

Potential Underground Wiring Project

Lions Bay Avenue, Seaview Place and Cloudview Place

1.0 Special Area Tax:

Q1.1 What happens if I do not/ cannot pay the Special Area Tax. *Once all costs are known at the end of the January, owners will be asked if they are willing to go ahead. Based on the home owners' response, Council will vote on the bylaw for the Special Area Tax. If approved, the owner is responsible for the Special Area Tax, the same as their property taxes.*

Where the owner of the property is age 55 and over and qualifies for the homeowner grant for this property, property taxes can be deferred. The special area tax is included with property tax and therefore can also be deferred.

Q1.2 How will underground wiring affect the value of my property? *Several Real Estate agents familiar with Lions Bay have provided their opinions. They all agree that properties without hydro wires affecting views, has a positive impact and that areas with underground wiring are more desirable. Each homeowner is encouraged to consult with an agent.*

Q1.3 Do I have to pay the tax all at once? *No, owners will have a choice. Council decides the number of years payments will be amortized, i.e. 5, 10 or 20 years. The owner has the option of accepting the amortization of payments or pre-paying in full.*

Q1.4 Do I have to pay for the private portion personally? *The costs of the work on private property cannot be treated as a special area tax. The owner is responsible for the costs and the work. The village will undertake obtaining quotes for the work on private property in order to provide owners with the most cost effective and convenient solution.*

Q1.5 I am in the process of selling my home. How will this affect the sale and will the Special Area Tax carry forward to the new owner if I am financing the payments? *This is something you will need to discuss with your agent. Any potential buyer would be made aware of the tax as it is placed against the title of your property.*

Q1.6 How many owners must vote in favor in order for the project to go ahead? *The minimum legal requirement is two-fold. In order for the bylaw to pass 50% of the owners of the parcels in the area and 50% of the assessed values of those parcels must agree.*

Q1.7 When will the vote take place? *The vote will take place in early March. Prior to this there will be another public meeting and opportunity for owners to comment. When the time for the vote takes place, owners will be contacted by mail and will have a limited time to respond. Council and Village staff will work at communicating costs and details prior to this time, within the timeframe of 2-4 weeks.*

2.0 Private portion

Q2.1 What if I do not want to have either a pole or underground wires on my property? *Under the approved Official Community Plan, each owner is encouraged to meet the common objectives of this project. Owners will need to make their position known to Council prior to the vote on the bylaw.*

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As part of the tendering process, the Village will seek the best solution possible for contracting all the work to lessen the inconvenience for owners.

Q2.2 Can two property owners side by side dig one trench between their properties or share one pole? *This is ill advised. This is a civil matter with legal implications. Disputes can arise should circumstances change.*

3.0 Public Portion

Q3.1 Will the streets be repaved after completion of the project? *The intention at the time of applying for the Building Canada grant in 2008 was to repave the affected streets. However, the costs of the water main replacement itself have come in much higher than expected with the original costing analysis by AECOM. The Village is putting into the tender an option for repaving. Should the costs be closer to what was originally expected as per the original grant application, then it is possible repaving could be done within the current budget.*

Q3.2 What about installing sewer and natural gas at the same time? *Neither of these options is being considered at this time, nor are they planned for in Council's 5 year plan. Costs for a sewage treatment plant for Lions Bay would start at \$20 million.*

Terasen Gas are not contemplating bringing a natural gas line to Lions Bay as the costs are too prohibitive and the Village does not have the population to support the costs. Terasen Gas runs as far north as Ansell Place. The line to Squamish runs behind the mountain range.

Q3.3 The current Hydro plan show the service boxes in the middle of driveways and a huge service box in the middle of Lions Bay Park *The Hydro drawing has some of the transformers and service boxes not lined up with the meter bases. The drawing will require some revisions before any construction starts. For offsite quoting all service points will be kept to the same side as the existing services are currently.*

The pull boxes and the location of the three phase transformer for the marina located in the park is just a rough location. Actual location will be site placed to minimize grass playing field problems.

Q3.4 Does the underground wiring have to go ahead in 2011 with the water main replacement? *No, once we have understood all the factors involved, and the estimated costs, this project will not limit or delay the installation of the water main replacement. The underground wiring should occur prior to any repaving of the streets to minimize duplication and added expense.*

Please send your questions or comments to:

Any questions regarding this project please contact: Rory Mandryk, Village Manager at admin@lionsbay.ca or 604.921.9333 ext. 101.

Or Ruth Simons at councillor.simons@lionsbay.ca or 604 921-6564