

Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-09-10	08:51	Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street	Oppose	Collingwood community is over developed with too many new buildings; whereas, streets are not wide enough to accommodate the heavy traffic flow and not enough sidewalk stree parking spots. New development of 4708-4742 Joyce Street will create a chaos to the neighborhood and unsafe environment to students at Graham Bruce Elementary school close by.	Bang Luu	Renfrew-Collingwood	

2024-09-10	22:36	Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street	Oppose	<p>I am writing to express my strong opposition to the rezoning application for the property located at 4708-4742 Joyce Street and 3604 Tanner Street. I have significant concerns regarding the proposed changes and their potential impact on our community.</p> <p>1. Impact on Neighborhood Character: The proposed rezoning will alter the character of our neighborhood significantly. Our area is known for its single family homes, green spaces, low-rise buildings, etc.), and this change threatens to disrupt the unique charm and cohesion that current residents value. The new zoning will lead to more high-rise buildings, increased density which are inconsistent with the existing neighborhood aesthetic and planning.</p> <p>2. Infrastructure Strain: The current infrastructure, including roads, public transit, utilities, etc. is already stretched to its limits. Increasing the density as proposed would exacerbate these issues, leading to potential congestion, strain on public services, and decreased quality of life for residents. The city has yet to provide a comprehensive plan to address these infrastructural challenges.</p> <p>3. Environmental Concerns: The rezoning application raises several environmental issues including but not limited to loss of green space, impact on local wildlife, increased pollution, etc. Preserving our local environment is crucial, and the proposed changes do not seem to account for these important considerations adequately.</p> <p>4. Community Input: There has been limited engagement with the community regarding this rezoning proposal. Effective community consultation is essential for understanding and addressing the concerns of those who will be directly affected by such changes. I urge the City of Vancouver to hold additional public meetings and solicit more feedback from residents before proceeding.</p> <p>5. Property Values: Many property owners, including myself, have invested significantly in our properties based on the current zoning and neighborhood conditions. The proposed rezoning could adversely affect property values and undermine the financial stability of homeowners in our area.</p> <p>In light of these concerns, I respectfully request that the City of Vancouver reject the current rezoning application. I urge city planners and decision-makers to consider the long-term implications of this proposal and to engage in a more thorough consultation process with affected residents.</p> <p>Thank you for your attention to this matter. I look forward to your response and hope that the concerns of our community will be taken into account.</p> <p>Sincerely, Tracy Ng</p>	Tracy Ng	Renfrew- Collingwood	
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Report date range from: 7/23/2024 12:00:01 AM to: 9/20/2024 9:30:00 AM