



---

March 21, 2022

Dear Friends of Point Grey Village:

Welcome to all the new folks who have joined our mailing list. We are committed to revitalizing the Village, and keeping you informed.

#### **UBC Report**

On March 10, 2020 UBC School of Community and Regional Planning students under the expert guidance of Professor Lenora Angeles presented their report “Point Grey Village Centre Revitalization.” They did a terrific job. They looked at patterns of neighbourhood and commerce change, the need for a supermarket

anchor, housing choices, community facilities and ways of creating inviting public spaces.

The section on “Analytical Insights” (pp. 51 to 57) includes their observations:

- Business challenges known to the City of Vancouver are magnified in Point Grey Village Centre.
- There is high potential for connectivity, creativity and community building.
- An overview of the root causes of commercial decline and compounding factors.

There are also intriguing and creative design options for the Safeway site (pp. 59 to 90) created by students from the UBC School of Architecture.



*Here is an example of a student design (by Tru) for the former Safeway site. It includes townhouses and apartments, ranging from studios to 3 bedrooms for a*

*total of 720 units. The WPG library is re-located to be adjacent to a village green. The grocery store and other shops/restaurants are located on 10<sup>th</sup> Avenue.*

Stay tuned for the students' final report. In the meantime, please take a few minutes to review the students' powerpoint presentation [HERE](#). Have a look and let us know what you like, and why.

### **BentallGreenOak Letter**

A letter from BentallGreekOak was received by some residents.

- The Safeway site is owned by Sun Life Insurance
- BentallGreenOak (BGO) is the development company
- The two contact people cited in the letter are with Pottinger Bird Community Relations, a real estate consultancy firm specializing in development-related community relations that has been hired by BGO.

The letter—which you can read [HERE](#)—indicates that BGO is exploring “options for a rezoning application to redevelop the site” under the City’s Moderate Income Rental Housing Pilot Program (MIRHPP).

MIRHPP is a City of Vancouver housing pilot program that seeks to find a way of getting the private sector to provide rental projects with 20% of the units affordable to households with incomes ranging from \$30,000 to \$80,000. In order to make these developments feasible, the City exempts the developers from community contributions that are usually used to pay for items such as day care and park space. An example of a MIRHPP approved in Point Grey is the 14-storey Westbank Development presently under construction on the northwest corner of

Broadway and Alma.

### **Letter to Vancouver City Council**

In a recent letter to Council, Friends of Point Grey Village questioned the wisdom of making the Safeway site a MIRHPP project, given the need for a variety of community facilities and the significant size and location of this site to the future of the Village. The letter also expressed our dissatisfaction with all the discussions about the future development for the last two years happening behind closed doors. [HERE](#) is our letter to City Council.

### **News from WPG Business Improvement Association—BIA**

There will be filming at the Enigma space at the end of March for a new ABC TV show or movie.

Coast Mental Health Transitional Employment Program will be continuing the street cleaning contract with Point Grey Village BIA. Twice a week from 9:00am–1:00pm a team of 2 members will clean the street and rear alleyways of West 10<sup>th</sup>; they will also be providing light graffiti removal from smooth surfaces with the use of Safe Wipes.

Psst, did you know that our Village has a reputation of being one of the cleanest in the city? A big part of that is this BIA initiative. Good on ya.

### **What's New**

**Hooked on Fish 4513 West 10<sup>th</sup>** is now open with a **Grand Opening** planned for April 1. The new owner, Cato, is excited to be part of the Village and he has transformed the space. Bright and sparkling. Please stop by, welcome him to the hood and check out the really interesting line of products he is carrying. At the Grand Opening there will be a special on halibut.

### **What's Tried and True, and needs YOU**

After the last newsletter went out someone suggested that as well as introducing new businesses, that Friends should also be celebrating the businesses that have served us and stayed with us during two tough pandemic years. Thanks for that suggestion.

**Sun Sushi 4512 West 10<sup>th</sup>** has been feeding the community for a long time, including during the tough lock downs and restricted PHO measures. It is a popular spot for UBC students, and we could sure benefit from more of them frequenting the village. At 3 a.m. on March 2 someone armed with a hammer smashed all the windows and the door of the restaurant. Owner Annie Kang has video of the event and thinks it was targeted. The previous day a man was denied service because he refused to wear a mask and was very agitated when he left. The police were notified.

A local resident decided that he wanted to send a clear message to Sun Sushi, that the business is a welcome member of the community and that Point Grey residents appreciate the upholding of health guidelines. He did not think that Sun Sushi should have to bear the indignity and costs of this attack alone. He opened an account at CIBC, 4489 West 10<sup>th</sup> under the name "Sun Sushi Trust" with a target

of collecting the estimated \$2,000 to repair the damage. Anyone wishing to contribute, however little, can do so by going to the CIBC branch and deposit to **a/c # 4810 / 8098298** or by an e-transfer to [jeanbaird@shaw.ca](mailto:jeanbaird@shaw.ca) and I'll make the deposit. Thank you to everyone who has already contributed to this grass roots community initiative.

**Hot Tip:**

**Bean is Back**

The Call of WPG is back—"Meet you at Bean." Max, Sarah and their fab bunch of staff are taking those chairs down and bringing out the tables. By April 1, our Bean will once again be offering eat-in service. Max has also applied to reinstate the outdoor patio. The weekend spandex parade returns. Go runners, go, and grab a coffee at Bean after your run.

**Hotter Tip:**

Our village restaurants have had a rough two years. Dine out or dine in, but do dine locally and frequently.

**Hottest Tip:**

Give your stove a rest. It's tired after two years of pandemic cooking, day after day after day. Make April your **Dine Out in the Village** month.

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/>

---



*Friends of Point Grey Village*