

**To: Mayor, Council, and Planners  
City of Vancouver**

**Re: Joyce-Collingwood Station Precinct Review**

# **Community Dialogue Report and Single Family Home Survey Results**

**Joyce Area Residents Association  
March 10, 2016**

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## Dialogue Overview



On March 2, 2016, the Joyce Area Residents Association (JARA) held a community dialogue with local residents at Collingwood Neighbourhood House. We believe that it was pertinent to hold the event at this time because of the major changes to the Joyce-Collingwood Station Precinct Review, including the Church's decision to join the plans and the inclusion of 161 Single Family Homes for rezoning. There were about 35 residents and community members in attendance. We recognized many attendees from the homes we surveyed.

Jack Ong, a volunteer from St. Mary's Church was invited to speak at the Community Dialogue to discuss the Church's plans for redevelopment. He explained that they could not rezone the church land as one lot, which is why they joined the City's rezoning plans. The Church is leasing their land to developers and will get the land and buildings back ideally after at least 60 years. The upfront cost is at least \$40 million. The plans are to put in three towers. 30% of the units will have 2-3 bedrooms. The cap for the tallest tower is 250 feet, which is about 26 storeys. Columbus Tower will be rebuilt up to 150 feet at 20 storeys max. Ong mentioned that the plan includes a 27,000 square feet retail space for a grocery store.

In the dialogue, each person introduced themselves and shared their connections to the neighbourhood. Then, groups brainstormed questions they had for city planners about the Precinct Review, which can be found on page 4. Finally, groups discussed ideas around how to better engage neighbours in the planning process.

## Questions to the City



Here are a list of questions attendees posed for City planners to increase the community's understanding of the plan and enquire about specific concerns they have. We hope that City planners can address these questions with written answers and in future meetings and workshops.

### Services and Community

- How will these new developments maintain and foster a sense of community in the neighbourhood?
- What are the opportunities for increasing childcare and preschool programs?
- What are the opportunities for increasing services for seniors at all levels of care, such as recreational and daycare programs?
- How will the city address thefts such as car and home break-ins?
- What are the plans to keep school populations healthy and keep families in Vancouver? Will planners encourage schools to stay open in anticipation of attendance increase?
- What kinds of services will be made available to support vulnerable community members who are at risk of being displaced, including single-parent families, seniors, and people living with disabilities?
- Are there any resources available that indicate that families with children are interested in moving into high-rise buildings next to Skytrain stations?

- What processes has been or will be undertaken with the community to determine what kinds of amenities will be most appropriate?
- Why has the City not included amenities into the policy as conditions of rezoning?
- Many agree that Renfrew and Killarney do not serve this neighbourhood. What are the opportunities for a community centre to be included in the plan?
- What can the City do for long-term (20+ years) small business owners and their families who will be displaced?
- How will the City involve the community in CAC negotiations?

### Housing

- What happens if homeowners choose not to sell? Will the city help prevent developer pressure?
- Are there opportunities for cooperative housing options to be included into the plan?
- Can the city include dedicated social and seniors housing in the plan, as conditions of rezoning?
- Where will current residents, retail owners, and their families move to, many of whom have lived and worked in the neighbourhood for several decades?
- How will new rezoning immediately address affordable housing needs for renters, families, and seniors?
- Are there tenant relocation protections for renters living in single family homes?



### Transit and Traffic

- Have there been any transit and traffic impact assessments done by the city before? Can the city conduct an assessment prior to new rezoning in the neighbourhood?
- What is the city's plan for long-term traffic considerations when there is existing parking on both sides of Joyce Street and high volumes of people crossing busy intersections throughout the day?
- How will increased traffic and congestion along Joyce Street and Vanness Avenue be managed?

### Built form

- Why are there offices in the plan?
- How will telecommunications such as wifi signals be affected with increased density?
- Will sewage, storm, and sanitary sewers infrastructure be updated to accommodate increased density? Will taxpayers or developers pay for these upgrades?
- 2004 Renfrew-Collingwood Community Vision Plan recommended 'ground-oriented' new housing options. Why are towers and mid-rise towers being proposed?
- How did you determine the tower heights, i.e. come up with options 1-3?

### During development

- How will construction disruption be minimized during development?

### Density

- Why are there so few public benefits when the neighbourhood will be taking on so much density?
- Why is density to this extreme necessary? What are the alternatives to towers?
- What is the anticipated increase in population after development has completed?
- Who is the target market for selling condos?
- Why are you further densifying the second densest neighbourhood in Vancouver?

### Consultation process

- Many families who will be impacted have only recently learned about the Precinct Review. Why will the plan be moving forward (to council) so quickly?
- Can you give the community more time (at least a year) to understand and provide input to the plans?
- Can you display a 3D model of the plans at a future workshop or open house?
- Why was the preferred option created with only 220 respondents from the first open house?

## Single Family Home Survey Results

We handed the following sheets to dialogue participants.

### Single Family Home Survey Results

Joyce Area Residents Association

In February 2016, Joyce Area Residents Association conducted neighbourhood surveys at single family homes where future midrise towers, apartments, and townhomes are being planned as a part of the City's Joyce-Collingwood Station Precinct Review.

**161** homes will be impacted      **93** were surveyed

At least **38** houses confirmed that they have renters.

AVERAGE LENGTH OF RESIDENCE:  
**16 years**

Longest <b>64 years</b>	Shortest <b>A few months</b>
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DO YOU KNOW ABOUT THE CITY'S PLANS FOR DEVELOPMENT?

Yes <b>48</b>	No or Unclear <b>38</b>
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DO YOU WANT TO SELL?

Yes <b>6</b>	No <b>52</b>
Depends on owner <b>3</b>	Depends <b>24</b>

DO YOU WANT TO STAY IN THE NEIGHBOURHOOD?

Yes <b>71</b>	No <b>1</b>
Doesn't matter <b>1</b>	Depends <b>15</b>

## 12 DIFFERENT LANGUAGES SPOKEN IN HOMES

English 61	Chinese 28
Tagalog 11	Punjabi 4
Vietnamese 2	Hindi 1
Spanish 1	French 1
Indonesian 1	Italian 1
Portuguese 1	Turkish 1
Korean 1	

WHAT AMENITIES/SERVICES DOES THE NEIGHBOURHOOD NEED? (most to least mentioned)

### ❖ Services are great & well-served

- Love CNH
- Likes being close to school and Skytrain
- Likes dog park
- Likes small businesses

### ❖ Community centre (pool/gym/rink)

#### ❖ Library

- ❖ Programs and spaces for seniors
- ❖ Grocery store
- ❖ Restaurants
- ❖ More housing
- ❖ Bank
- ❖ Improved parks

NEEDS AND CONCERNS

### ❖ Safety around trains (more lighting)

### ❖ Better & safer traffic conditions

- Slower traffic on Vanness
- Change flow
- Vanness too narrow for traffic
- ❖ Upgrade roads (wider roadways)
- ❖ Home security
- ❖ Better sidewalks

JARA went to every Single Family Home in the City's re-zoning plan. However, not all homeowners were available or willing to answer all of the questions on the survey.



Here is the survey we brought to each home.

JOYCE AREA RESIDENTS ASSOCIATION                      Survey date: \_\_\_\_\_

Area: J1 J2 J3 V1 V2 T1 T2 T3

**SINGLE FAMILY HOME SURVEY**

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

LANGUAGE(S): \_\_\_\_\_ PHONE #: \_\_\_\_\_

EMAIL: \_\_\_\_\_ LENGTH OF RESIDENCE: \_\_\_\_\_

# OF PPL: \_\_\_\_\_ RENTERS? \_\_\_\_\_ SUITE: \_\_\_\_\_ AT WHAT RENT: \_\_\_\_\_

DO YOU KNOW ABOUT THE CITY'S PLANS?   Y   N   UNCLEAR

NOTES:

\_\_\_\_\_

\_\_\_\_\_

WHAT AMENITIES/SERVICES DO YOU THINK THIS NEIGHBOURHOOD NEEDS?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DO YOU WANT TO SELL?   Y   N   DEPENDS

DO YOU WANT TO STAY IN THE NEIGHBOURHOOD?   Y   N   DEPENDS

WHERE WOULD YOU GO IF YOU MOVED? \_\_\_\_\_

WOULD YOU LIKE TO SHARE YOUR STORY WITH US OR THE MEDIA?   Y   N

DO YOU WANT TO GET INVOLVED WITH JARA? (VOLUNTEERING, SURVEYING  
NEIGHBOURS, GOING TO MEETINGS, ETC)

YES            NO

SIGNATURE: \_\_\_\_\_

Survey data according to each area in the Precinct Review:

Area	V1	V2	T1	T2	T3	Total
Impacted homes	14	22	46	29	50	161
Surveyed	6	13	27	18	29	93
Renter households	6	4	6	11	11	38
Knew about the plans	0	7	21	9	14	51
Didn't know about the plans	2	3	2	4	9	20
Unclear about the plans	4	3	5	3	3	18
Wants to sell	1	1	0	1	0	3
Doesn't want to sell	3	9	15	6	18	51
Selling will depend	2	4	9	7	8	30
Wants to stay in the neighbourhood	4	9	22	14	24	73
Doesn't want to stay	1	0	0	0	0	1
Staying will depend	1	4	5	1	4	15

### Survey Highlights

40% of the homes surveyed (38 out of 93) had little to no knowledge about the plans. Many of the homes we surveyed were surprised to hear that their home is proposed to be the future site of apartments or townhomes. The community needs more time to learn and provide feedback to the plan as some residents are hearing about the plans for the first time while the City is nearing the end of the planning process.

55% of homes surveyed (51 out of 93) don't want to sell and 78% (73 out of 93) want to stay in the neighbourhood. From the conversations we had with homeowners and renters, it was clear that many people were long-time residents that have a strong connection to their community. Displacement of long-time residents would likely cause them instability and disconnection from their existing community.

40% of homes surveyed (38 out of 93) confirmed that they have renters. With the removal of single family homes, impacts may include a significant loss of affordable rental units and displaced renters. When asked about rents, the units were well below the neighbourhood's

averages. For example, some homes are charging \$1200 to \$1900 for a shared 3-bedroom unit. We need to protect existing affordable housing units in single family homes.

There are about 330 people living in the homes we surveyed. There were as many as 15 people living in each home. We estimate that up to 500 people will be directly affected and potentially displaced by incoming apartments and townhomes.

**We urge city planners to remove the proposal of apartment and townhomes from the Joyce-Collingwood Station Precinct Review that will eventually displace long-time residents from the Renfrew-Collingwood community.** There is clear evidence that the existing homeowners and renters do not support this proposal and want to stay in the neighbourhood. The number of affordable rental units in the area need to be maintained as the incoming development will not replace these units.



### Final note

Thank you for reading this report. Feel free to enquire about our survey methods and data, as we could not include them all in this document. We are looking forward to your response and discussing our questions and findings with the City in upcoming meetings and workshops.