

**Subject: [Fwd: Response to letter from Mr. Ert]**

**Date:** Wed, 17 Jul 2002 12:49:26 -0700

**From:** Brian Platts <brian\_platts@telus.net>

**To:** Corrie Kost <kost@triumf.ca>

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**Subject: Re: Response to letter from Mr. Ert**

**Date:** Wed, 17 Jul 2002 19:29:39 +0100 (BST)

**From:** Elizabeth James <cagebc@yahoo.com>

**To:** Ernie Crist <ernie\_crist@dnv.org>, Nathalie Valdes <Nathalie\_Valdes@dnv.org>

**CC:** Mayor and Council - DNV <Council@dnv.org>, Gord Howie <Gord\_Howie@dnv.org>, Directors Team <managecomm@dnv.org>, "FONVCA \ (E-mail)" <fonvca@fonvca.org>

Dear Clr. Crist:

Thank you for making us aware of the unfortunate situation which Mr. Ert has been enduring - along with many of his neighbours, we suspect.

These comments will be preaching to the converted. Nevertheless, what the Lynn Valley community has undergone over the past three or so years has been nothing short of a siege, and there's no end in sight due to the upcoming Library project, other multi-family proposals and then, presumably, some redevelopment of the existing library site. Traffic disruption, noise, rubble and dust *ad nauseum*.

Most people understand that change is inevitable and that, handled properly, it can renew and re-energize neighbourhoods. In this instance, however, although the multifamily development at, for example, 27th and Mountain Highway, *currently* look a lot better than the old homes they replaced, some of the materials and work are extremely shoddy and, believe it or not, already showing wear. Sidewalk lawn sods are pulling apart, their green is fading to yellow, and paint is sheeting off the cheap picket fence along Mountain Highway. So one has to ask: What will residents have achieved after all their long-suffering tolerance? What will they see five years down the road? Renewal? Or a shoddy development covered with traffic dust and increasingly revealing its weaknesses?

In this regard, does the District have no jurisdiction over the *quality* of a development? Or is Council merely able to monitor design, setbacks and variances, charge the DCC and that's that? And, with respect to the DCC's....Whether or not the DCC's will be shown to completely offset District costs [see correspondence from Mr. Dave Sadler], has the critical point been reached or even overstepped? Have we reached the point at which the developer's profit margin is so slim that it's being eaten away by the DCC's and the developer's recourse is to lower the quality of materials? It certainly looks that way at 27th. Or is it the case that the developer is not willing to absorb the DCC's and, because the market will bear only so much, the company has found its own way to recoup the DCC's by sourcing cheap materials....AND that the District can do anything about it?

Some of this is off-topic with respect to Mr. Ert's immediate concerns but, in addition to the problems he experiences today, if nothing is done to curb these developers, the chickens will come home to roost - on Mr. Ert and his neighbourhood, on the community in general **and**, we predict, on the District. It is to be hoped that the Lynn Valley Community Association will 'stand up on its hind legs' and begin to take a much stronger stand on Council's record on these issues.

You will remember our past exchanges of correspondence on these and other Lynn Valley issues. It seems, though, that little can or will be done until we get a new and more competent, businesslike Council in place - a Council that Staff can and will respect. All we can hope for is that citizens are paying attention to what's going on in their community, and that some good candidates will emerge come November.

Sincerely,

Liz James, Chair  
CAGE-BC  
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NORTH VANCOUVER, B.C.  
V7J 2P2  
[604] 988-2066

P.S. On the issue of watermain infrastructure, a letter will go out to Staff today - with a copy to you. EJ

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