

**Subject: FW: Response to letter from Mrs. Liz Mulvaney.**

**Date:** Thu, 21 Mar 2002 08:33:42 -0800

**From:** Ernie Crist <CristE@dnv.org>

**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>

**CC:** Mayor and Council - DNV <Council@district.north-van.bc.ca>, Directors Team <managecomm@district.north-van.bc.ca>, Gord Howie <HowieG@dnv.org>, Richard Zerr <ZerrR@district.north-van.bc.ca>

> -----Original Message-----

> **From:** Ernie Crist

> **Sent:** Thursday, March 21, 2002 8:31 AM

> **To:** Nathalie Valdes

> **Subject:** Response to letter from Mrs. Liz Mulvaney.

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>

> **Dear Mrs. Mulvaney:**

>

> **Subject:** Your letter re Lynn Valley Core.

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> *Your concerns have been expressed by many people. The present development of the Lynn Valley Core Area is not in keeping with the promises and plans shown to the public when the Lynn Valley Core plan was presented to them.*

>

> *What was shown and promised was a PEDESTRIAN Oriented Town Center. A Pedestrian Oriented Town Center is exactly what it says. Such a center is specifically designed for the convenience of pedestrians. It is a concept that is gaining popularity throughout the world. There are no cars inside the pedestrian town center, only people. Such places are not a place where you have to risk injury as you navigate in and out with your car.*

>

> *A truly Pedestrian Oriented Lynn Valley Town Center would have included facilities for seniors, arts and recreation, all paid for by the developers in return for higher density rezoning around the core area. What we got is a higher density all right but without the other amenities. What we got in fact is just another car mall complete with more traffic, more pollution, more housing and more noise.*

>

> *The people of Lynn Valley were cheated. And the reason they were cheated is because the volunteers who were in charge of planning fell into the trap of buying the idea from the pro development spokespersons, including some pro developer volunteers themselves, that the way to a pedestrian oriented town center is via a greater housing density first. And this is where we are at right now. We got a much greater density all all right but the other amenities are nowhere in sight.*

>

> *A pedestrian oriented town center is a total concept whereby the area around the center is densified but still pedestrian oriented. It is, a place where everything is designed from ground up with all the facilities planned from the start so that everybody knows from day one what they are*

> going to get and where it will be. It is, in other words, total and  
> comprehensive planning instead of piecemeal or ad hoc planning. Getting a  
> Library including a little plaza is not the same. It will still be a car  
> oriented town center. The other facilities that should be part of such a  
> center such as Arts, Recreation, Seniors etc, will now be virtually  
> impossible to obtain. The opportunity to have a truly comprehensive plan  
> and turn it into reality has been missed.

>  
> To salvage as much as possible, the Lynn Valley Community Association will  
> have to become a fighting organization rather than accept what is being  
> handed out by bureaucrats, politicians and pro development spokespersons.  
> For example, in the Edgemont Village area, where the people fought for  
> their neighborhood, they got what they wanted, namely a livable  
> neighborhood. If the people of Lynn Valley want to get what they want,  
> they will also have to involve themselves. Without fight they will get  
> nothing except even more cars and more pollution. With a concerted effort  
> some things may still be salvaged.

>  
> And that is the way it is, Mrs. Mulvaney.

>  
> I thank you for sharing your concerns. I hope that you will get involved  
> with the Lynn Valley Community Association so that it is the people of  
> Lynn Valley who will benefit and get what they want rather than what the  
> developers and their peddlers want.

>  
> Sincerely Yours,

>  
> Ernie Crist

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 [Part 1.2](#)

**Type:** application/ms-tnef  
**Encoding:** base64