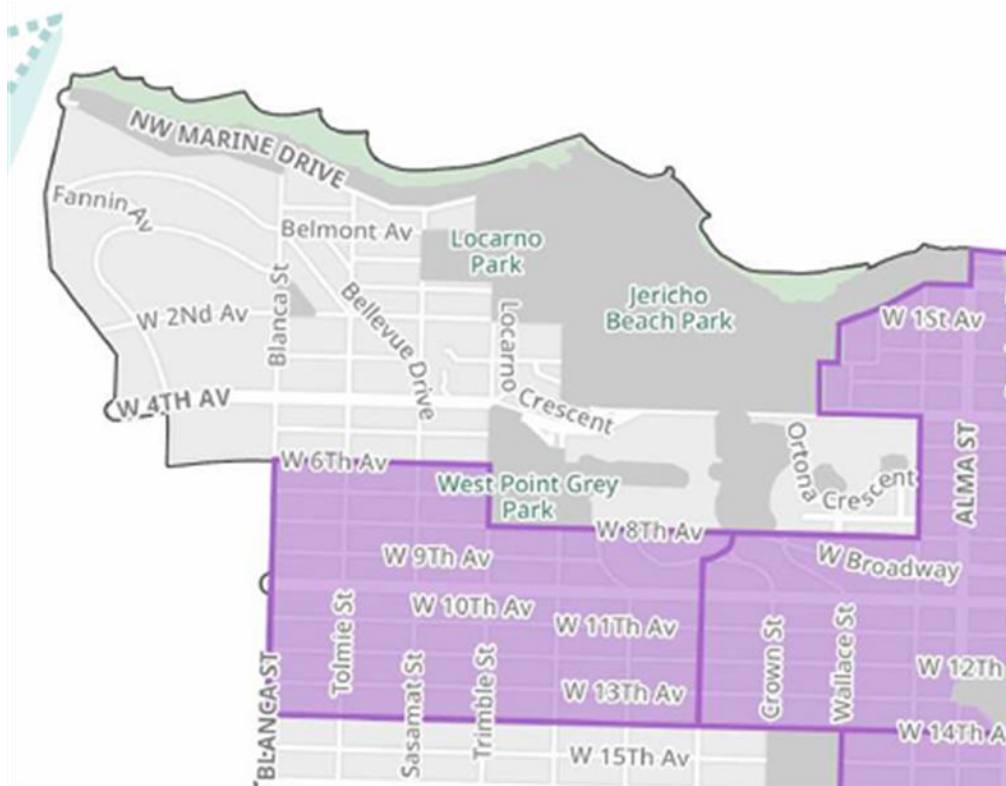


June 19, 2025

There are many activities and lots happening in the village. Read on ...

Warning: Proposed Reckless, Ill-Conceived City-wide Social Housing Policy to Impact Point Grey Village and Surrounding Neighbourhood if Approved by Council

Take a look at this map—you can see the entire Point Grey village is coloured in purple as well as much of the surrounding neighbourhood homes. The City is proposing a new policy to allow up to 20 storey social housing buildings anywhere in this area without a rezoning.



To see the entire City map go to [Vancouver's Social Housing Initiative Summary \(English\)](#) Many Vancouver neighbourhoods are included in this initiative.

Social housing projects are defined as projects where 30% of the units need to be affordable to low income households. 70% of the units can be market rental units. The units must be owned by the government or a non-profit agency. This ownership requirements should give us less cause for concern but we fear the private sector will find a

way to outsmart the City and find yet another housing for profit opportunity. Why do we need social housing projects to be 20 storeys high, anyway?

Pick a location such as 7th and Tolmie or 13th and Discovery. Assemble about three lots and apply for a Development Application. The result could be a 20 storey social housing building, if this policy is enacted by Council.

The City is basically tossing out neighbourhood planning, village scale, community character, and urban design in an effort to get more social housing. We need social housing but this strategy is a wrecking ball – we need carefully crafted location-specific policies and guidelines. The feeble planning justification is that Point Grey Village is designated as a “neighbourhood centre” in the Vancouver Plan. The stated benefit is that it will encourage more housing choices and density around the shopping districts. There are many more ways to increase housing choices and density which would maintain village scale, livability and provide affordable housing choices.

Action you can take now

1. **Read more about the proposal and submit comments at** [Vancouver's social housing initiative | Shape Your City Vancouver](#)
2. [Take the online survey by Tuesday, July 8.](#)
3. **Attend an event:**

- In-person information session on Tuesday, June 24, 2025; 5:00-7:00 pm at [Kerrisdale Community Centre \(5851 West Boulevard\)\(External link\)](#) - Interpretation available in Mandarin
- Virtual information session on Wednesday, June 25, 2025; 6:00-7:30 pm ([register on Eventbrite\(External link\)](#)) - Available in English only
- In-person information session on Thursday, June 26, 2025; 5:00-7:00 pm at [Trout Lake Community Centre \(3360 Victoria Drive\)\(External link\)](#) - Interpretation available in Mandarin

4. **Write to Mayor and Council and let them know your views.**

Ken.Sim@vancouver.ca, CLRbligh@vancouver.ca,
CLRdominato@vancouver.ca, CLRfry@vancouver.ca,
CLRkirbyyung@vancouver.ca, CLRklassen@vancouver.ca,
CLRmeiszner@vancouver.ca, CLRmontague@vancouver.ca,
CLRzhou@vancouver.ca, sean.orr@vancouver.ca, lucy.maloney@vancouver.ca

Telus Building at Tolmie and 10th – Development Application

Ledcor has applied to construct a 6 storey, 55 unit rental building to replace the obsolete Telus switching station. The height and density requested is permitted under the existing zoning, with possible conditions.



June 10, 2025 was the deadline for comments on the development application. Friends of Point Grey Village submitted the following comments on the proposal:

- Supportive of a 6 storey rental building with commercial units on the ground floor
- Disappointed with lack of attention to the village context
- Disappointed with boring box and gloomy colours
- Concerned that the building will not age well, with Hardie board cladding
- Concerned about livability of units--requested larger unit sizes and more three bedroom units
- Requested that Ledcor aspire to a higher quality, better designed building for our village
- Asked the City to investigate the need for a residents' only parking area for nearby residential streets because only 16 parking spaces are proposed for 55 units. There is already heavy traffic on that lane from existing residential, library and trucks servicing commercial services

For more information, use this link

[2608 Tolmie St \(DP-2025-00022\) development application | Shape Your City Vancouver](#)

Why Six Storeys on the South Side of Tenth and 21 Storeys on the North Side?

Friends looked up the land values of commercial properties on the south side of 10th Avenue adjoining the Telus property and were surprised to find that these properties were valued at more than the Safeway site. The south side properties are valued at around \$800 per square foot. The Safeway site was valued at \$752 a square foot, before BGO secured a 40 percent tax reduction in exchange for building the dog park and community gardens.

So, these land values show that 6 storey market rental buildings were viable on the Safeway site. Instead, the City chose to give BGO, a real estate company with world headquarters in Miami, 21 and 19 storeys in exchange for 20 percent of the units renting for below market. No community amenities were provided, except for a poorly-designed small plaza in the wrong location.

Council has approved a development that short-changed the community. Some creativity and care for the village could have produced, for example, a mid-rise rental project on the Safeway site, with community amenities such as a child care, attention to village scale, an attractive public plaza, and much less impact on the existing Point Grey Place and other neighbouring residents.

Members of the community are keen to know when work will begin on the Safeway site, and when it might be finished. Friends reached out to BGO for information on timelines but received no reply.

Medical Clinic building at 10th and Discovery

The 6 storey rental building proposed for this location has been approved by the City. Both the commercial tenants (the medical clinic and the pharmacy) have been given notice to vacate by the end of the year.

The tenants in the 20 apartments have also been told that they can expect their tenancies to end in December 2025.

MORE NEWS IN THE VILLAGE

Safouh from Point Grey Pharmacy attended the award ceremony May 2 where he received the Excellence in Patient Care Award from the BC College of Pharmacists. He had a wonderful time and greatly appreciates the support from the community. So much support, in fact, that the College cut off further support letters because there were so many. Watch the video—it's really good.



Safouh with the other award winners.

<https://www.youtube.com/watch?v=h6henH9k0Nw>

WELCOME TO NEW SHOPS ON 10th



Madeline Bee 4408 West 10th

[Madeline Bee](#) was founded in 2016 by mother-daughter duo Jacqueline & Brianna in South Surrey / White Rock. Over the course of nine years across two locations, the pair would create something truly special and become one of the area's most treasured home decor and gift shops. 2025 brought great change with the closure of their beloved Ocean Park location, and an exciting opportunity for the business - a new store front in West Point Grey, Vancouver!

Inspired by French and European lifestyles, Madeline Bee has a coveted collection of unique and high-quality home accessories, including sought-after vintage pieces that easily help make a "collected home". MB was founded on the belief that your

environment must be molded by personal taste and that an eclectic, story-telling home is one of comfort and happiness.

Our selection is ever-changing, no two visits are ever the same. We are ecstatic to be offering an online experience that can offer pieces of our store, and look forward to seeing you in Point Grey very soon!



About Atelier 如 RU 4410 West 10th

Tucked gently into the rhythm of Point Grey Village, [Atelier RU](#) offers a serene space dedicated to the quiet beauty of Japanese craft.

Each piece is carefully curated — objects that whisper stories, details that hold feeling, and craftsmanship that invites reflection.

The name “RU (如)” means “as is” in Chinese. Here, you’re invited to simply be — surrounded by things that are honest, gentle, and deeply human.

A place not just to shop, but to slow down.

COMING SOON

A new Mexican restaurant, **Cachito Mio**, will be opening soon at 4468 West 10th.

Get ready to experience the vibrant flavors of authentic Mexican cuisine right in your neighborhood. Introducing Cachito Mio, your new go-to destination for traditional tacos and much more. We're bringing the heart and soul of Mexico to your doorstep with our family recipes, fresh ingredients, and a festive atmosphere. Visit Us or Order Online (via Doordash and Uber) and let Cachito Mio become a little piece of Mexico you can call your own. Stay tuned for the taste adventure!

Erika and Jose are planning the Grand Opening for June 28 with live Mexican music starting at 5.

BUSINESS IMPROVEMENT ASSOCIATION (BIA) HAS LOTS OF ACTIVITIES PLANNED FOR THE SUMMER.

Fitness, music and other activities for the whole family. Check out these posters and mark the dates on your calendars.



POINT GREY VILLAGE

FITNESS IN THE PLAZA

@ 10th Ave & Sasamat St

June 22, 2025 | 10am - 4pm

Join us for a full day packed with fitness activities, vendor booths, a live DJ, and interactive activity stations!

Schedule

10:00 MORNING STRETCH-OFF
10:30 ZUMBA
11:15 STRENGTH WITHOUT STRAIN
12:00 MARTIAL ARTS
12:30 BOXING DEMO
13:00 HYDRATION BREAK
13:30 HOOLA HOOP
14:00 RICHARD SIMMONS TRIBUTE
15:00 YOGA



POINT GREY VILLAGE

MUSIC IN THE PLAZA

@ 10th Ave & Sasamat St

Thursdays 5pm - 7pm
June 26 - August 28

Schedule

06.26 OLAF DE SHIELD
07.03 FLEETHAM STEVENS
07.10 LESLEY JAZZ TRIO
07.17 SHAUN FINN
07.24 TBD
08.07 ROBYN FROESE
08.14 LESLEY JAZZ TRIO
08.21 TBD
08.28 TBD