

Subject: FW: Development Moratorium in Lynn Valley

Date: Mon, 15 Nov 2004 09:55:36 -0800

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

To: "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>, <m.bragg@shaw.ca>, <gavel@sfu.ca>, <Rmacct@telus.net>

CC: <fonvca@fonvca.org>, <cagebc@yahoo.com>

A message from ernie crist:

IT IS CLEAR THAT THE AUTHOR (MR.LEE GAVEL SEE BELOW) IS NOT FAMILIAR WITH THE SUSTAINABLE DEVELOPMENT PHILOSOPHY WE HAVE SO DESPERATELY TRIED TO IMPLEMENT IN THE DISTRICT BEGINNING WITH SEYMOUR 30 YEARS AGO. CLEARLY HE CONFUSES DEVELOPER AND REAL ESTATE DRIVEN DEVELOPMENT WITH COMMUNITY DRIVEN DEVELOPMENT. ONE LEADS TO ENHANCED LIVEABILITY SINCE IT ARISES OUT OF COMMUNITY NEEDS, THE OTHER LEADS TO CHAOS AND THE CONCRETE JUNGLE.

A REGIONAL CAR MALL DOES NOT NECESSARILY EQUATE WITH LIVEABILITY - IT DOES NOT NECESSARILY EQUATE WITH THE NEEDS OF THE PEOPLE IN LYNN VALLEY. They never asked for it. THE QUESTION MR. GAVEL DID NOT ADDRESS IN HIS REPLY TO MY LETTER (SEE BELOW) IS WHERE ARE THE BENEFITS TO THE COMMUNITY.

MR. GAVEL STATES DEVELOPMENT HAS TO COME BEFORE BENEFITS. THIS IS TOTALLY CONTRARY TO THE CONCEPT OF COMPREHENSIVE AND COMMUNITY DRIVEN DEVELOPMENT IN WHICH LOCAL GOVERNMENT IS A PARTNER AND WHICH GUARANTEES THAT THE INTERESTS OF THE PUBLIC ARE INCLUDED RIGHT FROM THE BEGINNING.

IT IS TRULY UNFORTUNATE THAT THE LYNN VALLEY COMMUNITY ASSOCIATION, HAS BECOME AN APOLOGIST FOR UNBRIDLED DEVELOPMENT AND HAS ALLOWED THE PEOPLE OF LYNN VALLEY TO BE LED DOWN THE GARDEN PATH IN THE NAME OF PROGRESS. WHERE, TELL ME, BY WAY OF EXAMPLE, IS THE 15,000 SQUARE FEET COMMUNITY SPACE PROMISED? IS IT CONCEIVABLE THAT SOME PEOPLE DO NOT KNOW THE DIFFERENCE BETWEEN A PEDESTRIAN ORIENTED TOWN CENTRE AND A REGIONAL CAR MALL?

THE BOTTOM LINE AND THE QUESTION THE PEOPLE OF LYNN VALLEY HAVE TO ASK THEMSELVES IS THIS. IS LYNN VALLEY MORE LIVEABLE NOW THAN IT WAS BEFORE?. DO MORE CARS AND MORE TRAFFIC TO ENRICH THE MALL OWNERS MAKE FOR GREATER LIVEABILITY? DID THE PEOPLE OF LYNN VALLEY REALLY OPT FOR A REGIONAL CAR MALL IN THE CENTER OF LYNN VALLEY?

AS TO THE ERRORS MR GAVEL INSISTS ARE CONTAINED IN MY LETTER (SEE ABOVE) SHOW ME WHERE AND WHAT THOSE ERRORS ARE.

LET THE PUBLIC DECIDE I SAY - LET THERE BE A DEBATE BEFORE THE MASSIVE DENSIFICATION OF THE LYNN VALLEY CORE CONTINUES IN THE NAME OF PROGRESS.

ERNIE CRIST

From: Lee Gavel [<mailto:gavel@sfu.ca>]
Sent: Monday, November 15, 2004 7:10 AM
To: Alan Nixon; Ernie Crist; Maureen McKeon Holmes; Imuri@dnv.org; Richard Walton; Janice Harris
Cc: Maureen Bragg; Dan Ellis
Subject: FW: Development Moratorium in Lynn Valley

From: Lee Gavel [<mailto:gavel@sfu.ca>]

Subject: Development Moratorium in Lynn Valley

I am afraid I must disagree with Ernie! The developments which have taken place over the last 5 years have followed the intent of the Lynn Valley Community Plan to a remarkable degree. The single family housing precincts have been preserved with new choices in housing being added to the town core. The addition of housing and the residents that come with it would inspire redevelopment of the commercial area. It was known from the beginning that the public benefits flow "FROM" the implementation of the Plan, they cannot not in any reasonable way precede it. For redevelopment of the Commercial Core a greater population base located within walking distance was essential for financial viability. How soon we forget the empty storefronts in the Mall and the general feeling of seediness that pervaded our Town Centre only about 5 years ago. To my mind this is born out by comments from friends visiting the Valley who consistently remark that we have fresh new look to the community with the exception being the lack of progress on the Library and Town Square. With the Library now looking like it has substance, the Plan Monitoring Group is also aware of some other developments i.e., the Fromme Block that are actively starting a redevelopment process. We soon will have the Lynn Valley Elementary School finished and work on the Heritage Building and park forecourt for the archives will begin. It takes some momentum to effect change and that is starting to occur. The Trail connections such as the Kirkstone pathway extension and similar efforts are adding to the pedestrian network. Sidewalk and intersection improvements have been put in place on 27th, Fromme Rd, 29th, Lynn Valley Rd, numerous laneway trail and park redevelopments. Because they happen over time it is not always apparent what the degree of change has been. Many more changes will follow, with the largest impact to be the Ross Rd - Mt highway changes to be implemented with the Library project.

We consistently have to remind people, the Plan was developed through discussion and debate with many of us and has been accepted in a public process. Let us not let a short term political strategy for reelection, of divide and conquer, get in the way of staying the course. We knew it would take 10 years to see the fruits of the plan and they are beginning to occur.

I choose not to address the errors in fact included in Ernie's statement below.

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

From: Ernie Crist <mailto:ernie_crist@dnv.org>
To: fonvca@fonvca.org ; cagebc@yahoo.com
Cc: Rwmacct@telus.net ; m.bragg@shaw.ca
Sent: Saturday, November 13, 2004 8:54 AM
Subject: FW: Development Moratorium in Lynn Valley

URGENT

A MESSAGE FROM ERNIE CRIST;

I am calling for a moratorium on all further MULTI FAMILY residential development in the Lynn Valley core area until such time when the traffic, parking, amenities and liveability are reviewed by the public. My motion to that effect is coming up on Monday Nov. 15, 2004.

Here are my reasons.

The people of Lynn Valley have been betrayed. They have been betrayed both by the District, who promised a "Pedestrian Oriented Town Center", and by pro development and real estate interests, opposed to the concept of neighbourhood and community driven development. Instead, Lynn Valley is being developed based on the concept of Regional, developer and real estate driven development, a concept in place in the City of North Vancouver with its high rises and in Surrey with its massive traffic jams and massive deficiencies in liveability.

The people of Lynn Valley were promised tree lined boulevards, green spaces for people to relax and designated bicycle lanes in the Core Area. What they got was none of the above. What they did get was more traffic, more parking problems, more pollution and more noise. Lynn Valley was promised a community center and a new Library but all they got was a Library with a price tag that is truly astronomical while the community center space was all but eliminated.

The Library building was to contain 15,00 square feet of community space including for seniors. That has been eliminated while the price tag for the whole project has gone from \$ 22 million to \$41 million almost overnight.


The densification of the Lynn Valley Core is being accelerated while traffic is getting worse by the day. The latest addition is the development on Sunnyhurst Road in Lynn Valley where virtually all trees will be eliminated to make room for a town house complex ostensibly to provide affordable housing. In reality it does nothing of the sort. The affordable housing cry is a hoax - it is neither affordable to young people and people of lower income who need it the most nor is it for the people presently living on the North Shore. The people who are moving into such accommodations are from everywhere in the world except Lynn Valley or the North Shore. There is no shortage of housing in the price range that is currently being built in Lynn Valley.

Neither are the people of the District receiving any financial benefits from the densification of Lynn Valley. The cost for upgrading the infrastructure in Lynn Valley to make densification possible so far, has cost close to \$5 million dollars while the developers have contributed a mere \$ 2 million. The District taxpayers are paying the difference while developers have come, filled their pockets and left.

Calling for a moratorium is not precedent setting. It was done once before in Seymour when a pro developer Council decided to build a huge town center on the Maplewood Mudflats to serve a population of up to 120,000 people in Seymour. The people in Seymour united. They formed the Seymour Planning Association headed by Marilyn Baker and forced the then Council to stop all further development. They defeated the existing plan and replaced it with a plan calling for 35,000 people instead of 120,000 people and saved the Mudflats for the present Bird Sanctuary. That was a huge success for Seymour and for the whole District. Marilyn Baker went on to become Mayor of the District.

The onus is now on the people of Lynn Valley to do likewise and stop the further deterioration of the liveability of Lynn Valley. It is also important for all other community associations to support this moratorium. If the people of Lynn valley lose this battle, surely Norgate, Lower Capilano Lonsdale or even Seymour will be next.

Ernie Crist

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