

**Subject:** [Fwd: Lynn Valley Letter ad proof]  
**From:** Brian Platts <bplatts@shaw.ca>  
**Date:** Mon, 15 Oct 2007 19:34:17 -0700  
**To:** Corrie Kost <kost@triumf.ca>

---

**Subject:** Lynn Valley Letter ad proof  
**From:** wendyqureshi@shaw.ca  
**Date:** Mon, 15 Oct 2007 15:03:57 -0700  
**To:** fonvca@fonvca.org  
**CC:** 'John Sharpe' <johnsharpe@shaw.ca>, 'Ernie Crist' <criste@shaw.ca>

Dear Fonvca:

Attached is an ad that will appear in the North Shore Outlook on the 18th. Full page.

Wendy.

---

<b>Lynn Valley Letter ad proof.eml</b>	<b>Content-Type:</b> message/rfc822 <b>Content-Encoding:</b> 7bit
--	--

---

<b>Lynn Valley Letter 6x14.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
------------------------------------	---

# An open letter to the **PEOPLE OF LYNN VALLEY**

The owners of the Lynn Valley Mall have informed District Council that they wish to redevelop the Lynn Valley Mall. Spokespersons of the District, including Mayor Walton, during a recent public meeting denied that an application to that effect exists but this is merely semantics.

The intentions of the Mall owner (Bosa) have been made abundantly clear during several In Camera meetings with both Council and District planning staff. They want to combine the redevelopment of the Mall with the construction of several highrises.

Such highrises are in violation of existing zoning restrictions in Lynn Valley and would add thousands more cars to the road network. The developers also want to increase the parking capacity of the Mall from the present 700 stalls to over 2000 underground stalls thus transforming the Mall into a regional Shopping Mall creating yet more traffic.

There are, at present, no plans for any major improvement of the public transportation system by TransLink. The regional transportation plan will not be reviewed until the year 2021 at the earliest. Improved bus service on the North Shore suffered a serious setback when District Council voted against construction of a bus depot in Norgate.

To avoid public opposition, District Council, with the help of the Lynn Valley Community Association and various other pro development interests, has undertaken a process called a "charrette" which is a series of public meetings geared to make the public comply with the proposal. At the last meeting the organizers, with Council's blessing, even restricted the public from asking questions, even though it was one of the main purposes of this "information" meeting.

To disarm public opposition, Council has called on various community planners and spin doctors to call this proposal catchy names such as "enhanced sustainable and livable, providing affordable space for empty nesters and seniors" etc. The effort is in line with tested snake oil practises

and is sold in the name of "promoting pedestrian traffic to the Mall from the highrises to reduce reliance on cars". Notwithstanding, even only one car per unit will add many hundreds of additional cars and reduce air quality.

The people of Lynn Valley were misled once before when, in the name of creating a "Pedestrian Oriented Town Centre", the Core of Lynn Valley was densified without providing any of the amenities such as dedicated bicycle lanes, green spaces and other community amenities shown to the public on glossy brochures. The developers came, filled their pockets and left while District taxpayers were stuck with the bill to pay for the needed infrastructure.

Under the existing zoning regulations, the Mall owners have the right to redevelop and modernise the Mall without any major difficulties. These regulations stipulate that buildings in Lynn Valley must not be higher than 4 stories and/or a maximum of 46 feet. This is notwithstanding false information provided by a District planner at the "charrette".

As a result of these regulations a combined 5 story Lynn Valley Library and Community centre of 80,000 square feet was reduced by 40,000 square feet and from 5 stories to 3 stories "to prevent buildings which would adversely impact the skyline of Lynn Valley".

Yet Council, in an effort to accommodate the developers, has now lined up with them to foist on the people of Lynn Valley and the North Shore highrises including the inevitable increase in traffic and more pollution.

There is still time to prevent this proposal from materialising. If the developers want to enhance the Mall they are free to do so but not be at the expense of the people of Lynn Valley. Highrises are not tolerated anywhere else in the District so why should the people of Lynn Valley tolerate them.

Speak up and say no! You have nothing to lose but more traffic congestions, more noise, more pollution, and the loss of our skyline.

---

**WENDY QURESHI**

**JOHN SHARPE**

**ERNIE CRIST**

*Concerned citizens who care about the sustainability of our community, Lynn Valley.*