



**REGULAR COUNCIL MEETING  
OF THE VILLAGE OF LIONS BAY  
HELD ON TUESDAY, OCTOBER 17, 2023, AT 6:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY  
AND VIA ZOOM VIDEO CONFERENCE**

Zoom Invite Link: <https://us02web.zoom.us/j/2780145720>  
To join via phone, dial 778-907-2071 | Meeting ID: 278 014 5720

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We are privileged to be meeting and doing work on behalf of the residents of Lions Bay on the traditional unceded territory of the Squamish and Musqueam Nations.

**AGENDA**

**1. Call to Order**

**2. Closure of Council Meeting**

Proposed topics for discussion in the absence of the public:

A. Legal

*Recommendation:*

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the *Community Charter* and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

**90 (1)** A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(d) the security of the property of the municipality;

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

*Council will reconvene the open meeting at 7 pm to consider the balance of the Agenda*

**3. Reporting out from Closed portion of Meeting**

**4. Adoption of Agenda**

**5. Public Participation (2 minutes per person totalling 10 minutes maximum)****6. Delegations (10 minutes maximum)****7. Approval of Minutes of Prior Meetings**A. Regular Council Meeting – October 3, 2023 (*page 4*)**8. Business Arising from the Minutes****9. Unfinished Business**

A. Follow-Up Action Items from Previous Meetings

<b>VILLAGE OF LIONS BAY FOLLOW-UP ACTION ITEM LIST</b>				
<b>ACTION NO.</b>	<b>DATE</b>	<b>ITEM/ACTION/DESCRIPTION</b>	<b>PERSON</b>	<b>STATUS</b>
265	Feb 21, 2023	Follow up with Ministry regarding Vacancy Tax and Report back to Council	Councillor Reuter	On-Going
284	June 20, 2023	Contact the local Member of Parliament and Member of the Legislative Assembly to inform of CN Rail's request and seek required support	Councillor Broughton	On-Going
287	June 20, 2023	Update diesel reports with recent information and report back to Council	PWM, Karl Buhr	On-Going
293	July 18, 2023	Bayview Bridge	PWM, Karl Buhr	On-Going
294	July 18, 2023	Research best practices for Correspondence and Communication Policies, 1401, 1405 and 1407, for Council's consideration.	CAO, Ross Blackwell	On-Going
295	September 19, 2023	Review Procurement Policy	CAO, Ross Blackwell	On-Going
296	September 19, 2023	Audit and Annual Report	CAO, Ross Blackwell and Controller, Joe Chirkoff	On-Going
297	September 19, 2023	Cost-benefit analysis on document storage options	CAO, Ross Blackwell	On-Going
298	September 19, 2023	Review Evacuation Plan	Council	On-Going
299	September 19, 2023	Staff time on climate action initiative	CAO, Ross Blackwell	On-Going
300	October 3, 2023	Bylaw report on parking tickets/and staff time	Staff	On-Going

301	October 3, 2023	Review the secondary suits revenue	Staff	On-Going
302	October 3, 2023	Provide RFPs to rest of Council at In Camera meeting.	Councillor Broughton	On-Going

**10. Reports**

## A. Staff

- i. Public Works Manager: Renewable Diesel report (*page 9*)
- ii. Controller: Accounts Payable Cheque Listing report (*page 11*)

*Recommendation:*

THAT the report “Accounts Payable Cheque Listing” be received for information purposes.

## B. Mayor

## C. Council

- i. Councillor Reuter: Pursuant to action item 265.  
Exclusion for the Village of Lions Bay from the Speculation and Vacancy Tax (SVT) (*page 16*)

*Recommendation:*

BE IT RESOLVED THAT Council recognizes and declares that the application of the Speculation and Vacancy Tax (SVT) to the Village of Lions Bay constitutes a misapplication of the SVT as per its intended mandate and purpose; AND THAT Council recognizes and declares that such a misapplication poses an unjustifiable hardship on Lions Bay residents; AND THAT THEREFORE Council declares it intends to seek an exclusion for the Village of Lions Bay from the Provincial Speculation and Vacancy Tax.

## D. Committees

- i. Lions Bay Beach Park (*page 20*)

## E. Emergency Services

**11. Resolutions****12. Bylaws****13. Correspondence**

- A. List of Correspondence to October 12, 2023 (*page 22*)

**14. New Business****15. Public Questions and Comments (2 minutes on any topic discussed in this meeting)****16. Adjournment**



**REGULAR COUNCIL MEETING  
OF THE VILLAGE OF LIONS BAY  
HELD ON TUESDAY, OCTOBER 3, 2023, AT 6:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY  
AND VIA ZOOM VIDEO CONFERENCE**

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**MINUTES**

In Attendance: Mayor Ken Berry  
Councillor Neville Abbott  
Councillor Michael Broughton  
Councillor Jaime Cunliffe  
Councillor Marcus Reuter

Staff: Ross Blackwell, Chief Administrative Officer  
Karl Buhr, Public Works Manager  
Joe Chirkoff, Controller  
Marina Blagodarov, Acting Municipal Coordinator (Recorder)

Public: 3 in person; 18 via videoconference

**1. Call to Order**

Mayor Berry called the meeting to order at 6:01p.m.

**2. Closure of Council Meeting**

Proposed topics for discussion in the absence of the public:

- A. Labour
- B. Legal

Moved/Seconded

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the *Community Charter* and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

**90 (1)** A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

**CARRIED**

*Meeting returned to open session at 7:06 p.m.*

**3. Reporting out from Closed portion of Meeting**

None.

**4. Adoption of Agenda**

Moved/Seconded

THAT the agenda of the October 3, 2023, Regular Council Meeting be adopted with the following amendments:

- Strike 10Ai
- Strike 10Bi
- Strike 10Bii
- Strike 10Ciii
- Strike 10Civ
- Strike 10Cv
- Strike 10Di

**CARRIED**

(Mayor Berry and Councillor Broughton Opposed)

**5. Public Participation**

- A. Kambiz Azordegan: Spoke to the need for a parking committee.

**6. Delegations**

- A. Farrah Azordegan  
Addressed the topic of the parking signs that have been removed in lower Kelvin Grove and the on-going issues in the Kelvin Grove parking lot.

**7. Approval of Minutes of Prior Meetings**

- A. Regular Council Meeting – September 19, 2023  
Moved/Seconded  
THAT the Regular Council Meeting Minutes of September 19, 2023 be approved as amended:
  - Sections 4 and 10Cii – change wording from “Abuse” to “Use”

- Section 8B – change name from “Chris Forward” to “Chris Ford”
- Change name from Tyler “Vanic” to Tyler “Banick”
- 10Ai – change sentence to “The CAO advised that the Annual Report has not yet been adopted by Council.”

**CARRIED**

## **8. Business Arising from the Minutes**

### **9. Unfinished Business**

#### A. Follow-Up Action Items from Previous Meetings

Action Item 265: on going

Action Item 284: on going – Banick to assist with Transport Canada

Action Item 287: on going

Action Item 293: on going – Wood on order, waiting for completion

Action Item 294: on going – add Policy 1407

Action Item 295: on going – draft in preparation

Action Item 296: on going – Joe Chirkoff provided status on the annual report, advising Council that the adopted up-to-date minutes need to be provided before the annual report can be approved.

Moved/Seconded

THAT the CAO receive and bring to the next Council Meeting all outstanding closed and open minutes.

**CARRIED**

Action Item 297: on going

Action Item 298: evacuation plan/brochure – on going

Action Item 299: review on going

## **10. Reports**

#### A. Staff

##### ii. Finance, Budget vs Actual Tracking – Controller

Controller Chirkoff presented snapshot of the budget to June 30<sup>th</sup> actual Budget numbers. Advised the Budget is on track as of June 30<sup>th</sup>. There were some suggestions made to adjust certain journal entries to general ledger.

**Action: Staff to present a bylaw report on parking tickets/and staff time**

**Action: Staff to review the secondary suits revenue**

**Action: Controller to present up-to-date budget on monthly basis**

Controller Chirkoff advised that the 2024 budget would likely be ready for adoption in early January of 2024.

##### iii. Klatt Building update – verbal report – Public Works Manager

PWM Buhr provided an update. Project has begun, waiting for revised bid drawing before going out to tender.

#### B. Mayor

C. Council

- i. Councillor's Cunliffe and Broughton - Lions Bay Beach Park update – verbal report  
Councillor Broughton provided an update on the Requests for Proposal.  
More formal information to come at open house anticipated in November.

**Action: Councillor Broughton to provide RFPs to rest of Council at In Camera meeting.**

- ii. Councillor Broughton: UBCM – verbal report  
Reflected on the experience at the UBCM conference.  
CAO Blackwell recommended adding to the budget item for Council to attend conferences as such.

D. Committees

- ii. Councillors Abbott and Reuter: Climate Action Committee
- R100 Diesel for Hall – Councillor Abbott discussed about the goal of having bio diesel furnace and its usage.
  - Approve Terms of Reference (TOR) – review the changes to the TOR
- Moved/Seconded  
THAT Council approve the updated Terms of Reference of the Climate Action Committee.

**CARRIED**

E. Emergency Services

- i. RCMP Report  
The RCMP Report was provided with meeting materials for information.  
Moved/Seconded  
THAT the RCMP report from July to August 2023 be received.

**CARRIED**

**11. Resolutions**

None.

**12. Bylaws**

None.

**13. Correspondence**

- A. List of Correspondence to September 28, 2023  
The list of correspondence was included with meeting materials for information.

**Action: Correspondence policy to be reviewed by CAO for Council consideration.**

Moved/Seconded  
THAT general and resident correspondence be received for information.

**CARRIED**

**14. New Business**

**15. Public Questions and Comments**

- A. Tanya Cosgrave: Spoke to parking issues within the Village and stated her support for a parking committee.

**16. Resumption of Closed Council Meeting**

Moved/Seconded

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the *Community Charter* and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

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- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

**CARRIED**

*The open meeting adjourned at 9:23 p.m. and resumed at 9:xx p.m.*

**17. Reporting out from Closed Council Meeting**

Council appointed Joe Chirkoff as the Financial Officer. Councillors Abbott and Reuter opposed.

**18. Adjournment**

Moved/Seconded

THAT the open meeting be adjourned.

**CARRIED**

*The open meeting adjourned at 9:xx p.m.*

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO

Date Adopted by Council:	
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<b>Type</b>	<b>Information report</b>		
<b>Title</b>	<b>Use of renewable diesel in municipal vehicles, generators and heating furnace</b>		
<b>Author</b>	<b>Karl Buhr, PWM</b>	<b>Reviewed By:</b>	<b>-</b>
<b>Date</b>	<b>12 Oct. 2023</b>	<b>Version</b>	<b>1</b>
<b>Issued for</b>	<b>Council meeting of Oct. 17, 2023, Open session</b>		

## INTRODUCTION

As directed by Council upon a recommendation from its Climate Action Committee, staff have reviewed using renewable diesel for municipal requirements.

Renewable diesel (RD) is known generically as hydrogenated ester fatty acid (HEFA) diesel, hydrogenation-derived renewable diesel (HDRD) or green diesel. It is produced by reacting hydrogen with renewable hydrocarbon feedstocks such as vegetable oil, animal fat or pulp and paper waste. 250 parts by mass of dry feedstock plus one part by mass of hydrogen (a lot) produce approximately 25 parts of renewable diesel. RD is a “drop-in” replacement and is transported, stored and used effectively the same as fossil diesel. It is not the same as biodiesel or synthetic diesel and is improperly called second-generation biodiesel. Biodiesel is produced by reacting hydrocarbon feedstocks with methanol to produce a product that has to be blended at only 5-20 percent with fossil diesel. The process uses biomass and methanol at a 10:1 mass ratio to produce biodiesel and glycerin at a 10:1 ratio, much more efficient than hydrogenation, although significant amounts of water are required in the process. Synthetic diesel mixes mineral product with varying amounts of methane, ethane and propane.

## NET GHG AND FOSSIL-SOURCE REDUCTION

The commercial RD available in western Canada is HDRD, using hydrogen produced by steam reformation of methane (CH<sub>4</sub>), which is a fossil fuel. A lifecycle analysis of HDRD versus fossil diesel must account for greenhouse gas (GHG) emission from production, transportation and use of the resulting fuel. The lifecycle energy intensity (energy input versus energy resulting) is actually higher for plant-based feedstock than for fossil diesel:

<b>Energy intensity analysis for Neste Finland’s NExBTL HDRD product, versus fossil diesel.</b>		
<b>STEP</b>	<b>Joules (per 1000 joule of energy content of HDRD, rapeseed source)</b>	<b>Joules (per 1000 joule of energy content of fossil diesel)</b>
Cultivation, processing of biofuel feedstock OR production, conditioning of crude oil	100	30
Transport	10	10
Production/refining	70	100
Distribution	10	10
<b>TOTAL</b>	<b>190</b>	<b>150</b>



It is during combustion that the GHG reduction of renewable feedstock fuels arises<sup>1</sup>. Mineral-derived diesels range from 85-95 grams of CO<sub>2</sub>-equivalent per megajoule of energy content, while North American renewable diesel ranges from 20 g CO<sub>2</sub>-eq/MJ of energy content if indirect land use changes are ignored, to 80 g CO<sub>2</sub>-eq/MJ of energy content if they are not.

Taken all together, specifically not considering land use changes, the net GHG produced per unit of available energy will be taken by the municipality to be 50-65% less for plant-based HDRDs than for fossil diesel<sup>2</sup>.

#### IMPLEMENTING RENEWABLE DIESEL IN LIONS BAY

- Our fuel supplier has carried renewable diesel since April this year. Produced by Shell in Alberta, this HDRD product is introductory-priced the same as “dinosaur” diesel, although the scuttlebutt is that its market price would be double the current delivered price of \$1.92 per liter (including \$0.165 carbon tax). While carbon tax rebates are offered on fossil diesel blends containing at least 20 percent biodiesel, there are no carbon credits or carbon tax rebates offered by BC for renewable diesel. The ASTM spec for fossil diesel is the same as for renewable and they are interchangeable as far as use goes. The cetane number, diesel’s equivalent to octane in gasoline, is 44 for fossil diesel and 70 for RD, but users spoken to and in the literature report no noticeable change nor improvement in engine performance or vehicle mileage.
- Perhaps due to previous enquiry because no PW staff recall asking for or authorising it, our supplier apparently delivered approx. 4000 liters of R100 into the 8000 litre Public Works Yard diesel tank in July; we use 8000-10,000 liters a year of diesel in total. Thus far Lions Bay’s inadvertent use of renewable diesel seems to have had no noticeable impact.
- The only practical downside to RD is that it reportedly gels at temperatures as high as 0 °C. The producer and supplier caution against storage and use of straight product outside in winter.
- Fuel for the municipal campus’s furnace is straight fossil diesel without added biodiesel (used today instead of lubrication additives for engine applications), but because it is stored outside and deliveries are intermittent, it is not a candidate for RD due to the possibility that the blend at a given time might be unsuitable for conditions. Ditto for the generators at the hall, Public Works Yard and two water treatment plants (the Klatt Building’s generator is propane).

#### CONCLUSIONS

Lions Bay municipality has commenced using R100 diesel, so this report is somewhat moot. At 4000 litres/year and 2.7 kg of CO<sub>2</sub>-e per litre, at a 65% net reduction in GHG production over fossil diesel, the municipality is realistically saving 4,860 kg a year of CO<sub>2</sub>-e GHG, currently at no additional cost.

<sup>1</sup> The net CO<sub>2</sub> emitted during renewable fuel combustion is considered to be zero, since the carbon was only recently sequestered from CO<sub>2</sub> in the atmosphere during the growth of the source plant. Conversely, the CO<sub>2</sub> sequestered from the atmosphere millions of years ago by the plant and animal life that eventually became fossil fuel and is re-emitted during present-day combustion, is considered to be adding to present-day carbon in the atmosphere.

<sup>2</sup> See too [https://natural-resources.canada.ca/sites/nrcan/files/oeefiles/pdf/transportation/alternative-fuels/resources/pdf/HDRD\\_Final\\_Report\\_eng.pdf](https://natural-resources.canada.ca/sites/nrcan/files/oeefiles/pdf/transportation/alternative-fuels/resources/pdf/HDRD_Final_Report_eng.pdf)

Payment Date From 01/07/2023 To 30/09/2023 ALL Payments BY Pay Date

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Paid Amount	Void
230704	001	04/07/2023	P0025	Pacific Blue Cross	4,276.98	
230705	001	05/07/2023	M0064	Municipal Finance	10,410.76	
8306523	001	07/07/2023	D0134	Deanna Campbell	2,128.25	
8306530	001	07/07/2023	F0107	Forestwalk Holding	10,759.52	
2023071	001	10/07/2023	T0040	Telus Communicatio	980.51	
230710	001	10/07/2023	S0108	Shaw Cablesystems	143.31	
230710-	001	10/07/2023	T0040	Telus Communicatio	585.07	
230710-	001	10/07/2023	U0060	Upanup Studios	262.50	
230710-	001	10/07/2023	U0060	Upanup Studios	262.50	
61Btg-8	001	10/07/2023	R0065	Revenue Canada	15,209.10	
030589	001	11/07/2023	B0140	Brown, Mary	247.80	
030590	001	11/07/2023	B0155	Blagodarov, Marina	536.18	
030591	001	11/07/2023	D0135	Doiron, Rory	2,500.00	
030592	001	11/07/2023	F0108	Fouchereau, Oriann	143.09	
030593	001	11/07/2023	L0133	Lallas, Kyron	206.32	
030594	001	11/07/2023	M0135	Mole, James	600.00	
030595	001	11/07/2023	P0124	Palmer, James	34.61	
030596	001	13/07/2023	A0078	Allegra Design	367.90	
030597	001	13/07/2023	B0022	BDO Canada LLP	42,299.78	
030598	001	13/07/2023	C0147	Cascade Wear BC Lt	17.92	
030599	001	13/07/2023	S0046	City of Surrey	5,759.00	
030600	001	13/07/2023	C0036	CivicInfo BC	357.00	
030601	001	13/07/2023	C0103	Coast Aggregates	91.56	
030602	001	13/07/2023	C0042	CUPE - Local 389	674.67	
030603	001	13/07/2023	E0084	EMCO Corporation	16.80	
030604	001	13/07/2023	F0094	Finning (Canada)	11,318.69	
030605	001	13/07/2023	G0137	GFL Environmental	2,745.05	
030606	001	13/07/2023	G0067	Good Impressions P	123.20	
030607	001	13/07/2023	K0069	Kerr Wood Leidal	63.00	
030608	001	13/07/2023	L0090	Lidstone & Company	2,648.82	
030609	001	13/07/2023	M0114	Ministry Of Citize	126.50	
030610	001	13/07/2023	M0094	Mitchell's Towing	1,134.00	
030611	001	13/07/2023	M0122	Morton, Val	500.00	
030612	001	13/07/2023	N0112	Nitsch, Rogan	1,150.00	
030613	001	13/07/2023	N0081	North Shore Pest D	94.50	
030614	001	13/07/2023	P0028	Phoenix Benefits S	2,915.00	
030615	001	13/07/2023	P0092	Protelec Security	31.50	
030616	001	13/07/2023	S0181	Serratus Wildlife	168.00	
030617	001	13/07/2023	V0084	Viera	3,465.00	
030618	001	13/07/2023	W0057	Westburne Electric	2,256.69	
030619	001	13/07/2023	Y0072	Young Anderson	115.14	
230714	001	14/07/2023	B0028	BC Hydro	127.92	
230714-	001	14/07/2023	S0088	School Tax	1,377,896.35	
8328995	001	14/07/2023	C0106	Crystal Schaan	350.00	
PP14	001	14/07/2023	R0056	Receiver General	250.00	
230717	001	17/07/2023	T0040	Telus Communicatio	94.87	
230717-	001	17/07/2023	S0108	Shaw Cablesystems	84.00	
230718	001	18/07/2023	B0028	BC Hydro	370.34	
230718-	001	18/07/2023	B0028	BC Hydro	895.27	
230718-	001	18/07/2023	B0028	BC Hydro	47.51	
230718-	001	18/07/2023	B0028	BC Hydro	340.10	
230718-	001	18/07/2023	B0028	BC Hydro	160.47	
230718-	001	18/07/2023	B0028	BC Hydro	276.84	
230718-	001	18/07/2023	B0028	BC Hydro	40.14	
230719	001	19/07/2023	B0028	BC Hydro	18.82	
37MEE85	001	20/07/2023	W0056	Workers Compensati	11,831.33	
030623	001	21/07/2023	A0087	Allester Engineeri	1,097.48	
030624	001	21/07/2023	B0105	Bunbury & Associat	918.75	
030625	001	21/07/2023	C0182	Chirkoff, Joseph	446.25	
030626	001	21/07/2023	D0133	District of North	579.43	
030627	001	21/07/2023	D0136	Diana Klonek Photo	450.00	
030628	001	21/07/2023	E0072	EOCP - Environment	315.00	
030629	001	21/07/2023	F0101	Folkersen, Phil	425.32	
030630	001	21/07/2023	G0139	geo scientific ltd	308.00	
030631	001	21/07/2023	H0140	Hilhorst, Ronald	2,101.90	
030632	001	21/07/2023	I0076	Inland	431.47	
030633	001	21/07/2023	K0088	Kinetic OHS Servic	1,267.35	
030634	001	21/07/2023	L0135	Leeson, Carmon	500.00	
030635	001	21/07/2023	M0222	McCarthy, Patrick	100.00	
030636	001	21/07/2023	O0048	Overholt Law LLP	24,872.69	
030637	001	21/07/2023	R0032	RONA - BH Allen Bu	710.32	
030638	001	21/07/2023	R0110	Red Cape Solutions	9,450.00	
030639	001	21/07/2023	S0040	Supersave Fuels	2,084.25	

Payment Date From 01/07/2023 To 30/09/2023 ALL Payments BY Pay Date

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Paid Amount	Void
030640	001	21/07/2023	S0070	Sea to Sky Network	1,853.58	
030641	001	21/07/2023	S0099	Shred-it	165.05	
030642	001	21/07/2023	S0181	Serratus Wildlife	231.00	
030643	001	21/07/2023	T0100	Municipal Informat	341.25	
030644	001	21/07/2023	W0059	Westkey Graphics	1,470.25	
230724	001	24/07/2023	T0039	Telus Services Inc	308.00	
230725	001	25/07/2023	T0040	Telus Communicatio	84.00	
030645	001	26/07/2023	A0014	Associated Fire Sa	107.94	
030646	001	26/07/2023	D0091	DS Tactical	1,178.73	
030647	001	26/07/2023	G0118	Gildenhuis, Mattie	1,250.00	
030648	001	26/07/2023	M0221	Medina, Teresa	268.13	
030649	001	26/07/2023	N0081	North Shore Pest D	89.25	
030650	001	26/07/2023	N0083	NetNation Communic	17.92	
030651	001	26/07/2023	S0046	City of Surrey	760.20	
030652	001	26/07/2023	V0085	Vancouver Party Wo	558.88	
230731	001	31/07/2023	B0028	BC Hydro	335.63	
230731-	001	31/07/2023	R0056	Receiver General	250.00	
8414915	001	31/07/2023	J0069	Jury, Mike	285.60	
8415107	001	31/07/2023	N0112	Nitsch, Rogan	750.00	
8415122	001	31/07/2023	W0111	WASP Manufacturing	1,400.00	
8429760	001	31/07/2023	B0018	BC Assessment Auth	44,053.66	
8429769	001	31/07/2023	T0120	TransLink	286,094.66	
230801	001	01/08/2023	R0061	RFS Canada/ GE	512.97	
230801-	001	01/08/2023	P0025	Pacific Blue Cross	2,320.74	
230801-	001	01/08/2023	M0074	Municipal Pension	4,979.11	
230801-	001	01/08/2023	M0074	Municipal Pension	5,356.82	
230801-	001	01/08/2023	M0074	Municipal Pension	5,965.64	
8421518	001	01/08/2023	M0063	Metro Vancouver Re	75,591.00	
8422607	001	01/08/2023	D0134	Deanna Campbell	1,706.25	
12345	001	02/08/2023	I0058	ICBC	17,488.00	
230802	001	02/08/2023	M0064	Municipal Finance	10,410.76	
230802-	001	02/08/2023	S0035	Staples Commercial	57.20	
230802-	001	02/08/2023	P0038	Pitney Bowes Canad	13.76	
PP12	001	03/08/2023	R0056	Receiver General	250.00	
230808	001	08/08/2023	S0036	Shaw Direct	143.31	
230808-	001	08/08/2023	T0042	Telus Mobility	517.82	
230808-	001	08/08/2023	V0053	Visa ScotiaBank	1,346.51	
1519003	001	09/08/2023	O0048	Overholt Law LLP	3,862.88	
230809	001	09/08/2023	T0040	Telus Communicatio	579.22	
PP15	001	09/08/2023	R0065	Revenue Canada	13,492.08	
030653	001	10/08/2023	C0042	CUPE - Local 389	1,322.46	
030654	001	10/08/2023	C0046	ClearTech Industri	1,683.74	
030655	001	10/08/2023	D0132	DeGobbi, Ryan	84.99	
030656	001	10/08/2023	E0072	EOCP - Environment	262.50	Yes
030657	001	10/08/2023	H0075	Howe Sound Equipme	13.29	
030658	001	10/08/2023	H0107	Hach Sales & Servi	784.00	
030659	001	10/08/2023	K0069	Kerr Wood Leidal	63.00	
030660	001	10/08/2023	K0072	Kinney, David	2,500.00	
030661	001	10/08/2023	K0076	KMS Tools and Equi	786.83	
030662	001	10/08/2023	L0051	Lower Mainland Loc	546.00	
030663	001	10/08/2023	L0090	Lidstone & Company	10,858.33	
030664	001	10/08/2023	M0094	Mitchell's Towing	945.00	
030665	001	10/08/2023	M0221	Medina, Teresa	150.94	
030666	001	10/08/2023	N0081	North Shore Pest D	120.75	
030667	001	10/08/2023	N0083	NetNation Communic	8.96	
030668	001	10/08/2023	N0098	North Yards Contra	326.14	
030669	001	10/08/2023	P0038	Pitney Bowes Canad	13.76	
030670	001	10/08/2023	P0092	Protelec Security	31.50	
030671	001	10/08/2023	P0125	PMT Chartered Prof	754.69	
030672	001	10/08/2023	R0067	Raincoast Ventures	4,847.74	
030673	001	10/08/2023	S0031	Sea to Sky Courier	24.64	
030674	001	10/08/2023	s0035	Staples Commercial	736.39	
030675	001	10/08/2023	S0070	Sea to Sky Network	1,407.00	
030676	001	10/08/2023	S0132	Staples Canada	42.43	
030677	001	10/08/2023	S0181	Serratus Wildlife	259.35	
8462227	001	10/08/2023	N0112	Nitsch, Rogan	650.00	
8462268	001	10/08/2023	B0162	Badger Daylighting	2,696.14	
PP16	001	11/08/2023	M0074	Municipal Pension	6,365.45	
230814	001	14/08/2023	U0060	Upanup Studios	262.50	
AWD-1	001	14/08/2023	B0028	BC Hydro	42.82	
AWD-3	001	14/08/2023	B0028	BC Hydro	127.92	
AWD-4	001	14/08/2023	B0028	BC Hydro	57.80	
230815-	001	15/08/2023	S0036	Shaw Direct	84.00	

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Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Paid Amount	Void
230815-	001	15/08/2023	T0040	Telus Communicatio	94.87	
AWD-5	001	15/08/2023	B0028	BC Hydro	1,017.67	
8486874	001	16/08/2023	B0142	Bizzie B's Cleanin	924.00	
822b051	001	16/08/2023	S0132	Staples Canada	167.79	
6a5a489	001	16/08/2023	S0132	Staples Canada	106.41	
59654c2	001	16/08/2023	S0035	Staples Commercial	20.83	
53450b3	001	16/08/2023	S0132	Staples Canada	25.41	
4fe0585	001	16/08/2023	S0132	Staples Canada	69.05	
45e06ec	001	16/08/2023	S0132	Staples Canada	117.30	
38658fe	001	16/08/2023	S0035	Staples Commercial	53.18	
230816-	001	16/08/2023	P0038	Pitney Bowes Canad	12.23	
230620-	001	16/08/2023	P0038	Pitney Bowes Canad	85.14	
1cd3371	001	16/08/2023	S0132	Staples Canada	39.32	
1608202	001	16/08/2023	S0132	Staples Canada	16.38	
0f0cae1	001	16/08/2023	S0035	Staples Commercial	70.56	
8486874	001	16/08/2023	B0142	Bizzie B's Cleanin	924.00	
8486881	001	16/08/2023	F0107	Forestwalk Holding	10,897.60	
8486917	001	16/08/2023	D0136	Diana Klonek Photo	520.00	
864eb10	001	16/08/2023	S0084	Saadatmand-Manshad	23.46	
864eb10	001	16/08/2023	S0132	Staples Canada	23.46	
9f1611f	001	16/08/2023	S0132	Staples Canada	108.60	
a2ead36	001	16/08/2023	S0035	Staples Commercial	57.20	
c815e58	001	16/08/2023	S0035	Staples Commercial	16.38	
caa61a9	001	16/08/2023	S0132	Staples Canada	27.15	
cc79dfa	001	16/08/2023	S0035	Staples Commercial	25.41	
e5f7c93	001	16/08/2023	S0132	Staples Canada	22.30	
fafaaed	001	16/08/2023	S0035	Staples Commercial	108.63	
fcc8ef3	001	16/08/2023	S0132	Staples Canada	17.16	
8479559	001	18/08/2023	W0100	Waste Control Serv	99.75	
8497945	001	18/08/2023	W0100	Waste Control Serv	105.74	
8497950	001	18/08/2023	W0100	Waste Control Serv	16,243.80	
230725-	001	21/08/2023	P0038	Pitney Bowes Canad	391.94	
468753	001	21/08/2023	W0100	Waste Control Serv	105.74	
230822-	001	22/08/2023	T0040	Telus Communicatio	308.00	
230824	001	24/08/2023	R0056	Receiver General	250.00	
PP16-1	001	24/08/2023	R0065	Revenue Canada	13,331.85	
230825	001	25/08/2023	M0074	Municipal Pension	6,365.45	
230825-	001	25/08/2023	W0100	Waste Control Serv	16,301.97	
230825-	001	25/08/2023	T0040	Telus Communicatio	84.00	
8526694	001	25/08/2023	T0120	TransLink	2,993.00	
PP16-GB	001	25/08/2023	R0056	Receiver General	250.00	
AWD - 2	001	28/08/2023	B0028	BC Hydro	335.63	
230829-	001	30/08/2023	R0061	RFS Canada/ GE	512.97	
230830-	001	30/08/2023	B0028	BC Hydro	399.66	
230830-	001	30/08/2023	B0028	BC Hydro	154.16	
230830-	001	30/08/2023	B0028	BC Hydro	1,017.69	
230830-	001	30/08/2023	B0028	BC Hydro	555.74	
230830-	001	30/08/2023	B0028	BC Hydro	18.06	
230830-	001	30/08/2023	W0100	Waste Control Serv	338.69	
8554063	001	30/08/2023	N0112	Nitsch, Rogan	800.00	
030679	001	31/08/2023	A0014	Associated Fire Sa	2,776.46	
030680	001	31/08/2023	A0087	Allester Engineeri	2,773.88	
030681	001	31/08/2023	B0046	Broughton, Michael	1,795.50	
030682	001	31/08/2023	B0155	Blagodarov, Marina	1,213.34	
030683	001	31/08/2023	B0163	BC Green Construct	8,043.00	
030684	001	31/08/2023	B0164	Blacktop	341,710.88	
030685	001	31/08/2023	C0046	ClearTech Industri	2,334.74	
030686	001	31/08/2023	C0059	Cleartech Consulti	2,334.74	Yes
030687	001	31/08/2023	C0091	City of Surrey	210.00	
030688	001	31/08/2023	C0177	Carter Chevrolet	3,964.48	
030689	001	31/08/2023	C0185	Canadian Springs	290.41	
030690	001	31/08/2023	D0091	DS Tactical	242.46	
030691	001	31/08/2023	F0104	Foster, Joseph	189.46	
030692	001	31/08/2023	G0113	GardenWorks	459.09	
030693	001	31/08/2023	G0136	Gatto, Morgan	7,490.00	
030694	001	31/08/2023	H0075	Howe Sound Equipme	329.66	
030695	001	31/08/2023	J0069	Jury, Mike	285.60	
030696	001	31/08/2023	J0072	Jeffery, Karen	76.82	
030697	001	31/08/2023	K0069	Kerr Wood Leidal	63.00	
030698	001	31/08/2023	K0071	KJC Contracting Lt	888.73	
030699	001	31/08/2023	L0133	Lallas, Kyron	254.96	
030700	001	31/08/2023	M0068	Minister of Forest	1,572.75	
030701	001	31/08/2023	M0094	Mitchell's Towing	846.72	

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Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Paid Amount	Void
030702	001	31/08/2023	M0221	Medina, Teresa	508.51	
030703	001	31/08/2023	M0224	Martelli, Dale	3,000.00	
030704	001	31/08/2023	N0081	North Shore Pest D	89.25	
030705	001	31/08/2023	P0114	Pacific Fasteners	5,480.84	
030706	001	31/08/2023	R0067	Raincoast Ventures	1,443.43	
030707	001	31/08/2023	R0110	Red Cape Solutions	3,664.50	
030708	001	31/08/2023	R0116	Rzepa, Jaroslaw	5,379.57	
030709	001	31/08/2023	S0070	Sea to Sky Network	3,085.40	
030710	001	31/08/2023	S0091	Superior Propane	178.08	
030711	001	31/08/2023	S0099	Shred-it	164.39	
030712	001	31/08/2023	S0101	Sherine Industries	1,850.27	
030713	001	31/08/2023	S0167	Super Save Disposa	2,343.03	
030714	001	31/08/2023	S0179	Singh Minhas, Denn	50.22	
030715	001	31/08/2023	T0047	Triton Automotive	1,287.72	
030716	001	31/08/2023	T0061	Transtar Sanitatio	1,201.68	
030717	001	31/08/2023	T0134	Tufts, Kevin	555.23	
030718	001	31/08/2023	Y0068	Young, Aidan	300.20	
030719	001	31/08/2023	Y0073	Yeo, Damian	308.86	
8588811	001	31/08/2023	C0188	Cummings Trailer	17,959.20	
8588844	001	31/08/2023	W0100	Waste Control Serv	16,301.97	
5513014	001	05/09/2023	P0038	Pitney Bowes Canad	85.14	
230908	001	08/09/2023	S0036	Shaw Direct	143.31	
5026629	001	08/09/2023	R0061	RFS Canada/ GE	512.97	
PP18	001	08/09/2023	M0074	Municipal Pension	5,629.78	
8623855	001	13/09/2023	F0107	Forestwalk Holding	10,838.00	
030721	001	14/09/2023	B0163	BC Green Construct	2,552.33	
030722	001	14/09/2023	B0147	Bicknell, Matthew	153.82	
030723	001	14/09/2023	C0136	Canadian Septic In	9,083.26	
030724	001	14/09/2023	C0030	Cardinal Concrete	872.55	
030725	001	14/09/2023	C0187	Cross Country Cana	260.41	
030726	001	14/09/2023	C0042	CUPE - Local 389	1,611.73	
030727	001	14/09/2023	C0128	Custom Air Conditi	647.59	
030728	001	14/09/2023	T0052	District of West V	1,487.15	
030729	001	14/09/2023	D0055	Dominion Blue Digi	265.72	
030730	001	14/09/2023	F0111	Fathom	4,627.00	
030731	001	14/09/2023	F0100	Fundamental Safety	1,050.00	
030732	001	14/09/2023	G0137	GFL Environmental	2,650.25	
030733	001	14/09/2023	H0107	Hach Sales & Servi	527.52	
030734	001	14/09/2023	L0124	Leclair, Reed	254.01	
030735	001	14/09/2023	L0090	Lidstone & Company	11,268.89	
030736	001	14/09/2023	M0221	Medina, Teresa	15.70	
030737	001	14/09/2023	M0115	Millenia Architect	9,279.90	
030738	001	14/09/2023	P0124	Palmer, James	182.96	
030739	001	14/09/2023	P0092	Protelec Security	31.50	
030740	001	14/09/2023	R0067	Raincoast Ventures	1,225.55	
030741	001	14/09/2023	S0031	Sea to Sky Courier	22.46	
030742	001	14/09/2023	s0070	Sea to Sky Network	4,486.56	
030743	001	14/09/2023	S0101	Sherine Industries	408.80	
030744	001	14/09/2023	S0099	Shred-it	165.05	
030745	001	14/09/2023	T0047	Triton Automotive	129.30	
030746	001	14/09/2023	W0116	Wreglesworth Desig	986.72	
030747	001	14/09/2023	Y0068	Young, Aidan	129.00	
230901	001	15/09/2023	T0040	Telus Communicatio	94.87	
1234567	001	20/09/2023	N0112	Nitsch, Rogan	900.00	
8644028	001	20/09/2023	B0142	Bizzie B's Cleanin	924.00	
8644028	001	20/09/2023	B0142	Bizzie B's Cleanin	808.50	
8644074	001	20/09/2023	I0081	Intercontinental T	1,680.00	
8644074	001	20/09/2023	I0081	Intercontinental T	11,200.00	
8644091	001	20/09/2023	S0082	Sea to Sky Invasiv	7,750.00	
8644124	001	20/09/2023	C0106	Crystal Schaan	350.00	
PP19	001	22/09/2023	M0074	Municipal Pension	4,943.47	
030748	001	28/09/2023	A0014	Associated Fire Sa	5,039.65	
030749	001	28/09/2023	D0121	Darr, Jason & O'Ri	600.00	
030750	001	28/09/2023	E0084	EMCO Corporation	756.87	
030751	001	28/09/2023	H0107	Hach Sales & Servi	536.48	
030752	001	28/09/2023	M0201	MATEC Consultants	1,050.00	
030753	001	28/09/2023	M0115	Millenia Architect	8,143.28	
030754	001	28/09/2023	N0118	Next Moon Media In	10,000.00	
030755	001	28/09/2023	N0081	North Shore Pest D	89.25	
030756	001	28/09/2023	O0048	Overholt Law LLP	688.80	
030757	001	28/09/2023	P0114	Pacific Fasteners	815.14	
030758	001	28/09/2023	P0126	Port Hardy, Distri	94.50	
030759	001	28/09/2023	R0067	Raincoast Ventures	871.50	

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Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Paid Amount	Void
030760	001	28/09/2023	R0109	Ring Central	358.35	
030761	001	28/09/2023	R0076	Rona - All Rona in	971.33	
030762	001	28/09/2023	R0117	RTR - Roadway Traf	3,056.00	
030763	001	28/09/2023	S0031	Sea to Sky Courier	34.13	
030764	001	28/09/2023	S0120	Silverback Treewor	6,696.90	
030765	001	28/09/2023	S0040	Supersave Fuels	2,377.37	
030766	001	28/09/2023	T0135	TRAFx Research Ltd	262.50	
030767	001	28/09/2023	U0058	Uline Canada Corpo	485.32	
230805	001	28/09/2023	S0036	Shaw Direct	84.00	
2700548	001	28/09/2023	T0040	Telus Communicatio	308.00	
230905	001	29/09/2023	S0108	Shaw Cablesystems	84.00	
230912	001	29/09/2023	T0040	Telus Communicatio	84.00	
230928	001	29/09/2023	T0040	Telus Communicatio	84.00	
8696870	001	29/09/2023	U0060	Upanup Studios	262.50	
8696877	001	29/09/2023	W0125	WYD Contracting	1,947.16	
8696887	001	29/09/2023	W0125	WYD Contracting	25,832.63	
8696891	001	29/09/2023	U0060	Upanup Studios	262.50	
Total:					2,783,246.30	

Payment Summary		
Description	Qty	Amount
Cheque	174	673,973.50
EFT	135	2,111,870.04
Direct Deposit	0	0.00
Credit Card	0	0.00
Void	2	2,597.24-
Total:		311 2,783,246.30

\*\*\* End of Report \*\*\*



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	Request for Decision		
<b>Title</b>	Exclusion for the Village of Lions Bay from the Speculation and Vacancy Tax (SVT)		
<b>Author</b>	Marcus Reuter	<b>Reviewed By:</b>	Neville Abbott
<b>Date</b>	October 7, 2023	<b>Version</b>	V3
<b>Issued for</b>	RCM October 17, 2023		

### Resolution

*BE IT RESOLVED THAT Council recognizes and declares that the application of the Speculation and Vacancy Tax (SVT) to the Village of Lions Bay constitutes a misapplication of the SVT as per its intended mandate and purpose; AND*

*THAT Council recognizes and declares that such a misapplication poses an unjustifiable hardship on Lions Bay residents; AND*

*THAT THEREFORE Council declares it intends to seek an exclusion for the Village of Lions Bay from the Provincial Speculation and Vacancy Tax.*

### Background and Supporting Argument

#### BACKGROUND

*The Village of Lions Bay is one of three villages in the Metro Vancouver Regional District ("Metro"). It measures just 2.53 km<sup>2</sup> in size, has a population of 1,390 residents and 554 residences. The Village is geographically separated from the closest Metro communities in Electoral Area A and West Vancouver to the south and is the northernmost community in the region. Due to its location, Lions Bay receives no water or sewerage services from Metro: over 80% of homes are on private septic systems, and the remaining 20% are connected to a small, municipally owned wastewater treatment plant. Water is provided by two creeks and two Village treatment plants. There is no natural gas supply to the Village.*

*...Lions Bay is neither an urban centre, nor is it located on a frequent transit development corridor.*

- From Lions Bay's official request to the Metro Vancouver Board dated April 6, 2022, that Lions Bay be designated rural/outside the UCB, approved by the Board on July 29, 2022

#### THE SVT: A TAX TO ADDRESS HOUSING AVAILABILITY IN URBAN CENTRES

When BC's Provincial Government first rolled out the Speculation and Vacancy Tax (SVT) in 2018 and designated the areas affected, Lions Bay was excluded from taxable areas at the request of the municipality. In the news release at the time (<https://news.gov.bc.ca/releases/2018FIN0009-000501>) the focus of the SVT was on urban centers and areas:



*“Focus on urban centres: The speculation tax applies to residential property in British Columbia’s largest urban centres facing the housing affordability crisis.*

*“We have focused the geographic areas so this tax only applies in urban housing markets hardest hit by this crisis,” said James. (Carol James, then Finance Minister).*

*“The tax will work to increase the supply of available housing in designated urban centres....”*

*“The speculation tax focuses on people who are treating our housing market like a stock market,” said James. “So people in smaller communities, those with cottages at the lake or on the islands, will not pay this tax. People with second homes outside of high-cost, designated urban areas will not pay the tax. We are going after speculators who are clearly taking advantage of the market, leaving homes vacant and driving up prices.”*

The focus on urban centers or areas, referred to on multiple fronts during news releases of the time, is clearly and understandably a central thrust of the strategy behind the SVT: urban areas are in a housing crisis; rents and home prices are unsustainable; and these areas are the low hanging fruit for Provincial intervention. Yet, Lions Bay is not and shouldn’t be appraised, within the context of the Metro region and in reference to the SVT, as an “urban center.”

## **FAILURE TO CONSULT**

The SVT strategy rightfully requires ongoing consultation with targeted communities. Section 141 of the Act stipulates that a yearly consultation with included communities must occur by the Minister as to the effectiveness of the Act by a number of metrics. And, as Finance Minister Selina Robinson stated in July of 2022, when it was revealed that Lions Bay would become an included area for the SVT:

*“After careful consideration and listening to people and community leaders on speculative real estate concerns in their communities, we’re expanding the tax to these additional areas that are facing intense housing pressures.” “People in these communities have been vocal.”*  
<https://www.cbc.ca/news/canada/british-columbia/bc-expands-speculation-tax-1.6527134>

Yet, as became apparent in the July 26, 2022 meeting of the Lions Bay Council, it appears that this “consultation” did not, in fact, take place, either formally or informally. It was revealed that the Mayor had received a call from the Minister informing of the impending inclusion of Lions Bay as an SVT taxable area. The reasons for adding our community were and remain unclear, as Lions Bay had not been “vocal” about “intense housing pressures” or clamouring to be subject to the SVT.

During the same Council meeting it was noted that our community doesn’t suffer from a vacancy problem, and there was further discussion as to how residents could qualify for an exemption from the SVT and when the requirements kick in, questions that couldn’t be conclusively settled at that time owing in part to the complexity of the regulations. It should further be noted that during the 2014 – 2018 Council term Lions Bay had successfully applied to be exempt from the SVT.

## **UNINTENDED CONSEQUENCES**

To provide for some clarity, in April of 2023 Councillor Reuter contacted the Minister of Finance and was informed that to qualify for an exemption residents could avail themselves of the Principal Residence

exemption, which for the purposes of the SVT is defined as the property at which the owner resides for a longer period in a calendar year than any other place; AND that there is no minimum prescribed time interval that owners must live in their principal residence to qualify under this rubric; AND that Lions Bay residents would be required to make their first declaration in early 2024 regarding their use of their property for the year 2023.

Further, at a Business in Vancouver event on May 29, 2023, Finance Minister Conroy stated that *“To avoid the tax, property owner must occupy or rent their residences for at least a month at a time for a total of six months or more in a calendar year.”* This statement could be interpreted as attaching the one/six month requirement to rental scenarios only, but has been interpreted by some as attaching to non-rental/owner-occupied scenarios as well. Would this mean that Lions Bay residents who are away from their property for extended travel or visiting family/friends for more than a month at a time and for a total of more than six months in a calendar year could thereby be deemed to be in non-compliance with the principle residency requirements under the SVT?

At a minimum, there exists a degree of uncertainty as to how long-term residents of Lions Bay will be able to comply with the SVT exemption requirements if they, like many seniors, spend of their year away from their Lions Bay home. For example, spending winters outside of Canada by choice or for health reasons, spending prolonged periods with out-of-town family, traveling in general, or continuing to consult away from home in their fields of expertise after their retirement either as a matter of economic necessity or by choice.

The tax also appears to be partially targeted at foreign ownership, yet the percentage of foreign ownership in Lions Bay has not been reported to be a significant issue.

### **INABILITY TO COMPLY?**

Inclusion within the SVT zone also means that the BC Ministry of Housing adds Lions Bay to the list of 47 municipalities subject to the Provincial Housing Supply Act since we, along with the 46 other municipalities, are now on the list for the SVT tax. The new law requires consultation with the listed municipalities as enforcement is rolled out, followed by a provincial housing target order and progress reports provided by the municipality. Housing Minister Kahlon said *“the list is based on three main criteria: land use efficiency, affordability, amenities and infrastructure. In the interest of time, the 47 communities included are among those subject to the B.C. Speculation and Vacancy Tax.”* *“By being on what some have called ‘the naughty list,’ municipalities will have to approve a mix of housing, including townhomes, multi-family buildings, condos and below-market housing.”* In terms of the 2022 Housing Needs Report, it is unclear if Lions Bay could comply with this newly approved Act given its land-base and infrastructure challenges and limitations and its rural designation under the MVRD’s growth strategy.

### **CONCLUSION**

Lions Bay's inclusion as a taxable area subject to the SVT may be accidental due the timing of the Village’s designation as rural. One of the strongest arguments against implementing the SVT for Lions Bay residents is the Village’s designation as rural and outside the Urban Containment Boundary, which

was unanimously approved by the Metro Board on July 29, 2022, approximately one week after the Ministry of Finance announced the decision to add Lions Bay to the SVT taxable areas.

Lions Bay is the only community subject to the SVT in the Sea-to Sky corridor with the exception of Squamish, whose mayor actively campaigned for the tax due to the housing crisis in that community. Nearby communities, like Furry Creek and Britannia Beach are not subject to the SVT, a circumstance which effectively places a “red flag” on Lions Bay homes by comparison, devaluing them with respect to those in these two nearby communities—communities which are experiencing or are about to experience significant development, thereby making them much more legitimate targets for speculative investments than Lions Bay. In this respect, the SVT hits all residents of Lions Bay, by devaluing their primary investment; of course for seniors who travel and legitimately spend part of their year elsewhere, the burden is conceivably even greater.

The inclusion of Lions Bay as a designated area for the SVT is a misapplication as per its intended focus on urban centers; Lions Bay was not effectively consulted before being included within the SVT; we are not demonstrably a target of speculative investment nor are we awash in empty homes; and the SVT constitutes an unjustified economic burden on all residents and a further and untenable burden on the significant proportion of residents who are seniors.

## **Commitment Required from the Village**

### **Council Support**

That Council support the initiative and Resolution above.

### **Access to the Village Update**

Not required at this moment, but it should be noted that information about the SVT generally, potential surveys of residents, and updates as to any progress regarding the desired exemption may be desirable.

### **Resolution**

As per above.

### **FOLLOW UP ACTION AND COMMUNICATION**

Per Council direction.



The Village of  
**LIONS  
BAY**

<b>Type</b>	Information for Council		
<b>Title</b>	Lions Bay Beach Park Revitalization Advisory Committee - RFP Update		
<b>Author</b>	Michael Broughton	<b>Reviewed By:</b>	
<b>Date</b>	October 12, 2023	<b>Version</b>	1
<b>Issued for</b>	RCM October 17, 2023		

Lions Bay Beach Park Revitalization Advisory Committee (LBBPAC)

Further to Council discussion on October 3<sup>rd</sup>, 2023, Council has requested more background regarding the decision of council to accept the recommendations of the Committee regarding the Request For Proposals’s (RFP’s) for the Construction Manager (CM) and Playscape. Clarification has been requested ahead of any next steps and with consideration of the procurement policy that will apply.

All Council has been provided with the original request for proposals (RFP’s), the criteria and process of assessment, the actual proposals received, and a documentation of the process undertaken with the resulting recommendations. This has been consistent with the intent of Council Resolution August 3<sup>rd</sup>, 2023 *“That Council approve the recommendation made by the Lions Bay Beach Park Revitalization Project Committee to accept the following proposals and move to the next stages of negotiation and return to Council for review and approval. ( CM and Playscape )”*

Council to date has supported, three recommendations of the LBBPAC, by a majority.

The LBBPAC wished to provide a formal report at the October 17<sup>th</sup>, 2023 Regular Council meeting after a collaboration of the Councillors involved, the CAO and the Committee to provide a deeper understanding of where the project is at and how this has been achieved. The Committee met on Wednesday, October 11<sup>th</sup>, 2023 to discuss this in more detail. A meeting of at least one of the Councillor’s involved plus two Committee members is scheduled with CAO Blackwell at the first possible time available, which is Monday, October 16<sup>th</sup>, 2023.

The outcome of this meeting, and next steps, will be shared ‘on table’ at the October 17<sup>th</sup>, 2023 Regular Council Meeting , together with these notes. This will be of interest to all residents and will provide a real sense of pride as to what can be accomplished in our amazing community when a competent and dedicated group take on a task with cooperation, collaboration and high motivation for outcome in good faith.



- Some background as to where we are: The LBBPAC presented a 'Request for Decision' RFD to allow the committee to move forward with creating and issuing RFPs for the architect and CM, and any others as necessary (which included the playground). This was a strategy to get some of the workload off of the village and into the hands of the committee to reduce pressure on staff. Timing of this project was critical based on both grant requirements and seasonal needs. All decisions would be approved by council, and the RFD was approved in April.
- Today, October 17<sup>th</sup>, 2023, we have an experienced CAO and full complement of stable support staff who will proceed in a 'business as usual' modality with an updated procurement policy which will facilitate efficient operation of the Village and its interests.
- The Lions Bay Beach Park revitalization is moving forward efficiently and effectively with a group of dedicated and capable committee members. They are anxious to move this project through to successful and exciting conclusion working closely with Village staff, residents, contractors and other professionals to create an outstanding revitalized Beach Park on time and within budget.

<b>General Correspondence:</b>			
<b>Date Rec'd</b>	<b>FROM</b>	<b>TOPIC</b>	<b>Page No.</b>
10-Oct-23	G1 William Zarchikoff, W. Zarchikoff & Associates	Creating systems that work to end the homelessness crisis	1
11-Oct-23	G2 National Defence	National Veterans' Week Speakers Program 2023	3
<b>Resident Correspondence:</b>			
<b>Date Rec'd</b>	<b>FROM</b>	<b>TOPIC</b>	<b>Page No.</b>
29-Sep-23	R1 Andrea Bradshaw	New parking passes and pay parking area	6
8-Oct-23	R2 Christine Livingstone	Rainwater harvesting rebate proposal	7
11-Oct-23	R3 Norma Rodgers	Communications	8
11-Oct-23	R4 Brenda Broughton	Lions Bay Remembrance Day Ceremony	9

**From:** [Lions Bay Reception](#)  
**To:** [Council](#)  
**Cc:** [Agenda](#)  
**Subject:** FW: Creating systems that work to end the homelessness crisis  
**Date:** Tuesday, October 10, 2023 12:42:53 PM

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Mickey Yaskow

**Administrative Assistant**

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**From:** Bill Zarchikoff <bill@aboriginaltrainingandconsultingservices.com>  
**Sent:** Tuesday, October 10, 2023 11:08 AM  
**To:** Lions Bay Reception <reception@lionsbay.ca>  
**Subject:** Creating systems that work to end the homelessness crisis

Ending the homelessness crisis in your community

**Register Today!**

## Two-Day Workshop:

### “Homelessness, Mental Health & Substance Use: Promising Solutions in Ending Homelessness”

**November 2 - 3, 2023 in Richmond, BC**

**December 4 - 5, 2023 in Nisku, AB**

**December 7 - 8, 2023 in Winnipeg, MB**

**Sponsored by Sara Riel, Inc.**

[www.sarariel.ca](http://www.sarariel.ca)

Click **HERE** for Registration and Program Details!

[www.aboriginaltrainingandconsultingservices.com](http://www.aboriginaltrainingandconsultingservices.com)

**NEW: Check out the [Winnipeg Program!](#)**

#### **ATTEND THIS POWERFUL WORKSHOP**

Immerse yourself in a powerful, hands-on experience at our workshop on homelessness, mental health, substance use and solutions! Gain practical insights, engage in interactive activities, and be part of impactful discussions that empower you to make a direct contribution to solving this crisis. Join us in taking real, tangible steps towards positive change. Register today and unlock the tools to drive

meaningful impact in the lives of those affected by homelessness.

### **THEMES IN THIS WORKSHOP**

- Innovative Indigenous-Led Initiatives
- Housing First and Housing First for Youth (HF4Y)
- Ending Youth Homelessness: Moving Towards School-Based Solutions

### **WHO SHOULD ATTEND**

- Indigenous and non-Indigenous Service Providers working with homelessness, mental health, and substance Use
- Homeless Prevention Outreach Workers
- Educators, Community-Based Providers, and Housing Advocates
- Schools: Administrators, Teachers, Counsellors, Advisory Members, Board Members
- Women and Youth Programs and Services Addressing Homelessness, Metal Health, and Substance Use
- Elders, Spiritual Advisors and Traditional Healers
- Researchers and Policymakers
- Psychologist's, Registered and Practical Nurses
- Front Line Counsellors, NNADAP Professionals and Social Workers
- Residential School, Sexual, Physical, and Emotional Abuse Survivors
- Anyone interested in this topic!

### **HOW TO REGISTER**

Visit our [website](#) to download the registration form or contact us at the information below! You can also register directly on our website!

\*\*\*\*\*

#### **Contact Information:**

William Zarchikoff, W. Zarchikoff & Associates

#112, 19899 55A Avenue, Langley, BC V3A 0C4

Ph: 604.970.3419 Toll-free: 1.888.683.7711 Fax: 604.530.3841

wzarchikoff@gmail.com [www.aboriginaltrainingandconsultingservices.com](http://www.aboriginaltrainingandconsultingservices.com)

#### **[Unsubscribe](#)**

This message was sent to [reception@lionsbay.ca](mailto:reception@lionsbay.ca) from  
[bill@aboriginaltrainingandconsultingservices.com](mailto:bill@aboriginaltrainingandconsultingservices.com)

Bill Zarchikoff  
W. Zarchikoff & Associates  
#112 - 19899 - 55A Avenue  
Langley, BC V3A 0C4, Canada



*(Le français suit)*

**Register now for a presentation from a CAF speaker during Veteran's Week!**

**October 11, 2023**

Calling all Educators and Community Leaders!

Earlier this year, we invited you to start thinking about what you could do this Veterans' Week (November 5-11) to make it memorable and to consider registering for our program – it's an engaging and educational way to bring history to life!

The Department of National Defence's National Veterans' Week Speakers Program (NVWSP) provides an opportunity for you to connect with active members of the military, giving your audiences a better understanding of how members of the Canadian Armed Forces (CAF) continue to contribute locally, nationally and around the world.

The NVWSP will be making available three options this year – in-person presentations, virtual presentations, and the pre-recorded NVWSP videos. There is no charge for this service, and we encourage you to submit your request early as we receive several thousand requests and may not be able to accommodate them all.

If you'd like your classroom or group to hear more about our members' stories, we offer both in person and virtual presentations. We also offer pre-recorded NVWSP videos that can be included as part of a presentation or could be viewed in preparation for a CAF members visit. The 2023 edition of our videos are geared toward various audiences and age levels and are a great addition to your Veterans' Week activities.

If you would like to register for any of those options, visit the 2023 National Veterans' Week Speakers Program webpage (<http://Canada.ca/caf-veterans-week-speakers>)

The deadlines to submit a request are as follows:

- In-person presentations - October 19;
- Virtual presentations - October 19; and
- CAF speaker videos - November 5.

Video links will be available by mid-October and will be shared with everyone who submits a request.

If you have any questions about this year's program, please contact our national coordinator, Mélodie Gratton at 1-833-223-8322 or via email at: [DNDRemembrance.SouvenirMDN@forces.gc.ca](mailto:DNDRemembrance.SouvenirMDN@forces.gc.ca).

To supplement your activities, Veterans Affairs Canada offers an array of free, bilingual learning resources available in electronic and print format to help

students remember the importance of honouring Canada's veterans. Materials can be ordered directly at: <http://www.veterans.gc.ca/educators>.

In celebration of the 75th anniversary of UN Peacekeeping, the Canadian Peacekeeping Veterans Association (CPVA) has developed an anthology that focuses on Canada's historic contributions to peacekeeping through the eyes of more than 100 individual Canadian peacekeepers and those who have significantly impacted and enabled their efforts. Please visit the CPVA site for more information: <https://www.cpva.ca/cpva-pk75-anthology>

We also encourage you to consider writing to our troops. Our members truly appreciate hearing from Canadians. To find out how you can send a message to our members, please visit our Write to the Troops webpage (<https://www.canada.ca/en/department-national-defence/services/contact-us/write-troops.html>)

Sincerely,

Vance White

Manager, Stakeholder Engagement Team

Assistant Deputy Minister (Public Affairs), Department of National Defence

**From:** [Lions Bay Reception](#)  
**To:** [Agenda](#)  
**Subject:** FW: New parking passes and pay parking area  
**Date:** Tuesday, October 3, 2023 11:19:35 AM

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**From:** Andrea B [REDACTED]  
**Sent:** Friday, September 29, 2023 4:42 PM  
**To:** Lions Bay Reception <reception@lionsbay.ca>; Lions Bay Bylaw Officer <bylaw@lionsbay.ca>; Council <council@lionsbay.ca>  
**Subject:** New parking passes and pay parking area

Hi,

I just read the village update regarding the new parking passes, and just wanted to point out guest passes have been valid in pay parking areas, just not pay parking LOTS (sunset and beach). I have previous emails confirming this fact, and as a resident in Mountain, there is not enough room for guests unless they park in the parking areas! The guest passes have and should continue to work the same as our residents permits which override the pay parking along the street!

Sincerely,

Andrea Bradshaw

**From:** [Marina Blagodarov](#)  
**To:** [Agenda](#)  
**Subject:** FW: Rainwater harvesting rebate proposal  
**Date:** Wednesday, October 11, 2023 12:48:27 PM

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**From:** Christine Livingstone [REDACTED]  
**Sent:** Sunday, October 8, 2023 3:42 PM  
**To:** Council <[council@lionsbay.ca](mailto:council@lionsbay.ca)>  
**Subject:** Re: Rainwater harvesting rebate proposal

Hi council, I haven't heard back from anyone and would welcome a response.

On Thu, Jun 15, 2023, 7:02 p.m. Christine Livingstone [REDACTED] wrote:

Dear Council,

I'd like to propose that Lions Bay implement a modest rebate on rain barrels and rain storage tanks.

Rainwater harvesting reduces stress on stretched water sources, and can help us prevent reversion to "draconian" outdoor water use restrictions - a challenge we all know will only get worse. Using rainwater for plants and gardens reduces average household water use significantly. It also supports the many residents whose quality of life is greatly enhanced by their gardening hobbies.

Benefits to the village of reduced household water use are extensive. It can prevent or mitigate:

- water shortages
- increased concentration of pollutants when water levels are low
- costly expansion of water infrastructure
- increased energy consumption of pumping and treating water
- environmental impact of stormwater run-off

Many local districts realize the benefits and are offering similar rebates, including:

- Sunshine Coast (\$1000)
- Nanaimo (\$450)
- Victoria (\$450)
- Salt Spring (\$250)
- Parksville (\$50 towards barrels)
- Cranbrook (\$50 towards barrels)

It's not an exhaustive list, but it's clear that amid environmental uncertainty and global warming, having a secondary water source is good for individuals, and good for the village. I look forward to council's response.

Regards,  
Christine Livingstone

**From:** [REDACTED]  
**To:** [Council; Agenda](#)  
**Subject:** communications  
**Date:** Wednesday, October 11, 2023 7:57:10 PM

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Dear Mayor and Council,

I am asking for a clear communication policy so that residents feel confident about transparency in local government.

Advisor Diehl recommended that Council not reply to questions during meetings, but take time to reflect before answering. Council had followed this recommendation to the extent that questions asked during meetings never received responses.

Then on September 5, zoom participant David Shore referred to comments from a previous meeting and asked Councillor Reuter whether he would apologize. When Mr. Shore demanded an answer yes or no, Council members responded.

During the October 3 council meeting Farrah Azgordegan was unhappy with Works Manager Buhr's response about parking in Kelvin Grove, and wanted Council to address her concerns. The Mayor and Councillors replied.

I have asked many questions during meetings with no reply. Could Council please explain the policy about answering questions during meetings? What is the reply procedure for agenda emails? Residents need a consistent policy in order to respect the process, and believe that communications are factual and unbiased.

regards,  
Norma Rodgers

**From:** [Lions Bay Reception](#)  
**To:** [Agenda](#)  
**Subject:** FW: Lions Bay Remembrance Day Ceremony  
**Date:** Thursday, October 12, 2023 8:35:47 AM

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Mickey Yaskow

**Administrative Assistant**

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**From:** Brenda Broughton [REDACTED]  
**Sent:** Wednesday, October 11, 2023 9:36 PM  
**To:** Council <council@lionsbay.ca>  
**Cc:** Lions Bay Reception <reception@lionsbay.ca>; Ross Blackwell, CAO <CAO@lionsbay.ca>; Trudi Luethy [REDACTED]  
**Subject:** Lions Bay Remembrance Day Ceremony

Dear Lions Bay Council,

You are invited to attend the Lions Bay Remembrance Day Ceremony on November 11<sup>th</sup>.

The Remembrance Day Ceremony normally begins about 10:30am with people gathering prior.

Thank you, Mayor Berry, who will provide a Remembrance Day address at the Remembrance Day Ceremony, as is the custom.

We look forward to your attendance.

Sincerely,

Brenda Broughton

[REDACTED]  
[REDACTED]