

May 8, 2024 Newsletter

## Update on Safeway Site

### Meeting with David Eby, MLA

Friends of Point Grey Village met with David Eby, MLA in mid-April. It was clear that he is as keen as we are to get the development approved as soon as possible for the convenience of the residents, for the prosperity of the village and for the contribution to badly-needed new housing supply.

We outlined our suggestions for improvements to the project to maximize village revitalization potential. We then focused on the need for provincial funding to include a childcare. Eby said that funding could be available under current programs. His staff and City staff are exploring opportunities. It is possible that the addition of a childcare could add a few months to the process but this slight delay is certainly worth the benefits that would result for current and new families in Point Grey. It is also an important way, in Eby's own riding, for his government to demonstrate that new housing supply requires adequate social and utility infrastructure to support complete communities.

### Joyce Murray Supports Community Engagement

Joyce Murray, MLA lives a short walk from local shops in Point Grey Village. She appreciates the value of the village in day-to-day convenience and the opportunities the Safeway site brings to help the village prosper. She also understands the value of community input to help improve the project. One of our readers provided FPGV with a letter Joyce Murray wrote to Mayor and Council earlier this year.

Here are some excerpts from her letter:

*"Many constituents have approached me about the future of the Safeway site, clearly a pivotal site for the future of the village. They have suggested creative ideas on how the development can be enhanced. I have heard their support for market and below market housing and have also heard their excitement and interest in adding missing community services such as a childcare, a heart to the village through good urban design, livable density, and place-making. They also have practical suggestions on traffic management and calming 10th Avenue, all which would add to the attractiveness and future prosperity of the village..."*

*"This volunteer neighbourhood collaboration is a valuable resource and a pillar of sustainable communities. I sincerely hope that in this stage of consultation, the City will create opportunities for everyone to work together and for all voices to be heard. This collaboration need not delay the approval process and can pay lasting dividends to both the developer and the Point Grey community."*

[Read the full letter from Joyce Murray MP to Mayor and Council](#)

## **City of Vancouver Councillors Visit the Safeway site.**

David Roche of BGO has invited the Mayor and City councillors to visit the site. So far, our readers have spotted four ABC councillors on site on tour with Roche. We are pleased that councillors will see the potential of the site and the opportunity offered by its depth and size. Other than Jericho Lands, this must be the largest development site west of Oak Street.

Hopefully councillors are asking the developer how the development fits with City policies such as Vancouver Plan and the protection of neighbourhood shopping frontages, as well as the opportunity to provide missing community facilities such as a childcare and an attractive central plaza. We also hope they ask about the best possible traffic management solutions to ensure that the development does not interfere with 10<sup>th</sup> Avenue's function as a vital bus transit corridor and improves pedestrian safety.

The developer, [BGO](#) a multi-national corporation, will also want to demonstrate its commitment and understanding of the City and neighbourhood. It states on its website:

*Our global portfolio includes examples which underscore some of the industry's best practices and achievements in sustainable investing and environmental, social and governance performance. We strive to lead by example with respect to investing sustainably.*

We are optimistic that in the coming months the development's social and environmental performance will improve in advance of the public hearing stage.

Assuming this development will be approved in this term of Council, Mayor and Council will want the satisfaction that they contributed to help make the development work for both the community and the developer.

We invite the Mayor and Councillors to contact Friends of Point Grey Village if they would like to hear a community perspective and/or ask questions.

## **Analysis of Transportation Study Finds Errors and Omissions and Lack of Solutions**

FPGV was fortunate to have a local transportation planner review the Bunt & Associates study commissioned by BGO. The purpose of the Bunt study was to analyse the impact of the potential traffic and offer solutions. Unfortunately, the only solution Bunt suggested is a full traffic light at Tolmie. A summary of findings:

- **Baseline traffic counts** were undertaken early March 2022 when COVID impacts on travel were still a considerable factor. **Action:** City staff should ask BGO to re-do baseline analysis with current data.
- **Assumptions on likely number of trips generated likely err on the low side.** The proposal is for all grocery store traffic and residents to enter and exit from a single driveway off Tolmie. This is likely to cause big back-ups westbound on 10<sup>th</sup> at peak times when grocery store traffic and commuter traffic are at their peak. This will interfere with

bus movements. **Action:** City staff need to look at possibilities of making better use of Sasamat to distribute traffic which has a wider right of way than Tolmie because Sasamat used to be a street car route. A smaller grocery store right-sized for the community will also help reduce traffic. **Action:** TransLink planners will need to examine impact on bus movements.

- **There will be parking spillover in the adjacent neighbourhoods.** This was not addressed by Bunt. **Action:** City staff need to figure out if resident parking zones are needed for existing and future residents. (UBC students/staff have used the streets of Point Grey for park and hide for years--meaning they park their cars here and get on the bus for the last mile.)
- **Not enough attention was paid to pedestrian safety and traffic calming on 10<sup>th</sup> Avenue.** **Action:** City staff need to review the great ideas from the council-endorsed Vancouver Plan (2022) which includes ways to provide traffic calming on arterial streets like 10<sup>th</sup> Avenue. The local BIA has repeatedly asked the City for help with traffic issues and no action has been taken. One of the ideas advanced by the BIA and FPGV is a midblock crosswalk between Sasamat and Tolmie. There was no analysis of this idea in the Bunt study.
- **FPGV ask that City staff engage the community, including the BIA,** with a full range of transportation options to help work out best possible solutions in advance. It will be very hard to correct mistakes once the development is built.

[Read more on the transportation analysis](#)