

**Subject: Re: SVCA Financial Plan Input**

**Date:** Sat, 06 Dec 2003 17:05:58 -0800

**From:** Maureen Bragg <m.bragg@shaw.ca>

**To:** Ernie Crist <ernie\_crist@dnv.org>, systek@engineer.com

**CC:** Elizabeth James <cagebc@yahoo.com>, Bill Maurer <billm@millsoft.ca>, "FONVCA (E-mail)" <fonvca@fonvca.org>, Cathy Adams <cathyadams@canada.com>, Eric Andersen <eric\_g\_andersen@hotmail.com>, Corrie Kost <kost@triumf.ca>, Allan Orr <allandorr@shaw.ca>, Pat Higgs <patroberta@telus.net>, Brian Platts <bplatts@shaw.ca>

Oh dear my children have recently added three new people to the population of the North Shore. There are 28,000 thousand people in Lynn Valley, they could produce another fourteen thousand people all by themselves within the next five years. What to do!!!!!!

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

**From:** [Ernie Crist](#)

**To:** [Maureen Bragg](#) ; [systek@engineer.com](#)

**Cc:** [Elizabeth James](#) ; [Bill Maurer](#) ; [FONVCA \(E-mail\)](#) ; [Cathy Adams](#) ; [Eric Andersen](#) ; [Corrie Kost](#) ; [Allan Orr](#) ; [Pat Higgs](#) ; [Brian Platts](#)

**Sent:** Saturday, December 06, 2003 12:53 PM

**Subject:** RE: SVCA Financial Plan Input

My response.

A MESSAGE FROM ERNIE CRIST

It is clear now that nothing that we (I) have said has sunk in. Is this why the larger the cities the greater their problems? Is this why the largest cities are constantly on the verge of bankruptcy? Is this why they can no longer cope with crime, housing, waste, transportation, services etc? Is this why an apartment in New York costs ten times as much as it does in North Vancouver? Not to speak of a house? Is this why there are tens of thousands of homeless in the large cities? Is this why people are crammed into small rooms in New York, Toronto and Montreal etc?

Development in itself brings benefits? Really? The real thinkers have given this a lot of thought and this is their verdict. Development for the sake of development brings no benefits, developers and their apologists notwithstanding - let me repeat that - development in itself does not result in lower taxes - it does not result in affordable housing - it does not, in itself, improve transportation and it does not enhance livability. Before the Pedestrian Oriented Town Center ( Joke) in Lynn Valley the District was 4.5 million dollars richer. Have house prices come down? Where is the community center and where are the recreation and the cultural facilities? Where is the enhanced livability?

Before the "Lynn Valley Pedestrian Oriented Town Center" there was less pollution and there were fewer traffic jams. It was safer to cross a street including at the Lynn Valley Mall. The only time development makes sense is when it is done under controlled conditions - controlled that is by the local people, for the local people and through the local people. If, as a result of this philosophy higher density development occurs than this is OK but the decision should not be made by the developers or by the Real Estate industry as is being advocated. It should be people and community driven. Anything else leads to the concrete jungle, more health problems, higher taxes not lower taxes and higher crime etc. It will however and I agree, lead to a fatter wallet for some people.

Beware of developers and their apologists for their gifts are poisonous as is the air in New York, Los Angeles, Toronto and Chicago. Organize and fight back - organize and fight the developer agenda for it is the livability of YOUR neighborhood which is at stake.

Ernie Crist

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

**From:** Maureen Bragg [mailto:m.bragg@shaw.ca]

**Sent:** December 5, 2003 6:43 PM

**To:** systek@engineer.com; Ernie Crist

**Cc:** Elizabeth James; Bill Maurer; FONVCA (E-mail); Cathy Adams; Eric Andersen; Corrie Kost; Allan Orr; Pat Higgs; Brian Platts

**Subject:** Re: SVCA Financial Plan Input

A smaller footprint lets in light and air and green space, Thanks Bill. Third street, lower Lonsdale is a typical example of people not understanding that four storey buildings covering several blocks are worse than towers. When you are on the sidewalk you cannot see around or over or through them, they are Towers laid on their sides. They cast a permanent shadow on the sidewalk. A tower at the end of each block gives the same accommodation but allows loads of green and open space in between. In my years in real estate Bosa Bros were respected as building excellent projects. regards Maureen Bragg

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

**From:** [Bill Tracey](#)

**To:** [Ernie Crist](#)

**Cc:** [Elizabeth James](#) ; [Bill Maurer](#) ; [FONVCA \(E-mail\)](#) ; [Cathy Adams](#) ; [Eric Andersen](#) ;

[Maureen Bragg](#) ; [Corrie Kost](#) ; [Allan Orr](#) ; [Pat Higgs](#) ; [Brian Platts](#)

**Sent:** Friday, December 05, 2003 4:58 PM

**Subject:** Re: SVCA Financial Plan Input

Hey Everybody,

Hold on a minute! Who said higher density is not desirable? If you have read "Better, Not Bigger" you will realize that urban sprawl (i.e. low density) is a killer. It's only with higher density that we can get affordable housing and lower taxes. Higher density means less cost for services -- sewer, water, gas, electricity, telephone, fire fighting, ambulance -- you name it. We need some higher density in the District if we're ever going to be able to afford good seniors' housing, homes for young families, and efficient public services.

Let's not knock developers as a knee-jerk reaction. Bosa knows what they are doing, and they do it well. I wish more of the other developers were as community-conscious and capable as Bosa!

Bill

Ernie Crist wrote:

Hello All: And that is just the start. Unless this community gets organized you can kiss low density good by. Bosa is here and intends to stay. Bosa has big plans, Bosa is smart and Bosa has powerful philosophical support on District Council and don't be taken in by the hypocritical baffle-gab of the so called environmentalist. When I said that FONVCA has to move, I was not kidding - beware. Ernie

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

**From:** Elizabeth James [<mailto:cagebc@yahoo.com>]

**Sent:** December 4, 2003 11:34 AM

**To:** Ernie Crist; Bill Maurer

**Cc:** FONVCA (E-mail); Cathy Adams; Eric Andersen; Maureen Bragg; Corrie Kost; Allan Orr; Pat Higgs; Brian Platts; Bill Tracey

**Subject:** RE: SVCA Financial Plan Input

Dear Clr. Crist, Bill Maurer and Brian Platts: This is good stuff! To add to your comments.....I was told the other day that BOSA is looking at some multi-family re-development in the Delbrook area. That would be in addition to what is going on at Edgemont Terrace. What happened to the slow/no growth concept? Brian...could you tell me when the Edgemont OCP was (a) completed; and (b) last reviewed? Thx to all Liz

**Ernie Crist** <[ernie\\_crist@dnv.org](mailto:ernie_crist@dnv.org)> wrote:

Hello Bill: Good work and congratulations. SVCA has come a long way. Your ideas should be incorporated into the strategic planning process conducted by our new CAO. I too am working on the major issues. Also, it should be raised with FONVCA when we meet. On the whole the role of community associations has to be enhanced and elevated. FONVCA itself should press for it. If this does not happen the pro development forces will take over. They are waiting to make their move. At stake is the whole concept of neighborhood and community driven development. It is either moving forward or stand to lose all the gains that make us unique. You were supposed to give me some drawings re advertising boards or am I mistaken? That too is important because they want to open the door to street signs unlimited. Ernie -----Original Message-----

**From:** Bill Maurer [<mailto:billm@millsoft.ca>]

**Sent:** December 4, 2003 5:58 AM

**To:** Mayor and Council - DNV; Lindsay Hoeberechts; Rick Danyluk; Charlene Grant; Irwin Torry; Richard Zerr

**Cc:** SVCA Directors

**Subject:** SVCA Financial Plan Input

Here is the electronic copy of the SVCA input to last night's Financial Plan Public Hearing. Some additional links:

- [SVCA 2004 Budget Request](#)
- [SVCA Web site](#)

If you have any further questions, I can be reached at 604-789-2172 or [billm@millsoft.ca](mailto:billm@millsoft.ca) Regards, Bill Maurerco-chair SVCA

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My name is Bill Maurer. I have been co-chair of the Seymour Valley Community Association for the last 2 years. I'd like to explain how our community association has been making funding requests, how well this has worked, and to make suggestions for how it can be improved.

We sent our first funding request to the planning department in September 2002 in the form of an email. This was simply a list of 15 projects which we wanted to see undertaken and funded. Three of these projects have been completed. The status of the remaining ones is unknown. Our current funding request to "Mayor and Council" and the planning department was sent last month. This was sent as an email and provides more detail about each project for which funding is being requested. We have also added digital photographs to provide further information about each project. The new request contains 9 items which were in last year's request as well as 2 new items. The process we are using to date is completely informal and has provided us with mixed results. Here are some suggested changes which would greatly enhance the way community associations both communicate with planning and request funding.

1. **Provide a single point of contact in the planning department who acts as the district's representative for each community association.** In our case this seems to be in place at an informal level but it would be much clearer if this was formalized and published. Anyone should be able to phone the District and ask for the SVCA's district rep and reception should know who this person is.
2. **Schedule quarterly meetings with community associations to review project status and/or introduce new projects.** Projects may or may not have a financial impact.
3. **Assign the planning department as the primary interface to finance.** It is assumed that the majority of community association requests fit within existing district budget parameters and would never show up directly as items in the District Financial Plan. Planning would provide finance with a detailed budget for projects which reach that stage. Community associations will generally not be in a position to assign dollar amounts to projects since district staff and resources normally implement them.
4. **Provide timely feedback to requests made by community associations.** A community association needs to be aware of how the district views each of its project requests. This includes such things as expected start / completion dates, expected costs, detailed plans / drawings, and project disposition.
5. **Work with local community associations on all community related issues.** Planning occasionally receives requests from residents directly as a result of an issue or problem

they have with streets, lighting, traffic, noise, etc. Planners should inform the local community association of such requests and enable the community association to provide input/feedback on the solution. The local community association will often be aware of additional factors which may impact the best solution to an issue and should have input on priorities. It would help if community associations were cc'd on community related requests from residents for additional services / improvements.

**6. Formalize and document the process by which community associations interact with the district.** Once this process has been established document it and place it in the community association section of the DNV web site. We have recently revised the format of the Seymour Valley Community Association website (seymourvalley.ca) to better enhance the visibility and documentation of projects. We used to have a section called Issues which was really a mix of committees and projects. These have now been split into 2 categories. The primary difference between a project and committee is that a project has a specific goal and a start and completion date. Committees are ongoing and are charged with a given problem domain. They typically monitor the situation and propose solutions as problems arise. There is substantial amount of roadwork being undertaken on Riverside Drive which the community association never seems to be informed of in advance and often degrades the road surface. Recently BC Gas has replaced a section of pipe between the 1700 and 1900 block of Riverside. They have closed this with an extremely uneven section of pavement which appears to be a temporary patch. Will they be repaving this section of road? When will they apply a permanent patch? Is anyone at the district monitoring this? Enabling community associations to better monitor damage done to road surfaces by external agencies will make it much less likely that the district and property tax payers will be on the hook for their eventual repair. Thank you for giving us the opportunity to provide this feedback. We are willing to provide our community as a model to assist you in developing this process should you require it. Visit our community association website at SeymourValley.ca to see details of the projects we are currently working on.

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