

Subject: FW: Development Moratorium in Lynn Valley

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

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

CC: <Rwmacct@telus.net>, <m.bragg@shaw.ca>

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.

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> 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.

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> 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.

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> 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.

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> 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.

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> 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.

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> 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.
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>
Ernie Crist



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