

**PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-17	22:08	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Oppose	I oppose this project for several reasons: (1) It violates the recent 2016 Joyce-Collingwood Precinct Plan, which specifically addressed "how to intensify development on the balance of the sites around the SkyTrain station" [p.2] (2) The "below-market" housing component on offer is 10% of the residential floor area at 15% below city-wide market rates, This is only 37.5% of the usual requirement of 20% of the residential floor area at 20% below city-wide market rates. (3) The building is too massive for the narrow streets of the neighbourhood. All other towers in the Joyce Precinct are slim towers with small bases. (4) The major public benefit should be a new library. The community has clearly indicated that a new library is its first choice for a public benefit. A library was to be included in the now-stalled project approved in 2021 at 5163-5187 Joyce Street. Unless that project actually is going forward as approved, the new library should be located in the Vanness project.	Jeanette Jones	Renfrew-Collingwood	
2024-01-11	22:00	PH 1 - 3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Oppose	This intersection already been busy enough, we don't need more traffic and interruptions.As a person who lives in this area for more than 14years we don't need more hassle on this neighbourhood area instead build more amenities and more facilities for people.	Julian Minette		

**3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-10	11:41	3. CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue	Oppose	I have had a Restaurant at the corner of Joyce and Vanness for 22 years. I am opposing the rezoning for these addresses in this area because of a very dense high traffic area, no parking available to the local and commuters. Building more high rises in this area will bring more traffic, noise, instability to the land and pollution in such a small community.	Mohsen Fard	I do not live in Vancouver	