

**Subject:** Fwd: Lynn Valley Town Centre Development Feedback

**From:** Brian Platts <bplatts@shaw.ca>

**Date:** 22/06/2013 1:44 PM

**To:** Corrie Kost <corrie@kost.ca>

----- Original Message -----

**Subject:** Lynn Valley Town Centre Development Feedback

**Date:** Sat, 22 Jun 2013 18:58:54 +0200

**From:** heike adams <seabreeze\_2502@hotmail.com>

**To:** [council@dnv.org](mailto:council@dnv.org) <[council@dnv.org](mailto:council@dnv.org)>, [FONVCA@fonvca.org](mailto:FONVCA@fonvca.org) <[fonvca@fonvca.org](mailto:fonvca@fonvca.org)>

**To The Honourable Council Members of The District of North Vancouver**

**Lynn Valley Village Implementation Plan – Feedback**

My wife, son and I attended 2 of the 4 June open houses for the Lynn Valley Implementation Plan, and felt very let down with what we heard and saw there. We feel that all the options presented so far to the public are disappointing & misleading versions of the same original plan presented a few months ago to build high rise towers.

People have opposed the 22-floor towers format from the start. The Council members of the DNV promised to take people's concerns into consideration. Just days *before* the election, a letter by Mark Sager was circulated stating that a new presentation would be held at Lynn Valley mall to discuss new options. At this presentation, we were told over and over again, that "the towers are out, the architect has been fired". We were shown some nice pictures of Whistler style low-density condos and townhouses for a few weeks; never were the options of 8, 12, 16 or 22 floors mentioned. Then, *after* the election, the open houses are presenting us suddenly with those 4 options and the towers are still very much part of the plan (only they went down from 22 to 12 floors on East 27<sup>th</sup> – which could be just a vague promise); and the option with the lowest floors is still 8, way above what people are willing to accept.

We experienced that this whole project is being presented in a controversial and often contradictory and misleading way; for example: on the feedback form/web, one question is "how important are views to you?" If you rate "very important" because you want to maintain the mountain view of LV walking on the street, automatically the option with the 22-floor tower is pushed as most important to you because you can get nice views if you live on the 22<sup>nd</sup> floor! Also, the survey pushes the 22-floor option continually forward as the best option for public services, parks, transportation etc. Does the DNV realize a few extra buses, and some green spaces plus one daycare are highly insufficient for maintaining the standard of living of at least an additional 5,000 people? Have **real** proven studies been done to research the impact on natural resources, crime, traffic safety, traffic congestion?? Where are the numbers? At the Open House there was a board on traffic, but the only difference we saw was an extra bus stop on East 27 St. It is naïve to believe people will just leave their car at home if there is a bit of increase in public transportation services; any and every city in the world deals with traffic congestion, even if transportation is free; why would people on the North Shore suddenly gladly leave their car at home to hop on the bus; it will not happen. So I ask the DNV to imagine what will happen to roads like Mountain Hwy, Lynn Valley Road, not to even mention the Lions Gate & Second Narrows bridge if you bring thousands of extra people here.

Another huge contradiction in the marketing for this project is that the DNV needs to – aggressively – plan for growth in LV because the population is aging. Well, we invite council members to go for a walk to Lynn Valley plaza on any sunny day, and count the amount of young families with little children who have just moved here; I have never before in my life seen so many young families with babies in one small village; having just started a family I can reassure you the North Shore, and including LV, is baby heaven. So where's the feared exodus? Where is the dominating aging population? West Vancouver is clearly the

dominating aging community on the North Shore, yet I don't see any aggressive plans there to rebuild the community and attract younger people or make housing more affordable for young families. And what does this statement exactly mean that the DNV needs to plan for more affordable housing for the children of LV residents in the future? Does this mean that this new development will: a) Offer preferential buying to people with ties to Lynn Valley and b) How "affordable" are these new apartments going to be so our children and grandchildren can afford to buy them??

Sadly, we are actually now contemplating to move out of LV if this massive development project takes place; we would be saddened by the loss of LV's character of a village, the loss of its beautiful natural views, the increase of stress added traffic and crime would cause by bringing so many people, and the 20 years of continual construction. The plans mention there would only be high rises in the centre and the single family homes neighbourhoods wouldn't be affected, or only by buildings of maximum 4 floors; so families who can afford to buy a house, which according to your marketing are decreasing, would be less affected by the changes, but the young families you so hope to attract would experience all the nuisances of congestion, safety and crime of a city centre. Why not stay in the city then? Vancouver actually has more affordable real estate in most neighbourhoods compared to the North Shore, and you don't have the hassle of crossing the bridges. All our friends who have moved here say they did so for the peacefulness and green space of the North Shore. So is the DNV so convinced their planned investments will really pay off??

We can't believe that the District of North Vancouver continues to stubbornly support a plan that is consistently been rejected by the majority of the local residents. All the people that we have personally spoken with have shown complete opposition to the plan. We are concerned with the argument presented at these open houses that residents supposedly support the new development plans. Where are they? We haven't met any so far. How would they proportionally compare with the residents that oppose the plan? Why a general referendum has not been proposed? Where are the proven data and sources of information that are being used to support this project such as "massive exodus"? We would like to read about it. And why not hold a referendum about such an important matter? What is the DNV afraid of if they really care for people's opinion?

LV residents have repeatedly shown opposition against high rises; what is essential to the local people here is maintaining the **quality of life** and **beauty** of the place. If we don't want towers, it's because we don't want towers. Whether this tower has 22, 12 or 8 floors is not essential to us, we just don't want towers. Town houses and buildings of **maximum 4** floors would be much more beneficial as a whole to everyone, except to the investors of course.

The district of North Vancouver, and in particular the town of Lynn Valley is one of the most beautiful places I have ever seen in my life. I come from a place where uncontrollable densification activities have completely destroyed communities and greatly contributed to the environmental degradation and impoverishment of the overall quality of life of its residents. You have **no idea** what you have here in this corner of the world and you should try as hard as you can to preserve it. I feel truly disappointed with what I thought was a cornerstone of Canadian civilization: progressively maintaining its natural beauty and people's quality of life. However, it seems in this case that particular interests and weaker political will are the perfect opportunity for developers to push through their own particular interests. We are convinced that this plan's only purpose is to maximize the profits of few, and diminishing the quality of life of the majority.

Opposition against this project is rapidly growing in the community. We thank the members of council to take this into consideration.

Thank you for your attention to this matter.

Sincerely,

Miguel Salas