AGENDA

ELECTORAL AREA COMMITTEE
REGULAR MEETING

Friday, March 19, 2010
9:00 a.m.
2nd Floor Boardroom
4330 Kingsway, Burnaby, BC

Committee Members:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver
Director Richard Walton, North Vancouver District

Please advise Georgeta Stanese at (604) 432-6269 if you are unable to attend.
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NOTICE TO THE GVRD
ELECTORAL AREA COMMITTEE

9:00 a.m.
Friday, March 19, 2010
2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

AGENDA

1. ADOPTION OF THE AGENDA

1.1 March 19, 2010 Regular Meeting Agenda
   Staff Recommendation:
   That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for March 19, 2010 as circulated.

2. ADOPTION OF THE MINUTES

2.1 November 20, 2009 Regular Meeting Minutes
   Staff Recommendation:
   That the Electoral Area Committee adopt the minutes of its regular meeting held November 20, 2009 as circulated.

3. DELEGATIONS

3.1 Roger W. Gale, Chair, Passage Island Homeowners’ Association
   Subject: Passage Island breakwater project

3.2 Sharon Kennedy and Bill Grenier
   Subject: Enforcement of Electoral Area Bylaws at 15 Strachan Point Rd.

3.3 Judy Williams, Chair, UBC-MV Liaison Land Use Committee
   Brian Woodcock, Chair, Pacific Spirit Park Society
   Subject: Governance at UBC

4. INVITED PRESENTATIONS
   No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 2010 Electoral Area Committee Priorities
   Designated Speaker: Christina DeMarco, Division Manager Policy and Planning Department
   Recommendation:
   That the Electoral Area Committee endorse the priorities, activities and workplan set out in the report dated February 22, 2010, titled “2010 Electoral Area Committee Priorities”.

March 11, 2010
5.2 GVRD Ticket Information Utilization Amending Bylaw No. 1118, 2010  
*Designated Speakers: Jeff Gogol, Environmental Regulatory Planner and David Boote, Electoral Area A Planner*  
*Policy & Planning Department*  
*Recommendations:*  
That the Board:  
a) introduce and give first, second and third reading to “Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010”;  
b) reconsider, pass and finally adopt “Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010”.

5.3 Electoral Area A Election Process  
*Designated Speaker: Chris Plagnol, Deputy Corporate Secretary*  
*Metro Vancouver*  
*Recommendation:*  
That the Board direct staff to:  
a) Obtain and use Elections BC voter data for registered electors in Electoral Area A for the purposes of election outreach, and  
b) Seek written submissions about the Electoral Area A election process by inviting comment through advertisements in local newspapers and the Metro Vancouver website, and mailing directly to representative organizations in the Electoral Area.

5.4 Proposed Zoning Amendment Bylaw No. 1125, 2010 for Properties on Indian Arm  
*Designated Speaker: Jason Smith, Regional Planner*  
*Policy and Planning Department*  
*Recommendations:*  
That the Board:  
a) Give first and second reading to Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010.  
b) Refer Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010 to public hearing.  
c) Pursuant to Section 891 of the Local Government Act, delegate the holding of the public hearing to the Electoral Area Committee.

5.5 Bowyer Island - Relationship with Metro Vancouver and Islands Trust  
*Designated Speakers: David Boote, Electoral Area Planner and Eric Aderneck, Regional Planner*  
*Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Committee receive for information the report dated March 2, 2010, titled “Bowyer Island - Relationship with Metro Vancouver and Islands Trust”.

5.6 Investigation of Possible Debris Collection Service at Indian Arm  
*Designated Speakers: David Boote, Electoral Area Planner and Eric Aderneck, Regional Planner*  
*Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Committee direct staff to survey Indian Arm property owners with water access only on the need, scope, and interest for a possible debris collection service and report back to the Committee with recommendations for such service.
5.7 **Review of Gambier Associated Islands Official Community Plan**  
*Designated Speaker: David Boote, Electoral Area Planner*  
*Policy and Planning Department*  
**Recommendation:** That the Board forward to the Islands Trust the report dated February 17, 2010, titled “Review of Gambier Associated Islands Official Community Plan”.

5.8 **2010 Electoral Area Committee Meeting Dates**  
*Designated Speaker: Paulette Vetleson, Corporate Secretary*  
*Corporate Secretary’s Department*  
**Recommendation:** That the Electoral Area Committee establish the day, hour and place for its 2010 regular meetings as follows:

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<tr>
<td>Friday, March 19</td>
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<td>Friday, April 16</td>
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<td>Friday, May 7</td>
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<td>Friday, June 18</td>
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Meetings will be held in the 2nd floor boardroom, 4330 Kingsway, Burnaby, British Columbia unless otherwise specified on the Metro Vancouver public notice board, Metro Vancouver website, and the respective agenda.

5.9 **Manager’s Report**  
*Designated Speaker: Christina DeMarco, Division Manager*  
*Policy and Planning Department*  
**Recommendation:** That the Electoral Area Committee receive for information the report dated March 11, 2010, titled “Manager’s Report”.

6. **INFORMATION ITEMS**

6.1 **Electoral District A (University Endowment Lands) Metro Planning –** Correspondence related to the Additional Land Use Development Mechanisms at UBC – Email dated November 20, 2009 from James Power.

6.2 **UBC Development – Pacific Spirit Park Society Board Motion –** Correspondence dated February 26, 2010 from Brian Woodcock, Chair, Pacific Spirit Park Society (PSPS).

6.3 **Montizambert Wynd** – Correspondence dated February 24, 2010 from District of West Vancouver in response to the letter dated January 23, 2010 submitted by Catharine Johnston.

6.4 **Governance Review at UBC** – Correspondence dated December 14, 2009 addressed to Lois Jackson, Board Chair, Metro Vancouver and correspondence dated November 26, 2009 addressed to Andrea Reimer, Councillor, City of Vancouver from Colleen Garbe, President, CUPE Local 116.

7. **OTHER BUSINESS**  
No items presented.
8. RESOLUTION TO CLOSE MEETING
   No items presented.

9. ADJOURNMENT
   Staff Recommendation:
   That the Electoral Area Committee conclude its regular meeting of March 19, 2010.
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Minutes of the Regular Meeting of the Greater Vancouver Regional District (GVRD) Electoral Area Committee held at 9:14 a.m. on Friday, November 20, 2009 in the 2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

PRESENT:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver

ABSENT:
Director Tim Stevenson, Vancouver
Director Richard Walton, North Vancouver District

STAFF:
Johnny Carline, Chief Administrative Officer
Christina DeMarco, Regional Development Division Manager, Policy and Planning Department
Carrie Peacock, Recording Secretary

1. ADOPTION OF THE AGENDA

1.1 November 20, 2009 Regular Meeting Agenda

It was MOVED and SECONDED that the Electoral Area Committee:
a) amend the agenda for its regular meeting scheduled for November 20, 2009 by:
i. adding the following Late Delegations:
   3.2 Graham Parkinson, Bowyer Island Estates;
   3.3 Bruce Bingham;
   3.4 Blake Frederick, AMS Student Society of UBC;
   3.5 Charles Menzies;
   3.6 Michael Feeley, President and Chair of the University Neighbourhoods Association; and
   ii. adding the following on-table Information Items:
       6.6 Proposal to Introduce Additional Controls on Land Use at the UBC’s Vancouver Campus;
       6.7 UBC Responds to Metro Vancouver Move to Control UBC Campus;
       6.8 UBC Upset over Redevelopment Bylaw Proposals;
       6.9 UBC Land Use;
       6.10 November 17, 2009 CBC Radio Interview with Stephen Owen, UBC’s Vice President of External, Legal and Community Relations Re: Proposed Land Use Regulations at UBC;
       6.11 Metro Vancouver November 20, 2009 Meeting Presentation;
       6.12 Additional Land Use Provisions;
6.13 UBC President Stephen Toope Claims Metro Vancouver is Attacking Academic Freedom; and
b) adopt the agenda as amended. CARRIED

2. ADOPTION OF THE MINUTES

2.1 October 23, 2009 Regular Meeting Minutes

It was MOVED and SECONDED That the Electoral Area Committee adopt the minutes of its regular meeting held October 23, 2009 as circulated. CARRIED

3. DELEGATIONS

3.1 Eoin Finn, Chair, Bowyer Island Committee (BIC)
Eoin Finn, Chair, Bowyer Island Committee (BIC), was present to discuss the Electoral Area Committee’s consideration of the devolution of non-urban areas of Electoral Area A.

Discussion ensued on the following:
- BIC’s involvement with the Island Trust
- shareholders visions for the future of Bowyer Island
- implications of Bowyer Island joining the Sunshine Coast Regional District
- the appointment of a Bowyer Island representative to the Metro Vancouver Advisory Planning Commission
- the pending review of the related Official Community Plan

3.2 Graham Parkinson, Bowyer Island Estates
Graham Parkinson, President, Bowyer Island Estates Ltd., provided an overhead presentation titled “Bowyer Island Estates Ltd., Majority Land Owner on Bowyer Island”.

Discussion ensued on the following:
- concerns of Bowyer Island Estates landowners
- landowners support for inclusion with Metro Vancouver and Island Trust
- separate consideration of UBC’s issues
- consultation with Bowyer Island shareholders
- potential tax implications of Bowyer Island joining the Sunshine Coast Regional District

Request of Staff
Staff was requested to circulate an electronic version of the overhead presentation titled “Bowyer Island Estates Ltd., Majority Land Owner on Bowyer Island” to Electoral Area Committee members.

Members were informed that staff would be reporting back to the committee regarding the issues raised. Mr. Parkinson offered to provide Metro Vancouver staff with a contact list of Bowyer Island shareholders.
On-table correspondence from Graham Parkinson, President, Bowyer Island Estates Ltd., to the Chair, Metro Vancouver Electoral Area Committee, concerning the development of an Official Community Plan, was circulated at the meeting and is retained with the November 20, 2009 Electoral Area Committee agenda.

3.3 Bruce Bingham
Bruce Bingham offered comments regarding his role as the appointed representative to the Advisory Planning Committee, from Bowyer Island.

Discussion ensued on the following:
- consideration of a strata corporation for Bowyer Island
- the intent of the Bowyer Island Committee to assist in drafting an Official Community Plan
- decision-making responsibilities for Bowyer Island
- residents concerns regarding Bowyer Island joining the Sunshine Coast Regional District
- fair participation on the Advisory Planning Committee

It was MOVED and SECONDED
That the Electoral Area Committee:

a) receive for information the input provided by the delegations at its November 20, 2009 meeting; and

b) direct staff to provide a report back regarding:
   i. the membership issue raised relative to the Advisory Planning Committee
   ii. governance issues relating to Bowyer Island, and
   iii. the process Metro Vancouver follows for making decisions.

CARRIED

Recess
The Electoral Area Committee recessed from 10:12 a.m. to 10:20 a.m.

3.4 Blake Frederick, AMS Student Society of UBC
Blake Frederick, President, Alma Mater Society of UBC Vancouver, was present to discuss the AMS Student Society’s involvement in land use planning at UBC.

Discussion ensued on the following:
- the mandate of the AMS and investigations regarding the best on-campus governance option for UBC students
- benefits of student involvement in UBC land use planning discussions

On-table correspondence from the Alma Mater Society of UBC Vancouver, dated November 17, 2009, was circulated at the meeting and is retained with the November 20, 2009 Electoral Area Committee agenda.
3.5 Charles Menzies
Charles Menzies, resident, Electoral Area A, was present to discuss a proposal to transform the Working Group on zoning bylaws into a citizen’s assembly on local governance for the UBC/UEL area. He provided and reviewed a revision to a portion of his original submission.

Discussion ensued on the following:
- the structure, representation, mandate and orientation of the Working Group
- presentation of the proposal to the Metro Vancouver Board of Directors
- a mechanism for choosing representatives from the UBC neighbourhood, to best reflect the opinions of the residents

On-table correspondence from Charles Menzies to the Chair, Electoral Area Committee, dated November 17, 2009; and an on-table revised portion of the original correspondence, were circulated at the meeting, and are retained with the November 20, 2009 Electoral Area Committee agenda.

3.6 Michael Feeley, President and Chair of the University Neighbourhoods Association (UNA)
Mike Feeley, President and Chair of the University Neighbourhoods Association (UNA), reviewed areas UNA democratically represented.

Discussion ensued on the following:
- structure, governance and election processes of the UNA Board
- UNA’s expected role in revisions to UBC’s development guidelines
- the need for a zoning bylaw

On-table correspondence from Mike Feeley, Chair, University Neighbourhoods Association, dated November 20, 2009, was circulated at the meeting and is retained with the November 20, 2009 Electoral Area Committee agenda.

4. INVITED PRESENTATIONS
No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Proposed Terms of Reference for a Working Group on Additional Land Use Development Mechanisms at UBC
Report dated November 2, 2009 from Jason Smith, Regional Planner, Policy and Planning Department, outlining the terms of reference for a working group whose task would be to consider additional land use development mechanisms for the University of British Columbia Vancouver Campus.

It was MOVED and SECONDED
That the Electoral Area Committee
a) table the subject report to the next meeting of the Electoral Area Committee; and
b) direct staff to:
   i. arrange for further consultation with the groups identified in the proposed terms of reference; and
   ii. report back on the input received at the next meeting of the Electoral Area Committee.
   
   CARRIED

5.2 UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space
Report dated November 10, 2009 from Eric Aderneck, Regional Planner, Policy and Planning Department, responding to the Electoral Area Committee’s request to provide clarification about the adequacy of open space on the UBC campus to meet the needs of the additional population.

Discussion ensued on the following:
- anticipated population growth at UBC
- prior and pending consultation relative to open space on the UBC campus

It was MOVED and SECONDED
That the Electoral Area Committee direct Metro Vancouver staff to consult with the University Neighbourhoods Association, the Alma Mater Society of UBC Vancouver and University of British Columbia (UBC) staff with respect to the provision of community, recreation and green space for the UBC campus; and report back to the next meeting of the Electoral Area Committee.

   CARRIED

5.3 Pacific Spirit Regional Park Updates
Report dated November 2, 2009 from Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, transmitting to the Committee for information an update on Pacific Spirit Regional Park.

It was MOVED and SECONDED
That the Electoral Area Committee receive for information report dated November 2, 2009, titled “Pacific Spirit Regional Park Updates”.

   CARRIED

5.4 Manager’s Report
Report dated November 12, 2009 from Johnny Carline, Commissioner/Chief Administrative Officer, Metro Vancouver, informing the Committee about the Lions Bay proposed boundary adjustment and Draft Regional Growth Strategy designations of Musqueam-owned lands in the University Endowment Land and providing an update on the following:
- the 2009 Electoral Area Committee work program
- the Official Community Plan for Bowyer and Passage Islands
- liquor licence application for Thunderbird Arena, UBC
Discussion ensued on the decision by the Liquor Branch that there be no licensed events, outside of sporting events at the Thunderbird Arena, during the coming months.

Request of Staff
Staff was requested to report back to the Electoral Area Committee with any developments regarding liquor licenses for Thunderbird Arena, particularly during the 2010 Olympics.

It was MOVED and SECONDED
That the Electoral Area Committee receive for information the report dated November 12, 2009, titled “Manager’s Report”.

CARRIED

6. INFORMATION ITEMS

6.1 OCP for Bowyer Island
Correspondence dated November 10, 2009 from Geoffrey Plant, President of Kildare Estates Limited, to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.2 OCP for Bowyer Island
Correspondence dated November 9, 2009 from John Armstrong, President of B & A Estates Ltd., to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.3 OCP for Bowyer Island
Correspondence dated November 9, 2009 from Bowyer Island Estates Ltd., to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.4 OCP for Bowyer Island
Correspondence dated November 9, 2009 from Bruce Bingham.

6.5 Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus
Correspondence dated October 26, 2009 from Director Maria Harris, in response to a letter dated October 22, 2009 from Stephen Owen, Vice-President, University of British Columbia.

6.6 Proposal to Introduce Additional Controls on Land Use at the UBC’s Vancouver Campus
Correspondence dated November 12, 2009 from Professor Stephen J. Toope, President and Vice-Chancellor, University of British Columbia, to Lois Jackson, Chair, Metro Vancouver.


6.8 UBC Upset Over Redevelopment Bylaw Proposals
Newspaper article published in The Province on November 16, 2009.
6.9 UBC Land Use
Correspondence dated November 17, 2009 from Trish Lyons.

6.10 November 17, 2009 CBC Radio Interview with Stephen Owen, UBC’s Vice President of External, Legal and Community Relations Re: Proposed Land Use Regulations at UBC
Summary of an interview between CBC Host Stephen Quinn and Stephen Owen.

6.11 Metro Vancouver November 20, 2009 Meeting Presentation
Correspondence dated November 18, 2009 from Ken White, Passage Island, to Maria Harris, Chair, Electoral Area Committee.

6.12 Additional Land Use Provisions
Correspondence dated November 18, 2009 from Stephen Owen, University of British Columbia, to the Chair, Electoral Area Committee.

6.13 UBC President Stephen Toope Claims Metro Vancouver is Attacking Academic Freedom
Correspondence dated November 18, 2009 from Ken White, Passage Island to the Chair, Electoral Area Committee.

7. OTHER BUSINESS
No items presented.

8. RESOLUTION TO CLOSE MEETING
No items presented.

9. ADJOURNMENT

It was MOVED and SECONDED
That the Electoral Area Committee conclude its regular meeting of November 20, 2009.

CARRIED
(Time: 11:53 a.m.)

__________________________________________  __________________________
Carrie Peacock                                      Maria Harris, Chair
Recording Secretary
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DELEGATIONS
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1 March 2010

Ms. Maria Harris
Director
Electoral Area A
Metro Vancouver
By email

Dear Ms. Harris:

On behalf of the Passage Island Homeowners’ Association, I want to thank you and Metro Vancouver for the increased efforts to improve safety and access. A new breakwater study has just been completed that offers a cost-effective way to improve all-weather access and allows Passage Island to become a year-round community.

I look forward to updating the committee on March 19, 2010.

The new project would enable water taxis to tie up to the island in virtually any weather and also improve emergency access. The project consists of a $450,000 maintenance-free rock mount owned by Metro Vancouver. Floats and gangways would be owned and maintained by Passage Island’s home and lot owners.

Moving forward on the breakwater project requires action by Metro Vancouver. The new proposal calls for a much less expensive breakwater than previously anticipated, a reduction of almost $2 million.

Previously, Passage Island proposed owning the breakwater and repaying Metro Vancouver the cost of the project through our property taxes. We have been informed this is not an acceptable option to Metro Vancouver.

We recognize this is a significant expenditure for Metro Vancouver, far larger than any other commitment Metro Vancouver has ever made to Passage Island. It is our position that Metro Vancouver is our local government and needs to take responsibility for safety and other infrastructure. Eagle Island, our neighboring island in West Vancouver, has similar infrastructure requirements and these are funded by West Vancouver without an additional tax assessment.

In analyzing Passage Island’s tax structure, our analysis indicates that we pay almost the same total tax rate that we would pay if we were part of West Vancouver although our assessments are lower. We also realize that an insufficient amount of our taxes go to Metro Vancouver, with more going to Islands Trust, provincial rural taxes, RCMP surcharges, etc.

It is our position that all homeowners and lot-owners have the right to a full service government and that many infrastructure investments are spread over a large number of taxpayers, many of whom get no direct advantage from a particular investment. We believe Passage Island needs to be treated the same as any other jurisdiction: there are expenditures required that in some budget cycles exceed the taxes collected in that particular jurisdiction.
We have been told that we are a “rural” entity and the rules are different. The fact is that we are located in an urban environment, minutes from downtown Vancouver and the rules need to be the same for us as for any other community in the metropolitan Vancouver area.

For some of us, lack of access means that even though Passage Island is our primary residence, for many months of the year it is too risky to get to our own homes. This is no longer acceptable to many of us particularly when we realize tax rate is nearly the same as someone 10 minutes away in West Vancouver. This discriminatory treatment needs to end and the breakwater will be the means for allowing Passage Island residents to be able to come and go like other people in the metro area.

Once we have safer access, water taxi services have pledged to provide scheduled services for Passage Island to and from Granville Island and Coal Harbour. This is an example of how a breakwater will facilitate our access to our homes and work.

Let it be stated very clearly: we are very pleased with the increased level of attention paid to Passage Island by Metro Vancouver; very valuable improvements in safety and access that have already been achieved. The entities to which the rest of our tax dollars go provide us with negligible services and returns. We realize through no fault of our own, our tax dollars are improperly allocated and that Metro Vancouver should be the primary recipient of our taxes.

It is our proposal that the financing of the breakwater be combined with a review of our taxes that would result in either more of our taxes going directly to Metro Vancouver or us becoming part of West Vancouver. If we paid more taxes to Metro Vancouver without an increase in our overall tax bills, the cost of the breakwater could be easily accommodated.

We fully understand that governing small islands is not Metro Vancouver’s core function. It may well be that transferring control of Passage Island to another jurisdiction like West Vancouver makes sense. We believe that Metro Vancouver needs to invest in Passage Island access and safety to facilitate such a transfer.

We are asking Electoral Area A Committee to work on our behalf to get the breakwater funded by Metro Vancouver. That is our highest priority. We also look forward to working with the Committee to take a hard and honest look at the total ranges of services Metro Vancouver provides Passage Island and ways in which our tax dollars can be most efficiently utilized in the future.

Thank you.

Sincerely yours,

Roger W. Gale
Chair
Passage Island Homeowners’ Association
Presentation re: Enforcement of Electoral Area Bylaws at 15 Strachan Point Rd

On December 18, 2009, we (Bill Grenier and Sharon Kennedy), asked Metro Vancouver to enforce the zoning bylaw at 15 Strachan Point Rd. Metro Vancouver staff replied that they would take no action before the outstanding court actions conclude.

We do not accept the position taken by staff of Metro Vancouver, and are requesting that the Electoral A Committee recommend to the Metro Vancouver Board of Directors that steps be taken immediately to resolve this zoning contravention and order that the “coach house” building on Lot 15, Strachan Point Road be removed. Neither the action before the court nor the judicial review of the Board of Variance decision prevent or preclude Metro Vancouver from taking action to enforce its bylaws.

1. Court Action: There are 2 matters before Mr. Justice Kelleher. The court was asked to enforce a registered easement agreement and issue a court order to remove an obstruction (a building referred to as a “coach house” at 15 Strachan Point Rd) from the right of way which provides access to the neighbouring properties. The owners of Lot 15 lodged a countersuit to move and narrow the easement to allow the retention of the building. The Court is still considering this request under Section 35 of the Property Law Act. The Court has agreed that the building must be removed if the easement is not modified. The Court has conceded that it does not have jurisdiction to enforce a Zoning Bylaw under the Local Government Act. This is the responsibility of Metro Vancouver.

If the Court finds in favour of the owners of Lot 15 and agrees to move and narrow the right of way easement under Section 35 of the Property Law Act, the “coach house” building would be retained since this is the only reason why the owners of Lot 15 want the easement moved and narrowed. However, the building would still be an illegal, non-conforming building in contravention of a number of provisions of Zoning Bylaw 1028, 2005, and would still encroach onto the adjacent property owned by the Crown. Metro Vancouver has indicated to the Court that it could still exercise its right to have the building removed.

If the Court agrees to move the easement, and Metro waits and orders the building be removed after the court decision, many new issues arise. The untenable situation would exist whereby, instead of having the original 25ft right of way in place, set back from the main house, a 14.5ft wide easement would run along the planter next to the house for no logical reason. Whether or not the coach house is removed, the proposed easement would have uncertain status since the Zoning Bylaw still refers to “Reference Plan 10850”, part of which runs across other lots and part of which runs across Lot 15. And the Board of Variance has agreed to the removal of the setback from the “proposed” easement only as long as the coach house exists. Would the owners of Lot 15 proceed with an amendment to the Zoning Bylaw to refer to the new, “proposed” easement location? Would the other parties to the easement agree? What about the other affected members of the community? Would the amendment be approved? What happens if the now vacant “coach house” building is left and continues to deteriorate? Does the easement go back to its original position once the coach house is gone? What message is sent to the rest of the community if Metro continues to ignore their complaints? If Metro is not willing to enforce its bylaws, what authority does it have to deal with zoning bylaw contraventions throughout Electoral Area A?

Request: That Metro Vancouver enforce the Zoning Bylaw now before the easement is moved and narrowed, and order the illegal, non-conforming “coach house” building on Lot 15 be removed.

2. Judicial Review: The Court asked Metro Vancouver for its position regarding the modification to the easement. On Metro’s advice, an application was made to the Board of Variance to reduce the setback requirement in Zoning Bylaw 1028, 2005 to “legalize the siting of the coach house” (Ref. letter from Christina DeMarco, Sept 4, 2008). Enforcement action by Metro would render the Judicial Review of the Board of Variance process no longer necessary.
Site Plan showing the location of the illegal, non-conforming “coach house” at 15 Strachan Point Road.
Pacific Spirit Park Society Summary
March 9, 2010
for
March 19, 2010
Metro Vancouver Electoral District A Committee

Our society, given the lack of transparency of UBC toward development projects and ongoing silence regarding governance at UBC since the November 11 joint UBC-Metro Vancouver Joint Dispute Resolution Committee, has a number of concerns and questions.

1) What does "intervenor" status on the part of the Provincial Government mean?
2) What would have to happen in order for UBC to govern itself? And, in the event that UBC were to govern itself, what role would Metro Vancouver take?
3) If UBC were to govern itself, what changes or amendments to existing legislation have to take?
4) If UBC were to govern itself with regard to the issuance of development permits, what would this mean for:
   a) Pacific Spirit Regional Park and specifically the foreshore?
   b) Preservation of viewscapes and water quality?
c) What would this mean for implementation of BMP's and a comprehensive ISMP?

Most sincerely,

Judge E. Williams, Chair,
UBC MV Liaison Land Use Committee

Brian Woodcock, Chair
Pacific Spirit Park Society
To: Electoral Area Committee  
From: Christina DeMarco, Division Manager, Policy and Planning Department  
Date: February 22, 2010  

Subject: **2010 Electoral Area Committee Priorities**

*Recommendation:*  
That the Electoral Area Committee endorse the priorities, activities and workplan set out in the report dated February 22, 2010, titled “2010 Electoral Area Committee Priorities”.

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1. **PURPOSE**

To provide the Electoral Area Committee with information on its key priorities and work program for year 2010.

2. **CONTEXT**

At its February 5, 2010 Board meeting, the Board considered the Metro Vancouver 2010 Action Plan, a concise presentation of the Board’s strategic priorities, long term goals, short and medium term targets and key deliverables in 2010. This report was referred to the Board’s Standing Committees for discussion and recommendation to the Board for final adoption.

The Electoral Area Committee’s priorities for 2010 will focus on the following key initiatives:

- Resolve governance issues at UBC
- Determine the most effective governance arrangements for the Electoral Area
- Update zoning and building bylaws

*Attachment 1* provides greater detail on the workplan and will be the basis for reporting back to the Committee on a quarterly basis.

The Board’s 2010 priorities were outlined in an Action Plan (*see Attachment 2*) and are provided to the Committee for further discussion and consideration and reporting back to the Board for endorsement. The goals and targets of the 2010 Action Plan are not specifically related to the day to day business of the Electoral Area Committee. However, the work of the Committee more directly contributes to Metro Vancouver’s key roles of service delivery, the development of plans, policy and regulation and the provision of political leadership.

The 2010 Strategic Priorities were defined and set the context for the Board approved 2010 Budget including the programs and priorities outlined for each Committee. *Attachment 3* is the summary provided to the Board for the Electoral Area Committee which outlines the strategic priorities, long term priorities and the Committee’s discussion/resolutions.
3. ALTERNATIVES

The Committee could:
   a) endorse the priorities, activities and workplan set out in the report dated February 22, 2010, titled “2010 Electoral Area Committee Priorities”,
   or
   b) direct staff on changes to priorities, activities and workplan.

4. CONCLUSION

The focus of the Electoral Area Committee programs for 2010 is to improve governance arrangements throughout the Electoral Area as outlined in the Metro Vancouver 2010 Action Plan.

ATTACHMENTS

1. Electoral Area Committee 2010 Workplan (Doc. #3339257).
2. Board 2010 Action Plan (Doc. #3825106).
3. Electoral Area Committee 2010 Programs and Priorities (Doc. #3824478).
Electoral Area Committee 2010 Workplan

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<td>• Review of the Islands Trust OCP for Passage and Bowyer Islands</td>
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<td>• Report on debris collection at Indian Arm</td>
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<td>• Report on Metro Vancouver ownership of local infrastructure in the Electoral Area</td>
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<td>• Report on Passage Island breakwater</td>
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<td>• Conclude resolution of governance issues at UBC</td>
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<th>4th Quarter</th>
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<td>• Finalize zoning and building bylaw amendments for Electoral Area A</td>
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An unshakeable commitment to the well-being of current and future generations and the health of our planet, in everything we do.
GUIDE TO THE 2010

Action Plan

INTRODUCTION

Metro Vancouver is committed to a sustainable future for the region and its people.

Its Board of Directors has established, through the Metro Vancouver Sustainability Framework, a series of values, principles and core areas of focus that give effect to that commitment. The framework itself identifies Metro Vancouver’s three key roles:

- Service Delivery
- Plans, Policy and Regulation
- Political Leadership

Within each of those roles are many interconnected programs and an even larger number of specific actions intended to achieve the priorities as established by the Board.

While the Framework Document provides an overarching view, the 2010 Action Plan is intended to provide the Board and other audiences with specific and, where meaningful, measurable targets for the organization’s work in the coming year. The plan lays out goals for 16 different strategic priorities, measurable targets and key deliverables for 2010, and a brief summary of achievements in 2009 that supported strategic priorities.

It also proposes a statement that seeks to encapsulate the essence of the set of actions for each strategic priority in a simple message that can be effectively delivered to constituents.

Key highlights of the 2010 Action Plan include:

- Solid Waste Management – complete the Solid Waste Management Plan approval process and establish the first of a system of Eco-Centres that provide easy public access to waste reduction, reuse and recycling opportunities; and begin construction of a biofuel plant for the beneficial use of food and other organic materials
- Regional Growth Management – adopt a new regional growth strategy, Metro Vancouver 2040, to help achieve the fundamental livability and sustainability goals of the region
- Air Quality – reduce diesel particulate emissions from non-road engines and equipment, increase air quality monitoring stations in the Fraser Valley, and implement a wood smoke reduction program
- Drinking Water – open the Seymour Capilano Filtration Plant, providing filtered drinking water to over one million residents in the region.
Metro Vancouver’s core services, provided principally to municipalities, are: drinking water, sewerage and drainage, and solid waste management. Regional parks and affordable housing are significant services provided directly to the public.

Metro Vancouver’s main areas of planning and regulatory responsibility are: regional growth, utilities, air quality, and parks.

Finally Metro Vancouver serves as the main political forum for discussion of significant community issues at the regional level. It acts as a facilitator, convenor, partner, advocate and a significant conduit for information and education to the community.
The 2010 Action Plan

Priorities

**Utilities**
- **Drinking Water** p.10
  - Nature's health drink, always on tap
- **Liquid Waste** p.11
  - A zero waste region – no waste, only resources
- **Solid Waste** p.12
  - A zero waste region – no waste, only resources

**Environment**
- **Air Quality** p.13
  - Clean air for life
- **Climate Change** p.14
  - A zero net carbon region, resilient to the effects of climate change
- **Ecological Health** p.15
  - Healthy and vibrant ecosystems that sustain us all
- **Energy** p.16
  - 100% renewable energy in the region
- **Parks & Greenways** p.18
  - Healthy parks – healthy people

**Regional Planning**
- **Agriculture and Food** p.19
  - Ensuring access to a healthy diet for a healthy population supported by local farms
- **Culture** p.20
  - A vibrant regional culture; conscious, purposeful, and inclusive
- **Housing** p.21
  - Affordable housing for everyone
- **Regional Growth Management** p.22
  - Broad consensus and commitment to a sustainability inspired regional growth strategy

**Money and Process**
- **Aboriginal Relations** p.23
  - Collaborative and mutually beneficial relationships
- **Education and Relationship Building** p.24
  - Broad consensus and commitment to a sustainability inspired regional growth strategy
- **Finance** p.26
  - Equitable and sustainable financial foundation, upon which the region can grow
- **International Relations** p.27
  - Share and learn on an international level
DRINKING Water

Nature’s health drink, always on tap

METRO VANCOUVER COMMITS TO...
Provide clean, safe drinking water and ensure its sustainable use.

TARGETS
- Reduce the use of bottled water by 20% by 2010 (compared to 2008)
- Reduce peak per-capita tap water use by 10% by 2010 (compared to 2000)
- Complete construction of twin tunnels and commence filtration of Capilano source by 2013
- Complete construction of Coquitlam UV disinfection facility by 2012

2010 KEY DELIVERABLES
- Complete start-up of the Seymour Capilano Filtration Plant.
- Implement phase three of the tap water campaign: focusing on delivery through hotels and restaurants.
- Implement more frequent and targeted water conservation communication for lawn sprinkling.
- Complete horizontal section of twin tunnel excavation.
- Complete design for Coquitlam UV disinfection.

LIQUID Waste

A zero waste region – no waste, only resources

METRO VANCOUVER COMMITS TO...
Recover energy, nutrients, water, or other usable materials from liquid waste and return water to the environment in a manner that protects public health and the environment.

TARGETS
- Complete the Iona and Lions Gate treatment plant upgrades in accordance with the updated Integrated Liquid Waste and Resource Management Plan
- Complete the business cases and implement the best opportunities for energy and waste water recovery by 2013

2010 KEY DELIVERABLES
- Complete the North Shore Sewerage area Integrated Resource Recovery (IRR) study and commence the Lulu Island and Vancouver Sewerage area IRR study.
- Strengthen regulation and enforcement to reduce liquid waste contaminants at source.
- Commence engineering to reduce wet weather sewer overflows.
- Complete the co-digestion facility at Annacis Wastewater Treatment Plant.
**SOLID Waste**

A zero waste region – no waste, only resources

**METRO VANCOUVER COMMTS TO...**
Protect the environment and public health by minimizing the generation of waste, and maximizing reuse and recycling and the recovery of energy from the waste that remains.

**TARGET**
- Divert 70% of solid waste from disposal through the 3Rs by 2015

**2010 KEY DELIVERABLES**
- Board and ministerial approval for the Solid Waste Management Plan.
- Zero Waste Challenge:
  - Establish the first Eco-centre.
  - Increase diversion of organic waste by establishing a biofuel plant and assisting municipalities with food waste collection.
  - Complete behaviour change pilot projects and broadly implement results; specific target areas include multi-family housing and organics diversion.

**AIR Quality**

Clean air for life

**METRO VANCOUVER COMMTS TO...**
Ensure clean, clear and healthy air for current and future generations.

**TARGETS**
- Reduce diesel particulates from vehicles, equipment and rail in the region by 50% by 2015 (compared to 2005)
- Reduce diesel particulates from Metro Vancouver corporate sources 75% by 2012 (compared to 2005)

**2010 KEY DELIVERABLES**
- Introduce regulations to reduce emissions from non-road diesel engines and equipment in the region.
- Implement wood smoke reduction programs in the region.
- Add air quality monitoring stations in the FVRD.
CLIMATE Change
A zero net carbon region, resilient to the effects of climate change

METRO VANCOUVER COMMITS TO...
Minimize the region's contribution to climate change and prepare the region for the effects of climate change.

TARGETS
Reduce regional greenhouse gases 15% by 2015 and 33% by 2020 from 2007 levels.

Metro Vancouver operations will be carbon neutral (excluding solid waste operations) by 2012.

2010 KEY DELIVERABLES
• Complete and implement a regional climate change strategy that identifies the roles of Metro Vancouver, municipalities, and senior governments in achieving regional GHG mitigation and adaptation goals.
• Complete and implement a corporate climate action plan.
• Prepare a vulnerability assessment of existing infrastructure to ongoing climate change.

ECOLOGICAL Health
Healthy and vibrant ecosystems that sustain us all

METRO VANCOUVER COMMITS TO...
Protect and restore an interconnected network of habitat and green space, account for ecosystem services, and enhance the connections between people and nature.

TARGETS
Protect all endangered wetlands in the region by 2015.

Identify a Regional Protected Areas Network by 2011 in collaboration with local and senior levels of government and other agencies.

2010 KEY DELIVERABLES
• Complete Ecological Health Plan and commence implementation.
• Complete the inventory of all significant and endangered wetlands in the region.
Energy

100% renewable energy in the region

METRO VANCOUVER COMMITS TO...
Minimize energy use and maximize energy recovery from Metro Vancouver operations.

TARGETS

Metro Vancouver will be a net energy contributor by 2015

Seek alternate forms of energy by

- Increasing energy from liquid waste by 10% by 2012 (compared to 2007)
- Recovering the significant energy potential from drinking water reservoirs by 2020
- Increasing energy from solid waste by 10% by 2015 (compared to 2007)

2010 KEY DELIVERABLES

- Identify local energy opportunities with BC Hydro.
- Begin construction of a regional biofuel plant to produce renewable energy from organic waste.
- Obtain partnership agreement with developer to provide sewer heat from the Sapperton pump station to a nearby residential/commercial development.
- Complete the evaluation of using biogas from the Annacis Island WWTP as a vehicle fuel.
- Complete an evaluation with an external party (or parties) to determine the feasibility of using effluent heat from the Annacis Island WWTP for their heating requirements.
- Determine the optimal option for recovering energy from biosolids.
- Partner with the City of Vancouver and others to supply heat from the Waste-to-Energy facility to the district heating system for the East Fraserlands development.
- Award a turbine supply contract for the Capilano energy recovery facility.
- Complete feasibility study to refine wastewater treatment plant sludge screenings and then inject into digesters for the production of biogas.
- Complete a feasibility study for the production of biodiesel from trucked liquid waste.
PARKS and Greenways

Healthy parks – healthy people

METRO VANCOUVER COMMITS TO...

Diverse forms of outdoor recreation for all ages in accessible natural settings throughout the region to promote health, wellness, and strong community engagement.

TARGET

Increase visits to Metro Vancouver outdoor recreation space to 10 million by 2012

2010 KEY DELIVERABLES

- Complete research, mapping, and opportunity identification and engage municipalities, First Nations and major stakeholders in development of the Lower Fraser River Corridor, “Experience the Fraser” Concept Plan, in partnership with FVRD.
- Construct Delta South Surrey Greenway overpass.
- Complete Colony Farm Park plan.

AGRICULTURE and Food

Ensuring access to a healthy diet for a healthy population supported by local farms

METRO VANCOUVER COMMITS TO...

Work collaboratively to expand the regional food system and its economic opportunities, and ensure healthy communities and healthy ecosystems support and are supported by local food production.

TARGETS

- Increase actively farmed land by 2012
- Increase local healthy food awareness by 2012

2010 KEY DELIVERABLES

- Adopt a Regional Food System Strategy.
- Adopt policies to protect agricultural land and increase actively farmed land.
- Develop a collaborative process to promote an effective means for the distribution and marketing of healthy and locally produced food.
Culture
A vibrant regional culture; conscious, purposeful, and inclusive

**METRO VANCOUVER COMMITS TO...**
Enhance the livability of the region by connecting arts and cultural organizations to the public across the region and promoting the economic benefits of a vibrant culture sector.

**TARGET**
Metro Vancouver Regional Arts and Culture Calendar a universally recognized portal for arts and culture organizations and events in Metro Vancouver by 2014.

**2010 KEY DELIVERABLES**
- Launch a web-based Metro Vancouver calendar that will promote and showcase regional arts and culture activities across Metro Vancouver by 2010.
- Build a centralized, web-based, arts and culture hub that provides easy access to a wide range of activities and events, both professional and community based, comprising (at a minimum) a calendar of events, event reviews, workshops and networking opportunities.

Housing
Affordable housing for everyone

**METRO VANCOUVER COMMITS TO...**
Increase the supply of modest cost housing for owners and renters and eliminate homelessness in the region.

**TARGETS**
- Obtain senior government funding to enable MVHC to increase the stock of affordable housing by 100 units annually
- Local Housing Action Plans for all Metro Vancouver municipalities by 2011

**2010 KEY DELIVERABLES**
- Advocate for a National Housing Strategy, Bill C-304, in the House of Commons, and participate in the targets, standards and objectives conference to be convened as part of Bill C-304.
- Advocate for increased density and permits/fees reduction for new affordable housing projects.
- Develop and implement a system wide tenant engagement strategy for community development in MVHC.
REGIONAL GROWTH
Management
Broad consensus and commitment to a sustainability inspired regional growth strategy

TARGETS

- Increase density within the urban containment boundary
- Increase the share of jobs and housing in urban centres and transit corridors
- Increase the inventory of market-ready industrial land

2010 KEY DELIVERABLES

- Formal approval of regional growth strategy.

ABORIGINAL Relations
Collaborative and mutually beneficial relationships

TARGET

- Ongoing harmonious inclusion of all affected First Nations in Metro Vancouver in all major policy decision making processes

METRO VANCOUVER COMMITS TO...
Help create a livable and sustainable region while maintaining municipal character and diversity by fostering complete communities in a compact urban area, a strong and resilient economy, transportation choices and protecting the environment.

METRO VANCOUVER COMMITS TO...
Building effective and trust-based relationships with First Nations to ensure better alignment and achievement of common objectives.

2010 KEY DELIVERABLES

- Engage Squamish in Lion’s Gate replacement and Water Use Plan for the Capilano/Seymour watersheds.
- Engage Kwikwetlem in Colony Farm Academy.
- Engage Musqueam in Sustainability Academy and Pacific Spirit Park.
- Engage Katzie in future of Grant Narrows.
- Engage relevant First Nations in “Experience the Fraser” initiative.
EDUCATION AND RELATIONSHIP

Building

Building understanding, support and engagement in achieving a sustainable region

METRO VANCOUVER COMMITS TO...

Provide leadership and facilitate collaborative processes by providing education and information to collectively build a sustainable and livable region.

TARGETS

Host the second Metro Vancouver Sustainability Summit in 2011

Build a system of at least three Sustainability Academy components by 2015

Metro Vancouver based sustainability curriculum, engaging partners such as the Ministry of Education, established throughout the Metro Vancouver school system by 2015

2010 KEY DELIVERABLES

- Firmly establish the Premier’s Liaison Committee.
- Advance the planning for the Annacis Sustainability Academy to ensure its completion by the March 31, 2011 deadline.
- Host four Future of the Region Sustainability Dialogues series and ten Sustainability Community Breakfasts in support of Metro Vancouver’s strategic priorities and in preparation for a 2011 Sustainability Summit.
- Design and deliver a new multi-media strategy in support of Metro Vancouver’s strategic priorities.
- Develop integrated teachers resource/new curriculum activities to support engagement of K-12 teachers and youth leaders with local sustainability topics.
- Continue public involvement process for water utility projects on the North Shore through participation in the District of North Vancouver’s Community Monitoring and Advisory Committee (CMAC).

Note: Community outreach/engagement efforts related to specific projects are reflected in the appropriate strategic priorities.
Finance
Equitable and sustainable financial foundation, upon which the region can grow

METRO VANCOUVER COMMITS TO...
Provide quality, affordable, equitable services at best value for citizens of today and generations to come.

TARGETS
- Have in place financial sustainability mechanisms for all Metro Vancouver services by 2012
- Debt service costs (interest and principal) not to exceed 30% of Total Revenue between 2010 and 2015

2010 KEY DELIVERABLES
- Complete a financial strategy for Lion’s Gate and Iona waste water treatment plant upgrades.
- Develop financial and procurement strategies for implementation of the Solid Waste Management Plan once it is approved.
- Develop a formal Financial Strategy document as part of Metro Vancouver’s suite of management plans.

INTERNATIONAL Relations
Share and learn on an international level

METRO VANCOUVER COMMITS TO...
Sharing our expertise with the world and learning from others; a sustainable region helping make a sustainable planet.

TARGET
- Host a major international municipal conference by 2015

2010 KEY DELIVERABLES
- Establish Metro Vancouver as an independent member of United Cities and Local Governments (UCLG), playing a leadership role with respect to local government and global issues such as sustainability, climate change and others.
- Identify and establish a twinning relationship with a like-minded metropolitan region.
- Participate and actively engage in the fourth World Urban Forum to be hosted in Rio de Janeiro, Brazil.
- Follow-up on the efforts of the International Benchmarking Consortium.
- Participate and actively engage in the Biennial Conference of the PlusNetwork to be hosted in Ottawa.
- Identify and facilitate learning opportunities for specific Metro Vancouver priorities.
PROGRESS
2009

DRINKING WATER
• Commissioned the Seymour-Capilano Filtration Plant.
• Delivered phase two of the Tap Water Campaign, including developing public service announcements showcased across the region and beyond.
• Resumed construction of Twin Tunnels.
• Water conservation efforts contribute to peak summer water use as low as 1990 levels despite experiencing the two hottest days on record.

LIQUID WASTE
• New Integrated Liquid Waste and Resource Management Plan completed, after consultation with the public, municipalities and senior agencies, for consideration by the Board.
• Commenced work on the co-digestion facilities at Annacis Wastewater Treatment Plant.
• Completed combined sewer overflow storage facility in New Westminster.

SOLID WASTE
• Developed and implemented (UBCM) award-winning Metro Vancouver Recycles web application.
• Released draft Solid Waste Management Plan.
• Established a regional facility for organic food waste composting.
• Conducted demonstration programs for wood waste diversion, waste management at events, and increasing diversion at multi-family housing sites.
• Increased awareness of strategic priorities through public forums, social media outreach, media relations, and a holiday waste reduction campaign.

AIR QUALITY
• Reduced air emissions from urban and agricultural boilers through amendments to the Air Quality Management Bylaw.
• Implemented a regional wood stove exchange program.
• Implemented shore power system at Canada Place cruise ship terminal.
• Assessed air quality impacts from future solid waste management options and found no significant differences among them.
• Reduced diesel emissions from Metro Vancouver corporate sources by 30% compared to 2005.
CLIMATE CHANGE

- Implemented corporate greenhouse gas reduction and energy initiatives, making progress towards Metro Vancouver being a carbon neutral organization by 2012.
- Assessed greenhouse gas and energy impacts of future solid waste management options, and recommended a greater emphasis on generating energy from waste.
- Focused on climate change in the context of the development of the three major management plans (RGS, LWMP, SWMP); progress on the regional climate plan received lower priority.
- Worked closely with Engineers Canada in developing a national assessment of infrastructure vulnerability to climate change.

ECOLOGICAL HEALTH

- Completed an Ecological Health Plan framework and initial consultation.
- Hosted several one-on-one meetings and convened a roundtable discussion with cultural planners and other stakeholders to discuss a regional approach for promoting culture during the 2010 Olympics and Paralympics and beyond.
- Completed RFP process and awarded contract to develop business plan for a web-based regional culture calendar that will promote regional arts and culture activities across Metro Vancouver.

ENERGY

- Obtained Provincial support to explore Capilano Hydro power.
- Established energy management and database systems, facilitating improved energy tracking and analysis.
- Completed feasibility studies on:
  - extracting heat from the Sapperton Pump Station for space heating of a nearby development
  - generating electricity from the water pipeline between Seymour reservoir and the Seymour-Capilano Filtration Plant
  - using flared digester gas at Iona Island WWTP for vehicle fuel and space heating
  - installation of a turbine in the Seymour reservoir pipeline at the new filtration plant to generate power
  - providing heat from the Waste-to-Energy facility to the East Fraserlands residential development in Vancouver.
  - using heat from the Annacis and Lulu Island WWTP effluent for heating the plants and nearby buildings.
  - generating hydropower at the Cariboo dam.
  - supplying biogas from the Iona Island WWTP to the Vancouver International Airport.
PROGRESS

2009

• Completed a pre-feasibility study on using the biogas at the Annacis Island WWTP for vehicle fuel
• Completed trials on gasifying biosolids.
• Completed an evaluation of various options for the use of the increased biogas at the Coquitlam landfill.

PARKS AND GREENWAYS
• Completed Burnaby Lake viewing tower.
• Held new event for marginalized youth called “Get Out”.
• Held a new special event “Midsummer Fete” at the Colony Farm.
• Developed pod walks for Burnaby Lake.
• Completed park land acquisition catalogue.

AGRICULTURE AND FOOD
• Gained support for a Regional Food System Strategy framework in consultation with a broad range of groups.
• Developed a new partnership with Ministry of Agriculture and Lands to determine the status of farmland and develop an agriculture water demand model for this region.
• Completed a preliminary sustainability plan for the Colony Farm Regional Park with a focus on sustainable food production.
• Reviewed implications of legislative changes to farm assessment system.

CULTURE
• Completed terms of reference and awarded contract to develop a business plan for a web-based regional arts and culture calendar.

HOUSING
• Helped more families with housing than planned by exceeding subsidy target.
• Established 10 Tenant Associations and worked to achieve community gardens; crime-free multi-housing certification; smoke-free units and other initiatives.
• Completed energy efficiency upgrades to MVHC properties under the “Live Smart” program.
• Enacted a bylaw to eliminate sewerage development cost charges on affordable rental housing.

REGIONAL GROWTH MANAGEMENT
• Released February 2009 draft Metro Vancouver 2040
• Completed extensive outreach program with member municipalities.
• Completed public consultation program in April/May/June 2009.
• Released revised November 2009 draft Metro Vancouver 2040.
ABORIGINAL RELATIONS

- Advanced relations with First Nations through
  - Successfully resolving long-standing impasse with Musqueam in regards to compensation for infrastructure rights-of-way through a Taxation Settlement Agreement.
  - Celebrating and documenting in a special Sustainable Region TV episode the return of sockeye salmon to the Coquitlam River as a result of salmon habitat enhancement.
  - Engagement with Squamish on the relocation of the Lion’s Gate WWTP.
  - Participation in the Tsawwassen First Nation treaty process and the addition of Tsawwassen First Nation as a treaty First Nation member of both the GVRD and GVWD.
  - Facilitation and negotiation in record time a water agreement with the Tsawwassen First Nation.
  - Engagement with relevant First Nations as part of ongoing consultations on the Regional Growth Strategy and Solid and Liquid Waste Management Plans.

FINANCE

- Established Metro Vancouver as the leader in advancing discussion and debate around financial sustainability for local government, Metro Vancouver and other regional authorities, building awareness of the significance of pending decisions, and the inter-relationships between regional agencies.
- Provided guidance and leadership as Metro Vancouver navigated its way through a time of unprecedented economic challenge and uncertainty.
- Developed and advanced a compelling suite of “shovel-ready” stimulus projects.
PROGRESS

2009

EDUCATION AND RELATIONSHIP BUILDING

- Strengthened engagement with municipalities through intense engagement of RAAC, REAC, RFAC, TAC and others in the draft Regional Growth Strategy and Solid and Liquid Waste Management Plans.
- Hosted 16 Future of the Region Sustainability Dialogues (topics included the economy, regional growth, and four Regional Forums on waste management; total attendees 1176).
- Hosted 10 Sustainability Community Breakfasts (topics included sustainable tourism, sustainability indicators, regional growth, urban agriculture, building community through social housing and rail transportation, and VANOC; total attendees 886).
- Produced six shows of The Sustainable Region; the show won first place for magazine format series from NATOA Awards for Excellence.
- Engaged youth through 360 school programs (K-12) serving 10,000 students.
- Secured funding from UBC and Federal Infrastructure Stimulus Fund for the Annacis Sustainability Academy/Centre of Excellence.
- Participated in the District of North Vancouver’s Community Monitoring and Advisory Committee (CMAC) advancing the public involvement process for Seymour-Capilano Water Utility Projects.

INTERNATIONAL RELATIONS

- Participated in the United Cities and Local Governments (UCLG) World Council meeting in Guangzhou, China.
- Participated in the International Regions Benchmarking Consortium (Creativity and Talent in an Urban Environment) in Barcelona, Spain.
- Participated in a sustainable waste management technical mission to Sweden.
Electoral Area Committee - 2010 Programs and Priorities

1.1 Strategic Priorities

Strategic Priorities and Related Initiatives

- determine most appropriate form of development control for UBC
- advance consideration of alternate governance system for UBC
- determine most effective governance arrangements for the Electoral Area.

Operational Priorities

- amend zoning and building bylaws as required
- administer and enforce bylaws
- investigate issues regarding the provisions of local services
- participate in boundary adjustment study initiated by Lions Bay
- finalize arrangements for the transfer of the Barnston Island Dike from the Province to Metro
- support emergency preparedness program.

1.1 Longer Term Priorities

- determine most effective governance arrangements for all parts of Electoral Area.

1.3 Committee Discussion and Resolutions (Committee members canvassed for their comments; no formal committee meeting was held prior to the workshop).

Committee Member Comments

Maria Harris:
“With respect to the report dated 23 September, all fine except under Heading, 1.1, I would suggest removing the second point and incorporating it into the third, making it clear that we are considering an alternate governance system for UBC, but leaving open the possibility that the present system will remain in place with changes that make it function more effectively from our Board’s point of view.”
To: Electoral Area Committee

From: Jeff Gogol, Environmental Regulatory Planner, Policy & Planning Department
David Boote, Electoral Area A Planner, Policy & Planning Department

Date: February 16, 2010

Subject: GVRD Ticket Information Utilization Amending Bylaw No. 1118, 2010

Recommendations:

That the Board:

a) introduce and give first, second and third reading to "Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010";

b) reconsider, pass and finally adopt "Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010".

1. PURPOSE

To authorize amendments to the “Greater Vancouver Regional District Ticket Information Utilization Bylaw No. 1050, 2006”. The amendments include offences and fines for the Electoral Areas regulatory bylaws.

2. CONTEXT

The Greater Vancouver Regional District (GVRD) Ticket Information Utilization Bylaw enables Metro Vancouver to more effectively and efficiently promote compliance with its regulatory bylaws. Compliance with Metro Vancouver’s regulatory bylaws is promoted primarily through non-punitive means such as education, advisories and warnings. However, in some cases punitive measures are warranted and the use of tickets is an effective alternative to legal action through the courts for some offences. The zoning and building bylaws within the Electoral Areas are enforced by Metro Vancouver staff.

The major amendments to the GVRD Ticket Information Utilization Bylaw include:

a) the addition of the following designated Bylaws and Bylaw Enforcement Officers to Schedule A:

i) Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005 – Building Inspector;

ii) Greater Vancouver Regional District Electoral Area A Building Administration Bylaw No. 1043, 2006 – Building Official;

b) the addition of a Schedule of prescribed offences and fines for each of the bylaws referenced above.
The offences prescribed in the bylaw will allow staff an alternative to legal action through the courts for less serious infractions. The proposed fines will be $250 and will be an additional tool in promoting compliance with the Electoral Areas regulatory bylaws.

3. ALTERNATIVES

The Board could:

a) provide comments on the revised bylaw and request staff to incorporate these comments into a further revision;

or

b) give three readings to and adopt the revised bylaw.

Staff recommends alternative (b).

4. CONCLUSION

To better promote compliance with its regulatory bylaws, Metro Vancouver requires the ability to issue tickets for offences under these bylaws. The proposed amendments will improve the tools available to staff to enforce the Electoral Areas bylaws.

ATTACHMENT

Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010 (Doc. #3630033).
Greater Vancouver Regional District Ticket Information Utilization Amending
Bylaw No. 1118, 2010

A Bylaw to Amend "Greater Vancouver Regional District Ticket Information Utilization
Bylaw No. 1050, 2006."

WHEREAS:

A. The Board of Directors of the Greater Vancouver Regional District has adopted
"Greater Vancouver Regional District Ticket Information Utilization Bylaw No. 1050, 2006", a bylaw to designate those bylaws for which the municipal ticket
information may be used as a means of bylaw enforcement;

B. "Greater Vancouver Regional District Ticket Information Utilization Bylaw No, 1050, 2006" was amended by "Greater Vancouver Regional District Ticket
Information Utilization Amending Bylaw No. 1053, 2006" and was further
amended by "Greater Vancouver Regional District Ticket Information Utilization
Amending Bylaw No. 1110, 2009"; and

C. The Board of Directors of the Greater Vancouver Regional District wishes to
further amend "Greater Vancouver Regional District Ticket Information Utilization
Bylaw No. 1050, 2006".

NOW THEREFORE the Board of Directors of the Greater Vancouver Regional District,
in open meeting assembled, ENACTS AS FOLLOWS:

1. "Greater Vancouver Regional District Ticket Information Utilization Bylaw No.
1050, 2006" is hereby amended as follows:

   a) In section 5 by replacing section 5 with the following:

      "The words or expressions set forth in Column 1 of Schedules B through J of
this bylaw designate the offence committed under the bylaw section number
appearing in Column 2 opposite the respective words or expressions."

   b) In section 6 by replacing section 6 with the following:

      "The amounts appearing in Column 3 of Schedules B through J of this bylaw
are the fines set pursuant to section 265 of the Community Charter for the
corresponding offences designated in Column 1 of Schedules B through J."

   c) Replacing Schedule A with Schedule A that is attached hereto.

   d) Adding Schedules I and J that are attached hereto.

2. This bylaw shall be cited as "Greater Vancouver Regional District Ticket
Information Utilization Amending Bylaw No. 1118, 2010".
READ A FIRST, SECOND AND THIRD TIME this _____ day of ________ 2010.

RECONSIDERED, PASSED AND FINALLY ADOPTED this ___ day of ________ 2010.

______________________________
Lois E. Jackson, Chair

______________________________
Paulette A. Vetleson, Corporate Secretary
## Schedule A

**Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
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<tbody>
<tr>
<td><strong>Designated Bylaws</strong></td>
<td><strong>Designated Bylaw Enforcement Officers</strong></td>
</tr>
<tr>
<td>1. Greater Vancouver Regional District</td>
<td>Park Officer</td>
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Schedule I

Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010

Reference: Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005

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Schedule J

Greater Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1118, 2010

Reference: Greater Vancouver Regional District Electoral Area A Building Administration Bylaw No. 1043, 2006

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THIS PAGE LEFT BLANK INTENTIONALLY
To: Electoral Area Committee

From: Chris Plagnol, Deputy Corporate Secretary, Metro Vancouver

Date: January 8, 2010

Subject: Electoral Area A Election Process

Recommendation:

That the Board direct staff to:

a) Obtain and use Elections BC voter data for registered electors in Electoral Area A for the purposes of election outreach, and

b) Seek written submissions about the Electoral Area A election process by inviting comment through advertisements in local newspapers and the Metro Vancouver website, and mailing directly to representative organizations in the Electoral Area.

1. PURPOSE

To report on the feasibility of contracting out the Electoral Area A election process to adjacent municipalities; and to provide a recommendation on inviting public comment on the election process.

2. CONTEXT

At its May 22, 2009 meeting the Electoral Area Committee considered issues raised by a delegation regarding the Electoral Area A (Electoral Area) election process. Of particular note was concern expressed about getting information out to electors in the absence of a voters list. Current policy authorizes same-day voter registration instead of a voters list.

Elector outreach had been achieved through required published notices in the newspaper, the Metro Vancouver website, mailing to property owners, and through several university area groups for redistribution. Mailing information is provided by BC Assessment Authority for property owners, but other than the information channels noted above, direct contact with renters is not made. This led to discussion of alternatives for ensuring all electors can be contacted in future elections. Committee subsequently requested staff to:

a) advise on the feasibility of contracting out the Electoral Area election process to adjacent municipalities who use a voters list, and

b) provide a recommendation on inviting public comment on the election process.
A. Feasibility of contracting out the Electoral Area election process to adjacent municipalities

The Local Government Act (Act) permits cost sharing agreements for conducting the election, or part of the election, by one party for the other or in conjunction with the election of the other. So it is permissible for adjacent municipalities, if agreeable, to administer the general local elections of GVRD’s Electoral Area A. GVRD already exercises this provision in working in conjunction with other local governments, where practicable.

While contracting out the election process to adjacent municipalities is permitted under the Act, the most practicable way of resolving the concern of ensuring all electors can be directly contacted, is to obtain and use data from BC Elections about registered electors in Electoral Area A. This kind of outreach can be implemented with minimal cost, without having to make changes to the GVRD election bylaw, and without having to provide additional staff resources during election year to maintain a voters list. At the same time, existing forms of outreach would continue (newspaper notices, etc.).

B. Inviting public comment on the election process

The aim of inviting public comment on the GVRD’s Electoral Area A general local election process is to consider improvements. Feedback could be solicited about the following topics:

- Elector registration (resident and non-resident)
- Voting Place (location, sufficient opportunities, etc.)
- Election Staff (trained and knowledgeable)
- Communications (How did you get information about the election: before, during and after)
- Future elections (mail in ballots, telephone/internet voting, etc.)
- How electors would like to receive information about future election
- How to make it easier for an elector to participate
- Access to School Trustee election, and other voting opportunities.

Feedback could be achieved in several ways. An effective (and cost-effective) method would be to invite comment on the above topics by advertising in the various local newspapers and the Metro Vancouver website, and contacting directly the following organizations to seek their feedback on the election process:

- Barnston Island Dyking District
- Howe Sound Property Owner Groups
- University Endowment Lands
- University Neighborhood Association
- UBC Alma Mater Society.

Equally effective, but more costly, would be to engage a third-party consultant specializing in elections to administer a public online survey of electors to seek their views of the process (similar to one done for Islands Trust in 2008) and to analyze the results and provide feedback.

Alternatively, a survey on the above topics could be mailed directly to the electors using data from BC Elections, and to the following organizations: Barnston Island Dyking District, Howe Sound Property Owner Groups, University Endowment Lands, University Neighborhood Association, and the UBC Alma Mater Society.
3. ALTERNATIVES

Contracting Out

a) Direct staff to use Elections BC data for registered electors in Electoral Area A for the purposes of election outreach, instead of contracting out to adjacent municipalities.
   This is the recommended alternative; or

b) Direct staff to investigate if adjacent municipalities are interested in conducting the election, and to bring forward an amending bylaw in order to contract out all or a portion of the election to adjacent municipalities; or

c) Maintain the status quo; or

d) Pursue another alternative.

Inviting public comment on the election process

a) Seek written submissions about the Electoral Area A election process by inviting comment through advertisements in local newspapers and the Metro Vancouver website, and mailing directly to the following organizations: Barnston Island Dyking District, Howe Sound Property Owner Groups, University Endowment Lands, University Neighborhood Association, and the UBC Alma Mater Society; or

b) Seek a review of the current election process for the general local election by a third party consultant, including a survey of stakeholders; or

c) Seek written submissions about the election process by direct mailing to all registered electors, based on Elections BC data, and other stakeholder groups; or

d) Pursue another alternative.

4. CONCLUSION

Contracting out all or part of the general local elections to adjacent local governments is permitted under the Act, but is impractical as a method to better outreach to electors; outreach could be achieved by other means.

In terms of seeking public feedback on the election process for the general local election of Electoral Area A, a third party review could be undertaken or written feedback solicited.
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To: Electoral Area Committee
From: Jason Smith, Regional Planner, Policy and Planning Department
Date: February 25, 2010
Subject: Proposed Zoning Amendment Bylaw No. 1125, 2010 for Properties on Indian Arm

Recommendations:

That the Board:

a) Give first and second reading to Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010.
b) Refer Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010 to public hearing.
c) Pursuant to Section 891 of the Local Government Act, delegate the holding of the public hearing to the Electoral Area Committee.

1. PURPOSE

To inform the Board of a proposal to rezone a series of properties on Indian Arm and to initiate the rezoning process.

2. CONTEXT

Metro Vancouver staff has been made aware that there is a mapping error in the zoning bylaw regarding three properties along the west side of Indian Arm (see Attachment 1, properties labeled 1-3). This error was made when the zoning bylaw was enacted in 2005. In the previous zoning bylaw the properties in question were zoned A-2 Extensive Rural and Recreation. In the current zoning map the properties have been zoned P-1 Civic Institutional (see Attachment 2).

Metro Vancouver is proposing to re-adjust the zoning boundary so as to incorporate the three properties in question in the A-2 zone. The A-2 zone permits residential and recreational uses and is consistent with how the properties are currently being used and with their private ownership.

All the affected property owners have been contacted and informed of the rezoning process. They will all be contacted individually again to advise them of the time and location of a public hearing if it is held.
The Advisory Planning Commission met on November 5, 2009 and passed a motion recommending that this rezoning application proceed.

Section 891 of the Local Government Act allows for the Board to delegate the holding of a public hearing. Given that this is a process to correct an administrative mistake and concerns a local matter, it is recommended that the Board delegate the holding of the public hearing to the Electoral Area Committee.

3. ALTERNATIVES

Option 1: That the Board Give first and second reading to Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010, refer Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010 to public hearing and delegate the holding of the public hearing to the Electoral Area Committee (This is the recommended alternative).

Option 2: That the Board not proceed with the rezoning process.

4. CONCLUSION

Staff recommends Option 1, that the Board proceed with the proposed rezoning from P-1 to A-2 to correct an administrative mistake.

ATTACHMENTS

1 Properties subject to rezoning - Map (Doc. #3825184).
2 Current Zoning Map (Doc. #3824464).
3 Previous Zoning Map (Doc. #3825467).
4 Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010 (Doc. #3821688).
Map 4. Indian Arm North

Current Zoning Map
Previous Zoning

Schedule A
This is one of the zoning maps referred to in Section 4.01 of the Greater Vancouver Regional District Zoning Bylaw 785, 1995, and amendments thereto.

Map 4
Indian Arm
North

SEE MAP I
GREATER VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1125, 2010

A bylaw to amend the “Greater Vancouver Regional District
Electoral Area A Zoning Bylaw No. 1028, 2005”.

WHEREAS the Board of the Greater Vancouver Regional District wishes to amend the “Greater
Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005”;

NOW THEREFORE the Board of the Greater Vancouver Regional District in open meeting
assembled, enacts as follows:

1) “Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1028, 2005” is
hereby amended by replacing “Map 4. Indian Arm North” with Attachment 1 - Map 4.
Indian Arm North of this bylaw.

2) This Bylaw may be cited for all purposes as the Greater Vancouver Regional District
Electoral Area A Zoning Amendment Bylaw No. 1125, 2010.

Read a First and Second time this ___ day of_____________________, 2010.

Public Hearing pursuant to Sections 890 and 891 of the Local Government Act held this
___ day of_____________________, 2010.

Read a Third time this ___ day of_____________________, 2010.

Ministerial Approval pursuant to Section 913 of the Local Government Act given this ___
day of_____________________, 2010.

Reconsidered, passed and finally adopted this ___ day of_____________________, 2010.

Paulette A. Vetleson, Corporate Secretary
Greater Vancouver Regional District

Lois E. Jackson, Chair
Greater Vancouver Regional District Board
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To: Electoral Area Committee

From: David Boote, Electoral Area Planner, Policy and Planning Department
     Eric Aderneck, Regional Planner, Policy and Planning Department

Date: March 2, 2010

Subject: Bowyer Island - Relationship with Metro Vancouver and Islands Trust

Recommendation:

That the Electoral Area Committee receive for information the report dated March 2, 2010, titled “Bowyer Island - Relationship with Metro Vancouver and Islands Trust”.

1. PURPOSE

At the November 20, 2009 Electoral Area Committee meeting, members heard a number of delegations from Bowyer Island. The Committee requested staff to report back on a) Bowyer Island membership issues raised relative to the Advisory Planning Commission, b) governance issues relating to Bowyer Island, and c) the process Metro Vancouver follows for making decisions.

2. CONTEXT

Bowyer Island, located in Howe Sound east of Bowen and Gambier Islands and west of Lions Bay and West Vancouver, is approximately 125 hectares. Bowyer Island is a private residential and recreational island of approximately 66 seasonal cabins without services or roads, with little if any permanent population. The Island is within the jurisdiction of both Metro Vancouver and the Islands Trust, each with different responsibilities.

Metro Vancouver Advisory Planning Commission and Membership

Metro Vancouver has established an Electoral Area Advisory Planning Commission (APC) for the Electoral Area excluding the University of British Columbia/University Endowment Lands. The Commission meets infrequently to review and comment on community planning and bylaws, as well as and building permit processes in the Electoral Area. The Electoral Area A Advisory Planning Commission Establishment Bylaw (adopted in 1994, amended in 2008) states that the APC shall advise the Regional Board and/or the Director for Electoral Area A on matters referred to it. The current Bylaw specifies that the APC shall consist of a total of eight members, who shall be residents or owners of property within the Electoral Area APC area and that one member shall be from Bowyer Island. In the case of Bowyer Island, the APC limits itself to discuss building permit issues only as land use bylaws are the responsibility of the Island Trust.

Members of the APC are appointed or re-appointed by resolution of the Regional Board upon recommendations received from the Director of Electoral Area A.
In spring 2008, six representatives were appointed to the APC for a term starting May 1, 2008 and ending April 30, 2010. In late 2008, the Electoral Area A Advisory Commission Establishment Bylaw was amended by the Board to expand representation to Bowyer and Passage Islands, and to appoint an additional two members based on recommendations received from the Director of Electoral Area A. Public notification of the APC vacancies and invitations to apply was in the form of a letter to Electoral Area residents and advertisement placed on the Metro Vancouver website. A similar process will be undertaken for appointments commencing May 1, 2010 and ending April 30, 2012.

**Governance of Bowyer Island: Roles of Metro Vancouver and Islands Trust**

**Metro Vancouver Role**

Bowyer Island is within the Electoral Area A of Metro Vancouver (Greater Vancouver Regional District) which has a total population of over 11,000 residents, most of whom are located on the University of British Columbia campus and University Endowment Lands.

The Electoral Area is represented at the Metro Vancouver Board through one elected Director, who also serves as Chair of the Electoral Area A Committee. The Committee makes decisions regarding local government issues for the Electoral Area.

Limited services are provided by Metro Vancouver to Bowyer Island. Metro Vancouver provides building permit and inspection technical services to Bowyer Island, with land use planning services provided by the Islands Trust. Currently, Bowyer Island residents pay property taxes for both Metro Vancouver and Islands Trust services.

**Islands Trust Role**

Bowyer Island, as well as Passage Island, is part of the Islands Trust, and within the Gambier Trust Area. The Islands Trust, created by the Provincial Government in 1974, has a mandate to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the province. This mandate underlies the work of the Islands Trust, including the development of official community plans, zoning and other land use bylaws in each of the local trust areas. The Islands Trust covers 13 major islands and over 450 smaller islands with a total population of 25,000.

Trustees are elected for each group of islands designated as a local trust area or island municipality. Local trust committees are responsible for land use decisions within their respective local trust area. In total there are 26 trustees forming the Islands Trust Council, which makes decisions about overall policy, staff resources and budget for the Islands Trust.

The Islands Trust is in the process of completing the Gambier Associated Islands Official Community Plan (OCP) which includes Bowyer Island. In the draft OCP, Bowyer Island is designated largely as “Residential” and “Residential Comprehensive”, with smaller areas as “Forest”. The northern and central parts of the Island are identified as “Lands Subdividable and Potentially Subject to Parkland Dedication”. The OCP bylaw received 1st Reading in February 2010; a public hearing is anticipated in April 2010.

In the draft Gambier Associated Islands Land Use Bylaw, Rural Residential, Marine, and Forest zones are proposed for Bowyer Island, generally reflecting existing development patterns. A separate report on this agenda provides a review of the draft OCP.
**Land Ownership Issues Unique to Bowyer Island**

There are four communities on Bowyer Island:
- B&A Estates, southeast bay, established in 1920, approx 22 cabins.
- Kildare Estates, west bay, established in early 1950s, approx 17 cabins.
- Bowyer Island Estates, centre south bay, established late 1950s, approx 23 cabins.
- Lot C, south area, established in 1968, approx 4 cabins.

According to the draft OCP, Bowyer Island’s private communities have been governed by corporate share cooperative agreements in place before the creation of the Islands Trust. The northern part of the Island is undeveloped and owned by Bowyer Island Estates.

The corporate ownership structure of the lands does not allow individual share owners to directly vote in local government affairs. There are appointed spokespersons for each of the groups representing their interests. Of note, most of the Bowyer Island landowners are not full time residents, but instead seasonal occupants.

This unique ownership structure has been recognized by the Islands Trust in their consultation with the landowners/residents, which contacts and invites comments from as many stakeholders as possible; however, formal notification is only mailed to the corporate landowner on title. Any consultation by Metro Vancouver or other authorities should consider all stakeholders.

These private corporate ownership communities could at their own initiative change the ownership structure of their lands, possibly to form a strata organization to create individual legal properties, where each owner would have an individual property title and be able to vote in local government affairs. This may resolve the issue of the unique land ownership, however, may have undesirable legal, financial, and taxation impacts on the communities.

It is noted that the provincial government is currently reviewing specific issues related to local government elections, including the corporate vote, through its Local Government Elections Task Force. Information on this initiative is found at www.localelectionstaskforce.gov.bc.ca, which includes a Corporate Vote Discussion Paper.

**Process for Possible Change to Bowyer Island Governance**

The issue of a possible change in governance for Bowyer Island through a move to a neighbouring jurisdiction has been raised by some residents. The province has a formal process in place to consider and approve local government boundary extensions (municipal) or boundary realignments (regional district), as well as other amendments to local governance.

The province can only approve a municipal boundary extension that has been initiated by a municipal government and has considered the interests of stakeholders. The regional district participates in the discussion and provides comments; however, the ultimate decision for a boundary extension is with the municipality initiating the boundary extension and the province. Although the *Local Government Act* does not require the consent of landowners / residents located within the area of the boundary extension, such extension will not be implemented where it is clear that a majority of landowners/residents object. All landowners / residents of Bowyer Island and stakeholders would be adequately consulted at the appropriate time if a boundary adjustment process was initiated.
Alternatively, a regional district boundary realignment could change the responsible regional district. A review and consultation process similar to municipal boundary extensions would occur.

A formal process to review possible changes and associated impacts from a local government boundary change would be initiated by the area landowners / residents in conjunction with the neighbouring jurisdiction. Any potential changes would not directly affect Bowyer Island’s relationship with the Islands Trust.

Transferring populated lands within Electoral Area A to a neighbouring municipal jurisdiction is consistent with Metro Vancouver’s long term objectives. However, completing a boundary extension/realignment would be initiated by the affected population and municipality. This process would require significant efforts and resources by all parties involved for a very small area with few permanent residents.

3. ALTERNATIVES

None Presented.

4. CONCLUSION

This report responds to direction from the Committee for information about Bowyer Island membership issues relative to the Advisory Planning Commission, governance issues relating to Bowyer Island, the process Metro Vancouver follows for making decisions, land ownership issues unique to Bowyer Island, and the process for changes to local governance.
To: Electoral Area Committee

From: David Boote, Electoral Area Planner, Policy and Planning Department
      Eric Aderneck, Regional Planner, Policy and Planning Department

Date: February 22, 2010

Subject: Investigation of Possible Debris Collection Service at Indian Arm

Recommendation:

That the Electoral Area Committee direct staff to survey Indian Arm property owners with water access only on the need, scope, and interest for a possible debris collection service and report back to the Committee with recommendations for such service.

1. PURPOSE

As a result of an inquiry by a property owner on Indian Arm, this report outlines the options, including possible partnerships with stakeholders, to provide debris collection service for water access only properties on Indian Arm.

2. CONTEXT

There are approximately 120 water access only cabins, most seasonally occupied, located along Indian Arm within the Electoral Area, including approximately 30 cabins within Indian Arm Provincial Park/Say Nuth Khaw Yum Heritage Park. There are also water access only cabins in the District of North Vancouver (approx 45) and the Village of Belcarra (approx 20). These properties do not receive any garbage or recycling collection service and are expected to address household garbage themselves. Over the years, there has been an accumulation of larger items and debris, some of which may not be properly disposed. As transportation is limited to boats, removal of large or hazardous debris may be difficult or expensive for individual property owners and there is the possibility that some debris may be at risk of contaminating soils or being dumped into the ocean.

There are various other organizations with an interest in the area, including other government agencies, recreational and environmental groups. Preliminary inquiries have been made to these organizations in order to assess interest and/or experience in debris removal activity. A summary of these initial inquiries include:

Metro Vancouver Parks and Waste Management Services
The Metro Vancouver Parks Department manages the Belcarra Regional Park and the Thwaytes Landing in the District of North Vancouver. The Thwaytes site has a resident caretaker responsible for maintenance including collecting minor amounts of garbage.

Metro Vancouver does not provide any garbage or recycling collection service to the Electoral Area. Such garbage/debris management is the responsibility of local property owners, some of whom hire a collection service contractor.
District of North Vancouver
The District of North Vancouver does not provide collection service to water access only cabins on Indian Arm. Residential garbage can be deposited at the Seycove Marina with the marina operator charging users; the District charges the marina to pick up the garbage on a cost recovery basis.

Village of Belcarra
The Village of Belcarra charges all properties a garbage/recycling property tax levy (including water access only properties) which allows them to drop off items at a local depot; no pick up service is offered to any residents.

Say Nuth Khaw Yum Heritage Park/Indian Arm Provincial Park
The Park includes cabins on lease lots, some of which will eventually be removed and require demolition debris removal. Currently, in order to flush out the park toilet facilities, BC Parks commissions a barge with sanitary trucks every one to two years as required.

Indian Arm Ratepayers Association
The Indian Arm Ratepayers Association is a voluntary organization which represents water access only cabins in different jurisdictions throughout Indian Arm. In the early 1990s the Association organized a one-time clean up event. The event collected much debris with a donated barge, however there were challenges in coordinating the collection. Representatives of the Association have suggested different approaches for future debris collection efforts, including the placement of bins at marinas and better disposal facilities at the Provincial Park.

Port Metro Vancouver
The Port’s responsibilities are for issuing water lot licences for docks and maintaining navigable channels free of hazards. The uplands side is not in their jurisdiction, however they recognize that debris could have ocean environmental and safety implications.

Environmental Agencies
Inquires were made to the Ministry of Environmental, Environment Canada, Department of Fisheries and Oceans, the Coast Guard, as well as BC Hydro. As this is an unusual program request, initial comments were generally supportive, although such is not part of their normal mandate or jurisdiction. No readily available funding sources were identified.

Recreational/Environmental Groups
The Great Canadian Shoreline Cleanup runs an annual volunteer event in September; it is often in cooperation with local municipalities who dispose of the collected garbage. The Camp Jubilee Retreat & Conference Centre in the District of North Vancouver coordinates and funds their own debris collection service. The Royal Vancouver Yacht Club in the Electoral Area operates the Wigwam Inn; facility users are responsible for their own garbage removal, and the Club occasionally hires a barge to remove debris.

Collection Service Examples in Other Jurisdictions
The Sunshine Coast Regional District organizes and funds an annual clean-up event. Waste containers are barged to four islands and placed at public sites on specific days to collect general garbage and recyclables. There are no fees and no restrictions on the amount of garbage deposited by individuals; the pick-up limit is a function of the container capacity. The program has been popular with local residents and is offered as one of the few services provided by the Regional District to island property owners.
The Fraser Valley Regional District does not offer any garbage/debris collection service to rural areas within its Electoral Areas. There are transfer stations at which residents, including water access only properties, can depot garbage for a fee.

Incorporated municipalities provide garbage collection service to most urban properties. Some municipalities provide an annual or bi-annual extra garbage collection service where almost any type of large debris are picked up from the street.

Proposed Approach
In order to gather more information about the scope of the situation and possible solutions, a survey could be distributed to property owners asking about the extent of the debris collection service required and requesting suggestions as to how to best deliver an appropriate program. This notice would remind property owners of their responsibilities in terms of appropriately managing garbage/debris. This survey could also ask about the type and amount of debris that exists and the level of interest in cost-sharing debris removal.

A service could either be organized as an annual summer event, possibly in combination with other clean up activities, or combined with existing barging services in Indian Arm, such as the monthly propane delivery service, with individual collection service coordinated between the barging contractor and the property owners. Upon completion of the initial service, it could be assessed for success, and depending on the results and level of further interest, offered on a regular basis.

The service could be directed to water access only cabins within the Electoral Area, and if there is more widespread interest, cabins within the District of North Vancouver and the Village of Belcarra may be added. The debris collection service, clearly distinguished from regular garbage collection service, could focus on the common environmental benefits of removing debris at risk of polluting the environment and ocean.

It is important to encourage property owners to appropriately dispose of the debris on their property. Supporting a collection service decreases the potential for environmental contamination. However, such a service should not replace private property maintenance responsibilities or encourage owners to accumulate garbage/debris for the pick up service.

Funding the Initiative
There are various levels of support that Metro Vancouver could offer for a collection service. The service could vary in terms of frequency, coordination, communication, costs, and funding sources. Options range from fully leading and largely funding the service, possibly with support from other organizations with an interest in the area, to facilitating local property owners to organize a common debris collection service. An approach combining these components could be developed with volunteers along with Metro Vancouver support and supplemental funding.

Prior to recommending a course of action, it is important to establish a better understanding of the scope of the issue and the views of property owners and those organizations which may be interested in participating.

The total cost is dependant on the service scope and possible cost sharing. There may be an opportunity to attract funding from other organizations through service sharing efficiencies and for the environmental benefits offered by the collection service.
Metro Vancouver’s component of the costs could be recovered by a special charge to cabin owners, or a fee applicable to only the owners who participate in the service, or the costs could be completely absorbed by Metro Vancouver and any organizations interested in cost sharing.

With any collection service, there will be a need to contract for a barge/boat. When collected, the debris would need to be sorted into garbage, recyclable, and hazardous material categories. Collected debris would be transported to an accessible dock where it would be transported by truck to a waste transfer station. Using the assumption of 500 pounds of debris per cabin (with one third of the total being metal), a preliminary cost estimate from one contractor is $15,000 for a one time collection service for the approximately 120 water access only cabins at Indian Arm in Electoral Area. These assumptions require confirmation prior to commencing a debris collection service.

3. ALTERNATIVES

In light of the discussion above, the Committee has the following options:

a) Direct staff to survey Indian Arm water access only property owners on the need, scope, and interest for a possible debris collection service and report back to the Committee with recommendations for such service. [Recommended]

b) Direct staff to organize a debris collection service for Indian Arm.

c) Maintain the current situation and take no further actions at this time.

4. CONCLUSION

Metro Vancouver is responsible for some limited local services for the property owners at Indian Arm in Electoral Area. Supporting an occasional debris collection service for water access only properties could be a way to provide additional services to these members of the region and help clean up the environment. Metro Vancouver could assist with coordinating and exploring funding options for a debris collection service. Further investigation of the scope, interest, costs and possible partnerships is required prior to proposing a specific approach.
To: Electoral Area Committee

From: David Boote, Electoral Area Planner, Policy and Planning Department

Date: February 17, 2010

Subject: Review of Gambier Associated Islands Official Community Plan

Recommendation:

That the Board forward to the Islands Trust the report dated February 17, 2010, titled “Review of Gambier Associated Islands Official Community Plan”.

1. PURPOSE

Metro Vancouver has been requested to comment on the Gambier Associated Islands Official Community Plan as the local government authority for Passage Island and Bowyer Island. This report provides an overview of the proposed Gambier Associated Islands Official Community Plan (which includes Bowyer Island and Passage Island) and identifies the key considerations and implications of this Plan for Metro Vancouver.

2. CONTEXT

2.1 Background

Bowyer Island and Passage Island are part of the Islands Trust, and lie within the Gambier Trust Area. Bowyer Island, located in Howe Sound east of Bowen and Gambier Islands and west of Lions Bay and West Vancouver, is approximately 125 hectares. It is a private residential and recreational island of approximately 66 seasonal cabins without services or roads and with few permanent residents.

Passage Island is located between Bowen Island and West Vancouver and consists of 61 lots, approximately 25 of which are developed as seasonal residences as well as a few permanent homes.

Central to the mandate of the Islands Trust is the development of official community plans, zoning and other land use bylaws in each of the local trust areas. Metro Vancouver provides building permit and inspection technical services to Bowyer Island and Passage Island, however as noted, land use planning services are provided by the Islands Trust. In 2007, the Gambier Island Local Trust Committee began work on a new Official Community Plan (OCP) for the Associated Islands (which include twenty seven islands and islets along Howe Sound and in the open waters along the Sunshine Coast). After a series of discussions, meetings and drafts, the Islands Trust gave first reading in January 2010 to a bylaw to adopt what would be the first OCP for the Gambier Associated Islands. The Attachment to this report contains those pages of the OCP that apply directly to Passage Island and Bowyer Island.
2.2 Comments on the Gambier Associated Islands Official Community Plan

Metro Vancouver has been requested to comment on the OCP as the local government for Passage Island and Bowyer Island. The following issues have been identified as a result of this review:

**Consistency with Metro Vancouver regional growth strategy directions**

Metro Vancouver’s draft Regional Growth Strategy designates both Islands as ‘Rural’. The intent is that the low density rural character of the island be maintained. The draft OCP directions are consistent with this direction.

**Development standards**

The OCP recommends the establishment of a 7.6 metre setback for new development from the natural boundary of the ocean. This regulatory setback is inconsistent with current regulation within other areas of the Electoral Area. The Electoral Area Zoning Bylaw # 1028 restricts development within 15 metres of the ocean. Islands Trust staff advise that in the absence of detailed mapping, the regulations contained in the existing zoning bylaw having effect over both the islands are recommended to continue.

It is the intent of the Islands Trust that once the OCP is approved, a new land use/zoning bylaw will be introduced for the area. Presently, the Islands Trust uses GVRD Bylaw 47, being a zoning bylaw adopted by the GVRD in 1972 and amended several times over the years.

**Implementation Policies**

The OCP lists a number of policies that encourage other agencies and governments to assist with implementation of the plan. One such policy states that ‘Metro Vancouver consider amendments to its building bylaw to implement alternate, seasonal residential standards’. It is understood that this policy is related to the concerns of some residents that the provisions of the bylaw are too onerous in instances where owners propose to rebuild seasonal dwellings and would like to be able to build at standards less than those for permanent residences. It is important to note that it is only to the extent that the provincial Building Code allows for variation in the standards for construction that Metro Vancouver would be able to assist in these cases.

Another policy ‘encourages Metro Vancouver to participate in the Natural Area Protection Tax Exemption Program’. This is a program that, once endorsed by a regional district, allows for the conservation of select lands (through a covenant) and a subsequent reduction in property taxes for those lands. This program would only be applicable for some properties on Bowyer Island that are currently vacant and implementation of this program would be in keeping with efforts to minimize development in this area.

For both Bowyer and Passage Island, the OCP encourages Metro Vancouver ‘to solicit and respect the full participation of … residents in discussions and decisions impacting the island(s)’. Metro Vancouver has been and continues to be engaged with island issues. As well Metro Vancouver has recently funded a second study for a safe access breakwater at Passage Island. It should be noted that in the Introduction to the section of the OCP on Passage Island it is incorrectly noted that discussions ‘at the regional district level surrounding the possible elimination of Electoral Area A were commencing’. It should be pointed out to the Islands Trust that this is not the case.
3. ALTERNATIVES

In light of the discussion above, the Committee has the following options:

a) The Board to forward to the Islands Trust the report dated February 17, 2010, titled ‘Review of Gambier Associated Islands Official Community Plan’; [Recommended]

or

b) Direct staff to invite residents of Bowyer and Passage Islands to engage in a further review the OCP;

or

c) Take no further actions at this time.

4. CONCLUSION

The proposed Gambier Associated Islands Official Community Plan is the product of efforts by the Local Trust Committee, Islands Trust staff and local property owners. Islands Trust holds the statutory authority for land use planning in this area, which includes Passage Island and Bowyer Island. This report conveys Metro Vancouver Board comments to the Islands Trust. Metro Vancouver staff has determined that the draft OCP is generally consistent with regional growth strategy directions. The inconsistency with riparian area setbacks has been brought to the attention of Islands Trust staff.

ATTACHMENT

Excerpt from the Gambier Associated Islands Official Community Plan (Doc. #3825016).
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4. LOCAL ISLAND OBJECTIVES AND POLICIES

Objectives and policies in Part 4 are specific to individual islands and are in addition to the objectives and policies in Part 3 of the Plan.

4.1 OBJECTIVES AND POLICIES FOR PASSAGE ISLAND

Background:
Passage Island was charted by Spanish explorer Narvaez in 1791 and named by Captain Vancouver for its location in the centre of the passage. He also named Anvil Island at the same time and designated the two islands as aids to navigation so that sailors could line up Passage and Anvil Islands to clear the Sand Heads. Subdivision of the island was approved by the Ministry of Transportation prior to the establishment of the Islands Trust. In 1999 Bowen Island was incorporated to become the first island municipality within the Islands Trust and Passage and Bowyer Island which were formerly part of the Bowen Island Local Trust Area, became part of the Gambier Island Local Trust Area.

The island is characterized by a close and active community with a mix of single family dwellings on small lots approximately one-third acre in size. In 2008 approximately half of the 61 lots on Passage Island were developed. Some residents live full time on the island and commute to West Vancouver for work and school. There are no services to Passage Island or community dock. The primary access point on the mainland is Fishermans Cove in West Vancouver where mailboxes and a water taxi for Passage Island residents are located. Passage Island falls within Electoral Area A of the Metro Vancouver Regional District. At the time of writing the Plan, discussions at the regional district level surrounding the possible elimination of Electoral Area A were commencing.

Objectives:

4.1.1 To preserve and protect the natural ecosystems and habitat of the island.

4.1.2 To maintain the residential character of the island.

4.1.3 To recognize the unique challenges associated with accessing, constructing and living on the island.

Policies:

4.1.4 The principal land use should be residential, in the form of single family dwellings.

4.1.5 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.

4.1.6 Density should be limited to one dwelling per lot, except that the LTC may consider applications for rezoning to permit a second small dwelling where lots are consolidated.
4.1.7 Overall residential density on Passage Island should be limited to a maximum of 61 lots.

4.1.8 Zoning may provide for residential uses, community services, conservation areas, and marine zones:

(a) Zoning of the existing lots should permit residential uses.

(b) Small scale community facilities and buildings such as a meeting hall, emergency facilities, or recreation areas may be permitted in specific locations.

(c) Conservation zoning may be considered to provide protection for any protected areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.

(d) Marine zoning should permit a breakwater, community docks and accessory residential docks. Zoning should regulate the size and siting of accessory residential docks once a community dock is established.

4.1.9 Commercial uses should be limited to home businesses, including temporary overnight accommodation. Commercial vacation rentals should not be permitted.

4.1.10 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application.

4.1.11 Bylaw provisions should establish maximum building height, setbacks and lot coverage.

4.1.12 Bylaw provisions establishing a maximum floor area, or a floor area ratio, for dwellings may be considered.

4.1.13 Bylaw provisions should establish a setback of 7.6 metres (25 feet) from the natural boundary of the sea for all buildings and structures. Provisions may be made in the zoning regulations for existing buildings and for necessary accessory structures within the required setback. The LTC should consider variance applications for new construction within the required 7.6 metre setback where the topography limits building sites and the owner can demonstrate that no hazard exists, that there would be no impact on sensitive terrestrial or marine ecosystems or habitat, and that the proposed construction would not create an undue visual impact.

4.1.14 Water connections to the mainland should not be permitted. Other utility connections may be permitted.
Advocacy Policies

4.1.15 The LTC should request that Metro Vancouver consider amendments to its building bylaw to implement alternate, seasonal residential standards.

4.1.16 The LTC should request the District of West Vancouver to recognize the challenges associated with providing access to Passage Island, including supporting the provision of long-term parking, waste disposal and passenger ferry and water taxi services.

4.1.17 The LTC encourages Metro Vancouver to participate in the Natural Area Protection Tax Exemption Program.

4.1.18 The LTC requests that the Ministry of Transportation and Infrastructure provide for and maintain safe access to the foreshore on dedicated highways.

4.1.19 The LTC encourages Metro Vancouver to explore options to provide a ports function for residents of Passage Island.

4.1.20 The LTC encourages Metro Vancouver and adjacent local governments to solicit and respect the full participation of Passage Island residents in discussions and decisions impacting the island.
4.2 OBJECTIVES AND POLICIES FOR BOWYER ISLAND

Background:
Bowyer Island is located in Howe Sound and is approximately 125 hectares in size. The island was named in 1860 after Admiral Sir George Bowyer of the British Navy. Bowyer is a private residential and recreational island without services or roads. The southern bay was first settled in 1920const by Herbert Bingham and is now known as B&A Estates. In the early 1950s a second community, Kildare Estates, was established on the west bay. In the late 1950s a third community, Bowyer Island Estates, was established on the centre south bay and the fourth community, Lot C, was established in 1968, also on the south between Kildare and Bowyer Island Estates. Almost all of Bowyer’s private communities have been governed by corporate homeowner share cooperative agreements that were in place before the creation of the Islands Trust. The island was extensively logged up until the early 1960s; however, some old-growth western red cedar and Douglas fir remain. Residences are primarily seasonal, and the island has a rich history of community spirit and family traditions that the residents wish to continue to promote in the years to come.

Objectives:

4.2.1 To preserve and protect the natural ecosystems, habitat and groundwater resources of the island.

4.2.2 To maintain the historic residential character of the island.

4.2.3 To recognize the unique challenges associated with accessing, constructing and living on the island.

Policies:

4.2.4 The principal land use should be residential, in the form of single family dwellings.

4.2.5 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.

4.2.6 Density for individual properties and locations on the island should be regulated on a site-specific basis.

4.2.7 Zoning may provide for residential, residential comprehensive, service, forest, conservation, and marine zones.

4.2.8 Residential zoning should encompass all existing developed areas, designated house sites, access routes, services and accessory areas.

4.2.9 Zoning may permit small scale community facilities and buildings such as meeting halls, water supply facilities, emergency facilities, or recreation areas in specific locations.
4.2.10 Conservation or Forest zoning may be used to zone areas with sensitive ecosystems and habitat, areas of groundwater recharge, significant natural features, areas of extensive mature forest, lands hazardous to development, and land with no future development potential.

4.2.11 Marine zoning should permit existing and future community docks. Bylaw provisions should limit the proliferation of additional individual or private docks.

4.2.12 Commercial uses should be limited to home businesses. Temporary overnight accommodation and commercial vacation rentals should not be permitted.

4.2.13 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application.

4.2.14 Bylaw provisions establishing a maximum floor area for dwellings may be implemented.

4.2.15 Bylaw provisions should establish a setback of 7.6 metres (25 ft.) from the natural boundary of the sea. Provisions should be made in the zoning regulations for existing buildings or sites. The LTC should consider variance applications for new construction closer than 7.6 metres (25 ft.) to the natural boundary where the applicant can demonstrate that no hazard exists, that there would be no impact on sensitive terrestrial or marine ecosystems or habitat, and that the proposed construction would not create an undue visual impact.

4.2.16 Water, sewer and power connections to the mainland should not be permitted.

4.2.17 District Lots 1339, and 1340 are designated on Schedule C - Land Use Map E as “Residential Comprehensive” and have a total area of 85.3 hectares (210.8 acres). Without increasing the current maximum dwelling density potential of 52 dwelling units within the Residential Comprehensive designated area, the zoning regulations may provide the following as a means of managing land use and development so as to minimize potential negative impacts, while encouraging stewardship of the ecological integrity and unique rural character of Bowyer Island over the longer term:

(a) The approximate location, amount, type and density of present and potential residential development and areas to be kept free from development.

(b) The transfer of density from one district lot to another within the designation.
(c) The clustering of any new development as a means to:
   I. maintain unique rural character and natural beauty;
   II. minimize the need for road expansion;
   III. minimize forest and ecosystem fragmentation;
   IV. protect groundwater recharge areas;
   V. ensure that any and all new land and foreshore development is located in areas which are suitable to support the intended use.

(d) The approximate location and type of present and proposed or potential common use facilities and buildings such as: water supply, sewage disposal, fire protection, access, transportation and utility infrastructure; community meeting and recreation areas and facilities; emergency helicopter landing sites.

(e) The approximate location and type of present and proposed or potential protected conservation areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.

(f) The approximate location of present and proposed sustainable forestry, and related foreshore uses.

Advocacy Policies

4.2.18 The LTC should request that Metro Vancouver consider amendments to its building bylaw to implement alternate, seasonal residential standards.

4.2.19 The LTC should request that the District of West Vancouver recognize the importance of public park lands currently occupied by Sunset Marina in providing access to Bowyer Island.

4.2.20 The LTC should support efforts to relieve growing pressure on parking and moorage at marinas traditionally used to access Bowyer Island.

4.2.21 The LTC should encourage Metro Vancouver to participate in the Natural Area Protection Tax Exemption Program.

4.2.22 The LTC should encourage Metro Vancouver and adjacent local governments to solicit and respect the full participation of Bowyer Island residents in discussions and decisions impacting the island.
To: Electoral Area Committee

From: Paulette Vetleson, Corporate Secretary, Corporate Secretary’s Department

Date: February 4, 2010

Subject: 2010 Electoral Area Committee Meeting Dates

Recommendation:
That the Electoral Area Committee establish the day, hour and place for its 2010 regular meetings as follows:

<table>
<thead>
<tr>
<th>Day and Hour</th>
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<th>Hour</th>
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<tbody>
<tr>
<td>Friday, March 19</td>
<td>9:00 am</td>
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<tr>
<td>Friday, April 16</td>
<td>9:00 am</td>
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<td>Friday, May 7</td>
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<td>Friday, June 18</td>
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<td>Friday, July 23</td>
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<td>Friday, September 17</td>
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<td>Friday, October 15</td>
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<tr>
<td>Friday, November 19</td>
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Place
Meetings will be held in the 2nd floor boardroom, 4330 Kingsway, Burnaby, British Columbia unless otherwise specified on the Metro Vancouver public notice board, Metro Vancouver website, and the respective agenda.

1. PURPOSE
To establish the day, hour and place of committee meetings.

2. CONTEXT
The Procedure Bylaw requires the board and committees to decide from time to time by resolution the day, hour and place its regular meetings will be held. In developing the monthly calendar, consideration is given to scheduling 2 board meetings, 14 standing committees, 4 advisory committees, as well as statutory holidays, conferences for elected officials, and spring break. While it is inevitable that members will encounter meeting conflicts and alternates are not appointed to committees, quorum is rarely jeopardized.

3. ALTERNATIVES
None presented.

4. CONCLUSION
The committee will have met the requirements of the board Procedure Bylaw by establishing the day, hour and place of its regular meetings, and the public can plan to attend such meetings.
To: Electoral Area Committee

From: Christina DeMarco, Division Manager, Policy and Planning Department

Date: March 11, 2010

Subject: Manager’s Report

Recommendation:

That the Electoral Area Committee receive for information the report dated March 11, 2010, titled “Manager’s Report”.

UBC Governance

At the GVRD/UBC Joint Committee meeting of November 25, 2009 the issue of land use controls at UBC was discussed. Metro Vancouver representatives outlined the Metro Vancouver Board direction to put additional land use controls in place in order to implement its responsibilities as the local government authority for Electoral Area A. It was suggested that Metro Vancouver staff bring forward options for land use controls that would be acceptable to both UBC and Metro Vancouver, in consultation with all stakeholders. UBC representatives made it clear that they were not in favour of the introduction of additional land use controls and advised that they would require further direction from the UBC Board of Governors. Metro Vancouver has not yet received any further communication from UBC. The next GVRD/UBC Joint Committee meeting is scheduled for May 5, 2010.

Provincial staff has been briefed on the positions of Metro Vancouver and UBC. Provincial staff has offered to explore solutions and put forward some options in the coming months.

Liquor Licence Application for Thunderbird Arena

The Provincial Liquor Control and Licensing Branch has made a decision on the liquor licence application for the Thunderbird Arena at UBC. The Branch has approved the licence generally in conformity with the conditions recommended by the Board at its July 31, 2009 meeting. The Branch has added a further condition, by granting approval for sporting events only. The Branch has not granted permission to serve liquor at concerts at this time. UBC has been advised that no application for serving liquor at concerts will be accepted until May 2010 at the earliest.

One of the conditions recommended by the Board was that a probationary period be established in order to assure the Branch that special event management by UBC was appropriate. The Branch advised that it is not able to issue a licence on a probationary period but agreed that event management practices by UBC need to be improved.
Electoral Area A Board of Variance
The Electoral Area A Board of Variance, pursuant to the Electoral Area A Board of Variance Bylaw No. 1102, 2008, met on December 11, 2009. The Board of Variance heard an application referred to it by the Supreme Court of British Columbia regarding a request to vary the provisions of the Electoral Area A Zoning Bylaw for a property at Strachan Point on Howe Sound. The application was approved by the Board of Variance, with no conditions. The matter which prompted the referral to the Board of Variance will now return to the Supreme Court of British Columbia for judgment.
I have been a resident of one of the market housing areas at UBC for the past two years - The Chancellor Place (Vancouver School of Theology) District.

In those two years, I have seen appear, throughout this area, unannounced, new developments which have certainly increased density - an objective with which I have no issue. (Some of the designs are questionable, I think, but that would be the subject of another less important complaint.)

The lack of consultation with the full time residents of the University lands by the University is a surprise to me. I have been a resident of many cities in the Lower Mainland (Vancouver, North and West Vancouver) since moving to Vancouver in 1970 to attend UBC as a student and not one other municipality ignores its citizens and controls citizen participation in the fashion that UBC does.

Now, I am being bombarded with pleas from the University - Dr Stephen Toope, President, and Dr Stephen Owen, Planning, to oppose Metro Vancouver's proposed participation in the planning process here at UBC.

I am writing to confirm my opposition to the University's position on this issue.

I strongly support - in fact, I'm nearly begging - for the Metro Vancouver planning department to get involved before the campus is over-developed in a slap dash fashion for profit that affects it and its community in a negative way.

An example: the latest proposed Campus Plan which is awaiting approval by the Board places a day care centre at one end of my street and a 15 - 18 storey student residence with a 400 seat pub as a "gathering place" to engender a social hub on campus. (Several of these "hubs" are planned.) Only this one has a direct interface with a market housing area on Campus. The tensions between students and campus residents due to noise, traffic, and parking, etc. will be aggravated further by such poorly thought out planning. (As a student here so many years ago, I would have welcomed such convenience; however, I wouldn't have wanted to socialize with my peers with Mom & Dad looking over my shoulder from their luxury condo.) When Campus Planning has such a direct neighbour to neighbour - campus to residential - affect, it needs significant oversight.

Regards,

James Power
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To : Johnny Carline  
Chief Administrative Officer of Metro Vancouver

To : President Stephen Toope  
UBC President

Copy :  
Mayor Lois Jackson  
Metro Vancouver Board Chair

Director Maria Harris  
Director Electoral Area A and Chair of the GVRD/UBC Joint Committee

Councillor Gayle Martin  
Chair of the Metro Vancouver Parks Committee

Ed Andrusiak  
Metro Vancouver Parks Manager

Christina DeMarco  
Regional Development and Planning Manager

Mr Brad Bennett,  
Chair UBC Board of Governors

Stephen Owen  
Vice President of External, Legal, and Community Relations

Nancy Knight  
Associate VP, Campus and Community Planning

Joe Stott  
Director of Planning, Campus and Community Planning

Dear Christina DeMarco

Please see attached a special Pacific Spirit Park Society Board Motion (approved by the PSPS Board on Feb 8th 2010) with reference to
- UBC's on-going area development
- the direct and indirect impacts of this development on Pacific Spirit Regional Park,
- the current UBC public participation process
- Metro Van’s governance and oversight of this UBC development and the UBC public participation process
- The role of PSPS representing the large community of park users

We would appreciate your response to this motion, and we look forward to discussing this with you in more detail at your earliest convenience.

Yours Sincerely

Brian Woodcock  
Chair Pacific Spirit Park Society  
604 222-8433  brianwoodcock@shaw.ca
The Pacific Spirit Park Society is dedicated to the protection of the natural resources of Pacific Spirit Regional Park.

- PSPS is a society which represents the PSRP user community (and its 520 PSPS members) through its various educational, recreational, and stewardship programs in our park.
- PSPS works closely with Metro Vancouver Parks, in an independent advisory role, on issues related to park stewardship and park user community concerns.

It has been the experience of PSPS over several years that past and current developments on the UBC campus have negatively affected the park and the park user community.

We strongly believe that more independent oversight and formal control of UBC’s development planning process should be undertaken by the regulatory authority, Metro Vancouver. This would ensure that UBC development guidelines and bylaws are being met in a more open and transparent way. This would also minimize the negative consequences of current and future UBC campus development on both the UBC community and on PSRP.

Therefore:

1) PSPS supports Metro Vancouver’s assertion of its authority to control the development permitting process in Electoral Area A;

2) PSPS requests that a process be established to ensure that PSPS and the larger UBC / PSRP community receives more timely communication relating to upcoming campus developments;

3) PSPS (as representatives of the park user community) requests that our board have formal representation, with at-table observer status, at future GVRD / UBC Joint Committee meetings;

4) PSPS requests that a representative of our board be granted a formal liaison position with UBC Campus and Community Planning and the UBC Board of Governors when campus development matters are discussed that may have potential for impact on PSRP and our park user community.
February 24, 2010

Catharine Johnston
10 Montizambert Wynd
West Vancouver, BC V7W1R8

Dear Ms. Johnston:

RE: Montizambert Wynd

This letter is in response to your correspondence to Mayor Goldsmith-Jones and Council dated January 23, 2010 regarding Montizambert Wynd.

Council received your correspondence on February 8, 2010, at which time I advised them that as part of the design and construction of the new Montizambert Creek Water Treatment Facility, an assessment of the maximum capacity, can and will be completed within three months. A review of the potential for residents of Montizambert Wynd to be included within the maximum capacity can be accommodated. However, the second step of determining the most appropriate design to physically connect the residents is not a part of this review. If the review indicates there is sufficient overall capacity then there is a potential for subsequent discussions and updating of historical feasibility studies to be completed. We have not included any funding to undertake this further review.

The delivery of fire and rescue service outside the jurisdiction of West Vancouver can be approved by Council on a Mutual Aid or Fee for Service basis by establishing an agreement with the “Authority Having Jurisdiction”. In order to establish a Fee for Service agreement for Fire and Rescue Services, the residents of Montizambert Wynd need to contact Metro Vancouver to request that negotiations be initiated with West Vancouver to provide these services. However, as you advised at our meeting of January 13, 2010 that the residents of Montizambert Wynd do not wish to amalgamate with the District of West Vancouver, I am not confident that the District of West Vancouver will look favourably on providing water and fire protection to your area. As I have noted, we are prepared to undertake a review and will advise you of our position once the studies and reviews have been completed prior to the end of June 2010.
If you require further assistance please contact my office at 604 925 7008.

Sincerely,

[Signature]

Grant McRadu
Chief Administrative Officer

cc: Joan McIntyre, MLA West Vancouver – Sea to Sky
    Mayor and Council
    Maria Harris, Director Electoral Area A
    Ray Fung, Director of Engineering and Transportation
    John McMahon, Manager, Utilities
January 23, 2010

Mayor and Council
West Vancouver Municipal Hall
750 - 17th Street,
West Vancouver, BC
V7V 3T3

Dear Mayor and Council;

I am writing on behalf of myself and the other residents of Montizambert Wynd a neighbourhood adjacent to West Vancouver at Sunset Marina on Lawrence Way. We are part of Metro Vancouver Electoral District A. We are seeking your assistance with two problems we have which are a lack of reliable drinking water and no fire protection services.

With regard to the first, we were hoping that the existing project to improve the water treatment facilities on Montizambert Creek for the benefit of West Vancouver residents (jointly funded by West Vancouver and the provincial and federal governments) could also consider (without prejudice) as part of its scope in the design phase providing potable water to the residents of Montizambert. I am told by Grant McRadu that this additional scope in the early stages of the project would not impact either the existing costs or the time frame for the project. If as a result of the study it should it be deemed physically feasible to provide us with water then it would be up to West Vancouver to decide at what price it would be willing to provide this service to the Montizambert residents.

With regard to fire protection and again understanding that West Vancouver is under no obligation to the residents of Montizambert, we would like to ask you to consider providing fire protection to us on a fee for services basis. I understand that in the past West Vancouver did provide these services but at no cost to the residents of Montizambert. We are without fire protection at this time which is a risk to not only the residents of Montizambert but as well to the neighbouring Sunset Marina, Lawrence Way, CN rail and traffic on the Sea to Sky highway and we would be willing to pay for this service.

Thank you in advance for your consideration on both these matter.

Sincerely,

Catharine Johnston

10 Montizambert Wynd
West Vancouver, BC V7W 1R8
(604)306-1710

Cc: Joan McIntyre, Maria Harris, Grant McRadu
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December 14, 2009

Lois Jackson
Board Chair
Metro Vancouver Board of Directors
4330 Kingsway Avenue
Burnaby BC V5H 4G8

Dear Ms. Jackson:

RE: Governance Review at UBC

CUPE Local 116 requests that the Union's presentation on the governance issue be tabled as correspondence for the next meeting.

We wish to present our submission at the next meeting of the Board, and request confirmation of the next meeting date.

Enclosed is a package of the Local's previous submission and relevant materials.

Sincerely,

Colleen Garbe
President
CUPE Local 116

CG/ dg
Enclosures
cc: CUPE Local 116 Executive
Gregor Robertson, Mayor, City of Vancouver
Geoff Meggs, Councillor, City of Vancouver
Susan Anton, Councillor, City of Vancouver
Derek Corrigan, Mayor, City of Burnaby
Maria Harris, Electoral Area Committee Chair
File
November 26, 2009

Andrea Reimer  
Councillor  
City of Vancouver  
City Hall  
453 West 12th Avenue  
Vancouver BC V5Y 1V4

Dear Ms. Reimer:  

RE: Governance Review at UBC

We write in reference to the current review being performed of the governance structure at UBC. We understand from the discussion that took place last Friday November 20, 2009, at the Electoral Area Committee regular meeting, that Metro Vancouver has proposed that a working group be struck to assess the recent by-law proposal from Metro and to investigate other viable governance options for UBC. Our notes from that meeting indicate that further discussion was deferred to the GVRD / UBC Joint Committee meeting last evening.

Based on this understanding we prepared a presentation and applied, as per the required process, to speak at the meeting. Our application was received and approved. As you are aware, we were not allowed to give our prepared presentation as it was considered 'off topic'. We never did fully glean the appropriate topic, as it appeared that the other presentations were largely a mix of presentations given last Friday and of self-aggrandizing lists of accomplishments, that were allowed to stray well beyond the speaking time limits.

However, we now understand that a decision on the composition of this group has been deferred to the next Electoral Area Committee meeting.

We were surprised to learn of the proposed terms of reference for the working group and its composition, particularly given the commitment we received in writing from then mayoral candidate, Gregor Robertson (see letter in attached package, dated November 7, 2008). To hear last evening that the option of UBC being amalgamated into the City of Vancouver was "off the table," according to Vancouver City Councillor Tim Stevenson, was a shock to us. For such a statement or decision to be made without consultation certainly runs contrary to the "open and transparent review of UBC's development and governance" that is supposed to be being undertaken.

It is our expectation that labour groups would be included as stakeholders in the ongoing review of governance at UBC.
We have enclosed a package of materials pertinent to the issue at hand, with our views included.

We look forward to meeting with you tomorrow and to discussing this topic further.

Sincerely,

Colleen Garbe  
President  
CUPE Local 116

David Lance  
Vice President  
CUPE Local 116

CG/DL/dg  
Enclosures

cc:  
CUPE Local 116 Executive  
Barry O’Neill, President, CUPE BC  
Gregor Robertson, Mayor, City of Vancouver  
Geoff Meggs, Councillor, City of Vancouver  
Susan Anton, Councillor, City of Vancouver  
Derek Corrigan, Mayor, City of Burnaby  
Maria Harris, Electoral Area Committee Chair
University of British Columbia Employees
Local 116

CUPE Local 116 Submission to the GVRD / UBC Joint Committee
November 25, 2009

This submission is in reference to the ‘Proposed Terms of Reference for a Working
Group on Additional Land Use Development Mechanisms at UBC’ as presented to the
Electoral Area Committee Regular Meeting on November 20, 2009.

CUPE Local 116 represents approximately 2000 members on the UBC Vancouver
campus and is a long-standing and active stakeholder within the UBC community. We
represent trades-people, landscape crews, technicians, parking and security staff, as
well as bookstore, custodial, food services and housing and conferences workers.

At various times and at different venues, we have voiced concerns with the current
governance structure at UBC, particularly as it relates to land use and the development
of campus lands. We presented a submission on these matters to this committee on
October 4, 2006.

We support the working group’s mandate to study and recommend better ways of
governing the land development and use at the University, and we welcome the
attention that Metro Vancouver has given to this issue. We are keen to contribute to the
group’s progress as it proceeds.

Two recent issues that have demonstrated the problems with existing procedures are
the University’s development plans for the Bus Loop and the rejected proposal to
develop the UBC farm into housing and commercial space. These examples illustrate
the need for a revised governance structure.

Many of our members service the campus buildings and infrastructure, and see at
firsthand the failings of the current system. Whether by being sent to repair deficiencies
left by contractors working on hastily constructed projects, or by working side-by-side
with contractors who do not appear to have to adhere to existing environmental or
building code standards and regulations, we observe on an almost daily basis the need
for more rigorous oversight of development on the campus. Miscommunication
between the University’s services and the UBC Properties Trust - the development arm
of the University - is commonplace and notorious, as are the jurisdictional and
duplication issues that result.
In short: we have argued that UBC should have a governance structure that is consultative, accountable, representative, and transparent in ways that the existing structure is not. In our opinion, the most viable option suggested thus far is the amalgamation of UBC with the City of Vancouver, as this would at least provide increased oversight, consistency, and regulatory standards. We are, however, open to considering any other structure that would resolve or at least ameliorate the existing situation.

In order for the working group to have a full and informed understanding of the many problems concerned, all affected stakeholders should be entitled to contribute to the discussion. In our view, this includes labour and employee groups, representation of the student body, and representation of neighbourhood residents and community groups that may be affected by the outcome. We have consulted with the other CUPE locals and the IUOE (Local 882) on campus, all of whom are supportive of the position that we are expressing here, and who would like the chance to make a constructive contribution to the working group.

In summary: we welcome the creation of the working group and its mandate. This undertaking becomes even more necessary and timely as the University continues to expand and develop as a civic community and as a public academic institution; and as the potential for further tension between the University’s educational mandate and its developmental and real estate interests increases.

We request the opportunity to play an active role in these overdue and essential deliberations.

Respectfully submitted,

[Signature]

David Lance
General Vice President
CUPE Local 116

DL/dg

cc: Colleen Garbe
    CUPE Local 116 Executive