

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, December 08, 2016 4:46 PM
To: Public Hearing
Subject: FW: public hearing 5050 Joyce street
Attachments: Westbank 5050 Joyce St.doc

From: Garry Jobin s. 22(1) Personal and Confidential
Sent: Thursday, December 08, 2016 4:41 PM
To: Correspondence Group, City Clerk's Office
Subject: public hearing 5050 Joyce street

Hi

Please accept my letter for public hearing for 5050 Joyce St for Feb 13,2016

Thank-You.

Garry Jobin



390 Main St Vancouver BC V6A-2T1

GARRY JOBIN, SENIOR COORDINATOR

PHONE: (604) 688-9116 CELL: (604) 818-3045 FAX: (604) 688-9146

8 December 2016

RE: Westbank Rezoning Application – 5050 Joyce Street

To Mayor and Council,

I am writing in support of Westbank's application to rezone the 5050 Joyce Street in the Joyce-Collingwood neighbourhood. I support this project and the opportunities for our Bladerunner youth it will provide.

BladeRunners is an internationally-recognized award winning program that helps street involved youth build careers in the construction trades. Westbank has demonstrated for many years to be one of Canada's most passionate community builders by working with communities on projects such as the Woodward's redevelopment in the Vancouver's Downtown Eastside, which created 200 units of safe affordable housing for families and singles. Eighteen BladeRunners youth worked on the construction phase of Woodward's and many of them are still working in meaningful trade jobs today.

BladeRunners has also partnered with the City of Toronto's Hammerhead Program to place at risk youth on Westbank's Shangri-La Toronto project, once again providing opportunities to youth to change their lives for the better.

In recent years, we have partnered with Westbank on the construction of their Comox & Broughton project with Bladerunner clients beginning August 2013, as well as their 70th + Granville project, Telus Gardens and currently have Bladerunners employed on Vancouver House as well as Kensington Gardens, Cara Lewis who started work on July 26th of this year and who had no previous construction experience has flourished as an iron worker with Lower Mainland Steel on Kensington Gardens.

We wish the best to Westbank Projects Corp on this project and look forward to working with them on their future developments in Vancouver.

Thank you,

Garry Jobin
Senior Coordinator Vancouver BladeRunners

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, December 08, 2016 3:18 PM
To: Public Hearing
Subject: FW: 5050 joyce rezoning letter

From: Albert Chang s. 22(1) Personal and Confidential
Sent: Thursday, December 08, 2016 2:02 PM
To: Correspondence Group, City Clerk's Office
Subject: Fw: 5050 joyce rezoning letter

Dear Mayor and Council,

My name is Albert Chang, and I am writing this letter to show my support for Westbank's project at 5050 Joyce Street. I believe this proposal is well designed, supports the new area plan and will improve the neighbourhood, which is why I have decided to write a letter of support.

I am very familiar with the Joyce-Collingwood community. I have owned the property across from Westbanks site for many years (where the Bamboo Café is), and use to own and operate a grocery store in the area.

Joyce-Collingwood is a popular area with a lot of people wanting to live close to the SkyTrain station. The nearby areas are almost all single family homes, with some high rises along Vanness Avenue toward Boundary Road. More people are moving to Vancouver each year and houses are becoming too expensive, living close to transit has become necessary. How do we accommodate everyone if we don't make better use of the land near transit stations?

Westbank's proposal to build density at the Joyce-Collingwood station will have many benefits for our community - it will reduce housing cost, and benefits local businesses by increasing foot traffic. This proposal will create a more lively Joyce Collingwood community.

I was pleased to see Council support the new area plan, and hope you will support this rezoning.

Sincerely,

Albert Chang
s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 07, 2016 11:17 AM
To: Public Hearing
Subject: FW: West bank 5050 Joyce Street - Public Hearing

From: Sonny Klair s. 22(1) Personal and Confidential
Sent: Wednesday, December 07, 2016 10:58 AM
To: Correspondence Group, City Clerk's Office
Subject: Westbank 5050 Joyce Street - Public Hearing

Dear Mayor and Council,

My name is Sonny Klair, and I am writing this letter in support of Westbank's proposed project at 5050 Joyce Street. The project is being discussed at the December 13th public hearing.

Throughout the planning process, I've attended a number of the public open houses and events. I've seen how this proposal has evolved from the communities feedback into the proposal before you today. I believe Westbank would be a great community partner for Joyce-Collingwood given the time and effort that's gone into refining this application.

Joyce-Collingwood has a great need for family orientated housing, especially close to transit. The proposed project will include 65% family homes, which vastly exceeds the 25% which the City requires – this will have a huge impact on families in the area, and for folks looking to join our community and own a home in the neighbourhood.

The visual aesthetic of the building is also a unique feature which distinguishes itself from the other apartment towers in the area. While Joyce is a tight-knit community, it is starting to show its age, and tasteful architectural additions to the area will help to refresh and ensure the vibrancy of this community continues through the years.

On December 13th, I hope you will consider all the contributions this project will add to the community, and vote in favor of Westbank's proposal for 5050 Joyce.

Sincerely,
Sonny Klair

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 07, 2016 11:11 AM
To: Public Hearing
Subject: FW: West bank's Development Project at 5050 Joyce St

From: Pongphun Ungsuruchadapant s. 22(1) Personal and Confidential
Sent: Wednesday, December 07, 2016 7:28 AM
To: Correspondence Group, City Clerk's Office
Subject: RE: Westbank's Development Project at 5050 Joyce St

To Mayor Robertson and City Councillors,

My name is Pongphun Ungsuruchadapant. I am a long-time resident of the Joyce Collingwood area and am writing to share my support for Westbank's proposed development at 5050 Joyce Street.

I know the area around Joyce station very well - it's an area that is lively and has strong community ties. We are close knit and we support our local businesses. I believe this plays a part in the strong sense of camaraderie between Joyce-Collingwood residents. I like that Westbank understands this, and is not only delivering condominiums for families to establish themselves here, but are proposing to fill the ground level with small stores rather than large ones. Hopefully this will encourage more local businesses to start up in the area, rather than large national franchises.

I also appreciate that the proposal will contribute to increasing night time visibility and general safety in the immediate area. The area is currently quite dark at night, and would benefit from having increased natural surveillance from building tenants. This will also minimise any potential building security issues which may arise from having underground parking accessed from the back laneway.

When I walk around the neighbourhood, I notice that most of the apartments look similar and are probably from the same era. 5050 Joyce will undoubtedly be different, and a welcome new addition to the urban landscape. I really admire the thoughtful design put into this proposal and, in fact, I believe that as a statement building for our community the building could be even higher, as is the case for Station Square at Metrotown.

This project will provide a lot of benefits to the community and is a well-designed building for its residents. I hope you, as Mayor and Council, will support this project as it goes through the public hearing process on December 13th.

Sincerely,
Pongphun Ungsuruchadapant
s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, December 07, 2016 11:08 AM
To: Public Hearing
Subject: FW: Joyce 5050

From: Maribeth Josephine Arif s. 22(1) Personal and Confidential
Sent: Tuesday, December 06, 2016 11:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Joyce 5050

Dear Mayor and Council,

My name is Maribeth Arif, and I am writing this letter to support the proposed development at 5050 Joyce Street being considered at the public hearing on December 13th.

I am a current resident of the Joyce-Collingwood neighbourhood, and as someone who would like to live in the community long term, I appreciate that the proposed project will increase the supply of housing in the area.

I recently started the search for a new home in the area, and speaking from this experience there are limited comparable alternatives to my current home, not to mention such little vacancy that units are often taken before I even have a chance to see them! While I understand this project may not solve my problem directly, the lack of supply in this neighbourhood is a real and urgent issue, for which this project will contribute to solving. A project like this would provide the opportunity for folks, like me, to purchase something in the neighbourhood and secure firm roots in this community.

This project will bring vibrancy to a community of aging towers and will be an architectural statement, rather than another "cookie cutter" development.

I especially like that Westbank's 5050 Joyce project has a unique amenity space which focuses on a library and a music room, rather than a fitness room. This area is home to many international students and students from other parts of the country. The library room will be very attractive to them and useful for people living with families, but need quiet time.

This project will provide a lot of benefits to the community and is a well-designed building for its residents, and I hope you will support this project at the public hearing.

Sincerely,

Maribeth Arif
s. 22(1) Personal and
Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 05, 2016 4:45 PM
To: Public Hearing
Subject: FW: Letter to council re:5050 Joyce

From: Vanessa Arif s. 22(1) Personal and Confidential
Sent: Monday, December 05, 2016 2:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to council re:5050 Joyce

Dear Mayor and Council,

My name is Vanessa Arif, and I live at s. 22(1) Personal and Confidential I am writing this letter to indicate my support for the proposed development at 5050 Joyce Street, due for a public hearing on December 13th, 2016.

As an international student living in Vancouver, I have really appreciated my time in the Joyce neighbourhood. It is packed with amenities, close to rapid transit, and yet, filled with parks that cater to all manner of uses. Westbank's project on Joyce Street is very unique to other projects in the area, because of how family oriented it is. As a neighbourhood that sees a lot of young and growing families, this projects offerings are well-aligned to the character of the area.

I also appreciate the amenities that 5050 Joyce will offer, from the rooftop gardens, to the music room and library on the 30th floor. Being a student myself, this would be a really beneficial and a well-used amenity for any students potentially living in the building.

Finally, while the Joyce area is home to many high-rise buildings already, I believe that 5050 Joyce will be strikingly different from what has already been built.

This project clearly considers the neighbourhood it's in, and strives to fit into the community while keeping its own unique traits. I urge you to please approve of this project at the December 13th public hearing.

Sincerely,

Vanessa Arif
s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 05, 2016 4:24 PM
To: Public Hearing
Subject: FW: 5050 Joyce street

From: Nimet Mohamed s. 22(1) Personal and Confidential
Sent: Sunday, December 04, 2016 10:56 AM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce street

Dear Mayor and Council,

My name is Nimet Mohamed and I am writing to you to express my support of the re-zoning application for 5050 Joyce Street. I have lived in the Joyce Collingwood area for 40 years, and appreciate the Westbank's proposal to bring more family housing in to a neighbourhood that is positioned so close to transit. I find the Community Amenity Contribution of \$4.7M to be particularly impressive, and look forward to seeing the improvements this will bring for our community.

I commend the applicant and their team for desinging a development that will really benefit our community. Thank you for your time and consideration, I look forward to hearing of your decision at the upcoming public hearing.

Thank you,

Nimet Mohamed

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 05, 2016 4:23 PM
To: Public Hearing
Subject: FW: 5050 Joyce Street

From: Aman s. 22(1) Personal and Confidential
Sent: Sunday, December 04, 2016 10:51 AM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce Street

Dear Mayor and Council,

My name is Aman Mohamed and I am writing to you to express my support of the re-zoning application for 5050 Joyce Street. I have lived in the Joyce Collingwood area for 35 years, and appreciate the Westbank's proposal to bring more family housing in to a neighbourhood that is positioned so close to transit. I find the Community Amenity Contribution of \$4.7M to be particularly impressive, and look forward to seeing the improvements this will bring for our community.

I commend the applicant and their team for designing a development that will really benefit our community. Thank you for your time and consideration, I look forward to hearing of your decision at the upcoming public hearing.

Thank you,

Aman Mohamed

s. 22(1) Personal and Confidential

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, December 01, 2016 10:05 AM
To: Public Hearing
Subject: FW: 5050 Joyce Street

From: Cynthia Lung s. 22(1) Personal and Confidential
Sent: Wednesday, November 30, 2016 8:14 PM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce Street

Mayor and Council,

I am writing to you in support of the rezoning application at 5050 Joyce Street. In January 2017, I will be moving into my new home located in the Wall Centre Central Park development at s. 22(1) Personal and Confidential Vancouver. As a future resident of the area I look forward to the neighbourhood getting more retail and grocery options as a result of projects like this. Shopping around the station area right now is challenging with very few options for residents. With the completion of the City's policy of the area, I hope that wider sidewalks and improved lighting along Joyce Street will also be part of future developments.

The overall positive contributions this project can have on the neighbourhood would benefit the current and future neighbourhood residents.

Sincerely,
Cynthia Lung