



SCHEDULE "A" to BYLAW 408, 2008

Village of Lions Bay Official Community Plan Designation Bylaw 420, 2010

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1.0 Introduction

1.1 An Official Community Plan

In British Columbia, the *Local Government Act* states the statutory provisions for an official community plan. It describes the contents of official community plans and a process for their approval. Once adopted by bylaw, the official community plan becomes a legal document.

The *official community plan* is the tool for a municipality to plan the nature and location of future land use, development, and services. The official community plan is a guide for the collective decision making of a community- for its Council, its residents, businesses, and servicing agencies. Its vision, policies, and recommended actions should guide the future of the community.

The *official community plan* reflects community consensus, established through a consultative process, by determining a desirable framework for land use, development, and servicing. It can protect existing conditions and sensitively manage change through other processes such as capital expenditures, servicing, or zoning.

1.2 Its Importance for Lions Bay

Lions Bay adopted its first *official community plan* in 2002. That plan and this updated version are intended to help shape the community's future. The plan provides a road map, unique to Lions Bay, which sets out the future and how to get there.

Community shaping is, to a large degree, a cooperative effort involving several jurisdictions. This *official community plan* defines Lions Bay and its role in governance in the area. It offers advice to other levels of government and agencies about what is best for Lions Bay within the broader regional context.

The plan provides an appropriate balance between the perspectives of ecology, economy and community. The plan also provides a measure of certainty about the future of the community. This is of benefit to community members in making their own decisions.

1.3 Plan Organization

After this introduction, a **vision** for Lions Bay's future is followed by the **core themes** derived from the vision. Then, each of the themes is described in terms of **issues, policies and actions**. After this, the **Land Use Map** describes each of the land uses and how they fit together into the preferred long-term land use pattern. Finally, a **regional context statement** is included.

2.0 Core Themes

2.1 Planning Context

Understanding and acknowledging the planning context is an important element in the formulation of a community plan. This context recognizes the trends and factors both within and external to a community that will influence the manner in which a community will evolve and change over time.

a) Regional Context

Lions Bay is situated within Metro Vancouver (GVRD). The region has experienced and will continue to experience significant growth. However given its location on the periphery of the region, Lions Bay is **not** considered as one of the growth – oriented communities within the region.

b) Sea to Sky Corridor – Highway 99

The community is situated on Highway 99 just north of West Vancouver and south of Squamish. Given that the highway has experienced a significant upgrade, the amount of development activity within the Sea to Sky corridor has increased significantly. It should be expected that this activity will continue for the foreseeable future which will have the effect of increasing traffic flow through the Village and increasing development pressure around and within the Village.

c) Natural Environment

Located on the east shore of Howe Sound, the community is endowed with a spectacular natural landscape. It is this landscape that both attracts residents to the community, and significantly shapes its character. The mountainous terrain with its creek corridors and steep slopes dictates the type of land uses that can be accommodated while respecting public safety values. Given the importance of the natural landscaped character of the Village, the natural vegetation also influences the land use pattern.

d) Governance

Lions Bay is surrounded on three sides by Electoral Area A - unincorporated land within Metro Vancouver (GVRD). Electoral Area D of the Squamish Lillooet Regional District lies to the north of Electoral Area A. Depending upon the

use and development of this land, the community could experience impacts that may affect the character of the community and its land use pattern.

e) Population Projection

Over the next 5 – 10 years, the population of the community is expected to increase only slightly, largely as a result of a lack of supply of residential land and / or housing lots. Should however land become available for new housing development, then the population may increase as well.

2.2 A Future Vision for Lions Bay

Lions Bay residents value this community as a peaceful, close-knit village, deeply connected to the natural West Coast environment, yet close to a major metropolitan area. The community has a strong sense of self-governance while desiring to stay connected to neighbours and partners in the region.

The recent and dramatic pace of growth along the Sea-to Sky corridor has created new challenges for Lions Bay. 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.

3.0 Core Themes

3.1 Eight Themes for the Future

The vision on the previous page describes the future nature of the community desired by the residents of Lions Bay. It points out what the people in Lions Bay care about. As it was based on a consultative planning process, it will remain valid for the long term.

Inherent in this vision are eight core themes that should be accommodated to move the community in the direction of the vision.

These themes are not prioritized and are not to be viewed as mutually exclusive. It is only by being simultaneously mindful of all eight that Lions Bay will meet its aspirations.

The eight core themes that will direct the plans and actions are as follows:

- *Respecting nature and environment*
- *Managing development*
- *Strengthening community*
- *Ensuring a safe community*
- *Maximizing mobility choices*
- *Providing effective services*
- *Maintaining a sense of place*
- *Meeting responsibilities in governance*

The following section explores these core themes further and states the policies and actions that are required to ensure the community's values are attained.

4.0 Policies and Actions

4.1 Introduction

Policy development must be based on an understanding of Village values and issues. Implementation through action is closely linked to the Village's purpose. This section includes a discussion of each of the eight core themes, a statement of policies that will direct future decisions, and specific actions that will move Lions Bay closer to its vision.

Plan policies are the criteria for evaluating new development proposals, rezonings, subdivisions, capital works, and other municipal decisions and community initiatives. This will ensure that change is compatible with long term community values and objectives. The spatial implications of these policies are shown on the *Land Use Map* described in Section 5.0.

4.2 Respecting Nature and Environment

Lions Bay owes much to its surroundings- the source of its water, its natural character, and the awe-inspiring views. Creeks, shoreline, and steep slopes are found within the Village. The community must fit within and coexist within its larger environment of forest and ocean by respecting these treasured resources.

The Village is surrounded by the 'green zone' designated by Metro Vancouver's *Livable Region Strategic Plan (LRSP)*, as a long-term boundary for urban growth. The 'green zone' is intended to protect natural assets, including major parks, watersheds, and ecologically important areas.

In addition to this Crown Land 'green zone', the community has a number of green spaces, beaches and wilderness areas within Village boundaries which provide residents with high value access to nature only a few steps from their front doors.

The natural setting many of us cherish is to the largest extent found on the private lots throughout Lions Bay. The Zoning By-law that is an outgrowth of the OCP Land Use Map should work towards ensuring preservation of the particular character described above.

New development along the Sea-to-Sky corridor will bring with it increasing pressures on our natural environment, particularly as it affects the 'green zone' and the critical environmental services that this zone provides such as the supply and quality of our water. Control, preservation and protection of our green spaces, both inside and outside of existing community boundaries are critical for the future of Lions Bay.

Policies & Actions for Respecting Water Supply Protection

a) Watershed Protection (External to Village): Examine the longer term water supply and demand balance given development pressures in the Sea to Sky Corridor and ensure watershed protection (i.e. quantity and quality of water supply) through higher level of control over the 'green zone' land outside the Village boundaries and more education and signage for hikers and other users of the area.

Take action to expand the Village boundary to include the 'green zone' as defined in Metro Vancouver's *Livable Region Strategic Plan* in order to protect the community's watershed. The 'green zone' should remain an undeveloped buffer zone to preserve the multiple benefits of community safety, protection of temperate rainforest wildlife habitat and the more general quality of life benefits associated with the natural forest environment.

b) Watershed Protection (Internal to Village): Promote local stewardship over the land designated Watershed and Environmental Protection on the Land Use Map through the control and management of Crown Land as an undeveloped buffer zone. The Village will explore in consultation with the community whether all or part of the Crown Land should be included within Metro Vancouver's 'green zone'.

c) Water Quality: Ensure surface water quality (drinking water, creeks, and marine) by watershed protection (see Environmental Protection Area on the Land Use Map),

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multiple barrier treatment, monitoring and testing.

Policies & Actions for Protection of Wildland Interface

- d) **Wildland Interface:** Develop a plan to manage the interface between the forest and the settlement areas in a manner that reduces the likelihood of a forest fire and provide adequate evacuation plans in the event of an emergency.

Policies & Actions for Protecting Open Space and Recreation Areas

- e) **Community Open Space:** Within the Village, the Lions Bay, Brunswick and Kelvin Grove beaches, the Sunset-Mountain wilderness area and tennis courts, the Lions Bay School wilderness area, and the Kelvin Grove Way wilderness area should continue to be protected and preserved for the enjoyment of the community as designated Recreation and Community Use on the Land Use Map.
- f) **Beach Parks:** Mitigate the impact that recreational users have on the beach and neighbouring properties by continuing to manage these areas with an emphasis on environmental protection, safety, and community use.
- g) **Forest Wilderness Areas:** Formally name and protect these spaces as wilderness recreational areas and as an important part of the community's trail network.
- h) **Open Space Maintenance:** The beauty of these green spaces and the general Village landscape should be maintained through promoting and recognizing the efforts of volunteers and providing staff support.

Policies & Actions for Protection of Trees

- i) **Neighbourly Co-operation:** Encourage neighbours to work together to address tree issues on private property by providing information to residents such as the 2002 Policy Statement on Tree Cutting on Private

Land and additional information on tree maintenance.

- j) **Trees on Municipal Lands:** Develop a longer term strategy for selection and placement of new trees on municipal lands taking into account such factors as the environmental value of indigenous species, future tree management related to views and power lines, reduction of highway noise, etc.)
- k) **Tree Bylaw:** Continue to utilize procedures specified in a tree bylaw to manage trees on municipal land in order to protect the natural environment of Lions Bay while at the same time taking into account the need to protect public safety, as well as the preservation of scenic views wherever feasible.

Policies & Actions for Protection of Wildlife

- l) **Wildlife:** Manage the interface carefully between wildlife and development (e.g., garbage management, nesting areas) in a manner that avoids conflict.
- m) **Bear Issues:** In accordance with the 2007 recommendations from the Lions Bay Bear Committee:
 - i) Prevent human-bear conflict by providing bear-proof public garbage containment, managing unnatural attractants and educating residents about bears;
 - ii) Consider secure fencing for all children's public play areas as future projects; and
 - iii) Support community and regional growth strategies that consider human-bear conflicts that may arise from loss of habitat and travel corridors and that ensure that new landfills or schools are not located at the perimeter of the Village or in high-quality bear habitat.

Policies & Actions for Protection of Creeks

- n) **Creeks:** Protect the creeks as environmentally sensitive areas and water sources through stewardship and vigilant monitoring.

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Policies & Actions for Protection of Air Quality and Noise Levels

- o) Air Quality:** Cooperate with other governments and agencies in protecting overall air quality.
- p) Noise Levels:** Promote the community value of “peace and quiet” through increased awareness and enforcement of the Noise Bylaw. Ensure ongoing monitoring of highway traffic noise and act to reduce traffic noise by promoting speed enforcement within the Village boundaries.

Policies & Actions for Reducing Greenhouse Gas Emissions

- q) Greenhouse Gas Emissions:** Seek to be a leader in municipal sustainability by supporting the Greenhouse Gas Reduction Emission Strategy contained within Section 9 that:
 - i) encourages citizens to reduce emissions through education and sharing of ideas;
 - ii) makes sustainability and the reduction of emissions a priority in all planning processes and future decisions regarding development, transportation, housing density, and alternative energy; and
 - iii) work towards reducing greenhouse gas emissions.

4.3 Managing Development

The recent and dramatic pace of growth along the Sea-to Sky corridor has imposed new challenges for Lions Bay. The community is aware that development, both from within and outside the community, needs to be carefully managed if it is to maintain its unique sense of place and diversity. The Village must investigate its options carefully. On the one hand the community wishes to protect its natural setting, the low density character of its single family neighborhoods, and the affordability of its lifestyles. The community desires a diverse community inclusive of all age groups. Simultaneously the community is facing the challenges of a new and highly travelled highway, escalating housing costs and continued

development along Howe Sound. The manner in which the Village resolves the many contradictions inherent in this new and changing context will decide the future character of the community. Managing development will therefore require a greater level of attention, possibly outside expertise, and active community engagement.

There is a limited supply of land within the Village to accommodate new development. That being said, opportunities for providing different housing forms for those at different stages of their life will be considered, within the context of compatibility with the character of the Village. This could take the form of suites within houses, and the development or redevelopment of specific sites undertaken in a socially and environmentally sensitive manner.

There is a limited range of commercial and/or employment opportunities in the Village, but opportunities may be expanded so long as they do not affect the overall character of the Village.

Policies & Actions for Managing Development

- a) Secondary Suites:** Provide for secondary suites within single family dwellings through changes to the Zoning Bylaw. Suites should be regulated to requirements for health, safety, on-site parking and adequate septic services and to ensure owners make a fair contribution to the cost of services through municipal taxes. A secondary suite should only be allowed if the owner lives on the property.
- b) New Housing Opportunities:** Explore options in consultation with the community to provide alternative housing for a broader array of the community’s existing and future demographic and socio-economic composition. Options could include:
 - i) converting single family dwellings into duplexes on a case by case basis subject to rezoning; and
 - ii) accommodating housing for areas designated Potential New Development (Works Yard and 2 lots at the south end of

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Kelvin Grove) and Gravel Extraction on the Land Use Map subject to rezoning.

For any land currently zoned for single family residential use, potential multiple family housing development should be limited to secondary suites and duplexes. All development must be planned in keeping with the character of the Village and must fully consider all community impacts, including parking traffic noise, safety etc.

- c) **Sensitive Redevelopment:** Consider making revisions to the regulations within the Zoning Bylaw pertaining to the construction of new single family homes to ensure that the redevelopment of properties is undertaken in a manner that respects the character of the existing houses within the neighbourhoods and the natural landscape. Specific attention will be paid to view protection, front yard averaging, and limitation on engineered retaining walls.
- d) **Home Businesses:** Provide increased local business opportunities by permitting home businesses provided that the activity does not detract from the existing Village quality of life through traffic, parking, signage, storage, nuisance, appearance, or character. Implement a home business licensing/registry program to control the scope of the activity.
- e) **Zoning Bylaw:** For ease of administration of planning services, create an integrated Zoning Bylaw that consolidates the Brunswick Beach *Zoning Bylaw* with the Village *Zoning Bylaw*, recognizing and preserving the unique character of each.
- f) **Gravel Extraction:** Consider the implementation of bylaws that would require gravel operators to:
 - i) operate their site in a manner that would minimize noise, dust, and traffic impacts on the community and to adhere to a remediation plan to accommodate future use of the area; and
 - ii) pay for the removal of the gravel resource from the Village.

4.4 Strengthening Community

Community residents are firm in stating the positive features of the community. While it is a small community, it has a strong history of volunteering. Within the limitations of its character and size, the Village will pursue the provision of community facilities to enhance the social fabric of the community.

Steps should be taken to ensure the school remains a vital feature of the community.

Policies & Actions for Strengthening the Community

- a) **Community Centre:** Consider opportunities for an expanded or a new community centre and examine various location options such as the existing Municipal Centre precinct, the works yard, the gravel pit area, and areas designated for Recreation and Community Use.
- b) **Community Activities:** Enhance the quality of Village life by working to build a “complete community” that supports and provides both indoor and outdoor activities for all age and income groups, including support for the volunteer library/reading room, the creation of opportunities for youth activities and facilities, and park settings in community segments.
- c) **Technology:** Pursue the delivery of various state of the art communication technologies to support the creation of alternative employment opportunities in the Village, and the creation of electronic public access facilities at locations, such as the library.
- d) **Volunteers:** Cultivate volunteerism by encouraging activities that support the inclusion of all village residents including students.
- e) **School Viability:** Support the status of the school as a community school through social and financial means, and ensure that the school remains an important community component by working with the School

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District 45 to accommodate such initiatives as:

- i) before and after school care,
 - ii) educational and recreational programs for all primary aged children;
 - iii) continuing education programs for adults;
 - iv) hosting of community social activities; and
 - v) opportunities to expand enrollment.
- f) Filming:** Review the current policy to accommodate filming activity within the Village as a means of generating revenue for the community, recognizing that filming must respect the residential character of the Village, address the disparate impacts on Village residents, and minimize disruption to daily life.

4.5 Ensuring a Safe Community

Lions Bay's location along a major highway and beside a rail line presents challenges in terms of public safety. Over the years, Lions Bay has experienced tragedies. Accordingly, Lions Bay has developed a community with a strong emphasis on public safety based on the delivery of protective services, emergency planning, and efforts to ensure highway safety.

Policies & Actions for Ensuring a Safe Community

- a) Highway 99:** Ensure that the adverse impact of the Highway on community life is minimized by continuing to work with MoT and ICBC to manage traffic through the Village for example by continuing to provide speed patrols, traffic calming, safe roadway design, Highway 99 Watch, longer ramps, better signage, safer access.
- b) Snow Clearance:** Ensure road safety throughout the year, with an emphasis on snow clearance in the winter.
- c) Air Quality:** Cooperate with other governments and agencies in protecting overall regional air quality.
- d) Community Support:** Provide support for volunteer programs such as Block Watch and Neighbourhood Emergency Preparedness that promote safer communities.
- e) Emergency Plan:** Prepare and refine a disaster/emergency response plan.
- f) Marine:** Post advisory marine "speed limit" signs along the shore, and create a non-motorized boat zone near the Lions Bay beach park.
- g) Rail Crossings:** Continue to work with CN Rail to provide vehicular and pedestrian safety.
- h) Road Safety:** Realign and repair roads where necessary for access, safety, and emergency vehicle access.
- i) Aircraft:** Work with Federal authorities to minimize risk and aircraft noise by limiting aircraft flights over the Village.
- j) Flood and Debris:** Liaise with MoT to ensure proper maintenance and functioning of flood and debris control channels.
- k) Crime Reduction:** Reduce crime by encouraging a more visible RCMP presence and community monitoring in the Village.
- l) 911:** Enhance emergency response for a safe community by supporting the 911 service.
- m) Communication:** Pursue the means of providing alternative communication, such as satellite phones, in the event of an emergency situation.
- n) Hazard Lands:** Pursue the examination of the hazard lands within the Village as a tool to manage new development. Monitor the safety of hazardous lands (steep slopes) in and around the Village and, where deemed appropriate, require a geotechnical report be prepared for any steep slopes which

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indicate slope movement or present a degree of community risk.

4.6 Maximizing Mobility Choices

In some respects, Lions Bay is so near, yet so far. Transit service levels are limited. Many of its residents commute by single occupancy vehicle and options are desirable. Although Lions Bay does not have major employment opportunities and is somewhat remote from many services, it supports transit initiatives that are integrated into the Sea to Sky corridor.

Because of topography, financial considerations, and the way the community has grown through new development and expansion, there are limitations on how well the sub-areas are connected to each other. While this has ramifications for how residents perceive their community, there is potential to provide better links, primarily at the pedestrian level.

Several factors, including topography and visitors to local amenities, sometimes make parking on local roads a concern.

Policies & Actions for Maximizing Mobility Choices

- a) **Highway 99:** Recognize that Highway 99 is a Controlled Access Highway and continue to work with the Ministry of Transportation to ensure that commitments in terms of safety, surface treatment, lighting, and landscaping, etc., are honoured and maintained.
- b) **Corridor:** Encourage coordinated multi-modal solutions (buses, trains, etc.) to transportation issues in the Sea to Sky corridor in conjunction with other service providers. Explore options to provide for transportation services between Lions Bay and other communities.
- c) **Choices:** Reduce dependency on the single occupant vehicle by promoting a car pooling registry; maintaining and promoting the park and ride facility; supporting continuation of the community based bus shuttle for connection to West Vancouver.

- d) **Parking:** Provide safe and attractive local streets by managing parking.

Policies & Actions for Trails and Interconnectivity

- e) **Pathways:** Follow through on the two key 2007 recommendations from the Lions Bay Trails and Pathways Committee to:
 - i) Develop a safe and accessible pathway connecting Brunswick Beach to Central Lions Bay to Kelvin Grove; and
 - ii) Continue development of a trails system throughout Lions Bay connecting residents to different subdivisions and to our larger hiking systems.

In addition, encourage volunteer activities (e.g. the hiking club) to maintain the trail network.

- f) **Hiking Trails:** Work with other parties to mitigate the impacts of hiking on the environment, watershed, and community. Any trail development shall be undertaken with the objective of protecting the watershed.

4.7 Providing Effective Services

Lions Bay prides itself on its efficient delivery of services with relatively low tax rates. This has been accomplished by balancing its revenues with the types of services that its residents want. Care should be taken to ensure that the planning and provision of community services meets existing community expectations and future needs.

Policies & Actions for Providing Effective Services

- a) **Planning:** Ensure capital and operational resources are effectively planned and coordinated in both the short and long term.
- b) **Water Upgrade:** Upgrade pipe standards and sizes as required over time to meet appropriate fire flow standards.
- c) **Water Conservation:** Initiate a water monitoring program (including testing for

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leaks) and education program to reduce the need for building additional water capacity system expansion.

- d) Water Quality / Watershed Protection:** Ensure quality of drinking water through multiple barrier treatment, protection of the watershed, monitoring, and testing of water systems.
- e) Watershed Protection:** Ensure current and future water supply for Lions Bay by complying with the *Drinking Water Protection Act*.
- f) Road Maintenance and Construction:** Continue with a comprehensive road maintenance program to reduce and avoid unnecessary future capital replacement. Any roads that need to be upgraded or constructed as a result of new development shall be paid for by the developer.
- g) Boulevards:** Work with Village residents to develop a program of maintaining the boulevards along the Village's roads.
- h) Sewage Disposal:** Ensure that the Village's bylaws require that new sewage septic and treatment systems are installed to provincial standards.
- i) Waste:** Provide contracted waste collection and continue our focus to reduce, re-use and re-cycle.
- j) Emergency Services:** Provide reliable emergency services by supporting the volunteer fire department; search and rescue; emergency social services, RCMP, and emergency ambulance service.
- k) Underground Wiring:** Improve aesthetics/views, enhance safety, and reduce power outages by moving to underground wiring over time. Consider amending the Village's servicing bylaw to require that new development will be required to provide underground wiring.
- l) Green Energy:** Explore opportunities for *green micro-energy* such as small-scale

creek generated power with minimal community or environmental impact.

- m) Other Services:** Seek out grants and cost sharing for upgrades and required improvements to community infrastructure, including electronic communications and energy.

4.8 Maintaining a Sense of Place

The residents of Lions Bay treasure the qualities that make it a special place to live – the Village setting, in a forest, on a mountainside and shore, and the small scale of development in the community. As the community ages and redevelopment takes place, these natural and built elements of the community's character must be protected.

Policies & Actions for Maintaining a Sense of Place

- a) Vegetation:** Manage existing vegetation for safety and views in a manner that protects the treed character of the community.
- b) Celebration:** Promote a strong sense of vibrant community by supporting a program of community events and celebrations that encourage and feature volunteer effort.
- c) History:** Maintain the Lions Bay heritage by encouraging stewardship of historic interpretation and heritage resources.
- d) Public Landscaping:** Promote Village pride by maintaining a high quality of landscaping and maintenance at public parks, tennis courts, and open spaces.
- e) Lighting:** Preserve night views, without sacrificing safety, by maintaining a minimal level of street lighting and encouraging ground oriented lighting where illumination is required.
- f) Home Businesses:** Protect the character of residential areas by ensuring home businesses are regulated so they do not have detrimental effects on neighbours.

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g) Unsightly Premises: Encourage property owners to maintain their premises in an orderly fashion by both engaging in community dialogue and enacting an Unsightly Premises bylaw.

4.9 Meeting Responsibilities in Governance

Lions Bay, as a Village, has a responsibility to provide leadership, manage its policy-making, and enforce its bylaws in a practical manner. The community expects its Council to listen to the views of its residents and act in the best interests of the overall community. Central to achieving this are:

- i) encouraging public participation in committees;
- ii) undertaking full, open, and transparent discussion of all issues; and
- iii) reaching timely, unambiguous, enforceable decisions.

Lions Bay residents value being a separate community but they want to play their responsible role in the larger community. While Lions Bay is one of the smaller communities in Metro Vancouver, it plays its role in the governance of Metro Vancouver. In addition, it reaches out to a variety of other activities, such as coordination of planning in Howe Sound that will have an effect on Lions Bay.

One issue of importance to the community is a lack of municipal control over land adjacent to its boundaries. There is a strong sense that municipal boundaries should be expanded primarily to ensure continuation of a compatible 'greenbelt' around the community.

Policies & Actions for Meeting Responsibilities in Governance

- a) Enforcement:** Enforce bylaws in an evenhanded manner to ensure consistency and fairness.
- b) Communication:** Promote improved community relations by:

- i) continuing to use and enhance the Village website, email distribution list, public notices, and handouts to new residents and use similar tools for keeping in contact with residents;

- ii) supporting a non-profit community newspaper and website;

- iii) responding promptly to communication from residents; and

- iv) supporting the strengthening of the Block Watch system, so it is available to be used as a key communications vehicle to and from the community at large in emergencies or other infrequent circumstances.

c) Region: Continue to be a responsible partner in the larger community by:

- i) maintaining the Village's relationship with existing governments and promoting the interests of Lions Bay;

- ii) proactively recognizing and responding to potential impacts of the decisions of senior levels of government and other local governments across Metro Vancouver and within the Sea to Sky corridor with respect to the impacts on Lions Bay; and

- iii) working closely with other governments and agencies on matters such as land use, servicing, and transportation for the betterment of the overall area, including participation in the Howe Sound Community Forum and the Lower Mainland Treaty Advisory Committee.

d) Mutual Aid: Continue the process of negotiating a mutual aid (fire protection) agreement with the neighbouring communities.

e) Agencies and Services: Continue to maintain a positive working relationship with public and private agencies such as CN Rail, Ministry of Transportation, Telus, BC Hydro, Integrated Land Management Bureau, TransLink, School District No. 45, North Shore Health Region, Vancouver Health Region, RCMP, and any other agencies that provide services to the community, with

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particular recognition of the changing demographics of the community.

- f) **Shoreline Boundary:** Prevent further encroachment onto public lands and control shoreline uses by maintaining jurisdictional foreshore rights to a distance of 1000 feet from the shoreline and extending this right if and when boundaries are extended.
- g) **Participation:** Provide formal and informal opportunities in the planning and approval processes relating to the physical development and the provision of services (participation should be early in the process and of a continuing character).
- h) **Boundary Extension:** Pursue the expansion of the municipal boundaries in order to protect the green belt surrounding the current Village boundaries, and to provide the municipality with control over the surrounding land use and development pattern.

5.0 Land Use Map Designations

5.1 Introduction

The *Local Government Act* provides that, in addition to written policies, this *official community plan* may contain maps showing the proposed land use and the geographical application of the policies.

The *Land Use Map* organizes Lions Bay into various areas where the major use is defined. Uses will only be permitted in these areas subject to the provisions of the *Zoning Bylaw*. While the various land uses are discussed separately, together they all contribute to what makes Lions Bay.

The *Land Use Map* should be interpreted only in the context of the written policies of this *official community plan*. The *Zoning Bylaw*, and its map, is approved separately by Village Council to designate land use and regulations in a more detailed manner.

5.2 Low Density Residential

Lions Bay is primarily a community of single detached housing. This gives it its primary residential character- from homes perched high on the mountainside to those scattered along the waterfront. Other uses are restricted, except for home businesses, within this category.

These areas allow an increase in density in the Village through additional secondary suites while still maintaining the primarily single detached housing character. However, secondary suites will only be permitted where they would meet *Zoning Bylaw* provisions, such as for additional parking and adequate septic and sewage systems.

5.3 Multiple Family Residential

There are two lots near the Village centre that provide multiple dwelling housing. This is a small component of the overall housing inventory. These uses are an important part of the Lions Bay mix. They may be redeveloped over the long term.

5.4 Commercial/Residential

The commercial area is a mixed-use area containing a small store and café, the post office, a real estate office, and an artist's studio, and multiple family housing.

5.5 Marina

The Marina, located at the south end of Lions Bay Avenue, provides a variety of recreation and commercial activities. This use provides for some future commercial re-development while still maintaining the existing character. It is not intended to be a major commercial focus that draws traffic through the residential area.

5.6 School (Institutional)

The primary school accommodates students from kindergarten to Grade 3 as well as a play school. It also includes the Village's largest organized play area and space for community recreation, education and cultural activities.

5.7 Municipal Centre (Institutional)

This area provides for a variety of administrative, culture, recreation, and protection services. It includes the Village Hall, the library, the municipal offices, and the emergency building. This use allows for some re-development and expansion to occur for civic and social purposes. It is anticipated that there is potential for additional community use and activity that strengthens this area as one of the key elements of the community.

5.8 Municipal Services

These include sites for the Village's public works yard and BC Hydro. This *official community plan* provides that consideration be given to relocating the public works yard to the gravel pit area so the current site can be redeveloped to housing and/or other uses.

5.9 Recreation/Community Use

Lions Bay has a variety of local parks, including beach frontage and wilderness areas, under

5.0 Land Use Map Designations

municipal ownership that it manages for the use of its residents. These green spaces are designated Recreation/Community Use on the Land Use Map. Policies of this *official community plan* protect them as accessible spaces for the enjoyment of the community.

5.10 Watershed/Environmental Protection

The *Land Use Map* defines areas for environmental protection. These include Crown lands on upper slopes, the watershed, the watercourses, and the shoreline. These lands should be maintained in their natural form to protect Village safety and managed with an eye on good stewardship.

5.11 Potential New Development

This area includes the lands west of Highway 99, currently used by the Village public works yard, and land at the south end of Kelvin Grove Way. These sites are to be considered for the future re-development of the site for potential housing.

5.12 Gravel Extraction

This area includes the lands east of Highway 99, currently owned by the Ministry of Transportation and used for gravel extraction purposes. In the long run, this area should be studied for additional housing and community use.

5.13 Roads, Paths and Accesses

The roads, paths, and accesses provide for a variety of pedestrian, bicycle, vehicle, and transit access opportunities to residences, businesses, community facilities, and recreation spaces. They should be managed for safety and choice without conflict.

6.0 Regional Context Statement

6.1 Introduction

Section 866 of the *Local Government Act* requires an official community plan to include a regional context statement. For Lions Bay, the purpose of the regional context statement is to demonstrate the ways that the *official community plan* supports the fundamental strategies of the *Livable Region Strategic Plan*. This is Metro Vancouver's regional growth plan. It has four fundamental strategies: protecting the green zone, building complete communities, achieving a compact metropolitan region, and increasing transportation choice.

Because of its small size and limited opportunities for growth, the Village has a limited ability to influence the attainment of regional objectives. Nevertheless, Lions Bay's *official community plan* does take steps that are consistent with the fundamental regional strategies.

6.2 Protecting the Green Zone

The *Livable Region Strategic Plan* has defined certain areas which, from a regional perspective, need to be protected and maintained.

Although Lions Bay has no 'green zone' within the Village boundaries as defined by Metro Vancouver's *Livable Region Strategic Plan*, Policy 4.2(b) states that the Village will explore whether the Crown land on the extreme east side of the Village is designated **Watershed / Environmental Protection** on the OCP Land Use Map should be included within the 'green zone.'

Lions Bay is surrounded by regionally designated 'green zone' land and supports the principles behind it, including a buffer for urban growth.

Lions Bay would like to explore expanding municipal boundaries to provide more municipal influence over its 'green belt' in meeting environmental protection objectives, not for urban development.

6.3 Building Complete Communities

The *Livable Region Strategic Plan* has identified a need to build *complete communities* with a better balance of jobs, housing opportunities, and services.

The official community plan, through the designation on the Land Use Map of a new development area, potential redevelopment of the public works yard, and the possible long term use of the gravel pit for a broader range of housing alternatives, is making steps toward building a more complete community. Policies 4.3(a) and (b) speak to providing for secondary suites and limited development opportunities that will enhance housing options.

Policy 4.4(e) of the Plan provides for enhancing school viability and the provision of other social, recreational, and cultural activities for an increased population.

6.4 Achieving a Compact Metropolitan Area

The *Livable Region Strategic Plan* wishes to foster a compact metropolitan region by encouraging growth within the established metropolitan area and concentrating development in mixed use centres.

Even though Lions Bay is not within the Growth Concentration Area, it is defined as 'urban.' The *official community plan* has designated the potential for some additional housing in terms of regional objectives for a compact metropolitan area.

In 2006, Lions Bay had 1328 people in 515 occupied homes. Because of existing conditions and severe constraints in its land base and topography, there are limitations to growth. Long term 25-year potential population and households, to which Lions Bay is gradually working towards by allowing secondary suites and limited redevelopment, are 1828 people in approximately 700 households.

According to the 2006 Census, there were about 775 people in the labour force, 25% of which

6.0 Regional Context Statement

work within the community, most of who are in engaged in home businesses. Policy 4.3(d) supports home based businesses and Policy 4.4(c) speaks to advances in communication technology to support the creation of alternative employment opportunities.

6.5 Increasing Transportation Choice

The *Livable Region Strategic Plan* seeks to manage transportation in favour of a transit oriented and automobile restrained transportation system.

This *official community plan*, by emphasizing a role in governance within Metro Vancouver and the Howe Sound corridor, will allow Lions Bay to advocate for increased transportation despite limited population growth expectations.

Other efforts in promoting transportation choice as supported in Policies 4.6(b) and (c) include the designation of a park and ride facility and continuing support for a North Shore community bus service that includes Lions Bay. It also supports efforts for traffic demand management by promoting home businesses in the community.

The plan through Policy 4.6(e) provides for more pedestrian linkages between different parts of the Village.

7.0 Monitoring and Amendment

7.1 Introduction

While it is expected that the overall vision to remain valid for the foreseeable future, the Village will be faced occasionally with unanticipated changes and circumstances. People will have new ideas. For this reason, this *official community plan* should not be viewed as a static document. However, when changes are contemplated they should be considered in a thoughtful manner that includes community consultation.

7.2 Amendment

While the core themes of this *official community plan* are community based and are expected to have enduring applicability to Lions Bay, changes and unforeseen circumstances may necessitate modifications to either the policies, actions, or the *Land Use Map*. This requires following not only the procedures of the *Local Government Act*, but also the spirit of the Village's commitment to community consultation in planning.

Amendments may be made to advance the overall public interest. However, before considering an amendment of this plan, the Village should consider a professional level analysis of the desirability and impact of the proposed amendment.

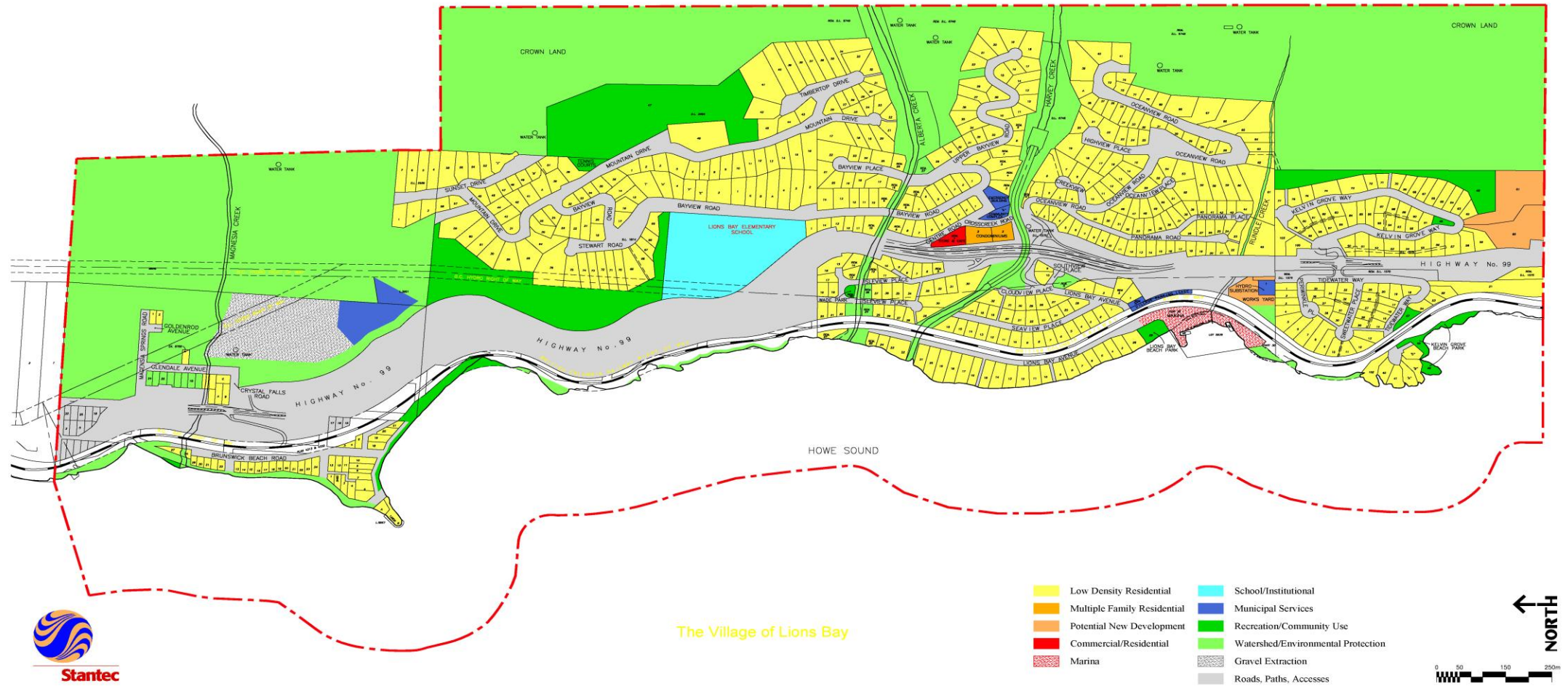
This analysis should include a statement on the relationship to other plan policies and consistency with the *Livable Region Strategic Plan*. Community impacts need to be considered. These include the compatibility with surrounding development; traffic and pedestrian impacts; requirements for and impacts on municipal services.

Council shall not reconsider an application for an amendment to this *official community plan* that has been refused in the previous year unless the circumstances have changed significantly.

7.3 Monitoring

The Village shall continually monitor the plan to ensure that its policies and designations stay relevant. The plan should be subject to a major review every 5 years.

8.0 Land Use Map



The Village of Lions Bay

9.0 Greenhouse Gas Emission Reduction Strategy: Targets, Policies, and Actions

Pursuant to Section 877(3) of the Local Government Act, local governments are required to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions.

9.1 Targets

The Village of Lions Bay is a semi-rural community at the periphery of the region's urban area yet within close proximity to communities with urban amenities. Although the *Community Energy and Emissions Inventory* (CEEI) produced by the Province reports that 92% of Greenhouse Gas (GHG) emissions in Lions Bay is due to transportation related activities and only 8% is allocated to buildings, the accuracy of the 2007 figures is not clear, and therefore these figures cannot be relied upon as a baseline. That being said, the primary contributors to GHG emissions within the Village are private vehicles and houses that are heated with oil. Focusing on the conversion of homes using fossil fuels has been identified as having the largest positive impact on the environment in Lions Bay and the most benefit to home owners financially over time.

On this basis, the following Greenhouse Gas (GHG) emission **reduction** targets to be achieved by **2020** have been established recognizing that new baseline information is needed. These targets that have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining its semi rural character:

Transportation

- 3% reduction due to increased transit use and ride-share; and
- 30% reduction due to change over of vehicles – smaller engine sizes

Buildings

- 11% reduction assuming oil heat users convert to an alternative renewable energy source and new buildings are constructed with greater energy efficiency; and
- an additional 3-4% reduction due to conservation measures

Solid Waste

- 50%

Overall Community

- 20%

The Village recognizes that it has a role to play in leading the community to meet these targets. That being said, the attainment of these targets is also conditional upon the Province pursuing various initiatives such as changing the BC Building Code to require the incorporation of green building technology for new buildings and

renovations, and enabling the creation of new, alternative, and renewable energy sources to power our vehicles and heat our homes. Without the provincial initiatives and advances in technology, the achievement of these targets will be challenging.

9.2 Policies

To work towards achieving these targets, the Village of Lions Bay will pursue the following **transportation** and **land use / building** policies:

Transportation

- a) Promote integrated public transportation in cooperation with the Sea-to-Sky communities to increase more efficient public transit options both north and south of Lions Bay.
- b) Promote a car pooling registry (now ride-share) and maintain and promote the park and ride facility in order to reduce dependency on the single occupant vehicle.
- c) Support new forms of low emission vehicular transportation.
- d) Provide ongoing education to residents to assist them in using transit and making choices.
- e) Provide safe and protected shelter at each bus stop location.
- f) Enhance the trail network within the Village in order to encourage pedestrian mobility.
- g) Support the maintenance and upgrading of safe bicycle lanes on and off Highway 99 and through the Village.

Land Use / Building

- h) Provide for secondary suites within single family dwellings through changes to the Zoning Bylaw pursuant to Policy 4.3(a).
- i) Explore options for new housing opportunities pursuant to Policy 4.3(b).
- j) Continue to support home based businesses pursuant to Policy 4.3(g).
- k) Support the development of an expanded or new community center in a central location to function as a community gathering point pursuant to Policy 4.4(a).
- l) Support the strengthening of the Village's central core by accommodating new commercial activities as market conditions permit.
- m) Support alternative energy sources such as solar and geothermal heating by providing incentives to builders when applying for building permits.

9.0 Greenhouse Gas Emission Reduction Strategy: Targets, Policies, and Actions

- n) Support the development of micro hydro electric energy production pursuant to Policy 4.7(l) to provide alternative power to the Village and in particular its municipal buildings.
- o) Provide incentives to builders and property owners to construct more energy efficient homes.
- p) Require new dwelling units that are the subject of rezoning applications, be they for new homes within new subdivisions or new multi family housing, to meet applicable green building standards such as LEED or Built Green.

Solid Waste

- q) Support Metro Vancouver's Zero Waste objectives.
- r) Examine options to reduce quantities of waste by providing incentives and alternatives to residents.

9.3 Actions

As a means of implementing these policies, the Village of Lions Bay will consider pursuing the following **specific actions**:

- a) Review the Zoning Bylaw and the Building Bylaw to identify any significant barriers to achieving GHG reduction and to explore the creation of incentives for the removal of oil furnaces.
- b) Develop and promote educational programs about climate change and a tool-kit for residents to promote energy-efficiency at home, especially for those homes using oil for heating.
- c) Continue to utilize the Climate Change Action Task Force as a means of spearheading climate change initiatives and providing recommendations to Council.
- d) Identify potential community garden sites on Village lands and raise awareness about the value of purchasing locally-produced food and supporting programs that build a robust local food network.
- e) Adopt and enforce an Anti – Idling Bylaw.
- f) Investigate measures for the Village to provide incentives for residents to conduct energy audits and to undertake energy retrofits.
- g) Continue to acquire trail corridors within new subdivisions to enhance pedestrian mobility and provide trail connections at the end of cul de sacs where possible to connect neighbouring subdivisions and to the hiking trail network.

- h) Provide information on village interconnecting trails to promote and encourage physical activity and walking within the Village.
- i) Develop a safe and accessible pathway connecting Brunswick Beach to Central Lions Bay to Kelvin Grove.
- j) Request the Province to update the Community Energy and Emissions Inventory (CEEI) to achieve a more accurate GHG emission baseline and to provide the Village with the tools and resources to monitor and measure the GHG reduction levels.
- k) Collaborate with TransLink to reduce the barriers to make transit a more desirable experience.
- l) Review bylaw enforcement and infraction penalties as a means of achieving waste reduction.
- m) Consider changes to the waste management contract in order to examine a more efficient approach with respect to transporting waste out of the Village
- n) Review the feasibility study and explore options for hydro electric energy production within the Village and then initiate a process to move the project forward if deemed economically viable.