

Responses to Friends of Point Grey Village Survey of City of Vancouver Mayoral/Councillor Candidates Regarding Future of the Safeway Site

Candidates' Position on Safeway Site

Friends of Point Grey Village approached all candidates running for City of Vancouver Mayor and Council with 6 questions. We received replies from the party or candidates from the following parties:

- COPE
- Vote Socialist
- TEAM for a Livable Vancouver
- Vision Vancouver
- Forward Together
- Green
- ABC: A Better City
- One City

THANK YOU TO EVERYONE WHO REPLIED TO OUR SURVEY

No reply was received from:

- NPA
- Progress Vancouver
- Affordable Housing

Full Survey Responses

1. OneCity Party Council Candidates, Christine Boyle, Matthew Norris, Iona Bonamis, and Ian Cromwell.

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

Yes, we strongly support a mix of housing in every neighbourhood of Vancouver and OneCity Councillor Christine Boyle has been advocating strongly for it over this past Council term. See our housing platform - <https://www.onecityvancouver.ca/youbelong> for more details on our commitment to building all those types of housing across the city.

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

Yes. We love libraries and believe they are an essential part of a complete, connected, community.

3. Do you support the City working with the developer to provide a child care?

Yes, absolutely!

4. Do you support the creation of a village square as part of the development?

Yes. Public space is such an important part of a vibrant, welcoming, safe and healthy community!

5. Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?

Yes, we strongly support this. Councillor Christine Boyle successfully advocated for a “Broadway for People” plan, which prioritises active transportation (walking and rolling) along Broadway, including a bike lane. This change will also make Broadway a more pleasant and safe environment for all street users. Making 10th Avenue a “People First” street is a great extension of this work.

6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

We agree that lengthy rezoning processes can stand in the way of projects that are beneficial to the community. In 2021, Councillor Boyle brought a motion to Council to expedite rezonings of social housing projects, which was widely supported by leaders in non-profit housing. While the motion failed under the current council, OneCity councillors plan to move this work forward once elected.

7. Any other comments?

OneCity Vancouver is running a strong and inspiring team of candidates for Council (Christine Boyle, Matthew Norris, Iona Bonamis 陶思穎, and Ian Cromwell), School Board

(incumbent Jennifer Reddy, Kyla Epstein, Krista Sigurdson, Gavin Somers, and Rory Brown), and Park Board (Tiyaltelut Kristen Rivers, Serena Jackson, and Caitlin Stockwell). You can find out more and get involved at: www.onecityvancouver.ca.

2. Vision Vancouver Party Council candidates, Honeih Barzegari, Lesli Boldt, Stuart Mackinnon

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

Yes, we support a mix of housing types and forms throughout Vancouver, to reflect the range of housing needs in the community. As you know, Vancouver has a desperate shortage of rental housing, and especially, affordable rental housing, and we support the 100% rental composition of this proposed project..

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

The West Point Grey Branch of the Vancouver Public Library is a neighbourhood mainstay and an essential part of this community. We would work with VPL to understand its long-term capital planning needs for library branches and support its initiative for a renewed library in West Point Grey.

3. Do you support the City working with the developer to provide a child care?

Access to child care is essential in Vancouver, and creating more spaces for childcare in Point Grey as more young families move into the neighbourhood will be essential.

4. Do you support the creation of a village square as part of the development?

Point Grey Village has long been the centre of the neighbourhood, we're excited about the role a new grocery store and housing options in the neighbourhood could have for revitalizing this part of West 10th. We support public spaces for gathering, socializing and making connections both in and around the proposed new development.

5. Do you see this development as an opportunity to implement "People First" policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?

It's definitely a step in the right direction.

6. Lengthy rezoning processes are not in the interest of the developer or the community.

What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

We agree that the slow pace of rezonings in Vancouver are in no one's interest. As city councillors, we'll advocate for an accelerated rezoning and approval process, that would include reform of public engagement and public hearing processes, and upzoning certain kinds of housing and project proposals throughout the city to make it faster and more efficient to approve projects with significant public benefit.

7. Any other comments?

Lesli temporarily lived on West 10th near the proposed development site for six months in 2019, after a flood in her South Granville apartment meant relocating for a few months. Even before the pandemic, this street's retail sector was in rapid decline and there were fewer young people and families in the neighbourhood. What's more, the lack of a grocery store in the neighbourhood has meant the need to drive, take the bus or ride to the nearest grocery stores as Westbrook on the UBC campus, or in Dunbar, making grocery shopping difficult for those without vehicles, or people with mobility challenges. We're excited about the possibilities for neighbourhood revitalization and increased livability a project like this could provide.

3. Team for a Livable Vancouver, Mayoral Candidate Colleen Hardwick, Councillor candidates, Sean Nardi, Stephen Roberts, Bill Tieleman, Cleta Brown, Param Nijjar, Grace Quan

Response from Colleen Hardwick, Mayoral Candidate

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

Yes. Complete communities include a mix of housing by definition. The most successful mixes have balanced $\frac{1}{3}$, $\frac{1}{3}$ and $\frac{1}{3}$ between below-market rental, market rental, co-op and strata.

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

Yes. With density must come supporting community amenities, including libraries. It might be financially prudent to keep the existing branch library—a new branch library would be best considered only if the existing facility is deemed insufficient.

3. Do you support the City working with the developer to provide child care?

Yes. As above, with density must come supporting community amenities, including

childcare facilities.

4. Do you support the creation of a village square as part of the development?

Yes. A village square will provide a physical focus for the community. However, it should be a space deeded to the city, rather than a Privately Owned Public Space (POPS)—too many of those have reverted to development sites.

5. Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by redesigning 10th Avenue as a safer and more pleasant street environment?

6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

In the past decade, lengthy rezonings have arisen from a combination of developer overreach, resulting in major public objections, exacerbated by the city’s byzantine permitting processes and controlling of communications to the exclusion of local residents. It currently takes an average of two years for the issuance of the first building permit after a rezoning. These existing processes will not result in an appropriate redevelopment of the Safeway site even starting before 2025. Meanwhile, the site remains vacant as do so many around the city, including many residential development sites that have already been rezoned.

A TEAM majority City Council is committed to several policies that will accelerate a responsible redevelopment of the Safeway site: a focus on a balance of ⅓, ⅓ and ⅓ below-market rental, market rental, co-op and strata; provision of needed public amenities such as open space and childcare that remain in public hands; a dramatic reduction in permitting processes without in any way reducing public involvement; and sunset clauses that require construction of approved projects be started quickly after approvals are granted and pursued diligently to completion and occupancy by residents.

The current application on this site is under the Moderate Income Rental Pilot Program (MIRPP) which gives away too much density and height for too little affordability. TEAM will withdraw this program and reconsider new ways to provide affordable housing, both rentals and ownership, within the context of each neighbourhood. This would provide a better mix of the affordable housing and community amenities that are needed.

7. Any other comments?

TEAM is also concerned about the demolition of usable commercial space, leaving sites vacant and unoccupied, while giving developers incentives on property tax reductions for a few token planter boxes.

TEAM would implement policies to avoid demolition prior to permit approvals and instead provide policy incentives for businesses to remain operational until permits are approved, wherever possible.

The Safeway site at Point Grey Village was the primary tenant of the area and, when it was demolished, it contributed to the downturn of the whole village centre. TEAM would prevent these types of scenarios in the future

from occurring. Yes. TEAM will withdraw the Broadway & Vancouver Plans and replace them with neighbourhood-based planning that would consider all aspects of community planning, including street design, with a neighbourhood local context.

Response from Stephen Roberts, TEAM Council Candidate

- 1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?**

TEAM is 100% behind a mixed approach to residential development.

- 2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?**

This sounds like a terrific idea worth exploring. Libraries are a core city service we need to support within neighbourhood contexts.

- 3. Do you support the City working with the developer to provide a child care centre?**

Again, another great idea worth exploring and I wonder why it wasn't in the development application for the site when it came up for approval. We need to support whole communities in our neighbourhoods, reducing the need for extensive travel to access services that we all rely on.

- 4. Do you support the creation of a village square as part of the development?**

TEAM supports distinct neighbourhoods and values consultation with and the voices of residents in those neighbourhoods. If this is what the local population want, then we should be talking about it.

- 5. Do you see this development as an opportunity to implement "People First" policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?**

TEAM is opposed to the Vancouver Plan and its top-down, one-size-fits-all approach. The plan was originally intended to stitch together a quilt of neighbourhood consultation plans that reflected community input. We need to return to this approach and put people first, building a growing city on a human scale.

6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

Despite doubling its staff numbers, the city's planning department is taking more than twice as long to issue permits, and the prices of these permits have in many cases quintupled in the past several years. TEAM proposes reducing the costs of doing business with the city to help make home construction more affordable, and expediting permitting so that needs can be met in a more timely manner for everyone concerned. A public consultation process is still vital. Rezonings should be on a broader scale, and lay out a longer-term plan so that residents, neighbourhoods, and developers have a better understanding of what the community expects and how growth will be managed.

7. Any other comments?

TEAM's by-line is "A voice for all neighbourhoods". We believe in community consultation and listening to our fellow residents.

4. Forward Together Party, Kennedy Stewart, Mayoral Candidate, Council candidates, Russil Wvong, Dulcy Anderson, Hilary Brown, Alvin Singh, Tessica Truong, Jeanette Ash

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

We need housing of all types across all neighbourhoods.

Forward Together's Five-Point Housing Plan includes:

- Approving and enabling 220,000 new homes over next ten years including:
 - 140,000 market rental, below-market rental, social housing, and cooperatives
 - 40,000 new ground-oriented homes for purchase by the middle-class
 - 40,000 full market condos or townhomes for purchase
- Extending the toughest renter protections in Canada across the whole city and continuing to add permanent vacancy control to many new rental units.
- Modernizing the public hearing and permitting process to be more efficient
- Creating new specialized project approval teams for large impact projects
- Maintaining the Empty Homes Tax at at least five per cent, focussing revenues on providing homes for women and children, including those fleeing violence.

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

Neighbourhood library branches are a key resource and amenity for residents all over the city. Future development of these branches will be done in partnership with the community and the Vancouver Public Library board.

3. Do you support the City working with the developer to provide a child care?

We support current city policy on childcare. Vancouver needs more childcare space and under a Forward Together council we will look for new opportunities to expand childcare in the city.

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4. Do you support the creation of a village square as part of the development?

We want the site to deliver the best outcomes for current residents and new residents who will move into the homes built there. Public space, like other amenities, is an important part of large-scale developments and Forward Together will work to deliver the best outcomes for the community.

5. Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?

Yes, Mayor Kennedy Stewart and Forward Together are committed to the Vancouver Plan. Forward Together supports the plan, as it places equity and sustainability at its core by continuing along the path of ensuring everyone lives within easy access to the services they require.

6. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

Forward Together will work to modernise the public hearing and permitting process to be more efficient. Especially in cases where there is strong public benefit such as provision of affordable housing, child care, and other community amenities during the development process. Further we intend to advocate to the Province of British Columbia to make regulatory adjustments to the *Vancouver Charter* so as to expedite the approval and permitting of rental and social housing as authorized by Council under the new Broadway Plan.

5. Vote Socialist Party- Sean Orr, Council Candidate

- 1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?**

Yes. I would add that the below-market rentals should come with vacancy control so they remain below market.

- 2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?**

Yes.

- 3. Do you support the City working with the developer to provide a child care?**

Yes. After talking with voters I realized that this is a huge concern across the city. We should expect every development of this scale to include it!

- 4. Do you support the creation of a village square as part of the development?**

Sounds great. We definitely need to get creative with our urban design and move away from the basic podium. I live near Woodward's and while there are still concerns by housing advocates, namely segregation of low-income housing ie poor doors, the public atrium is a vibrant meeting space.

- 5. Do you see this development as an opportunity to implement "People First" policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?**

As a socialist, people first is our motto! We need to get away from automobile-centric planning. There are 2300 pedestrian accidents a year and 1,166 cyclists admitted to hospital with injuries. This is the real public safety crisis.

- 6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?**

We support waiving hearings on non-market rental developments

- 7. Any other comments?**

Would love to see a community land trust incorporated into the plan! <https://www.theglobeandmail.com/canada/british-columbia/article-vancouver-signs-deal-to-turn-former-site-of-hogans-alley-into/>

6. ABC Party, Mayoral Candidate Ken Sim, Council Candidates, Lisa Dominato, Rebecca Bligh, Sarah Kirby-Yung, Mike Klassen, Peter Meiszner, Brian Montague, Lenny Zhao

1. **Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?**

Yes

2. **Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?**

Yes

3. **Do you support the City working with the developer to provide a child care?**

Yes

4. **Do you support the creation of a village square as part of the development?**

Yes

5. **Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?**

Yes

6. **Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?**

An ABC Majority will eliminate the city’s housing construction backlog through a 3x3x3x1 permit approval system, where it will take:

1. Three days to approve home renovations
2. Three weeks for single-family homes and townhouses
3. Three months for professionally designed multi-family and mid-rise projects where existing zoning is already in place

4. One year (down from six years) to approve a high-rise or large-scale project

7. Any other comments?

No further comment

7. COPE PARTY, Council candidates, Jean Swanson, Breen Ouellette, Nancy Trigueros, Tanya Webking

1. **Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?**

I generally try to push for the most housing affordability possible. Unfortunately, the more housing affordability you get, the less amenity money will be generated.

2. **Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?**

I hope we could get this along with a substantial amount of public and below market rental housing.

3. **Do you support the City working with the developer to provide a child care?**

I hope we could get this along with a substantial amount of public and below market rental housing.

4. **Do you support the creation of a village square as part of the development?**

I hope we could get this along with a substantial amount of public and below market rental housing.

5. **Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?**

Yes.

6. **Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?**

Some processes and time are essential for staff to assess life safety and infrastructure issues, such as do we have enough sewer capacity, and is the electrical wiring plan up to code, etc. I'm not so big on aesthetic issues like colour. A lot of time at hearings is taken up mostly when people don't like a certain rezoning proposal. I'd be interested to hear what you would like to give up to shorten the process. Shorten speaker time? Limit the number of speakers? Open to your ideas here.

8.Green Party, Council Candidates Devyani Singh, Stephanie Smith, Pete Fry, Adriane Carr, Michael Wiebe

Response from Devyani Singh, Council Candidate

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

Yes, I fully support all these types of housing to meet community and city needs. I would like to see diverse neighborhoods and having a mix of housing types is the first step on that path.

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

Yes. The VPL Board, and Trustee Councillor Pete Fry supported and advocated that WPG is a strategic priority of high importance for a new (permanent) library. I, along with other Greens, see a new permanent library as a real catalyst for the neighbourhood's future. We want to see libraries spread equitably across the city that can also be 'safe' spaces for people to come to in times of extreme heat events with changing climate, and also a space for people to come to for social assistance.

3. Do you support the City working with the developer to provide a child care?

Yes, this would be a great opportunity to even co-locate with a new library. Childcare could be additionally developed off and adjacent to this site as well. As someone who has lived in Point grey for the past decade, and whose friends have moved out in recent years due to lack of childcare in this area, I would push for this when elected to Council.

4. Do you support the creation of a village square as part of the development?

Yes, the size, design and form of this development should accommodate some sort of open public space, like a village square. Such spaces help in building and creating a sense of community. As an immigrant where such spaces were vital for social networks, I fully support such an idea.

5. Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?

Yes, 10th would benefit from more greenery, better cycling infrastructure and pedestrian realm, more street furniture like benches, better bump outs, support for street side patios, and more plaza type activations like the one at Sasamat. Green councillors have led and supported on a number of people-first policies including Slower Safer Streets and allocating more residential road network calmed and transitioned into public green space. Greens alone opposed recent changes to reduce tree protections - we believe people first policies benefit from leafy green environs and the heat and pollution mitigation they provide.

6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

We would like to see opportunities where projects that deliver significant public benefits can proceed more rapidly to development permit, perhaps concurrently with rezoning. Additionally projects that deliver significant public benefits should be prioritized in the rezoning queue.

7. Any other comments?

It's no secret that West Point Grey has been struggling with low population growth and business closures, and the gaping vacancy of the old Safeway site only serves to further erode the vitality and character of the Varsity strip. As redevelopment of the Safeway site will herald and inevitable population increase, we (the Greens) are steadfast in our belief that good planning necessitates new services and amenities must keep a pace with growth. As someone who ran for this area for election in 2020 from Point Grey (BC Greens) and 2021 for Quadra (Green), I am deeply committed to the revitalization of this neighbourhood.

Response from Stephanie Singh, Council candidate

1. Do you support a mix of public housing, below-market private rental, market rental, and strata condos to meet community and City needs? If not, what housing mix do you support?

Yes. The community needs a mix of housing. The ideal approach is to create a housing mix that best meets the community's needs, while also providing the additional public benefits the community needs, such as a permanent library and a childcare centre.

2. Do you support the City working with the developer in a partnership to provide a permanent home for the West Point Grey Library as part of this new development?

Yes. We know that West Point Grey needs a new, permanent library, and that this site creates a great opportunity to deliver it. I know that Councillor Fry has been working with members of the community and the developer to advance this project.

3. Do you support the City working with the developer to provide a child care?

Yes - either offsite nearby, or even co-located with the library (an idea that I personally love).

4. Do you support the creation of a village square as part of the development?

Yes. This development should have good open, public space.

5. Do you see this development as an opportunity to implement “People First” policies in the newly adopted Vancouver Plan by re-designing 10th Avenue as a safer and more pleasant street environment?

Yes. We have led with advocacy for this type of public realm - design that serves pedestrians and cyclists, more trees and other plantings, street furniture, traffic mitigation such as bump outs, etc. I think it's noteworthy that only the Vancouver Greens alone opposed the reduction of tree protections.

6. Lengthy rezoning processes are not in the interest of the developer or the community. What will you do to expedite rezonings, particularly in the case of rezonings where strong public benefits would result from the project?

We think that the city should give rezoning priority to projects with significant public benefits. We are also looking at other ways to speed up city processes for projects that delivery significant public benefits, such as pairing development permit hearings with rezoning.

7. Any other comments?

This project represents a chance to plan well for a critical site in West Point Grey - which is why it's especially important to ensure that we plan for livability, and ensure that good public amenities are planned in with new housing, while we also use City resources well so that it can be realized as quickly as possible.