

Subject: Fwd: Lynn Valley Town Center proposals

From: Brian Platts <bplatts@shaw.ca>

Date: 05/07/2013 12:27 PM

To: Corrie Kost <corrie@kost.ca>

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

Subject: Lynn Valley Town Center proposals

Date: Fri, 5 Jul 2013 09:09:29 -0700

From: Lyle Craver <lcraver@shaw.ca>

To: Councillor Alan Nixon <anixon@dnv.org>, Councillor Doug MacKay-Dunn <dmackay-dunn@dnv.org>, Councillor Lisa Muri <lmuri@dnv.org>, Councillor Mike Little <mlittle@dnv.org>, Councillor Robin Hicks <rhicks@dnv.org>, Councillor Roger Bassam <rbassam@dnv.org>, Mayor Richard Walton <rwalton@dnv.org>

CC: Corrie Kost <kost@triumf.ca>, FONVCA <fonvca@fonvca.org>

I've finally gotten around to doing my LV Town Center feedback and I came away feeling totally drained by the experience.

We've had several public processes on the Town Centre going at least as far back as the 2007 4-day charette. That forum came forward proposing nothing over 6 stories. (My wife did the full 4 days - I was planning on doing likewise but was in Hong Kong on business that week)

Then we had the much more ambitious OCP process which went through 2011 and mandated a limit of 2500 units in the Lynn Valley Town Center core area which I note includes both the Lynn Valley United Church property and Bosa's mall as well as the strip malls on the west side of LV Road. Having attended about 80% of the OCP meetings in 2009-2011 I am firmly convinced that the OCP limit of 2500 units was considerably more than Lynn Valley people were prepared to accept in the OCP and I frequently heard the "Council wants to do WHAT to Lynn Valley?!?!?" message at several of the OCP meetings.

Nevertheless the final OCP said 2500 units and 2500 it was.

In most municipalities unit calculations are done on a basis of 2.0 residents per unit though Councils are under pressure from the development community to do the calculation based on 1.8 or 1.6 since most OCPs in the Vancouver area are based on numbers of people not on numbers of units and a lower ratio means they can build more units. District has chosen to go on units so 2500 units essentially means 5000 new residents.

The fundamental problem with the current Lynn Valley Town Center consultation is that the map shows the study area to be not the entire LVTC but only a portion of it - specifically the area of the LV Centre Mall and the areas west of Lynn Valley Road (which includes the United Church lands) are excluded. Nevertheless, all 4 of the options presented show the ENTIRE project population growth confined to the limited area of the study area - which is absolutely not the OCP's definition of the town center area.

Unless Council is planning on rejecting the United Church proposal AND to tell Nat Bosa that he won't be able to build any units on the mall site - neither of which I really believe nor want - adding 5000 new residents to the limited area of the current study goes far beyond the OCP.

Again - even getting to 2500 units / 5000 new residents in the OCP was a stretch for the vast majority of Lynn Valley residents I talked to in the preparation of the OCP. Let us be stone-cold clear on that.

A more honest approach to the current consultation would have been either to include the entire OCP's Lynn Valley Town Center as the study area -OR- alternately to say "These 4 proposals are based on a projected population of 3000 with our best guess on Bosa's and other plans outside our study area being about 2000 new residents"

But to put these 4 conceptual plans forward all 4 of which max out the ** entire town center's ** OCP quota while leaving large and important chunks out whose growth is expected to be a big part of growth in the OCP's town center area is unfair to the public since there are really only two options: (1) either inviting public input on a plan that no one plans ever to see realized. (2) To consign the OCP that so many people worked so hard on to the dumpster and instead adopt higher limits on density than the OCP limits that were already well beyond what the public would accept in 2007 or 2011. And shredding the OCP is not something I'm ready to support.

I have no use at all for the "No HighRises in Lynn Valley" crowd - for one thing they haven't done their homework. Unlike them I've been doing my homework on this for more than 10 years at Council and 10+ years with the Lynn Valley Community Association - and all of you know that.

For years I have mocked many Seymour residents on their unit quotas in the Seymour Local Area Plan which I do think were set artificially low - but I am coming around to the view that the much higher limits for Lynn Valley (in the District OCP) are going to have to be fought for if they are to mean anything at all and I am looking for assurances that District and the Planning Department in particular do in fact take the Lynn Valley portion of the OCP seriously. I see little sign of that at the moment.

Specifically I have no time for developers who feel entitled to come forward with any scheme they choose treating Official Community Plans - every last one of which are hard-fought community compromises - as merely a first offer that they can go beyond at their pleasure expecting easy OCP amendments to be granted by Councils simply by offering not all that valuable "amenities" that make the area even less affordable than now.

I would definitely like to see some answers on these points and most particularly when the so-called "preferred option" arising from this consultation comes forward because they ARE important points that need to be discussed and worked out before there is any thought of any project going to public hearing in the Lynn Valley Town Center area - which again I remind you is much bigger than the area of the current consultation.

Lyle Craver
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