

Burke, Teresita

From: Vinay Dhir "s.22(1) Personal and Confidential"
Sent: Tuesday, December 05, 2017 1:28 AM
To: Public Hearing
Subject: Joyce Collingwood Station Precinct Plan Sub-Area Amendments

Dear Council,

My comments to you are in response to the Public Hearing on Dec 6th, where Council will consider amendments to the Joyce Collingwood Station Precinct Plan.

As a young family living in the neighbourhood, we not only support the proposed changes, but we urge council to propose even higher density than 6 stories on larger sites on Joyce Street up to Kingsway. High density is becoming more and more critical to the sustainability of our communities. Housing is becoming more and more expensive (and will continue to rise long term). We must densify in order to keep housing costs lower to retain and attract new families and skilled employees, and doing so at transit stations like Joyce Station makes sense. My wife and I have many educated and skilled worker friends who have been forced to leave Vancouver due to high housing costs. The brain drain is very real. These are the people that Vancouver needs to grow and be successful. Increasing supply of units will help keep prices down and keep these people here.

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 within walking distance to shops and services. This is exactly what the City needs to do at Joyce Station, and others. The amendments are a good start, but I believe we should be offering even greater density around these stations. Keeping cars off the road will also keep greenhouse gas emissions low, ensuring clean air for many generations to come.

Joyce-Collingwood is perfectly located, thanks to the train, close to everything in the Lower Mainland. 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 on the train. And connecting the Kingsway shopping district to Joyce Station makes sense, since the needed amenities and services are in close proximity.

We support the amendments and We support the further densification of this neighbourhood as a big benefit for many generations to come. Vancouver has done such a great job of planning for the future and this is another great opportunity to ensure we are prepared for the growth of our fair city.

Thank You
Vinay Dhir and Sonia Dhir

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