

Friends of Point Grey Village September 2023 Newsletter

There is lots of news! Here, we are reporting on a tour with two City Councillors and, as usual, providing an update on new businesses and other Village happenings. Our next newsletter will focus on design options for the Safeway site. We aim to have it in your inbox by early October.

Councillors Dominato and Fry Tour Point Grey Village

Friends of Point Grey Village (FPGV) and the Business Improvement Association (BIA) recently hosted a two-hour meeting with City Councillors Dominato and Fry in Point Grey. We discussed a number of concerns about the prosperity of the Village and the critical revitalization role of the new development on the former Safeway site. We walked the three blocks of the Village with the Councillors. Topics discussed included:

Safeway Site Redevelopment

Both Councillors noted that development projects that have the best outcomes are the ones where the developer works with and responds to suggestions and concerns from the community. The City will also need to be a pro-active partner rather than just relying on whatever the developer proposes.

There is a distinct lack of public benefit in the current proposal, beyond housing and a grocery store. With the size of the Safeway site redevelopment, the Village *should* benefit from community amenities such as a public space, childcare facility, and library.

Public Plaza: This could provide an outdoor seating area and be a neighbourhood hub for the Village. A public plaza would give the Village a heart.

Childcare: We emphasized the need for a purpose-built, modern childcare in our community and let them know that the developer did not include a childcare in the plans that were shown to the community in June. The demand generated from the development of well over 500 units will add to the already long waiting lists for childcare. In discussion of the feasibility of adding a childcare to the new development, Councillor Dominato mentioned the importance of co-location of services in neighbourhood centres, as outlined in Vancouver Plan, adopted by Council on July 22, 2022. There is an expectation that BentallGreenOak (BGO) will follow the directions of the Vancouver Plan.

Library: The new home for the library is unfortunately cramped and uninspiring. It is meant to provide for both an expanding Point Grey population and the rapidly growing populations at University Endowment Lands and UBC.

FPGV proposed a solution to the Councillors. The developer is proposing a 37,000 square foot supermarket, about 50% larger than the former Safeway. A supermarket

half that size would be sufficient. Alternatively, the library could be located on the mezzanine level, above the supermarket. We suggested to the Councillors that they consider a purpose-built library of 12,000 square foot in the new development—this is what the Vancouver Public Library Facilities Plan says the community needs in the longer term. It will be up to City Hall to figure out how to fund the library.

Transportation

We talked about the speed of traffic on 10th, the high number of crashes at the Village intersections and the need for traffic mitigation measures. Marc Renaud, at Gild & Co, explained that he has a front row seat to what seems like almost a crash a day. The speed of the traffic certainly detracts from the illage atmosphere.

We asked that Point Grey Village be used as a pilot project for the Pedestrian Friendly approach to street traffic outlined in the Vancouver Plan. We are happy to report that the BIA is in support of that suggestion and has written to the Mayor and City Council. There are important details that will be of interest in that BIA [letter](#).

The Councillors offered to follow up with the Chief Engineer. The Safeway development offers the opportunity for many street improvements, including a safe mid-block pedestrian crossing and adjustments to make all intersections safer.

We also talked about the future SkyTrain and how Vancouver Plan had identified the Village as a rapid transit area village. We noted that while we have very good transit now with the 99B and other buses, that the Jerico Lands were planned to be the location of the new stop on the UBC SkyTrain line extension. With the steep hill and long walk to that station, Point Grey Village would end up with less transit service than it has now. Point Grey Village would not benefit from a station at that location.

The Councillors had heard recent discussion of a possible future SkyTrain stop at Blanca that could serve the Point Grey Village well, being a short walk away. They said they would follow up with staff on the status of the station location planning. A case can be made for a station at Blanca to open at the same time as other stations given the large number of units planned on the Safeway site and the availability of some apartment land parcels on the perimeter of the golf course near Blanca.

Vacancy rates, standards of maintenance, permitting issues

We thought that the Councillors were surprised at both the number of vacant shopfronts and the lack of upkeep of some of the vacant shops. Marc Renaud explained that some owners do not want to rent and they are waiting for a sale, which helps explain the length of time that shops are left vacant. The BIA has had a real challenge tracking down the negligent landlords.

The length of the permitting process continues to be a concern and explains why a couple of future businesses are still not open. Home Hardware staff gave us a tour of their expanded store under renovation and explained some of the permitting challenges they have encountered.

Next Steps

Marc Renaud explained that there is a lot of heart in the Village and that any events hosted by the BIA are very well attended and spark joy and hope for the future of the Village. The Village has thrived for over 100 years and has only hit some harder times in these last few years.

It takes the residents of a Village to save a Village, the hard work of the business owners, imagination and community building by the Safeway site developers, and stewardship by City Hall. FPGV and the BIA will continue to keep this *to do list* on the front burner. Thank you to Councillors Dominato and Fry for the visit and for the follow up actions on their *to do lists*.

What's New

LOTS

Two of Hearts has opened at **4333 West 10th**

If you like to shop and support local businesses, this is a place for you.

“Inside Two of Hearts Boutique, you’ll find a unique selection of local and international brands. Owned and operated by Vancouver fashion designer Jenny Yen, the boutique is also home to the beloved in-house label, Cici.

“Classically appealing cuts, versatile fit, comfort, and individuality are all key elements when Jenny designs CiCi. She’s also dedicated to supporting locally made products and selecting the best merchandise mix for her customers’ busy lifestyles. Both Cici and the carefully curated fashion brands are made from eco fabrics, such as bamboo, modal and Tencel. But the real secret behind the clothing’s popularity is the stretch fibers, blended in to help achieve a great fit for many body types.”

<https://twoofhearts.ca>



AND

Home Hardware has installed a new sign in the expanded and soon-to-be-opened extension.

AND

Language Arts Base—LAB—is now open at 4431 10th

“We have many fun programs for small kids and a sprinkle for adults! Our goal is to encourage our students to build wonderful conversations and appreciation for visual arts regardless of age. Vancouver BC is such a great multicultural community, so we also want to give our youth more opportunities to learn the fundamentals of the English language in a fun and artistic environment. We love helping our students build a portfolio of interests and hobbies that will let them grow into well-rounded individuals.

“We provide parent and me classes for toddlers, weekly classes for kids from 3 years old all the way to adults.

“We always welcome parties at LAB and so much more!”

<https://www.languageartsbase.com/labpointgrey>



AND (I did say there was LOTS)

From the BIA-- Exciting news for riders: a fresh **Mobi Bike station** has landed at Sasamat St. and W 10th Ave, thanks to the Mobi network expansion to UBC. There is another on Trimble beside the park.

AND

New design shop, “Bespoke kitchens made easy,” **Astr Interiors** has opened at **4408 West 10th**

“Astr Interiors is a bespoke kitchen provider that designs, supplies and installs kitchens for our clients. Our kitchen ‘packages’ include cabinetry, countertops, hardware and backsplash tile and come in a range of styles and designs. We also operate a full-scale Interior Design studio and work with clients on other spaces in their home besides the kitchen. Our showroom is open by appointment and is host to our display kitchens as well as our material library - we invite anyone interested in starting a kitchen build or renovation project to book an appointment at the showroom and see how we can help them get started.”

www.astrinteriors.com/

What’s Everyone Talking About?

A FOOD TRUCK.

“BistroVan crêpe-truck, the food is exactly what you expect it to be, full of flavour, delicious, comforting organic and/or fresh.” Friday nights on the 4500 block.



<https://www.facebook.com/bistrotvan>