

Subject: [Fwd: An open letter to District Mayor Walton]
From: Brian Platts <bplatts@shaw.ca>
Date: Sun, 28 Oct 2007 16:52:06 -0700
To: Corrie Kost <kost@triumf.ca>

Subject: An open letter to District Mayor Walton
From: Ernie Crist <criste@shaw.ca>
Date: Sun, 28 Oct 2007 16:27:24 -0700
To: fonvca <fonvca@fonvca.org>

The Editor:

An open letter to District Mayor Walton.

I attended the “charrette” held at the Lynn Valley Community Center on Mountain Highway concerning the possible redevelopment of the Lynn Valley Core, including high-rises. The meeting was attended by over 250 residents.

The meeting was chaired by a member of the design team hired by the District instead of by you the Mayor, as in my opinion it should have been, to insure fair and unbiased procedures were followed.

However, what is of greatest concern to me is that, after finally being recognised by the Chair, and I asked a question about existing building height limits in Lynn Valley, a member of the District planning staff provided information which is at variance with the facts.

The planner told the audience that the allowable height limit was in excess of those spelled out in the present district zoning bylaws of 46 feet total. However, according to District bylaws the allowable height for both commercial and multi family buildings in Lynn Valley is precisely 4 storeys or 40 feet with a bonus of 6 feet depending on roof configurations for a maximum height of 46 feet.

You will recall that the originally proposed 5 storey and 80,00 square foot Library and Community Center was reduced by 2 stories including the 40,000 square feet of community space. Council was told this was done at the request of the Lynn Valley Community Association because “5 storeys in the center of Lynn Valley would be too high and would negatively impact on the view of Lynn Valley residents”.

You may also recall that this late change in plans required a redesign of the Library with the result that the funding of \$ 21.4 million already in place for the whole project including the commercial building was no longer adequate and subsequently resulted in a cost overrun of more than \$ 20 Million except it was for the 40,000 square foot Library and commercial building only.

I believe this is a very important issue and the people Lynn Valley are entitled to a professional clarification.

Your response would be appreciated.

Yours truly, Ernie Crist,
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North Vancouver,
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