

**Subject: Re: LYNN VALLEY LIBRARY/TOWN CENTRE**

**Date:** Thu, 6 May 2004 22:26:46 +0100 (BST)

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

**To:** "James Ridge, CAO" <james\_ridge@dnv.org>

**CC:** Mayor and Council <council@dnv.org>, fonvca@fonvca.org

6 May 2004

James Ridge, CAO  
DISTRICT OF NORTH VANCOUVER  
355 West Queens Road,  
NORTH VANCOUVER, B.C.

RE: "LIBRARY/TOWN CENTRE PROJECT GETS THE GO-AHEAD"

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Dear Mr. Ridge:

The Mayor's announcement with respect to the Lynn Valley projects is noted.

In the absence of any word from you, it appears that the concerns expressed in my letter to you yesterday have had little or no impact up at the Hall. The *manner* in which Council's decision has been reached remains of extreme concern.

It is assumed that Council has decided that a referendum would defeat the proposals; in other words, a majority of the public would not want the money to be spent on the projects in their current form.

Nevertheless, expressing a degree of self-satisfaction that is startling in view of the District's record over the past few years, Council believes its opinion to be superior to the common sense of the people who must pay the bill.

No question, Lynn Valley deserves better treatment and more attractive amenities than it has received for decades. Yes, Lynn Valley said it was prepared to accept 'a higher level of density in return for more amenities - to include a pedestrian-oriented Town Centre.' Yes, a referendum OK'd the spending of a specific amount of money for a specific project. All that was true and is true today.

However, as with the long-promised Capilano Community Centre, many factors have undergone significant change since the concept was first put forward. Provincial downloading, GVRD water and transportation infrastructure costs, changes to the ownership and amount of land available in the area, changes in the economy and decisions by neighbouring communities - all have impacted, not just the concept, but also the amount of money available in taxpayer pockets.

The rationale which caused a re-thinking of the Capilano project, applies equally well to those of Lynn Valley. The project and the population of today, is NOT the project and population that pertained when the Plan was first devised. In my opinion, Council has neither the moral nor fiscal authority to proceed without a referendum - and I mean referendum, not a counter-petition.

To emphasize - it is *not* my contention that the terms of the OCP should be set aside; nor do I ignore the work of people like Maureen Bragg, Dan Ellis and others. The dedication of such community-active citizens is very much valued.

However, Lynn Valley is more than just the members of the Community Association - to which my own family belongs, by the way. Lynn Valley is a large community of taxpayers - many of whom had no say in the previous referendum because they did not live here at the time.

The Mayor's announcement tells us that Heritage Fund dollars are to be used and that they will be repaid. Ignoring the fact that taxpayers were given exactly the same empty assurance during run-up to the Northlands Golf Course projects, those dollars belong to the residents of *all* of the District, not just to Valley residents.

Therefore, in view of the significant changes to the Plan - and to the way in which it is to be funded - which have occurred since the previous referendum, *all* District taxpayers deserve an opportunity to update their approval - or not, as the case may be.

This does *not* mean that some, or all of the LV projects cannot or should not go ahead. What *does* mean is that, once again, we find ourselves asking that Council follow the appropriate due process.

To conclude, the Community Charter/Local Government Act stipulates that a Council may not release new material on a project, pertinent to public opinion, *after a public hearing has been closed*. In my opinion, Council's recent decision flies directly in the face

of the spirit and terms of that section of the Legislation. The project and proposed funding of today is NOT the project and funding that was the subject of the previous public hearings or of the previous referendum.

In the event that Council decides not to re-think its decision, then the community at large will need to decide whether to allow the decision to stand, or to challenge it.

Your early response would be much appreciated.

Yours truly,

Liz James  
[604] 988-2066  
[cagebc@yahoo.com](mailto:cagebc@yahoo.com)

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

5 May 2004

Dear Mr. Ridge:

As indicated, this email is sent for your eyes only.

You may know that Clr. Crist has made us aware that Mayor Bell is due to announce Council's intent to move forward on the Lynn Valley Library and Town Centre project.

My purpose in sending this email is not to exert influence - even if I were in a position to do so! It is to make a last ditch attempt to (a) achieve the best project possible; and, (b) to inject some fiscal sanity into the process.

As in Lynn Valley, the City is wrestling with the need to spend millions of dollars on a new Library and, on top of that, is in the throes of reworking the entire Harry Jerome/Mickey McDougall complex.

To a large extent, what is planned for Lynn Valley is to happen "because it's Lynn Valley's turn - we were promised it" - and that is all important - very important. However, I still am absolutely convinced that, in a total population of 140,000 - or even 200,000 - it is **fiscally irresponsible** to build two such libraries where one would suffice. Just because promises were made in a different economic reality, does not make it morally right to fulfil those promises today.....or at least not in the way that is planned.

Were I to complete my rationale here this email would be far too long, and I would appreciate an opportunity to have a phone chat with you ASAP. Suffice it to say that, with the City-based complex so close to the borders of Lynn Valley, if the will were there, a joint library could be built on the eastern edge of that complex and the District could reciprocate by building the international standard running track on some part of the Lynn Valley Town center. The City does not have the required space for everything that's is needed and already is looking at the feasibility of cooperating with SD #44/Sutherland High School for recreation space.

Dammit, James, we have to get all these parties talking to one another - to share the costs and enjoy the facilities together. I'm not asking Lynn Valley to "sacrifice everything they've worked hard to get;" I'm trying to have scarce money spent wisely to give 'everyone everything they want' and then some! This idea would not deprive Lynn Valley, it would give people a library AND free up space for.....an art galley, a small theatre, gardens, museum, a Lynn Village, you name it, they could have it.

As it is, I truly believe it is the intention of some to recoup the Heritage Fund money by allowing 5-6 high-rise towers. That is NOT what residents envisioned when they said they would tolerate 'some increase in density in return for a pedestrian-oriented town centre.' So far, the populace has not awakened to what is on their horizon. When they do, I predict all mayhem will break loose.

Let's talk, if you're willing.

Regards,  
Liz

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