sewer systems in old Lions Bay? All this would have to be in place prior to the Village to even consider supporting extreme high density as suggested in LUMP. I do not have an issue if an area is newly opened up like Brunswick Pit – Fire Dept. training site/works yard or possibly the works yard in Kelvin Grove – where the impact to existing single family residential area are limited. They should be centrally located provided they are in a safe area to develop and already met at least the above criteria. Most of the Village is zoned single residential. Many people like my family & I moved here because it offered many things such as peace, quiet, privacy and somewhat lower taxes. (Yes, we used to own a quadplex in Europe)! I do not agree to raise taxes to offset the Village's needs for more funds. (EG-

Translink can never get enough money). It does not encourage fiscal responsibility, it can cause some of the residents to leave if they can't afford higher taxes or they will defer their taxes and then the Village really loses out. The potential for the Village to rezone unsolicited private property is the equivalent of expropriation. Eight private properties were flagged on top of Oceanview Road for high density development. While the properties to some might be perfect candidates for the continuation of 4plexes in the area, there will always be someone who would like to consider seizing the opportunity to make money with their own property. Rezoning private property would affect those residences right away to pay higher taxes unless they have lived there for more than 10 years on that property and they have to make a yearly application to the assessment office to have their property reassessed. If you miss you pay higher taxes and lose out. The only person of interest to your property is a developer. Slowly, your neighbourhood gets encroached with high density housing. There is no consideration to your neighbours when money talks. How many residents are willing to turn down something that financially would benefit themselves, instead of losing out and doing something for the community? One of the OCP's core values is "to have a sense of place". How can anyone have a "sense of place" when you are afraid that in the future the Village could reconsider high density housing again and put in phase 2 or 3 and encroach once more single family homes to rezone them to high density? Why would anyone want to buy a property that is zoned multi/high density and want to continue to live in a single family home on that property. Neighbours neighboring this zoning might be next to be considered to be rezoned in the future. Why get involved in a community where the Village robs you from having "a sense of place", - your home and your neighborhood! We fight against the Burnco Gravel Pit, the LNG facilities because they affect our lives here in Lions Bay. This is not as simple as opening up the waterfront accesses that had upset a few waterfront residents. This is changing the whole dynamics of the Village completely. F.Y.I. – History of Oceanview Road. As a long term resident and one of the first and oldest residents on upper Oceanview Road, I will give you a little insight about our history. Originally in 1971, we wanted to purchase a property in the area flagged "as to be developed" in your LUMP plan. Dawson Development originally planned to develop the section above Oceanview Road in the area projected in your LUMP map, but the Province of British Columbia at that time deemed it unsafe with great slide potential. In the 1970's the area still bore the scares of logging and most of the old growth forest was gone. (Something a new development to this area will do). Rundle Creek had and has numerous feeder springs that saturate the ground and still cause trouble to this day to other parts of Oceanview Road. In turn Dawson was denied the ability to develop and it was said the land was sold to the Village for \$1.00 to be used as parkland. Time went by and in 2005, the Village Council of the day decided to redirect the water that was draining through an approx. 150' culvert (the shortest route) into Rundle Creek. Now it would go through a new culvert that crossed under Oceanview Road and drain in a temporary gravel drainage ditch. The new creek was to hopefully work its way across Lions Bay to drain into Harvey Creek. As I opposed this and I observed multiple sink holes form in a segment of the ditch that ran along the base of an old gravel pit. This new creek undermined the road bed, damaged and cracked the road through seepage and allowed the surface of the road to continue to be more damaged. I continually alerted the Village to the danger of this action of redirecting the water. It still is not repaired and resurfaced. This area where the water compromised the road, is the area where the consultants have flagged as high density. This is the "Oceanview / Highview" intersection. With the mass removal of trees in upper Oceanview Road to accommodate high density, the inability to absorb excess rain water and spring water, I do not want, nor do I presume other residents of Lions Bay want another "Blueridge" created in Lions Bay. It is not the developers fault that if something happens in this area, but the "Villages"

fault for permitting development in these areas. These areas have become a liability. (I have continuously addressed the dangers of this area and it is well documented in public Village records - 2005, 2006, 2008 & 2012.) –The dangers haven't changed. Do not develop these sites. It is unethical to prevent one developer to develop an area, so in the future the same area can be developed by the Village for the same purpose, with the same hazards in place. Affordable housing in Lions Bay! In the 1970's there was interest to put affordable housing in Lions Bay and this was not just the townhouses. There was to be a mobile home park on Oceanview Road. It semi-succeeded! Through opposition from the Village, it only consists of 1 unit. The other properties were sold again by the developer to build conventional single family homes. This nicely renovated mobile home was recently purchased for 1-1.1 million dollars – yes, affordable housing. A quick and easy way to allow for downsizing of homes is to put a modern trailer home park on the leased portion of the gravel pit. – Something the Village should look into. Putting high density housing in the Village does not attract more young people or seniors to the Village. Units are sold at market price, and to whoever is willing to purchase it –including off shore investors - like upper Britannia Beach was sold literally overnight. As a care giver to seniors living in upper Oceanview Road, I can personally say, that if it comes to an illness or old age and you lose the mobility of your car and public transit it too difficult to access, without good support for the elderly, this is a terrible community to live in. The further away you are from necessities (food, alternative transportation, medical care etc.) the more difficult living becomes. Young people moving to the Village and choosing to put their young children in private schools as an alternative to Lions Bay's public school system, decreases the enrolment in our local school, but indicates that these young people can easily afford living in Lions Bay with the current housing prices. They are not looking for affordable, subsidized housing! More high density housing does not remove the use or need for existing illegal/legal suites. Both will have to co-exist and continue to drain our limited resources. One does not resolve the need of one by creating the other.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

The Village should not put high density housing (eg Quadplexes or townhouses) in forced designated areas of single family residences unless they are willing to permit high density housing throughout the Village. Including the long time desire by residents to have a pub – pub/hotel by the beach? (From previous OCP plans). Or redeveloping the waterfront into a semi commercial, high density area? Most areas have development potential. The question is - is our council willing to do the right thing and limit high density development to areas that have very little impact on existing single family residences or is the Council willing to change our uniqueness and way of life and create another common urban sprawling community that has no heart?



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-22 11:40:28 AM

What do you like most about the plan?

What do you like least about the plan?

We are not in favour of densification. Lions Bay's unique quality springs from its lack of densification. That is one of the main reasons that we settled here 37 years ago, and we continue to value that feature of the village. We think it should be noted that our street at least has a number of young families, including children. For some time that was not the case, but we have noticed that recently young families and children have been moving into homes on Sunset Drive. We would also specifically not welcome the addition of more traffic on Sunset that a development at the north end of the street would entail.

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

We are not in favour of the Draft Plan, and would rather see the village live within its means without attempting to artificially alter the structure and composition of the village in an effort to raise more money. Please listen to the citizens of the village!



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-22 1:22:27 PM

What do you like most about the plan?

That it is addressing the recurring issue that is being raised: young families and older citizens.... Lions Bay is evolving. 10, 20 and 30+ year residents are in different stages of their lives from when they moved here. Newer residents have different expectations than new residents in previous decades. As residents age, they want to stay, many children of Lions Bay want to return because both value Lions Bay's way of life. I applaud the LUMP for polling residents for ideas on how to achieve the above. Anything that helps us to meet the needs of all our current and potential residents is a good idea to pursue. Good ideas come forward when we think together. Different ideas will apply to different neighbourhoods, there is no "one size to fit all". Different useful ideas apply to different areas in Lions Bay. However we must have children in Lions Bay, they are our sunshine, they are our window, a view of the evolving world. We must accommodate young families and we must accommodate those who wish to age in place. Staying the same is not an option. Staying the same is not demonstrating the inclusiveness and celebration of everyone that is 'Lions Bay'. Thanks for asking all the residents for their input and for documenting it all for us. Not all ideas will be great but there may be a few that are stellar.

What do you like least about the plan?

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.



ONLINE FEEDBACK FORM
Village of Lions Bay Land Use Master Plan

2014-09-22 3:26:15 PM

What do you like most about the plan?

The fact that more money could be raised by the village to up grade the inferstructure eg Water supply not to have boiled water advisers ,road less cracks in the roads

What do you like least about the plan?

the magnitude of the development wanting to develop park land. The added congestion of more cars and trucks lack of public transportation to the roads up the mountain eg Timber Top for example. the fact that people who were interviewed requested a Pub .There was no reference to this proposal in the conclusion of the report. How the issue of a water supply would be improved to supply the extra buildings. Has the limits to how much water can be taken from the creeks been looked into. can we take more water without compromising the ecosystem

What suggestions do you have for improving the Draft Plan? Please be as specific as possible.

To have a more though assessment of the water supply issue and the land stability of some of the areas were future development has been proposed have proper surveys carried out by professionals