



December 9, 2024

SHOP LOCAL

Whatever your traditions and special celebrations of this season, please shop in Point Grey Village and keep the money in the neighbourhood, where it is much needed. Our merchants



and service providers NEED YOU.

A Tale of Two Westside Safeway Sites

SLAM DUNK

In the last newsletter we showed illustrations of the proposed development for the Safeway site on 10th and also the one on 4th and asked readers to let us know which one was preferred. Boy, did we get an earful, and thanks to everyone who took the time to reply. Here are some examples:

“Of course I prefer the Kitsilano model - not as isolating and with a lot more respect for the natural surroundings.” JN

“The West 4th Avenue Kitsilano Safeway site design, aesthetics, building height variations, rooftop facilities, public art space, and overall density is hands down better in all aspects than 4545 West 10th Avenue Point Grey Village, AND is more closely aligned with Vancouver

Plan specifications for villages (e.g. no more than six storeys fronting the main traffic artery and pedestrian sidewalks). What's not to like? Well, the oversized grocery." JL

"Utterly no contest. The Kits proposal is superb, and vastly more in keeping with many many densifying developments across the Lower Mainland : Cambie, Granville, Oak, Dunbar, Arbutus... not to mention what is being defined by CoV Planning for the 17 new 'Villages'. The PGV proposal is an eyesore that will completely destroy the lovely community we have had."

AJ

"This is perplexing and distressing. In the Kits example, the priority in the design seems to have been how can we enhance and respect the character of West 4th Village. They have created a lively street frontage for small shops/restaurants and tucked the boring but essential supermarket in behind. Vancouver Plan policy is the same for both sites and says to preserve low-scale village character with building heights up to 4-6 storeys. Why are the results so different? TB

"Definitely the Kits plan is better. It sits nicely on the lot and has room along the front for public spaces. I love the coffee area at the front east corner. It looks welcoming and doesn't look so closed off as the one planned for West 10th. There would be less shadowing on the neighbourhood streets and it has good roof space. It's a cleverly designed attractive building. A building doesn't have to look like an ugly barracks just because it allows for moderate income apartments! It can be attractive too." EM

"I would be delighted if BGO pulled the plug on the lengthy rezoning process and built under the current zoning, similar to the Kits example." JD

"I am shocked at the difference between the two developments. I would love to see a less populated and more classy cosmopolitan look for the former Safeway site. 10th avenue isn't Miami Beach. What can we do? Is there any recourse? I'm more than disappointed." YW

Perhaps you are wondering how many people preferred the West 10th development proposal. Answer: not one.

Now here's the interesting fact. The same architect company designed both developments. Below is the 4th Avenue proposed development.



4th Avenue Proposed Development on Safeway Site

Development Application for Medical Clinic Building at 10th and Discovery

This week notice boards went up to let the public know that Third Space, the developer, has applied for a development permit to replace the Medical Clinic Building at Discovery and 10th Avenue. A rezoning application is not required because in December 2021 City Council changed the village zoning to allow 6 storey buildings for rental housing. For condos, the four-storey height limit remains in place.



The existing building (above), built in 1980, has a pharmacy and a medical clinic and 20 apartments above. The new building will have commercial space on the ground floor and 69 apartments on the five floors above.

For more information and to make comments to the City on the development application, please see

[2555 Discovery St \(DP-2024-00917\) development application | Shape Your City Vancouver](#)



Proposed Development 10th Avenue at Discovery

In the next Friends of Point Grey Village newsletter we will update you on the efforts of

the BIA and Friends to engage the city's support for our Village to be a pilot project for People First Streetscape.

SHOP THE VILLAGE

Tenth & Proper –4483 West 10th could be subtitled The House of Scarves. The shop has a TREASURE trove selection of scarves in all shapes and colors. I have never failed to find one to match whatever coat or sweater needs an accessory.



And speaking of sweaters, Tenth & Proper is also full of gorgeous knits! Whether you're looking for a beautiful gift or a cozy piece to get you through the season, you're sure to find the right style! There is plenty of choice, including wool and wool-free options.

Hewer Home Hardware 4459 W 10th Ave. What can be said about this remarkable store? It would be easier to list what it doesn't stock, than the many TREASURES that line its shelves, particularly now that there are so many more of them. The expanded store has increased the merchandise capacity, yet remarkably the store retains those nooks and crannies that are the hallmark of the very best hardware store.



Right now the place is bursting with holiday decorations whether you are decorating a tree, a lawn or a table.

GIFT CERTIFICATES

Give the Gift of Home Rejuvenation

Whether the person on your list wants a picture reframed, a chair reupholstered, a new sound system or a complete kitchen renovation, the Village has those services.

Astr Interiors—4408 West 10th
Innovera Home Concepts—4333 West 10th
Liquid Sound—4320 West 10th
Sleep Mart—4346 West 10th
West Side Upholstery—4394 West 10th
Friends of Winter Framing—4396 West 10th

Merry Christmas! Hanukkah Sameach! Joyous Kwanzaa! Blessed Yule! Happy Boxing Day! Dōngzhì Kuàilè! Feliz Navidad! Yoi Otoshi o! Feliz Día de Reyes!

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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Al Purdy A-frame Association · 4403 West 11th Ave · Vancouver, BC V6H 3J1 · Canada

