

Tuerlings, Leslie

From: edwin luk "s.22(1) Personal and Confidential"
Sent: Wednesday, November 22, 2017 6:39 PM
To: Public Hearing
Subject: Fwd: Joyce Collingwood Station Precinct Plan Sub-Area Amendments

Hello.

I would like to ask Council to consider rezoning of land North of the Joyce Station. Single Family housing is wasted space along Joyce St when density along 4700 and 4800 block Joyce can provide less expensive option for housing near transit hub in Vancouver. Rental opportunities or duplex/triplex/quadplex housing opportunities should be explored futher North, along Joyce.

Thank you for your consideration and time.

Edwin Luk

"s.22(1) Personal and Confidential"

Tuerlings, Leslie

From: Andrew Ava ^{"s.22(1) Personal and Confidential"}
Sent: Monday, November 20, 2017 5:05 PM
To: Public Hearing
Subject: Joyce Collingwood Area Development Comment

Dear Urban Design & Sustainability,

We as the resident of ^{"s.22(1) Personal and Confidential"} Street is extremely against the development of T2 Sub-Area Boundary Extension and J4 Sub-Area Boundary. While we agree that developing along the skytrain line on Vaness Ave may be a good idea, we strongly oppose the city further densing the residential area on Joyce Street.

The area is over populated with numerous high and low rises already, it is heavily affecting the residents regarding street parking, train station over packed and driving traffic.

Parking -

The Kingsway commercial shops doesn't have any parking lot and people are constantly parking to the residential streets. It is so bad that people on Cherry street started putting up their own cones and detergent bottles to "save" their own parking spot. Sometimes we can't get out of our own garage because people park in front of our garage. Yes, they can build parking for these condos, but you can't stop their visitors from flooding the already non-existent parking spots.

Driving -

Driving on Stamford is completely impossible as both sides are filled with parked cars and it has becomes a single lane for a two-way traffic street. The yielding is back up all the way to Kingsway sometimes. Joyce Street is also not wide enough to accommodate parked cars and left turn vehicles into residential streets. Adding more residential buildings is only going to make it even worse and completely halt traffic during rush hours.

Skytrain -

With the extended platform and longer trains, there is still such a long line up backed to the stairs during rush hours. Joyce is so densed with all those new high rise on Boundary I think it's getting very unsafe for people trying to go to work via train. Let's not forget there are a couple new high rises that's not even built yet at the station.

Thank you,
Mr. and Mrs. Y.

Joyce Collingwood Station Precinct Plan Sub-Area Amendments
Opposed

I oppose the current version of the Joyce Collingwood Station Precinct Plan Sub-Area Amendments as detailed in the document circulated in the City of Vancouver public hearing notice email because this document does not clearly specify which buildings will be subject to noise pollution limits, and it is not clear that the current, accepted, and scientifically verified noise levels for supporting healthy living are being used.

The City of Toronto has recently released a report detailing Toronto noise pollution levels:

How Loud is Too Loud? Health Impacts of Environmental Noise in Toronto.
Toronto Public Health Technical Report, April 2017
<http://www.toronto.ca/legdocs/mmis/2017/hl/bgrd/backgroundfile-104525.pdf>

Toronto Health includes this table in their report detailing maximum noise pollution limits (highlighting is mine):

Table 1: Effects of noise on health and wellbeing with sufficient evidence (source: European Environment Agency, 2010)

Effect	Exposure Measure *	Threshold ** (dBA)	Effect type
Annoyance disturbance	Lden (outside exposure)	42	Chronic
Self-reported sleep disturbance	Lnight (outside exposure)	42	Chronic
Learning, memory	Leq	50	Acute, chronic
Stress hormones	Lmax L eq	NA	Acute, chronic
Sleep	Lmax, indoors	32	Acute, chronic
Reported awakening	SELindoors	53	Acute
Reported health	Lden (outside exposure)	50	Chronic
Hypertension	Lden (outside exposure)	50	Chronic
Ischaemic heart diseases	Lden (outside exposure)	60	Chronic

Note: * Lden and Lnight are defined as outside exposure levels. Lmax may be either internal or external as indicated. ** Level above which health effects start to occur or start to rise above background. NA – not available.

Toronto Health goes on to specify the following:

“To protect health, the World Health Organization (2009) established night-noise guidelines of 40 dBA (outdoors Leq night 8 hours) to keep an indoor average of **30 dBA.**”

Compare the limits listed by the City of Toronto Public Health to the limits listed in the document circulated by the City of Vancouver. (Note that the City is not even sure which development permits their acoustics requirement even applies to.):

Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule,
<http://council.vancouver.ca/20171114/documents/p8.pdf>

Acoustics 4.15.1 A development permit application for a dwelling use in the RM-10N (is this correct or should it be a different zone?) (sic) District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Leq24(dBA)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Yours truly,

Denise Brooks

Burke, Teresita

From: Teresa Ha <[REDACTED]>
Sent: Sunday, December 03, 2017 12:01 PM
To: Public Hearing
Subject: joyce collingwood station precinct Plan Dec 6 hearing

Joyce collingwood station precinct
Dec 6 hearing
T2 sub area boundary extension

we are residents of Queens Ave and strongly against the proposal of T2 sub-area boundary extension (townhouse, multi storey, commercial)

[REDACTED]

we do support changes on Joyce Street or Vanness and commercial opportunity but not on Queens Ave

also there is a big piece of empty lot at corner of Vanness and McHardy (over 10yrs) which can be developed

thank you for your attention
Teresa Ha