

Subject: FW:**Date:** Sun, 23 May 2004 22:20:24 -0700**From:** "Ernie Crist" <ernie_crist@dnv.org>**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>

> A MESSAGE FROM ERNIE CRIST;

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> Lynn Valley will get a new civic square including a 40,000 square foot Library, a commercial building and a 12,000 square foot pedestrian area in between the two buildings which will be the new Lynn Valley Town center. The Library at the corner of Mountain Highway and Lynn Valley road will be big enough to pick up and drop off books in new surroundings but not big enough to also accommodate community activity or art activities in line with modern Library and community concepts. This is what I suggested but there was not sufficient support as I am the only Councillor from Lynn Valley.

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> The commercial building adjacent to the Library will be big enough to house a community policing station and substantial commercial and retail space. Part of the 40.000 square foot Library may be leased for commercial space as well. This would infringe even more on the community activity potential of the Library.

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> The total cost of the project will be \$ 30 million. \$ 15 million is already in place which, in addition to monies already allocated from the Heritage Fund previously includes \$ 6 million from a previously approved, referendum, \$ 4 million from the expected sale of the old Library site and \$ 2 million from the Federal government. The remainder will come from the Heritage Fund.

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> The advantage of paying ourselves for the project is that it will not require any assistance from big developers who have offered to contribute to the project but at a price. The price would be high rises all around the existing Lynn Valley Core area resulting in even more traffic, more noise, more pollution and more parking problems than is the case already. Even as it is, the new owners of the Lynn Valley Mall have indicated a desire to increase it's parking capacity from the present 700 parking stalls to 2000. This would make it truly a monstrous regional Car Mall, notwithstanding that it might be called a pedestrian oriented Mall or Town Center. There has never been a lack of suitable slogans to hoodwink the public.

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> To keep the big developers out of the picture was a big battle, but it is not necessarily over yet. Although District Council voted not to involve big developers for the time being and for reasons mentioned above there is a strong lobby both inside an outside Council which may yet succeed in a so called private public partnership at a price.

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> A big challenge is that the current Lynn Valley Community Association is rather pro development. The Association is rather small in numbers and pro development interests are winning most of the time. This has been demonstrated when, under the guise of a Pedestrian Oriented Town Center, the density in the core area was increased with nothing to show for it except more traffic. The developers came, they did their thing and then they said good bye while the public was left with paying the cost of the infrastructure.

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> Unless the public joins to make sure that the Lynn Valley Community Association reflects the wishes of the people in Lynn Valley there could be a repetition of this scenario except on a much larger scale.

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> By way of a example how it should be, Edgemont Village has a very strong and pro resident association which truly reflects the interests of the people. Despite the pressure from developers, they have managed to maintain the village-like atmosphere of their neighborhood.

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