

July 15, 2024 Newsletter

BGO to include design improvements in the Safeway site proposal



Sign posted on Point Grey Place on May 15, 2024

We are pleased to report that the City's Planning Department has asked BGO, the developer, to incorporate design improvements in its proposal. Friends of Point Grey Village have not been informed what design improvements have been requested. We were told that the revised proposal will be available for public review on the Shape your City site once it has been completed by BGO and reviewed by staff [4545 W 10th Ave rezoning application | Shape Your City Vancouver](#).

The requested improvements were based on input from the City's Urban Design Panel of experts, community feedback, and staff review. FPGV has not yet been given a timeline for the next steps in the process. We are eager for the project to be built as soon as possible but are hopeful that incorporating the proposed improvements will provide enduring value for new residents, the community, local businesses, and the developer for decades to come.

BGO invited Councillors to visit the site on two occasions of which we are aware. The first occasion was March 15, 2024. Four ABC councillors attended: Mike Klassen, Rebecca Bligh, Brian Montague, and Lenny Zhou. On May 15, 2024 Sarah Kirby-Yung and Peter Meiszner were hosted by David Roche of BGO and its chief architect Mark Whitehead of MCM Architects.

We appreciate our Councillors getting acquainted with the site and becoming more informed about the project. We would like Councillors also to be open to more communication with their electors. Councillor Dominato of ABC and Councillor Fry of the Green Party were the only councillors to make time to meet with FPGV when they visited the village last August.

Fortunately, FPGV were able to “piggyback” on the BGO meeting of May 15, 2024 by waiting until after the developer had finished its tour. FPGV members asked Councillors Meiszner and Kirby-Yung for a few minutes of their time to explain the community's perspective. They kindly stayed and gave ample time to learn about our concerns and ideas to improve BGO's development proposal. We are grateful for this opportunity.



Councillors Meiszner and Kirby-Yung speaking with FPGV member John Leach and taking a photo of a list of key suggestions for improvements.

We had attached large posters on the site perimeter fence in advance of the visit to inform the councillors about FPGV's key suggestions to improve the development, specifically:

1. Set towers back to respect the village scale. This is a long-standing *City* policy for neighbourhood villages throughout the city in which building heights fronting the main street are limited to a maximum of 6 storeys to allow for sunlight penetration and to create an interesting, friendly, human-scale streetscape.

- 2. Create a welcoming village plaza:** The plaza as proposed is in the wrong place; it is too small for people to meet, gather, converse, or rest; and an entrance to the apartment building lobby takes up prime plaza frontage space.
- 3. Add delight with more shop fronts:** The current proposed building facade couldn't be more boring – with a large supermarket and a couple of other storefronts. A thoughtful re-design would place small shops/café/restaurants along the façade and the grocery store behind, as one finds in the most pleasing streetscapes.
- 4. Provide a mid-block pedestrian crossing:** Point Grey Village blocks are longer than any other village blocks in the City. A mid-block pedestrian crossing would improve public safety and mobility on the 4500 block West 10th Avenue, while reducing traffic speeds, and limiting unsafe/illegal vehicle U-turns.
- 5. Rethink traffic solutions:** It is odd, illogical, and unsafe to provide only one vehicular access to and exit from underground parking in the development for residents, guests, stores, food, and courier deliveries. The sole proposed access is through a ramp connecting with the narrow residential Tolmie Street. Congestion is inevitable in the parkade and the exterior approaches creating frustration for many and is a concern for emergency management.
- 6. Address child care deficit:** FPGV has been advocating to the City and Province for sufficient community facilities to accompany the new development. Child care is already in very short supply in the neighbourhood and a bad situation will be worsened if a child care is not provided to meet existing and future demand.

One unexpected side benefit of our community action on May 15 was that many passers-by asked what the posters were about. When we explained we received plenty of support. A few weeks later, given the community interest, we decided to laminate and re-post the signs but sadly they were torn down and scattered on the ground within 24 hours. We are exploring other opportunities to display these posters.

City staff has kept the website open for comments so please continue to provide feedback to the City at the following site [4545 W 10th Ave rezoning application | Shape Your City Vancouver](#). In a future newsletter, we will alert you to the revised proposal as soon as it is posted.



Example of a poster on the Safeway site.

Our Local Art /Photo Framing Shop has a New Owner 4396 West 10th Avenue

You may have noticed the intriguing new name of our local art framing shop at the corner of Trimble and 10th Avenue. It is called “Friends of Winter”. FPGV asked the new co-owner, Echo Sun, the origin of the name. She said, “the name is inspired by three friends of winter which are pine, bamboo and plum blossom all of which do not wither with the changing seasons. They represent steadfastness, perseverance and resiliency—values which we seek to uphold in our work.”

Echo has been an employee of Quadro Custom Framing for 8 years. In May, 2024 she and her husband, Graham Schneider, bought the business from the previous owner.

Take a look around the shop—there is an astounding variety of frames and mats as well as a small collection of ready to hang art. The store’s website has many more items of art for sale. <https://www.friendsofwinter.ca/>. They also have lovely greeting cards made by local artists and photo printing equipment.

Window space is dedicated to works by local artists. When asked if Echo Sun had any additional comments for the newsletter, she asked to send a big thank you to their loyal customers.

West Point Grey Time Co 4331 West 10th Avenue

A local success story! Since 2001 this family-run business has been a destination—offering watches and clocks for sale and in-house repairs. The Google reviews attest to

the friendly, caring professional service, and reasonable rates. In these days of smartphones and Apple watches, West Point Grey Time is a treasure in our neighbourhood to be cherished.

Yum! Ice Cream on 10th 4442 West 10th Avenue

FPGV spotted a new sign on 10th advertising a delicious selection of ice cream. Chickasta Grill has several flavours of ice cream, including lactose-free ice cream. And the price is right at only \$3.00 for a single serve cone and \$5.00 for a double.



Ping Pong Anyone?

An outdoor table tennis table has been installed in the plaza. The Business Improvement Association has purchased balls and 8 sets of paddles. At the moment the following BIA members have paddles and balls to loan—Home Hardware, Four Olives, Rice Burger, Christianne's Lyceum and Purple Dragon.

The BIA is also planning a **Music Event** in the plaza in August. Psst—extremely talented young pianists. Watch for posters, coming soon.