

**COMMITTEE OF THE WHOLE MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON MONDAY, JUNE 21, 2010 at 1:00 PM
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

Present: Mayor Brenda Broughton
Councillor Peach Akerhielm
Councillor Joanne Ronsley
Councillor Ruth Simons
Councillor Gordon Taylor
Village Manager Rory Mandryk
Treasurer Anne-Marie Koiner
Office Manager Jeff Dann
Accounting Clerk Hayley Cook (recording)

1. Call to Order

Mayor Broughton called the Committee of the Whole Meeting of June 21, 2010 to order at 1:00pm.

2. Approval of Agenda of the Committee of the Whole Meeting of June 21, 2010 Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council approve the Agenda of the Committee of the Whole Meeting of June 21, 2010 with the following additions:

- 6D** Review of the zoning and building bylaw
- 5A** Secondary Suites - Remove

Carried...

3. Delegations

- A.** The Community Centre Task Force Report by Kevin Pike, PREC Consultant
Presenter: Pieter Dorsman, Chair, Community Centre Task Force
Presenting @ 1:00 PM

Pieter Dorsman presented a slide show regarding an update on progress and the next steps for the Community Centre Task Force.

The Community Centre Task Force met last week to decide the next steps.

Mr. Dorsman advised that there have been discussions with the Lions Bay Community School and that the West Vancouver School District is willing to make land available for the new Community Centre. The donor has also expressed that they would like the school to be involved in the process and that they support the idea of having a second, larger gym at the school that the Community would have access to this gym.

Mr. Dorsman advised that there would be a kitchen at both gym sites for events.

Mayor Broughton advised that the West Vancouver School District has looked into matching funding and as of yet, have not found any.

Mr. Dorsman advised that the project will take a while and that funding may become available along the way.

Mayor Broughton advised that the design and look of the new Community Centre is important to the Community and the donor.

Mr. Dorsman advised that the donors are committed to the project, but that they would like their donation to be matched and have requested that Mayor Broughton and the Community Centre Task Force look into any funding that might be available.

Mayor Broughton advised that Provincial funding seems to be a closed door but that John Weston is keen to work together to find funds and that smaller grants possibly can be built together.

Mayor Broughton advised that the donor and Community Centre Task Force have been asking to what extent there are Municipal funds. The donor has suggested that having a figure may create energy within the community and inspire fundraising efforts.

Mr. Dorsman suggested that the next step is to get a better idea of what the building requirements would be and the resulting cost by hiring consultants to take us through a process for Facility Programming and a Quantitative Survey. Once there is an estimate of cost, the taskforce can go back to the donor and the School District as well a better prepare for obtaining matching funds. Mr. Dorsman advised it would probably be less than \$10,000 for a quantitative survey.

Mr. Dorsman advised that the third step would be hiring engineers to develop a more detailed plan of the Community Centre.

Councillor Akerhielm questioned whether the new Community Grant will fit the next phase of the project.

Mayor Broughton advised that Councillor Simons has taken the Grant Application to the Community Centre Task Force and they suggest it will fit as the Community Centre will reduce the Village's Carbon Footprint.

Councillor Akerhielm suggested handing the grant off to the Task Force so that the reporting will be accurate, which was agreed to by Council.

Mr. Dorsman advised that the Community Centre Task Force was ready to take it to the next level.

Councillor Akerhielm asked how long the facility-planning phase will take and was informed it will not take long.

Councillor Akerhielm asked if the money for the engineering phase would come from the donor.

Mr. Dorsman suggested that would be a good time for the other players, such as the donor, to get involved.

Mayor Broughton advised that she would go to the donor at that point but that Council should look for any grants no matter how small to see if they fit into the Community Centre. After reviewing Councillor Simon's report from the FCM, it suggests that the grants may be very specific.

Councillor Akerhielm asked when the decision regarding one site or two for the Community Centre would be made and when feedback from the community would be sought as residents may see the idea of two sites being more expensive unless Council communicates clearly.

Mr. Dorsman suggested positioning the school portion as being more of a donation and therefore being more cost efficient.

Councillor Akerhielm asked when the calculation of what the Village can afford will be made.

Mayor Broughton suggested adding this to the agenda as:

6E Community Centre Financial Contribution - Exploration of Funding Potential

B. Age-Friendly Housing Report

Presenter: Raymond Penner, Consultant

Presenting @ 2:30 PM ~ 3:30 PM

Mayor Broughton thanked Councillor Akerhielm for organizing the presentation.

Mr. Raymond Penner presented a slide show of the results of the Age-Friendly Housing Survey.

Mr. Penner suggested that Council undertake further dialogue with residents. He suggested that there are differences of opinion within the Village and that some people do follow the mindset of those who were very vocal regarding their thoughts on the Survey.

Mr. Penner suggested that "Density" is a loaded word for lots of people and that it has to be de-demonized.

Mayor Broughton suggested that in subsequent discussions, people be encouraged to draw what they are thinking about, for "multi-unit" residential, in particular. They may not be clear on what is being talked about.

Mr. Penner suggested that the discussion with residents occur when there are some more specifics about a plan of what and where you might build.

Mr. Penner advised that the younger residents are more likely to say no to the idea of multi-unit residences but that the idea should not be taken off the table as there is some openness to it and there is opportunity for dialogue.

Mr. Penner suggested that people respond to visuals and suggested that Council should have some principles and guidelines around any further discussion.

Mr. Penner suggested that people would be shocked to see what can be built with the current zoning and advised showing people what can happen right now if no changes are made to zoning.

Councillor Simons suggested that Council has an opportunity right now with Secondary Suites; when specifying some things in that Bylaw, to help forward ideas.

Mr. Penner suggested that if changes in zoning came up, to be specific on how and where any proposed change in density might be made, is key.

Mr. Penner advised that some residents had presumed that the community would supply any Age-Friendly Housing and this had skewed their response as they were thinking about their taxes going up.

Mr. Penner suggested that residents are opposed to larger developments and are not in support of any housing to be put on the current Community Centre site.

Mr. Penner suggested that the results of the survey are a good starting point for discussions. He advised that Council needs to acknowledge that there comes a point when you accept that Lions Bay is not the place for you if you need certain services or have disabilities, as transportation becomes crucial.

Councillor Akerhielm advised that she has heard many comments about no duplexes.

Councillor Simons wondered why there is so much opposition to duplexes when Secondary Suites have support, as they are not so different.

The survey results showed that about half of residents favoured allowing construction or conversion of a second structure on a property, to provide an age-friendly housing option. However, on a different question, the survey showed that a majority of residents were against “dispersing” age-friendly housing around Lions Bay. Mr Penner suggested the need to explain that conversions would naturally occur in a dispersed manner, around Lions Bay.

Mr. Penner advised that transportation is vital for any area where housing is done.

Councillor Simons suggested that legalising Secondary Suites is doing multiple things, by providing affordable housing for seniors as well.

Mayor Broughton suggested that the survey has deepened her understanding of the issue.

Office Manager Dann is to put the survey results on the website.

Councillor Akerhielm suggested that various principles and guidelines could be put in with the eventual review of building and zoning bylaw.

4. Adoption of Minutes of the Committee of the Whole Meeting of June 14, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Ronsley

Resolved that: Council adopt the Minutes of the Committee of the Whole Meeting of June 14, 2010.

5. Unfinished Business

A. Secondary Suites – removed

Mayor Broughton gave an update on Canada Post's mailing policy and suggested that Council collect their thoughts to be put out as a Village Update in a newsletter style format as currently exists. This way the mailing would go out to all community members.

Village Manager Mandryk advised that he has spoken to both Canada Post and the Lions Bay Postmaster and was explicitly told that the update could only go out once a month. Mayor Broughton advised that the Canada Post recent mailing on the subject and the information from their website says that a Community Newspaper can go out to all residents up to three times per week and at least once per month.

Councillor Simons offered to take on the issue as part of her Communications Portfolio and will report back to Council.

Mayor Broughton suggested asking people in the next Village Update to take off the no ad mail from their mailboxes, as they will not be getting Village information in regards to such issues as snow removal flyers, if they continue with 'no ad mail'.

Treasurer Koiner advised that to send out addressed mail to the residents is \$175. Mayor Broughton suggested that residents be encouraged to sign up for our e-post process and be advised that they will no longer receive flyers from the Village that help to update them if they have the 'no ad mail' ticked off.

6. New Business

A. FCM Conference – Report of Suppliers

Councillor Simons suggested that there are many good innovative ideas for Public Works and Village Manager Mandryk to pursue in the report.

Mayor Broughton highlighted the 'no dig' alternative to underground wiring that may be pertinent to the Village as it will remove a large portion of the cost of some areas of the underground wiring project.

Mayor Broughton circulated information from the Community Charter website regarding the Role of Mayor. The role of Mayor includes 'presiding at all Council meetings where the Mayor is in attendance'.

**B. Report on meeting with Board of Variance Members – On Table – Put onto
Agenda for the Regular Council Meeting**

Councillor Simons provided the report from the Board of Variance in response to Secondary Suites Zoning Amendment Bylaw. She also advised that more recommendations were coming.

Mayor Broughton advised that she could type up her notes and give them out at the Regular Council Meeting. There are a couple of areas with supportive comments and clarifications.

Councillor Ronsley suggested that she and Councillor Akerhielm would need time to digest it before discussing.

C. Councils Strategic Plan for Financial Report – On Table

Mayor Broughton and Councillor Simons met last week to write up the draft.

Mayor Broughton advised that there are three reports; one report on 2009 with an addendum, an explanation of what has been accomplished from the Official Community Charter and the objectives for 2010.

Mayor Broughton asked if the Auditors are ready with a report for Council, as it is legislated that this document has to be posted in the community by June 30, 2010

Treasurer Koiner advised that they should have an answer this week.

Mayor Broughton asked Councillors to review the documents to see if they have missed anything off their reports and see if there is enough detail. Feedback is requested by Wednesday evening.

D. Review of the Zoning and Building Bylaw

Council discussed a Board of Variance member's caution not to hire a consultant now but rather instead, sit down with the Board of Variance and the Building Inspector and Village Manager to discuss the bylaw.

Mayor Broughton suggested that would be helpful to the process by doing fact finding first and then bring a consultant into the process.

Councillor Akerhielm asked Village Manager Mandryk to set up another meeting with the Board of Variance and advised that a meeting had been scheduled before and that the Board of Variance has seen the draft terms of reference.

E Community Centre Financial Contribution - Exploration of Funding Potential

Council said that there is curiosity within Council, in the community and with the donor as to how much money the Village can put forward towards the new Community Centre.

Council asked Treasurer Koiner how much capital might be available.

Councillor Akerhielm asked how much the Village could borrow against the funds we have.

Treasurer Koiner advised that currently there is \$540,000 in the General Capital Fund.

Councillor Simons advised that a bylaw governs how the Village uses the funds.

Mayor Broughton inquired whether there are other projects that the Village is committed to currently that also are looking at using the Capital Fund.

Treasurer Koiner advised that there are several different funds and when we look at borrowing, we have the reserves, but to use the reserves the Village has to go through a bylaw.

Councillor Akerhielm asked how much money there is available to borrow.

Treasurer Koiner advised that the Village should ask how much it needs to borrow and how to make it work.

Council discussed the other projects that are already tagged, such as the underground wiring and Village Manager Mandryk suggested that there are too many unknowns.

Village Manager Mandryk advised that more will be known after the next meeting with TELUS, Shaw and BC Hydro but that there is a maximum of \$540,000 available in the General Fund.

Mayor Broughton advised that it is important for Treasurer Koiner to report back to Council on this.

Councillor Simons asked if the Mayor is also asking what our borrowing capacity is as a municipality.

Treasurer Koiner advised that we had been approved recently for borrowing \$60,000 for the roof repair.

Mayor Broughton advised that additional information is needed to go back to the donor and for discussion with our MP, John Weston.

Treasurer Koiner advised that the Province decides what the Village can borrow.

6. In Camera

Resolution

Moved by Councillor Akerhielm
Seconded by Councillor Taylor

Resolved that: Council move In Camera to discuss matters.

Carried...

7. Adjournment of Committee of the Whole Meeting of June 21, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Ronsley

Resolved that: Council adjourn the Committee of the Whole Meeting of June 21, 2010 3:30pm.

Carried...

Mayor

Village Manager