

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-18	00:40	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	<p>Subject: Opposition to Rezoning Application for 4975-4997 Joyce Street – Public Hearing Submission</p> <p>Dear Vancouver City Council,</p> <p>I strongly oppose the proposed rezoning application for 4975-4997 Joyce Street, which seeks to change the zoning from RM-4 (Multiple Dwelling District) to CD-1 (Comprehensive Development District) to permit a 38-storey tower. The shift to CD-1 enables a height, scale, and density far beyond RM-4’s medium-density limits, exacerbating concerns about neighborhood character, infrastructure strain, and livability. Approving such a significant change without a detailed study and research into its impacts is premature and risks uncoordinated growth, particularly as it ignores potential density increases in other city areas that could unnecessarily overburden Joyce-Collingwood. This non-compliant proposal contradicts the Joyce-Collingwood Station Precinct Plan’s vision and risks economic instability amid shifting housing demand. Below, I outline how City of Vancouver and Canadian government projections support my opposition, followed by detailed concerns substantiated with verified information.</p> <p>**Supporting City and Federal Projections**</p> <p>The Joyce-Collingwood Station Precinct Plan (2016) designates Sub-Area J2 for mid-rise buildings up to 50 ft (4 storeys), aligning with RM-4’s 6-storey limit and supporting opposition to a CD-1-enabled 384-ft tower. The Housing Vancouver Strategy (2024) and Vancouver Plan (2022) prioritize family-friendly, mid-rise housing and infrastructure upgrades, reinforcing concerns about over-densification and inadequate amenities. Metro 2050 projects 50,000 new residents annually, emphasizing infrastructure investment and coordinated regional growth to avoid overburdening specific neighborhoods like Joyce-Collingwood, absent in this proposal. Federally, the CMHC Housing Market Outlook (2025) forecasts rising rental vacancies (1.3% in 2024), and the Immigration Levels Plan (2025-2027) reduces permanent residents to 395,000 in 2025, suggesting lower housing demand and potential oversupply. The Parliamentary Budget Officer (2024) notes reduced immigration will ease housing needs, questioning the necessity of a high-density CD-1 project.</p> <p>**Detailed Concerns**</p> <p>1. **Excessive Height Contradicts Established Planning Guidelines**: The proposed 38-storey tower (117.0 m / 384 ft) would be the tallest in Joyce-Collingwood, exceeding the 30-storey Joyce tower (293 ft) and the future 36-storey tower at 5055 Joyce St (315 ft). The precinct plan limits Sub-Area J2 to 50 ft (4 storeys), and RM-4 permits up to 6 storeys (60-80 ft). CD-1’s flexibility allows a height 7.7 times the plan’s limit, disrupting neighborhood character and urban design. A mid-rise structure, as per RM-4, would align with the plan’s context-sensitive growth.</p> <p>**Substantiation**: The rezoning application confirms the 38-storey height (City of Vancouver, Shape Your City, 2024). The precinct plan specifies 50-ft limits, and RM-4 allows 6 storeys (Zoning and Development By-law, 2024).</p> <p>2. **Disproportionate Scale Relative to Nearby Developments**: Unlike the 12-storey building at 4902-4946 Joyce St, which fits RM-4 and precinct plan mid-rise limits, or the 32-storey tower at 5163-5187 Joyce St (309 ft), the 38-storey CD-1 proposal is an outlier. RM-4 ensures cohesive medium-density development, while CD-1 enables a scale that overshadows approved projects, undermining balanced urban design.</p> <p>**Substantiation**: The precinct plan designates mid-rise zones, and nearby projects are shorter (City of Vancouver rezoning records, 2024). RM-4 limits density to 1.45 FSR, while</p>	Eddie Cheung	Renfrew-Collingwood	

			<p>CD-1 proposes 3.77 times the plan’s maximum (CityHallWatch, 2024).</p> <p>3. **Strain on Underfunded Infrastructure**: The 408 units under CD-1 would add hundreds of residents, far exceeding RM-4’s lower-density impact, straining Collingwood Neighbourhood House, Renfrew Ravine Park, and aging drainage systems. Joyce-Collingwood SkyTrain station and Joyce Street face congestion, with no upgrades planned. RM-4’s moderate density better matches current infrastructure capacity.</p> <p>**Substantiation**: The precinct plan notes amenity pressure (2016). City traffic studies confirm congestion (2022), and drainage issues are highlighted (Integrated Rainwater Management Plan, 2016). The 408 units are per the rezoning application (2024).</p> <p>4. **Risk of Over-Densification and Environmental Degradation**: CD-1’s 38-storey tower risks a Metrotown-like high-congestion model, increasing noise, traffic, and reducing green space, unlike RM-4’s medium-density approach. The proposal does not account for potential density increases in other areas (e.g., Cambie Corridor, Broadway Plan), risking unnecessary over-densification in Joyce-Collingwood. The courtyard and dog run fall short of the Greenest City Action Plan’s 1.1 hectares per 1,000 residents, degrading livability.</p> <p>**Substantiation**: The Greenest City Action Plan (2020) sets parkland targets. The rezoning includes minimal green space (City of Vancouver, 2024). Metrotown’s issues are documented (Burnaby Now, 2023). Metro 2050 notes city-wide growth (2024).</p> <p>5. **Uncertainty in Housing Demand Amid Policy Shifts**: Federal immigration cuts to 395,000 permanent residents in 2025 and immigrant outmigration due to affordability issues suggest lower housing demand. Vancouver’s rental vacancy rate (1.3% in 2024) and stalled condo projects indicate CD-1’s 408 units risk oversupply, unlike RM-4’s cautious growth, potentially destabilizing property values.</p> <p>**Substantiation**: Immigration reduction announced (Government of Canada, 2024). Vacancy rate at 1.3% (CMHC, 2024), condo sales down 20% (Greater Vancouver Realtors, 2025).</p> <p>6. **Additional Concerns**:</p> <ul style="list-style-type: none">- **Shadowing and Privacy Impacts**: CD-1’s 384-ft tower will cast significant shadows on low-rise homes, unlike RM-4’s 6-storey limit, violating Urban Design Guidelines (2021). I request a shadow study.**Substantiation**: Guidelines prioritize minimal shadowing; specific studies pending (City of Vancouver, 2024).- **Traffic Congestion**: CD-1’s 408 units will worsen gridlock on Joyce Street and Vanness Avenue, beyond RM-4’s impact, with no mitigation planned.**Substantiation**: Congestion confirmed (City of Vancouver, 2022). 408 units per rezoning application (2024).- **Insufficient Community Consultation**: While the city held an open house (September 4, 2024) and a two-week Q&A (September 4-17, 2024), these are inadequate for a non-compliant CD-1 rezoning proposing a 38-storey tower, given its significant impacts and deviation from RM-4 and precinct plan limits. The Community Engagement Framework (2023) requires robust engagement, including a city-led study to assess impacts, which has not been conducted. Community opposition, as seen in local petitions, underscores the need for further consultation. I urge the council to use this public hearing to address these gaps through additional engagement and research.**Substantiation**: Limited consultation criticized (CityHallWatch, 2024). Framework encourages robust engagement (2023). Community opposition noted (Action Network, 2024). <p>I urge the City of Vancouver to reject this rezoning from RM-4 to CD-1 or require revisions to align with the precinct plan’s 50-ft limit and RM-4’s medium-density intent, supported by a comprehensive city-led study assessing traffic, shadowing, infrastructure, and community impacts. The study should also consider city-wide density distribution to avoid unnecessary</p>		
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