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# ST. HELEN'S

WEST POINT GREY ANGLICAN CHURCH

[MINISTRIES](#) [CONTACT](#) [GIVE](#)

## Discover the History + Imagine the Future

Point Grey Neighbourhood Conversations

📅 Wednesday, January 14, 2026

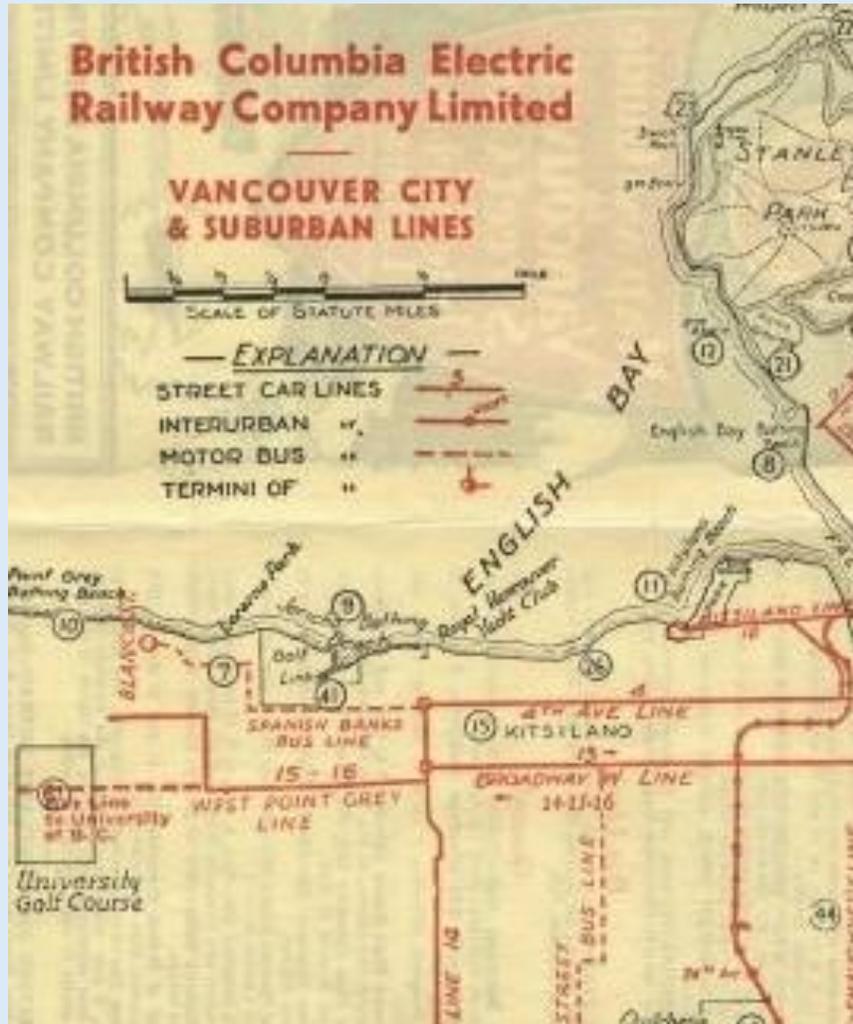
🕒 7:00 - 8:00 pm

📍 St. Helen's Anglican Church

Events / Discover the History + Imagine the Future

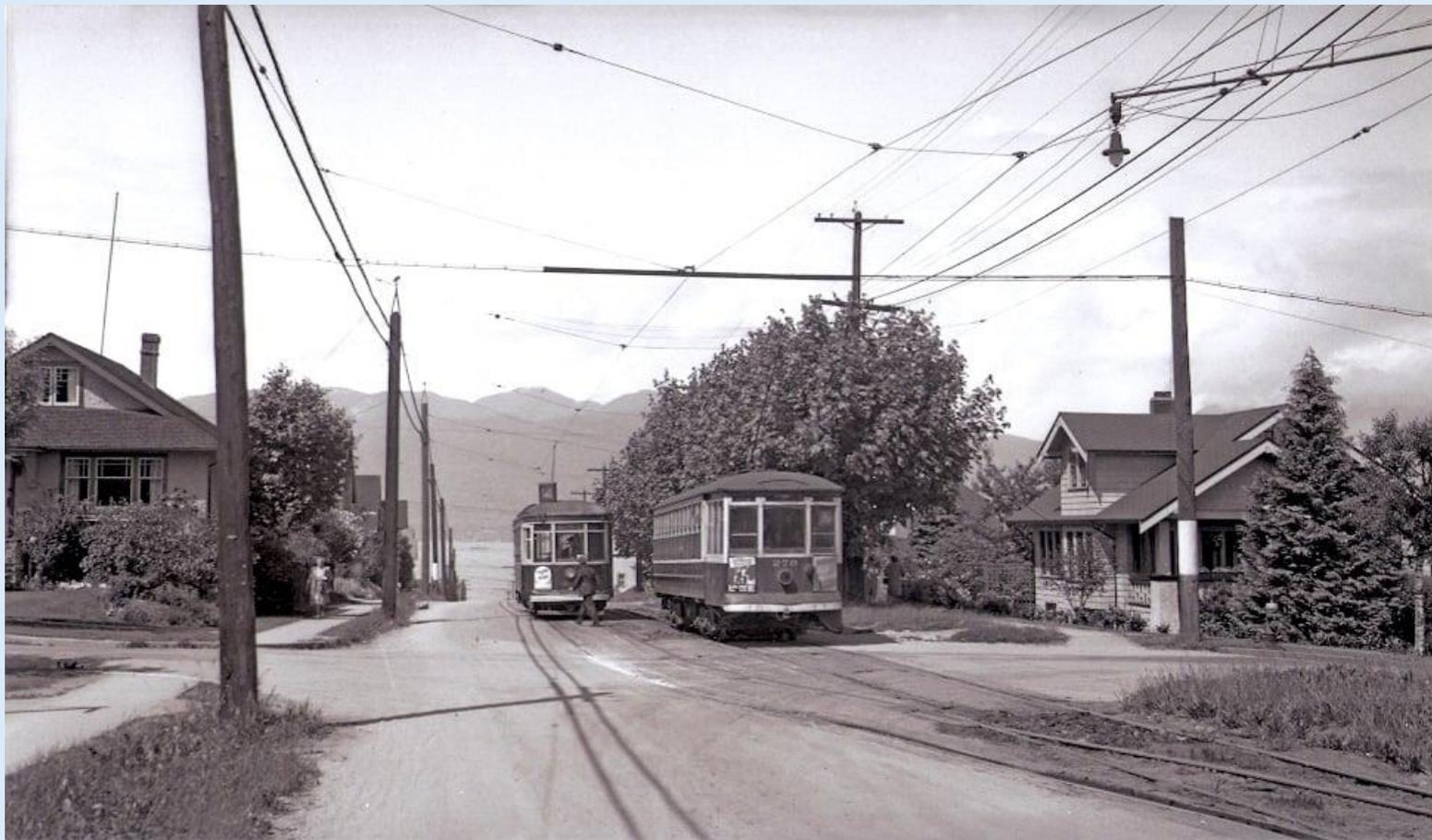
Presenters: Jeannette Hlavach and Christina DeMarco

# Transit – streetcars



In 1912, a streetcar route ran along West 10th from Alma to Sasamat, running north on Sasamat to 4th and west to Blanca

# Streetcars on Sasamat at 8<sup>th</sup>



# Streetcar on West 10<sup>th</sup>

Last rail service on September 15, 1949



1946

# Municipality of Point Grey Providing Community Infrastructure

Fascinating Fact : around 1912, a tax on undeveloped property – to encourage development

With the growth of UBC (1925), streetcars (1912) - the commercial strip on West 10th boomed.

By amalgamation in 1929, infrastructure was well underway.

1915 beginning of West 4<sup>th</sup>, with Queen Mary School on the hill.



1915

# Long history of Community Building

**Point Grey Library opens in 1979, thanks to lobbying by the Community Centre Association**



**Aberthau became a community centre – 1974 – after the Armed Forces vacated the building**

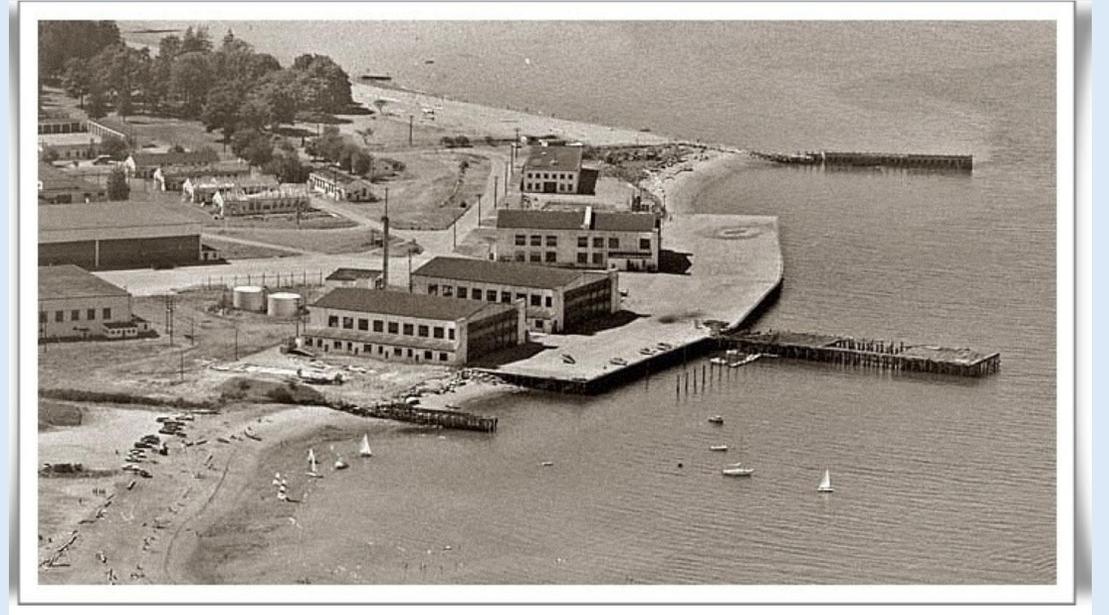


# Royal Canadian Air Force – from 1920

## Jericho Beach Hangars

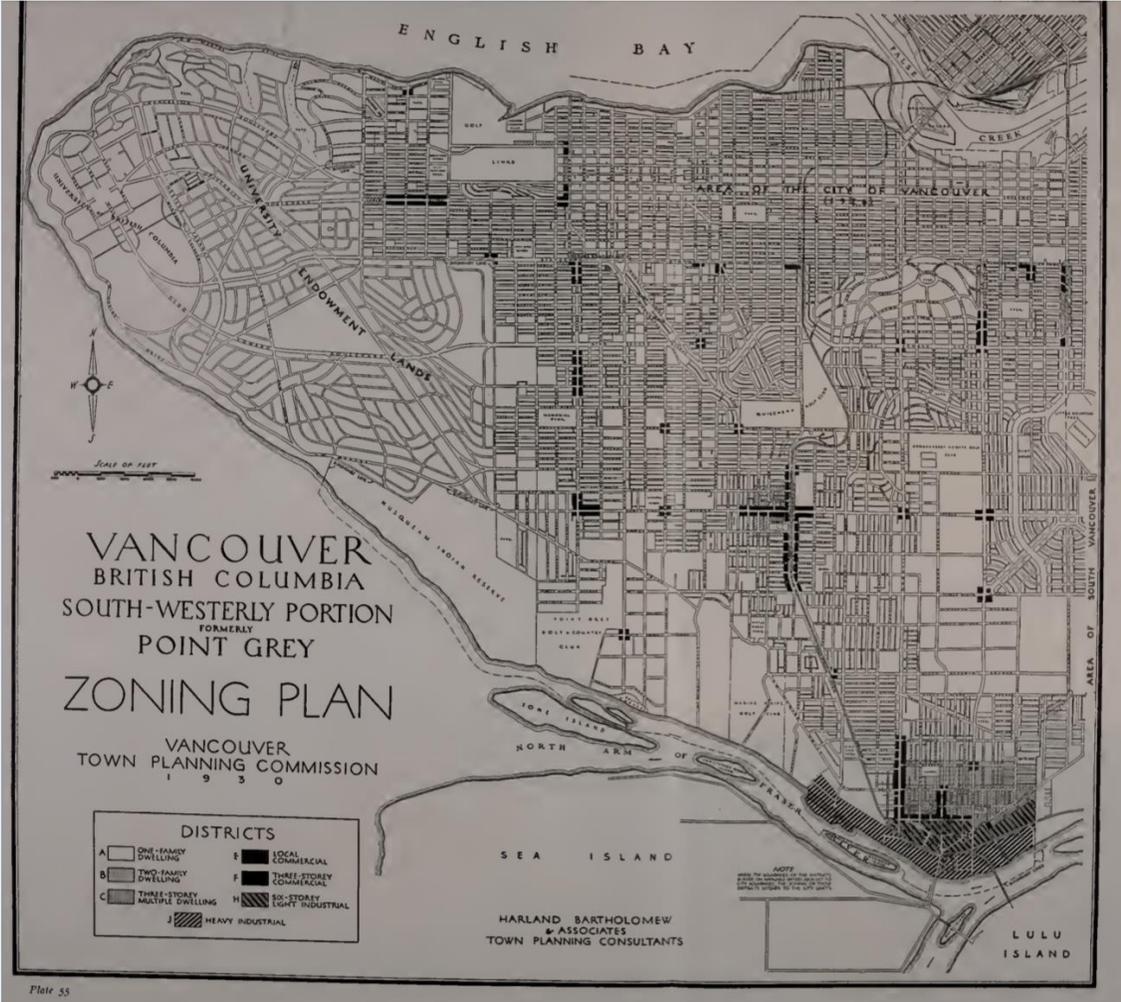
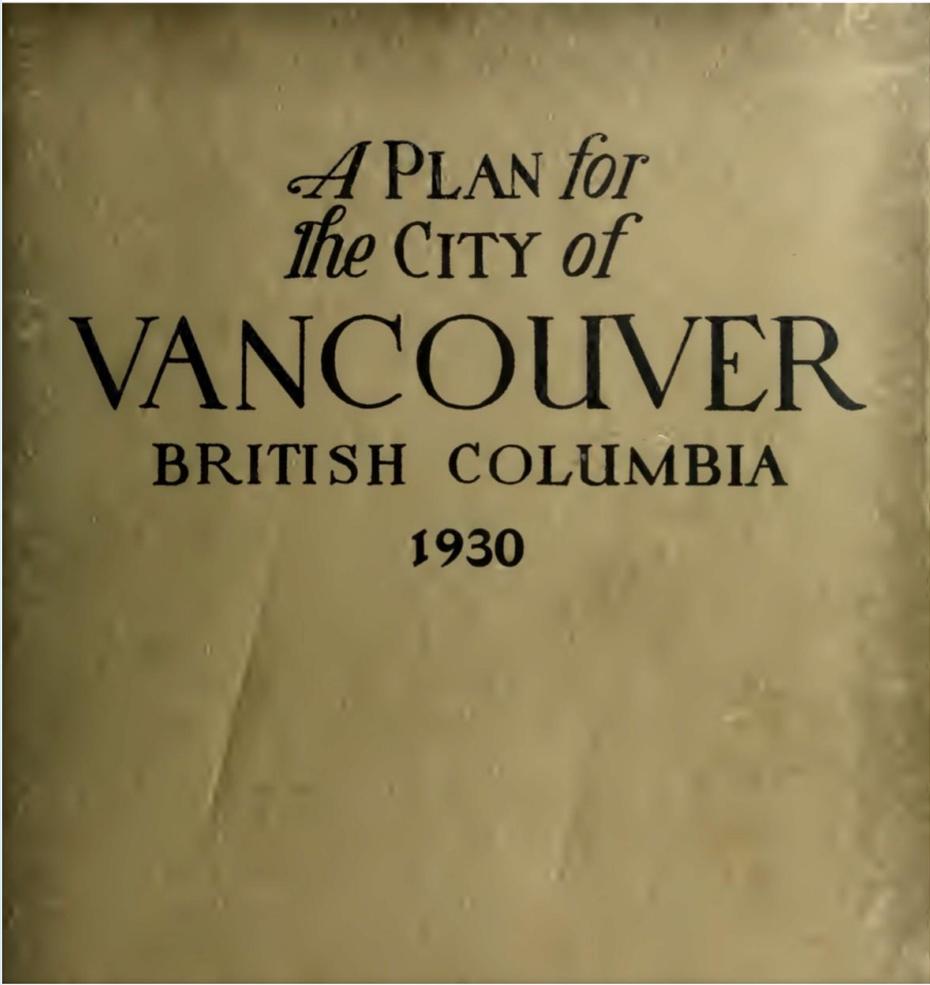


1954



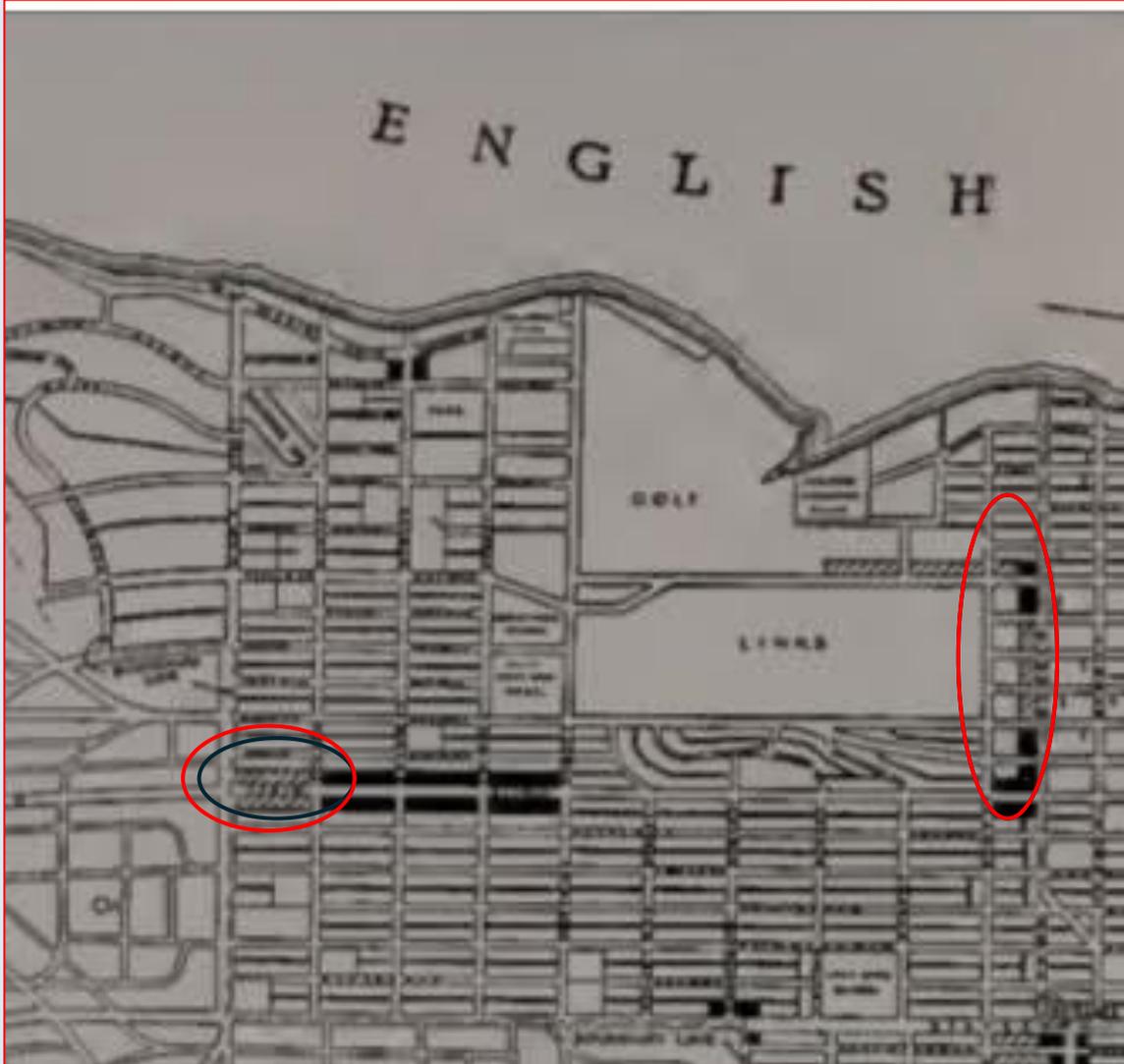
1970

# Apartment Zoning in Point Grey 1929



# Three storey apartments in West Point Grey

- West 10<sup>th</sup> between Blanca and Tolmie
- Along Alma – 4<sup>th</sup> to 10<sup>th</sup>



1942

# Towers up to 120 feet in Point Grey

In July 1961 City Council amended the zoning to permit heights up to 120 feet.

More density was permitted for small site coverage, large lot area, and underground parking.



1965

# Apartment Towers – Kitsilano issue 1970s



- Social tensions - the displacement of residents
- Condos not purpose-built rental.
- Condos targeted higher income residents and not families

- \*Renters United for Secure Housing protest high rise apartments in Kitsilano.

# Last Highrise in Kitsilano (3<sup>rd</sup> at Balsam)



- Kitsilano Apartment Area Plan rezoned heights from 120 feet to 35 feet. 1975
- In Point Grey – 36.6 m (120 feet) still permitted with more density for more open space, larger lots and underground parking.

# The Raven- 2020 Approval/2025 Completion

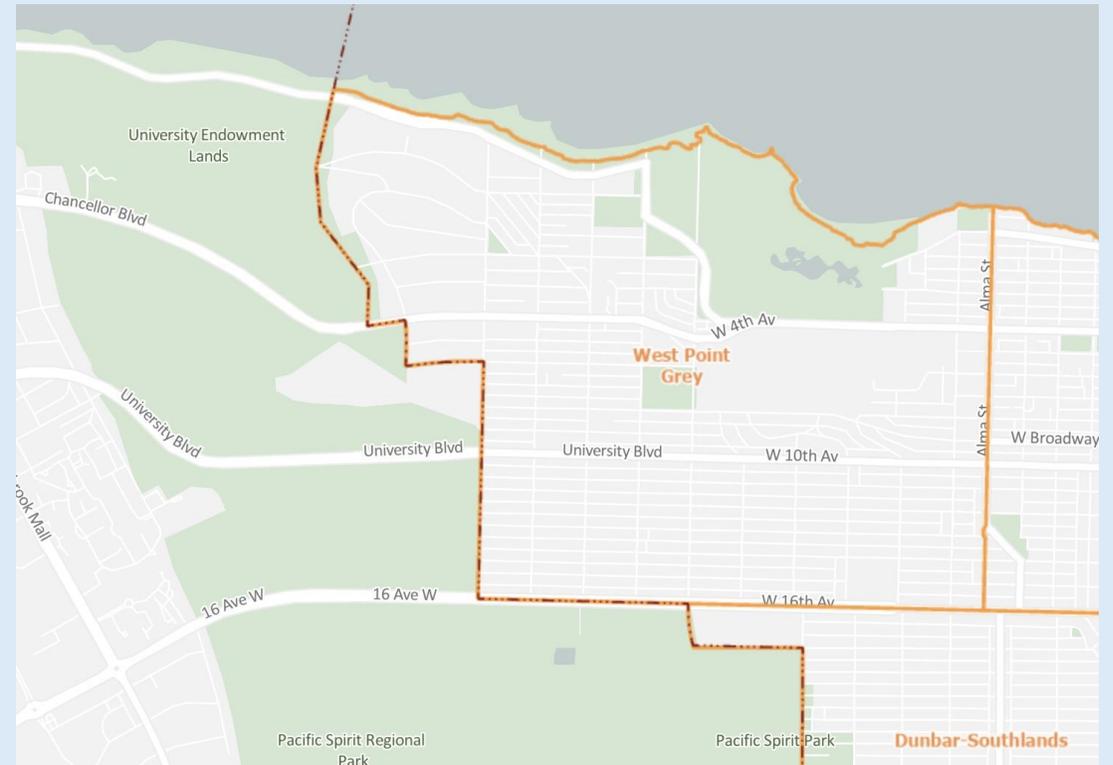
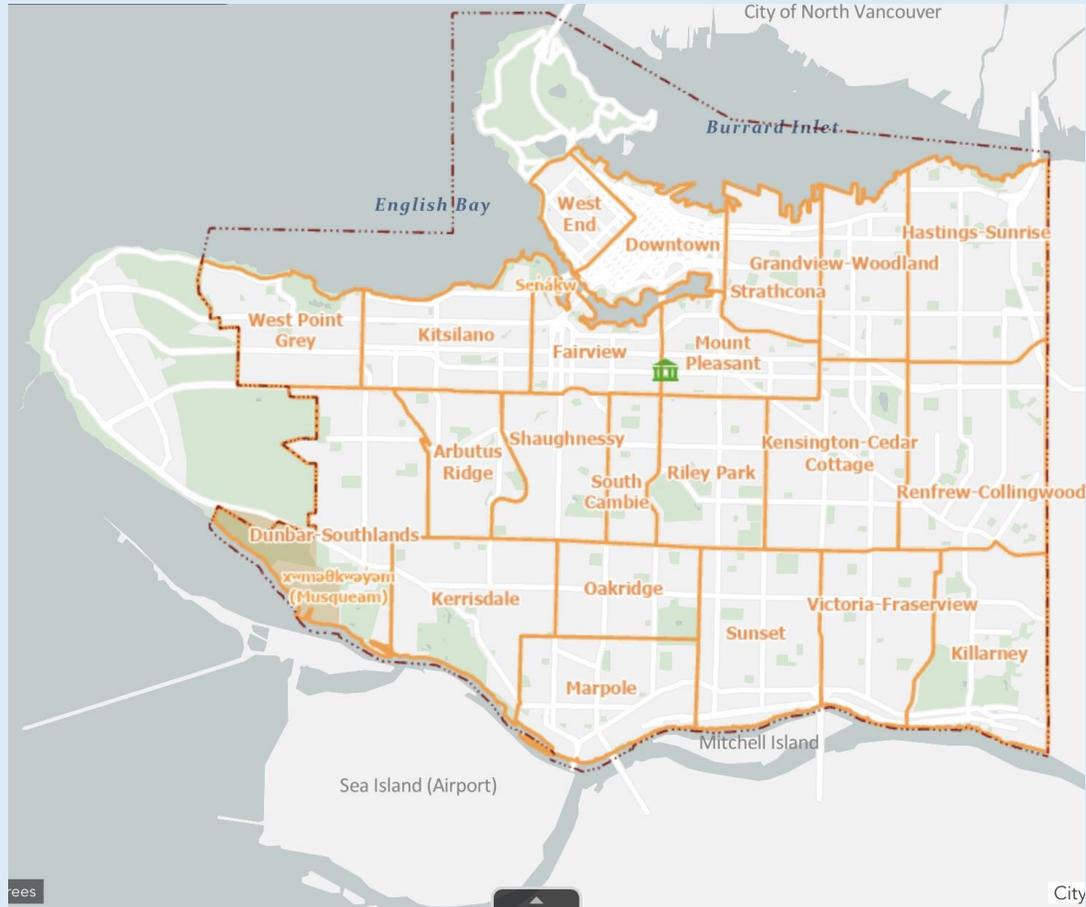
- Result of an affordable rental housing policy
- City gave 8 storeys bonus in exchange for 20% of floorspace at rents of 20% below market rates
- 150 units
- Height 14 storeys (167 feet)



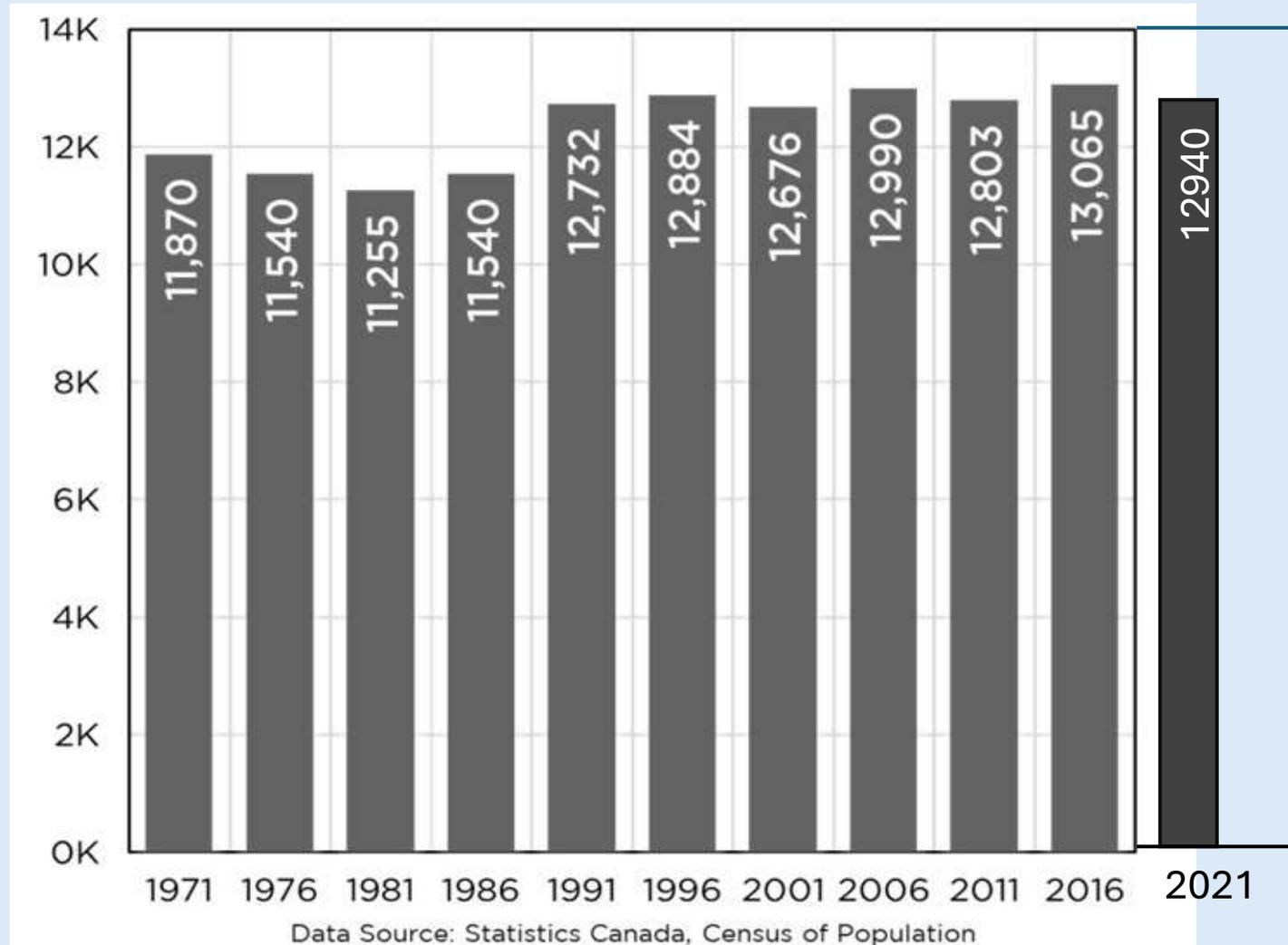
# Outline

1. Quick scan of Demographics/Housing Stock
2. City Planning Policies/Plans- What's Going on?
3. Community Makers in WPG Trying to Help Shape the Future
  - Point Grey Village/Safeway site
  - Jericho Lands
4. Imagining a Better Future

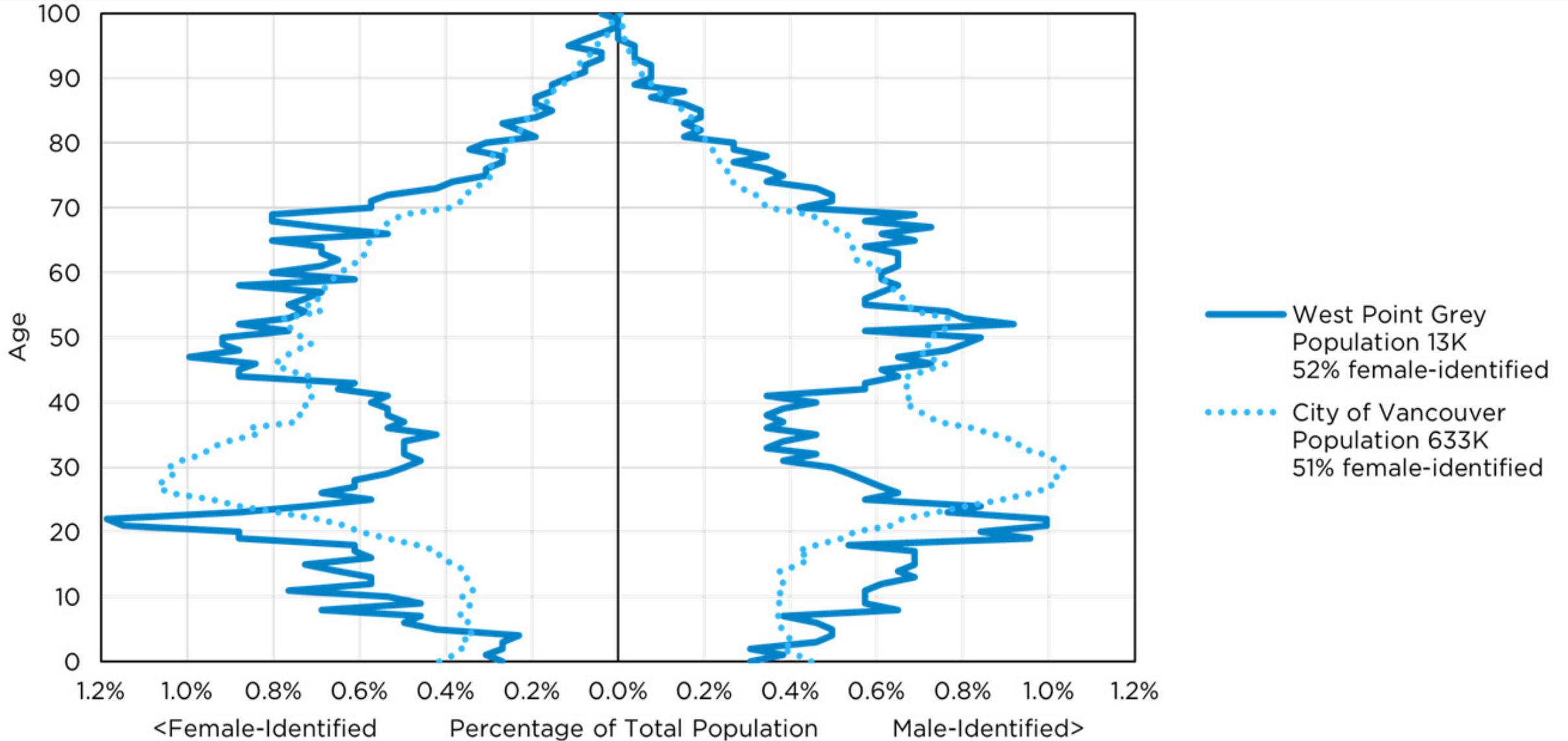
# 22 Local Areas / West Point Grey



# West Point Grey Population 1971-2021

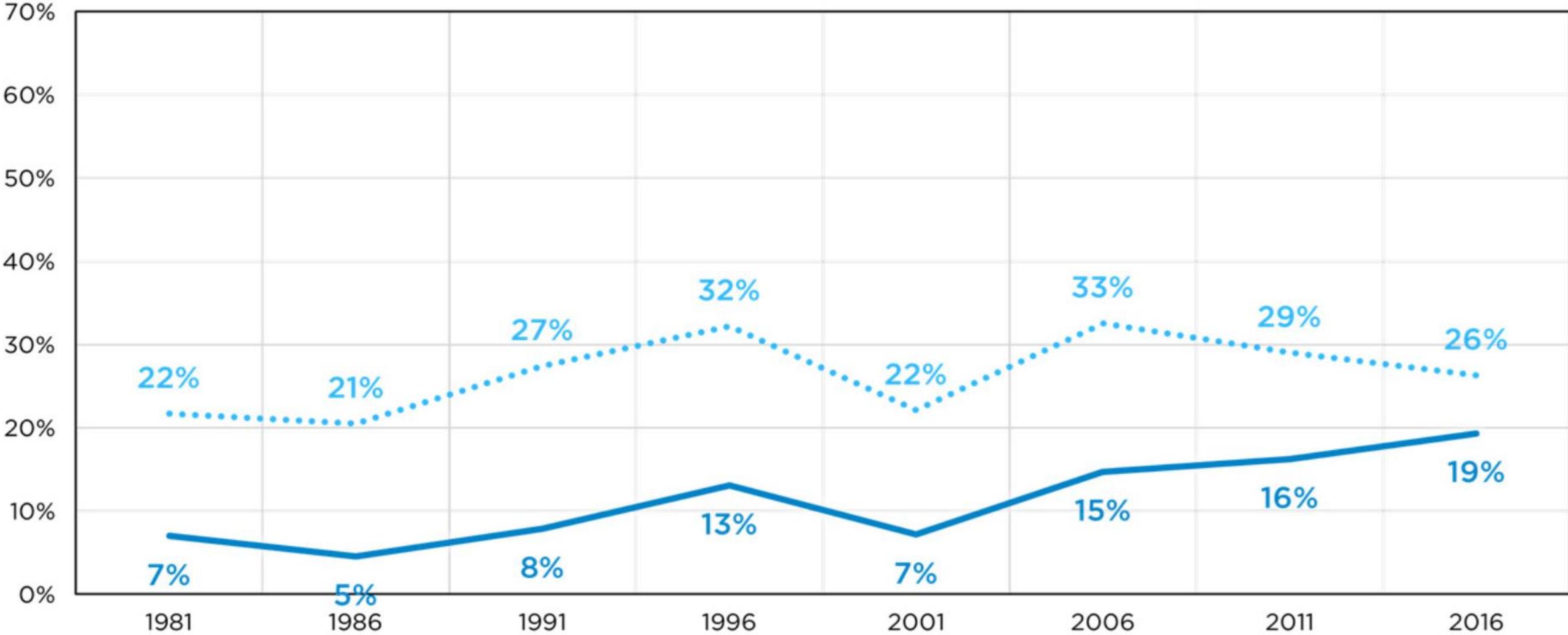


# Population Distribution by Age



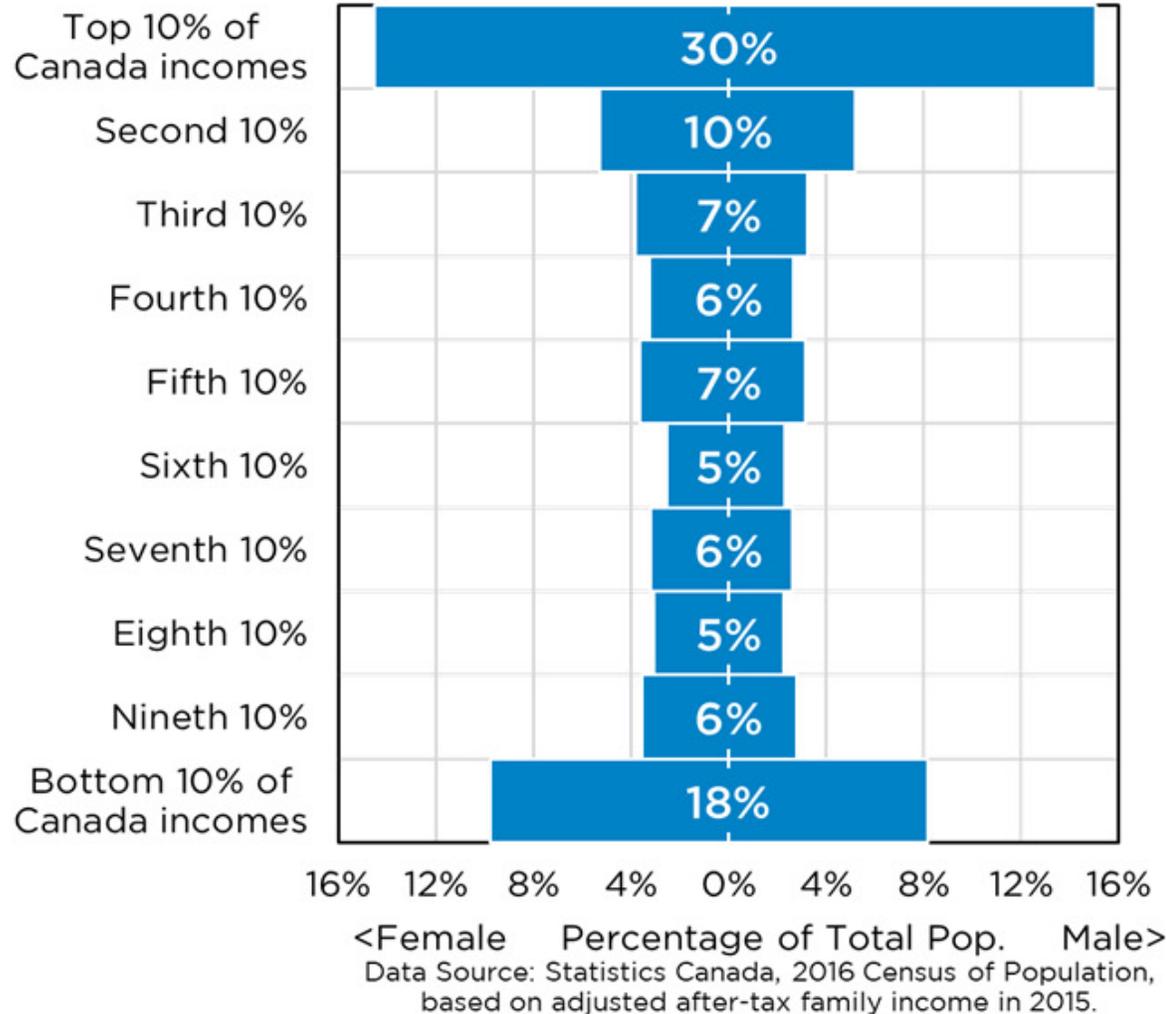
# Population Usually Using a Non-English Language at Home, 1981-2016

— West Point Grey      ..... City of Vancouver

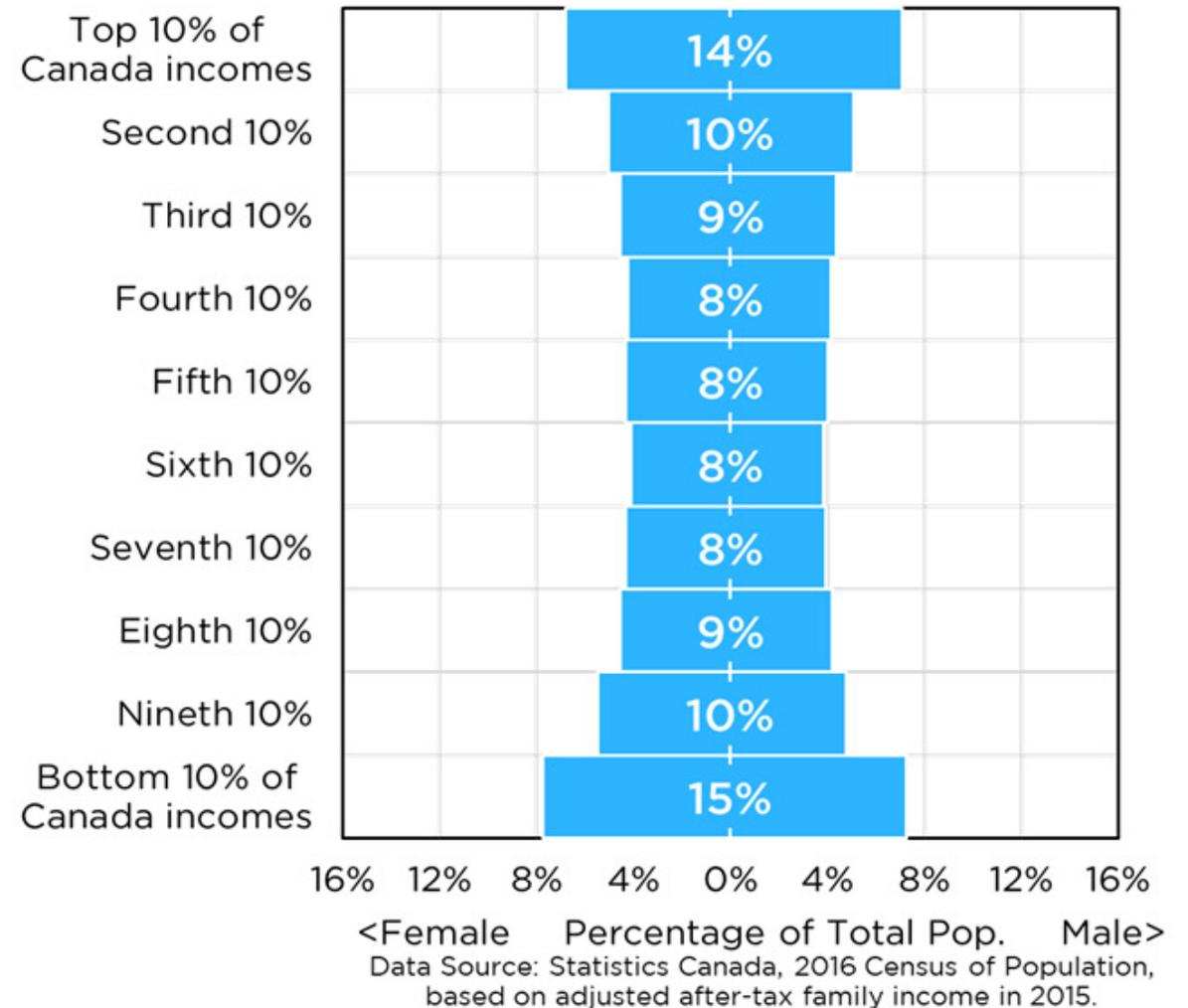


Data Source: Statistics Canada, Census of Population

## West Point Grey: Population by National Income Deciles, 2016



## City of Vancouver: Population by National Income Deciles, 2016

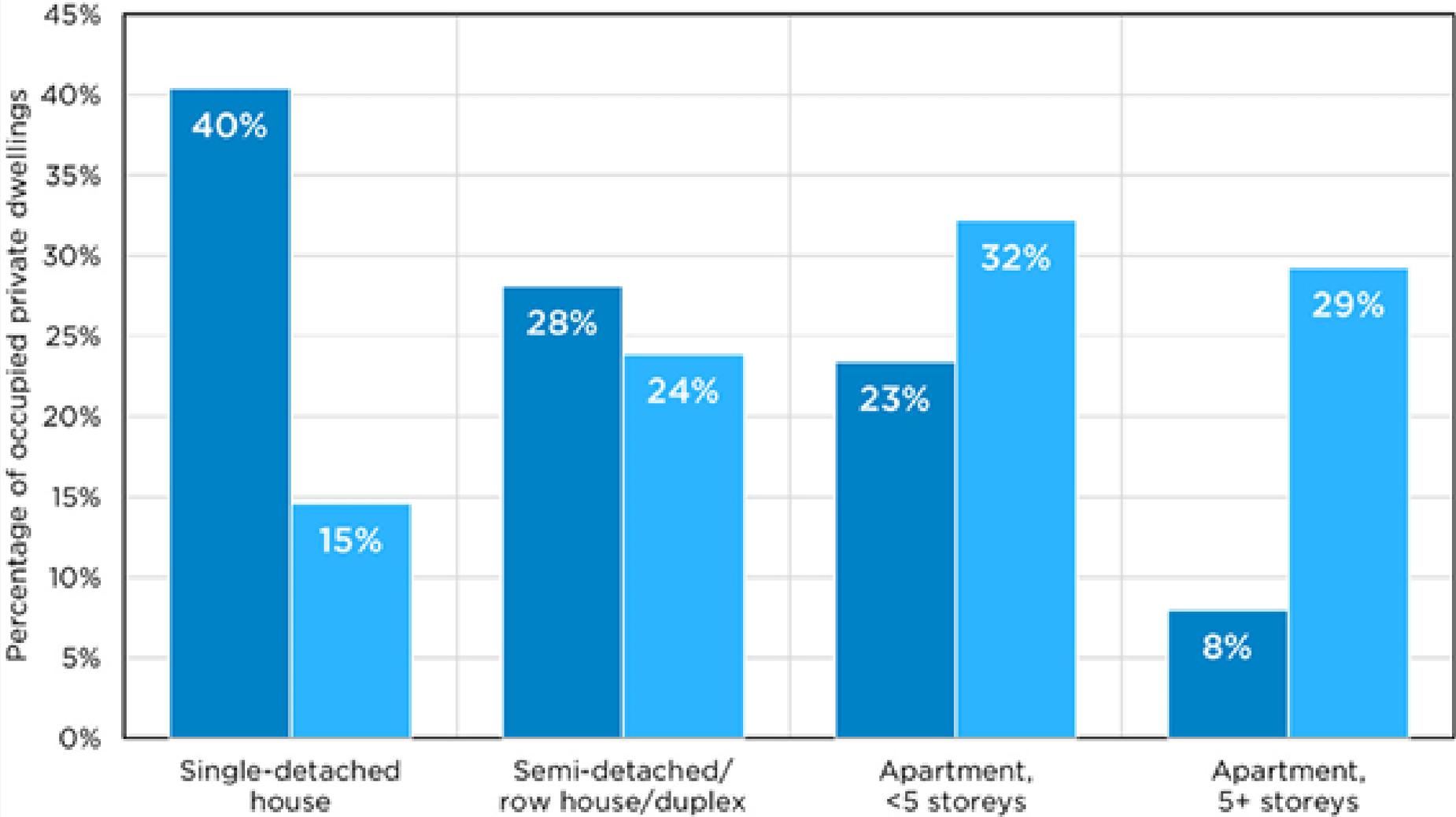


# Housing Tenure

	<b>Owner Occupied</b>	<b>Renter</b>	<b>% rent subsidized</b>
<b>West Point Grey</b>	<b>60%</b>	<b>40%</b>	<b>11.1 %</b>
<b>City of Vancouver</b>	<b>45%</b>	<b>55%</b>	<b>12.6 %</b>

Source: 2021 census

# Housing Types

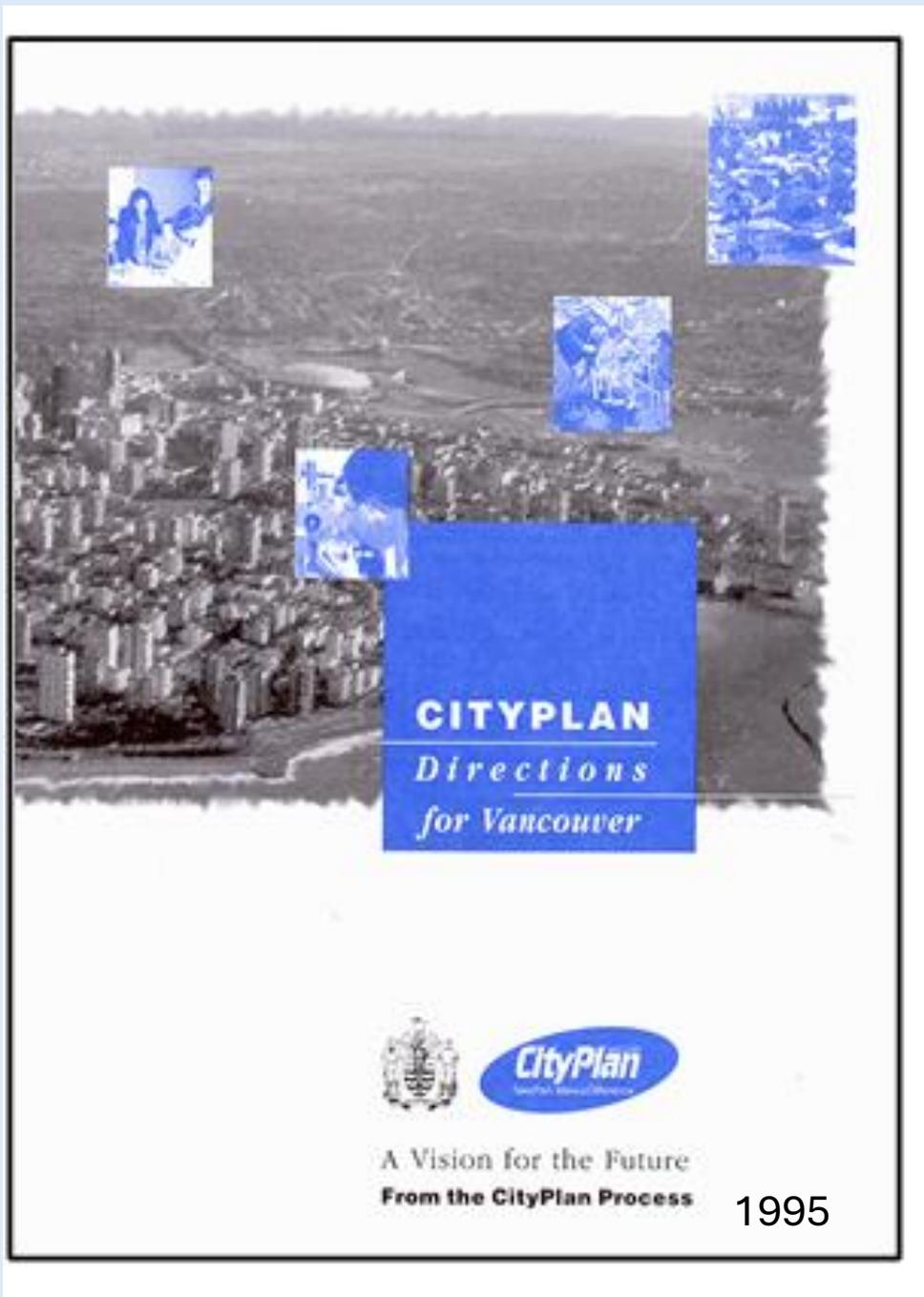


Data Source: Statistics Canada, 2016 Census of Population

■ West Point Grey   ■ City of Vancouver

# Key Points

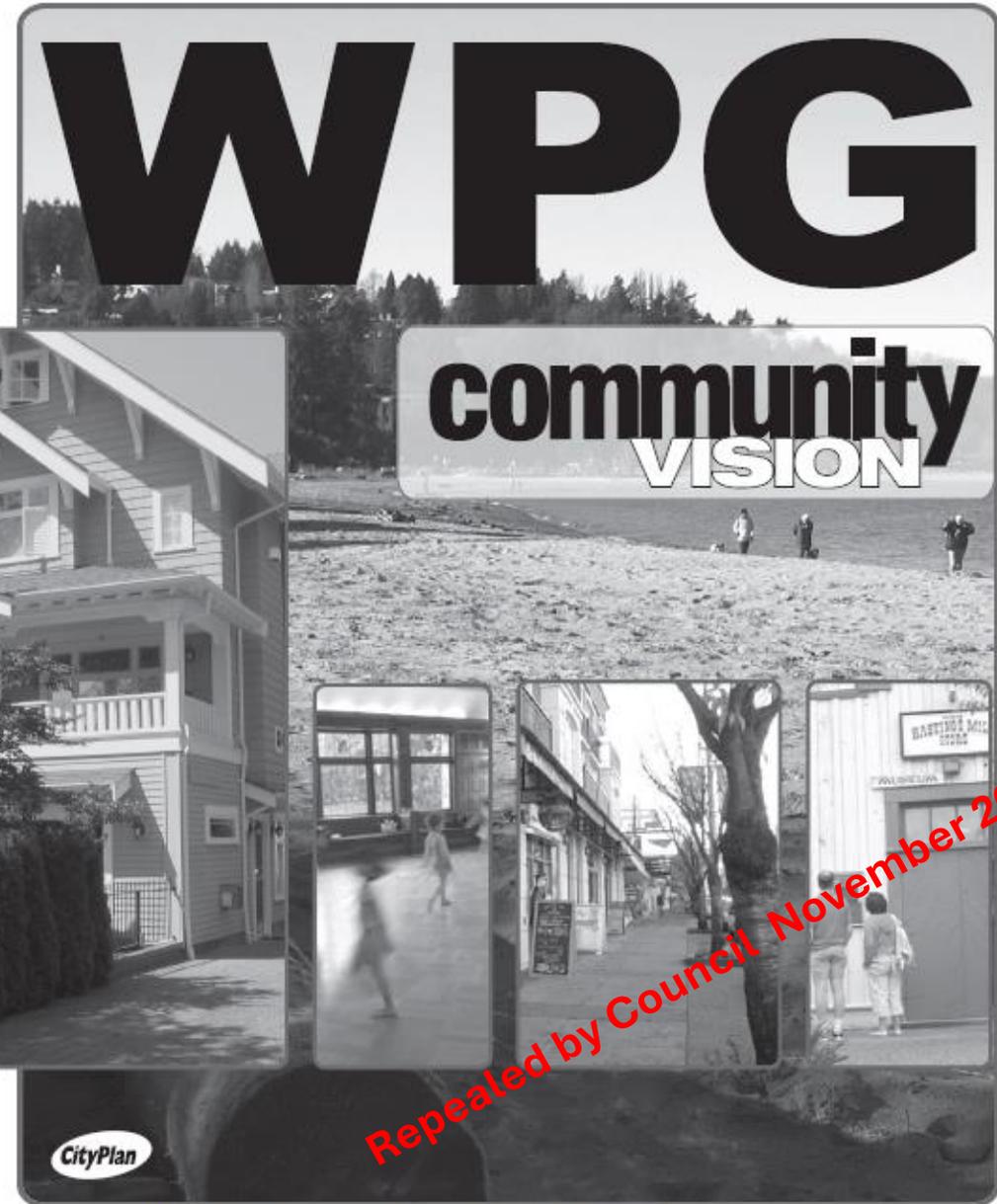
- “West Point Grey is more complex than received wisdom might suggest.” ( Social Indicators Profile, 2020)
- More culturally diverse
- Significant number of low income residents
- Housing stock not diverse enough to meet evolving needs- both in affordability and housing types
- What efforts have been made to address these issues?



## Two key directions in Vancouver CityPlan

- To increase neighbourhood housing variety, so that people will have more opportunities to live in their neighbourhoods at different life stages
- To create lively neighbourhood centres that provide residents with a variety of housing, jobs, and services, and that become the public heart of each neighbourhood.

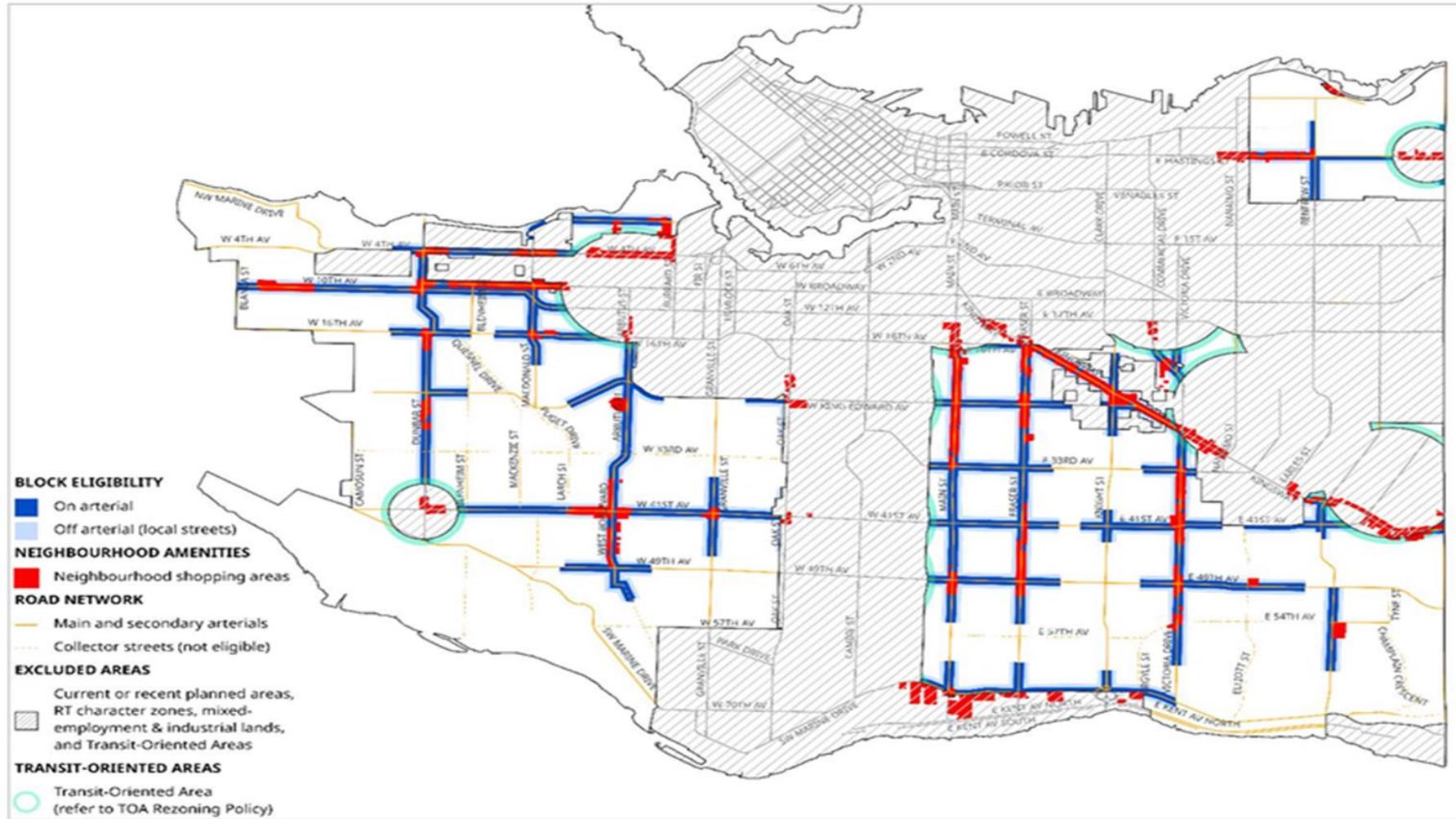
# WEST POINT GREY



Adopted by Council in 2010

approved by City Council September 23, 2010

## Map A: Eligibility Map for Low Density Transition Areas





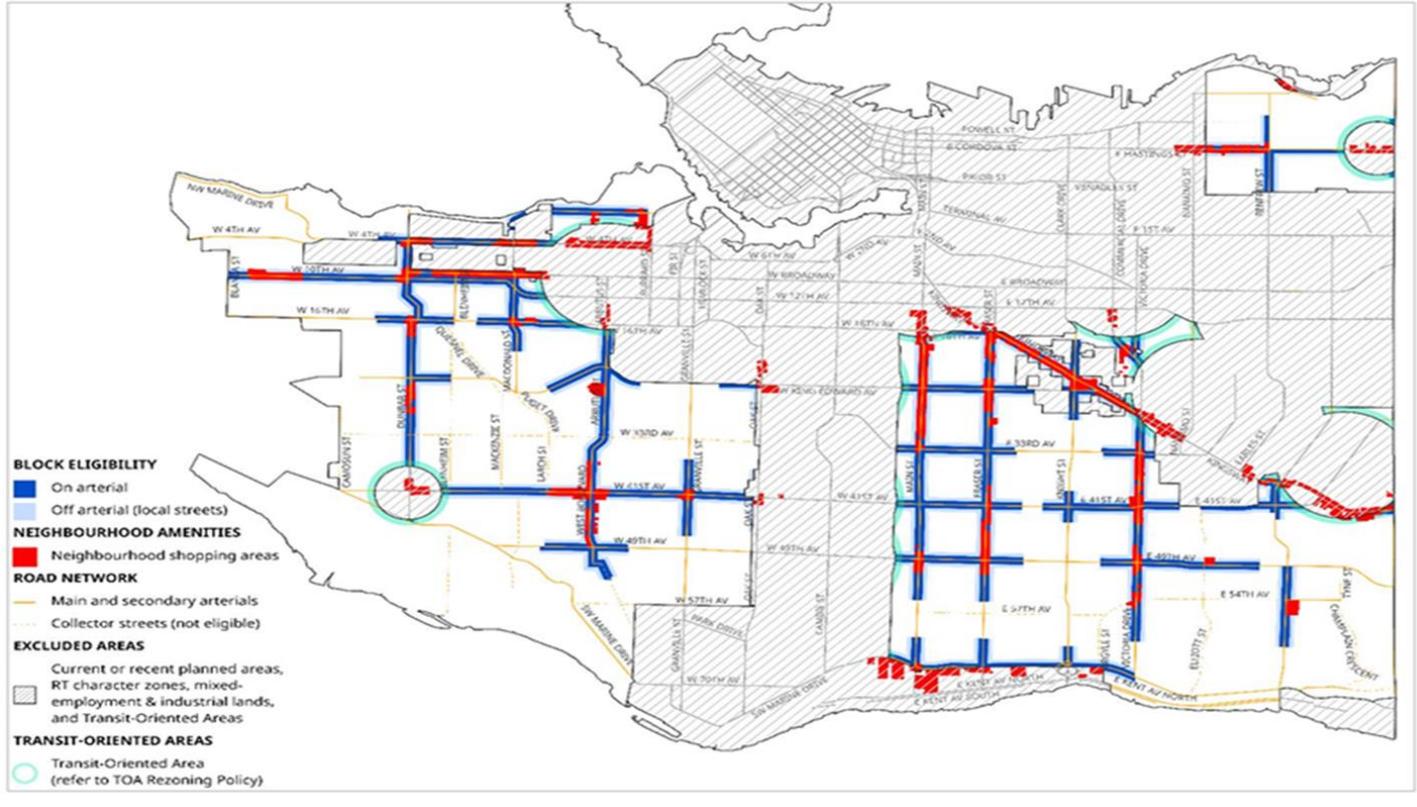
# 3803-3823 W 10th Ave and 2553 Highbury St rezoning application



More changes coming... approved December 10, 2025



Map A: Eligibility Map for Low Density Transition Areas



2050

**VANCOUVER  
PLAN**



2022

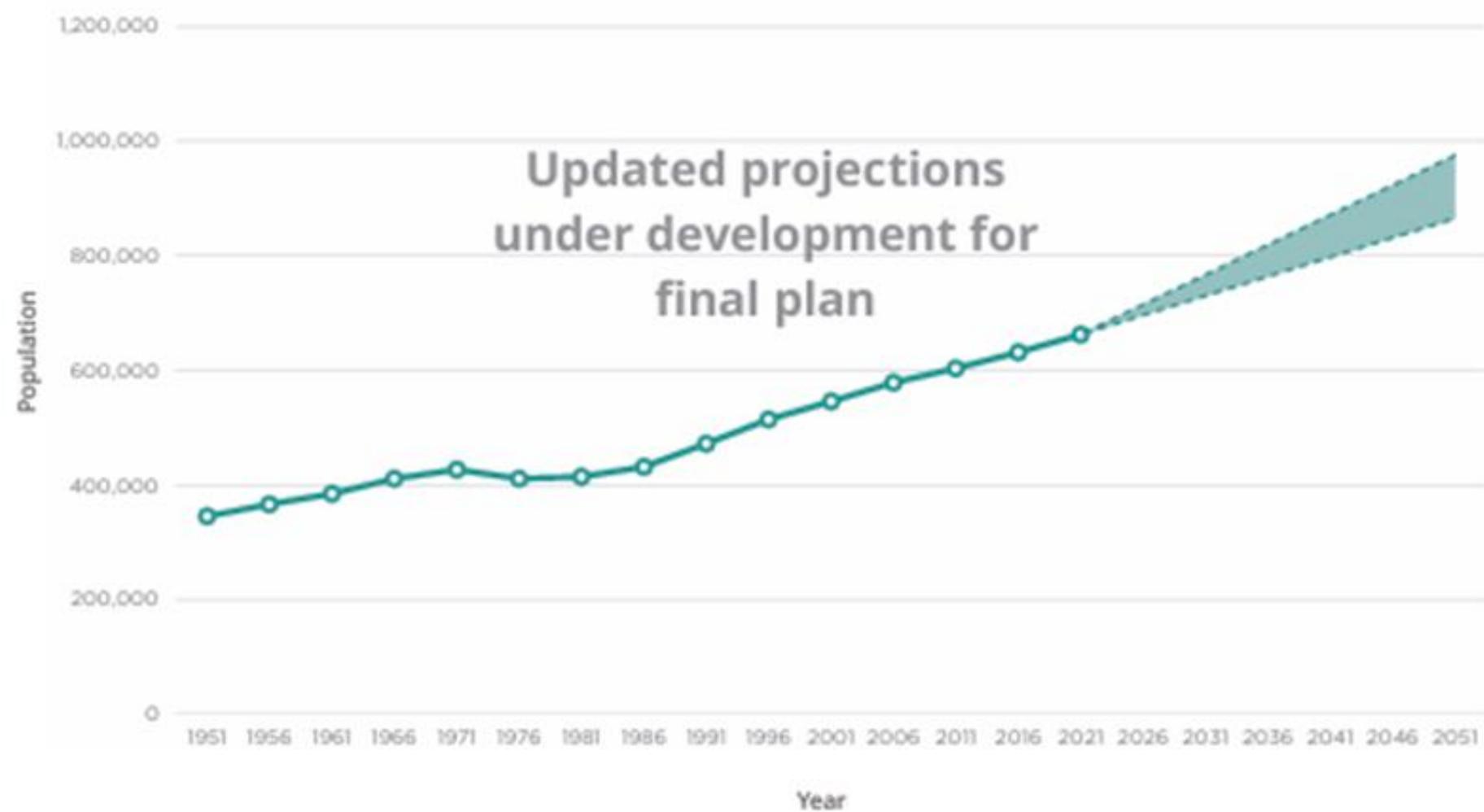
Vancouver  
**Official  
Development  
Plan**

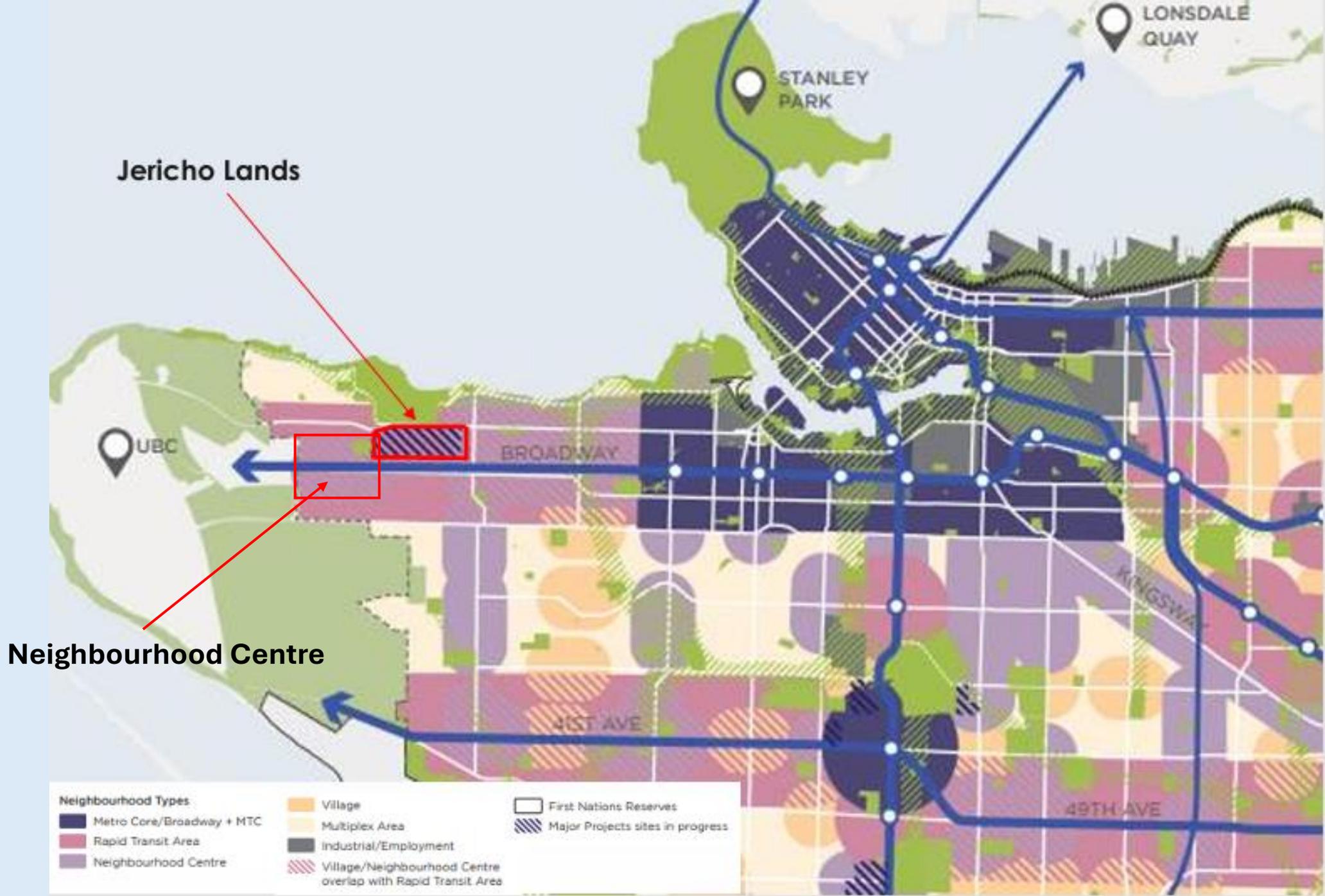


**DRAFT**

Draft plan for public review  
October 2025

Figure 2: **Estimated population** growth in Vancouver





# R1-1

## District Schedule

Approved by City Council September 2023

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this Residential Inclusive district schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings (“multiplex” up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses.



Streetscape of notional block in R1-1. Credit: City of Vancouver, produced by QuickViz.



DICK'S  
LUMBER  
604-591-1222

DICK'S  
LUMBER  
604-591-1222

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veik



DICK'S  
LUMBER

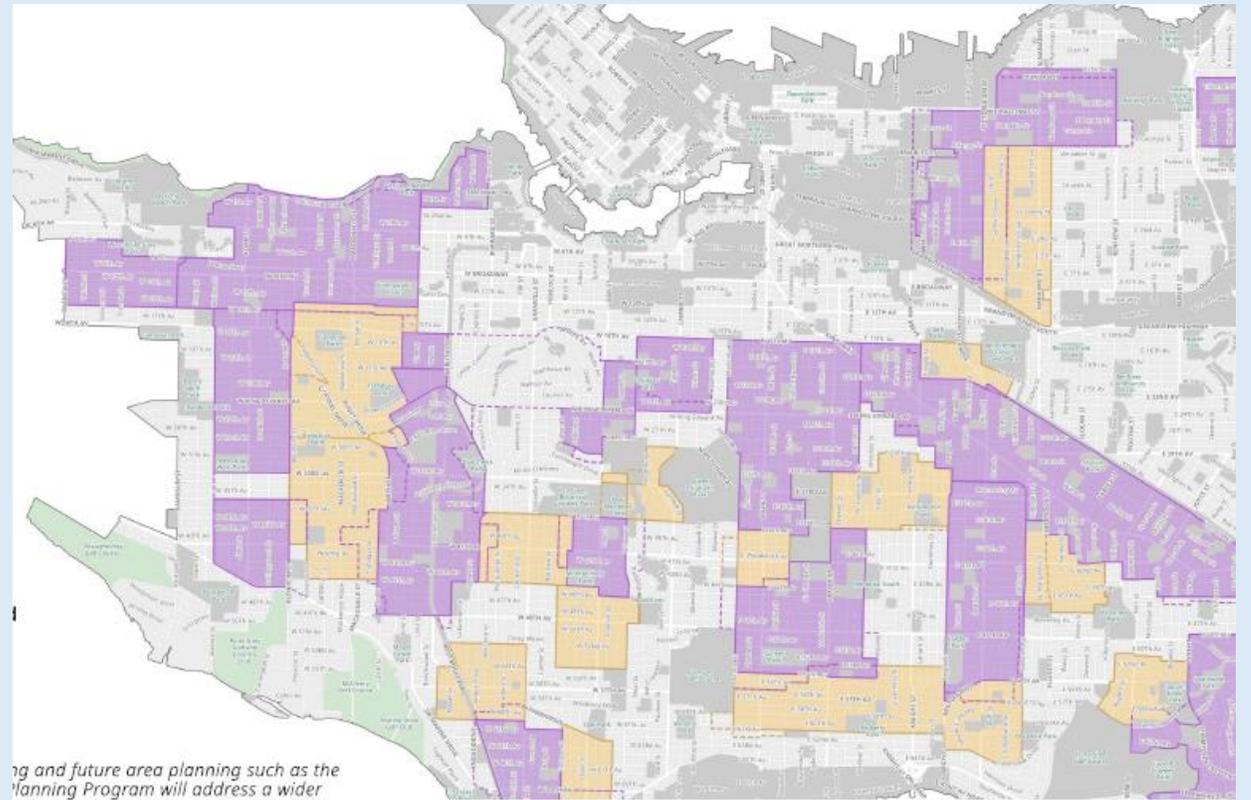
NO TRESPASSING

# Vancouver Plan/ODP Implementation: Social Housing Initiative

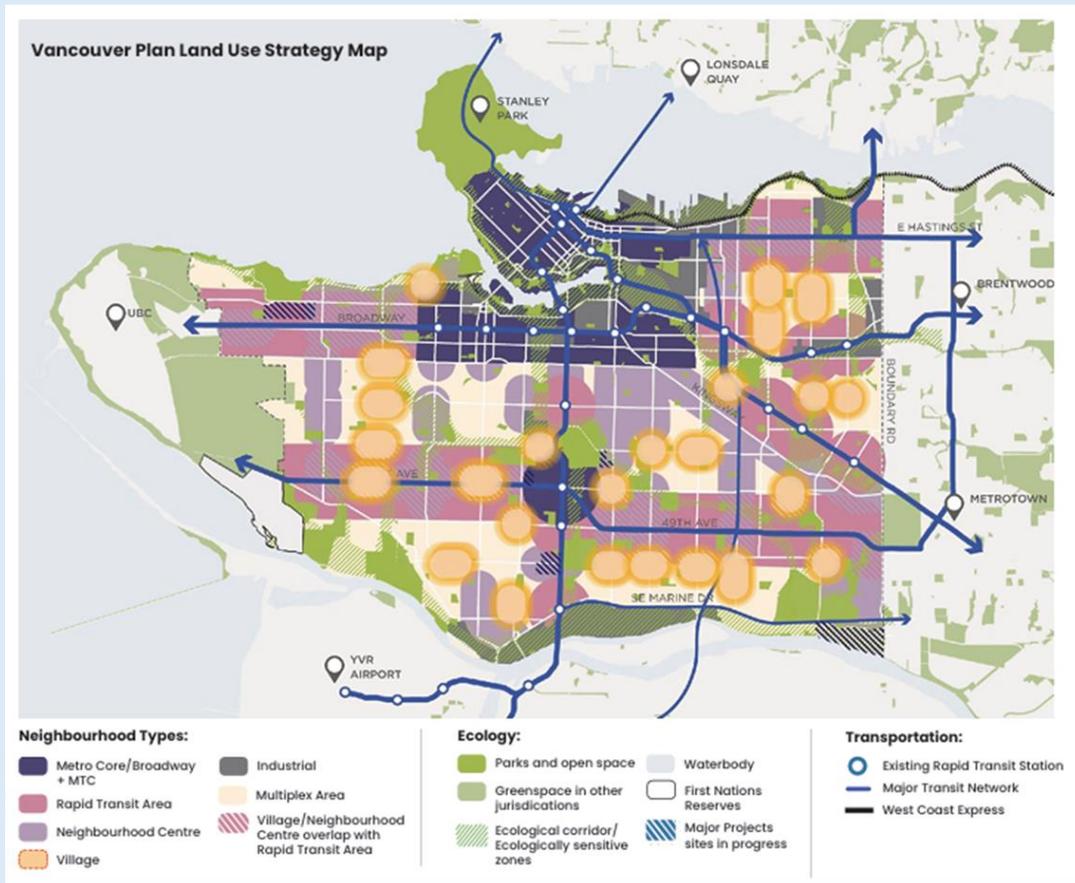
- Council resolution December 2022, Council decision December 2025 to not proceed

## DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES \*

- Social housing generally 15-20 storeys in future Vancouver Plan Neighbourhood Centres
- Social housing up to 6 storeys in future Vancouver Plan Villages



# Vancouver Plan/ODP Implementation: Villages



- Council-initiated priority in 2023
- Implementation in progress now with Council decision expected in next few months
- 17 “villages” covering approx. 600 blocks
- Put zoning in place to expand retail space and housing up to 6 storeys within 400 metres of the villages.

# West Point Grey Neighbourhood Centre



# Point Grey 10<sup>th</sup> Ave Safeway Site (2018 Store Closure)





BROWN

# OUR COMMUNITY NEEDS YOUR HELP!

The City of Vancouver seeks your feedback  
on the future of the Safeway site.



- **Provide comments** on the City's website  
[www.shapeyourcity.ca/4545-w-10th-ave](http://www.shapeyourcity.ca/4545-w-10th-ave) (see QR code above)
- **Attend the City's Open House**, February 8th, drop in 4-7pm,  
West Point Grey United Church, 4595 West 8th Avenue.

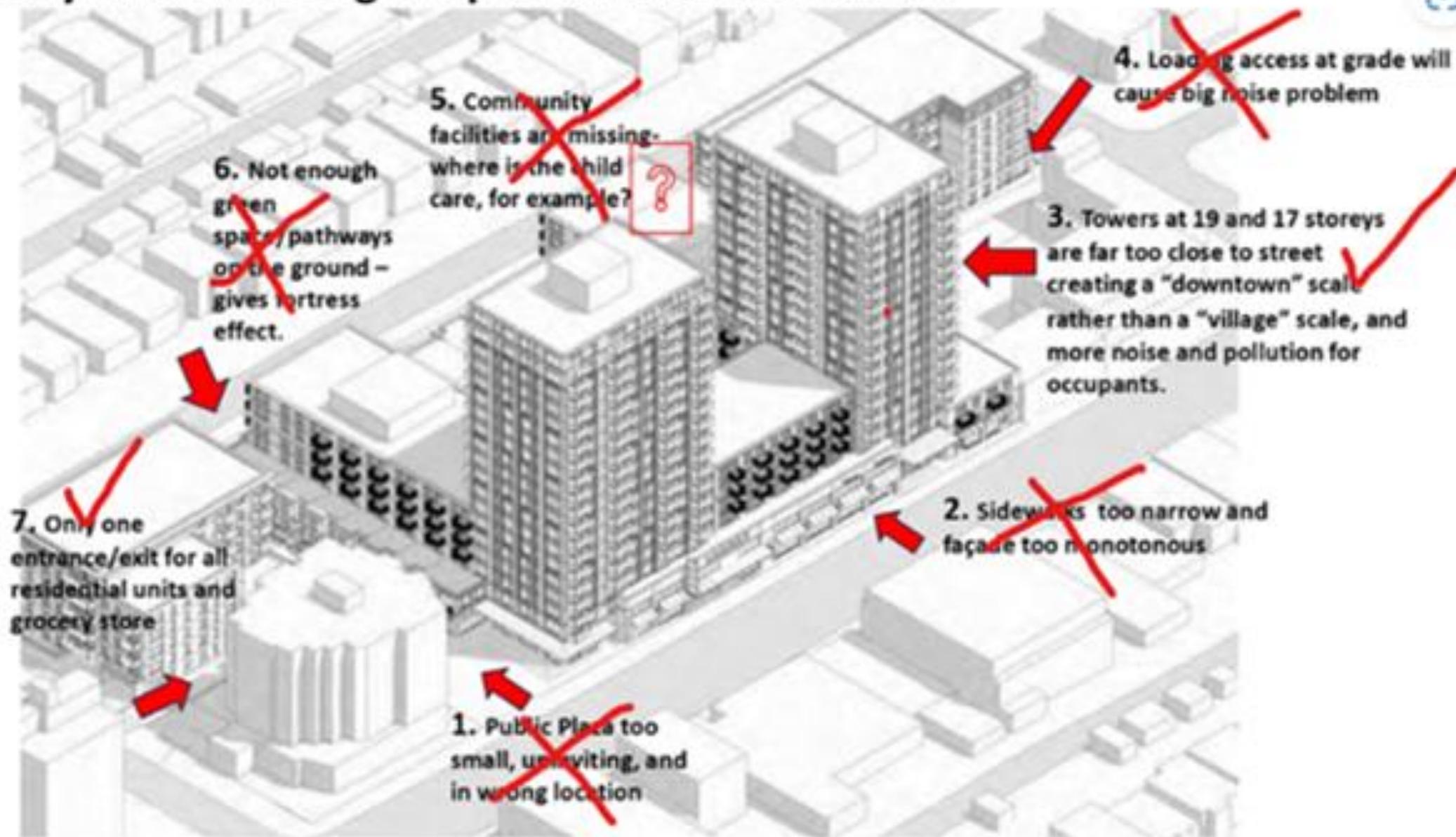
**Let's all help build a brighter future for the Village.**

We can improve on the proposal by asking for a child care facility, better traffic management, a lively streetscape and respect for the existing Village scale.





# Many Creative Design Improvements are Possible





# Jericho Lands Proposal ( MST Partnership and Canada Lands Corporation)

- 90 acres
- 13,000 units
- Approximately- 24 to 28,000 people
- City approved ODP April 2025
- Develop over 25 years
- First rezoning application in 2026?



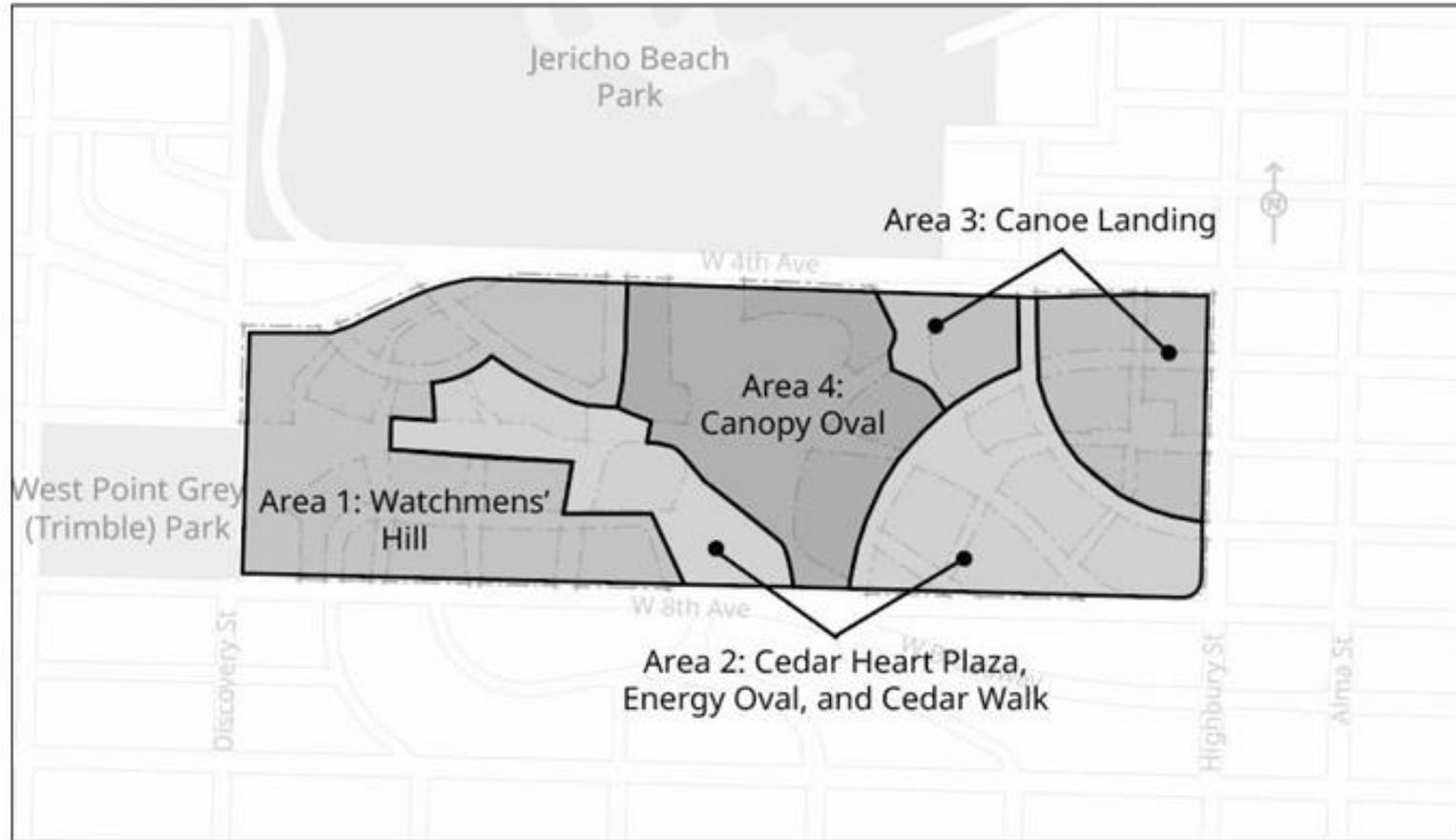
January 2024: Renderings showing the proposed development of the Jericho Lands in Vancouver. PHOTO BY MST PARTNERSHIP AND CANADA LANDS





# Phasing:

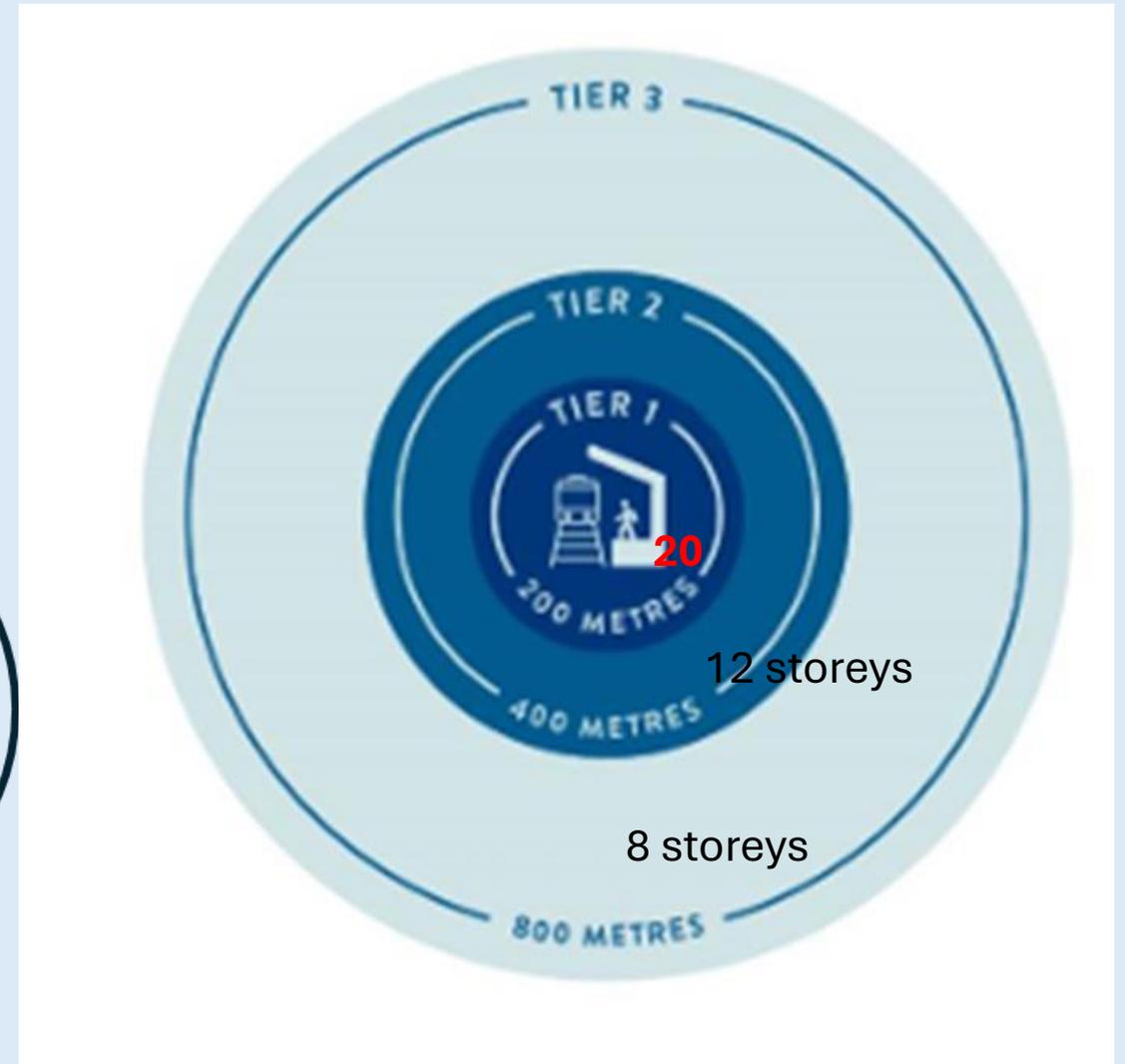
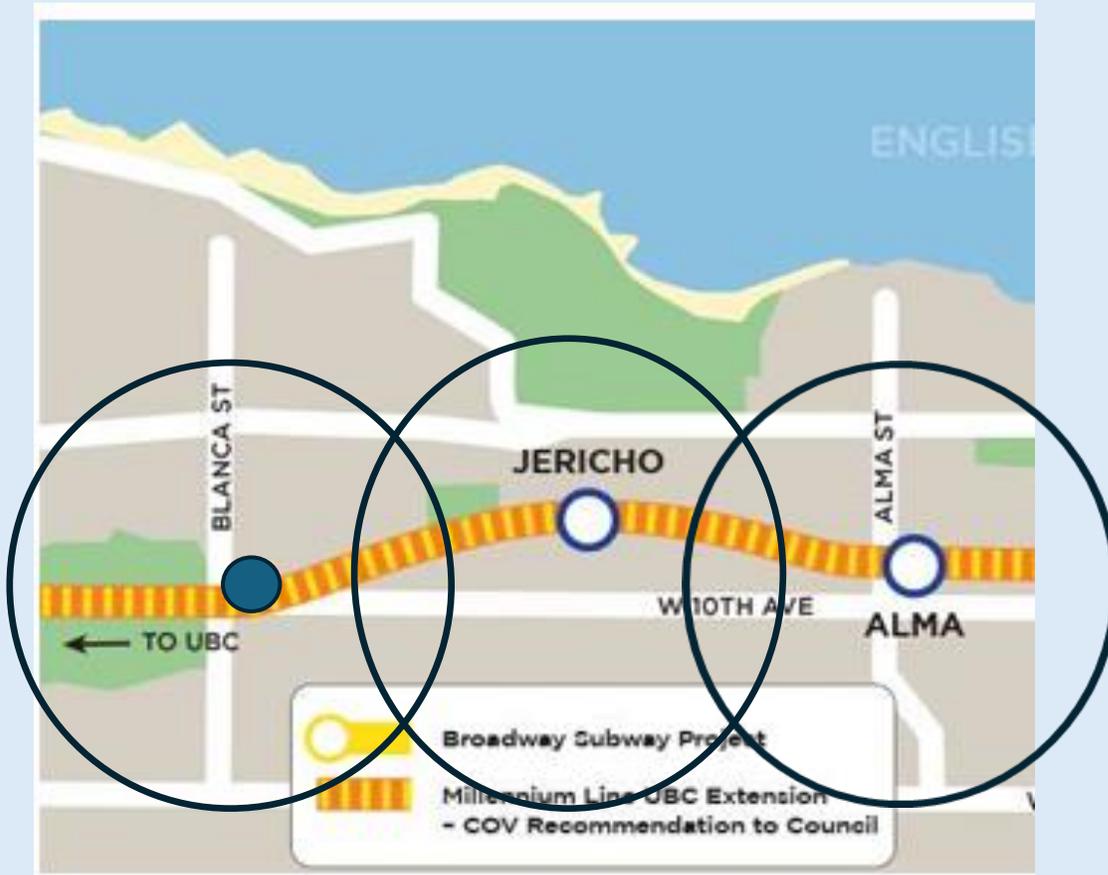
- Phase 1 (Watchmens' Hill) rezoning application anticipated in late 2025 / early 2026.



# SkyTrain extension



# Provincial Transit Oriented Areas Legislation



# Jericho Coaliton Proposal

- About 7000 units
- About 15- 16,000 people
- Low and mid rise
- Emphasis on livability, human scale, housing choice for all-families, seniors
- Emphasis on environmental values and landscape/setting
- Not SkyTrain-dependent







# Jericho Coalition Proposal



# Imagining a Better Future

1. **Jericho Lands-** plans get re-drawn on a human and ecological scale, with a range of housing choices.
2. **A neighbourhood centre plan sets the stage** for a revitalized Point Grey Village, residents shop locally, and the village is surrounded by well designed housing choices at an appropriate scale, from co-ops to spacious condos.
3. **Community amenities** support evolving community needs.

# Imagining a Better Future

4. **Our “green” legacy** of street trees and park space is protected.
5. **Heritage values are protected.**
6. **Public Transit is tailored to cost- effective network solutions** rather than catering to development industry aspirations.
7. **Genuine community engagement is possible** where local voices help improve plans.

# Concluding Remarks....

- About 80,000 housing units in the pipeline at the City, so time is on our side (this is not counting major projects like Jericho Lands)
- Hard times for hope- but citizen action could bring change
- Continued activism is important- we won't accomplish anything by doing nothing

# **Strong Community Eager for Conversation, Change, and Action**

**St Helen's and other WPG churches, schools**

**West Point Grey Community Centre Association (WPGCCA)**

**West Point Grey Residents Association**

[wpgra.wordpress.com](http://wpgra.wordpress.com)

**Jericho Coalition**

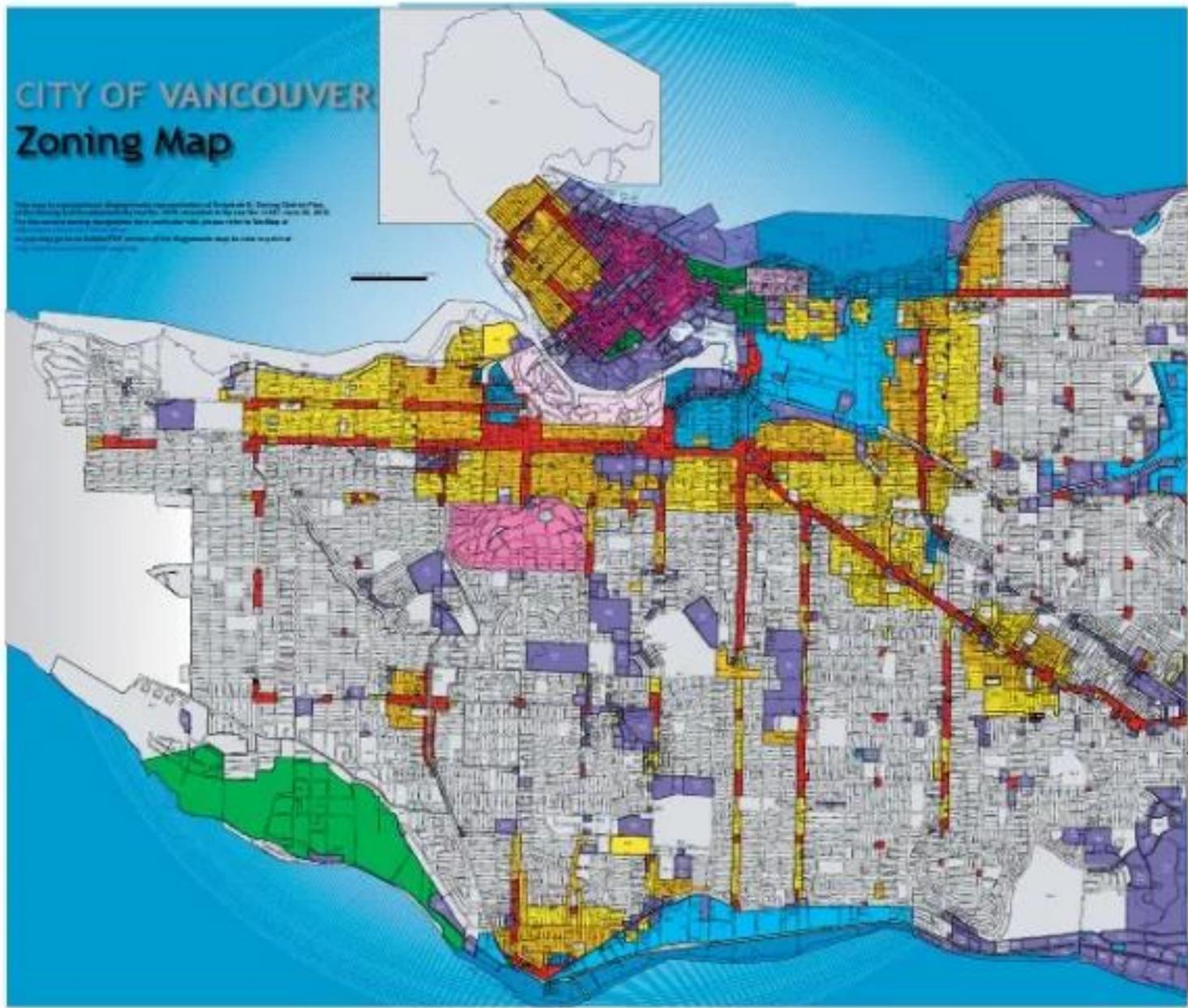
[jerichocoalition.org](http://jerichocoalition.org)

**Friends of Point Grey Village**

[friendsofpointgreyvillage.ca](http://friendsofpointgreyvillage.ca)

# CITY OF VANCOUVER Zoning Map

This map is a simplified representation of the City of Vancouver's Zoning Bylaw. It is not intended to be used as a legal document. For more information, please refer to the City of Vancouver's Zoning Bylaw or contact the City's Planning Department.



City of Vancouver Zoning Districts	Specialty Zoning Districts	General Districts
<p><b>CD-1</b> Community Development District</p> <p><b>CD-2</b> Community Development District</p> <p><b>CD-3</b> Community Development District</p> <p><b>CD-4</b> Community Development District</p> <p><b>CD-5</b> Community Development District</p> <p><b>CD-6</b> Community Development District</p> <p><b>CD-7</b> Community Development District</p> <p><b>CD-8</b> Community Development District</p> <p><b>CD-9</b> Community Development District</p> <p><b>CD-10</b> Community Development District</p> <p><b>CD-11</b> Community Development District</p> <p><b>CD-12</b> Community Development District</p> <p><b>CD-13</b> Community Development District</p> <p><b>CD-14</b> Community Development District</p> <p><b>CD-15</b> Community Development District</p> <p><b>CD-16</b> Community Development District</p> <p><b>CD-17</b> Community Development District</p> <p><b>CD-18</b> Community Development District</p> <p><b>CD-19</b> Community Development District</p> <p><b>CD-20</b> Community Development 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# Neighbourhood Centre/Commercial Area Storefront Vacancies 2025

