



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

June 13, 2016

City of Vancouver Council

Dear Mayor Gregor Robertson and Councillors,

Re: Joyce-Collingwood Station Precinct Plan and Related Rezoning, June 14, 2016

We are OPPOSED to the above proposed Joyce-Collingwood Station Precinct Plan and related rezonings for the following reasons.

1. The Joyce Area Residents Association (JARA) is a member group in our coalition and we support their position on the proposed development plans. We encourage you to listen to their concerns.
2. The process has not been collaborative or broadly supported by the local community as per the CVN Principles and Policies document. <http://coalitionvan.org/principles-and-goals/>
3. The Joyce Plan is not grounded on facts about the current density of the existing community or the needs and desires of the area. It is a plan for gentrification and will increase unaffordability,
4. The towers around the station appear to have no FSR limits or limits to number of storeys and could potentially set a dangerous precedent for the City. The Westbank proposal currently is for 14.33 FSR and 29-storeys, but if approved, could result in over 35-storeys with lower floor heights vs. 10'2" floor height in the current application. Having no FSR limits in the plan allows for excessively dense development that would act like a wall across the community.
5. The proposed rezoning will result in a loss of existing rentals that will displace both existing owners, renters and businesses.
6. The city's own consultants have confirmed there is enough existing zoned capacity to meet growth for the next 20 to 30 years without this rezoning.

Please do not pass this plan. Work with the local community in a collaborative process to achieve a supported plan.

Sincerely,

Larry Bengé, Co-Chair
labenge@telus.net 604-736-0190

On behalf of the Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association	Kits Point Residents Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions	Marpole Oakridge Community Association
Cedar Cottage Area Neighbours	Norquay Residents
Chinatown Action Group	NW Point Grey Home Owners Association
Citygate Intertower Group	Oakridge Langara Area Residents
Community Association of New Yaletown	Raycam
Crosstown Residents Association	Residents Association Mount Pleasant
Downtown Eastside Neighbourhood Council	Riley Park/South Cambie Visions
Dunbar Residents Association	Shaughnessy Heights Property Owners Association
False Creek Residents Association	Strathcona Residents Association
Grandview Woodland Area Council	Upper Kitsilano Residents Association
Granville Burrard Residents & Business Association	West End Neighbours Society
Joyce Area Residents Association	West Kitsilano Residents Association
Kitsilano-Arbutus Residents Association	West Point Grey Residents Association

Reference:

From the staff report to Council for meeting dated June 14, 2016
Council Committee Meeting: <http://council.vancouver.ca/20160614/regu20160614ag.htm>
Report: <http://council.vancouver.ca/20160614/documents/rr2.pdf>