

**PH1 - 4. CD-1 Rezoning: 5055 Joyce Street (Oppose)**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/06/2020	10:05	PH - 4. CD-1 Rezoning: 5055 Joyce Street	Oppose	Approving 5055 Joyce Street would be a very large mistake for City Council. Any notion, that there is no land lift from rezoning this site that has a floor space ratio of 3.0 to just under 16, is complete nonsense, even in the case of a building that is rental. There is a commercial component to the site at grade that could also be subject to CAC. Such a high density tower could be used as precedent elsewhere in Vancouver. It is poor urban design to entertain such a coverage outside of the CBD. The entire Precinct Plan for Joyce-Collingwood is a highly flawed document and it was passed by the previous Vision Vancouver majority, in spite of the steep opposition by local residents. Vision Vancouver is gone yet the precinct plan remains and it continues to benefit the corporate entities that backed Vision. This plan needs to be revoked. The community of Collingwood has taken more than their fair share of density in Vancouver. A return to neighbourhood-based planning is sorely needed. Sincerely yours, Stephen Bohus, BLA	Stephen Bohus		s.22(1) Personal	Grandview-Woodland	No web attachments.
10/06/2020	10:46	PH - 4. CD-1 Rezoning: 5055 Joyce Street	Oppose	The tower is too high, and the developer (Westbank) is offering ZERO in Community Amenity Contributions (CACs) despite the huge jump in permitted density (from 3.0 up to 15.96 FSR).	Patrick Caraher		s.22(1) s	Kitsilano	No web attachments.
10/06/2020	15:25		Oppose	Vancouver City Council: This neighbourhood needs a break! I have lived in this neighborhood since 1989. The most recent tower yet to be completed at this intersection has wreaked such havoc. 5055 was one of the first buildings built at the start of the densifying of Joyce Collingwood. Please do not allow them to demolish this concrete building just because the zoning is changing in this neighbourhood. This would be an inexcusable waste. I understand this development is presenting as if it would provide rental housing. When only 10 of 360 units would actually be affordable to people who grew up in this neighbourhood, All 360 units should be reasonable, i.e., below market. Anything less just shows me more greed, not care for our city's residents. With parking spots for less than one in three suites, also suggests this development is too far ahead of its time. The employees that work in the current space take up residential parking now not using the underground parking for that building. Shouldn't the city wait to see the use of the tower across the street to be occupied first? The storefronts next to 5055 have never been occupied. Shouldn't those spaces be filled for a length of time before more are built? I won't even get on to the parking issues and having to deal with tradesmen working on the current tower never mind those that park on my block to take the Skytrain downtown from the one zone boundary... or the garbage they leave... Please say no to this development. Let the other low rise developments happen first. There are towers on two of four corners at Vaness and Joyce. Let the intersection have some sunlight rather than shadows. Concentrate on tearing down decrepit houses, not concrete blocks. Let a few smaller projects happen first. This would be a much better use of development permits in our neighborhood. Thank you for saving NO to this wasteful inappropriate project at 5055 Joyce. Whitney Burgess	No Name No Name (ps)		s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.