

**Subject: FW:****Date:** Wed, 10 Sep 2003 20:30:33 -0700**From:** "Ernie Crist" <ernie\_crist@dnv.org>**To:** "FONVCA (E-mail)" <fonvca@fonvca.org>, <cag3ebc@yahoo.com>**CC:** "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>

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

From: Ernie Crist

Sent: Wednesday, September 10, 2003 8:29 PM

To: 'David Jennesson'

Subject: RE:

Hello David;

Clearly there is a difference between a small civic square and a "Pedestrian Oriented Town Center" as was promised and shown on the original Lynn Valley Plan glossy brochures. Mr. Dan Ellis and his friend Robert Puburko ( who was a business man with strong real estate ties) played a big role in the drawing up and selling of the Lynn Valley PEDESTRIAN ORIENTED TOWN CENTER Plan. I am sure Mr. Ellis's intention were most honorable. However, I also believe that when events took a different turn, the gentleman's pride was in the way of crying foul or so it seems.

Mrs Bragg, the president of the Lynn Valley Community Association, also a person of high integrity, as well as Mr. Dan Ellis apparently, confuse the CIVIC Square ( Library and the small proposed pedestrian plaza including the proposed modest commercial building) with the PEDESTRIAN ORIENTED TOWN CENTER encompassing the area extending from Kirkstone and Lynn Valley Road to Ross Road and Mountain Highway down Mountain highway to Kirkstone and along Kirkstone back to Lynn Valley road again. THIS was the area roughly outlined in the plan and presented to the public complete with tree lined boulevards, designated bicycle lanes etc.

The area was big enough to realize large community objectives and benefits at no cost to the municipality and could easily have included a no cost community center, a no cost Library and other sizable amenities as well as an upgrading of the infrastructure, also at no cost to the municipality. This is the new way of doing business and town planning and is done by way of partnering with the property owners or the developers who share the profits from the rezoning to a higher purpose with the municipality.

That is how they do it in communities where Councils and planners are "with it" and the people alert. Also the development envelope was big enough to reroute the traffic if necessary so as to promote pedestrian traffic within the center as opposed to more car traffic as is the case now. Indeed, it seems to me that was why it was called a Pedestrian Oriented town center. If Mrs Bragg states that there was no agreement with the developers for cost sharing, then she is absolutely right but that is not the fault of the developers but of the incompetent District.

However, the District got away with it because there were not enough people with sufficient courage fighting against it while, on the other hand there were too many uncle Toms who defended it and still defend the sell out. The whole idea of allowing a higher density was to get something from the developers in return. Instead we got more traffic and more debts, more traffic, more pollution and more parking problems.

If I understand Mrs Bragg and Mr. Dan Ellis correctly, they sees tree lined boulevards on Lynn Valley Road and Mountain Highway etc., but I don't. They see designated bicycle lanes but I don't and they see a Community Center and a no cost Library, but I don't. And there you have it. Mrs Bragg and Mr. Ellis wrote a letter to the NEWS today repudiating my letter of 3 weeks ago on the same subject. The developers and their friends will be pleased to read it since it opens the way to repeat their profitable feat in Lynn Valley somewhere else in the District. This is another way of saying, never underestimate the capacity of people to get fooled and then defend it to the hilt. And you can quote me on this.

Cheers, Ernie  
from David Jennesson

116-140 West 17th Street,  
North Vancouver, B.C. Canada  
V7M 1V4  
(604) 985 4046

Hi Ernie,

Spoke to Maureen Bragg. She said there was never any cost sharing agreement with the developers in the OCP. Is that true?

She also said town center is going to begin soon, within a year maybe, but was pretty vague, Said maybe finished by 2005. Any thoughts on that?

Thanks,

Dave

