

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.

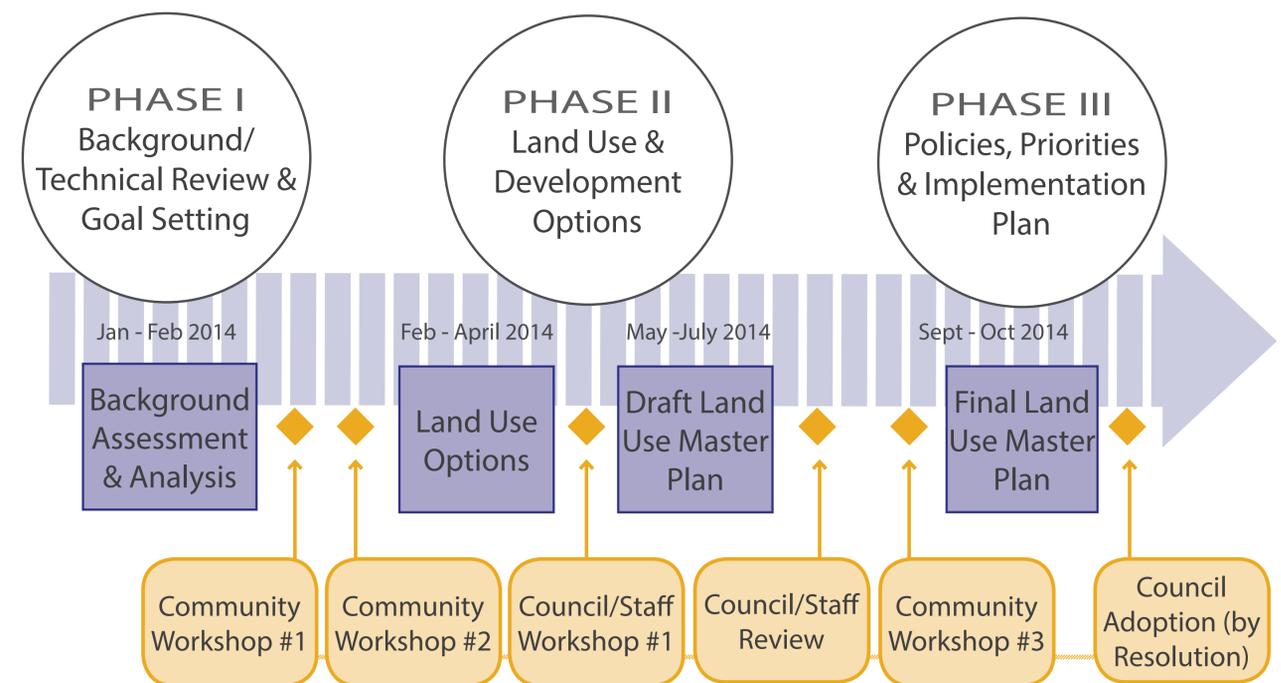
Phase 1 identified issues, opportunities and big ideas and included a community planning workshop (held February 6, 2014) attended by over 90 participants.

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



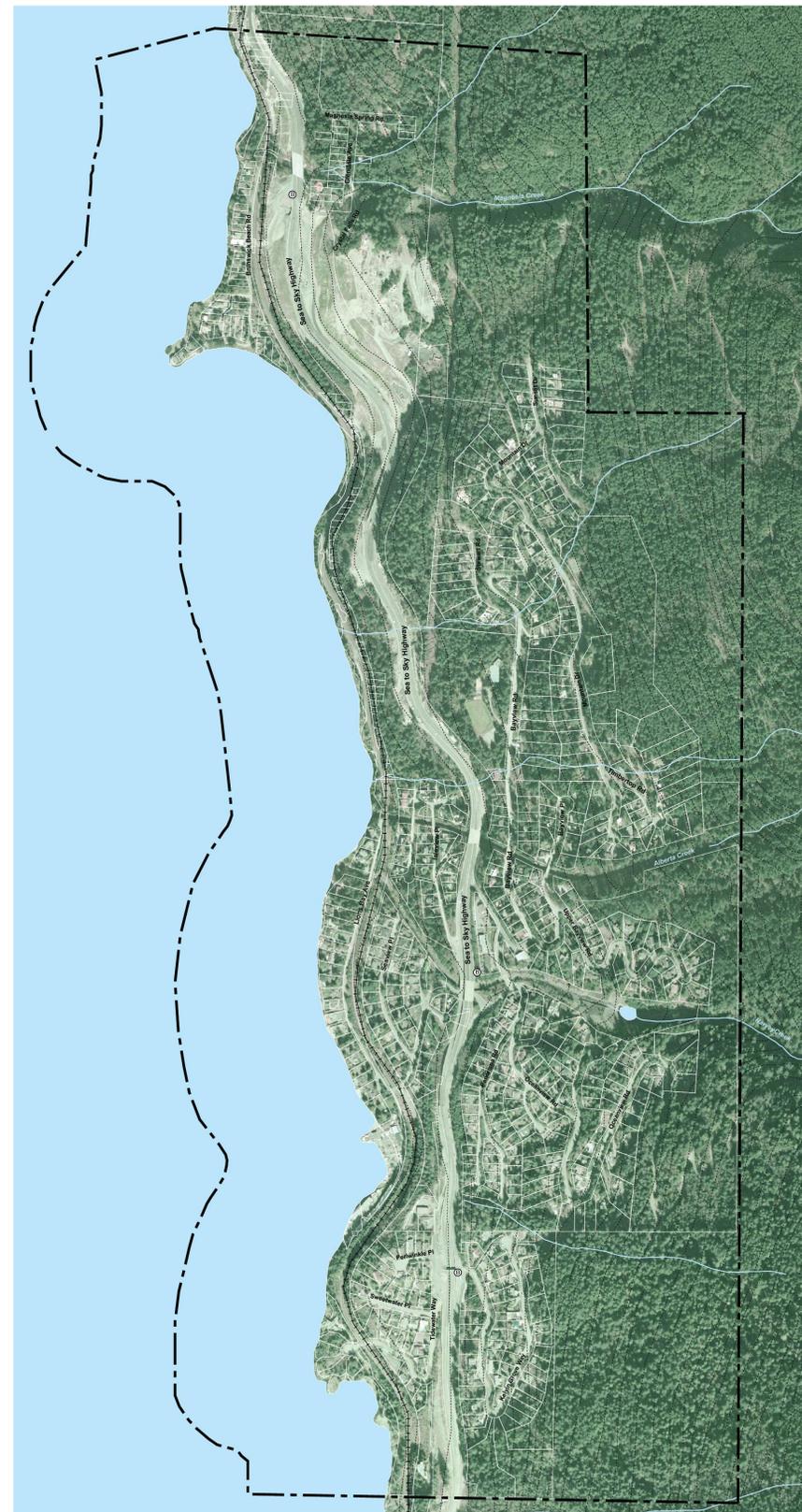
Custom homes are situated sensitively within the mature rain forest that permeates the Village.



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



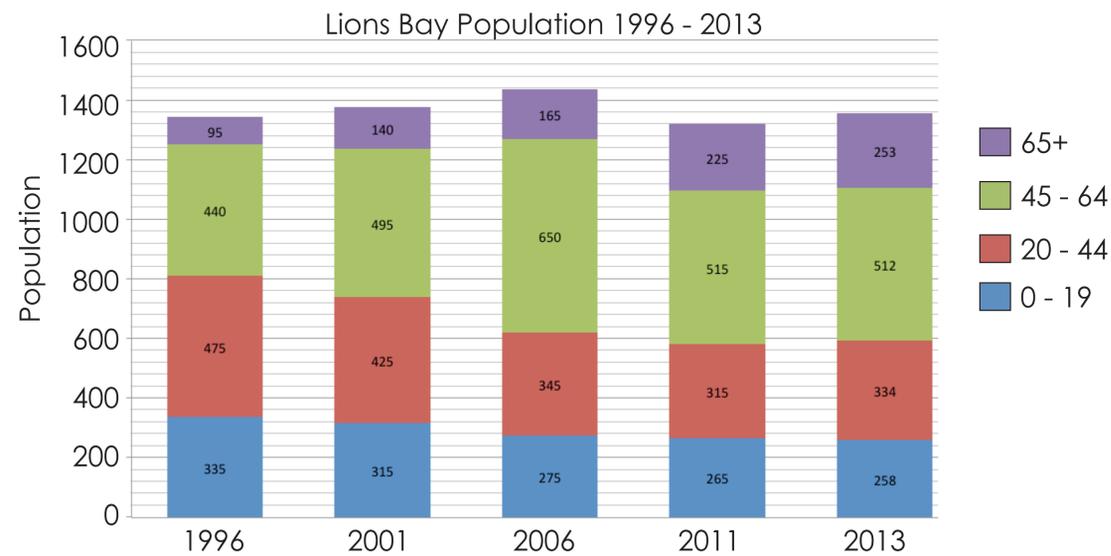
Beautiful views are part of what makes Lions Bay a unique and special place.



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.

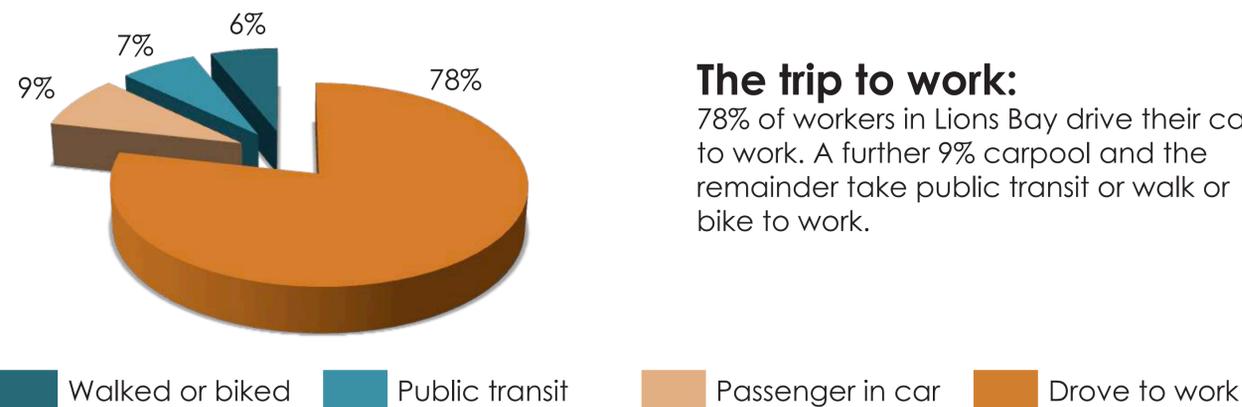


Community Trends & Statistics



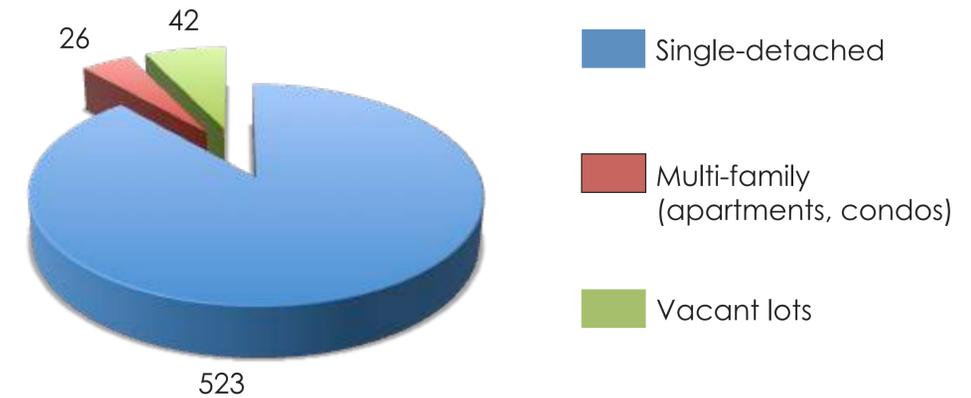
Population Trends

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.



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



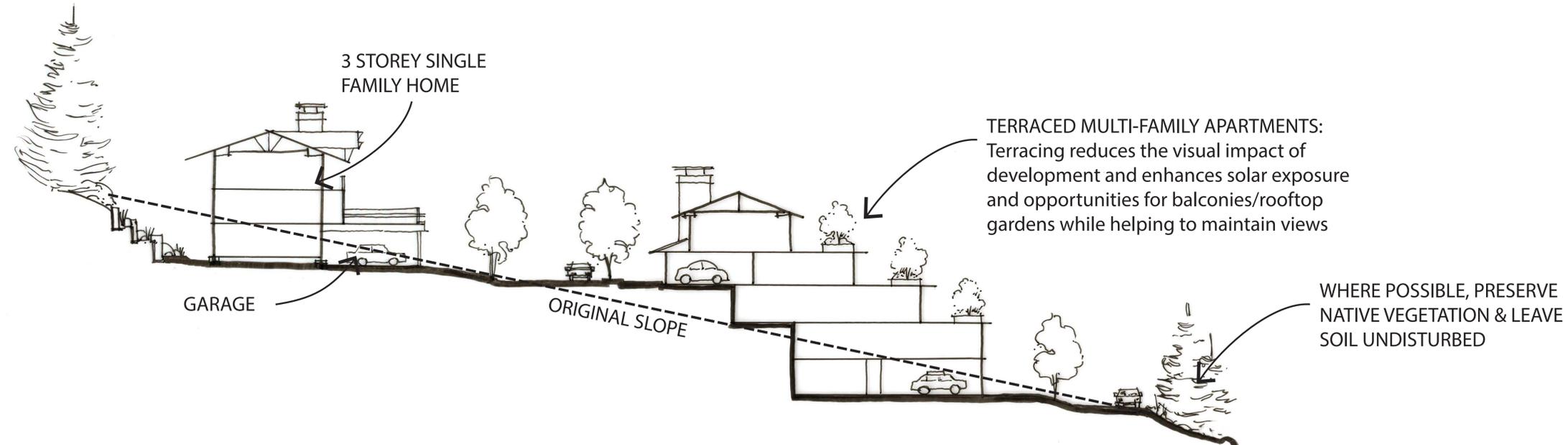
Terraced buildings set into and stepping down the slope integrate more sensitively into the steep hillside environment.



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

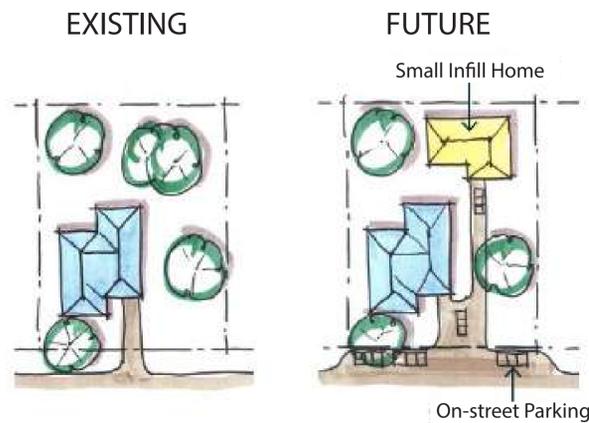


6 Types of Opportunities

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.

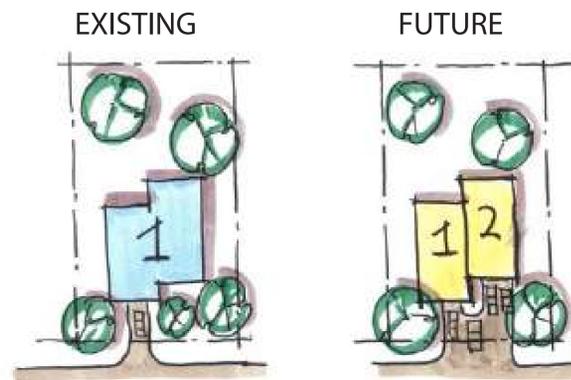
1.) Infill

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



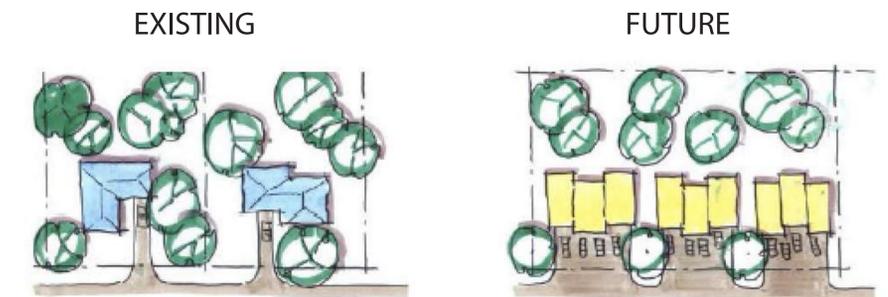
2.) Adaptive Re-use / Renovation

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).



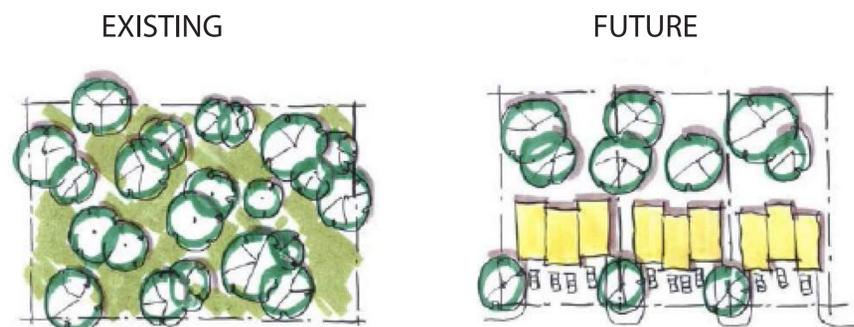
3.) Intensification / Redevelopment

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).



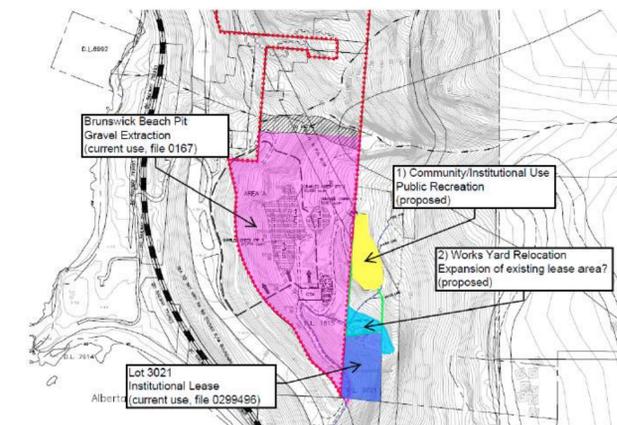
5.) Development of Road Ends

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

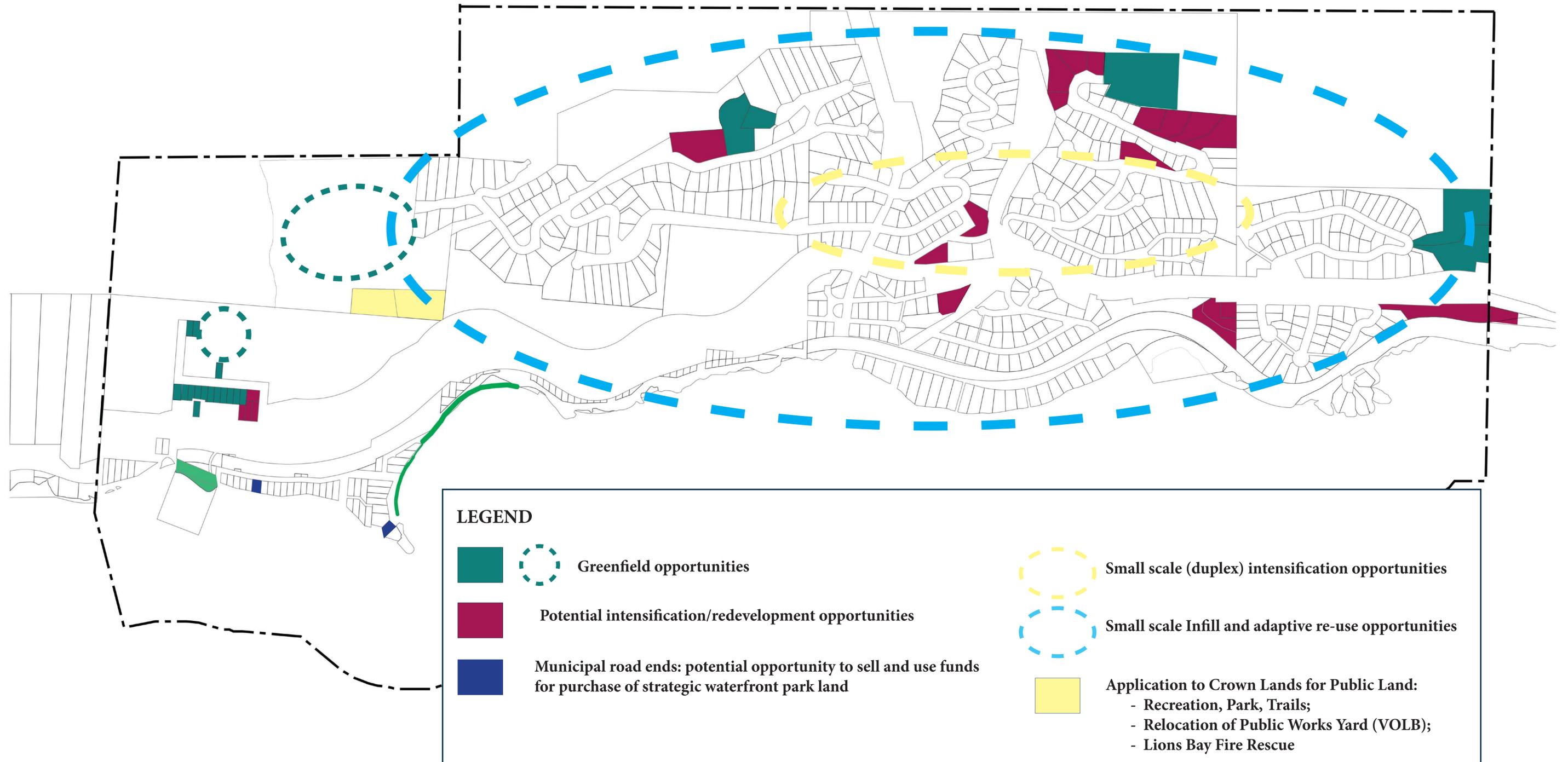


6.) Application to Crown Lands for Public Lands

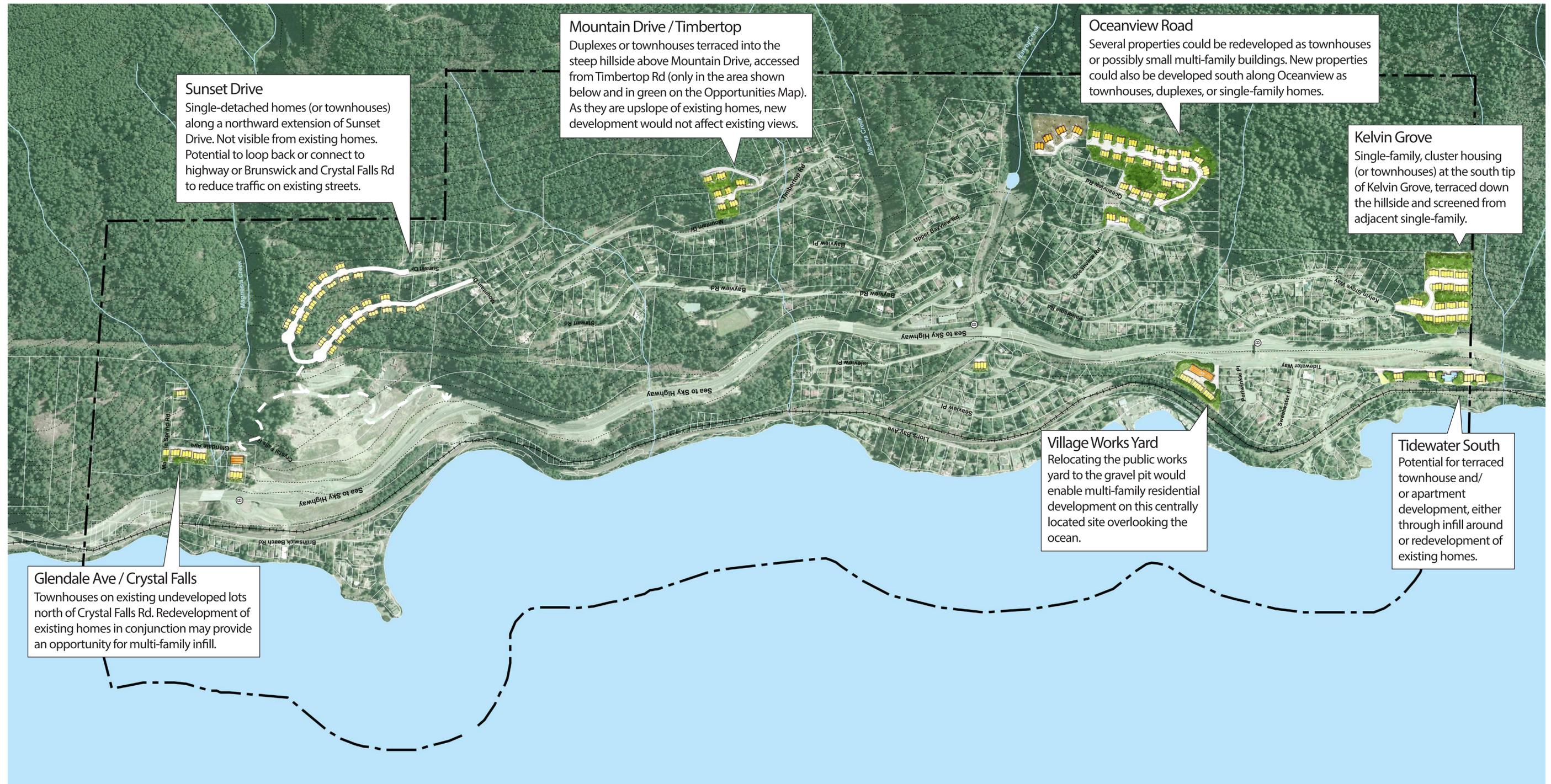
Crown Lands adjacent to Brunswick Pit are a potential opportunity to relocate the public works yard and Lions Bay Fire Rescue as well as provide recreation, parks, and trails for public use.



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"

