

**Subject: RE: Bylaw 7441 3150 Fromme and Bylaw 7442 3050 Fromme**

**Date:** Sat, 1 May 2004 22:56:31 -0700

**From:** "Ernie Crist" <ernie\_crist@dnv.org>

**To:** "Derek Andrews" <derekand@unixg.ubc.ca>

**CC:** "FONVCA (E-mail)" <fonvca@fonvca.org>, <Cagebxc@yahoo.com>, <m.bragg@shaw.ca>

Dear Mr. Andrews:

This message is somewhat belated but I agree with your points re Bylaw 7441 and 7442. Subsequently I voted in favor of Bylaw 7441 and against Bylaw 7442. However as there was only one person from Lynn Valley present to speak against Bylaw 7442 it was adopted. Bylaw 7442 as you correctly stated is against the Lynn Valley Community plan guidelines.

This kind of capitulation in the face of this blatant violation of the Lynn Valley community development guidelines and /or silence would not happen in Seymour or in Edgemont Village I am certain.

Yours truly,

Ernie Crist,

-----Original Message-----

From: Derek Andrews [<mailto:derekand@unixg.ubc.ca>]

Sent: March 24, 2004 12:05 AM

To: Maureen McKeon Holmes; Alan Nixon; Richard Walton; Lisa Muri; Janice Harris; Ernie Crist; Don Bell2

Cc: DNVCouncil

Subject: Bylaw 7441 3150 Fromme and Bylaw 7442 3050 Fromme

Mayor and Council

Re Public Hearing on Bylaw 7441 and Bylaw 7442

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Since I will not be available to speak at the public hearing on these two bylaws, I would like to deliver my comments to you by email. Please include these comments with the information from the public hearings when you make your deliberations.

Bylaw 7441 - 3150 Fromme

I support this bylaw.

I think that the proposal is consistent with the guidelines for this area in the OCP. There is support from the public all advisory groups. It will be an asset to our community.

Bylaw 7442 - 3050 Fromme

I do not support this bylaw.

I agree with the concerns expressed in the report of the Community Planner. The proposal does not meet several critical requirements of the Transition Area Development and Design (TADD) Guidelines. The bylaw should be rejected. The proposal should be sent back to the developer for further revision.


I am also very concerned that the ADP, in their comments on this proposal had the unmitigated gall to suggest the TADD guidelines be reviewed. These guidelines were developed as a result of an enormous amount of volunteer time and effort spent over several years of neighbourhood and community meetings, consultation and compromise. They are a core reason for Lynn Valley Community's acquiescence to increased density. Any changes to these guidelines will significantly alter the original terms of Lynn Valley's agreement to take on more than it's share of development. We agreed to the OCP because we felt we had ownership in the plan and trust in the process. I view the ADPs suggestions as potentially compromising the Lynn Valley community's trust in the plan. If Council chooses to alter these guidelines as suggested by the ADP I foresee a much more difficult and rocky road for any future development plans.

Derek Andrews  
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