



Friends of Point Grey Village—Summer newsletter regarding Safeway Site Development Open House, and concerns about traffic on 10th

June 19, 2023

SAFEWAY SITE OPEN HOUSE—REVISED PROPOSAL

BentallGreenOak has announced that there will be a “Pre-Application consultation to learn about updates to our redevelopment proposal for 4545 W. 10th.”

There will be an in-person Open House **Tuesday, June 27, 2023 from 5 p.m. to**

7. p.m. at the West Point Grey Baptist Church—4509 W. 11th. The church is at the corner of 11th and Sasamat.

ONLINE CONSULTATION Visit [Updated Scheme: Pre-Application Consultation – June 2023 - 4545 W 10th \(4545wtenth.com\)](#)to review the plans and provide input (after June 27). The comment period will conclude July 18, 2023.

Friends of Point Grey Village encourage the community to attend these events and provide feedback. What happens on the Safeway Site will have a dramatic effect on Point Grey for decades.

NOTICE FOR PRE-APPLICATION OPEN HOUSE 4545 W 10th AVENUE

June 27 – July 18, 2023 ****REVISED PROPOSAL****

BentallGreenOak 

On behalf of BentallGreenOak, we are pleased to invite you to attend an additional Pre-Application consultation to learn about the updates to our redevelopment proposal for 4545 W 10th Avenue, Vancouver. The intent of the consultation is to introduce the revised preliminary proposal to the community and seek community input. We will be offering an in-person Open House followed by a three-week online consultation where members of the community can review the proposal material and provide written comment.

BentallGreenOak is proposing a new mixed-use, vibrant retail and residential development that will offer new rental homes, a large grocery store, street-oriented cafes and/or retail units, as well as enhanced new public plazas and planted areas. The proposal is being considered under the City's *Moderate Income Rental Housing Pilot Program*.



This is not a City of Vancouver event. If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application.

NEW PRE-APPLICATION CONSULTATION DETAILS BELOW:

IN-PERSON OPEN HOUSE

When: Tuesday, June 27, 2023

Time: 5pm – 7pm

Where: West Point Grey Baptist Church
4509 W 11th Avenue, Vancouver

ONLINE CONSULTATION

Please visit www.4545wtenth.com to review the plans and provide input.

Following the Pre-Application Open House, there will be an online comment period on our website, concluding on **July 18, 2023**.

Please contact the Heather McCauley at heather@pottingerbird.com or 778.839.4772 with any question

Transforming 10th Avenue to a Safe and Pleasant Street

“There was another nasty crash on our corner at 10th and Trimble. It’s the same scenario every time: a car tries to cross 10th on Trimble, with terrible visibility and no stop light, only to get t-boned by a car racing down 10th. I’m surprised a car hasn’t crashed straight into our store!”

Tania from Quadro Photo and Framing, April 14, 2023

Merchants and residents have noticed traffic conditions worsening on 10th Avenue, with many cars and buses travelling above the speed limit, and drivers making

reckless turns from north/south streets.

ICBC provides crash information so we looked at the available data, which is from 2017-2021:

10th and Discovery = 38 crashes

10th and Trimble= 44 crashes

10th and Sasamat= 69 crashes

10th and Tolmie= 24 crashes

10th and Blanca= 42 crashes

Total in the Village= 217 crashes from 2017-2021

Source: [Lower Mainland Crashes | Tableau Public](#)

There does not appear to be any trends showing a decline in crashes year by year, except at Sasamat where crashes have been reduced with the creation of the plaza at this corner.

Significant Policy Shift at City Hall

After decades of the City never wanting to slow down traffic on arterial streets, such as 10th Avenue, there has been a significant policy shift at City Hall. In September 2022, after years of consultation and a large budget allocation, Mayor and Council endorsed new directions in a citywide plan called Vancouver Plan [Vancouver-Plan-2022-09-23-1.pdf \(vancouverplan.ca\)](#).

Check out the policies shown below, which mean that the City is showing its intention to slow down traffic, reduce the amount of space dedicated to vehicles,

and make streets like 10th Avenue “People First Streets.” It can be done in a way that still allows buses to run efficiently and to provide sufficient parking for those using cars.



Artist impression by Lori Brown of improvements to make 10th a safer and more pleasant street—elements such as wider sidewalks to enable cafes/restaurants to have patios on the sidewalk rather than in the parking lane and a safe mid-block crossing between Sasamat and Tolmie

Direction 5.2: People-First Streets

Source: [Vancouver Plan ..](#)

Here are the most important Vancouver Plan directions for the future of 10th Avenue:

5.2.2 Support safe and comfortable walking, rolling, biking, and transit access to destinations on retail streets. Support public life and the local economy, planning for deliveries and micro-mobility devices.

5.2.3 Reimagine arterials to be safe and liveable while efficiently moving people and goods. Reduce the impacts of polluting vehicles and optimize goods movement.

5.2.6 Leverage street improvement projects to deliver co-benefits for transportation, public space, water, and natural systems. Develop strategies that prioritize walking, biking, transit, and public space on streets over parking, while considering persons with disabilities and others with essential parking needs.

What Actions Can be Taken Now to Transform 10th Avenue?

Here are some suggestions. Please let us know if you have additional ideas.

City Hall

1. Take the opportunity, with the largest development ever to be located in the Village (on the Safeway site), to improve traffic safety throughout the village and apply Vancouver Plan “People-First policies” to make the streetscape much more pleasant for pedestrians.
2. Provide an analysis of speed, traffic volume, and safety conditions in the Village. For example, we appreciate the Sasamat Plaza, however, the impacts of the plaza on other north/south streets need to be understood and mitigated. There are many possible solutions.

3. Improve visibility at north-south street intersections.
4. Place a trial “Speed Capture” Display Board for both east and westbound traffic so drivers can check their speed and the City can collect data.
5. Ask TransLink bus drivers to stick to the speed limit.

Residents and Business Owners

1. Advocate for 10th Avenue to become a Pilot Project to trial the City’s new approach to arterial roads as outlined in Vancouver Plan.

All Drivers

1. Be patient. Come to a full stop at intersections with a STOP sign. That sign is for you and the presence of a pedestrian traffic light does not mean you can ignore the STOP sign.
2. Slow down in all directions.
3. Be extra careful in the afternoon on sunny days when westbound visibility is poor.

NEWS FROM THE BIA

Winners of the \$250 Mother’s Day shopping gift card event are:

Bob K.

Kellie A.

Lyn S.

Kay L.

There are 67 hanging floral baskets brightening the Village. Also three palm trees have been added at the plaza.

What's Almost-New:

Dentists in Point Grey—4358 W. 10th—has completed the renovation and has reopened.

Everyday Sushi—4572 W. 10th—has also completed a renovation and has reopened with new owners and a new concept.

Butterfly Nail Salon—4385 W. 10th—has reopened with a new concept

What's Coming Soon:

The Ilka Cake Shop—4438 W. 10th—the sign is up. Stay tuned for more info.

What's New:



Timboro—4410 W. 10th—has arrived in Point Grey Village, for all your camping needs. <https://timboro.com> [alpurdy.us3.list-manage.com]

The young couple that have opened this shop are avid campers with a passion for the outdoors.

"When we first started camping after graduating from college, we quickly realized that the camping gear sold in local malls was often too expensive for our budget. We found it challenging to judge the quality of products sold online.

"We decided to take matters into our own hands and create a shop where we could offer affordable yet good-quality camping gear. We traveled to many cities, including some out of the country, to find reliable factories that produce interesting and functional products. We personally select each item in our store, ensuring that it meets our high standards of quality and functionality."

For the past year they have operated Timboro as an online store, from their garage. Point Grey is the new retail location. Drop by, check out the products, and welcome them to Point Grey Village.

And last but certainly not least, the library opens in the new location on June 27.

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.



