

**Subject: FW: High Density****Date:** Wed, 22 Oct 2003 09:29:30 -0700**From:** "Ernie Crist" <ernie\_crist@dnv.org>**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>

&gt; -----Original Message-----

&gt; From: Ernie Crist

&gt; Sent: October 21, 2003 8:49 PM

&gt; To: 'newsroom@northshoreoutlook.com'

&gt; Subject: High Density

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&gt; Dear Editor:

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> You are absolutely right - North Shore Livability i.e. low density is indeed one of the reasons why real estate prices are soaring on the North Shore albeit real estate prices have gone up everywhere in the Lower Mainland for obvious reasons. See Outlook editorial. On the other hand, by way of example, is it worth turning the District of North Vancouver into a concrete jungle so that prices for housing can temporarily compete with other parts of the Lower Mainland. In any case there is plenty of low priced market housing available on North Shore Native land.

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> There is no evidence that municipalities wax rich as a result of increased density in the long run - indeed the opposite is the case. Schools, hospitals, bridges roads, health, community and recreation facilities are expensive and the funds from senior levels of government scarcer than hen's teeth.

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> The larger the cities the greater the problems, not just social but also financial. If big means rich, as you seem to believe, then the largest cities should be the richest but the opposite is true. Most of them are on the verge of permanent bankruptcy. Sustainability and livability on one hand and unchecked maximum developer driven development on the other hand are in direct opposition.

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> The City of North Vancouver can afford to increase its density without facing the financial consequences since it is taking advantage of District parks, playing fields and rec facilities at minimal or no cost. No wonder they refuse to amalgamate.

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> The only intelligent way to prevent the concrete jungle from spreading is to make neighborhoods themselves the custodians of their environment. This is what we are trying in the District, albeit the battle is ongoing and will not diminish. Indeed unless the public will pay heed and support their own neighborhood organizations in their fight to maintain neighborhood livability they will lose what they claim to cherish most namely North Shore living as they know it.

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> On the other hand, community driven development is not nimbiism but responsible and sustainable development based on genuine community needs including housing. However, this is the opposite from the speculative, outside, for maximum profit and developer driven approach ultimately resulting in the virtual destruction of anything resembling a decent human environment without receiving any community benefits as was the case in Lynn Valley for example.

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&gt; Yours truly,

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&gt; Ernie Crist

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