



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, JUNE 7, 2022 at 6:00 PM COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY AND VIA ZOOM VIDEOCONFERENCE

MINUTES

In Attendance:

- Council:** Mayor Ron McLaughlin
Councillor Neville Abbott
Councillor Fred Bain (via videoconference)
Councillor Norm Barmeier
Councillor Jaime Cunliffe
- Staff:** Chief Administrative Officer Peter DeJong
Chief Financial Officer Pamela Rooke
Public Works Manager Nai Jaffer (via videoconference)
Carol Lee, Mosaic Writing Group (Recorder) (via videoconference)
- Public:** 1 in-person + 7 via videoconference

1. Call to Order

Mayor McLaughlin called the meeting to order at 6:00 p.m.

2. Closed Council Meeting

Proposed topics for discussion in the absence of the public:

- A. Contractual Matters
- B. Land Matters
- C. Enforcement Matters.

Moved/Seconded

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the *Community Charter* and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the City and Park Board if they were held in public;

(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

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

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

The meeting was closed to the public at 6:02 p.m.

The meeting was re-opened to the public at 7:05 p.m.

3. Reporting Out from Closed Portion of Meeting (if applicable)

Deferred to end of meeting.

4. Adoption of Agenda

Moved/Seconded

THAT Item 8Bi – Lions Bay Beach Park "Recognition" Areas be added;

THAT Item 8Bii – Neighbourhood Grant Support be added;

THAT Item 8Biii – Canada Day Celebration Update be added;

THAT Item 9A –Annual Report Resolution be added;

THAT the agenda be adopted, as amended.

CARRIED

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

A. Ruth Simons

R. Simons referenced the correspondence requesting that the Village renew its commitment to the Howe Sound Community Forum and that Council allocate time to discuss the requests.

It was agreed to include a discussion of the Howe Sound Community Forum's requests on the agenda of a future Council meeting.

B. Marek Sredzki

M. Sredzki requested information on the results of in-camera meetings, a list of committees on which Council members participate and the days and hours that the CAO is available to meet with residents at the Village Office.

Mayor McLaughlin and CAO DeJong provided responses to M. Sredzki's questions. CAO DeJong requested that residents make appointments if they wish to see him during the time that he is present at the Village Office.

C. Brenda Broughton

B. Broughton requested that work cease on the Lions Bay Connector and the Lions Bay Beach Park design until public consultation has been completed.

CAO DeJong reported on the status of the Lions Bay Connector and Lions Bay Beach Park design projects and the need to develop materials for public consultation.

D. Michael Broughton

M. Broughton reminded Councillors on their oath of office regarding their responsibility to undertake meaningful public consultation on the Lions Bay Connector and the Lions Bay Beach Park design and expressed concern regarding recent tax increases.

6. Review & Approval of Minutes of Prior Meetings

A. Regular Council Meeting – May 17, 2022

The following items were identified as amendments to the minutes:

- Item 8Ai – CAO: Direction Request – Oceanview Right of Way Land Potential Options for Development – Change the last bullet to a separate paragraph to indicate that it was a decision.

Moved/Seconded

THAT the Regular Council Meeting Minutes of May 17, 2022, be approved as amended.

CARRIED

B. Special Council Meeting – May 31, 2022

Moved/Seconded

THAT the Special Council Meeting Minutes of May 31, 2022, be approved as circulated.

CARRIED

7. Business Arising from the Minutes

A. Response to Gregan Dunn

Mayor McLaughlin reported that staff is preparing a response to G. Dunn’s questions.

8. Unfinished Business

A. Follow-Up Action Items from Previous Meetings

No.	Date	Item Description	Action
238	November 16, 2021	Rail crossing stop signs	PWM Jaffer is obtaining a quote on the engineering work
245	April 19, 2022	CN Vegetation Program	CAO following up
246	May 3, 2022	BC Timber Sales Spraying	Mayor McLaughlin following up with Metro
247	May 17, 2022	Follow up questions from Karl Buhr	PWM Jaffer has provided a response
248	May 17, 2022	Questions from Mr. and Mrs. Lund re camera at Brunswick	PWM Jaffer has provided a response
249	May 17, 2022	Questions from Jay Barber re development of Oceanview Lands	Mayor McLaughlin has provided a response
250	June 7, 2022	Howe Sound Community Forum	Staff to include a discussion on the requests on the agenda of a future Council meeting
251	June 7, 2022	Response to G.Dunn	Staff to reply

9. Reports

A. Staff

- i. CAO: Direction Request – Community Amenity Contributions – Interim Policy No. 2201

CAO DeJong reviewed the report provided with the agenda material and noted:

- There is currently no Council Policy for the provision of community amenities where cottages and duplexes are developed on suitable lots
- Recommendations:
 - Target amenity contribution of \$100/square metre of floor area of the cottage, or an amenity of similar value
 - Target amenity contribution: \$100/square metre of the maximum permissible floor area of the duplex building on the rezoned land, or an amenity of similar value
 - Greater densities through rezoning or subdivision should be specifically deferred to a future Council, along with the consideration of policies related to geohazard risks and safety thresholds with respect to densification greater than that covered by this policy.

Discussion ensued on:

- Suggestion that the community amenity contribution be applied only to new development
- Local residents are investing in the community by providing alternate accommodations on their property
- Concern that the scale of the proposed community amenity contribution may be a deterrent to residents improving their properties
- Concern that public input has not been sought on the proposed Interim Policy
- Suggestion to defer consideration of the Interim Policy until the local government elections are concluded and the new Council is in place
- The increased value of properties achieved through additional investment will be reflected in the tax rolls
- Concern regarding the negative impacts of duplexes that are constructed to the maximum size permitted under the Zoning Bylaw:
 - Residents have an opportunity to express their concerns regarding the development of a duplex at the Public Hearing that will be held before Council considers the rezoning application
- Suggestion that the Interim Policy be applied to cottages only
- Request that staff provide information on comparable community amenity contributions charged at other municipalities at the next Council meeting.

Agenda Varied

The order of the agenda was varied to consider Item 14 at this time.

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

A. James Mole

James Mole commented:

- As a resident and local builder, his opinion is that the proposed requirement for a community amenity contribution and the fee structure are reasonable
- The development of cottages and duplexes will increase the value of the property
- “I don’t understand why a duplex would have any more square footage than a single house. If you are allowed a 3000 sq ft house on your lot, you should be allowed two 1500 sq ft duplexes.”

Agenda Varied

The order of the agenda was resumed.

9. Reports (Continued)

A. Staff (Continued)

- i. CAO: Direction Request – Community Amenity Contributions – Interim Policy No. 2201 (Continued)

Moved/Seconded

THAT the Community Amenity Contributions – Interim Policy No. 2201 be adopted.

DEFEATED UNANIMOUSLY

- ii. CAO: Request for Decision – Acceptance of Metro 2050 Regional Growth Strategy

CAO DeJong reviewed the report provided with the agenda material.

During discussion, CAO DeJong confirmed that Council may provide additional comments in the letter of acceptance to be provided to Metro Vancouver, but the idea would be to use similar language to that contained in the report – CAO to circulate draft letter for feedback prior to sending and bring back to next meeting, if necessary.

Moved/Seconded

(1) THAT the Metro Vancouver Regional Growth Strategy, titled Metro 2050 (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*), be received for information;

(2) THAT the proposed Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) be accepted, as presented, pursuant to section 436 of the Local Government Act; and

- (3) THAT staff be directed to forward the Council resolution of acceptance of Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) to Metro Vancouver Regional District.

CARRIED

B. Mayor

- i. Lions Bay Beach Park "Recognition" Areas
Mayor McLaughlin reported that acknowledgements and commemorative signage will be installed when the redesign of the Lions Bay Beach Park is completed and will be considered by the new Council.

- ii. Neighbourhood Grant Support

Moved/Seconded

THAT Council supports the application to the Neighbourhood Grant Foundation for funding for a dog event to be held during low tide at Kelvin Grove Beach Park.

CARRIED

- iii. Canada Day Celebration Update

Mayor McLaughlin requested staff request the presence of the RCMP at the 2022 Canada Day celebration.

C. Council

None

D. Committees

- i. Climate Action Committee – Preliminary GHG Assessment Report
Councillor Barmeier referenced the report provided with the agenda material that was provided for information.

Discussion ensued on:

- The cost of the heat pump and fireplace being considered as options to replace the oil furnace -
- Whether the use of the proposed fireplace upgrade in the event of a power outage would be sufficient to negate the need for an expensive backup generator
- Wood pellets vs. ground up stumps and Public Works wood waste

Moved/Seconded

THAT the report be received for information purposes.

CARRIED

E. Emergency Services

- i. May 2022 Fire Dispatch Monthly Report

Moved/Seconded

THAT the May 2022 Fire Dispatch Monthly Report be received for information purposes.

CARRIED

10. Resolutions

- A. Annual Report Resolution

Moved/Seconded

- (1) THAT the Annual Report required under section 97 of the Community Charter be available for public inspection at the Village Office and via the Village website on or before June 7, 2022; and
- (2) THAT the Annual Meeting required under section 99 of the Community Charter be held in conjunction with the regular Council meeting on June 21, 2022; and
- (3) THAT the notice of the Annual Meeting under section 94 of the Community Charter be by way of:
- (a) Posting in the public notice posting places; and
- (b) Publication on the Village website and in the Village Update on June 10 and June 17, 2022, as being reasonably equivalent to notice that would be provided by newspaper publication if it were practicable.

CARRIED

11. Bylaws

- A. Village of Lions Bay Brunswick Beach Water System Parcel Tax By-law No. 368, 2005, Repeal of Bylaw No. 619, 2022

CFO Rooke advised that it is no longer necessary to collect the parcel tax and the need to repeal the bylaw.

Moved/Seconded

THAT Village of Lions Bay Brunswick Beach Water System Parcel Tax By-law No. 368, 2005, Repeal Bylaw No. 619, 2022 be adopted.

CARRIED

12. Correspondence

- A. List of Correspondence to May 12, 2022

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

G1 Red Rock Creative	Best Management Practices for marine docks	Councillor Abbott to advise the Howe
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		Sound Biosphere Region Initiative Society of the situation observed at Sewell’s Marina
G2 MP Weiler	National Adaptation Strategy	Received
G3 Wilderness Committee	Climate Action	Received
G4 District of West Vancouver	E-Comm appointment	Received
G5 Metro Vancouver Networking Reception	FCM Conference and Tradeshow	Received.
G6 E-Comm	AGM June 23, 2022	Received
R1 PWM Jaffer	Response to K. Buhr re bridge repairs	No further action
R2 V. Cox	Throwing rocks at bears	Councillor Abbott to respond to V. Cox
R3 R. Simons	Howe Sound Community Forum	Received
R4 PWM Jaffer	Response to C. & N. Lund re Brunswick Beach cameras	No further action
R5 CFO Rooke	Response to D. Shore re labour costs	No further action
R6 Mayor McLaughlin	Response to J. Barber re Oceanview Road development	No further action
R7 R. & G. Zimmer	Infrastructure funding	Received

Moved/Seconded

THAT Council endorses the nomination of Richard Walton to the E-Comm Board of Directors for the 2022–2023 term to represent the North Shore municipalities; and THAT Richard Walton be provided with the proxy consent form to vote on behalf of Lions Bay.

CARRIED

13. New Business

None

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

B. Brenda Broughton

B. Broughton commented on the importance of Council fulfilling its commitment to undertake public consultation on the Lions Bay Beach Park, including the upgrading of washrooms, prior to the commencement of design work.

CAO DeJong reported that, in accordance with previous Council direction, civil engineers have been engaged to develop concept drawings for the Lions Bay Connector that will be advanced for input during public consultation.

C. Michael Broughton

M. Broughton supported replacement of the oil furnace with a heat pump at the Community Hall when grant funding is available and expressed opposition to the installation of a fireplace at the Community Hall. M Broughton suggested that ESS funding be sought for a back-up generator to ensure the Community Hall can be used as a reception centre in the event of an emergency.

Councillor Barmeier advised that a back-up generator exists at the Community Hall but is not sufficient to power a heat pump.

D. Marek Sredzki

M. Sredzki commented that public consultation has not been undertaken on the Lions Bay Connector.

15. Closed Council Meeting Continuation

Moved/Seconded

Council does not anticipate reconvening the open meeting for any purpose other than to adjourn the meeting generally and report out if applicable.

CARRIED

The meeting was closed to the public at 9:20 p.m.

The meeting was re-opened to the public at 10:02 p.m.

16. Report Out from Closed Portion of Meeting

Council reported:

- Brian Ulrich and Nicole Alagich have volunteered to serve as Block Watch Coordinators and future updates on Block Watch will be provided in the Village Update and the Village website
- The Curly Stewart Memorial Trust Fund Committee Award will be presented to Andrew Hamilton on Canada Day

- Mayor McLaughlin will respond to the Arts Council’s Public Art and Design Committee request.

17. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 10:06 p.m.

Mayor

Corporate Officer

Date Approved by Council:	June 21, 2022
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