

Subject: FW: Lynn Valley Centre Comments

Date: Thu, 9 Dec 2004 22:49:01 -0800

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

To: "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managemcomm@dnv.org>, <fonvca@fonvca.org>, <Cagebc@yahoo.com>

CC: <m.bragg@shaw.ca>, <ellis7880@shaw.ca>

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Subject: RE: Lynn Valley Centre Comments

Dear Mr.....

To begin with I very much appreciate receiving input from an expert which I consider you to be. I recognize that you are in business and as anybody knows when you are in business you have to be clever to survive. Unfortunately that, in my opinion, has not been the case in the District.

What you have advocated is exactly what I stated all along. Large-scale, modern and comprehensive development is nothing more nor less than a partnership for the mutual benefit of the partners in which the municipality uses it's resources to assemble the necessary land for a subsequent rezoning in line with its objectives in which it shares the profits accruing to a higher density with the respective property owners and uses the profits for the comprehensive and liveable development of the area. This includes social, cultural, recreation, and other amenities and even includes transportation improvements at little or no cost to the municipality.

The District was in a unique position to do this. We had more than the necessary resources to kick-start this process. Unfortunately all my efforts came to naught when instead the District allowed rezoning and subsequent development to proceed in a piecemeal fashion without receiving or even asking for any substantive contributions. The District rezoned the properties in a piecemeal fashion. The developers came, developed and left while the District was stuck with the cost for the infrastructure amounting to millions of dollars but without receiving any substantive amenities. This is precisely my point.

The question is can we go back? It will be infinitely more difficult now since the opportunity which existed before is now greatly diminished.

It can still be done but the cost will now be much higher and will include a substantive densification i.e. including high-rises to achieve at least some community benefits. The bottom line is that Council simply did not understand this modern concept and to the extent that they did understand they were unwilling to provide the necessary leadership to realize such an objective.

If you follow the history of the District mismanagement scenarios in the last 12 years, including the Heritage Fund Fiasco, the Infrastructure, Maplewood business Park, KPMG, Northlands, and Canlan fiascos, you will understand exactly what I mean. However, it is not as if the public was not told. Indeed, the community was told but with the exception of a few people nobody seemed to pay the slightest attention. As I stated before, we can still make this a liveable neighbourhood but the price will now be considerably higher. Stupidity and apathy carries a price. The only bright light on the horizon is that our new CAO is cognizant of the modern way of community development; something which was not the case previously.

I will keep your points in mind and use them whenever I can without as you requested divulging your name.

Thank you again.

Yours truly,

Ernie Crist

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

From:
Sent: Thursday, December 09, 2004 8:31 PM
To: Richard Walton
Cc: Ernie Crist
Subject: Lynn Valley Centre Comments

Gentlemen: Please feel free to share my comments. However, please keep my e-mail address confidential. Thanks.



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