

Subject: [Fwd: Public Hearing Bylaw 7365]

Date: Mon, 26 Nov 2001 16:45:29 -0800

From: Brian Platts <brian_platts@telus.net>

To: Corrie Kost <kost@triumf.ca>

Subject: Public Hearing Bylaw 7365

Date: Mon, 26 Nov 2001 16:23:08 -0800

From: "Dave Sadler" <davesadler@telus.net>

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CC: "FONVCA" <fonvca@fonvca.org>

Dear Mayor & Council:

Nov. 26 /01

Public Hearing – Bylaw 7365

I am against this proposal for the following reasons:

Height: This is in direct contravention of the City's OCP which citizens rely on to protect their liveability & quality of life. Any decision to circumvent current height restrictions in Lower Lonsdale should be postponed until after the new 2002 OCP is adopted. Moreover a legitimate scientific survey should be undertaken to determine if such tall high rises are truly supported by the community.

Parks: Citing a lack of sufficient green space in the area, Council recently nixed an exciting outdoor youth facility including a climbing wall. Therefore City land in Lower Lonsdale should be reserved for more parks & not high rises. As a recreation facility is also planned for this site, it makes sense to also incorporate the outdoor youth facility at the same location.

Lack of GVRD, Provincial & Federal support:

GVRD & Transportation: The GVRD is encouraging densification of the City without providing sufficient support. Translink's new Strategic Plan will use 25% of its budget in 2004 for debt servicing (largely because of Skytrain). This will increase to 35% by 2009. Clearly there will be no improvement in public transit for the North Shore over the next decade. Only 10% of the public use transit. The other 90% of new residents will use their vehicles to add to the existing congestion at our two bridgeheads.

GVRD & Sewage Treatment: Burrard Inlet is being polluted by Primary Sewage effluent despite the fact that the water quality in Indian Arm continues to deteriorate & marine life declines. Moreover the GVRD does not want to upgrade to Secondary Sewage treatment for at least 30 years. Although the community is active in all aspects of environmental protection, their total positive efforts pale in comparison and are overwhelmed by the dumping of primary sewage under Lions Gate Bridge. .

Province Schools & Health Care: Although the Province benefits from increased taxation from new residents, they are failing to provide sufficient services to maintain our quality of life. Our school system remains under funded & overcrowded. The wait list for surgery at our hospital is at unacceptable levels today. With more funding cuts the situation will deteriorate. Increasing the City's population will exacerbate this situation.

No Federal Contribution for Infrastructure: The Federal government also benefits from increased taxation from new residents & is also failing to provide funding for infrastructure. Ottawa is ignoring increased demands on transportation, water & sewage costing the region more than \$1 Billion. The burden is being placed on our municipal government & this is not fair or just. Again increasing the City's population will exacerbate this situation.

Conclusion: Development is not a right, it is a privilege. I do not support Bylaw 7365, as I believe it will have a negative effect on the quality of life of City residents as well as the rest of the North Shore.

Yours truly, Dave Sadler, 277 Roche Point Drive, NVan V7G 2G4 929-2090