

**Subject: Development Moratorium in Lynn Valley**

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**From:** "Ernie Crist" <ernie\_crist@dnv.org>

**To:** <fonvca@fonvca.org>, <Cagebc@yahoo.com>

A MESSAGE FROM ERNIE CRIST;

I am calling for a all further 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.

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 which is the declared reason behind development in the District. 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 a pedestrian oriented Town Center with tree lined boulevards, green spaces for people to relax and designated bicycle lanes. 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 when 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 for saving the Mudflats. That was a huge success for Seymour and for the whole 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.

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