

Subject: FW: What is happening in the Lynn Valley Core Area - Civic Square and Library

Date: Thu, 1 Jan 2004 18:23:31 -0800

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> Subject: What is happening in the Lynn Valley Core Area - Civic Square and Library

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> A MESSAGE FROM ERNIE CRIST - The Lynn Valley Plan and Library.

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> The much touted Lynn Valley Library project has stalled and so has the pedestrian civic square on Lynn Valley and Ross Road. The Library was to be completed in the latter part of 2003 or early part of 2004. But, at this moment, the project is not only late but is in question altogether. However, the Library is not the only part of the Lynn Valley Community Plan gone awry.

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> Six or so years ago the District Planning Department sent out a pamphlet to all Lynn Valley residents informing them about a redevelopment scheme for the Lynn Valley Core area called the Lynn Valley Community Plan. It stretched from Kirkstone Road on Lynn Valley Road to Ross Road and Mountain Highway down to Kirkstone and back again to Lynn Valley Road, more or less.

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> To sell the higher density plan to the public it was called a "Pedestrian Oriented Town Center". The pictures and drawings showed tree lined boulevards, green spaces and designated bicycle lanes. At the heart was a civic plaza on Ross Road and Mountain H'way comprised of a pedestrian access only commercial building and a state of the art new Library. But that is not what the people got. They did not get tree the lined boulevards, the green spaces with benches and the designated bicycle lanes shown on the glossy brochures, but more cars, more traffic, more pollution, more noise and more parking problems. What they got in the name of "affordable(?)" housing was higher density to satisfy what is now a regional car mall - the exact opposite of what had been promised.

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> When a municipality rezones properties to a higher density it can demand a share of the profits from the developers. This is, in fact, done everywhere. If the area is big enough, as was the case in Lynn Valley, such funds would easily cover the cost for a senior and community center as well as additional recreation facilities including even the cost for the Library itself. But this the District did not do. It rezoned the area, the developers came, they built, filled their pockets and left. The people of Lynn Valley got nothing in return except a large bill amounting to millions of dollars for the infrastructure needed to accommodate the higher density. This is the reason why there is, as yet, no Library and why, instead of tree lined boulevards, Lynn Valley Road and Mountain Highway are in fact narrower. It was done to maximize development.

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> But there is more. Six years ago the District held a referendum asking the taxpayers for 26 million dollars to build community facilities. This included \$ 6 million for a Lynn Valley Library. With this amount plus proceeds from District land sales, not only the Library but the commercial aspect of the Civic Square could be built without delay. But again, incompetence has dictated a different scenario. While proceeds from the sale of land go into a Heritage Fund and may be used for genuine capital projects, the District continues to use such funds to cover operating expenses.

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> The District has, in fact, become a junkie to keep going. In other municipalities, including in the City of North Vancouver, the Heritage Fund is being built up - only interest are used to pay for genuine capital projects. In the District, on the other hand, these funds are used to pay for everyday operating expenses. It is like a farmer selling a portion of his land each and every year to keep his farm going. In short, the District has the money to pay for the Library but they want to continue wasting these funds as they have done in the past. Once a junkie always a junkie.

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> And this is the reason for the delay of the Library as well as other amenities which, in any case, we could have had free of charge including a community center and an upgraded Karen Magnusson center complete with a full size swimming pool. >

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> Help (???) may be on the way, however. A large construction company has recently bought the Lynn Valley Mall. Negotiations are presently taking place between this firm and the District to finance the Library and the civic plaza. If this comes about it will be done on the private entrepreneur's terms, however. The company will be more than happy to assume the cost for the project but the consequences for the residents of Lynn Valley will be huge. The price will be an even larger mall with even more cars and more pollution, more traffic, more parking problems and above all more highrises - unless of course the people of Lynn Valley put a stop to the present leadership, the head of which wants to go to Ottawa to advise the Prime Minister on how to run the country.

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> The bottom line is that there is enough money in the District Heritage Fund plus the money from the referendum already approved to pay not only for the Library but also for a truly pedestrian civic square.

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> All that is needed is for the people of Lynn Valley to demand that their money is used for the right purposes instead of being squandered by a fiscally irresponsible Mayor and Council.

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