

**From:** [Arthur Klein](#)  
**To:** [DNV Input: Ross Taylor](#)  
**Subject:** Public Hearing: Lynn Creek Town Centre - Bylaw 8142  
**Date:** Tuesday, May 17, 2016 6:03:22 PM

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Dear Sirs/Madames

I had hoped to attend the Public Hearing - Lynn Creek Town Ctr (Employment Zone Lynn Creek - Light Industrial) scheduled for tonight but am not available to do so.

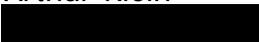
My comment to the DNV Council is to NOT CONSIDER such zoning under the proposed bylaw

The reasons for my position / direction to you is as follows:

- 1) I am a long standing resident of the District (20 yrs) and based on living here and in my occupation (Business Broker / M&A Advisor) I have regularly heard from business owners across the district that effective space for light industrial use is steadily becoming less available. And when there is scarcity of light industrial space, it directly impacts these businesses in securing facilities of appropriate size and at reasonable lease rates.
- 2) The lack of effective light industrial space has resulted in businesses leaving the Northshore to other jurisdictions, or in some cases, causing the business to close. And I can attest to the businesses that I have consulted with, they are employing higher skilled and higher wage earning positions than that of service / retail businesses.
- 3) The decision to accept the proposal for the 6-storey mixed use bldg at Mountain Hwy and Charlotte - was flawed and ill-timed. I find it truly impractical and inappropriate to make such a decision PRIOR to this public hearing. It is akin to ask for forgiveness not permission
- 4) The notion of 'limited range of commercial uses' is nefarious and vague at best. I take it that you seek to allow more retail based businesses that do not provide value add benefit to products or services. And given the other such service businesses in the area, there is no demand.
- 5) The disruption to businesses that lose their light industrial space due to development, rezoning or other causes further challenges for both those companies and employees having to drive to work elsewhere. As well, it affects all district residents and other businesses that seek out these light industrial businesses for commerce - putting even further strain on our challenged and poorly designed roadways

I could go on, but I feel I have made my major points and again, I hope you will not amend the zoning in this area and in respect to all other Light industrial or heavy industrial lands you will respect the use / benefit as such

Regards

Arthur Klein  


North Vancouver, BC

