

## Castro, Maria

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, September 02, 2016 2:36 PM  
**To:** Public Hearing  
**Subject:** FW: Joyce-Collingwood Station Precinct Plan - Letter from resident  
**Attachments:** CityofVancouver\_Collingwood Development\_09.02.16.pdf

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**From:** Miss McQueen s.22(1) Personal and Confidential  
**Sent:** Friday, September 02, 2016 2:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Joyce-Collingwood Station Precinct Plan - Letter from resident

Hello,

Please find attached my letter regarding the pending changes to Joyce-Collingwood Station.

Your attention to my concerns would be appreciated, as they are not mine alone.

Thank you,  
Jill McQueen

Friday, September 2, 2016

To Whom It May Concern @ the City of Vancouver

CC: Adrian Dix, Harbourside Property Management Ltd

RE: Joyce – Collingwood Redevelopment

I am a resident at s.22(1) Personal and Confidential Vancouver, BC and straight to the point: I am unimpressed by the development in my neighbourhood and I cannot support it any further. We do not need to build congestion into our already congested neighborhood.

Our neighbourhood is small and yet busting at the seams. The obscene proposal of building large towers at the station, would dwarf the community and add a population density that is non-sustainable. The lack of public spaces, recreational facilities and off leash dog parks, are extremely noticeable.

These developments shadow the real issues at hand, which affect the families that already reside in the area. There are several points that need to be addressed:

- 1. Wellington & Joyce Street.** The current intersection is pedestrian controlled. It does *not* meet the demands of the busy neighbourhood. A proper 4-way light system must be installed to avoid further accidents and subsequent traffic delays.
- 2. Boundary Road & Vanness Avenue.** An *advance turn light* can easily be installed. Specifically, for cars turning *west*, off Boundary road on to Vanness from the already existing south bound turning lane.
- 3. 5025 Laneway.** The laneway s.22(1) Personal and Confidential runs from Wellington Ave to the train track and then curves east to meet Joyce Street. This alley needs to be made into an *EXIT ONLY* when it reaches Joyce Street. The numbers of people visiting Tim Horton's, who pull into this vacant space continue to cause chaos for motorists exiting the lane way, pedestrians walking through the lane and along the side walk.

Additionally, the speed that motorists assume in the laneway is dangerous. They are either in need of coffee from the Tim Horton's, or trying to avoid Joyce Street all together. There are hidden driveways in the laneway, and many children playing in the only green spaces at the lane edge and Yardley Street. This is obviously an accident waiting to happen, and highly preventable.

Joyce to Wellington Ave, Ann Street, etc., all experiences these speed issues along with the laneways and would welcome *speeds bumps*.

On a larger, more discomposing matter. Joyce Street has a number of daycares and elementary schools. Within blocks of them remains a truck route! The trucks that utilize this route *do not* adhere to the laws of the road, let alone the 'rat racers' who use this passageway to move through East Vancouver. I cannot tell you how many times in a day I have witnessed vehicles, both large and small, running red lights at Joyce and Wellington and Joyce and Vanness and Joyce and 29<sup>th</sup>. Consider

making this stretch of road a 30km 24/7. The City did it for a section of East Hastings and I think our neighborhood could benefit from the same change.

**4. Greenest City Zero Waste Goals.** On a recent letter sent to my building's management company (dated June 23, 16) regarding the upcoming changes to our recycling (on Oct 1, 16), it's mentioned that the change will allow the City *"to allocate more staff and resources to higher priority programs, such as litter prevention and collection, abandoned and illegally dumped waste, and new recycling initiatives, all of which are critical to the success of achieving our Greenest City Zero Waste goals"*.

Do these goals include reinstating the garbage cans at Joyce Station? I've attended several Stake Holder meetings with the City and Translink and I've mentioned this several times and the garbage cans are still missing.

In addition to these missing City garbage cans, I'd also like to address the newly accumulative garbage that has been building up around the station and surrounding streets. This garbage is mostly courtesy of Tim Horton's patrons. Perhaps the City inspectors could visit the area more frequently and enforce Tim Horton's to send out cleaners to pick up their patrons' trash? It's not uncommon for shop keepers to tidy up the area which surrounds their business.

It is the City's integrity that is unsteady when simple solutions for our neighbourhoods are overlooked for higher development. We are all part of the same neighbourhood and improving what we already have is quintessential to the heart of our community.

## Yeung, Jessica

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, June 29, 2016 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: \*SICKENING\* Council decision on Joyce-Collingwood

**Categories:** Yellow Category

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

**From:** Kelly Mo s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 29, 2016 5:56 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** \*SICKENING\* Council decision on Joyce-Collingwood

Over and over again, it is clear that City "leadership" is not listening to citizens.

Kelly Talayco

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, September 14, 2016 8:50 AM  
**To:** Public Hearing  
**Subject:** FW: Joyce-Collingwood Station Precinct Plan--Implementation of New Zoning Districts

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**From:** W. Wm. Murphy s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 13, 2016 5:52 PM  
**To:** Correspondence Group, City Clerk's Office; Executive Director Jennifer Gray-Grant; Chris Taulu  
**Subject:** Joyce-Collingwood Station Precinct Plan--Implementation of New Zoning Districts

In June of this year City Council passed the Joyce-Collingwood Station Precinct Plan allowing for the redevelopment of blocks of single family homes to townhouses.

At the beginning of September I received a post card from Planning and Development Services.

Areas that were rezoned to townhouses in June are to be re-rezoned to apartments at a meeting of the City Council on Tuesday, September 20.

Did I miss something?

Were there public meetings in July and August telling the community about this decision and asking for our input?

If so, I was never notified.

I have talked to 7 of my immediate neighbours and not one is going to sell.

To me this is rezoning by the seat of the Planning Department pants.

It would make more sense for the Planning Department to survey citizens in the area they want to rezone and find out if there is a desire to sell before going through the process of calling neighbourhood meetings, writing reports, making presentations to City Council and in the process upsetting citizens.

It has also come to my attention by an employee of the Planning Department that the City eventually wants to rezone the single-family homes from Vanness to Kingsway to multiple-family dwellings. When is the going to be made public?

P. S.

Does the Planning Department work with the School Board?

Many citizens in our area are upset about the potential closing of Bruce, Carleton and Gladstone schools.

Has the Planning Department told the School Board about the rezoning in the Joyce-Collingwood Station area. First of all, what impact on the school population will the Westbank tower at the Skytrain Station have on the number of school age children.

There are going to be 3-bedroom units in this development.

Then there is also the rezoning of the Saint Mary's parish site and the proposed residential towers on that site. Potential townhouses and apartments on Vanness, Clive, Spencer and Austrey will also increase the population density.

It seems to me it will be more reasonable to keep these schools open instead of closing them and then having to reopen them in a few years when the number of school-aged students in the Joyce-Collingwood area increases.

Respectfully,  
Wayne Murphy

s.22(1) Personal and Confidential

A grey rectangular box redacting the signature and contact information of Wayne Murphy.

## Castro, Maria

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, September 13, 2016 11:58 AM  
**To:** Public Hearing  
**Subject:** FW: Joyce-Collingwood Station Precint Plan Implementation of New Zoning Districts

**From:** Carmen Dong s.22(1) Personal and Confidential  
**Sent:** Tuesday, September 13, 2016 11:48 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Joyce-Collingwood Station Precint Plan Implementation of New Zoning Districts

Hi Sirs,

In reading the proposal online regarding the Joyce-Collingwood station rezoning application, I've noted a few concerns that I would like addressed prior to any voting:

- Public Transportation – with the current population who live around Joyce-Collingwood and those who commute via the current bus routes, the amount of people at the Joyce Skytrain Station is already too chaotic at peak hours (i.e. early morning before work/school and after work). Most commuters need to squish into sardine-packed skytrains or wait 2-3 train waits prior to being able to board. Even with the current Phase 1 upgrades and proposed Phase 2 upgrades (which may take a very long time to take into effect as funding for transportation is constantly delayed), how is this station to accommodate the extra inhabitants from the 3 new Wall Centre towers and the newly proposed high-rises surrounding Joyce Station? I propose that the rezoning should **not** be allowed until all transit upgrades are completed.
- Car Transit Density – currently the intersection of Joyce and Vanness is already highly congested during rush hours/weekends. Vanness can only accommodate one-way traffic on portions of the road. With the new proposed towers in the surrounding areas, further congestion will be present. Widening of the roads is required.
- RM-7AN rezoning and RM98N 4-storey apartment area – what is the timeline in the development of these projects? Is this just a proposed rezoning for potentially projects to occur in the next 5 years? 10 years?

Sincerely,  
Carmen Mills

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Carmen Mills, CPA, CA

s.22(1) Personal and Confidential

**Yeung, Jessica**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, June 29, 2016 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: Joyce-Collingwood Plan PART 2

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 28, 2016 9:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Joyce-Collingwood Plan PART 2

Dear Mayor and Councillors,

Considering the unexpected, last-minute addition of *Recommendation 1* was approved, I ask that the you direct City Staff and Planners to collaborate with the residents within the 3 blocks fronting Joyce St., which now includes myself, in a more collaborative manner compared to the J-C Precinct Plan. I ask that such collaboration:

- better engages the majority of residents who are ESL
- allows for a variety of times and dates to allow citizens to speak to City Staff and attend Open Houses
- have an assigned staff member and Councillor (as recommended by Councillor Reimer)
- have Councillors meet in the community to hear residents' questions and concerns
- some type of Citizens' Assembly or charrette
- be created with input from residents from the start and not feel imposed

Sincerely,  
Jeff Mazo



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, September 14, 2016 9:45 AM  
**To:** Public Hearing  
**Subject:** FW: REZONING: Joyce-Collingwood Station Precinct Plan and Related Rezoning

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**From:** Nicholas Lauga s.22(1) Personal and Confidential  
**Sent:** Wednesday, September 14, 2016 9:39 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** REZONING: Joyce-Collingwood Station Precinct Plan and Related Rezoning

Hello Council

I wish that the zoning changes for this area was for much taller and denser communities. Vancouver is a housing crisis, this area should be all 50+ story buildings. If we are worried about traffic make sure that the buildings do not have parking spots and or the residents be eligible for on street parking passes. I would gladly give up a parking space for an affordable home.

Thank you  
Nick Lauga