

north shore news

LETTER: Spot zoning can leave legacy of regrets

North Shore News

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Dear Editor:

Re: Proposed two-tower development at Park Royal.

Park Royal is proposing to build what they call an "iconic" entrance to our West Vancouver community. This rather massive structure is to be built on the site of the old White Spot.

We, the residents of West Vancouver, will have to live with that for years to come.

Park Royal, not our elected representatives, is driving this process. The old White Spot is on municipal land, leased by Park Royal; it is not on Squamish Nation land. We, the residents of West Vancouver, have a say.

Park Royal is pressing forward with a project that does not conform to the official community plan. An updated OCP is 18 to 24 months away.

The OCP process is mandated by law to ensure community input and coherent planning. Spot zoning, in defiance of an OCP, has too often resulted in a legacy of regrets.

Park Royal is proposing highrises of 27 and 14 storeys. By jumping the gun on revisions to the OCP, Park Royal will set precedents — precedents that could thwart the proper public process that is an important part of developing an updated OCP.

Park Royal continues to expand. Unlike other destination/regional developments, Park Royal does not have multiple road and transit connections.

Taylor Way and Marine Drive is already a traffic nightmare.

How often do we residents complain: "I am running late. Marine Drive is jammed up at Taylor Way." We know the intersection is the crossroads to West Vancouver, the ferries, the Sea to Sky Highway and emergency vehicles. We need to ask: is Park Royal offering traffic solutions or just more traffic?

This project deserves your attention. Every resident of our wonderful community has a say. Please make your voice heard.

Barbara Brink
West Vancouver

Editor's note: District staff are reviewing the results of public consultation for the proposed development and are expected to present their report at the regular meeting of council March 30.

What are your thoughts? Send us a letter via email by clicking [here \(http://www.nsnews.com/opinion/send-us-a-letter\)](http://www.nsnews.com/opinion/send-us-a-letter).

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