

November 25, 2024

SHOP LOCAL, SHOP OFTEN

We are now in the Holiday Season, the time that many businesses depend on to make the whole year profitable. Point Grey Village businesses and services need the community more than ever. The closing then demolition of the Safeway, in conjunction with more online shopping and other changing consumer patterns, has taken a toll. The Village has the highest shop front vacancy rate on the West Side. Please SHOP LOCAL.

Also, the mail strike offers a good opportunity to rediscover the local. For the coming weeks of the Giving Season, Friends of Point Grey will be sending a weekly newsletter to let you know about events and other opportunities.



WHEN YOU BUY
FROM A SMALL
BUSINESS,
AN ACTUAL
PERSON DOES A
LITTLE HAPPY
DANCE.

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A Livable, Lively and Prosperous Development for the Village

Last you heard from Friends of Point Grey Village (FPGV) in the summer, we explained that BGO, the Miami- based developer, responded to some of the feedback received from the public, City staff and the Urban Design Panel. BGO's revised proposal can be found [here](#).

The Safeway site development will likely advance to its final rezoning stage with a public hearing in the first quarter of 2025. Public comments are now closed on the Shape Your City site.

FPGV has been supportive of providing hundreds of housing units and replacing the supermarket on this large 3-acre site. At the same time, FPGV has advocated tirelessly for a livable, lively, sustainable development that will help lift the prosperity of the entire village.

Staff and Council seem to think that they have to give up on community planning and site design to get housing supply, especially below market rental housing. To date it appears that the City has been overly flexible with BGO, the developer. The community deserves that same flexibility. Creative solutions are possible. The result will be enduring value for the developer, the community, future residents, and local businesses.

Now is the time for City staff to determine:

- 1) what specific community improvements are required of BGO to bring this project to the finish line. (Our Safeway closed in July 2018).*
- 2) what improvements the City will be making to 10th Avenue, as a result of this development.*

BGO's Latest Proposal: Much Room for Improvement



Source: [City of Vancouver Shape your City site](#)

The two notable improvements offered by BGO in the revised design are:

1. 10th Ave streetscape:

Setting back the towers an extra 22 feet and reducing the podium height by 2 storeys, to give more of a village feel, and comply with City-wide policy.

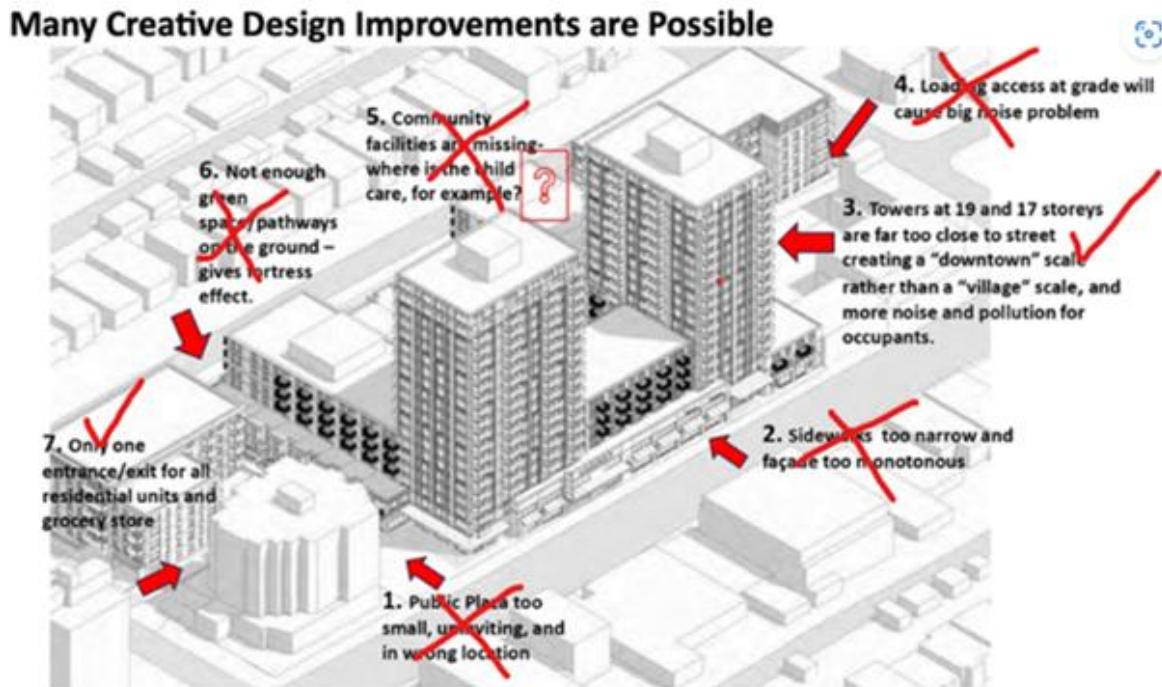
BGO compensated itself for the loss of density created by the podium re-design by adding two storeys to each of the towers and increasing the overall amount of floorspace. The towers are now 21 and 19 storeys. This proposed extra height

undermines the village scale objectives. (BGO's first proposal was 14 storeys—the height of the new building at Broadway and Alma—now BGO is asking for 50% more height)

2. Providing a second exit/entrance off Sasamat.

BGO had proposed only one entrance/exit to for all shoppers and residents which was clearly problematic. City staff asked them to add an additional entrance, from Sasamat.

What is still missing from the BGO Proposal?



This diagram shows the 7 design improvements suggested by Friends of Point Grey Village over a year ago. BGO has responded to only 2 of the suggestions.

The suggested improvements ignored by BGO include:

- A larger, centrally located plaza. BGO ignored suggestions to move the plaza to a much more attractive and functional site in the middle of the frontage. BGO did, however, increase the size of the plaza to a size equivalent to a small bedroom- 9 feet by 8 feet for a total of 72 feet. Enough to earn BGO the sound bite that it had “increased the size of the plaza”.
- A wider sidewalk of a suggested 22 feet along the entire frontage to make room for outdoor spaces, café seating, bicycle racks, tree planning, etc.
- Undergrounding the truck loading bay access ramp: It is unusual in such a large, dense development for the loading bays to be at ground level, creating unnecessary noise and pollution.
- No community amenities, such as a badly needed childcare. FPGV find it alarming that BGO and City staff have not yet figured out how to get a childcare on the site. Imagine the convenience it would create for new and existing residents.
- Greenspace/pathways at ground level on the entire site are woefully inadequate.

Other problems that remain are:

- 1) A long, boring façade created by the supermarket. This can be remedied by smaller shops being placed in the façade, as often found in European cities.
- 2) There is still inadequate distance between Point Grey Place at Tolmie and 10th and the proposed development. The City calls for 80 feet separation from adjacent residential buildings.
- 3) The housing units are small and few will be suitable for families.

What street improvements will the City propose?

The best developments are the product of an enlightened developer, an active,

informed community, and enlightened civic staff/elected representatives.

On several occasions FPGV and the Point Grey Business Improvement Association (BIA) have tried to engage City staff on what street improvements the City will request in conjunction with the Safeway site development. Complete silence so far.

We know Mayor and Council are looking for progressive measures from the Engineering Department, given the numerous of City policies designed to enhance pedestrian access and place-making, including the Vancouver Plan People First Street Policies.

The most important request to the City is a mid-block crosswalk to help slow down traffic, and create safe, direct pedestrian access to and from the new development.



Given the long blocks in Point Grey and problems with speeding traffic, a crosswalk is a great solution.

SHOP THE VILLAGE

To kick off the holiday spirit and to help make Point Grey Village be more festive, the Business Improvement Association is funding complimentary Holiday Wreaths as well as Holiday Window Painting for member businesses.

Stroll the three blocks, check out the wreaths, stop in and browse the wares. You might be pleasantly surprised. Sprinkled throughout this newsletter are some TREASURES found on recent excursions.

While you are in the village, take time for a coffee or meal—there are some new offerings in food services.

Point Grey Pharmacy TREASURES--4516 West 10th

The store carries Foxford Throws and Scarves from the village of Foxford on the banks of the River Moy in rural County Mayo, Ireland. The mill has been producing the finest wool throws and blankets for over 130 years.

The exquisite textile products from April Cornett (a women-run and women-owned company) include aprons, dresses (for moms and tots) and charming and functional tea towels, tablecloths and napkins.

Powder, from Edinburgh, Scotland, has scarves, kimonos, pyjamas with bold splashes of colour.

The store also has an excellent selection of soaps and lotions, and products for kids and babies such as toys, books, clothes, jigsaw puzzles, dolls, and more.

GIFT CERTIFICATES

Gift idea: If you don't find the perfect retail gift, consider a gift certificate for retail, or dining or services. Would a niece who is a student appreciate a gift certificate from The Mix? Or one from Hooked on Fish? If she's an outdoor person, then maybe a gift certificate from Timboro Outdoor Gears.

Give the Gift of Fitness: The village has a plethora of services for physical exercise, strength-building, yoga and other workouts for all ages. Sign yourself up for your New Year's Resolution, or buy a gift certificate to support and encourage someone else's resolution.

Do Strength—4454 West 10th

Taekwondo—4390

Creative Space—4380

Purple Dragon—4347

9 Round—4425

Varsity Shoe—4519 West 10th TREASURES

For decades Varsity Shoe has been repairing our footwear and sharpening our knives. Now the store offers an increasing line of hiking socks and leather goods including wallets, belts, purses (Derek Alexander), shoes, sandals, hiking boots and slippers (Clark's, Mephisto, Josef Seibel). Check out the color of these Made in Canada moccasins. These would pair well with the Powder pyjamas from the pharmacy, don't you think?



For decorating, cards, calendars and gift wrapping head to Mollie's 4327 West 10th. With the Canada Post strike this little store particularly needs community support.

You could also think of Mollie's as your Stocking Stuffer store, because it is full of little items for all ages including Ty Beanie Bellies and speciality playing cards. A Lamy fountain pen would be a TREASURE for years to come. Hey, does that pen match the mocassins?



EVENT of the Week

Aloe Beara Grand Opening 4429 West 10 Avenue
(prior location of Moricotta)

Grand Opening Friday November 30 starting at noon. There will be cake and socks for the first 100 customers.

Aloe Beara is more than just a store—it's a vibrant hub supporting over 80 small businesses, makers, and artists from our community. Our shelves are filled with locally handmade treasures, each crafted with passion and care by talented creators in the region.

Discover a diverse selection of products, including unique art, digital prints, natural body care items, handcrafted candles, home decor, original artwork, and custom fragrances. Every item tells a story and represents the incredible skill and dedication of our local artisans.

By shopping at Aloe Beara, you're directly supporting these small businesses and helping to sustain the creative spirit of our community. Whether you're searching for a meaningful gift, a piece of art, or something special for yourself, Aloe Beara is your destination for unique, high-quality finds.

Visit us at to explore our collection and be part of a movement to uplift local makers. Together, we're celebrating creativity and community while supporting 80+ small businesses.

As the shelves start filling up in preparation for the Grand Opening it is clear that Aloe Beara will be bringing an eclectic mix to the Village .



Happy Shopping

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