

The Precinct Review

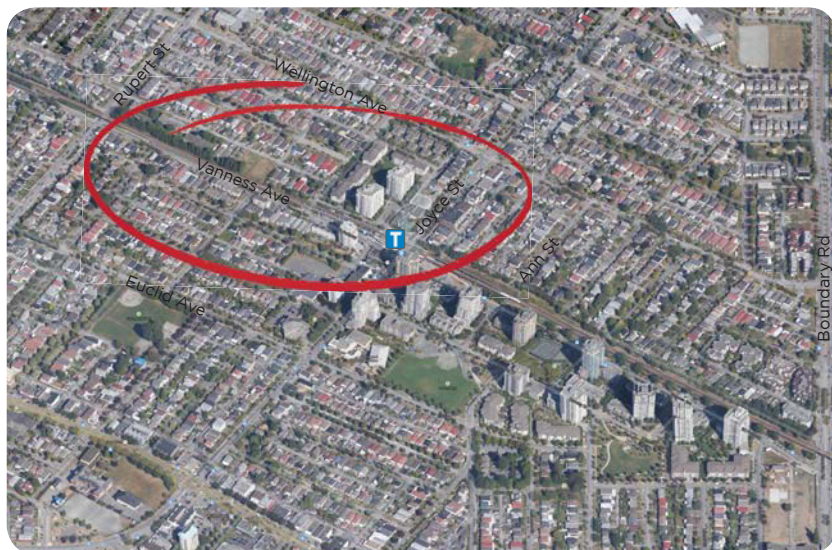
What's Happening?

Over the past year the City of Vancouver has been reviewing existing planning policies in the immediate vicinity of the Joyce-Collingwood SkyTrain Station. As part of the review, staff, in consultation with the community, have explored:

- Land use, density and building forms;
- Transportation - improved safety and connections for people walking, cycling, driving and taking transit; and
- Amenities needed to support additional population.

The Review outcomes will lead to the creation of a new Joyce-Collingwood Station Precinct Plan and rezoning policies. The Station Precinct Plan will be presented to Council and, if adopted, will guide change around the station.

New policies will provide an opportunity for change. However, any new developments or changes will only happen when a private landowner decides to make an application.



主要建議

- 溫哥華市政府正在審查天車站附近現有的規劃政策
- 目前該區的規劃於 25 年前制定
- 審查包括土地用途，建築形式，交通和社區需求
- 運輸聯線正在升級該車站
- 將制定車站區域計劃並提交給市議會

Today's Open House is an opportunity to:

- ✓ Learn about the Precinct Review process
- ✓ Review the the Preferred Option and draft policies
- ✓ Ask questions and provide feedback

Feedback from this open house will be used to refine the Preferred Option and draft policies, and create the Station Precinct Plan.

The Joyce-Collingwood Station Precinct Plan will be presented to Council for approval. You are welcome to write or speak to Council at the selected date.

Why did the City Initiate a Station Precinct Review?

- The Joyce Station Area Plan was adopted in 1987 - over 25 years ago!
- TransLink is upgrading the Joyce-Collingwood SkyTrain Station, improving the BC Parkway (pedestrian and bicycle pathway) beneath the SkyTrain guideway, and planning for B-Line service to UBC
- The Station Area Plan has resulted in the redevelopment of large former industrial sites such as Collingwood Village but did not allow for full use of smaller sites closer to the SkyTrain station
- At that time, only limited change was proposed for sites immediately adjacent to the station on Joyce Street
- Sites along the SkyTrain guideway on Vanness Avenue have not redeveloped as planned
- Policies for sites near the station need to be updated

Comment forms are available at the open house and online at: vancouver.ca/joycestation

Step 1: Program Start-Up (December 2014 - May 2015)



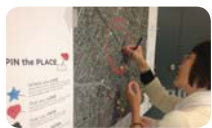
Walkshop - December 6, 2014

The walkshop event was held with existing organizations and agencies in the area to explain the Review, and identify ideas, challenges and opportunities.



Collingwood Days Festival - May 30, 2015

Staff hosted a booth to introduce the Precinct Review.



Open House #1 - June 3, 2015

The first open house introduced the Review, and identified challenges and opportunities for change around the station.



Community Workshops - June 20, 2015

Workshops were held on the topics of land use/urban design and transportation. Participants were invited to explore what they liked/disliked through discussion and images and illustrations.

主要建議

- 社區會議已經分別在 2015 年 6 月和 7 月舉行
- 小區居民支持更加緊湊，混合使用和適宜步行的開發
- 小區居民確定以下需求：
 - 從車站開始建築物高度逐漸下降
 - 增加社區交通連接
 - 建造充滿活力的街道
- 小區居民表達了有關額外高度和密度的一些顧慮

"The Joyce-Collingwood area is a model for liveability across Vancouver with its mix of larger dwellings, large number of families with children and easy walkability."

"Dated buildings and little commercial activity near the station limit the ability to live, work and play here right now."

Step 2: Develop Guiding Principles and Create Options (July 2015)



Neighbourhood Check-In: Aspirations and Directions - July 23, 2015

The comments from the first Open House and the workshops led to the creation of a summary document: *Emerging Ideas, Aspirations, and Directions*. An outdoor event was held at the Collingwood Neighbourhood House to "check-in" with the community and get feedback on the emerging ideas and Aspirations and Directions.

What We Heard and Shared with the Community in July 2015

- Support for more compact, mixed-use and walkable development
- Some concerns regarding additional height and density, including the number of towers and impact on single-family areas
- Support for a more physically and socially connected neighbourhood, and specifically the need to improve sidewalks
- Support for a more active, vibrant local shopping street including more retail and services for residents and transit users and more variety
- Some concerns that local businesses will be displaced by redevelopment and with impacts of change

Aspirations: Key Ideas

A: Transition Heights from Transit



B: Increase Neighbourhood Connectivity



C: Create Vibrant Streets



Step 3: Evaluate and Refine Options (October - November 2015)



Open House #2 - October 21, 2015

At this second open house, three options for redevelopment, along with changes to the road network and pedestrian and bike routes, and community needs and priorities were presented.

Planning Principles and Redevelopment Options

All options incorporated the following planning principles:

- Make better use of highly suitable land near the SkyTrain station
- Include more mixed-use towers at the station
- Transition building form and height downward as you move further away from the station
- Improve neighbourhood integration and connectivity
- Create vibrant streets through the inclusion of a mix of building types and uses and improved public spaces



Option 1



Option 2



Option 3

主要建議

- 於 2015 年 10 月社區會議上提出了三個重建選項
- 居民的意見是繼續支持在天車站附近更加緊湊、混合使用和適宜步行的開發 (69% 的受訪者)
- 26% 的受訪者不支持其中的一個開發方案並有所顧慮
- 根據規劃指導原則和社區的反饋意見，制定了一個優先方案
- 在今天的會議上，您可以對該優先方案提供反饋意見

What We Heard

- 220 people completed comment forms
- Continued general support for more compact, mixed-use and walkable development (69% of respondents supported Option 1, 2, or 3)
- Support for the option that best reflects the overall mix of land use and building types appropriate at the station was divided with 36% preferring Option 3 and 25% preferring Option 1
- 26% of respondents indicated that "none" of the options were appropriate and wanted the scope of change to be limited to Joyce Street and identified concerns with building height, density, traffic, social impacts and housing affordability
- Good support for closure of lanes onto Joyce Street (61%)
- Strong support for pedestrian improvements, childcare and housing as the top three priority community needs (68%)

Meeting with Business Owners and Residents' Group - November 2015

Staff organized focused meetings with local businesses and a resident group to involve all groups in the planning process and to discuss specific topics. The newly formed Joyce Area Residents' Association (JARA) has held their own community meetings.

Open House #3 - February 2016

Today's open house is an opportunity to review the Preferred Option created by staff based on the following:

- Guiding planning principles
- Support for more compact, mixed use and walkable development
- Support for making Joyce Street a more vibrant shopping street with more shops
- Common issues and concerns identified by the neighbourhood
- A new redevelopment concept put forward by St. Mary's Parish

Note: St. Mary's Parish has expedited plans for school replacement in order to be included in this Review.