

**Subject:** Fwd: RE: Lynn Valley Town Centre Implementation Plan  
**From:** Brian Platts <bplatts@shaw.ca>  
**Date:** 14/09/2013 12:37 PM  
**To:** Corrie Kost <corrie@kost.ca>

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

**Subject:**RE: Lynn Valley Town Centre Implementation Plan  
**Date:**Sat, 14 Sep 2013 12:30:18 -0700  
**From:**Jerry & Karin Grootveld <jgrootv@telus.net>  
**Reply-To:**<grootveld@telus.net>  
**To:**'Mike Little' <LittleM@dnv.org>  
**CC:**<rwalton@dnv.org>, <rbassam@dnv.org>, <rhicks@dnv.org>, <dmackay-dunn@dnv.org>, <lmuri@dnv.org>, <anixon@dnv.org>, <FONVCA@fonvca.org>

Hello Mike,

Would you please let me know the dates of the advertisement. Also where was the full colour sign located? Nobody in this neighbourhood that I talked to remembers seeing this sign.

What about the rest of our letter regarding the proposed towers?? Any other feedback on that? I did read the new proposed plan by BOSA this week (see attached). "Two twelve story towers plus a 'few' 4 and 6 story apartments". This is still too high! Taking away the village like atmosphere. I trust our elected representatives will block this proposal and seek more appropriate developers, who will come up with a plan more in line with the character of our community.

Jerry Grootveld

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

From: Mike Little [mailto:LittleM@dnv.org]  
Sent: September-09-13 11:46 PM  
To: grootveld@telus.net  
Subject: Re: Lynn Valley Town Centre Implementation Plan

Thank you for your note,  
Your comments have been received and read.

The Polygon rezoning was advertised both In the North Shore news and with a full colour 4' X 8' sign advertising the hearing dates. Sorry that you missed it.

Mike Little

From: Jerrry & Karin Grootveld  
Sent: Monday, September 9, 2013 8:17 PM  
To: Richard Walton, Mayor  
Reply To: grootveld@telus.net  
Cc: Roger Bassam; Robin Hicks; Mike Little; Doug MacKay-Dunn; Lisa Muri; Alan Nixon; FONVCA@fonvca.org  
Subject: Lynn Valley Town Centre Implementation Plan

Mayor & Council,

Over the past decade I have witnessed an increase in density in Lynn Valley. As a result we are experiencing grid lock on Lynn Valley roads, in our morning commute. You must know, there are only two main roads into Lynn Valley. The proposed Lynn Valley Centre development will further choke our local roads. Even if a more acceptable maximum height of four storeys is maintained, it will significantly add to congestion.

Adding high rises, resulting in almost doubling the Lynn Valley population, concerns me very much! High rises are not only out of character to this neighbourhood, they will also grossly affect our quality of life.

The proposed towers will scar the 'village like' atmosphere forever. I know what Hong Kong looks like and can honestly say how much out of place high rises look on mountains. I do realize that an additional 5000 residents will contribute to the local tax base, however I suspect that quick decisions are also made on increased tax revenue and financial gain; but whose gain?

There are more appropriate places to built high rises, such as alongside Marine Drive (between Keith and Capilano road), where transit can easily funnel commuters to the Sea Bus or bridges for quick connections.

Further, living close to 27th Street I was shocked to learn construction has commenced for a 5 storey building .

This development at 2635-2691 Mountain Highway has been approved without knowledge to people in our neighbourhood. Unless we all missed something, we have seen no notifications related to this development and therefore were unable to provide any input. I am very upset that this building permit has been granted without properly consulting our community.

It is my understanding that we, the people, elect the municipal government, who will then represent its residents best interest. With all what is happening I come to realize there is a disconnect.

Please note that Lynn Valley residents stand united. We are strongly opposed to this aggressive development plan. We trust that our elected representatives will take our concerns seriously and together come up with a solution that truly represents sustainable growth.

Regards,

Jerry Grootveld

2679 Poplynn Drive  
North Vancouver, BC, V7J 2Y1  
Phone: 604-986-1117  
e-mail: [jerry.grootveld@telus.net](mailto:jerry.grootveld@telus.net)

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— Attachments: —

Lynn Valley gets new tower plan - North Shore News.pdf

60.2 KB

# north shore news

## Lynn Valley gets new tower plan

### Bosa quietly unveils 12-storey 'mountain village' concept

[Brent Richter](#) / North Shore News

September 13, 2013



The eight-storey portion of the latest iteration of Bosa Development's plan for Lynn Valley. One of the 12-storey towers can be seen on the right side. Photograph by: Supplied, North Shore News

The eight-storey portion of the latest iteration of Bosa Development's plan for Lynn Valley. One of the 12-storey towers can be seen on the right side. Photograph by: Supplied, North Shore News

The controversial redevelopment of the Lynn Valley Centre is back with a fresh face, ready for a new round of public vetting.

Under Bosa Development Corporation's new plan, presented at an informal meeting at the mall on Thursday night, the developer is looking to build 379 new condo units in seven buildings, including two 12-storey towers with ground level commercial storefronts, an eight-storey tower and a series of four-to six-storey lowrises.

Bosa's previous proposal envisioned 14-and 22-storey residential towers along with two six-storey buildings, bringing 439 units of housing.

"I heard loud and clear what people wanted was a mountain village and a mountain village is what I'm trying to deliver," said Mark Sager, Bosa's point man for the project and former West Vancouver mayor. "It is not finished. This is not a formal public information meeting. This is not part of the formal process at all. It is simply: 'Here's where I'm at. Here are

my thoughts. What do you think so far?" Many aspects of the plan are preliminary and liable to change at council's discretion, Sager said. But with the Bosa towers being shorter than the nearby Kiwanis Lynn Manor and the proposal coming well under the density allowed in the official community plan, he feels they are on the right track.

The new proposal isn't being received warmly by the North Shore Alliance for Sensible Development, a residents' group which disagrees with both the height of the buildings and the timing of the announcement.

Hazen Colbert, a spokesman for the group, said Sager and Bosa should have waited to see the results of a survey and series of consultation meetings the District of North Vancouver held in June and July on what any new development should look like.

"We think that it's best to wait until that preferred option has been agreed to by council. We think that approach will facilitate successful redevelopment in Lynn Valley," he said.

As for the height, the alliance's position is that five storeys should be the limit, Colbert said.

Five storeys would make the project totally unviable and lead the developer to re-lease the empty Zellers space and abandon plans to buy the old district library, said Sager.

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