

north shore news

LETTER: Moodyville issue not about 'cashing out'

North Shore News

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Dear Editor:

I write in response to comments quoted from [Rod Clark and Guy Heywood on the front page article \(http://www.nsnews.com/news/city-of-north-vancouver-ocp-passes-first-reading-1.1257274\)](http://www.nsnews.com/news/city-of-north-vancouver-ocp-passes-first-reading-1.1257274) about the [OCP and Elizabeth James' column in your July 23 edition. \(http://www.nsnews.com/opinion/columnists/james-neighbours-divided-over-density-plan-1.1257410\)](http://www.nsnews.com/opinion/columnists/james-neighbours-divided-over-density-plan-1.1257410) Both councillors are of the opinion that Moodyville residents are trying to cash out, have dollar signs in their eyes and expect compensation from the city due to Port Metro Vancouver/Richardson developments. **This isn't about cashing out and dollar signs but rather about preserving the equity the homeowners have worked so hard to achieve over decades.**

Here's a few facts the residents of the city may be interested in prior to the upcoming November election: The City of North Vancouver purchased a property at 619 East First St. earlier this year for \$1,015,000. This lot is 6000 square feet so that works out to \$169 per square foot. It is my understanding the property was purchased in order to establish a more level access from the East First Street back lane to the street for the Spirit Trail. The average size of lots on the south side of East Third Street is 7500 square feet, so this works out to \$1,267,500. The city has set the bar for the properties in the area by establishing this cost per square foot for land value. Hardly what I would call dollar signs in the eyes of the homeowners and cashing out when the city itself set the precedent.

Coun. Clark put a motion on the table in early May to add more OCP consultation, however, at Monday's council meeting clearly proved he did not take into account the wishes and opinions of the majority of residents. **During the additional OCP consultation, 65 per cent were in favour of a coach house and a basement suite, 80 per cent were in favour of 1.0 density or higher in the east Third Street area and 75 per cent of general feedback form respondents agreed or strongly agreed with the direction of the draft.**

Coun. Clark's consultation cost the taxpayers in the neighbourhood of \$60,000. The majority of his constituents' voices were ignored.

Perhaps Coun. Clark should be asked to pay back the \$60,000 that was so misused; he does not represent his constituents, nor does he care what they think.

Coun. Clark will definitely not be getting my vote in November and I hope other voters in our beautiful city will think long and hard about who the best people are to represent them going forward. I for one would love to see a council elected in November who are willing and able to put their personal opinions aside and do what is best for the community as a whole.

Suzanne Richardson

North Vancouver

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