

Subject: FW:**Date:** Mon, 15 Dec 2003 08:30:36 -0800**From:** "Ernie Crist" <ernie_crist@dnv.org>**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>

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

> From: Ernie Crist

> Sent: December 15, 2003 8:22 AM

> To: Nathalie Valdes

> Subject:

> Importance: High

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> Notice of Motion - Report Councillor Crist;

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> Report

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> That the existing Lynn Valley Library site on 27th and Mountain Highway be reserved to build a Lynn Valley Community and/or Senior Center and that staff be instructed accordingly.

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> Rationale;

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> There has been a massive reconstruction program in the Lynn Valley Core Area. This has been done without creating any major community amenities. While substantial benefits accrued to the developers, the public received no benefits.

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> There was no sharing of the profits with the developers, as was possible - no provision for community amenities such as a Community, Senior, Arts Center, or upgrading of Recreation facilities in exchange for increased density and rezoning. Indeed the District failed even to recoup the full cost for the enhanced infrastructure necessary to accommodate the higher density.

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> The District has sufficient Funds in the Heritage Fund, including from land sales both actual and projected, to pay for the newly planned Library on Ross Road as well as the commercial section of the Civic square if necessary. There is no compelling financial reason for the District to sell the existing Library site. Instead of using the Heritage Fund to cover operating expenses as continues to be the case and which, is strictly speaking, illegal, as well as immoral and financially unsustainable, it should be used for more appropriate and genuine capital purposes.

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> The site is part of the Core Area and presents the District with an extraordinary opportunity to provide the people of Lynn Valley with at least a modest but lasting benefit in return for the higher density and the regional car traffic imposed on them.

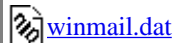
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