

Subject: FW:**Date:** Tue, 12 Aug 2003 18:18:34 -0700**From:** "Ernie Crist" <ernie_crist@dnv.org>**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>

> *The Editor:*

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> *I see your columnist Trevor Carolan has taken aim at me. In praising the proposed L.V. Library and Civic Square project he seems to confuse it with the larger Lynn Valley "Pedestrian Oriented Town Center" scheme. In any case allow me to have my say as well.*

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> *The District promised the residents of Lynn Valley a "Pedestrian Oriented Town Centre" complete with tree lined boulevards, green rest areas with benches and designated bicycle lanes along Lynn Valley Road and Mountain Highway. It was to extend along Lynn Valley Road from Kirkstone Road to Ross Road and south on Mountain Highway to 27th Street and back to Lynn Valley Road again. Aproximately along the same parameters which have already been redeveloped to a higher density in any case - and big enough to achieve large scale and modern community redevelopment objectives, including community facilities at no cost to the municipality.*

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> *The no cost amenities were to include a Library, a community center, upgrade Karen Magnusen, as well as the infrastructure to accommodate all this new development. It was to be paid for from profits shared between developers and the municipality made possible through the rezoning of existing properties to higher densities. This is the new way of Town planning. It is called partnership. This was always possible but with the new community charter coming on stream, is now easier. It does, however, require leadership and vision.*

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> *But the plan went awry. The first mistake, if it was that, was for District Council to allow rezoning to accommodate two box stores but without the L.V. centre plan being in place. Once the District had agreed to this outside the overall plan, the Lynn Valley Mall owners stopped negotiating for bigger stakes. The District had given away its bargaining chip free of charge.*

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> *The second blunder, deliberate or otherwise, was to allow large scale redevelopment of the Core Area without demanding any kind of profit sharing with the developers. Once the rezoning was in place, the developers descended on the Lynn Valley Core like locusts and like locusts, they ate their fill and left. As for the residents, other than more cars, more pollution, more parking problems and more noise, the amenity cupboard remains empty.*

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> *Once again the public fell victim to crass opportunism or, take your pick, incompetence, something the District is famous for already - see Northlands, Canlan, KPMG etc. Even well meaning community activists were misled. Sadly some defend the sell out as the price we have to pay. But there are no tree lined boulevards, there are no green rest areas and no designated bicycle lanes as shown on the glossy brochures when the plan was sold by the men skilled in the art of selling snake oil. Instead, the District is stuck with millions of dollars in debts to pay for the infrastructure to accommodate development which has already taken place.*

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> *And now, if we do want our well deserved Library we will have to go to referendum and ask the community for another \$ 18 million. The push will come this Fall. This is interesting since the District has already received \$ 6 million from the first referendum for the Library, has already allocated \$ 8 million from the Heritage Fund for the same purpose, will receive an additional \$ 4 Million from the sale of the Old Library site and another \$ 2 million from the Federal Government.*

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> My math tells me that this amounts to \$20 million while the total Library cost will only amount to \$ 18 million. When I objected to the double dipping I was overruled. As I see it, Council wants the public to pay for the Library twice so they can use the money already in place for other purposes - translation, continue to mismanage the money like they have the other hundreds of millions of dollars taken from the Heritage Fund and the Infrastructure Reserve Funds. >

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> Another major District boondoggle is in the making I dare say. It may even surpass Northlands. But, given public apathy, such shenanigans will surely continue. One of the privileges of living in a civic democracy is not to take any interest in civic democracy and pay through the nose instead, or, as is the case here, pay twice. It looks to me like that is exactly what is going to happen.

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> Ernie Crist, Councillor

> District of North Vancouver

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