

Subject: Janice Harris**Date:** Fri, 8 Oct 2004 11:01:25 -0700**From:** "Ernie Crist" <ernie_crist@dnv.org>**To:** "FONVCA \ (E-mail)" <fonvca@fonvca.org>, <Cagebc@yahoo.com>**CC:** "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>

A MESSAGE FROM ERNIE CRIST

If Janice Harris becomes Mayor of the District you can count on the crime in the District to increase dramatically. There is a direct connection between housing density and crime. This is not to suggest that this is the fault of people living in multi family units per se but it is a statistical fact that the higher the density in cities the greater the social problems including crime.

One of the best examples is the North Shore. Prior to the densification of the City of North Vancouver with its multitude of high rises, serious crime was rare, now it is a daily occurrence. Although technically speaking billing for police work is divided between the City and the District, the RCMP will respond to an emergency regardless of location.

If nothing else, Janice Harris is 100% pro development. She voted in favor of virtually every development application in the District. She believes in "infilling" she is quoted and she said, this will be one of her priorities. Infilling means densification and with a vengeance.

She also believes in changes to the single family housing stock. While the District has spent millions of Dollars in developing neighborhood guidelines to curtail monster houses, this policy is being violated on an ongoing basis. Janice Harris is opposed to such guidelines. The voting record shows that this is a fact. Excepting applicants from the guidelines is done through the Development Variance Permit process. When you buy a house you may pay a great deal for a view or an appropriate setback, but your neighbor who may not even live there has the right to deprive you of it even though it is against the policy you thought was in place. While there is a Board of Variance to accommodate justified changes in case of hardship, the District has gone overboard and has developed a virtual industry at the expense of the taxpayers. Janice Harris is the Patron Saint of this free for all.

If Harris gets elected, speculators will have a field day. Single family residential areas will begin to look like a "dog's breakfast" with everybody doing his own thing. It will also discourage people from maintaining their homes. Once the word is out that "everything goes", nobody will spend time and money to maintain a home in a neat and tidy state - speculators will do well, but at the expense of North Shore living.

Janice Harris is not an environmentalist. Her voting record shows otherwise. Not only did she vote against keeping Northlands green and build housing instead, she also voted against Cove and Mount Forest. She wanted a massive housing project there as well. She also opposed the Waterfront Task Force recommendations allowing the public to access land belonging to the public - hardly the deeds of an environmentalist. While posing as a tree saver she has no problem cutting down whole forests to make room for development. That is her record - all words to the contrary are but smoke and mirrors. Neither did she save "Maplewood" - that was done long before Harris was elected.

Be careful in the upcoming election - one mistake could cost you a whole lot of North Shore livability, unless of course, you are a developer living in West Vancouver.

