
Friends of Point Grey Village—May 2023 newsletter

May 6, 2023

Update on Safeway Site

We are approaching the one-year mark of when BentallGreenOak revealed its first concept for the development of the Safeway site. BGO has kindly provided Friends with a recent progress update:

1. **Soil remediation** should be complete by the end of May. That should mean an end to truck movements and site noise until such time that BGO has development approval to begin construction. The developer confirmed that soil pre-loading on the site is not required.
2. **Timing of the Revised Development Concept.** As far as we know, City staff did not review the development concept prior to the community open houses held at the end of May, 2022/beginning of June, 2022. Since that time, BGO has been working with City Staff and has a revised design. **The developer is expecting to hold pre-application open house(s) toward the end of June, 2023.** The options of both in-person and online open houses worked well last time and we hope that BentallGreenOak will provide these same opportunities. When announced, Friends will help publicize dates and times of open houses.
3. **Clear Information on the Development Concept:** The developer can assist in providing a forum for meaningful community input by ensuring clear information is available at the open house. Ideally a model should be provided but in the absence of a model, we would like to see elevations for all four facades, artist concepts, heights of buildings clearly marked, setback measurements shown on the site plan, dimensions of public space, floor space for grocery store and other commercial space, types / tenure and floor space of residential units, shadow diagrams, traffic impact analysis and

proposed mitigation, and proposed community facilities such as space for a child care and permanent home for the library.

4. **Next Steps in the Development Approval Process:** Following the developer's pre-application open house, it is expected that the developer will submit a formal rezoning application. Presumably, City staff will use the community feedback from the pre-application open house to help evaluate the concept.

In a memo to Mayor and Council dated May 12, 2022 the City Manager explained the next steps following a developer-led pre-application open house and the submission of a formal rezoning application:

“Subject to receipt of a formal rezoning application, and as part of the rezoning application process, the public will be consulted, including post cards to be mailed out, virtual open house, Shape Your City, and a Public Hearing. Council ultimately holds the authority on making decisions with regards to rezoning applications following a Public Hearing. This project is being considered under the Moderate Income Rental Housing Pilot Project (MIRHPP).”

We are hoping that the City will also host an in-person Q&A/open house as part of the rezoning application process for such a pivotal site to the future of our village and the larger community.

Library update

Work is ongoing at the old VanCity building at **4566 West 10th**—the new location of the **Point Grey Library**. We will let you know when a move date is announced.

There are other village locations **under development**. Hewer Hardware is expanding into the old Kaboodles location. The permit on the door says the old UPS store is being renovated as a bakery. And if you peek into the old Point Grey Pharmacy location it is starting to look like an opening is getting closer. Stay tuned.

SHOP LOCAL

News from Point Grey Business Improvement Association

Activities happening around Mother's Day include a shopping event, similar to the one during the December holiday season. See poster for details.

Thanks to the BIA, many businesses are displaying spring wreaths, in celebration of spring (finally) and mothers. There are many restaurant options for treating mom. Flowers, chocolates, donuts, and all sorts of treasures can be found in our Village.



Please support our local merchants.

On Saturday May 13 there will be an Animal Show & Petting Zoo at the Pop-up. More details on the poster.



What's New:

The **UR Mart**—4458 4429 West 10th is now open and offering a variety of grocery items.

What's almost new:

If you have been in **Moricotta 4429 West 10th** recently you may have noticed the shelves becoming bare and lots of “sale” signs. My heart dropped when I saw what was happening—oh, no, a closing store. So Friends of Point Grey Village is very pleased to announce that Mori had a last minute change of heart and the store IS

STAYING OPEN. New orders are coming in and she is busy searching catalogues for Seasonal treasures. Do a little celebration dance, right over to Moricotta and let Mori know how pleased the community is with her decision.

The **Ame Toy & Gift Store, Japanese Toys 4416 West 10th** has expanded and is now also in the storefront to the east.

What's Everyone Talking About:

Donuts. Still. Ooh La La Donuts **4429 West 10th** is open and is making people rethink how donuts should taste. We get used to eating franchise donuts that are made in a land far, far away and shipped frozen. The Ooh La La Donuts are made fresh, and man does it make a difference to the taste. The maple syrup glaze with real bacon topping is a showstopper.

Please share this newsletter with neighbours. Anyone wishing to join our mailing list and become a Friend of Point Grey Village can do so on our website [Friends of Point Grey Village – Community working to revitalize Point Grey Village in Vancouver](#)

LAND ACKNOWLEDGEMENT

Point Grey Village is on the traditional, ancestral and unceded territories of the Squamish, Tsleil-Waututh and Musqueam Nations.



[Friends of Point Grey Village](#)