

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 12, 2016 4:48 PM
To: Public Hearing
Subject: FW: Public Hearing - December 13 2016 - Rezoning: 5050-5080 Joyce Street
Attachments: Public Hearing - Rezoning Application 5050-5580 Joyce Street.pdf

From: Roy Funk 5.22(1) Personal and Confidential
Sent: Monday, December 12, 2016 3:21 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Public Hearing - December 13 2016 - Rezoning: 5050-5080 Joyce Street

Attached for your consideration is the YMCA's letter in support of the rezoning application and the staff report

Best regards,
Roy Funk

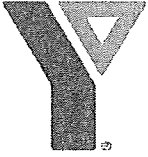
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Roy Funk
Vice President, Infrastructure

YMCA of Greater Vancouver

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C: [\(604\) 561-9622](tel:6045619622)
E: roy.funk@gv.ymca.ca

Find out how you can stay active this winter at the YMCA. [Learn more here!](#)

*Sent from YMCA of Greater Vancouver 300-5055 Joyce Street
Vancouver, BC V5R 6B2
www.gv.ymca.ca*



YMCA of Greater Vancouver

300 - 5055 Joyce Street
Vancouver, BC V5R 6B2
604.681.9622
gv.ymca.ca

December 12, 2016

Mayor and Council

Re: Public Hearing, Rezoning of 5050-580 Joyce Street, December 13, 2016

The YMCA of Greater Vancouver supports the rezoning application and the staff report. The proposed development provides enhanced family housing options and supports the transit oriented development approach articulated in the Joyce – Collingwood Precinct Plan. The improvements along Joyce Street and the laneway supports the public realm and urban planning objectives for the area.

The YMCA supports the public benefit approach contained in the staff report which reflects community priorities. The relocation and enhancement of the library will provide needed services to children and families and strengthen community connections. Child care and affordable housing objectives will provide needed community supports.

The Collingwood Neighbourhood House provides a meaningful role delivering programs and services, enhancing community connectedness, and facilitating community consultation. The YMCA supports the discussion of supports which enable the sustainability of Collingwood Neighbourhood House.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roy Funk'.

Roy Funk
VP Infrastructure
YMCA of Greater Vancouver

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, December 12, 2016 4:49 PM
To: Public Hearing
Subject: FW: 5050 Joyce Public Hearing

5.22(1) Personal and Confidential

From: Julie Song
Sent: Monday, December 12, 2016 4:00 PM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce Public Hearing

Dear Mayor and Council,

My name is Julie Ho and I am writing to you today as a local resident, and business owner in support of the proposed development at 5050 Joyce Street.

I'm well aware of the project through Westbank's community engagement events, am very impressed with how many benefits there are for the local community.

I have a young family and I think it is great that the proposal is geared towards those looking to buy 2 and 3 bedroom units, and create a home in our neighbourhood. It is very important that young families are given the opportunity to buy, as right now the local market is dominated by rental housing.

I am extremely impressed by the large community contribution this project will bring to Joyce Collingwood, and think that a new library will give the whole community a refreshed look and a central community hub. I also believe that densification is an important part of evolving communities and I think that more residents and young families in the area will add to the vibrancy of this community.

Thank you for taking the time to read my letter. I hope you share my sentiments and support the proposed development at 5050 Joyce Street at next week's Public Hearing.

Sincerely,
Julie Ho

5.22(1) Personal and Confidential

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Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 13, 2016 9:24 AM
To: Public Hearing
Subject: FW: 5050 Joyce St

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

From: Joe Lousa s.22(1) Personal and Confidential
Sent: Monday, December 12, 2016 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce st

Good evening Mayor and Councillors,

I would like to voice my support for the proposal at 5050 Joyce St as presented. The large % of family friendly units is a welcome addition to the area and will help keep out school filled and our neighbourhood vibrant. The density proposed is appropriate for a site so close to rapid transit and I hope the city allows similar projects around the 29th ave and Nanaimo stations in the future.

Joe Lousa

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 13, 2016 9:26 AM
To: Public Hearing
Subject: FW: Public Hearing - Tuesday Dec 12

From: Reilly Wood s.22(1) Personal and Confidential
Sent: Monday, December 12, 2016 9:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - Tuesday Dec 12

Hi,

I would like to voice my strong support for the following items at the public hearing tomorrow:

2. Temporary Modular Housing Definition And Regulations: Proposed Amendments To Existing City-Owned Cd-1 Sites, And Design Guidelines
7. REZONING: 151-157 WEST 41ST AVENUE
8. REZONING: 5050-5080 JOYCE STREET


We desperately need more housing in Vancouver – both market and non-market – and voting against these proposals would be a step in the wrong direction. As CMHC head Evan Siddall recently pointed out to municipal leaders: “If there’s a (housing) crisis, we should **all** act like it.”

Despite my support, I have some quibbles with these items:

- These do not go nearly far enough. 1.86 FSR (the West 41st development) is peanuts on a busy and wide arterial road.
- I’d urge you to pre-zone entire neighbourhoods for dense development instead of relying exclusively on spot rezoning. It’s been decades since the Expo Line was built (and years since the Canada line), the vast seas of RS zoning near Joyce and Oakridge are an affront to good urban planning.

Thank you,
Reilly Wood

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 13, 2016 9:26 AM
To: Public Hearing
Subject: FW: 5050 Joyce St. Public Hearing

5.22(1) Personal and Confidential

From: Vinay Dhir
Sent: Tuesday, December 13, 2016 12:08 AM
To: Correspondence Group, City Clerk's Office
Subject: 5050 Joyce St. Public Hearing

Dear Council,

My comments to you are in response to the Public Hearing on Tuesday Dec. 13th where Council will consider the rezoning for 5050 Joyce.

As a person living in the neighbourhood, it is my opinion that zoning changes along the lines of what Westbank has proposed are critical to the sustainability of our communities. Housing is becoming more and more expensive (and will continue to rise). We must densify in order to retain and attract new families and employees, and doing so at transit stations makes sense.

In addition, the roads are becoming increasingly more congested. The only way to relieve this congestion is to get cars off the roads, and we will encourage this by providing options for people to live on well-connected transit routes. Marine Gateway at Cambie and Marine is a great example and success story of transit orientated development. People came out in droves to live there – on transit, without cars (I understand they had many parking stalls that didn't sell to the condo purchasers) and in walking distance to shops and services. This is exactly what the City needs to do at the Joyce Station, and others. The new area plan is a good start, but I believe we should be offering greater density around these stations.

Joyce-Collingwood is perfectly located, thanks to the train, close to everything. People who live here do and will enjoy easy access to most parts of the Lower Mainland. If people want to visit or work in New West, or Burnaby, or even Surrey – they simply hop in the train.

I support this rezoning, and I support the further densification of this neighbourhood for our seniors, and for our children, and their children.

Thank You
Vinay Dhir

Sent from my iPhone

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 13, 2016 9:26 AM
To: Public Hearing
Subject: FW: Regarding REZONING: 5050-5080 JOYCE STREET.

From: Oliver S 5.22(1) Personal and Confidential
Sent: Tuesday, December 13, 2016 12:44 AM
To: Correspondence Group, City Clerk's Office
Subject: Regarding REZONING: 5050-5080 JOYCE STREET.

I'd like to express my support for this development. We desperately need more housing in central, transit-accessible neighbourhoods, especially around 29th, Nanaimo and Joyce-Collingwood Stations and small buildings like this are a great start.

I would like to see more development in this area and it's unfortunate that this is being done via a site-specific rezoning instead of a larger area-wide plan, and that the majority of the housing is being built on busy arterial streets. However, this is still much better than the status quo and I hope you approve it.