

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 12, 2016 10:27 AM
To: Public Hearing
Subject: FW: 5050 Joyce St. Application

From: J M s.22(1) Personal and Confidential
Sent: Sunday, December 11, 2016 9:36 PM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce St. Application

Dear Mayor and Council,

I write to oppose the development at 5050 Joyce St. I am against this development for a number of reasons:

- The height of this tower is not built at "human scale" and is unprecedented in the immediate surroundings. Yes, the towers on Boundary are comparable, but these are really not in view compared to the much smaller buildings at the corners of Joyce and Vanness.
- Towers do not create the sense of connectedness to street life compared to mid-rise or smaller buildings. Gentle densification is preferable compared to another high-rise. Lively streets are rarely found at the feet of high-rise condos.
- This development essentially forces residents to move from Payne St—why would they wish to live so close to construction and at the foot of a high-rise, which virtually no other neighbourhood in the city has to endure?
- The height for this tower is taller than anything planned for Broadway-Commercial / Safeway site, a much busier station area compared to Joyce. Again, no other East Vancouver Skytrain station has any comparable building height as the proposed tower's.
- There is concern that the construction will impede traffic and bus travel from the station. As well, this type of development only brings in more cars to an already congested area.

However, given the voting record of the present Council, the above reasons, which have been voiced by many of us in the community in the past, will likely do little to sway the inevitable approval.

So when this application is approved, I support the following, considering the increased density that will ensue for the community:

- A covered pedestrian space at the foot of the tower and close to the station as a meeting place or even performance space, which could then create the "lively streets" the precinct plan readily promoted.
- Moving the Collingwood library to the Joyce-Collingwood Station area.
- Cultural space in the relocated library. There are no cultural spaces in the area, and the community is home to a number of visual and performance artists and writers.
- Better pedestrian improvements around the station.
- Any new retail at the base of the tower should favour local, independent retailers, not chains.
- Since calls for a community centre have gone nowhere, there should be operating funding for Collingwood Neighbourhood House, particularly due to its new annex, so that the influx of new

residents from the Wall Centre and the 5050 Joyce St. towers will have spaces to go. If the city is concerned about creating connectedness amongst the citizenry, it should support more spaces for people who live in apartments and condos to meet their neighbours. Towers create isolation; public spaces could alleviate that.

Sincerely,

J. Mazo