

**Subject: [Fwd: Re: Lynn Valley OCP]**

**Date:** Mon, 29 Nov 2004 22:34:13 -0800

**From:** Brian Platts <bplatts@shaw.ca>

**To:** Corrie Kost <kost@triumf.ca>

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**Subject: Re: Lynn Valley OCP**

**Date:** Mon, 29 Nov 2004 21:10:26 -0800

**From:** Maureen Bragg <m.bragg@shaw.ca>

**To:** Maureen Bragg <m.bragg@shaw.ca>, Dan Ellis <ELLIS7880@shaw.ca>, Mayor and Council - DNV <Council@dnv.org>, 'Lee Gavel' <lee\_gavel@sfu.ca>, Don Friesen <kfriesen@sfu.ca>

**CC:** James Ridge <James\_Ridge@dnv.org>, Senior Management Committee <managecomm@dnv.org>, Ross Taylor <Ross\_Taylor@dnv.org>, Jennifer Paton <Jennifer\_Paton@dnv.org>, Donna Howes <Donna\_Howes@dnv.org>, fonvca@fonvca.org, Cagebc@yahoo.com, Ernie Crist <ernie\_crist@dnv.org>, cathyadams@canada.com

Point of clarification, my last email could be misunderstood. Dan Ellis is the LVCA, FONVCA representative. Sincerely Maureen Bragg. President LVCA

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

From: "Maureen Bragg" <m.bragg@shaw.ca>

To: "Dan Ellis" <ELLIS7880@shaw.ca>; "Mayor and Council - DNV" <Council@dnv.org>; "'Lee Gavel'" <lee\_gavel@sfu.ca>; "Don Friesen" <kfriesen@sfu.ca>

Cc: "James Ridge" <James\_Ridge@dnv.org>; "Senior Management Committee" <managecomm@dnv.org>; "Ross Taylor" <Ross\_Taylor@dnv.org>; "Jennifer Paton" <Jennifer\_Paton@dnv.org>; "Donna Howes" <Donna\_Howes@dnv.org>; <fonvca@fonvca.org>; <Cagebc@yahoo.com>; "Ernie Crist" <ernie\_crist@dnv.org>; <cathyadams@canada.com>

Sent: Monday, November 29, 2004 7:48 PM

Subject: Re: Lynn Valley OCP

> Dan as the LVCA representative at FONVCA. I appreciate your response to  
> the e-mail sent to FONVCA by Councillor Crist. It was a factual easy to  
> understand clarification of the OCP. The Lynn Valley OCP has been  
> explained many times not just by the LVCA but by all of those involved,  
> including Staff, since the very beginning of the plan.

>

> There never was 15,000 square feet of community space, the cost is not  
> estimated at \$ 41 million. This was explained very carefully at the  
> Council meeting held on Monday November 15th 2004.

>

> To answer Councillor Crist's question where are the people of Lynn Valley  
> going to meet and where are the Seniors going to gather. The answer to  
> that is, with great pleasure at the Mollie Nye House. Small concerts,  
> chess and bridge are already taking place in the Mollie Nye House.

>

> The people of the community who have worked on this plan at least 3,000,  
> are neither gullible, naive and they do not have giant ego's. Those who  
> are now continuing to monitor this plan, together with District Staff, are  
> extremely hard working volunteers.

>

> Like you I am concerned that our only elected official on Council, is so  
> out of touch with the people of the community.

>

> Sincerely Maureen Bragg. President of the Lynn Valley Community  
> Association

> ----- Original Message -----

> From: "Dan Ellis" <ELLIS7880@shaw.ca>

> To: "Mayor and Council - DNV" <Council@dnv.org>; "Maureen Bragg" <m.bragg@shaw.ca>; "'Lee Gavel'" <lee\_gavel@sfu.ca>; "Don Friesen" <kfriesen@sfu.ca>

> Cc: "James Ridge" <James\_Ridge@dnv.org>; "Senior Management Committee" <managecomm@dnv.org>; "Ross Taylor" <Ross\_Taylor@dnv.org>; "Jennifer

> Paton" <Jennifer\_Paton@dnv.org>; "Donna Howes" <Donna\_Howes@dnv.org>;  
> <fonvca@fonvca.org>; <Cagebc@yahoo.com>; "Ernie Crist"  
> <ernie\_crist@dnv.org>; <cathyadams@canada.com>  
> Sent: Monday, November 29, 2004 9:48 AM  
> Subject: Re: Lynn Valley OCP  
>  
>  
>> Dear Mayor & Council:  
>> The e-mail below from Councilor Crist contains a number of errors. I  
>> believe  
>> it requires rebuttal, both in fact and in spirit.  
>>  
>> The facts are as follows:  
>> - Two community centres have existed in Lynn Valley, at Karen Magnussen  
>> and  
>> Lynn Valley Park, well prior to the recent OCP.  
>> - As a direct result of the OCP, a substantial community meeting space at  
>> Mollie Nye House was created, adjacent to two  
>> substantial buildings occupied by seniors. According to the Seniors  
>> Association, the Mollie Nye facility currently meets  
>> the needs of many, many seniors, as well as a variety of other  
>> community  
>> users, including LVCA.  
>> At present I understand there is some spare capacity available for  
>> additional use.  
>> - The original OCP included some nonspecifically-labeled "community  
>> space"  
>> in the Town Centre. After the OCP was  
>> adopted, the initial Library / Town Centre project was created, then  
>> down-sized, by Council, with public input.  
>> LVCA accepted this because by then the Archives had found a highly  
>> appropriate home at the Lynn Valley Elementary  
>> School heritage building, and the new Mollie Nye community space was  
>> in  
>> place.  
>> - The "community space" at the Library / Town Centre site was never  
>> committed to be what Councilor Crist has so often  
>> implied it to be. In fact, through a detailed planning process  
>> undertaken  
>> by District Staff a year ago, a group of community  
>> stake-holders went through an exhaustive analysis of possibilities for  
>> the "community space" along with the town square itself.  
>> This information was gathered to inform the design of the Town Centre,  
>> so  
>> as to maximize the array of potential uses.  
>> In my opinion, the vast majority of people will be happily surprised  
>> when  
>> the Library / Town Center is built as presently planned.  
>>  
>> Up to now, community members involved in the planning of this  
>> revitalization  
>> have had their eyes wide open, and made  
>> recommendations supported by a wide range of individual experience,  
>> outside  
>> advice, and extensive consultation.  
>> However after several years, we have had enough of the slurs Councilor  
>> Crist  
>> continues to cast upon ourselves, the process  
>> we and Staff have worked so hard at, and at the broad-consensus OCP we  
>> produced. The plan is being implemented as  
>> the community consensus originally directed.  
>>  
>> In my opinion, the fundamental question is this: What responsibility does  
>> an  
>> elected official, especially a Councilor who is so

>> strongly on the record in support of community-based planning, have to  
>> refrain from publicly undermining such a consensus?  
>> We note that all while all other Councilors roundly criticized Councilor  
>> Crist's approach in the Nov 15th debate, the essence of  
>> that debate was missing from the NS News story on it.  
>> Speaking personally, I would respectfully ask everyone to contemplate  
>> what  
>> obligations are embodied in exercising the prerogatives of holding public  
>> office, and act according to their conscience regarding this issue.

>> Sincerely, Dan Ellis

>>  
>> From: "Ernie Crist" <ernie\_crist@dnv.org>  
>> To: <cathyadams@canada.com>  
>> Cc: "Mayor and Council - DNV" <Council@dnv.org>; "James Ridge"  
>> <James\_Ridge@dnv.org>; "Senior Management Committee"  
>> <managecomm@dnv.org>;  
>> "Ross Taylor" <Ross\_Taylor@dnv.org>; "Jennifer Paton"  
>> <Jennifer\_Paton@dnv.org>; "Donna Howes" <Donna\_Howes@dnv.org>;  
>> <fonvca@fonvca.org>; <Cagebc@yahoo.com>  
>> Sent: Saturday, November 27, 2004 7:43 PM  
>> Subject: RE: Larco's Preliminary Application

>> Hello Cathy:

>> There is absolutely nothing to prevent your dream from becoming reality.  
>> It  
>> is just a matter of vision and political will on the part of your  
>> community  
>> and compelling Council to provide the necessary leadership. The key is  
>> unity. I am sure Larco would be more than happy to build a community  
>> center  
>> at no cost to the District if the economics i.e. the density for the site  
>> is  
>> in his favour. This is the crux of the issue. It does not take a rocket  
>> scientist to figure out that this is what Mayor Harris was told by Larco.  
>>  
>> The point I want to stress again is that the District can play the  
>> expropriation card provided it has the will to do so, but it may not have  
>> to  
>> do this. The District can use its resources to make your dream come true  
>> and  
>> with little cost to the community if modern development methods are  
>> applied.

>> As for Lynn Valley - it is a total fiasco. Don't be misled by the  
>> propaganda  
>> and by the dollar figures. The people of Lynn Valley are NOT getting a  
>> community center as promised. They were in fact cheated out of it. The  
>> fact  
>> that some politicians and some naïve and gullible community activists so  
>> called deny this is totally irrelevant. The facts speak for themselves  
>> and  
>> there is a lesson in this for the people of the District.

>>  
>> The community space was virtually eliminated. Did you know that the  
>> Museum  
>> and Archives project which was part of the original combined building as  
>> a \$  
>> 1.5 million project is now \$ 4.2 million? It was supposed to be part of  
>> the  
>> combined Library - Community Center and Museum and Archives building of  
>> 70,000 square feet. It is now a library of 40,000 square foot only more

>> or  
>> less. The 15,000 square foot community space is gone.  
>>  
>> Just think for a moment - as of this moment the cost of the center is \$  
>> 41  
>> million and consists of nothing more than a replacement Library building  
>> and a 12,000 square foot cobble stone plaza. You cannot count the  
>> commercial  
>> building as community space however hard they are trying to tell you that  
>> it  
>> is. It would be like saying that Larco's office building at the proposed  
>> Larco site is community space. You would laugh your head off but that is  
>> exactly what they are trying to tell the people of Lynn Valley.  
>>  
>> So tell me where the people of Lynn valley are going to meet?... where is  
>> the community space? .. where are the seniors going to gather? and where  
>> are the cultural and social events going to take place? Are they going to  
>> take place on the cobble stone plaza in the middle of the rainy season?  
>> Are  
>> lectures and small concerts and the chess and bridge players going to  
>> play  
>> on the plaza in the cobble stone plaza in the winter time? Maybe Zellers  
>> will provide the rain coats?  
>>  
>> The fact is that this whole plan is a monumental hoax perpetrated on the  
>> people of Lynn Valley and was made possible with the acquiescence of  
>> gullible people and people with a giant ego unwilling to concede that  
>> they  
>> have been misled.  
>>  
>> But instead of acknowledging that they were led up the garden path they  
>> joined in the parade stating that the emperor has beautiful clothes when  
>> in  
>> reality the emperor is naked. The truth is that this massive  
>> densification  
>> in the center of Lynn Valley called "pedestrian oriented town center" is  
>> not  
>> even paying for the cost of the infrastructure never mind for any  
>> community  
>> benefits unless you count more traffic, more pollution and more parking  
>> problems as benefits.  
>>  
>> It is nothing more than a densification project for the benefit of  
>> developers without a single large amenity. And this is so whether so  
>> called  
>> leaders deny it or not. I hope your people will not fall into the same  
>> trap.  
>> I am sure you and your friends are to wise to fall for tricks like that.  
>>  
>> As I said at the beginning, unity is the key, the rest is vision and  
>> political will. Remember, if people lead sooner or later politicians will  
>> follow.  
>>  
>> Ernie Crist  
>>  
>>  
>> -----Original Message-----  
>> From: cathyadams@canada.com [<mailto:cathyadams@canada.com>]  
>> Sent: Saturday, November 27, 2004 3:01 PM  
>> To: Ernie Crist  
>> Cc: Mayor and Council - DNV; James Ridge; Senior Management Committee;  
>> Ross  
>> Taylor; Jennifer Paton; Donna Howes  
>> Subject: RE: Larco's Preliminary Application  
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