

February 18, 2024 Newsletter

Next step on the Safeway Site Rezoning Application:

Attend the Urban Design Panel Meeting on Wednesday February 21 at 3 pm (Virtually)

Thank you to everyone who attended the Open House on February 8, 2024 and for submitting questions and comments on the website/Open House. The Q&A on Shape Your City is now closed but the Comments section remains open:

<https://www.shapeyourcity.ca/4545-w-10th-ave>

The next step is the Urban Design Panel on Wednesday, February 21 at 3pm. The public is invited to attend but we cannot ask questions.

The Urban Design Panel (UDP) is an independent advisory committee of volunteers, mostly design professionals. It advises City Council and staff about development proposals or policies, including rezoning applications.

Here is the agenda for the February 21st Urban Design Panel. [UDP Feb 21, 2024 Agenda \(vancouver.ca\)](#). You will see the Safeway site is item 2.

How to Join the Meeting

Here is the link <https://vancouver.ca/your-government/urban-design-panel.aspx>

Look for the blue tab labelled **Join the Meeting**. You can watch or just listen on your phone.

What to Expect

City staff will introduce the agenda item and then will ask the Panel a few questions. This short presentation by staff will give us a good indication of whether staff heard our feedback at the open house and saw value in our comments.

Hopefully staff will mention key points, such as:

1. Explain how the proposal considers and respects the village context and surrounding apartments and homes.
2. Does the proposal meet the high bar for sustainable design for large developments as required by Council, including diversity of building form and variety of ground-level open space of the site, creating a lively,

interesting streetscape on 10th Avenue, site coverage, environmental performance, vehicle/truck access, etc.?

3. What is the significance of the new MIRHPP rental subsidy rules introduced in October 2023 after the developer's open house in June 2023? These new rules give the City and the developer more flexibility to reduce density and/or add community amenities such as a central plaza and a childcare.



The Urban Design Panel will not be seeing this pleasant, human-scaled vision of what the development could look like. Hopefully, like us, they will see the tremendous potential of the 3-acre site to provide liveable density, a dynamic, lively, streetscape, a childcare, and a village heart.