

# **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  
1 9 2 8

## LEGEND

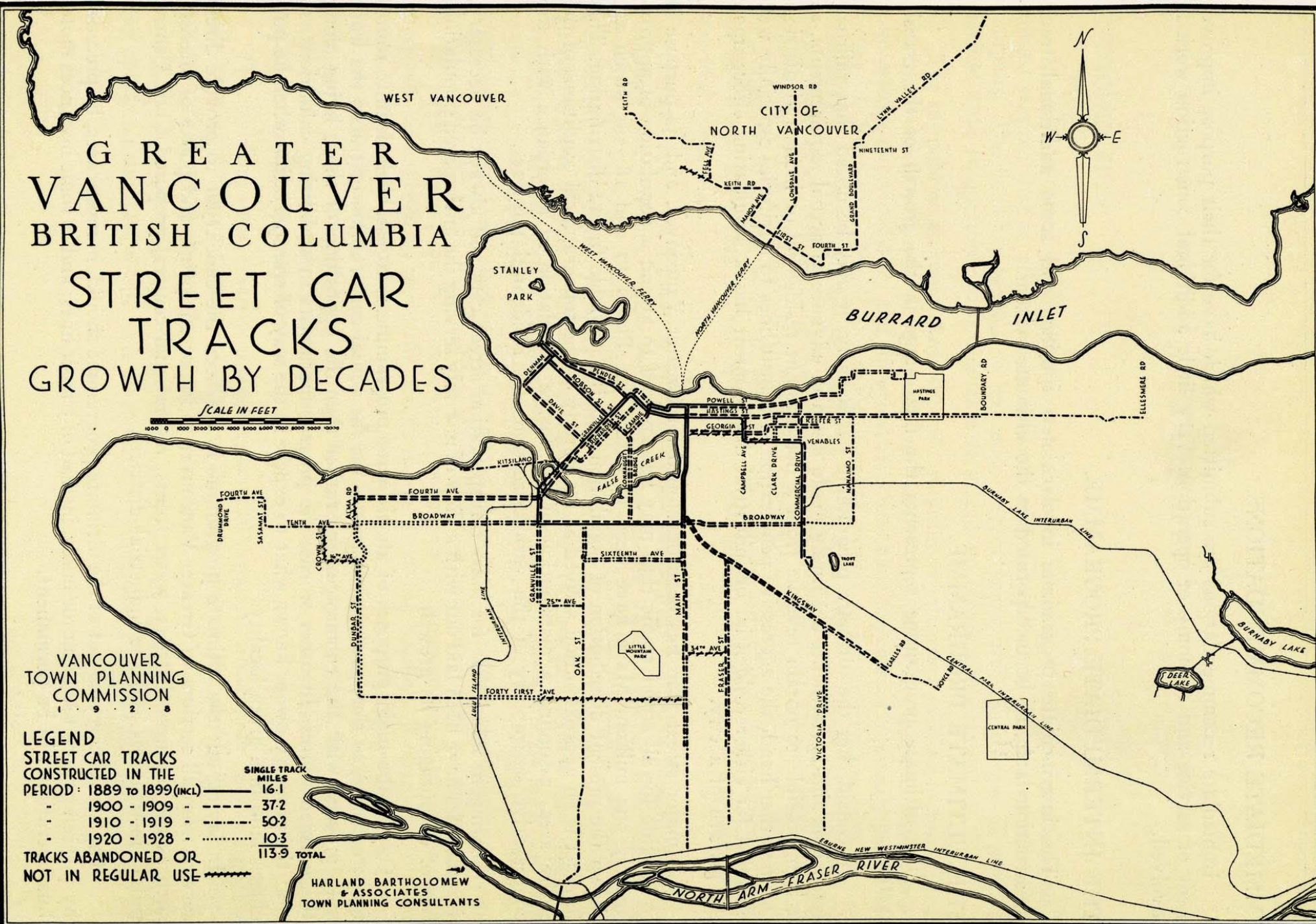
STREET CAR TRACKS  
CONSTRUCTED IN THE  
PERIOD: 1889 to 1899 (incl.)

PERIOD	SINGLE TRACK MILES
1889 to 1899 (incl.)	16.1
1900 - 1909	37.2
1910 - 1919	50.2
1920 - 1928	10.3
<b>TOTAL</b>	<b>113.9</b>

TRACKS ABANDONED OR  
NOT IN REGULAR USE

SINGLE TRACK  
MILES  
16.1  
37.2  
50.2  
10.3  
113.9 TOTAL

HARLAND BARTHOLOMEW  
& ASSOCIATES  
TOWN PLANNING CONSULTANTS





Circa 1950





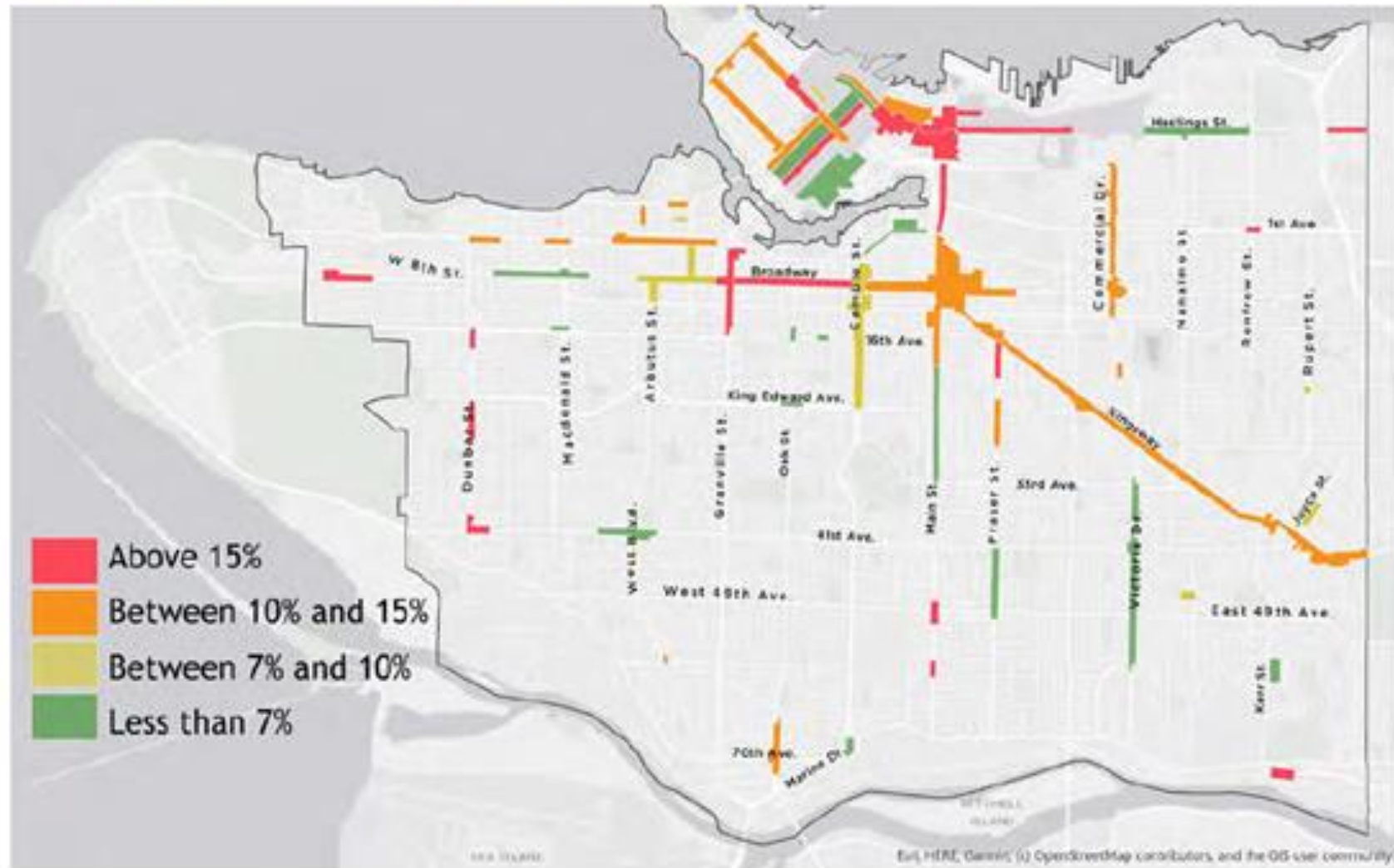
Circa  
1985

# 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



# 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\\_0UhCJ39K4MVZEN0](https://ubc.ca1.qualtrics.com/jfe/form/SV_0UhCJ39K4MVZEN0)



# 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: 10<sup>th</sup> Avenue, Alma, up to 6 storeys

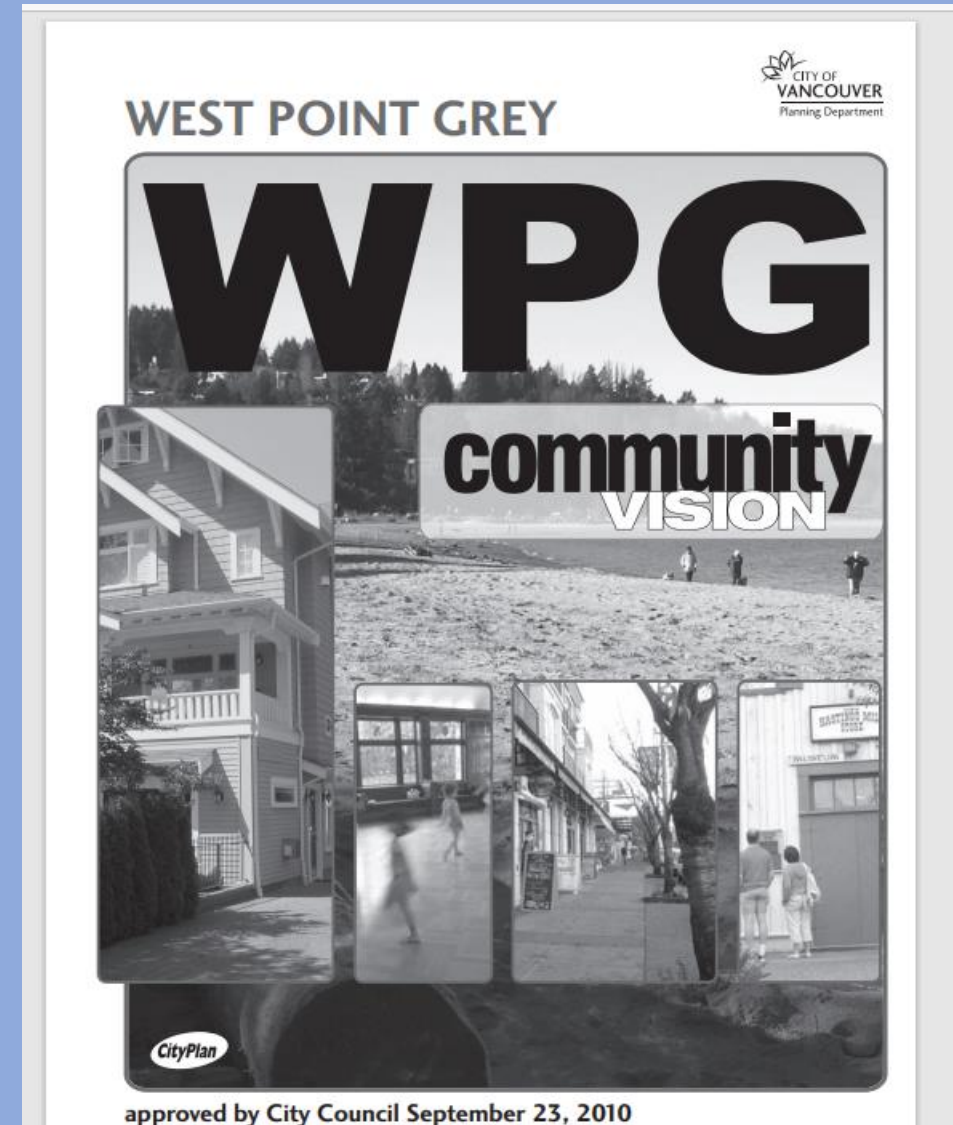
9<sup>th</sup> and 11<sup>th</sup> sharing lane with 10<sup>th</sup>, up to 4 storeys





# 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

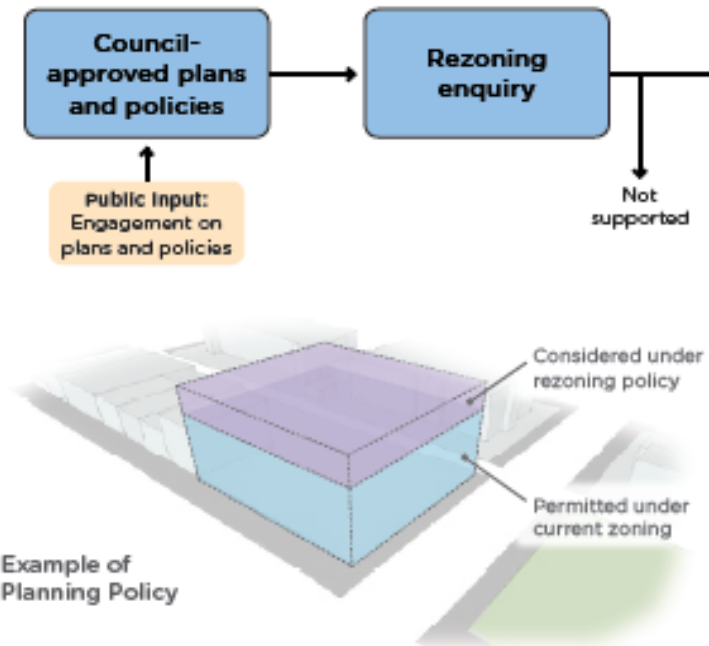


# Arbutus Centre Process



## Planning comes first

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



### 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

ER

## Rezoning applications

### Rezoning Application - 3701-3743 West Broadway



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

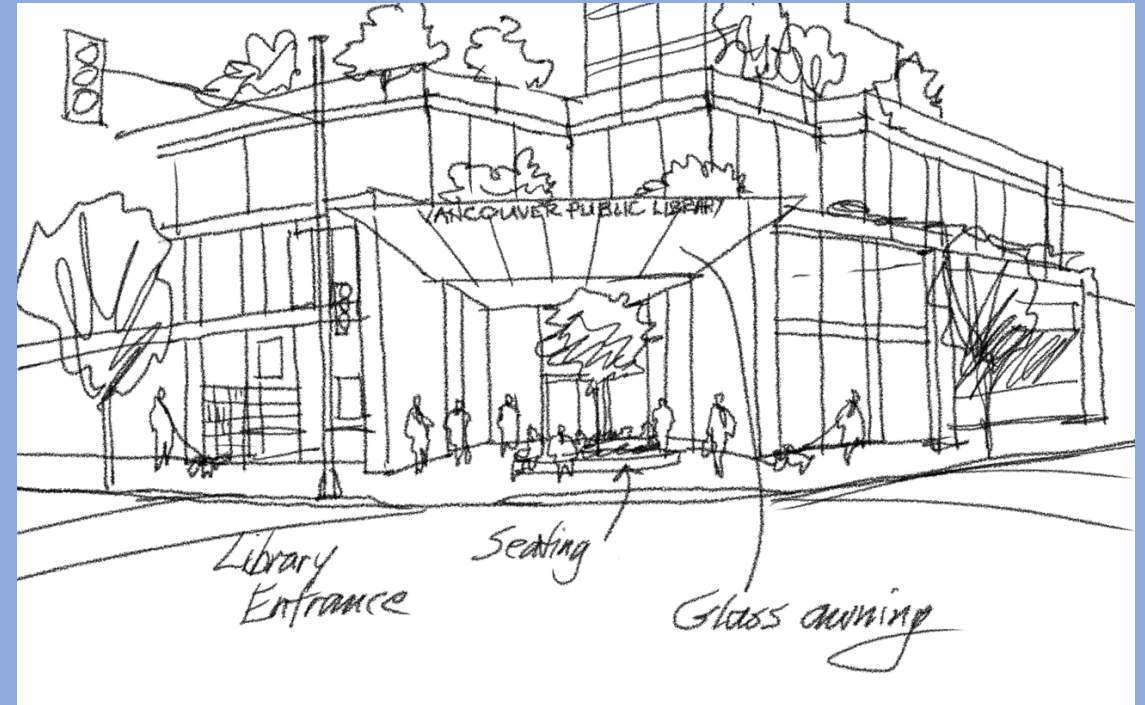


*Illustration by Lori Brown*



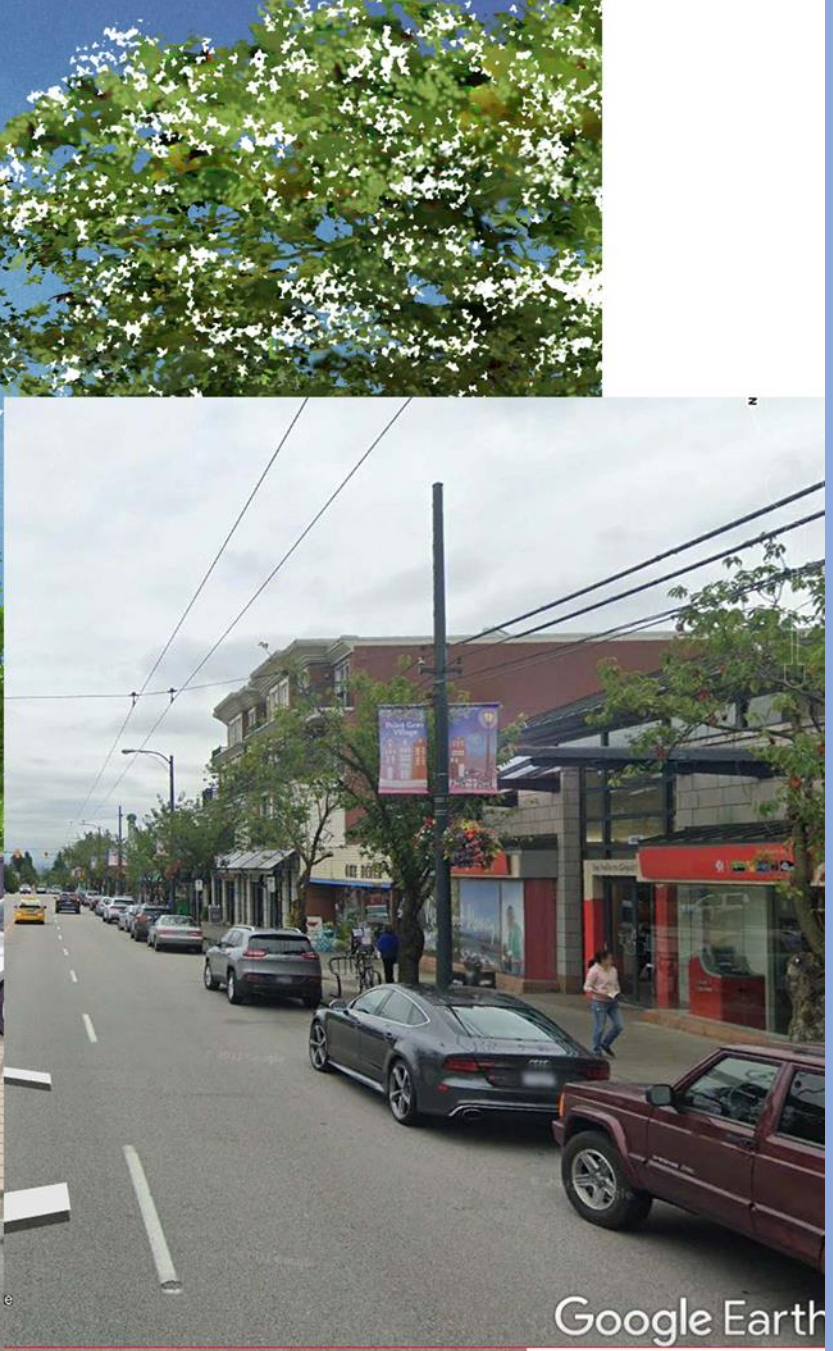
# Library as an “anchor” for the Village

- 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



*Illustration by Lori Brown*



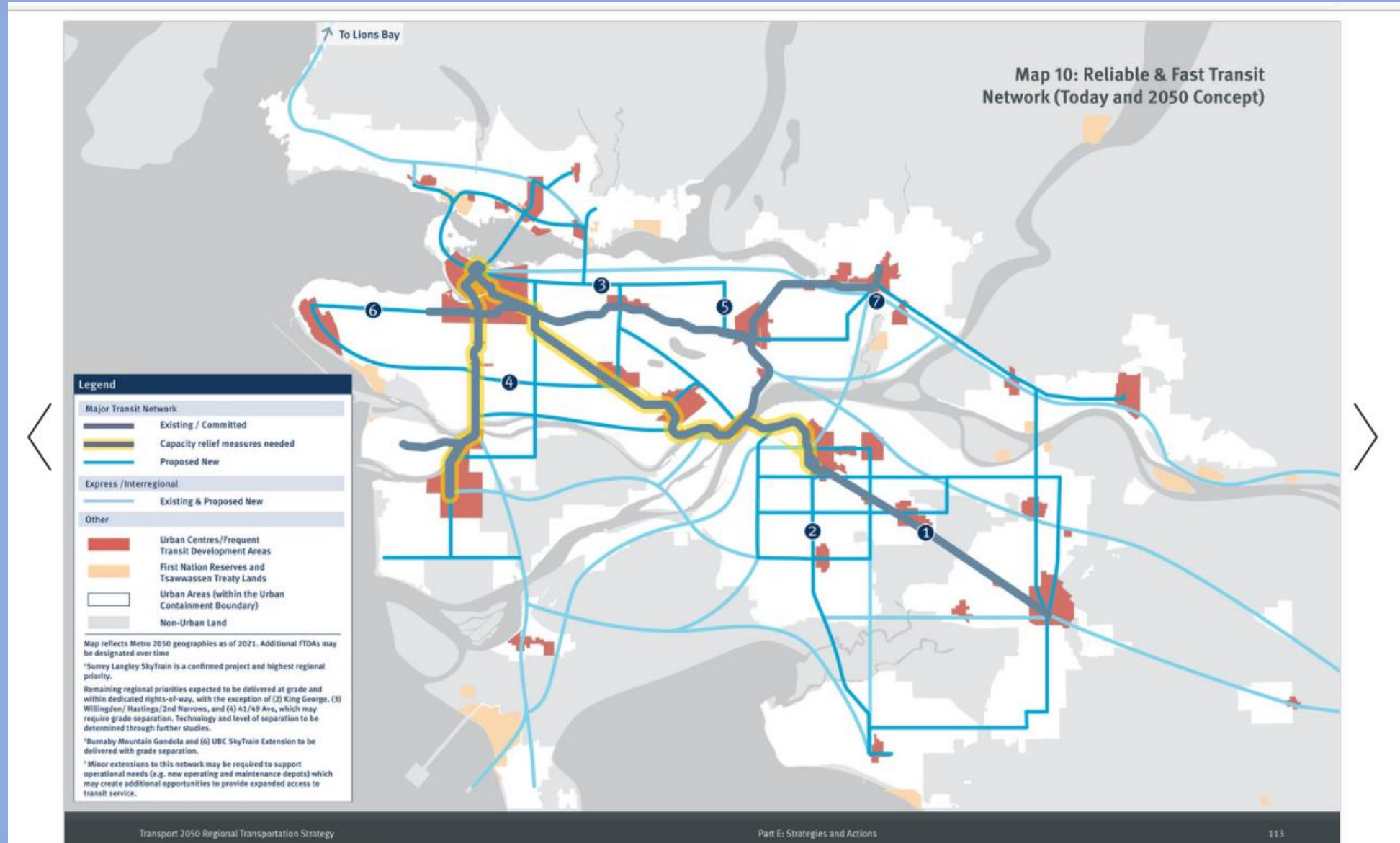


Google Earth

Illustration by Lori Brown



# 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](mailto: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](mailto:jeanbaird@shaw.ca))