

## 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.