

Dear City of Vancouver Mayor and Council,

We are the Joyce Area Residents Association writing to you regarding the Joyce Collingwood Station Precinct Review. We are voicing our collective concerns about the impacts it will have on Renfrew-Collingwood. Our concerns include traffic, displacement, affordability, and consultation.

The area is heavily congested. We need comprehensive policies to manage added traffic from development and construction as there are many young children and seniors who live in the area. Vanness Avenue should be kept a two-way and the truck route should be removed for pedestrian safety and traffic control.

We have witnessed numerous examples of retail and residential displacement take place across the city. We fear that businesses and residents will be displaced immediately or eventually with a market-driven ripple effect, starting with the 5050 Joyce Westbank project. Many of the single family homes have already been approached by real estate agents, causing pressure and fear about the instability of people's homes. Many homeowners love the neighbourhood and have no interest in selling. The local businesses along Joyce belong to immigrant families, many of which rely on their business as their main source of income.

Allowing the amount of density proposed, particularly the building of condominiums, will make our neighbourhood increasingly unaffordable to live in. This is mainly caused by the land lifts that the towers will trigger, raising the values of proximate land, which will raise property taxes and rent. We need concrete measures to ensure local residents and retail are not priced out.

The depth and scope of consultations conducted by city staff were inadequate and we had to advocate for more consultation. Joyce businesses were gathered for a meeting with the city in November 2015. Parts of the materials were translated into Chinese in February 2016. The single family homes who are included in the plan were only informed of how they were going to be impacted in April 2016. All of these meetings took place when the plan was well underway or almost finished. Even though the planning process had been taking place since the end of 2014, local people who will be directly impacted were not fully informed until near the end of the process. There are examples of successful, collaborative consultation methods, such as the Collingwood Village development.

We want to see equitable transit oriented development. Equitable transit oriented development benefits people of all income levels, but prioritizes the livability and needs of local residents and people that would benefit most from community development. This includes vulnerable populations such as low-income renters and immigrants, as mentioned in the policy statement.

In the Joyce-Collingwood Precinct Review, we want to see...

1. Single family homes removed from the plan
2. Removal of the Joyce Street truck route and more comprehensive traffic policies
3. A 20% social housing inclusionary zoning policy
4. A community recreation centre and further research into service needs
5. Protections for small businesses from displacement
6. Mechanisms to track and control the pace and impacts of development

Without city intervention in the housing market, such as protection from development pressure and renter protections for single family homes, the displacement of multi-generational immigrant families is inevitable. We urge the City to vote against the plan until the residents' needs for community development are met.

Sincerely,

Joyce Area Residents Association

#JOYCELSOUTRHOME

I am a community member writing to you regarding the Joyce Collingwood Station Precinct Review. I am voicing my concerns about the impacts it will have on the neighbourhood. My concerns include traffic, displacement, affordability, and consultation. We need more time in this planning process.

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Name and address

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Guiding points and questions for speakers

- I support JARA's demands for equitable transit-oriented development
 - Single family homes removed from the plan
 - 20% social housing inclusionary zoning policy
 - Further research into service needs of the community, beyond childcare
 - Protections for small businesses from displacement
 - Mechanisms to track and control the pace of development

- Name, where you live, how long you have lived there, occupation/affiliation (optional)

- What are your concerns?

- What do you support in the plan? What would you like changed?

- How will the plan impact you? The community? The city?

- What else do you envision and hope for?