

Subject: FW: Jon/RosFerryOpposeLatestMuri2689/2691PanoramaDevelopmentPlan

Date: Tue, 3 Sep 2002 09:28:32 -0700

From: "Ernie Crist" <ernie_crist@dnv.org>

To: "FONVCA (E-mail)" <fonvca@fonvca.org>

A MESSAGE FROM ERNIE CRIST

I AM PASSING THE E-MAIL (BELOW) ON TO YOU FOR INFORMATION.

ERNIE

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

From: jferry [<mailto:jferry@shaw.ca>]

Sent: Monday, September 02, 2002 9:56 PM

To: Doug Allan

Cc: Don Bell2; Lisa Muri; macdunn@dnv.org; Janice Harris; Ernie Crist;

Heather Dunsford; Bill Denault; adangelo@nsnews.com;

newsroom@northshoreoutlook.com; editor@nsnews.com

Subject: Jon/RosFerryOpposeLatestMuri2689/2691PanoramaDevelopmentPlan

Dear Mr. Allan,

We are writing to express again our strong opposition to the latest subdivision application by Muri Developments Ltd for land at 2689/2691 Panorama. We believe this controversial application, which involves a complex lot re-configuration and construction of a driveway up through steep, treacherous and heavily-treed terrain on a public right-of-way, is only marginally better than the last one.

Also, we are extremely concerned at the suggestion that the Approving Officer might decide NOT to call a public hearing into this latest application. Indeed, we think such a decision would violate the District of North Vancouver's obligation to canvass fairly and fully the opinions of the neighbourhood about what is obviously a keenly contested development -- and one that could set a precedent for construction of large new homes (like the one of 5,800 square feet that has been proposed) on Deep Cove's environmentally-sensitive slopes.

As you will recall, Panorama Drive residents were given barely a week's notice of the last public meeting on Wednesday, July 10, at the Deep Cove Cultural Centre, to obtain their comments about the Muri development proposal. Further, the subdivision plan that the District mailed to residents prior to that meeting was substantially different from the one actually presented by the developer. Also, as has been widely noted, the summer is a poor time to seek neighbourhood opinion, since many residents are away on vacation. Indeed, this latest deadline for sending in comments -- September 3 -- is

extremely inconvenient for most people, especially those with school-aged children.

To repeat what we said earlier: We oppose not only the Muri subdivision application itself, which would add at least two extra homes (one of them a "monster home" to be built high above existing houses) to a narrow, congested street notorious for traffic, parking, road safety and environmental problems. We also object to the way that the District appears to be hurrying this controversial application through the approval process, while glossing over its obvious shortcomings and the community's concerns about it. And we hope that this unseemly haste has nothing to do with a desire to have it wrapped up well in advance of the coming municipal election campaign.

For example, has the District's engineering and environment departments thoroughly investigated the engineering feasibility and environmental suitability of building this new driveway? If not, why not? Surely, such a review should be done and the results presented to the public BEFORE it is asked to give its opinion on the new development proposal. After all, the proposed new driveway is a critical part of the new application. And residents should be informed about what steps the District proposes to take to guarantee the security of the hillside -- and about what trees will have to be removed.


As mentioned earlier, North Vancouver District Councillor Lisa Muri and other local community leaders have been strong advocates of protecting Deep Cove's hillsides from development. It would be a sad commentary on their efforts if this Deep Cove hillside development were to be approved, simply to provide windfall profits for the developer.

As was made abundantly clear at the July 10 meeting, the Muri development application provides no benefits whatsoever to current Panorama Drive residents (a telling silence greeted two pointed questions about this). Indeed, it will undoubtedly cause them considerable disruption of their lives for months, if not years.

Finally, we would again request strongly that this damaging proposal comes before council for full discussion -- and that we and other residents be alerted in timely fashion about when that discussion will take place, so we can attend.

Yours,

Jon and Rosalind Ferry,
2711 Panorama Drive, Deep Cove, North Vancouver. Tel: 604-929-5898 (h). Tel:
604-605-2603 (o).

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