

The Future of Point Grey Village

Friends of Point Grey Village

Jean Baird and Christina DeMarco

West Point Grey Community Centre Association, February 16, 2022



Point Grey Village

Municipality of Point Grey

- Established as a separate municipality in 1908
- First municipality in Canada to have a zoning bylaw- 1922
- 1924 - 40 shops
- 1929 - Point Grey became part of Vancouver



1946



GREATER VANCOUVER BRITISH COLUMBIA

STREET CAR TRACKS GROWTH BY DECADES

SCALE IN FEET

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

VANCOUVER
TOWN PLANNING
COMMISSION
1928

LEGEND

STREET CAR TRACKS
CONSTRUCTED IN THE
PERIOD: 1889 TO 1899 (INCL.)

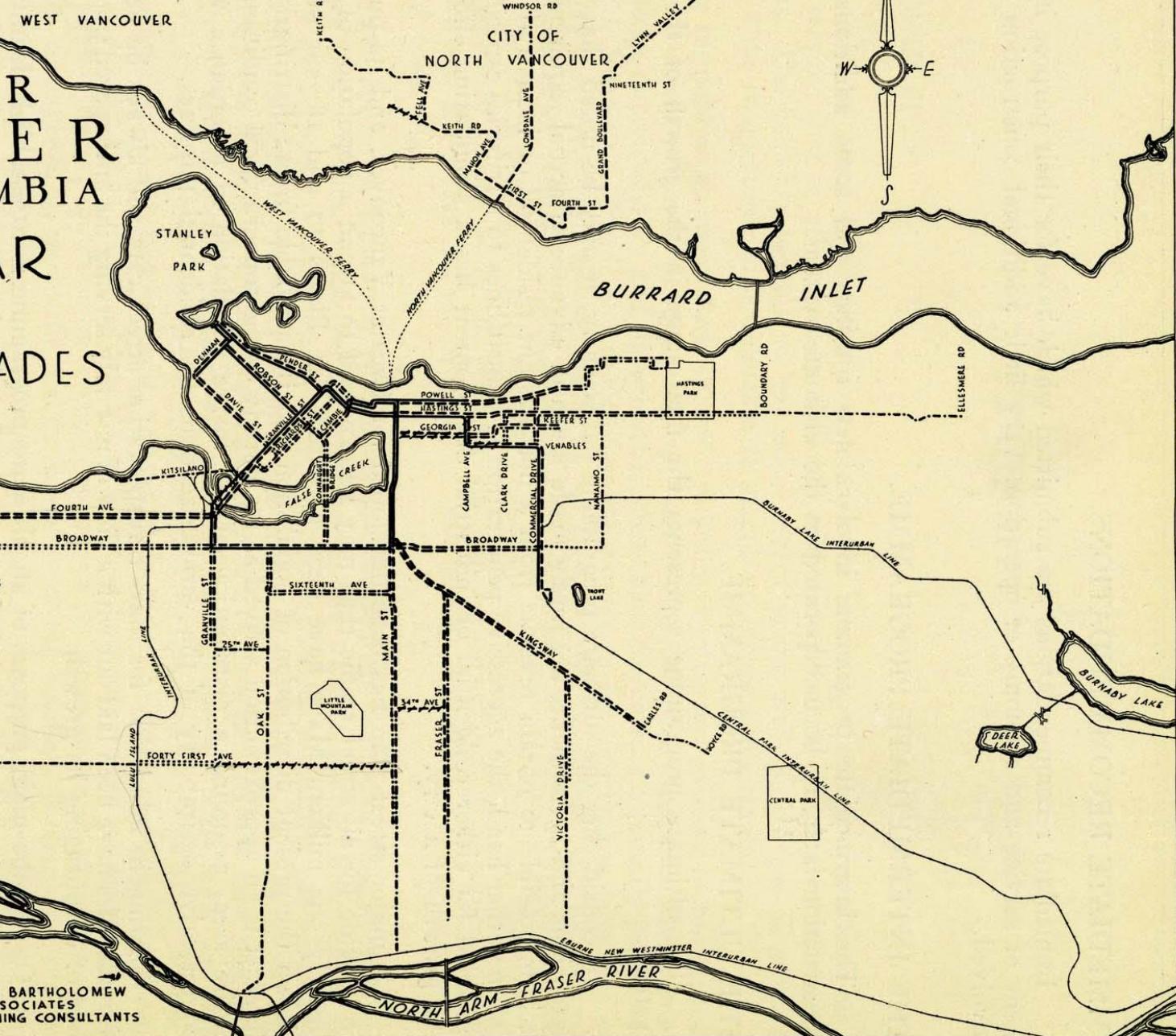
— 16.1
- 37.2
- 50.2
- 10.3

SINGLE TRACK
MILES

113.9 TOTAL

TRACKS ABANDONED OR
NOT IN REGULAR USE

HARLAND BARTHOLOMEW
& ASSOCIATES
TOWN PLANNING CONSULTANTS



Circa 1950





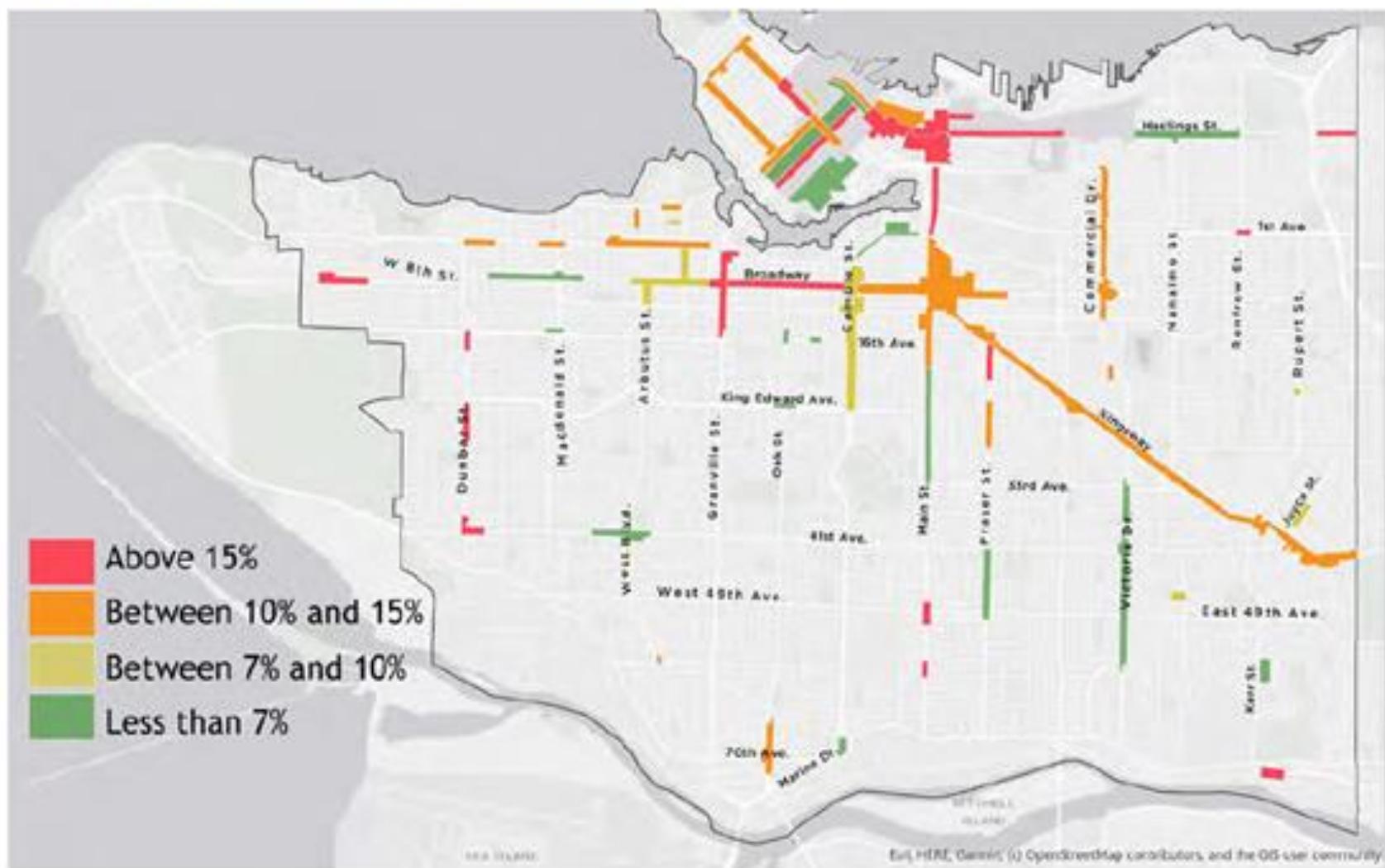
Circa
1985



Storefront Vacancy Rate in the Village Today

- A vacancy rate around 5-7% is considered healthy
(Retail-Commercial District Small Business Study, City of Vancouver, 2020)
- Point Grey Village- 125 storefronts and 25 vacant
- About 20% vacancy rate
- Not including the buildings demolished on the Safeway site-
about 40,000 square feet, leaving a 3-acre vacant site

Figure 2: Map of Vacancy Rates by Area - Spring 2021



Source: City of Vancouver

Factors contributing to vacancies

- Closing of Safeway
- Expansion of retailing at UBC
- High rents/taxes
- Difficulty with permits
- Speculative activity
- E-commerce
- COVID?
- Move to more central location for customer base



Many valued services and shops in our Village

- Library
- Top Ten
- Hardware
- Bakery
- Cafes
- Restaurants
- Personal services
- Post office
- Medical/Dental



20 minute Neighbourhood Concept



Friends of Point Grey Village – Current projects

- UBC School of Community Planning class studying the village in the context of the neighbourhood.
- Looking at existing policy/regulation
- Academic literature review
- Census and Statistical Data Analysis
- Interviews
 - shop owners, residents, shoppers,
 - UBC students
- Focus Groups



Surveys- Please fill out and share link



https://ubc.ca1.qualtrics.com/jfe/form/SV_0UhCJ39K4MVZENO

Safeway Redevelopment- Key to Future of our Village

3 Acre (1.2ha)

**Vacant Site – Key
Opportunity for
the Future of the
Village**

**New
development
likely at least 5
years in the
future**



Existing Planning Context

Current C-2 zoning allows either:

- 45 foot height, 4 storey condos with commercial on ground floor

Or (as of December, 2021)

- Up to 65 feet, 6 storeys rental buildings with some commercial on ground floor.

Residential Areas (rezoning required)

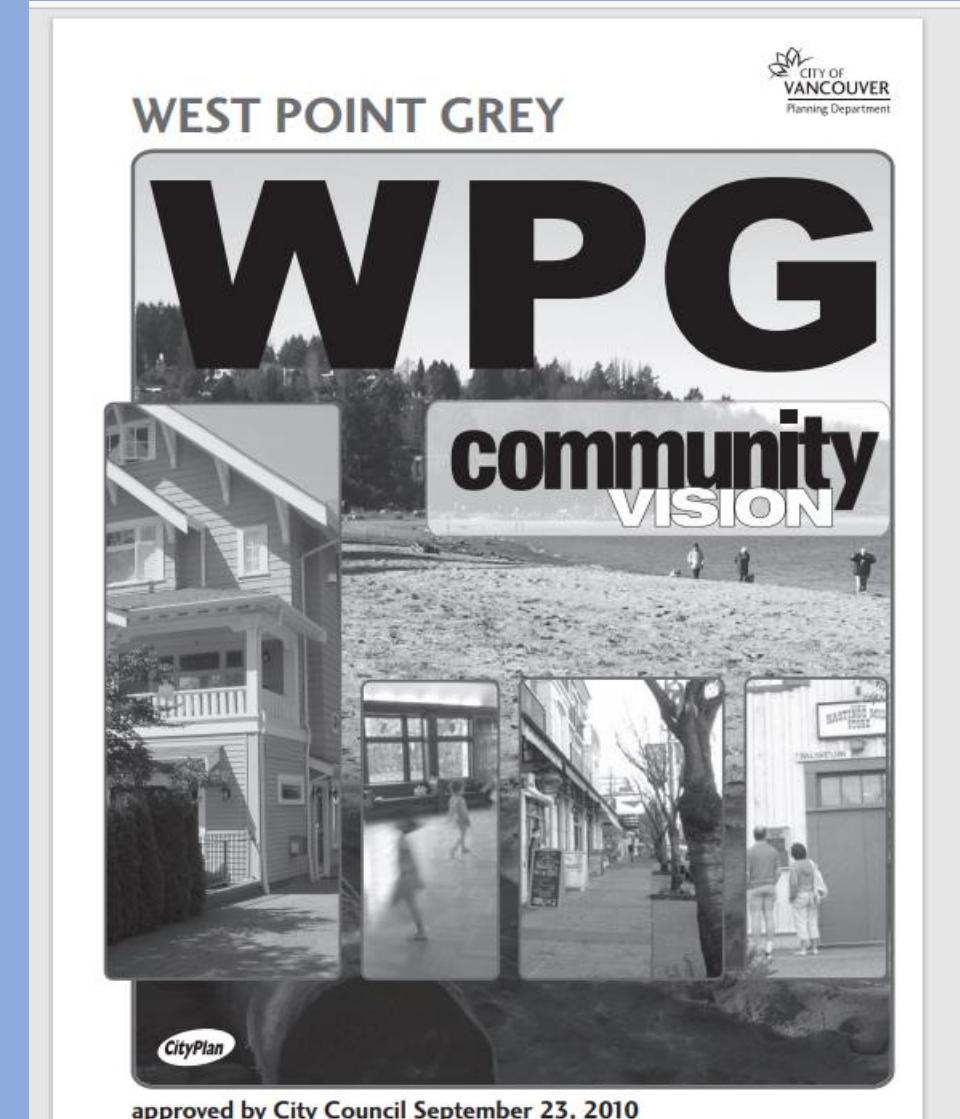
Examples: 10th Avenue, Alma, up to 6 storeys

9th and 11th sharing lane with 10th, up to 4 storeys



Existing Planning Context

- Vancouver Plan underway- lots of talk to date on the importance of neighbourhood shopping areas- no policy yet
- West Point Grey Community Vision, endorsed by Council in 2010
- Vision outlined an in depth rezoning process for major sites (*studies could include the size, height, locations, and design of developments, traffic and parking, parks and green space, service needs, developer contributions to cost, phasing and so forth. Planning studies would be initiated by the City, but might be undertaken by City staff, consultants, community members, or a combination. In all cases, there would be community consultation throughout the study.*)
- Sustainable Large Developments Policy (over 2 acres)
- Jericho Lands

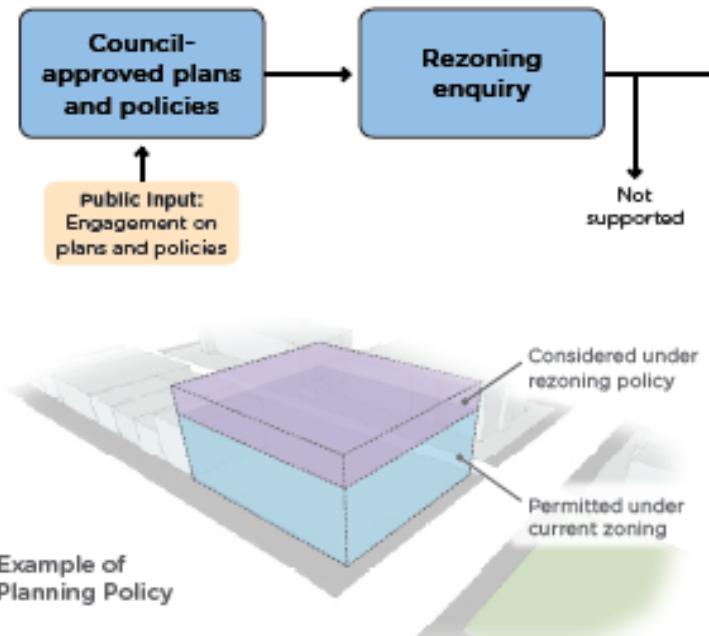


Arbutus Centre Process



Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.



Example of Planning Policy

What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council.

They lay out the long-term vision of the community and direct future growth and associated amenities.

These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

What do we know about the Safeway site?

- Owner is Sun Life Insurance, developer is Bentall Green Oak
- Their interest is holding long term assets for revenue stream
- They filed an application under rental housing program (MIRHPP) in December 2019, working on rezoning application
- Developer is committed to replacing grocery store
- At open house stage, developer will likely present one scheme
- Staff will gather feedback and ask for revisions, etc. based on feedback and proceed with rezoning, including a public hearing

MIRHPP Policy

- MIRHPP Policy normally has 6 storey height limit
- Two exceptions:
 - 1) For large sites (2 acres +) does not specify heights or density
 - 2) At the corner of two major arterial streets (½ acre site) Broadway/Alma example – 14 storey rental, 20% of the units need to be for moderate income households
- So far, given the financial value of the community amenity of the moderate income housing, usually no other amenities have been provided
- [Policy: Rezoning for Moderate Income Rental Housing Pilot Program \(MIRHPP\) \(vancouver.ca\)](#)

ns/3701-3743wbroadway/index.htm

Rezoning applications

Rezoning Application - 3701-3743 West Broadway



REVISED PROPOSAL



LOCATION

The City has received an application to rezone 3701-3743 West Broadway from RS-1 (single family dwelling) and C-2 (Commercial District) to CD-1 (Comprehensive Development) to allow for the development of a 14-storey mixed-use building including:

- a total of 153 secured rental units (with 20% of the residential floor area assigned to moderate income households);
- commercial uses at grade;
- a total floor space ratio (FSR) of 5.34;
- a total floor area of 11,537.4 sq.m (124,187.5 sq.ft.);
- a maximum height of 52.63 m (172.7 ft.); and
- 53 underground parking stalls and 301 bike spaces.

What next?

Positives

- Rental housing supply, especially below market supply
- Grocery store
- Long term, experienced property management

Concerns

- Unique site is multigenerational opportunity which could complement and reinvigorate the Village
- No community input until developer's open house
- The MIRHPP program has no flexibility
- We are asking that the City be more flexible in policy approach
- Begin public collaboration process now
- Lengthy rezoning processes are in no one's interest

Collaborative Design- some initial suggestions

- More housing choices
- Day care?
- Library
- Streetscape improvements
- Traffic calming
- Small village green/public space
- High quality urban design
- Social Interaction
- Diverse Commercial Uses
- Access & Connectivity
- Public Safety High Quality Design
- Neighbourhood Context
- Environmental Sustainability



Illustration by Lori Brown

Library as an “anchor” for the Village

- Permanent site for library?
- Moving to Scotia Bank building later this year
- VPL Facilities Plan identifies need for a much larger facility- more than double current size
- Very likely that library population catchment will expand significantly
- Jericho Lands may need their own branch

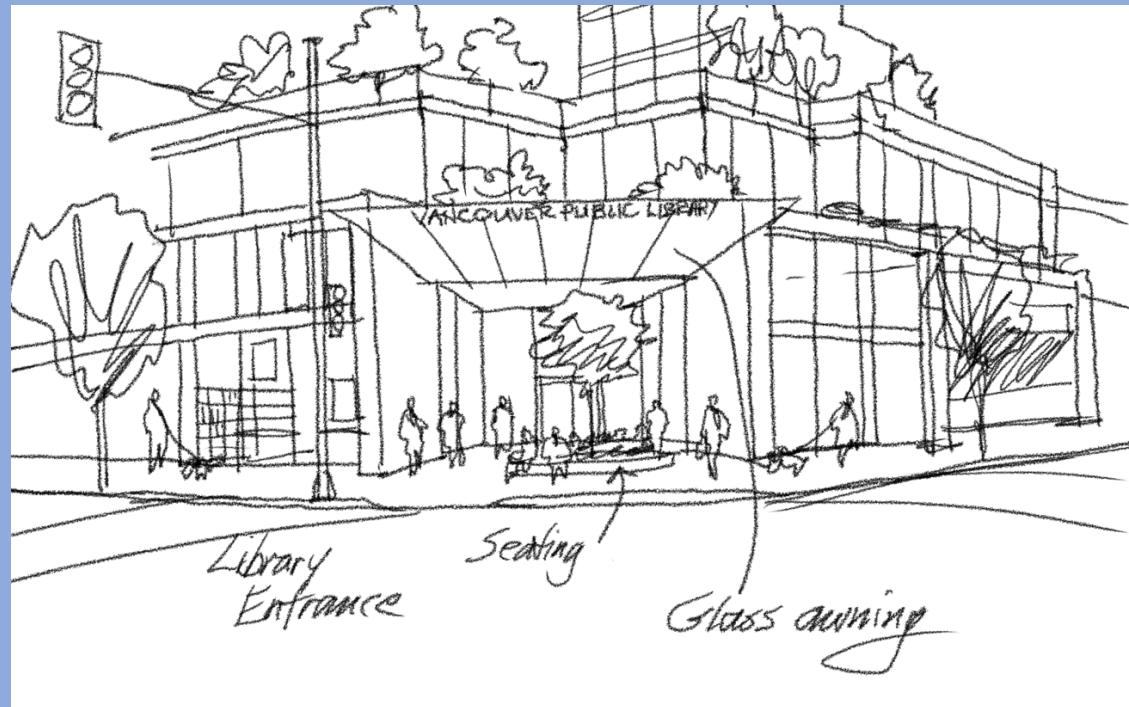


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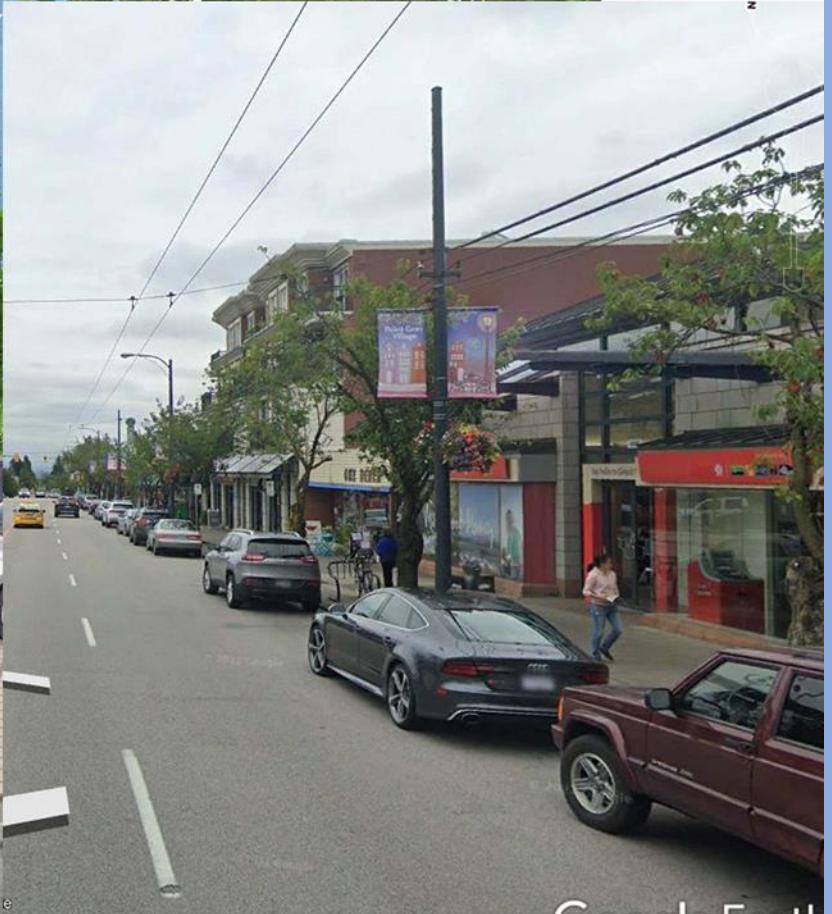
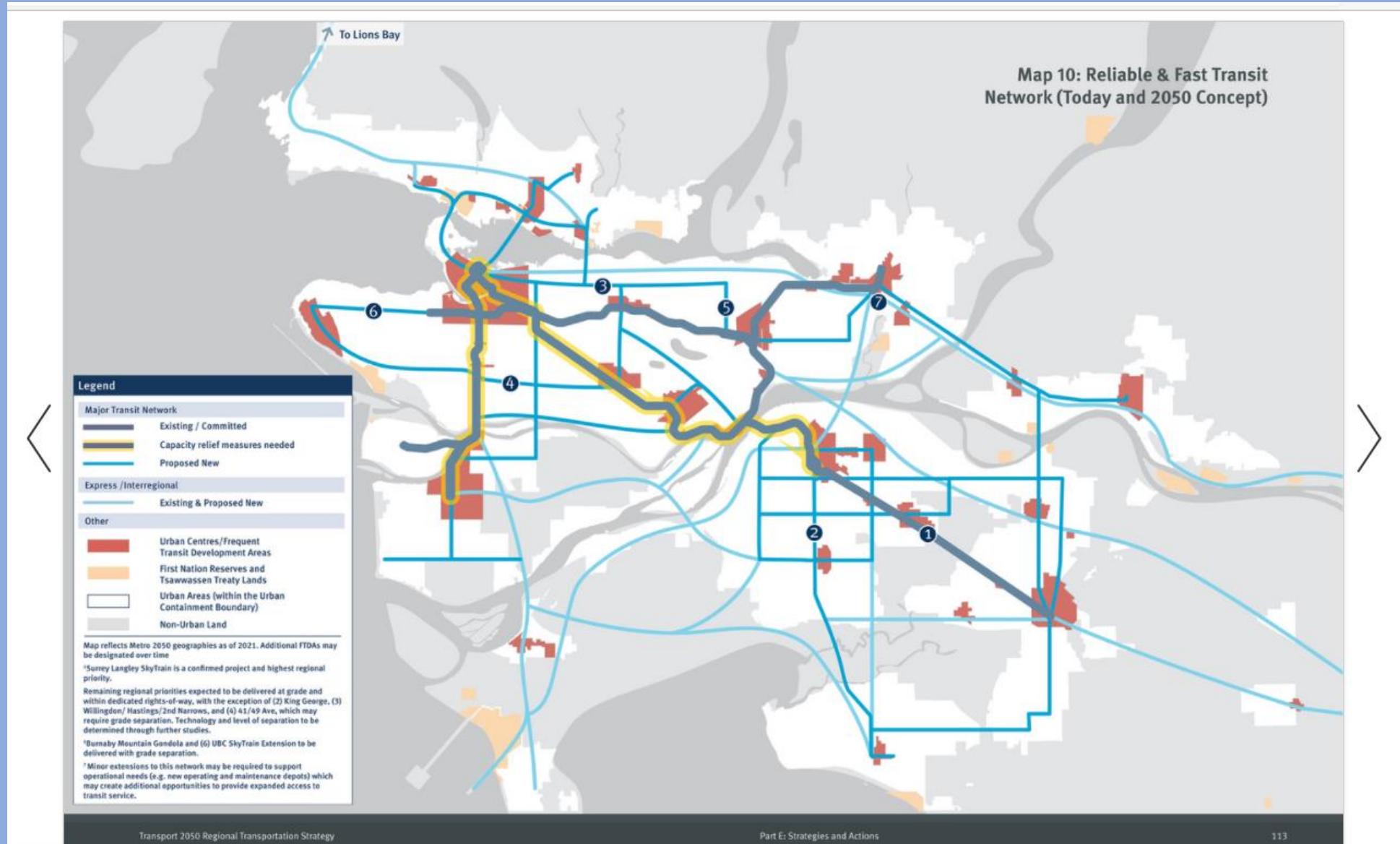


Illustration by Lori Brown

Google Earth

What about SkyTrain? Transport 2050 Plan



Action Plan for Friends of Point Grey Village

- Advocate for City to steward the Village's future
- Advocate for and participate in a collaborative design process
- Advocate for a more flexible rezoning process
- Work with WPGRA, Community Centre Association, BIA, City and developer
- Love our library
- Expand our community network
- Convene Friends of Point Grey info/work sessions

How to Get Involved

- Join our email list (jeanbaird@shaw.ca)
- Spread the word- help build the Friends mailing list
- Fill out UBC student surveys
- Ask Mayor and Council for a meaningful public process for Safeway site to begin now
- Attend developer open house/public hearing and provide comments to City
- Attend Friends of Point Grey info/workshop sessions
- Website will be available next week- FriendsofPointGreyVillage.ca

Questions for you

- What are the strengths of our Village?
- What is missing in our Village?
- What is needed for you to spend more time/\$ in the Village?
- What are your ideas for the Safeway site?

Please send comments and questions to Jean Baird
(jeanbaird@shaw.ca)