

CD-1 Rezoning: 4975-4997 Joyce Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-05-29	22:40	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	This neighbourhood is overcrowded and at full capacity.	Korrie Wu	Renfrew-Collingwood	
2025-05-30	14:44	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	Re: Opposition to Application for Rezoning at 4975-4997 Joyce St I am writing to formally express my opposition to the application for rezoning of the subject site from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. This proposal, which includes the development of a 38-storey residential rental building with 408 units, is a cause for concern due to its potential negative impact on the surrounding neighborhood. My main concerns revolve around the following issues: Overcrowded Parking and Traffic With the addition of 408 residential units, the demand for parking in the area will increase dramatically. The proposal does not adequately address how the additional residents and commercial tenants will be accommodated in terms of parking. Given the limited existing parking infrastructure, the risk of overcrowding and increased traffic congestion is high, which could lead to difficulties for current residents and affect overall mobility in the neighborhood. This will also have a negative impact on the environment and public safety, as drivers may be forced to park on already-crowded streets or in spaces intended for other uses. Excessive Population Density A 38-storey building, particularly one with such a high floor space ratio (FSR) of 18.89, will contribute to an overwhelming increase in population density. This could lead to strain on local amenities, including schools, parks, healthcare facilities, and public transportation services. The surrounding area is already facing pressures from high-density developments, and this project will exacerbate these issues, resulting in a diminished quality of life for both new and existing residents. Disruption to Neighborhood Character The scale of this project—particularly in terms of height—seems inconsistent with the current character of the neighborhood. A building of 38 storeys will overshadow surrounding homes, significantly alter the visual landscape, and contribute to a loss of privacy for neighboring properties. I am concerned that such a massive development would disrupt the balance of the community and lead to a less cohesive and less desirable neighborhood. Increased Demand on Public Services With the influx of new residents, there will undoubtedly be greater demands on existing public services, such as waste collection, emergency response, and recreational spaces. The current infrastructure may not be equipped to handle these increased demands, which could result in delays, decreased service quality, and overall frustration for both new and long-standing community members. While I understand the need for affordable housing and support the inclusion of below-market rental units, I believe that the scale of this proposal is excessive for the area and does not adequately consider the broader implications for the neighborhood. I strongly urge the City of Vancouver to reconsider this application, especially with regard to the proposed height and density. Thank you for your attention to this important matter. I look forward to seeing a development proposal that better aligns with the needs and character of our community.	Tracy Ng		
2025-06-03	19:48	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	We submitted 50 letters stating that this building adds too much density in an already underserved area. We need family housing, and amenities. The building does not meet the needs of the community.	Melanie Cheng	Renfrew-Collingwood	Appendix A
2025-06-05	13:30	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	Building is too high.	Estate of Marua Dos santos	Renfrew-Collingwood	
2025-06-11	16:24	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	Not for it.	Joe Podwrnil		

CD-1 Rezoning: 4975-4997 Joyce Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-16	10:05	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	Please see the attached letter of opposition and other concerns regarding the June 19th Public Hearing - Item 4 - CD-1 Rezoning: 4975-4997 Joyce Street	Ron Bruce	I do not live in Vancouver	Attachment 1

APPENDIX A



Website: [s. 22\(1\) Personal and Confidential](#)

September 26, 2024

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

Re: Request for New Joyce-Collingwood Station Area Precinct Plan and Response to application to rezone 4975-4997 Joyce St, Vancouver, BC to a 38 storey tower

On behalf of the Collingwood Recreation Society and over 50 concerned residents, I am writing to formally request that the City of Vancouver initiate a review of the Joyce-Collingwood Station Area Precinct Plan.

The number of rezoning applications in the area has increased significantly, leading to concerns among residents about the future of our community. The current precinct plan does not adequately address the scale and pace of development now occurring, nor does it consider the long-term impact on housing affordability, infrastructure, green spaces, and community cohesion.

Enclosed with this letter are over 50 individual requests from local residents, all urging the City to undertake a thorough review of the precinct plan. It is clear that a new framework is needed to ensure that growth in the Joyce-Collingwood area is managed responsibly, with consideration for the needs of the existing community.

We kindly urge the City to prioritize this matter and initiate the necessary steps to review and update the Joyce-Collingwood Station Area Precinct Plan in consultation with local residents and stakeholders.

Thank you for your attention to this critical issue. We look forward to your response and to working collaboratively to create a sustainable and vibrant future for our community.

Sincerely,

Kind regards,

COLLINGWOOD RECREATION SOCIETY

[s. 22\(1\) Personal and Confidential](#)

Director



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Wed 9/25/2024 10:07 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Rajinder Sandhu

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

The proposed density is too high. The area already suffers from idle traffic due to truck routes. Adding so many units will increase this traffic and make the streets more dangerous due to street parking obstructing street views. There is minimal access to affordable child care and recreation facilities are already overcrowded.

Sent from [Collingwood Recreation Society](#)



Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Wed 9/25/2024 2:09 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Jennifer Gray-Grant

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I was very involved with the City's work to create the current Joyce-Collingwood Station Precinct Plan; it included numerous neighbourhood consultations, neighbourhood walks, considerations of development and discussions and prioritizing around neighbourhood amenities. I am extremely disappointed that the City is putting forward developer proposals that appear to completely ignore the plan. Earlier this year, the City approved a huge, double-tower development for Vanness - it did not fit the plan. Now, it's putting forward a plan for a development that is almost three times the height included in the plan, ignores the need for family units, and includes a minimum of "affordable" units (I've seen no outline of what the developer or City would consider "affordable" in this development). When I first heard that the amenity proposed was a dog spa and dog run, I actually thought it was a tasteless joke. I'm just extremely disappointed with the proposal and with the City for putting it forward for consideration. Considering our neighbourhood work around the recent Vanness proposal, and the minor difference they made I'm feeling no hope that the neighbourhood's perspectives will be considered, much less make a difference. So, for what it's worth, I suggest:

1. Include three-bedroom units: We know that a lot of families live in inadequate housing locally and/or want to move into Renfrew-Collingwood. It's absolutely critical for us to have more family housing, including affordable family housing, in our neighbourhood. These

units would be critical.

2. Create a current plan the City will actually follow. What's the point of having a City-generated plan if the City chooses not to follow it? This plan was created with heavy neighbourhood input and it's really upsetting that the City is now abandoning its own plan and, apparently, just allowing whatever height that's requested. This kind of development is fundamentally changing the character of this neighbourhood and goes against the City's own planning. That's just so offensive to those of us who spent so much time and energy on the City's creation of the area plan. Thirty-eight stories, or 384 feet, is REALLY tall, beyond anything in the neighbourhood. What's the limit? Please put a halt to further development and take time to work with the neighbourhood on a new plan.

3. Consult locally on appropriate amenities (or follow the existing plan). I honestly thought it was a tasteless joke, considering the deep needs of this neighbourhood, when somebody told me that the community amenity contribution of this project was a dog spa and dog run. Unbelievable. We desperately need a new library near the Joyce-Collingwood SkyTrain Station (and I know that, thankfully, the City holds millions of cash from previous developments to support this purpose). So it's unbelievable to me that, rather than include a library in this towering building, planners are calling for a dog spa? We're also absolutely desperate for more local childcare yet the City prefers dogs? If you really worry about the neighbourhood's dogs, follow up on the neighbourhood's long-standing suggestion to make the bland Foster Park into a dog park. It's very well situated for the purpose, falling between the extremely well-used, popular Aberdeen and Gaston Parks. It would take a minimum of effort to make Foster Park into a dog park - and you could add an amenity the neighbourhood actually needs from the CAC of this proposed tower.

I'm so deeply disappointed with the City and it's apparent attempts to ignore the local plan and just approve whatever developers propose. This neighbourhood has always worked with the City, it has accepted compromises and it has been participatory in City processes. I'm just really upset with the City's rush to ignore the neighbourhood. Please slow down, engage in a local planning process and then proceed.

Sent from [Collingwood Recreation Society](#)

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Wed 9/25/2024 12:12 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Ben Fullerton

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I am an accessibility consultant professional who lives on Eucild ave. Please share my contact info with the building managers. Bwfaccess.com

Sent from [Collingwood Recreation Society](#)

Name

Edwina Crewe

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

No to this proposed new 38 storey building. It is becoming too congested and we will have fewer common areas and public spaces. When considering public spaces, the community garden by skytrain has become a haven for drug sellers and those nodding off. I see this only getting worse with this proposed growth.

The corner store, a mainstay of the community, is disappearing.

Traffic on the side streets around Joyce Collingwood have become treacherous, with speeds far in excess of safety. Kids, dog walkers and older folks are used to quiet streets; someone is going to be hit. I recognize the need for additional housing, but maybe more buildings at a lower height would better help the community feel that it's not being overtaken by huge buildings towering over our community.

Sent from Collingwood Recreation Society



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Fri 9/20/2024 10:02 AM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Vince Sharma

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I live on the 3500 Block of Tanner Street. I'm ok with development but the city does not meet our demands of recreational courts in the surrounding area parks. Look at our radius with Tennis Courts and Basketball Courts (10ft Hoops) we have absolute nothing. Our Parks by our house lack these, also dog parks and our park playgrounds need to be upgraded with rubber surfaces.

Sent from [Collingwood Recreation Society](#)



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Thu 9/19/2024 4:01 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Loretta Houben

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

If Carleton School is going to be kept closed permanently I believe we do need a new plan. We live on Ruby St and it is already very congested trying to drive out of this area if using Wellington and Joyce intersection (there is only a pedestrian light there), and also if we exit from Wellington onto Boundary. (you can never turn left) The condo towers are simply too tall. It's simply ridiculous, and the length of the towers blocks the sun from our house and yard in the evening. (including the 2 new towers at Vanness and Joyce; yes the shadows extend all the way to Ruby!) I don't know why this area is being punished with so much densification, yet no opening of Carleton school or anything to replace Carleton, and no intersection lights for crossing Wellington at Joyce.

Sent from [Collingwood Recreation Society](#)



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Tue 9/17/2024 8:58 AM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Jean Villanueva

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

To ensure safety, I recommend enhancing bus accessibility near the Graham Bruce Elementary School from Joyce Station. Rainy and snowy conditions pose significant risk, especially for children walking with grandparents from the train station going up to school. Exploring options for improving transportation safety is much appreciated. Consideration of enhanced bus accessibility will ensure our children's and the general public's safety. Thank you very much for your kind attention on this matter.

Sent from Collingwood Recreation Society



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Mon 9/16/2024 9:20 AM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Beverly Mecha

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes... please ... I already reached out to Sir Adrian Dix to add or extend the route of bus 27 or 28 for students going to graham bruce elementary school specially during rainy and winter seasons as kids (not only kids but also parents and guardians)are having trouble walking either they get wet or slip on the snow etc... I witnessed a grandma bringing his grandson to school before...

Another thing is more recreational activities in COLLINGWOOD community center so kids will be engage and not always on their phones . iPad or gaming computers...

Sent from [Collingwood Recreation Society](#)



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Mon 9/16/2024 12:30 AM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Adriano de Melo

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, we need a new neighborhood plan. I believe more housing and density is required around the Joyce skytrain station. It has become an important transportation hub, aswell as a multicultural beacon. A future example of architectural brilliance and innovation in East Vancouver. The city can lead by example in creating a dense, vibrant and thriving community complete with all the modern amenities.

Sent from [Collingwood Recreation Society](#).



Outlook

Yes - we need a new neighbourhood plan for Joyce Station

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Sat 9/14/2024 9:59 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Olga León

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

For the houses that are being built and those that are going to be built, more schools are needed and the schools that already exist need to be renovated since they are small and lack classrooms and bathrooms. We have a school that has not been functioning for years. They should build a new one that does function. There is a lack of spaces for community activities, more doctors, parks with soccer fields.

Sent from [Collingwood Recreation Society](#)



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Tue 9/10/2024 5:30 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Crecien Bencio

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

There continues to be large scale development in the Joyce Station area so I believe there needs to be a new neighbourhood plan that prioritises truly affordable family housing, the retention of intangible heritage and community food assets, and the building of local community amenities for the Collingwood area.

Sent from Collingwood Recreation Society.



New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Tue 9/10/2024 10:36 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Brandy Stahlbrand

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I have to drive to North Vancouver for daycare for my 1 year old because there are no spaces for her close to home. In addition, the wait lists for swimming lessons, soccer etc are all so long we can't get in. We pay high taxes and can not access any resources for our daughter! Something needs to change.

Sent from Collingwood Recreation Society



New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Tue 9/10/2024 9:43 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

David Sullivan

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Joyce/Collingwood area is in dire need of community resource upgrades to accommodate the extensive rezoning applications and increase in the number of residents in the area.

Below is my recommendations:

Schooling spaces

Community resources

Parks

Parking

City bylaw monitoring

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Mon 9/9/2024 8:27 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Maria Jennifer Reyes

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes I believe so as our neighborhood is getting busier and more populated. We need to have a better plan and add more grocery stores. We would love to have a Shoppers Drug Mart, McDonalds and a Dollarama around the area to name a few... plus couple of walk-in medical clinics to cater to our aging resident's healthcare needs. These establishments will generate employment as well to our beloved residents. We would really appreciate if this could possibly happen.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Mon 9/9/2024 7:31 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Julie Jay

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes

Sent from Collingwood Recreation Society



New Entry: Simple Contact Form

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Mon 9/9/2024 7:28 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Daniela Dugaro

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, I agree a new master plan or O.C.P. for Joyce Collingwood area is outdated and needs to be review as the community has changed significantly since the last OCP of 2014. The area currently has a much higher density and few amenities to support the future growing population. With more high rises and rental additions to the area due to the legislation of Bill 46 & 47, there seems to be a lack of vision to support this future growth. There are areas west of the skytrain that can be built to support better infrastructure and community engagement, such as a community centre, new school, public daycare facility, medical clinics, and all the basic needs. The Collingwood Neighbourhood house is too small to support the entire growth of the community. The area is still lower income residents. Another concern is the high traffic pattern change with additional units overall. It is imperative to be concerned about traffic safety. Currently, Joyce St. is still a high pedestrian area and only 1 car lane in each direction. There should be a barrier between lanes to prevent cars passing and large trucks not allowed to access. There is a huge demand for daycare in the area and Joyce serves for pedestrian pathways not more traffic. If you count the pattern of traffic after 7PM it is still a constant flow. Joyce St. serves and an emergency throughway and it is already congested. With the current proposed highrises, the need for more roadway access is also needed. The street from Wellington to Boundary is too narrow and is a pedestrian hazard and the visibility of the crosswalk is poor. Why not look at a

proper plan for traffic and pedestrian flow.

Regarding the proposed 38 storey project by Sighline Properties - I do not think the sizing of the units are realistic for the average family for this area. The area serves a lower income population. For example, the 2 bedroom proposed by Sighline is approx. 750-780 sq.ft. This is not a realistic size for a young family of 4. The initial sizing for bedrooms in Vancouver in the 90's was 900-1200 sq.ft. This standard was accommodating and functionable for a young family, and to grow. I wish the city would look at this sizing to be this standard again, not closets and an unrelaxed feeling for families. Home should be relaxing not crammed like a hotel room. What's proposed is not desirable.

To incorporate some senior housing. The 20% below rental rate does not support more senior housing needs either. There are many longterm people that would like to stay in the area but remains unaffordable.

The proposed below market rent should increase to 20% or if not higher. The area services many new landed immigrants and as the costs for transportation is reduced to one zone being appealing.

For this community to engage in all age groups and all types of families the size of the units should be comfortable to allow families or individuals to stay in the area and not feel they have outgrown the unit and must move on. The only way to build a community is to look at long term planning for the future growth and needs.

The panoramic views from this location/Joyce street to the Northshore mountains and city view to the West with some peaks of the ocean are outstanding. I grew up in this area and have seen all the transitions over 40+ years, and it appears the city hasn't look at providing the resources to the community so it then continues to be transient and goes through cycles of gentrification. Why not do it right and provide a clear master plan, not continue to change the zoning (4x since 1986) and the area has few improvements. With the new T.O.D. there is more growth and potential. The developers can also be benefactors and improve the Joyce Collingwood area. The location is ideal in proximity to the highway, airport and major post secondary institutes and only one zone from the downtown core (12 minutes), close to Burnaby and Vancouver hospitals. Ideally, it can be home to many individuals long term if more is provided in ways of social and basic infrastructures to support a fast growing community.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Mon 9/9/2024 5:43 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Lily Le

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes.

- Joyce Collingwood has always been focused on community building.
- Increased housing developments will further populate the area which therefore increases the needs of overall accessibility for individuals and families alike (e.g. healthcare, markets, child care, green space, community centres).
- Collaboration with residents' lived experiences and perspectives are pinnacle in sustaining the Joyce-Collingwood community.

Sent from Collingwood Recreation Society

Name

Rodrigo Samayoa

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I am fully in support of more housing and density, but there needs to be more two and three bedroom units as well as more childcare and other services like grocery and produce stores.

Studio apartments serve no one but the developers. They are undesirable for most people to live in, unliveable for families and more expensive on a per sq foot basis. There should be fewer studios and more family-oriented two and three bedroom units.

It's also irresponsible to keep building more towers without adding more childcare spaces. As a father of a toddler I have experienced first hand how difficult it is to find childcare in the area. I had to drive to burnaby for three years to take my child to a daycare there.

We also need more produce & grocery stores in the neighbourhood. Currently, there is only one small produce store on Joyce, which is not big or diverse enough to serve the entire community. This forces most people to go up to Kingsway, where options are also limited.

Sent from Collingwood Recreation Society.



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:17 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Caroline Cho

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

There should be built-in child care spaces and ample parking for the residents moving into these spaces, so that parking doesn't spill into surrounding areas.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 9:24 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Hui ying Guo

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

We do need more community services at Joyce Station. We need swimming pools definitely and super market like T & T, and parks. The collingwood neighborhood house main building is wore out which need renovation. It would be better to have a community center from Vancouver park board

Sent from Collingwood Recreation Society.



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Sun 9/8/2024 9:20 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Bob Macnair

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

We are already having an influx of unwanted people around Joyce station homeless, drugs being sold at the station over crowded stations I think this is unwanted as there are already to many high rise buildings coming up in this area

PI do not destroy this place as there are some useless members of the council who are making some under table income to destroy this area

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 9:19 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Hui Ingrid Guo

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

No, definitely not. The recreation source is limited around this neighborhood already. We don't have swimming pools, or malls. Population density is too high.

Sent from [Collingwood Recreation Society](#)



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Sun 9/8/2024 8:04 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Jacqueline Lau

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes. Population will increase significantly. We need a new plan to meet residents' needs.

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 5:50 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

John Napoe

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

With all these new units already added plus more coming, if the plan is to keep people out of cars there needs to be a grocery store added along this area for sure. Whole foods, Thriftys Price Smart??? Some small restaurants coffee shops etc. Joyce street is one tight road with a bus lane , something needs to be done to move traffic along as well.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Sun 9/8/2024 5:50 PM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

John Napoe

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

With all these new units already added plus more coming, if the plan is to keep people out of cars there needs to be a grocery store added along this area for sure. Whole foods, Thriftys Price Smart??? Some small restaurants coffee shops etc. Joyce street is one tight road with a bus lane , something needs to be done to move traffic along as well.

Sent from Collingwood Recreation Society

Name

Phoebe Lin

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

The density has been growing rapidly in the past 5 years with multiple high rises built. The housing spaces has been increased but the community services haven't be increased to the proper ratio.

Joyce Collingwood has one small neighbourhood house which hasn't been upgraded for years. The neighbourhood house provides childcare services with limited spaces. The waitlist is at 3 years or more. For small families which are moving into our neighborhood once the high rises are completed, they will have no childcare options.

Community services planning is a major part of the city planning. However, the city hasn't been including any community services when these high rises go up.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 2:47 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Chanell Botsis

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Why is this building allowed to be greater than the current zoning plan? If the city is going to allow larger building without also increasing the amenities that will come with them that doesn't make sense. Also, people choose their places of living based on the current neighborhood zoning. If the zoning is changing, that can also really affect views and shade.

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 1:39 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

ANGELITA BORONDIA

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, we need a new neighbourhood plan as the place will have more residents. A plan is needed to meet the increasing population of the place - daycare, stores, gym and/or enhanced community center with more sport facilities.

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 2:35 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

candice sharpe

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Child care centers

Sent from [Collingwood Recreation Society](#)



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Sun 9/8/2024 1:23 PM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Carol Ho

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Thank you for the dog run area. I don't know how to feel about the dog spa. The lack of child care spaces, however, is unfortunate and disappointing. If density is increased in this area, then for sure there will be the need for more community services -- such as child care. You're just making people travel, which increases the already high traffic in this neighbourhood.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 1:19 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Ruby T

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Stop building more apartments in Joycr are!!! Joyce neighbourhood has become extremely dangerous in recent years due to overpopulation. Traffic congestion is terrible on a daily basis. We do not need anymore population in the area!!!

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 12:43 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Bill Chan

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, a plan that will manage the traffic.

Ability to park to drop or pick up items such as take out food without double parking. Allow for temporary parking for 5 minutes

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 5:01 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Jea Rus

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Need some below market value as everyone knows it is highly expensive to live in Vancouver now. People born and raised in Vancouver like myself see the changes and are overwhelmed with increase cost of living for basic shelter!! Why is there no social housing (for nonaddiction mental illness people) mixed in with market place rental units???

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 12:43 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Bill Chan

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, a plan that will manage the traffic.

Ability to park to drop or pick up items such as take out food without double parking. Allow for temporary parking for 5 minutes

Sent from [Collingwood Recreation Society](#)



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:59 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Loretta Houben

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Well! What do you think? Of course we need a new neighbourhood plan with more community services at Joyce Station! And Carleton school needs to be re-opened while you are at it! Don't you think so? What happened to that school? Is it true that the school board wishes it to remain closed? I think with more community services that this should include NEW SCHOOLS or re-opening of the old ones! Or no more children can live here, and that would be sadly pathetic.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:49 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Vivian Tsai

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes

Sent from [Collingwood Recreation Society](#)

Name

Scott Sanderson

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

I have no problem with the density around the Joyce Collingwood station. I have lived here for 10 years now. I work downtown and take the train or ride my bike to work. The problem I have with the density is the lack of services the city demands from the developers. We desperately need a full sized grocery store, a pharmacy, a library and a proper community centre. These new towers should be forced to have an anchor tenant with full sized commercial space. We do not need small 700sqf business for bubble tea, coffee pizzas etc. If we can make the Joyce Collingwood neighborhood sustainable in it self it would cut down on traffic congestion and make it more of a community.

Also the community centre with a pool and library should be paid for by Westbank and the other developers. I've spent a lot of time in Burnaby this summer with my kids and Vancouver is seriously lacking family friendly spaces and proper parks and facilities. Thank you.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:35 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

THAIS BOUEZ

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

We absolutely need a supermarket and groceries stores, a gym centre and more restaurants.

Sent from Collingwood Recreation Society.



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:29 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Grant R. Jay

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 10:16 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Null Void

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

We definitely need more density in the neighborhood. We need family friendly buildings.
270 one bedroom/studio apartments vs 140 2 bed is not family friendly.
I would advocate for smaller builds with more family space.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 9:24 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Jack Chiu

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

As population grow in our community, parking will be a big issue if they build less parking spot under the towers. Also recreational places for everyone.

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society **s. 22(1) Personal and Confidential**

Date Sun 9/8/2024 8:14 AM

To Melanie Cheng **s. 22(1) Personal and Confidential**

Name

Carolyn David

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Collingwood Joyce is a hub of activity. The schools are finding it harder to accommodate more families with children. Any development plans need to consider expanding daycare space availability as well as school spaces. This should be as important if not more important than dog spas, etc. More and more evidence and common sense shows that green spaces (trees, parks, carefree zones) are essential to the health and wellbeing of a community. Huge towers with cramped square footage and no connection to nature or a sense of community is just more of the same rush to cram more people into an already overcrowded area. Not to mention increased need for infrastructure, health care facilities and basic amenities. Joyce street is a major truck route already.. not a wonderful place ... noisy and congested... just ask the people who live there.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sun 9/8/2024 6:50 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Tricia Drescher

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, absolutely!!

Updates to community support, parks, & SCHOOLS. Joyce Collingwood is in desperate need of a new neighborhood plan.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Sat 9/7/2024 12:28 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Joann Mak

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

We need a community centre with more facility

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Fri 9/6/2024 8:21 PM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Tracy Chard

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes a neighborhood plan is a must. Our community needs more licensed child care, our schools need to be upgraded to make them safe in the event of an earthquake, we need more recreational facilities and a better and bigger library, and some of the playgrounds need to be upgraded.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Fri 9/6/2024 9:54 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Mark Four

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

CHILD CARE (govt funded) not private
community gym
Birthday/ event room rentals
Swimming pool
After school care

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Fri 9/6/2024 8:19 AM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Forest Borch

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

The SkyTrain is packed with people from 7:30-9am. Adding more density can only be allowed if SkyTrain can increase the frequency or add additional cars to get me to work on time.

Sent from [Collingwood Recreation Society](#)

Name

Anita Truong

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes.

Fitness centre/gym.

Childcare facilities.

Convenience store/grocery store.

Playground.

Swimming pool.

Sent from Collingwood Recreation Society

New Entry: Simple Contact Form

From Collingwood Recreation Society [s. 22\(1\) Personal and Confidential](#)

Date Fri 9/6/2024 6:25 AM

To Melanie Cheng [s. 22\(1\) Personal and Confidential](#)

Name

Mary Tam

Email

[s. 22\(1\) Personal and Confidential](#)

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, a new neighborhood plan with more community services at Joyce Station could be beneficial. With the area's growing population and increasing density, additional services like childcare centers, recreational facilities, healthcare services, and community spaces would help support the needs of residents. It could also enhance the overall sense of community and ensure that infrastructure keeps pace with development, making the area more livable and sustainable for families and individuals.

Sent from [Collingwood Recreation Society](#)



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Fri 9/6/2024 5:13 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Melissa Keen

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes, we need a new neighborhood plan at Joyce station. School safety plan, seismic upgrades to schools, new park and rec, dog parks.

Sent from Collingwood Recreation Society



Outlook

New Entry: Simple Contact Form

From Collingwood Recreation Society s. 22(1) Personal and Confidential

Date Fri 9/6/2024 2:43 AM

To Melanie Cheng s. 22(1) Personal and Confidential

Name

Melanie Cheng

Email

s. 22(1) Personal and Confidential

Do you think we need a new neighbourhood plan at Joyce Station? Share your thoughts:

Yes we need a new plan

Sent from Collingwood Recreation Society