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November 21, 2023

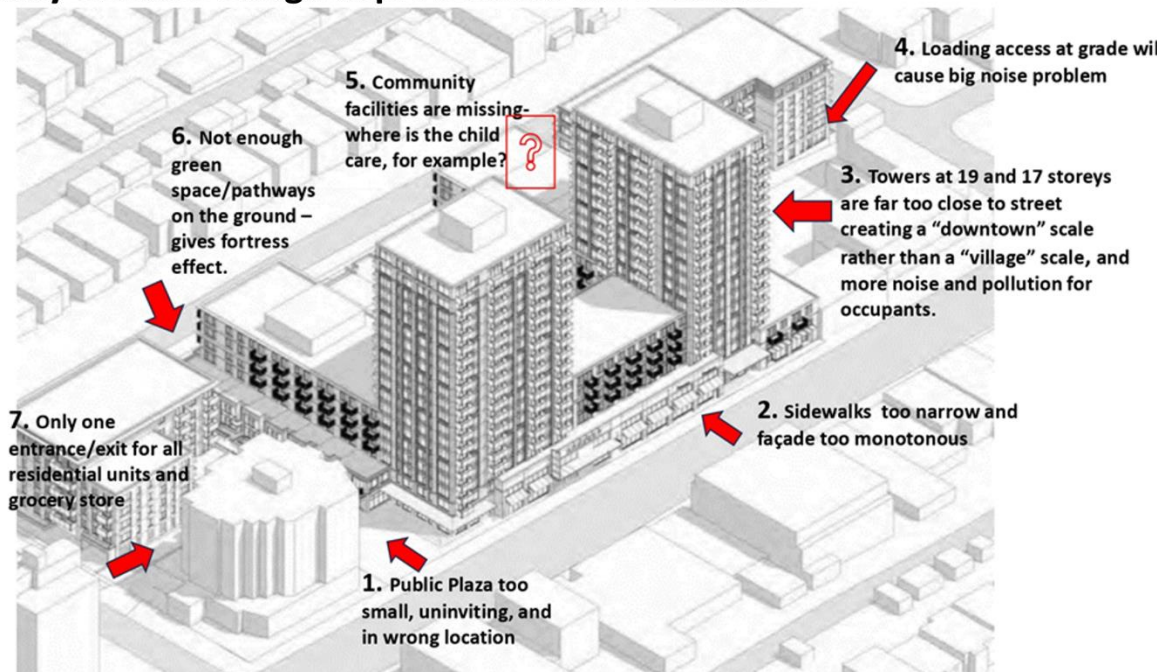
### **Safeway Site Development Update**

In our [October 2023 newsletter](#), Friends of Point Grey Village presented ideas to help improve the developer's revised proposal for the Safeway site. The second BentallGreenOak proposal was shown to the community in June 2023. City staff is evaluating the second BGO proposal now. The next chance for community comment will likely be at a City-sponsored Open House in a few months. We will let you know the date when it is announced.

Our goal is to make sure the future development works well for the community, local businesses, and the developer. It is an excellent opportunity to help

implement the newly adopted Vancouver Plan and show the many benefits of strong, prosperous neighbourhood villages.

### Many Creative Design Improvements are Possible



We asked our readers if they had any comments on the ideas presented and we got plenty of feedback. Thank you! Some of these comments are provided below. We look forward to working with the City and the developer in the coming months.

#### Some comments from our readers:

*"Thank you for all the work you have done on this...the proposals are very creative. They illustrate the possibilities for creating a welcoming community-oriented space."*

*“A permanent home for the library on this site would be a tremendous asset for the existing community and new residents. I feel it would add enduring value, vitality and a special quality to the entire site, bringing long term dividends to the developer too. The example you gave of the joint venture of the developer and the municipality in Sydney, Australia is very inspiring. I think this is what Mayor Sim meant by getting Vancouver’s swagger back.”*

*“For us, the second kick at the proposed design was a huge disappointment. The two main towers crowd into West 10th. There are no decks or staggered stories providing access to unobstructed sky. Just basic apartment living atop a huge grocery store. I would really like to see a return to the first drawings, or some re-imagining of the towers that would provide tenants with decks rather than balconies.”*

*“We really would like to see forward progress on this development.... West 10th is slowly becoming a retail desert without the central anchor.”*

*“I can’t imagine this boring, fortress-like development being showcased in Sun Life’s future Annual Reports. Please architects, show some flair, imagination and respect for the village setting.”*

*“I support larger sidewalks and some reasonable public space. The “parklet” on Sasamat has been a good addition to the neighbourhood. A centre courtyard is a great idea.”*

*“I support the addition of a child care and library and look forward to the City*

*finding ways to fund these important community facilities.”*

*“Bravo to the community for this info and insight.”*

Now is the time to consider these improvements. By the time the public hearing occurs, City staff and Council will have already made up their minds.

### **Community Garden and Dog Park Come to the Village**

BentallGreenOak (BGO) has decided to use the Safeway site for a dog park and community garden as interim use while going through the development approval process. We are pleased that this vast open space is getting some community use. Neighbourhood dogs are enjoying the off-leash frolic close to home. We understand that gardeners have leased out all of the 130 garden boxes and some plants are already sprouting.



### **Mickey the Dog, good friend of Mickey the Cat, checks out the dog park**

BentallGreenOak is eligible to apply to reclassify the property from Class 6 “Business” to Class 8 “Recreational Property/Non-Profit Organizations” as a result of providing this interim use. This reclassification will result in a significant reduction in property taxes made possible through provincial legislation.

### **Sasamat Parklet**

The parklet has had some improvements recently including a water fountain for humans and a lower one for the puppers, a solar powered seating area, and some new seating.

Is your cell low on power? Stop by and charge your phone. The BIA has arranged some of the seating in a theatre style for coming events.

Once again the BIA will be funding window art and door wreaths for the holidays. Read to the end to find out about Nerdy Elves in the village.





**Decarbonize for the Holiday Season--SHOP LOCAL**

Amazon isn't doing well with decarbonizing:

<https://www.inogo.com/blog/amazon-falls-short-on-sustainability-goals-the-importance-of-real-progress>

But you **can** do a good job by shopping in the village. The merchants, restaurants and services really need community support. Jeff Bezos—the billionaire owner of Amazon—does not.

A good holiday sales season can make or break a business. Please think twice before leaving the community to shop.

## **What's New**

**Computer+Clinic** has opened at **4517 West 10th Ave.** offering repairs AND electronics recycling.

“Embrace eco-smart tech habits with Computer+Clinic ! Save more than just money by giving your devices—smartphones, laptops, MacBooks, and gaming consoles—a new lease on life, reducing waste and conserving resources in one fell swoop. Join us in our Vancouver shop for expert repairs that keep both your digital life and our planet thriving.”

**Danoo** at **4462 West 10th Ave** is now under new management. Stop by to check out the revised menu.

b | creative space--4380 West 10th  
yoga \* pilates \* self-massage \* GYROTONIC



"In the heart of West Point Grey, b | creative space is a holistic wellness studio that promotes self-expression and personal growth through dynamic movement and static balance. Nestled in this charming community, our tranquil studio offers a retreat from the outside world, allowing you to reconnect with your inner self. Our mission is to harmonize mind, body, and soul, unlocking your innate creativity.

"Our certified staff caters to all physical levels or limitations, ensuring personalized attention. Whether you're a seasoned enthusiast or a beginner, our fully equipped studio will support and challenge you. Join us at b | creative space to discover your true potential. Let's paint the canvas of our lives with vibrant colors, nurturing our bodies, minds, and spirits, one mindful moment at a time."

**Chickasta Grill at 4443 West 10th Ave** opened November 14. "We are a grilled chicken place, and our main focus is on healthy food without frying and using less oil. We have Crazy salads, different than the usual ones on the market. In addition, we have authentic Italian pasta with a lot of International fusion, such as pasta with butter chicken or butter sauce. Also Crazy Poutines, burgers, wraps, and finally we have some Indian Curry with rice.



## **West Side Creators**

The description below is taken from the Facebook Page “Point Grey Village” which is run by the BIA. If you are not already a member of the group, please consider joining. The BIA posts about new businesses in the village, and events.

“We're excited to introduce our newest gem – Westside Creators, an Art Studio with a cat twist!

“Here you'll find a world of cartooning with the incredible Anishinaabe Art Director and Cat Artist, Meyow. With cartooning classes, workshops, artist collaborations, and collectables, there's something for every art enthusiast, beginner or pro!

You can find Westside Creators inside Two of Hearts Clothing & Boutique, another local gem!

“Ready to explore your artistic side? Join us at Westside Creators and let your imagination run wild. Become a part of our creative community in #PointGreyVillage!”

# WestSide Creators



## ART STUDIO   WORKSHOPS ART & CARTOONING CLASSES ARTIST COLLABS   COLLECTABLES

- Small class sizes   ■ Individual attention   ■ All skill levels
- Sketch and Social Art Activities

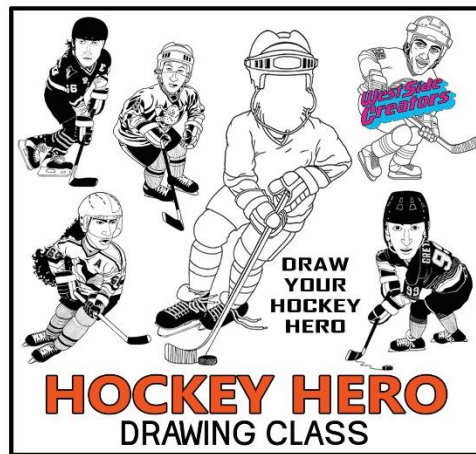
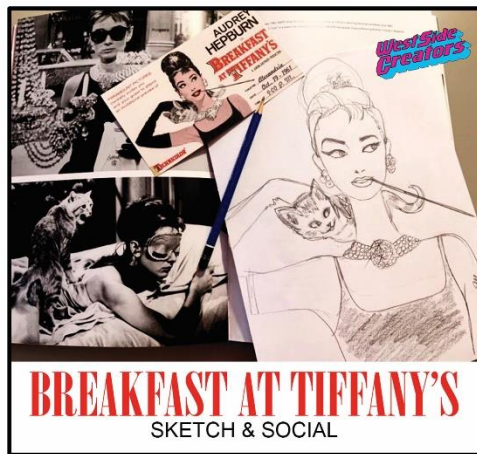
📍 @WestSideCreators

Email: [jack.westsidecreators@gmail.com](mailto:jack.westsidecreators@gmail.com)



# West Side Creators

Join Us for Fun and Unique Art Classes!



1- 4333 West 10th Vancouver

604 428 0998

**REGISTER ONLINE!**

**[www.twoofhearts.ca](http://www.twoofhearts.ca)**



Two of Hearts had a soft opening in the summer and now has announced it Grand Opening

# **GRAND OPENING PARTY**

## Two of Hearts

♥ Fashion Boutique & Art Studio ♥



1 - 4333 WEST 10TH AVE

**NOV 24TH, 25TH & 26TH**

Enjoy Snacks & Beverages

SAVE 15% OFF Regular Priced Clothing

**SPIN THE WHEEL FOR PRIZES**

And now for the info I promised about those nerdy elves.

# Winter Party

AT POINT GREY VILLAGE

(WEST 10TH AVENUE & SASAMAT STREET)

DECEMBER 9TH 12-5PM

**TAKE YOUR PHOTO WITH SANTA**

NERDY ELVES MUSICAL PERFORMANCES

MAPLE SUGAR SHACK TAFFY + HOT CHOCOLATE

HOLIDAY CRAFTS & OTHER ACTIVITIES

POINT  
GREY  
VILLAGE

**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 <https://friendsofpointgreyvillage.ca/>

## 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*



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