

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

Community Response to the Joyce-Collingwood Station Precinct Review

**Joyce Area Residents Association
November 29, 2015**

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Community Information Nights November 26 & 28, 2015



About 50 community members and residents came together for two Community Information Nights on November 26 and 28, 2015 at Collingwood Neighbourhood House. We appreciated the City's extension of the comment period for the Joyce Precinct Review as it gave us an opportunity to discuss the City plans further and articulate our concerns.

Attendees were given prompts on comment cards that were also translated into Chinese. An image of all of the individual comment cards filled out at our community event can be found on page 6. For your convenience, written cards have also been transcribed in this document. Attendees were also given the opportunity to fill out the City's comment forms on paper.

The comment card prompts are as follows:

- If there is development at Joyce Station, I fear that...
- My favourite place in the community is...
- I want the City and developers to know that... I want them to...

COMMUNITY CONCERNS



At the Community Information Nights, residents, community members and business owners that have been in communication with the Joyce Area Residents Association voiced several concerns about incoming development.

Key Concerns are:

- Displacement
- Unaffordability
- Lack of community input and involvement in decision-making concerning incoming development

The likely possibility of displacement of low-income, working-class, immigrant residents due to unaffordability is a key concern. All 3 Options featured in the Joyce-Collingwood Station Precinct Review are undesirable to local residents and community members that attended the info nights. Several attendees have also noted that the plan was confusing and difficult to understand. Since there are many people still discovering the plan, there is growing concern that both developers and the City are prepared to hastily proceed with development without enough adequate consultation from local residents and businesses. One key indication of this is the initial comment period of 2 weeks, which needed to be extended another 3 weeks until November 29, due to immediate public outcry. Many business owners in the area were unaware of the proposed changes until they signed the Joyce Area Residents Association's petition to ask for further consultation.

DEMANDS

The Joyce Area Residents Association created these demands and asked for feedback at the Community Info Nights, which have been incorporated.

1. We demand baseline protections for vulnerable residents and retailers

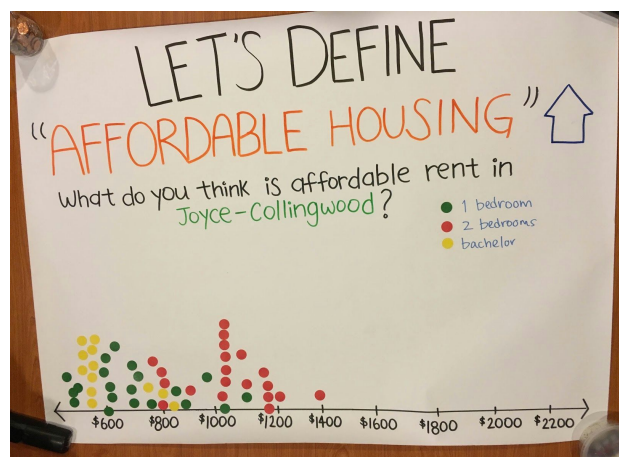
There is currently no mention of a plan for residents who will be directly impacted by development. Renfrew-Collingwood's community of immigrant, working class families needs to be protected. We need relocation benefits as well as eviction and displacement prevention policies. Existing businesses, renters, and homeowners should be given the choice and priority to stay or return at rents comparable to current rates.

2. We demand that new development considers and meets the needs of the neighbourhood

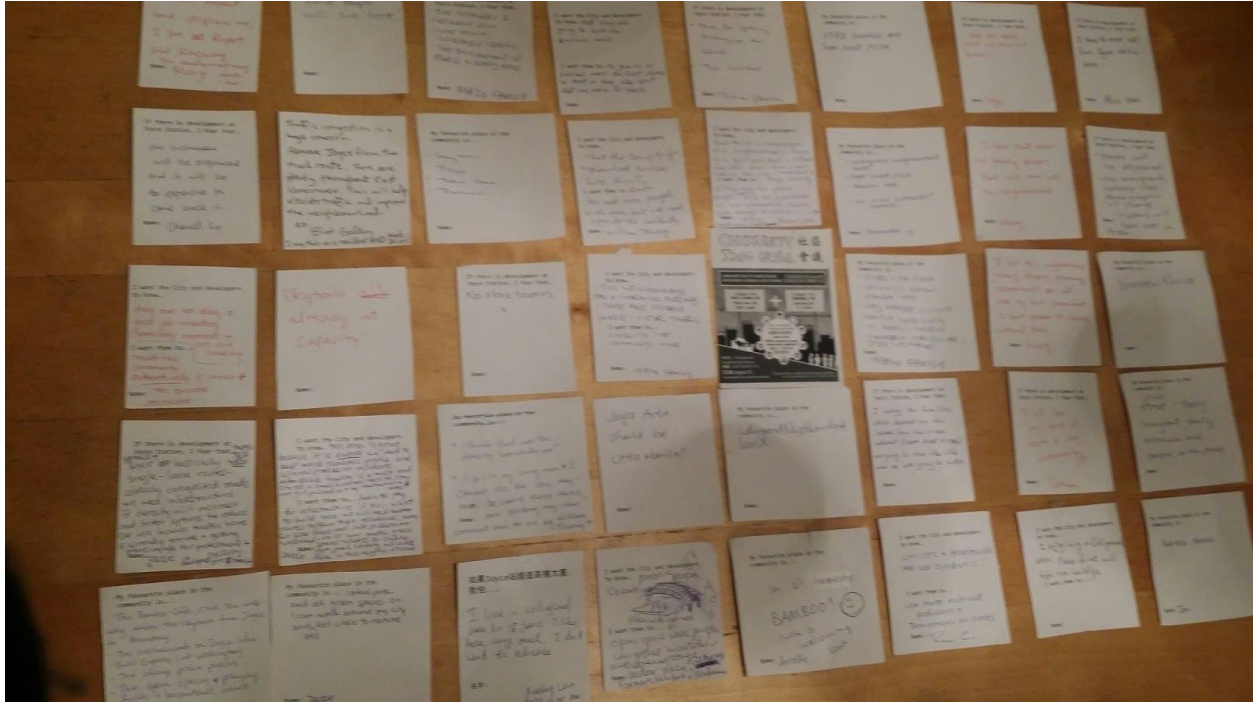
The plan offers little benefit to the existing community and the social impacts of development are unknown. We fear that luxury apartments and condos will negatively impact the diverse cultural and socio-economic character of the neighbourhood. Our needs include community infrastructure, long-term funding for social services and cultural programming, and affordable family housing (big enough for a family of 4). Amenity payback must be concurrent and simultaneously defined, with assured financing for implementation partially or fully funded by developers. We urge that the City conduct a full social impact assessment including ongoing formal monitoring of neighbourhood change. This should be mandated for developments everywhere in Vancouver.

3. We demand that the plan include a mandatory Inclusionary Zoning Policy of 70% affordable housing in new developments

We urge that an Inclusionary Zoning Policy be incorporated in the plan to ensure the preservation and growth of the affordable housing stock, with accountability measures for developers. There is no concrete strategy to build affordable housing in the current plan, nor is there a definition of affordable housing. At our community info nights, about 50 people identified the following to be affordable (average values, see picture): \$575 for a bachelor, \$668 for a 1 bedroom, and \$1035 for a 2 bedroom unit. Due to the limitations of CAC funding, building affordable housing should not be reliable on these funds. All calculation of land lifts from rezoning must be transparent and publicly accounted for.



COMMENT CARDS



If there is development at Joyce Station, I fear that...

- high real estate prices will drive out families. -Peggy
- I will lose my sense of home in my community. -Crecien
- people will be displaced, the immigrant, working-class demographic will change and affluent individuals will take over
- I have to move out from Joyce Station area -Alice Chen, homeowner
- more people will live here
- the businesses will be displaced and it will be too expensive to move back :(-Chanel
- it will impact and displace me, I live at Rupert and Kingsway. The development may reach me. - Mary
- traffic will get worse. Vanness + Joyce are basically single-lane routes already congested roads. We need infrastructure if density will increase and better options to reduce car use because traffic here is already terrible and getting more unsafe for pedestrians and cyclists. less developers and more money for transit
- **I, along with ten families which depend on the income from the pizza restaurant (Super Great Pizza) are going to lose the life and we are going to suffer (owner of Super Great Pizza, Sam)**
- hard for get parking on the street, too crowded
- the retailers I frequent will close down, increased traffic, the displacement of people already here - Mazo Family

My favourite place in the community is...

- Renfrew Ravine
- Joyce Street-seeing immigrant family businesses and people on the street
- Renfrew Ravine -Jan
- in all honesty, BAMBOO CAFE, it's such a welcoming spot :)
- central park and all green spaces, so I can walk around my city and still feel close to nature -Jackie
- 3388 Vanness Ave Super Great Pizza
- Collingwood Neighbourhood House, Super Great Pizza, Bamboo Cafe, All local businesses -Cassandra Ly
- Joyce & Pan Pizza, Winnie's Salon, Bamboo Cafe, Kay Market, Cucina Manila, Goto King, St. Mary's Church, Panaderia, Thai Escape, Joyce-way Market -Mazo Family
- skytrain, pizza, Dollar Store, restaurants
- Collingwood Neighbourhood House
- The Bamboo Cafe, CNH, The walk-way under the skytrain from Joyce to Boundary, the restaurants on Joyce like Thai Express at Wellington, the cheap pizza places, the open spaces, playing fields and basketball courts -Alexis Seto

I want the City and developers to know...

- cyclists and pedestrians are not symbiotic.
- I enjoy living in Collingwood area. Please do not build high-rise buildings.
- **this area is great because it is diverse. We need to keep mixed economic profile and cultural profiles of residents. Affordable housing is a must and stores and small businesses need to stay and not get pushed out by construction and high rents. -Jackie**
- they are not doing a good job consulting community members, lots of [things] are lacking
- that they are going to hurt the business owners (Super Great Pizza owner, Sam)
- **What's the benefit for neighbourhood besides high density? We need more people in the area but we need space for the residents-William Truong**
- that this is a unique gem of a neighbourhood-there is a spirit here that is different from other areas that I have lived in this city. I think that [we need] more low cost rental housing. New buildings, especially towers will take away from the feeling and the affordability of the neighbourhood. I would rather see less height per tower than community amenities.
- the neighbourhood has a character already, there are enough cookie-cutter towers -Mazo Family

I want them to...

- use more multi-use pathways and transitions on curbs
- have to pay for infrastructure if they want to build here we will need better routes to/from these residences, money for bike lanes and safe pedestrian walkways-no or low traffic green spaces-LIGHTS for safety
- **consult the community authentically & make the process accessible**
- [create] an open space/artistic plaza where people can gather outdoors with stage, indoor plaza, coffee shop, farmer's market and performance [illustration provided]
- give us as business owners the first chance to rent or buy the spot that we were [in] for years -(Super Great Pizza owner, Sam)
- **keep housing affordable for young people and families. Keep the population of our elementary schools high enough to survive and thrive. Create more low-cost rental housing. -Alexis Seto**
- listen to the community more -Mazo Family

Blank Comments

- I hope that there are family doctors that will come into the neighbourhood. I love this neighbourhood, grocery shopping, pharmacy, restaurants are all close by and convenient. I have access to cheap, cultural foods. -Mary
- Traffic congestion is a huge concern. Remove Joyce from the truck route. There are plenty throughout East Vancouver. This will help alleviate traffic and improve the neighbourhood. -Eliot Galan, resident and truck driver
- Skytrain is already at capacity!
- **"I live in Collingwood area for 15 years. I like here very much. I don't want to relocate. -Xuesong Lan 3233 clive ave**
- I think that now the density overwhelm me. I sit in my living room and I cannot see the sky anymore because three towers are blocking my view. -William Truong, resident of Collingwood since 1985, originally from Vietnam since 1978
- Joyce Area should be Little Manila!
- No more towers!
- This area needs public and affordable amenities such as a gym, pool, skating rink and library.
- A safer plan for pedestrians and cyclists is needed → reduce car use in area PLUS ease Joyce + Vanness traffic. Put more lights on the bike path/BC Parkway, make Joyce a truck-free route.
- Can current transportation routes sustain population increase?
- Affordable housing fund from the Wall Centre be re-invested into the Joyce Area.