

Subject: 2005 Capital Funding Priorities - Lynn Valley.

Date: Fri, 13 Aug 2004 11:01:30 -0700

From: "Ernie Crist" <ernie_crist@dnv.org>

To: <m.bragg@shaw.ca>

CC: "FONVCA (E-mail)" <fonvca@fonvca.org>, <cagebc@yahoo.com>, <bill_tracey@telus.net>

An open letter to Maureen Bragg, President, Lynn Valley Community Association.

Dear Mrs. Bragg:

Thank you for your letter of July 29th addressed to Mayor and Council dealing with "Capital Funding Priorities 2005".

According to your correspondence, the Association invited and met with Mr. Phil Chapman from the District Planning Department at their executive meeting on July 14th, 2004 to discuss the 2005 Capital Funding priorities. According to the letter, you are concerned that they are in the same order as last year. By way of example, you state that you are horrified that the youth center, at the top of the list, is no further along than it was last year and will now cost 400,000 dollars. This is an unacceptable amount you state "for such a small addition to the recreation center and, with further delays, will soon reach the half million mark".

I certainly concur with your concerns. I would suggest, however, that to give emphasis to your requests you may follow the example of the Edgemont Community Association and invite members of Council to your meetings to acquaint them first hand with the aims and concerns of your organization. It is Council which will make the budgetary decisions. I find Council's stinginess curious to say the very least especially in light of the densification of the Lynn Valley Core that has already taken place, including the associated increased crime rate. I also note that the proposed Lynn Valley Library, far from having a sizable cultural and community dimension, is once again being talked about as being "unnecessarily large" and may end up as being nothing more than a place to pick up and drop off books - a concept that is as outdated as the horse and buggy.

However, I noticed that while the Lynn Valley Community Associations is inviting a stream of speakers to its meetings, which certainly adds to the informative aspect of such meetings, the majority of these speakers appear to represent pro developer interests and advocates of densification of the Lynn Valley Core. Some District staff now openly go around talking about yet another densification of the Lynn Valley Core including high-rises. They appear to be encouraged by expressions of sympathy by some members of the executive of the Lynn Valley Community Association for such a concept.

As a member of the Lynn Valley Community Association I have several serious concerns. The densification of the Lynn Valley Core has already taken place, albeit the people of Lynn Valley have not profited from this so far. Neither will they, unless there are going to be radical changes in planning philosophy. To put it bluntly, none of the benefits promised in the Lynn Valley Community Plan have materialized. With the exception of the Molly Nye House, which was donated by a private citizen more or less, there are no amenities.

Far from deriving any financial benefit, we have a deficit of over \$ 2 million for the required infrastructure. We have more traffic, more pollution, more parking problems and more noise. What we do NOT have is the "pedestrian" amenities advertised when the Lynn Valley Community Plan was sold to the public, including designated bicycle lanes. To be frank, the developers came, they filled their pockets and left while the people are left to pay the bill. Mixed in with this "snake oil sale" was the perennial "affordable housing" cry which always turns out to be a hoax, at least for those who need truly affordable housing.

I was horrified to read in the minutes of the Citizens Finance & Budget Advisory Committee meeting held on Tuesday, June 22, 2004 under "Strategic Plan" the following. "What is the future of the DNV - what type of housing will be required? "Central to the Strategic Plan is the fact that the DNV is not a homogeneous but rather a coalition of very distinct neighborhoods". " For example, Edgemont Village and Lynn Valley are diametrically opposed - LYNN VALLEY IS WILLING TO ACCEPT HIGH DENSITY WHEREAS EDGEMONT IS NOT".

I have several serious questions. On whose authority was the statement made that Lynn

Valley is willing to accept "high density"? Did the Lynn Valley Community Association, either direct or indirectly, convey this to District staff and if so, was this resolved at a public meeting of the Association? Have the people of Lynn Valley been asked whether they are willing to accept even more pollution, more traffic, and more noise or who exactly has decided on such a course?

However, what is far more serious for the future of Lynn Valley is the following. Planning in the District is based on neighborhood needs not on the needs of developers or some other foreign special interests. The concept of community driven development based on neighborhood needs, as we have pointed out time and time again, is not "nimbi'ism" but is based on the social, cultural and physical needs of the people in Lynn Valley. It is based on the concept of modern sustainable community planning rather than on the often destructive, socially irresponsible and profit hungry concept of developers and real estate interests. Community driven development is sustainable development based on human need rather than the artificially imposed special interests, under whatever guise.


I believe that the Lynn Valley Community Association needs to air these questions. There are some additional questions? Is the Association in favor of increasing the parking capacity of the Mall from the present 700 parking stalls to 2000 as planned, thus making it a truly a regional car mall? Should the traffic patterns in and around the Mall, which are an invitation for accidents, not be radically changed for right hand entry and exit only? What about the open green spaces shown on the glossy brochures when the original "Pedestrian Oriented Community Plan" was sold to the people of Lynn Valley?

Judging by the letter of the Association pertaining to the upcoming District 2005 budget and the concerns expressed about the lack of action by Council, despite the increased density which has already taken place, such a review is long overdue. In the meantime I request to be given an opportunity at a Lynn Valley Community Association meeting to present my views. I do so both as an elected representative of the people of the District, including Lynn Valley, as well as a member of the Association.

Thank you for your anticipated reply.

Yours truly

Ernie Crist

 winmail.dat	Name: winmail.dat Type: application/ms-tnef Encoding: base64
-----------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------