

Subject: RE: Omitted COP process - Seniors Development 100 Block W. Queens/29th

Date: Thu, 24 Jun 2004 21:28:58 -0700

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

To: "Brian Platts" <bplatts@shaw.ca>, "Elizabeth James" <cagebc@yahoo.com>, "DeJong, Allan" <allan.dejong@ubc.ca>

CC: "Senior Management Committee" <managecomm@dnv.org>, "James Ridge" <James_Ridge@dnv.org>, "Nathalie Valdes" <Nathalie_Valdes@dnv.org>, "Mark Bostwick" <Mark_Bostwick@dnv.org>, <fonvca@fonvca.org>, "Agnes Hilsen" <Agnes_Hilsen@dnv.org>, "Mayor and Council - DNV" <Council@dnv.org>

Dear Mr. Platts:

We have to recognize that the situation in Edgemont is different than in all other neighborhoods in the District. This is meant to be a compliment to both you personally and all the other activists in your organization. What happened on Queens Road could not happen in your neighborhood because people care and they are willing to get involved and participate not just when there is a crisis but on an ongoing basis. It is called active and preventive participation. This is the lesson people have to learn. I am sorry to say that unless people in all neighborhoods follow your lead they will continue to be penalized.

Development in the District is developer driven. Developers are always the initiators. However, if there is a strong public organization that force can be tamed to accomplish good things. However, if that force is allowed to proceed unchecked then "Queens Road " will repeat itself. You cannot expect the present Council to act differently for the simple reason that a) they do not understand and b) even if they would understand they would not know what to do.

Modern community planning is the mobilization of all resources including in the District the use of the Heritage Fund if necessary for land assemblies to realize maximum planning results. But this concept although common place in progressive communities is as strange a concept in the District as the presence of a polar bear in the Sahara Desert. God knows it is not for lack of trying on my part. Any change in this attitude will have to be people driven - you know the old saying "If people lead, politicians will follow". In the District this will be harder since backwardness is more pronounced.

Yours truly

Ernie Crist

Yours truly,

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

From: Brian Platts [<mailto:bplatts@shaw.ca>]

Sent: June 22, 2004 3:29 PM

To: Elizabeth James; Ernie Crist; DeJong, Allan

Cc: Senior Management Committee; James Ridge; Nathalie Valdes; Mark Bostwick; fonvca@fonvca.org; Agnes Hilsen; Mayor and Council - DNV

Subject: Re: Omitted OCP process - Seniors Development 100 Block W. Queens/29th

Dear Mr. DeJong, Ms. James, & Coun. Crist:

While I do not presume to know enough about the proposed redevelopment of 100 W. Queens/29th., I find my sympathies are with those residents who object to the process being followed. The North Lonsdale/Delbrook OCP is quite clear in its direction. The local residents therefore, have a right to expect this direction will be followed accordingly, and that specific design guidelines for the site are created in advance of redevelopment, and not parallel with it when all involved find themselves under significant pressure to "move forward." In the Upper Capilano OCP, design considerations were included for Edgemont Village, including height limitations for certain blocks in order to preserve view corridors towards the mountains. In my view, North Lonsdale/

Delbrook residents should have the same opportunity to create design guidelines for their sensitive redevelopment sites as we had in Edgemont Village.

Sincerely,
Brian Platts

Elizabeth James wrote:

22 June 2004

Dear Clr. Crist:

During the course of a public hearing which formed part of last night's meeting of North Vancouver City Council, a councillor made the following comment: "It should be well known by now that it is the responsibility of property owners - and their developers and architects - to consult with their neighbours at the beginning of the process, not six months later. This was not done in this case, the neighbours oppose this development, they are well-organized and reasonable - so I will not be supporting the application." City Council made a unanimous decision to reject.

The next application was approved because the reverse was true. And so it went throughout the evening.

From the information provided by Mr. DeJong, it would appear that the District hasn't yet come to grips with applying a democratic process to development applications.....even when the developer is the municipality itself. Once again, as with the Edgemont Liquor store application and the Lynn Valley Centre re-development, the District is faced with trying to close the barn door after the horse is long gone.

Mr. Ridge has been faced with an enormous task, in his efforts to raise the District operation from its place at the bottom of the heap nationally. Hopefully, with the upcoming additions to senior staff, he soon will be able to conduct a complete review of zoning by-laws, as they mesh with guidelines in the various OCP's and the changes likely to be imposed by upcoming redevelopments throughout the community. Taxpayers are tired of being caught behind the 8-ball.

Whether such a review will be in time to assist Mr. deJong and his neighbours remains to be seen but, for the sake of all, it is to be hoped that Mr. Ridge can initiate and mediate a meeting between staff and the Queens Road neighbourhood, so that an outcome can be designed that will benefit all.

Sincerely,

Liz James

Ernie Crist <mailto:ernie_crist@dnv.org> <ernie_crist@dnv.org> wrote:

Dear Mr. Dejong:

Your concerns will be taken into consideration if and when this item goes to public hearing and subsequently goes back to Council for debate and a final decision. The problem with this as with so many other projects is that the District failed to protect and use its Heritage Fund which among others was supposed to be used for land assemblies, to rezone such appropriate parcels of land and sell it to developers under conditions including design guidelines which would enhance the community and protect residents such as yourself. It falls under the concept of modern and comprehensive community planning. As such it is taught in all but third class institutions of learning in town planning.

In the District this too was the plan except it was never done. The idea fell victim to mediocrity, plain political opportunism and the proverbial "I'm all right! Jack philosophy". Instead, the Heritage Fund was misused more or less while the chaotic process such as we are now witnessing has continued with predictable results.

Any and all efforts on my part as well as other Councillors such as Pat Munroe for

instance who shared this philosophy met with total apathy. It was total and included not only the general public and elected representatives but also those organizations who now clamor for badly needed housing for seniors. The upshot of all this is that now our design and development options are correspondingly limited.

The real issue is this?Do we stop this development because it is not perfect even though it is badly needed or do we proceed with it and by so doing punish people like yourself who have invested in their neighborhood in good faith? It has come to this, as mentioned, because of total lack of political leadership supplemented by total public apathy. Unfortunately, the public went even further. They not only stood idly by when this happened but failed even to reelect those Councillors who defended and understood the importance of such matters including the Heritage Fund as a tool for comprehensive community planning.

Notwithstanding the above, I will give the most serious consideration to your concerns.

Yours truly,

Ernie Crist

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

From: DeJong, Allan [<mailto:allan.dejong@ubc.ca>]

Sent: June 21, 2004 4:26 PM

To: Ernie Crist

Cc: 'fonvca@fonvca.org'; Agnes Hilsen

Subject: Omitted OCP process - Seniors Development 100 Block W. Queens/29th

Dear Councilor Crist,

I seek your support and therefore write to you in regard to an OCP process issue that is of substantial concern to my neighbours and me and to, no doubt, the numerous Community Associations in the District of North Vancouver. I am a resident that lives on the North side of Queens and I write in regard to the proposed seniors development at the 100 block W. Queens/29th. Let me first say that I support the creation of seniors housing across the street, but only in a thoughtfully designed, medium-density facility.

The District of North Vancouver did not consult with adjacent neighbours to develop guidelines that would steer the design & development of any buildings proposed on 100 W. Queens/29th -as required by the North Lonsdale/Delbrook OCP (see below). The guidelines currently proposed were crafted by District Staff after the development was in an advanced design phase. Clearly, the guidelines should have been created before any developers began planning the building/site. The guidelines support the proposed development. In essence, the current development initiative has formed the guidelines; not the local community as specified by the OCP.

As an aside, if the building were more thoughtfully designed there would be far less community resistance to this proposed development. Sadly this is not the case. The proposed building is a monstrous wall that extends along Queens in excess of 100 ft and reaches up over 40 ft in height. The development blocks views of properties to the North and North East; introduces an excessive density into what is primarily a single family, residential neighbourhood; makes a cheap attempt at mirroring the qualities of the heritage homes on Queens, and if allowed to proceed will mar our neighbourhood for many decades to come.

I seek your support. Please honour our OCP -specifically the section that requires prior community involvement in guideline development. Reject the current development so that guidelines can be objectively developed, jointly between the District and the local residents. Quality, medium density seniors housing can be developed that enhances the neighbourhood; not detracts from it.

I look forward to your response.

Sincerely,

Allan de Jong
144 West Queens Road

North Lonsdale - Delbrook Official Community Plan

Section 5.1.3.3


Develop further guidelines for redevelopment of the block bounded by W. Queens Road/Chesterfield Ave./W.29th St./rear of Lonsdale properties in consultation with:

the owners of the properties in this block;
owners of properties on surrounding blocks i.e. 100 block (north) W. Queens, 200 block W. Queens, adjacent commercial uses and the Somerset Green residential complex on the south side of West 29th.

These guidelines will provide the overall format of redevelopment and will respond to the community's needs for:

view preservation and external appearance, particularly from W. Queens Road;
gradation of densities and heights from east to west (higher towards Lonsdale, lower towards Chesterfield);
site consolidation with the intervening lane;
minimum site size for redevelopment.

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Messenger - sooooo many all-new ways to express yourself

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