

2026 All Candidates Forum – Question Bank

Council Candidate Questions

- 1) Is the municipal governance model laid out in the Community Charter and Local Government Act workable for a village with a small tax base, a limited local leadership pool and with insufficient resources to provide all the engineering, legal, financial, planning, and specialist services the province has downloaded to municipalities? Should we instead be under the care of the regional district, like say UEL or Britannia? Or under a municipality with critical mass, like West Van or Squamish?
- 2) Are you prepared to put any personal agendas aside to work cooperatively, as a member of Council, for the overall good of the community?
- 3) I've lived here for 15 years. I have seen a drop in Village maintenance, disheveled boulevards, uncleaned ditches and culverts, fire hazard in the summer by long grass on the shoulders of the roadway that could touch hot catalytic converters and ignite. What will you do to make Lions Bay presentable, prevent flooding by plugged ditches and reduce the fire risk?
- 4) How will you address our growing infrastructure debt during the course of the OCP review? Will you seek community input on the concept of amalgamation with West Vancouver, and/or allowing multi family housing (duplex, triplex) on lots currently zoned single family? Do you see areas within the boundaries of Lions Bay that could potentially be attractive to a larger development (like a smaller condo tower)?
- 5) The Village is currently undertaking a review of its Official Community Plan, with the recommendations of the consultant expected to be presented to the new Council following the municipal election. Lions Bay faces some important long-term challenges, including enabling seniors to age in place, providing suitable housing for residents wishing to downsize from detached homes, and broadening the municipal tax base to support essential services and reduce reliance on existing revenue sources and provincial grants. With those objectives in mind, what is your personal position on accommodating carefully planned, appropriately located and geotechnically safe increases in housing density within Lions Bay, and how would you approach the recommendations of the OCP consultant when they are presented to Council? In particular, how would you balance the preservation of Lions Bay's distinctive character and environmental considerations with opportunities for: Duplexes and carriage houses on appropriately suitable and

hazard-assessed properties; Smaller, more accessible housing options for seniors and other residents wishing to downsize while remaining in the community; and Apartment or townhouse developments on appropriate sites, including the Centre Road mixed-use site and the Cross Creek townhouse sites? Would you support Council actively exploring and facilitating these forms of housing diversity, subject to appropriate safety, infrastructure, environmental and planning requirements? If so, what practical steps would you be prepared to take, and if not, how would you propose that Lions Bay address its aging population, housing needs and long-term financial sustainability?

- 6) In light of this summer's nearby forest fire and evacuation alerts, what would you recommend as the village's priorities on village land?
- 7) Do you plan to ask for a raise in salary if you are elected.
- 8) I believe community leadership starts at home. Do you think you have the endorsement of your immediate neighbours? What's one thing you've done in the past year or that you're presently doing to improve quality of life for your particular corner of Lions Bay?
- 9) We have several volunteer nature conservation groups in the Village including the Native Plant Garden team, Bear Smart and Bird Friendly which are supported by resolutions of Council. Two of these are hard-earned municipal certifications (Bear Smart and Bird Friendly), both badges of honour for the community. How will you support these initiatives going forward as well as other volunteer initiatives that support biodiversity and the preservation and restoration of habitat?
- 10) How would each incumbent Councillor running for office explain how they would bring about change when they have been in office for at least one term?
- 11) If there was a forest fire tomorrow, do you think our village is well prepared for it? Why or why not?
- 12) During a previous council, 2018/2022, an oversight allowed \$6,000,000 to languish in a low interest account . The cost in lost interest was approximately \$50,000 . If these monies would have been placed in a readily available higher interest account that certainly would have benefited the Village . This appears to me to be poor financial planning. Can you explain how this could have happened?
- 13) How do you see your personal view on the direction of Lions Bay over Next 5-10 years Urban Densification/with development Or Rural Space with mild Densification?

- 14) On July 21, 2026, council defeated three readings of Code of Conduct Bylaw 667 (2–3) and then gave it first reading only (3–2). What would you change in the bylaw, and by what date will you bring it back for adoption?
- 15) What will you do if a homeless encampment is set up at the beach park?
- 16) do you have any specific revenue generation ideas beyond parking fees, property tax hikes, or project specific levies (ie. Surcharges like the Kelvin Grove sewage plant levy)?
- 17) Given that the incoming Council will have the benefit of professional recommendations arising from the OCP review, would you commit to considering those recommendations on their individual merits, including the potential community-wide benefits of additional housing and a broader municipal tax base, rather than ruling out increased density as a matter of principle?
- 18) BC considers "conflict of interest" broadly. Even things that merely "appear" to be conflicts should be flagged. It's important for voters to know if any of our local officials are beholden to special interest groups. Do you or your immediate family members have personal/professional/business conflicts that would keep you from making unbiased decisions in our local government and/or cause you to abstain from voting on certain issues? If so, what are they?
- 19) If there was a forest fire tomorrow, do you think our village is well prepared for it? Why or why not?
- 20) . What written policy would you support for councillors to declare a conflict of interest and step out of votes on groups or matters they are connected to, and would you make those declarations public?
- 21) The 2016 Infrastructure Master Plan lays out \$30 mil. in underinvestment in 2016, for basic Infrastructure like water, wastewater, roads, bridges and drainage. Progress against that report has been made in recent years, so based on recent reports and presentations, what do you see as Lions Bay's most pressing outstanding infrastructure spending needs?
- 22) are you open to positioning Lions Bay as "open for business," allowing commercial or small scale industrial development proposals to come forward, with the understanding that there would be a net benefit to the community in exchange for land use. If so, how would you recommend going about attracting this kind of investment?
- 23) What's one thing that no one else has mentioned that you think should be a priority for our community to tackle in near term?

- 24) Council meets in closed session from 6:00 to 7:00 pm before regular meetings, and a 30-day review of closed records for public release was defeated 2–3 on Nov 4, 2025 before passing 3–2 on Dec 2, 2025. How much of that hour do you think must be closed under the Community Charter, and what will you release from past sessions in your first 90 days?
- 25) A June staff report presented to Council lays out \$220 million in capital spending required in the next 20 years. That’s an average \$25,000 per Lions Bay property per year for 20 years if it was to be funded by taxation alone. If these numbers are even half credible, is Lions Bay sustainable?
- 26) The legislation establishes that the job of elected representatives is to set policy, and the job of management and staff is to execute it. That works for the large municipalities of BC, where there are billions in revenue and land value to protect, and where systems need to be scalable to handle growth. Lions Bay’s annual cash operating budget is just \$4.3 mil., with capex about the same depending on grants, debt funding and draws on reserves. We have maybe a dozen undeveloped lots, but ten years after a new Bylaw was passed to allow them to be subdivided or have Accessory Dwelling Units, we still don’t have all the needed rules formulated. How do you going to deliver in Lions Bay, when the legislation purposely doesn’t allow you to touch the controls, and there’s not a lot of spare cash?
- 27) Operating spending rose from about \$2.8M in 2011 to \$5.6M in 2025, and on May 5, 2026 a 0% budget was defeated 1–4. What is your 2027 tax and spending target, and what would you cut or defer to reach it?
- 28) A council seat sat vacant from Feb 18 to Jul 8, 2025 after a councillor stepped down, and budget readings tied 2–2 on March 4 and March 18, 2025 during that time. Will you commit to serving your full term and, if the council is not the one you hoped for, to staying and working with it rather than resigning?
- 29) If elected, what will be your action with respect to our general store and post office service, if any?
- 30) Council exercises its authority collectively, while each Councillor brings an individual mandate and perspective to the table. How do you understand the role of an individual Councillor, including the limits of that role?
- 31) Municipal decisions frequently involve legitimate but competing interests, with no outcome that will satisfy everyone. How would you determine what best serves the interests of Lions Bay as a whole?

- 32) If you strongly opposed a proposal but a majority of Council ultimately decided otherwise, how would you approach your responsibilities as a Councillor once that decision had been made?
- 33) Some municipal decisions require residents to bear costs today to address risks or provide benefits that may not be fully realized for many years. How would you balance present-day affordability with Council's responsibility for the long-term interests of the community?
- 34) Beyond individual projects and policy decisions, what do you believe residents should reasonably expect from a well-functioning Council, and what responsibility would you personally have for contributing to that standard?
- 35) Residents reasonably expect effective municipal services while also expecting Council to exercise financial restraint. How would you approach a service or initiative that has clear community value but would require additional taxation, fees or municipal resources?
- 36) A small municipality has finite financial and organizational capacity, while new issues and opportunities continually arise. What should Council consider before adding a new priority to the Municipality's existing work program?
- 37) If you supported a decision that you believed was necessary but that was strongly opposed by a significant portion of the community, what responsibility would you have for explaining and standing behind that decision?"
- 38) How would you approach a significant decision where strongly expressed public opinion points in one direction, while the financial, technical or professional information before Council points in another?"
- 39) Council is responsible for governance and direction, while municipal staff are responsible for administration and implementation. How would you raise concerns or challenge staff advice when necessary while respecting that distinction?
- 40) Council may hear intensely from a relatively small number of residents while hearing little from the broader community. How would you assess public input without assuming that either the most vocal participants or the absence of comment necessarily represents the community as a whole?
- 41) Public confidence depends upon transparency, yet elected officials will sometimes receive information that must properly remain confidential. How would you



reconcile those responsibilities, particularly when there is significant public pressure for information that cannot appropriately be disclosed?”

- 42) Sound decision-making sometimes requires an elected official to reconsider an earlier position. What kinds of information or circumstances would cause you to change your position on an important municipal matter?
- 43) How would you approach a request that would provide a clear benefit to an individual, neighbourhood or particular group, but may impose costs or consequences on the broader community?
- 44) Residents may look to the Municipality for action on issues that extend beyond its direct authority or practical capacity. How would you determine when municipal involvement is warranted and when Council should recognize the limits of local government?
- 45) Council is not required to accept every recommendation it receives from staff or professional advisors. If you believed that professional advice should not be followed, what would you need to consider before reaching a different conclusion?
- 46) In the past two Council terms, I felt the CAO and the Mayor(s) treated Lions Bay as their personal fiefdom making decisions for all with little input. How will you ensure this doesn't happen again?
- 47) Council agenda packages are 200-400 pages. Are you prepared to read the full Council package twice a month?
- 48) We all live for the summer beach time. We put up with the storms, snow, power cuts, etc. because we know beach time will be here soon. However, the beach is now so oversubscribed the residents don't get space or that friendly, know everyone atmosphere anymore. Would you be willing to investigate ways to reduce visitor numbers?
- 49) Lions Bay has a proud tradition of stewardship. How will you support the several conservation groups in the community and protect official municipal certifications (Bird Friendly City & Bear Smart)?
- 50) Will you be voting yourselves pay increases?
- 51) We have heard a lot of mention of collaboration. What specific behaviours do you bring that supports collaboration?
- 52) If you resign for non-medical reasons, will you pay the cost of a by-election

Mayoral Candidate Questions

- 1) How do you see your personal view on the direction of Lions Bay over Next 5-10 years: Urban Densification/with development Or Rural Space with mild Densification?
- 2) Contested votes have risen from about 7% of motions (2022 to mid-2025) to about 18% since July 2025, and many were decided 3–2 on the same lines, including agenda removals and the OCP steering committee. As mayor, how would you bring the whole council together so decisions reflect all five members and residents see a team that gets things done, and what would you do in your first 90 days to show it?
- 3) On May 5, 2026 a 0% budget was defeated 1–4 and the 2026–2030 financial plan passed 4–1, after a 6% vs 9% tax motion was defeated on Apr 16, 2024. What is your tax-increase target for 2027, and how would you reach it?
- 4) Council funded an OCP and zoning refresh with \$155,786 from the Ministry of Housing, and on May 5, 2026 a steering committee was defeated 2–3 and a motion to proceed without one carried 3–2. How will you make sure the OCP is finished on schedule and that residents have a real say in it, and what role will you give the public and council in shaping it?
- 5) If elected, what will be your action with respect to our general store and post office service, if any?
- 6) The Mayor leads a Council composed of independently elected members, each with their own democratic mandate and perspective. How would you provide effective leadership while respecting the independence and legitimacy of every member of Council?
- 7) The Mayor has political views and a vote, but also has responsibility for presiding over Council meetings fairly and effectively. How would you distinguish between those two roles when chairing a contentious matter on which you hold a strong personal position?
- 8) A four-year term will inevitably bring new issues, unexpected events and competing demands for Council's attention. How would you help Council establish meaningful priorities and maintain focus while preserving the ability to respond appropriately when circumstances change?

- 9) Strong disagreement at the Council table can be legitimate and, at times, necessary. As Mayor and Chair, how would you ensure that vigorous debate contributes to better decision-making rather than becoming an obstacle to Council's ability to govern?
- 10) If you believed strongly that Council should take a particular course of action but a majority decided otherwise, what would you see as your responsibility as Mayor once Council had made its decision?
- 11) The Mayor necessarily works closely with the Chief Administrative Officer, while the CAO must administer the organization in accordance with Council's collective direction. How would you establish an effective working relationship with the CAO while maintaining appropriate boundaries between political leadership and municipal administration?
- 12) A Mayor may face significant public pressure to act quickly on an issue even where the Municipality's authority, resources or available information are limited. How would you respond to that pressure while ensuring that Council's decisions remain responsible and defensible?
- 13) The Mayor receives a direct mandate from the electorate, but municipal authority is exercised through Council as a whole. How would you approach a situation where your own preferred direction differs significantly from that supported by a majority of Council?
- 14) At the conclusion of a four-year term, beyond individual projects or policy decisions, what should residents reasonably be able to observe about the way Council and the municipal organization function when assessing your leadership as Mayor?
- 15) Many matters affecting Lions Bay depend upon relationships with other governments, agencies and regional organizations. How would you distinguish between advocating your own position as Mayor and representing a position formally established by Council?
- 16) Lions Bay has a proud tradition of stewardship. How will you support the several conservation groups in the community and protect official municipal certifications (Bird Friendly City & Bear Smart)?
- 17) Will you be voting yourselves pay increases?
- 18) We have heard a lot of mention of collaboration. What specific behaviours do you bring that supports collaboration?

