

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-19	08:22	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	<p>I am writing to express serious concerns about the lack of coordinated infrastructure planning in the Joyce–Collingwood neighbourhood, where rapid densification continues without corresponding investment in schools, childcare, and family housing.</p> <p>The proposed 38-storey tower at 4997 Joyce Street is the seventh high-rise of 30 storeys or more in the immediate vicinity of Joyce Station. Despite this surge in density, there has been no parallel investment in essential infrastructure to support families:</p> <p>Schools: All nearby elementary schools are currently at capacity, and the Vancouver School Board (VSB) has no plan to expand student spaces in the area.</p> <p>The City is moving forward with rezoning applications that triple the density previously approved under the Joyce Area Precinct Review. At the same time, the City’s Subdivision Department is preparing an application to subdivide and dispose of Carleton Elementary School, located just blocks from this 38 storey tower. The City is relying on the VSB’s outdated 2021 Long Range Facilities Plan which projected declining enrolment.</p> <p>High Schools: The only secondary school serving the Joyce, Renfrew, and Rupert Station areas is Windermere Secondary, which has an H1 seismic rating, indicating the highest risk in the event of an earthquake, and there is little prospect of it being seismically upgraded at any time in the near future. In contrast, there are far more seismically upgraded high schools on the west side of Vancouver.</p> <p>Housing: Family-sized housing remains severely limited. Despite concerns raised during the Vanessa and Clive development consultations, no updated family housing needs assessment has been completed for Joyce–Collingwood. According to the February 2025 Metro Vancouver Housing Data Book February 2025 at page 129, Vancouver ranks among the lowest in the region for three-bedroom purpose-built rentals.</p> <p>Child Care: Access to childcare is another major barrier. Even if families secure housing in new developments, childcare remains scarce and unaffordable. The VSB has stated it is not responsible for early learning infrastructure, and without a clear City commitment to include 0–5 childcare spaces in Community Amenity Contributions, these services will remain out of reach.</p> <p>I urge Council to pause further approvals for high-density development in Joyce–Collingwood until a coordinated infrastructure plan is in place—one that includes schools, childcare, and family-supporting amenities. The current approach is unsustainable and risks making the neighbourhood unlivable for families.</p> <p>Thank you for your attention.</p>	Melanie Cheng	Renfrew-Collingwood	Appendix A
2025-06-19	11:32	CD-1 Rezoning: 4975-4997 Joyce Street	Oppose	<p>I urge the planning team and decision-makers to visit the area regularly to observe the current traffic conditions and infrastructure limitations. A single road lane is not sufficient to handle the increased traffic. Even if the proposal includes no parking stalls, that does not mean residents won’t contribute to traffic congestion. I dont see the plan offers offer convenience for current and future residents—it creates problems for the entire neighborhood, may only benefit to City. Road widening and infrastructure upgrades should be considered and implemented before approving any multi-family development in this area.</p>	Rita Zhang	Renfrew-Collingwood	



Chair (Vancouver DPAC) [REDACTED]

4997 Joyce Street - Rezoning Application - Concerns re childcare and family housing

1 message

Chair (Vancouver DPAC) [REDACTED]

Thu, Jun 19, 2025 at 1:01 AM

To: "Chair (Vancouver DPAC)" [REDACTED]

Dear Mayor and Council,

I am writing to express serious concerns about the lack of coordinated infrastructure planning in the Joyce–Collingwood neighbourhood, where rapid densification continues without corresponding investment in schools, childcare, and family housing.

The proposed 38-storey tower at 4997 Joyce Street is the seventh high-rise of 30 storeys or more in the immediate vicinity of Joyce Station. Despite this surge in density, there has been no parallel investment in essential infrastructure to support families:

- **Schools:** All nearby elementary schools are currently at capacity, and the Vancouver School Board (VSB) has no plan to expand student spaces in the area.

The City is moving forward with rezoning applications that triple the density previously approved under the Joyce Area Precinct Review. At the same time, the City's Subdivision Department is preparing an application to subdivide and dispose of Carleton Elementary School, located just blocks from this 38 storey tower. The City is relying on the VSB's outdated 2021 Long Range Facilities Plan which projected declining enrolment.

- **High Schools:** The only secondary school serving the Joyce, Renfrew, and Rupert Station areas is Windermere Secondary, which has an H1 seismic rating, indicating the highest risk in the event of an earthquake, and there is little prospect of it being seismically upgraded at any time in the near future. In contrast, there are far more seismically upgraded high schools on the west side of Vancouver.
- **Housing:** Family-sized housing remains severely limited. Despite concerns raised during the Vanessa and Clive development consultations, no updated family housing needs assessment has been completed for Joyce–Collingwood. According to the February 2025 *Metro Vancouver Housing Data Book* [February 2025 at page 129](#), Vancouver ranks among the lowest in the region for three-bedroom purpose-built rentals.
- **Child Care:** Access to childcare is another major barrier. Even if families secure housing in new developments, childcare remains scarce and unaffordable. The VSB has stated it is not responsible for early learning infrastructure, and without a clear City commitment to include 0–5 childcare spaces in Community Amenity Contributions, these services will remain out of reach.

I urge Council to pause further approvals for high-density development in Joyce–Collingwood until a coordinated infrastructure plan is in place—one that includes schools, childcare, and family-supporting amenities. The current approach is unsustainable and risks making the neighbourhood unlivable for families.

Thank you for your attention.

Sincerely,
Melanie Cheng

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Melanie Cheng 美麗程
Chair
Vancouver District Parent Advisory Council

[REDACTED]

**** Important: If you are a parent with questions, you can always post them in the forum on our website for discussion: <https://vancouverdpac.org/>

I gratefully acknowledge that I am learning and unlearning on the traditional, unceded lands of the Musqueam, Squamish, and Tsleil-Waututh Peoples

Website: vancouverdpac.org • Twitter: [@VanDPAC](https://twitter.com/VanDPAC) • Facebook: [@VSB DPAC](https://facebook.com/VSB DPAC)

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Thank you!