

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, December 13, 2016 4:38 PM
To: Public Hearing
Subject: FW: Joyce Street Redevelopment

From: sunil dhir s.22(1) Personal and Confidential
Sent: Tuesday, December 13, 2016 4:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Joyce Street Redevelopment

To the City of Vancouver Mayor and Council,

I am born and raised in the City of Vancouver. I have been a long time resident in the Collingwood area for many years. I have seen the increase of people, trucks, cars, and buses result in more chaos within the neighbourhood through the years. Particularly the Joyce street area, even more chaotic for drivers, pedestrians, and all alike that occupies this vicinity. The traffic backs up all the way to Kingsway to the south and Wellington St to the north from Joyce Station. I strongly urge the city to seek ways to reduce this chaos. Perhaps, redesign and redevelop this neighbourhood's traffic flow, buildings, and pedestrian traffic.

I frequently travel in and around the Joyce Street area. For instance, I go to the Walk in Medical Clinic a Block from Joyce Station. It is my desirable location because it doesn't have the long wait times that other's clinics do. It's hard to believe that the city doesn't consider the increasing population in and around this area.

Furthermore, I was at the Subway restaurant a week ago. It was very quiet. I thought to myself, that these businesses should be thriving but they are not. But a couple blocks over, the Tim Hortons restaurant located next to the Skytrain Station, the business was thriving. I strongly feel this is impart the city's responsibility. An effort that must be shared to make this area for residents and people alike in the Vancouver district feel more livable.

Likewise, a newly engineered traffic and pedestrian friendly neighbourhood will result in a cleaner environment and more thriving businesses. With less chaotic traffic in the neighbourhood, local residents would opt for using these local business for their everyday necessities or entertainment. Thus, utilizing in this area will be more pleasant and not avoided.

The development at 5050 Joyce St and other projects along Joyce Street, including the renovation of the skytrain station and bus loop and more importantly, better traffic routes will help aid with the chaos if the neighbourhood is designed thoughtfully and carefully. A good example of design would be the Marine Gateway area. The TNT, and many other medium sized retailers have set up, and are expecting to thrive as people move in along the Cambie corridor. I travel to Marine Gateway often to shop and for entertainment because it is very convenient for parking and has all my necessities in one area. I know many others that feel and do the same as I. Good planning leads to good communities.

Another example is the master planned Olympic Village Area. Planners allowed amenities such as a drugstores, a large coffee shops, a village square, and a community centre to be constructed. This is another example of a great community. Businesses along with the local people in this area creates an ideal living community. A similar idea must be implemented for the planning of Joyce Street area. I propose a grocery store, ie. No Frills or Buy Low Foods on one end of the Joyce Street, near Wellington Street, and a drug store at the other end near the existing CIBC and Vancity.

This will attract a livelihood of families and shops encouraging people to get out of their cars and walk to where they need to go creating a cleaner city.

However, unlike, New Olympic Village and Marine Gateway, the Joyce Street area is an older and more established with pockets of land that are not like its comparisons. Nonetheless, I have faith the city that will take a good existing neighbourhood, that has potential and make it the “talk of the town” where people find it convenient to travel, by bus and skytrain, walk and enjoy the great amenities.

For example, placing a movie theatre and great neighbourhood restaurants around the area usually results in turning neighbourhoods into communities and destinations spots that are desirable. I strongly urge for the city to put forth the needs of the residents living in this area into consideration of the design of “our” new development at 5050 Joyce Street. The structures of traffic and businesses should complement one another with the multi usage of its community. I would love to see this area to be a pedestrian friendly even at a high density.

In conclusion, I hope the city passes this development proposal. It will help create a pleasant atmosphere for all local and city residents alike.

Thank you for taking the time to read my concerns.

Sincerely,

Sunil Dhir