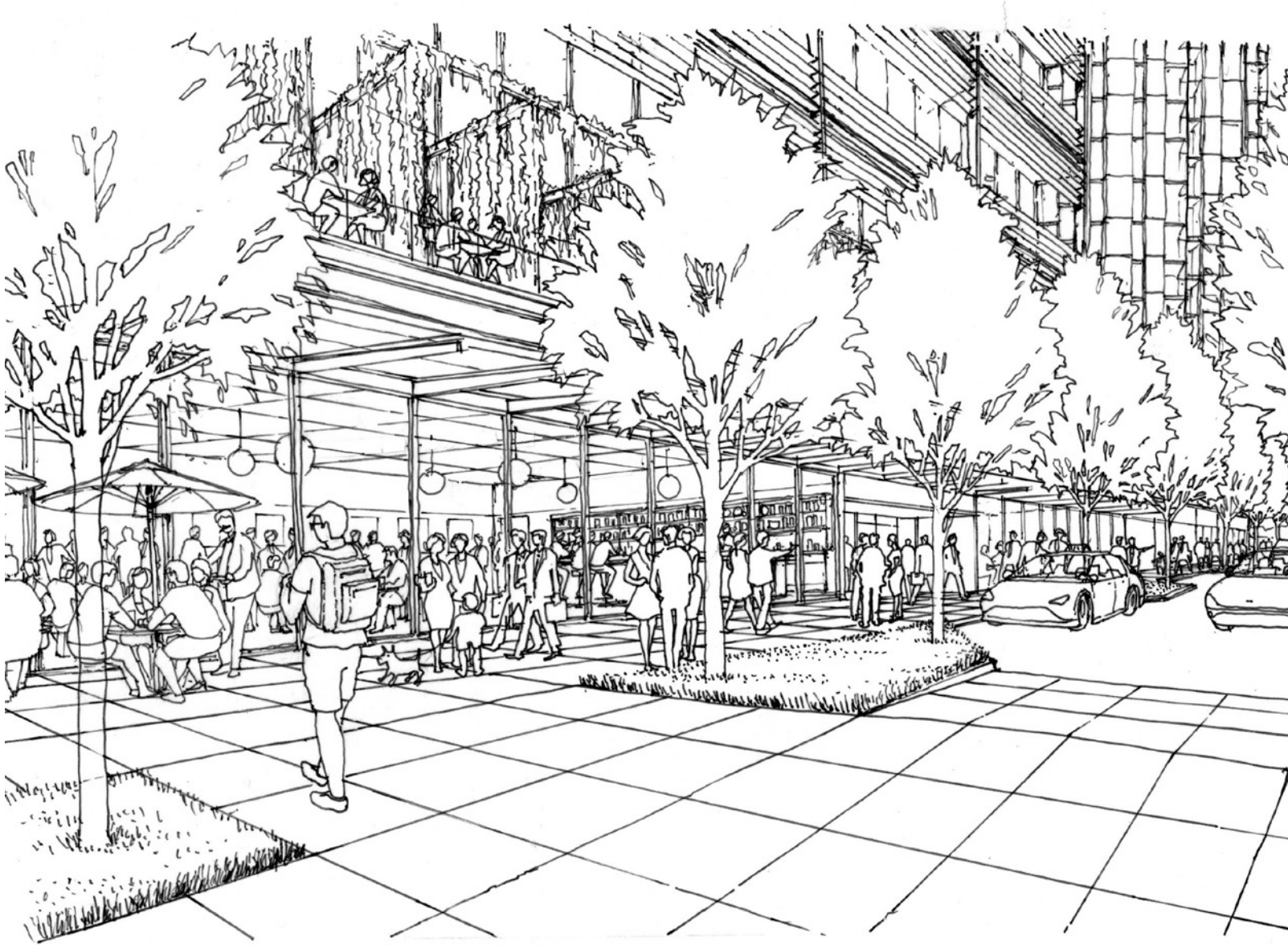
Open House Presentation
October 2020

Broadway + Commercial

1780 E. Broadway Ave



Perkins&Will | Crombie REIT

Project Team



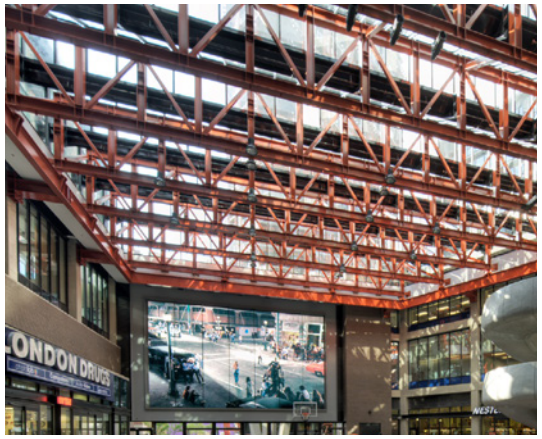


Crombie REIT

Landowner + Development Partner

Established in 2006, Crombie REIT is an open-ended real estate investment trust and one of Canada's leading national landlords. Crombie's strategy focuses on owning, managing and developing a portfolio of high-quality grocery and drug store anchored shopping centers, freestanding stores, and mixed-use residential developments in Canada's top urban and suburban communities. The company's success is due to the commitment, support, and quality of team members across the country. Crombie's employees shape their culture, drive their engagement, and build strong relationships throughout the communities in which they operate.





Westbank

Development Partner

The core of Westbank's mission is to create a body of work with a high degree of artistry that helps foster more equitable and beautiful cities. Westbank is active across Canada and in the United States, with projects including residential, hotels, retail, office, rental, district energy, affordable housing and public art. Westbank is driven by the belief that beauty and culture in all forms and in the broadest definitions, are essential to human existence. In committing their efforts fully towards the fight for beauty and the creation of culture, they have evolved beyond the definition of a traditional real estate development firm, to become a culture company.

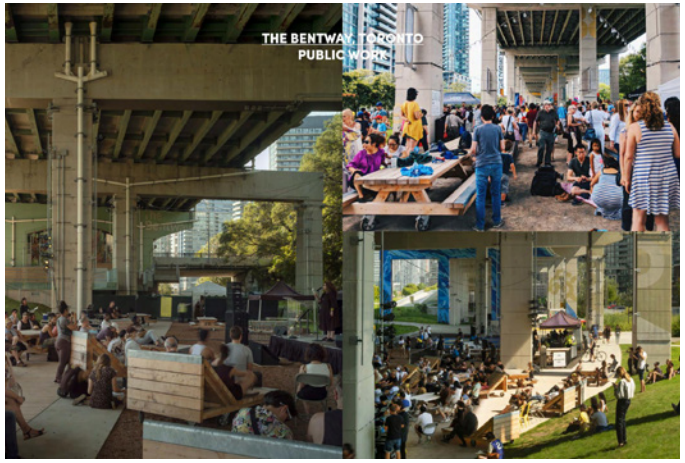
Project Team



Perkins and Will
Architect



Hapa Collaborative
Landscape Architect



Public Work
Plaza + Public Realm

Pooni Group
Planning Consultant

Pottinger Bird
Public Engagement

Site Context



The Safeway site is an important city-building opportunity. Our aim is to enliven the corner with a new urban typology that fosters creativity and supports social connections, while maintaining the rich character of 'The Drive'.

Site

Located within the Grandview Woodland Neighbourhood and directly adjacent to Commercial-Broadway Station, the site is home to an existing Safeway store with surface parking lot.

Application Background

Summer 2016
Local architect Bing Thom developed a framework of principles to help guide the design process.



April 2017
Based on the parameters of the Grandview Woodland Community Plan, the project team's priorities and public feedback, a first design scheme was developed.



June 2017
In the spring of 2017, the project team hosted a Pre-Application Public Open House at the Croatian Cultural Centre to present the first design scheme.



November 2017
Crombie REIT and Westbank made the decision to proceed with a new architecture firm – Perkins and Will – to realize the project vision while staying true to the original principles developed by the late Bing Thom.



September 2019 to February 2020
The project team hosted a number of stakeholder update sessions to gather community feedback on the application.



September to October 2020
The project team commenced a series of walking tours open to anyone to join.
Public Open House scheduled for October.



Together with the community, Crombie REIT and Westbank have spent the last four years envisioning a project that would become a community asset.



Fall 2016
In the fall of 2016, the project team hosted a Neighbourhood Social at Federico's to collect feedback on the initial principles.



April 2017
Stakeholder Workshops attended by representatives of local organizations served to inform the project components and design priorities.



July 2017
An information booth at Italian Day allowed those who may not have had a chance to attend an Open House to participate in the engagement process.



Late 2017 to 2019
In mid 2019, the project team refined a design that would correspond more closely to the Grandview Woodland Community Plan but also retain some of the elements of the first scheme and submitted a rezoning application.



September 2020
A revised rezoning application is submitted that incorporates important changes including a greater percentage of rental homes, further design development of the public plaza and animation of 10th Avenue through small-scale retail.

What's Changed

In response to City and community feedback, three big shifts have been made:

1 Increased rental housing

Tower B and Tower C have changed to include 100% rental housing

2 Evolved public plaza concept

Providing opportunities to support community events

3 Retail activation on E 10th Ave

Introduction of three micro commercial retail units to better animate E 10th Ave



Aerial view looking south-east from Commercial-Broadway Station

Community Feedback

Through our open house and other meetings with members of the community, we've received feedback on our ideas and the initial design concept.



Urban Design

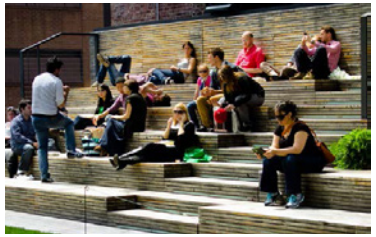
A design that breaks the mould and recognizes the unique nature of the community - a human scale design that is inclusive and encourages interaction and exploration.

Family Housing

Design that responds to family life and encourages social interaction through semi-private indoor and outdoor spaces, programming options, storage opportunities, and spaces for all ages.

Public Realm

Safe, traffic-free gathering spaces with shelter that appeal to all ages and provide programming opportunities. While there was general support for the plaza over the cut, many local residents want to see an on-site plaza.







Bike Focus

Improved cycling access, circulation, storage and related facilities to make the most of the site's location near one of the City's most used cycling routes, E 10th Ave. Ensure safe and convenient bike access for residents and visitors.

Retail and Amenities

The retail character of the neighbourhood should be reflected in the project - preservation of the grocery store with the addition fine grain retail and outdoor seating that add to the vibrancy of The Drive.

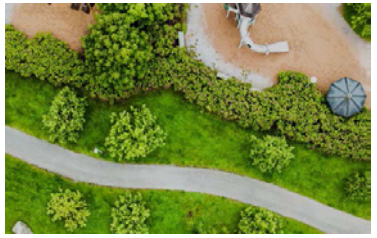
Housing Mix

A variety of housing options, including a mix of strata, market and non-market rental, and micro-suites, as well as price points to support growing families, artists, singles, and seniors.



Connectivity

Pedestrian connections, wayfinding, and bike infrastructure to ensure the project is well integrated with the surrounding area.





Transit-Oriented Communities

The Commercial-Broadway SkyTrain Station is one of Western Canada's busiest transit hubs. Careful densification around this transit infrastructure is critical.



Regional Growth

By 2041, the number of people in the Metro region will grow from 2.3 to 3.4 million – Vancouver's population is set to increase by an additional 148,000 people alone. The region's Growth Strategy encourages municipalities to accommodate growth at transit stations in order to locate new jobs, housing, and commercial activities in a sustainable manner.



Brewery District, New Westminster



City of Lougheed, Burnaby



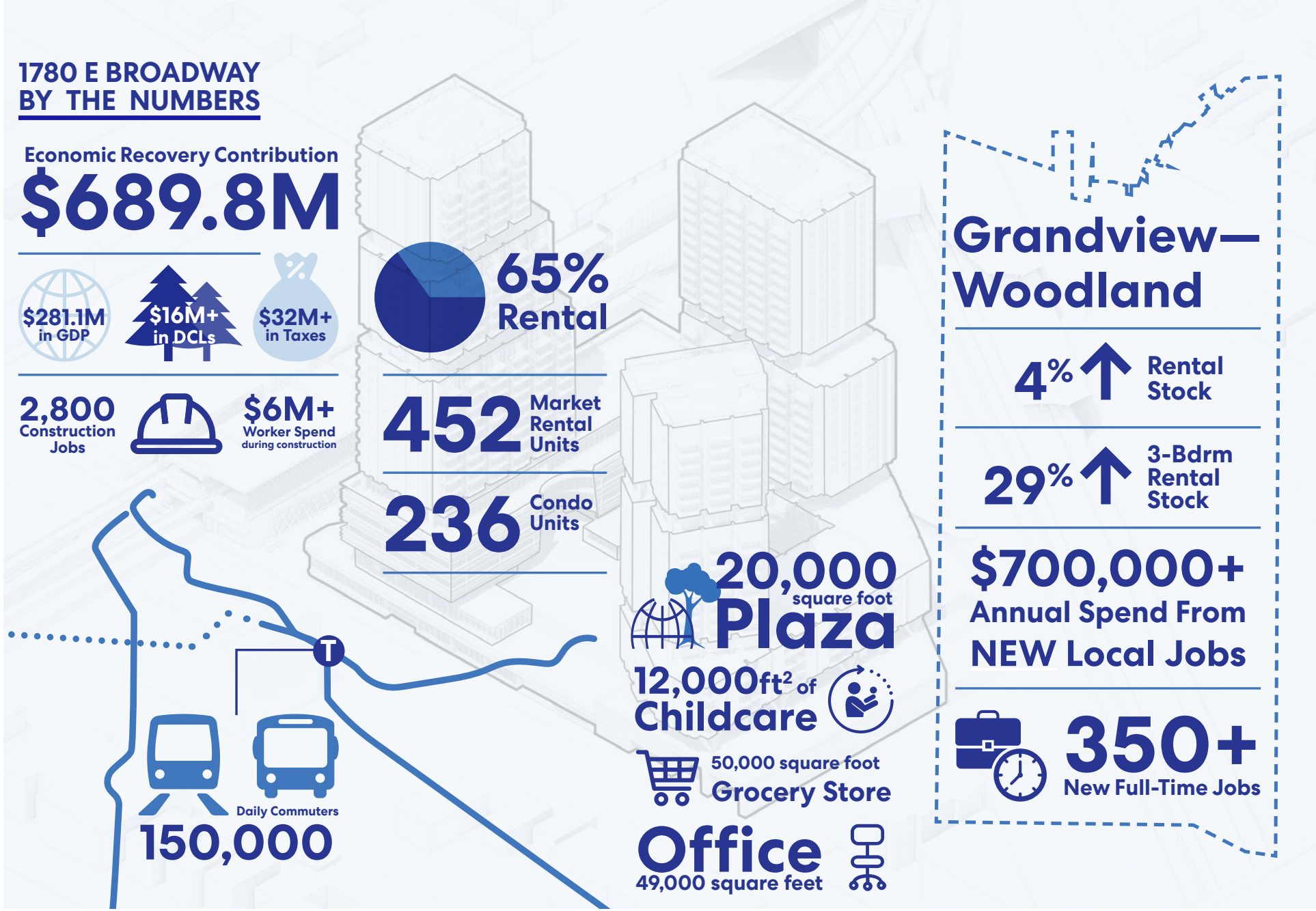
Joyce-Collingwood, Vancouver

Fitting into the neighbourhood context, the density and heights proposed here are more modest compared to other transit-oriented development in the region.

Economic Benefits

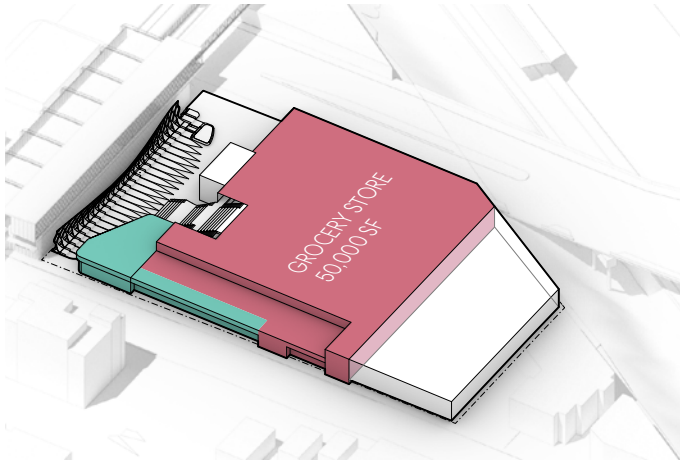
We are committed to supporting Vancouver's economic and community recovery from the COVID-19 crisis.

The current proposal will deliver the following economic benefits:



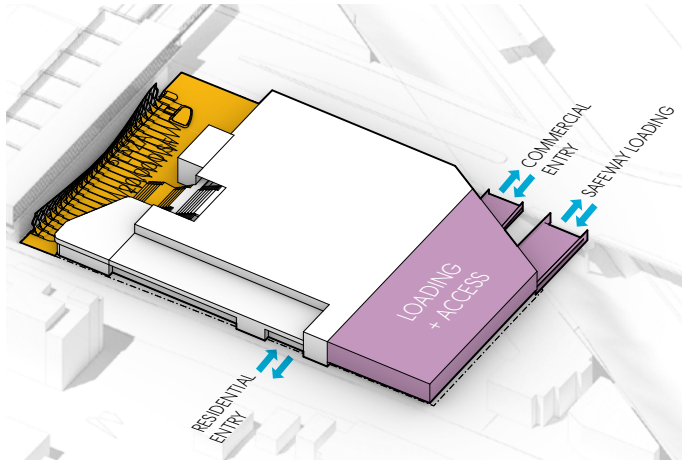
Safeway Requirements

The Safeway has been serving the Grandview Woodland Community since 1981.
With a long-term lease, Safeway's requirements are a critical component of a new development.



Floor Area & Proportion

- ✓ Replacement of the existing grocery store on site
- ✓ At a minimum, a single-level store of 50,000 SF



Parking & Loading

- ✓ Required minimum number of customer parking stalls within 1 level of the store
- ✓ Accommodation of safe and convenient loading access

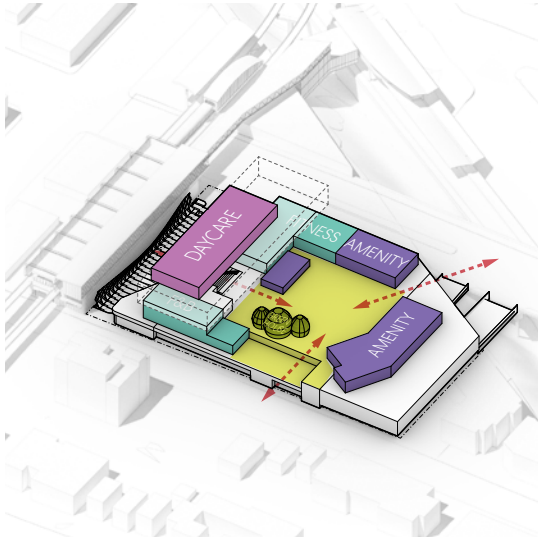


Store Presence

- ✓ Store with welcoming entrance and frontage facing Broadway

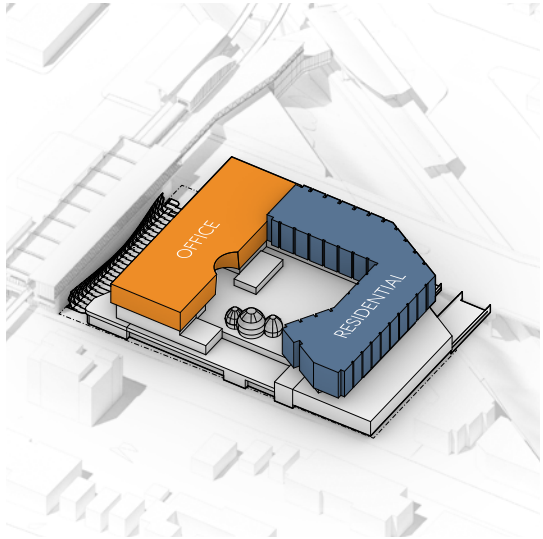
Project Overview

A wide-range of commercial and residential uses have been carefully arranged to respond to the surrounding context, street, and plaza, while maximizing daylight on the verdantly landscaped courtyard.



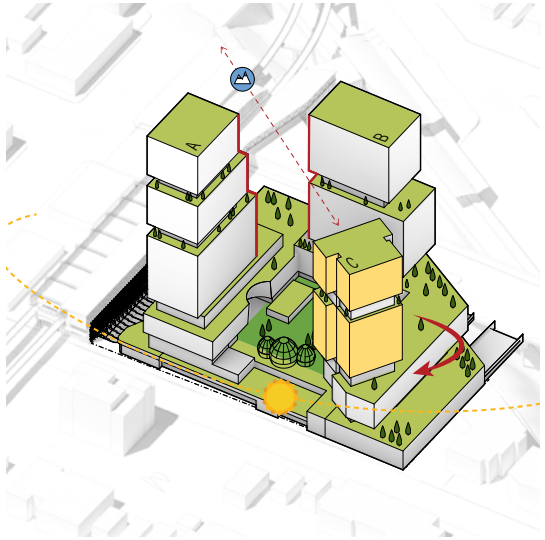
Residential courtyard

- Surrounded by shared residential amenities
- A large daycare sits above the office with direct outdoor access



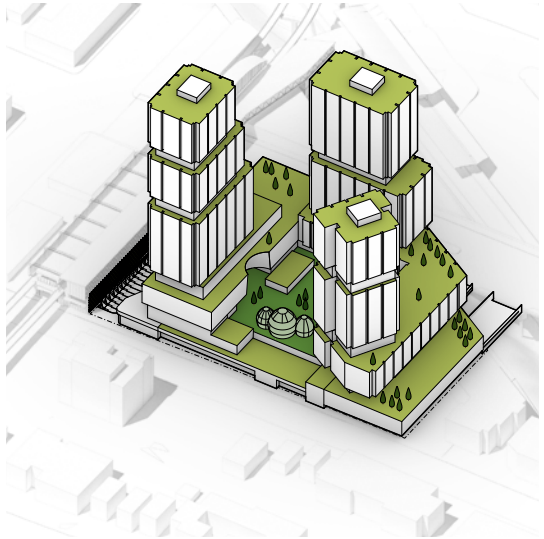
Lower podium

- 2 podium levels provide 50,000 SF of office space
- 4 level residential podium



Residential towers

- Tower forms with stepped massing open up to the south to maximize sunlight and views out

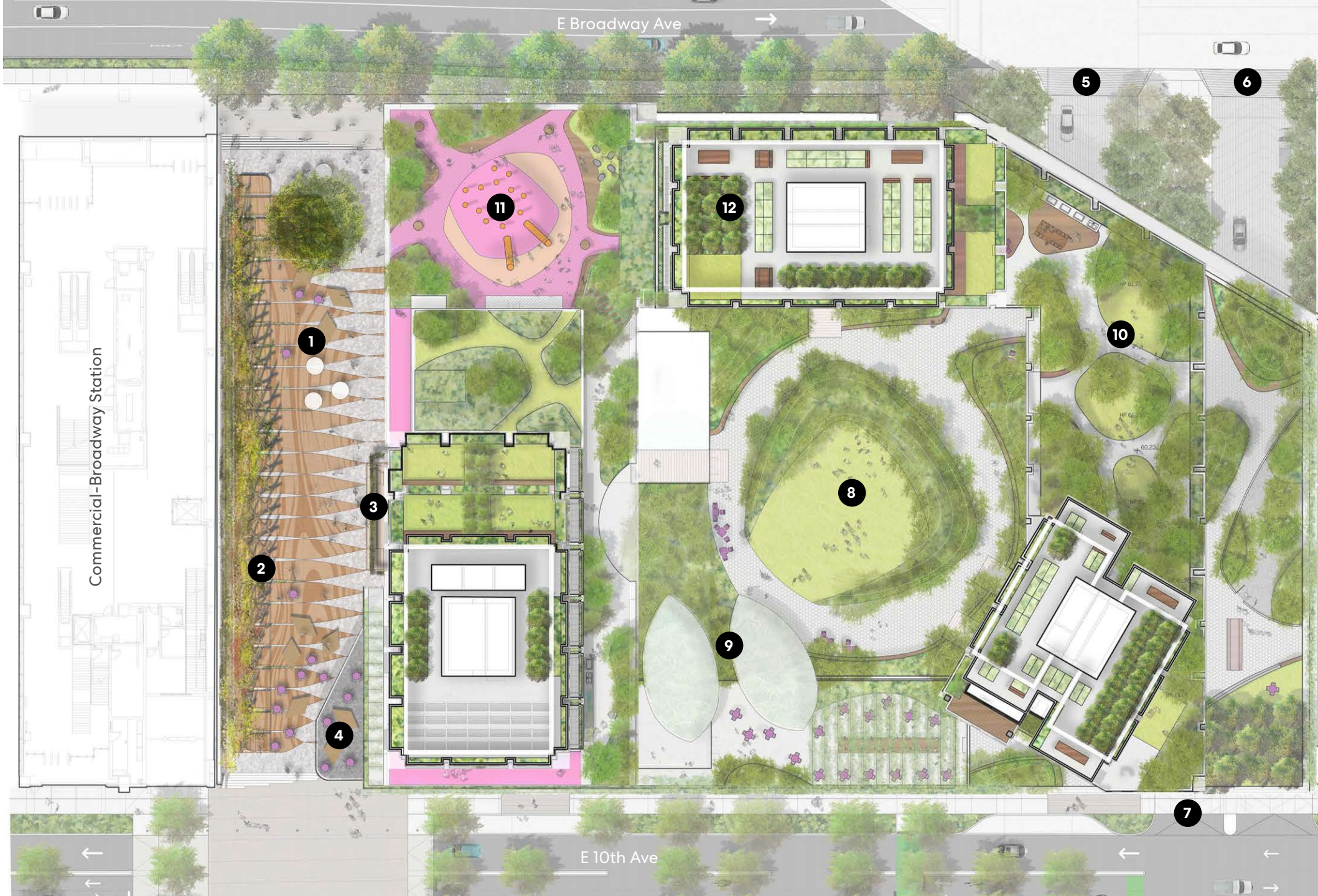


Overall project massing

- Further articulation breaks down the scale of the building revealing a finer grain through expressing the structural logic of the buildings

Overhead Site Plan

1. 20,000 sf on-site Plaza
2. Landscape feature
3. Sculptural seating for public gathering
4. Food & beverage 2nd level terrace
5. Commercial parking access from Broadway
6. Safeway loading
7. Residential parking access
8. Residential courtyard
9. Residential greenhouse amenity
10. Landscape podium amenity
11. Childcare outdoor play area
12. Rooftop residential amenity



Housing

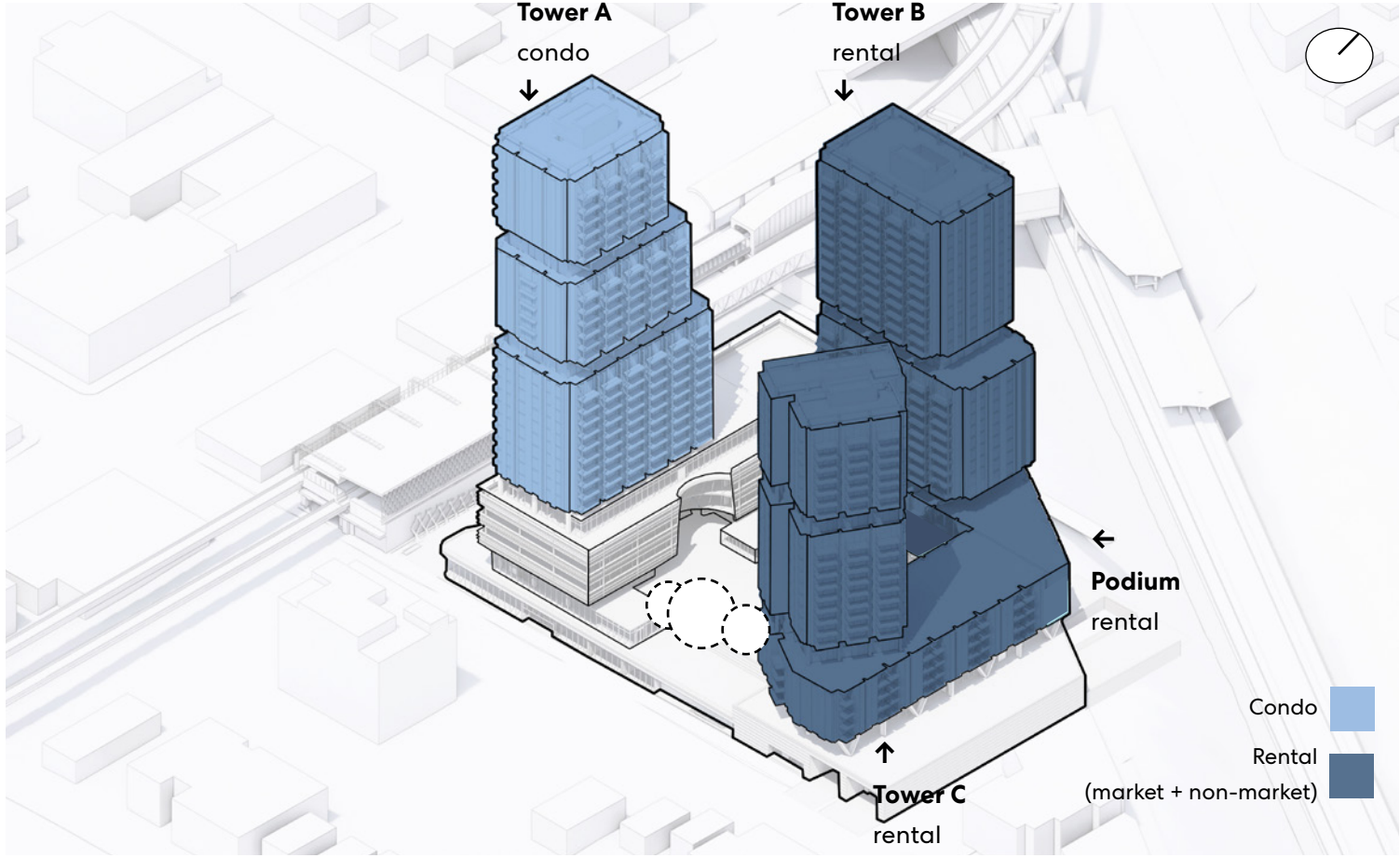
Housing Diversity

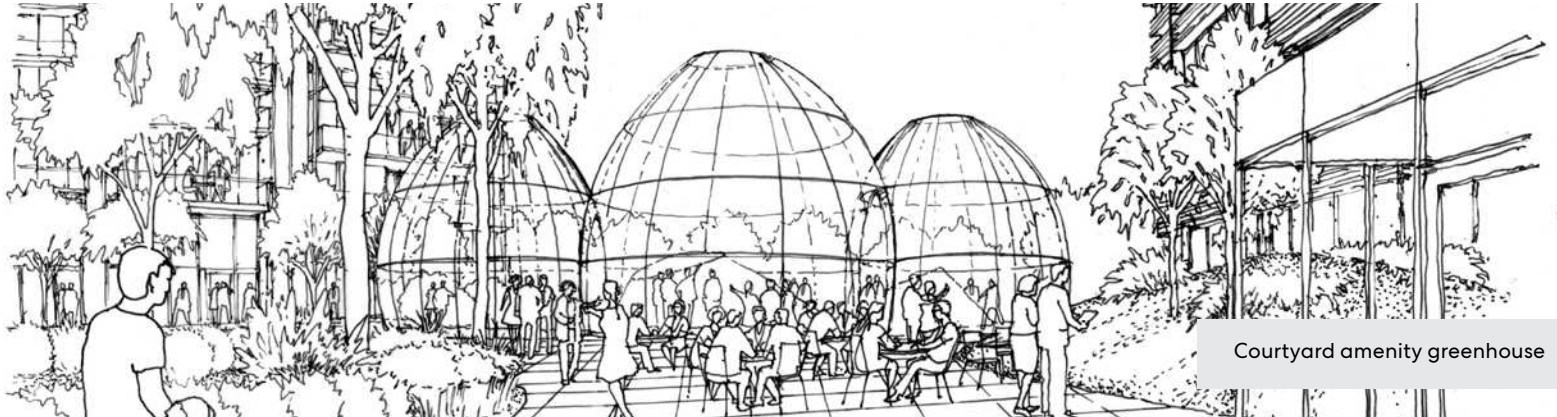
This proposal includes a diversity of housing options including market rental, below-market rental and condo that creates a vibrant range of housing options suitable for singles, couples and families.

The proposed rental will increase the local rental housing stock by 3.9%, including the increase of 3-bedroom rental homes by 29%. The below market homes are proposed to be rented at 20% below CMHC: Canada Mortgage and Housing Corporation market housing rates.

	UNIT TYPE	MARKET	NON-MARKET
RENTAL	Studio	65	6
	1 BD	202	18
	2 BD	108	9
	3 BD	40	4
	Total:	**415**	**37**

CONDO	Studio	38
	1 BD	114
	2 BD	62
	3 BD	22
	Total:	**236**





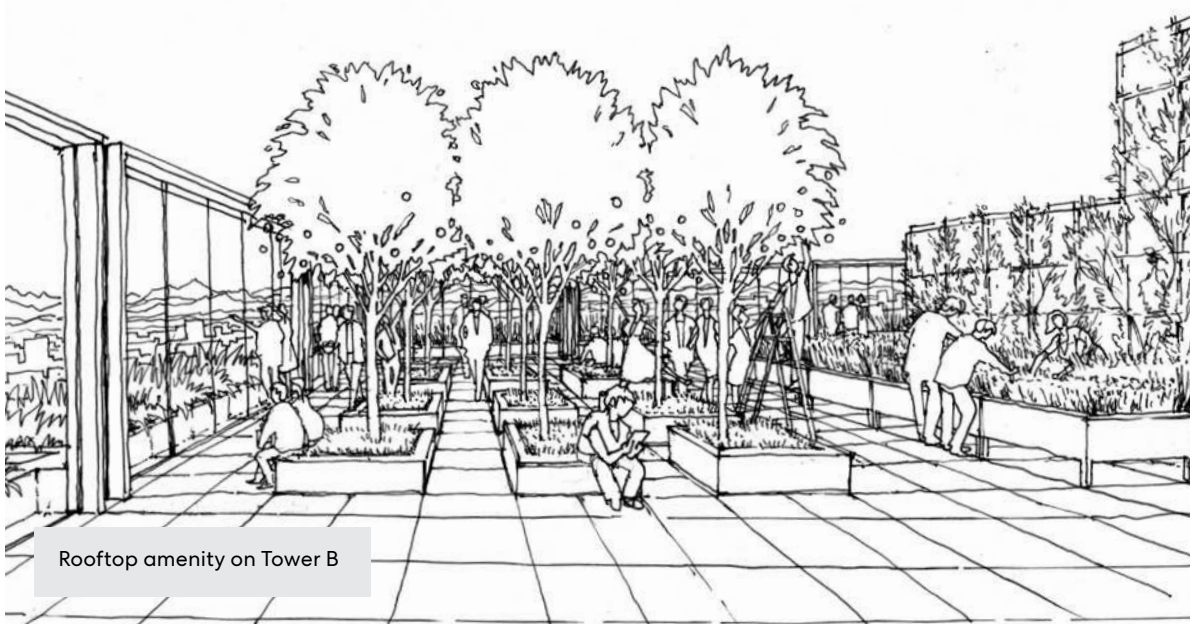
Courtyard amenity greenhouse

Rental Housing

Broadway & Commercial represents the most significant opportunity for new purpose-built rental housing in the Grandview Woodland neighbourhood.



Rental housing surrounding the courtyard



Rooftop amenity on Tower B

Market rental and moderate income housing are key components of a healthy housing supply. In October 2019, the rental vacancy rate in Vancouver was 0.7%, compared to 0.8% in 2018 (CMHC, 2019). A healthy vacancy rate is 3-4%. These low vacancy rates mean that there is not enough rental supply to meet the demand, which can contribute to housing insecurity.

Through the City of Vancouver's Housing Vancouver Strategy, the City aims to deliver approximately 2,000 units of purpose-built rental housing annually. Through the approximately 450 market and non-market rental units proposed at Broadway & Commercial, this proposal alone would deliver almost 25% of the annual rental target set out in Vancouver's policy. It would also increase the housing stock in this neighbourhood by 3.9%.

Commercial and Retail

Retail Diversity

An expanded Safeway grocery store is a key component to the proposal. Fronting East Broadway and accessible from the public plaza, the Safeway entrance will anchor the north end of the plaza and be complemented by a fitness centre and 50,000 sf of office space above. A second-level food & beverage offering will anchor the south side of the plaza with small-scale retail opportunities along East 10th Avenue ideal for local artisans and vendors.

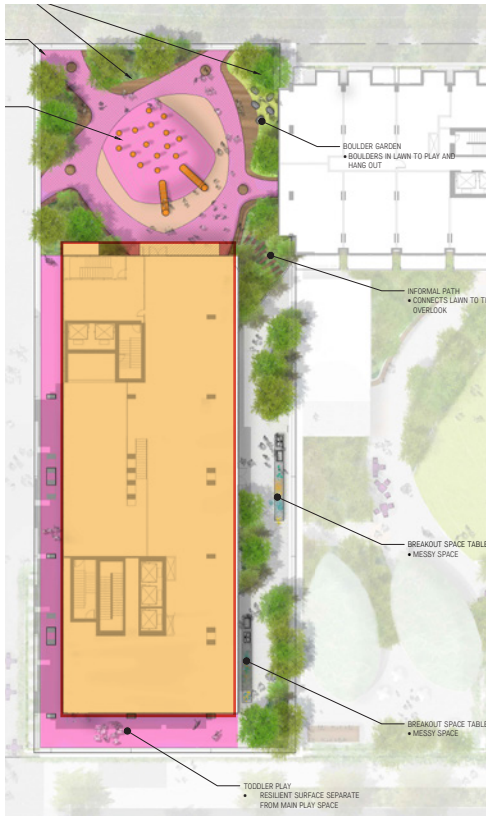
1. Entrance to new Safeway store on Broadway
2. Office and daycare lobby
3. 50,000 sf office space
4. Plaza animating retail
5. Feature food & beverage anchor
6. Micro-retail on 10th Ave



E 10th Ave - looking east from plaza

Childcare

A 12,000 square foot childcare will support new families living in the building as well as those who already call Grandview Woodland home.





Childcare outdoor playspace

On-site Plaza



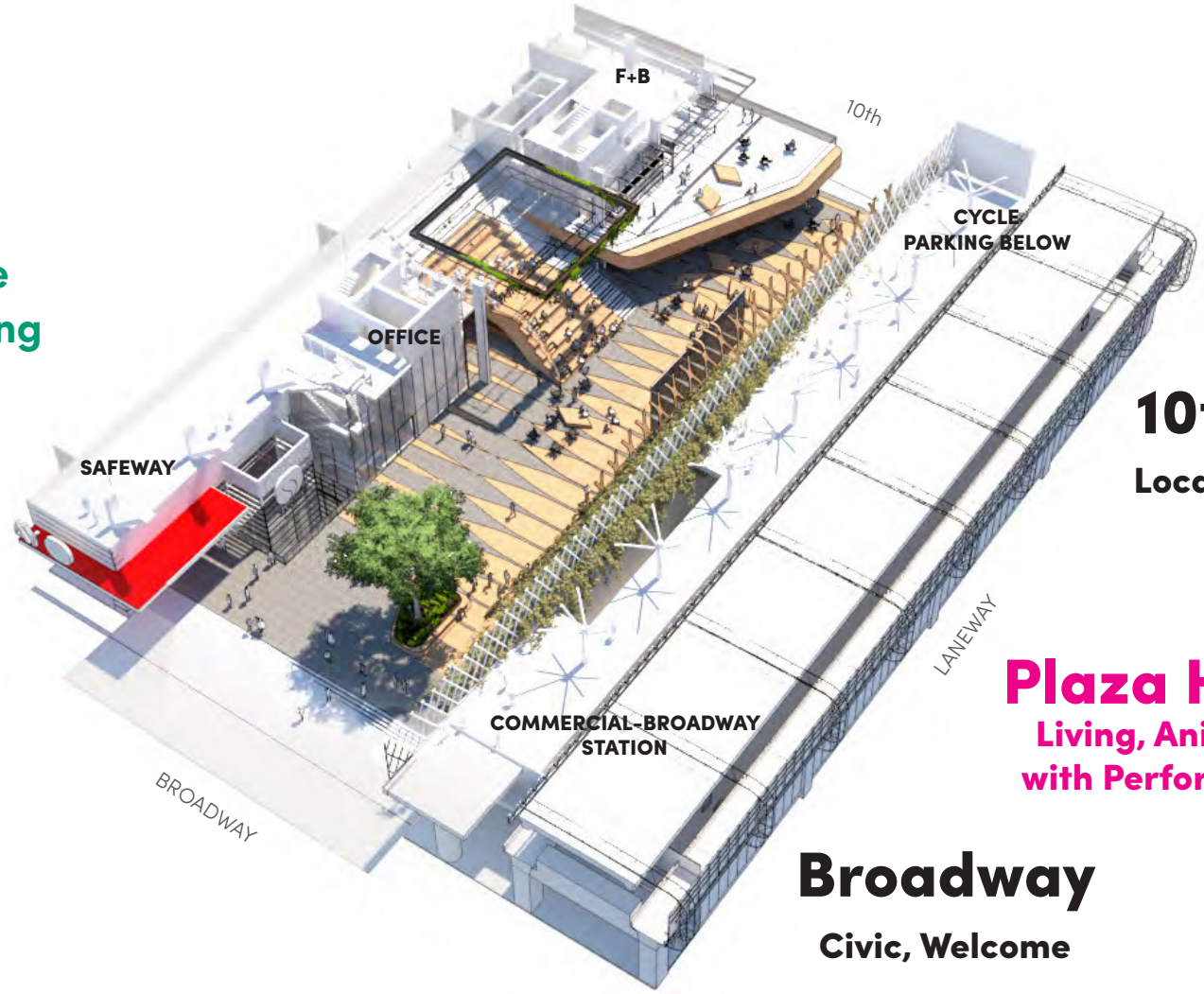
1. Office + daycare lobby
2. Feature stairs including gathering areas for performance and access to the courtyard level
3. Community gathering areas including loose seating and integrated landscape benches
4. Food & beverage anchor on second level with outdoor terrace seating opportunity
5. Plaza animating retail
6. A sculptural timber lattice defines and animates the western edge of the plaza

A 20,000 square foot public plaza will be a new public gathering space for the community.

On-Site Plaza

Complementing The Drive's existing vitality, this urban plaza will be a significant resource for the community and essential for expanding and diversifying the public realm.

Located at the intersection of transit, food and retail, the plaza expands the experience of The Drive and creates a new platform for vitality. The plaza will celebrate the informal, spontaneous and organic nature of The Drive and its close-knit, engaged community.



10th Ave
Local, Intimate

Plaza Heart
Living, Animated with Performance!

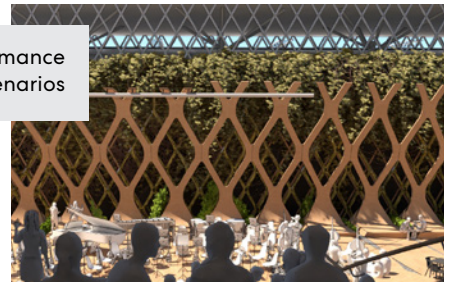
Broadway
Civic, Welcome



On-Site Plaza

The flexibility of the plaza invites community initiatives into the public realm, supporting reconfigurations of the space for performance and spontaneous activations.

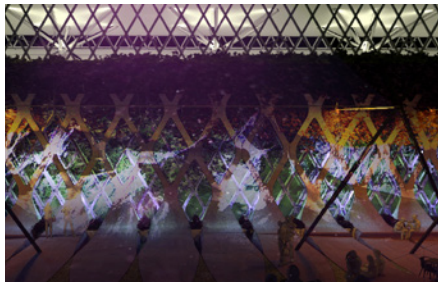
Possible performance scenarios



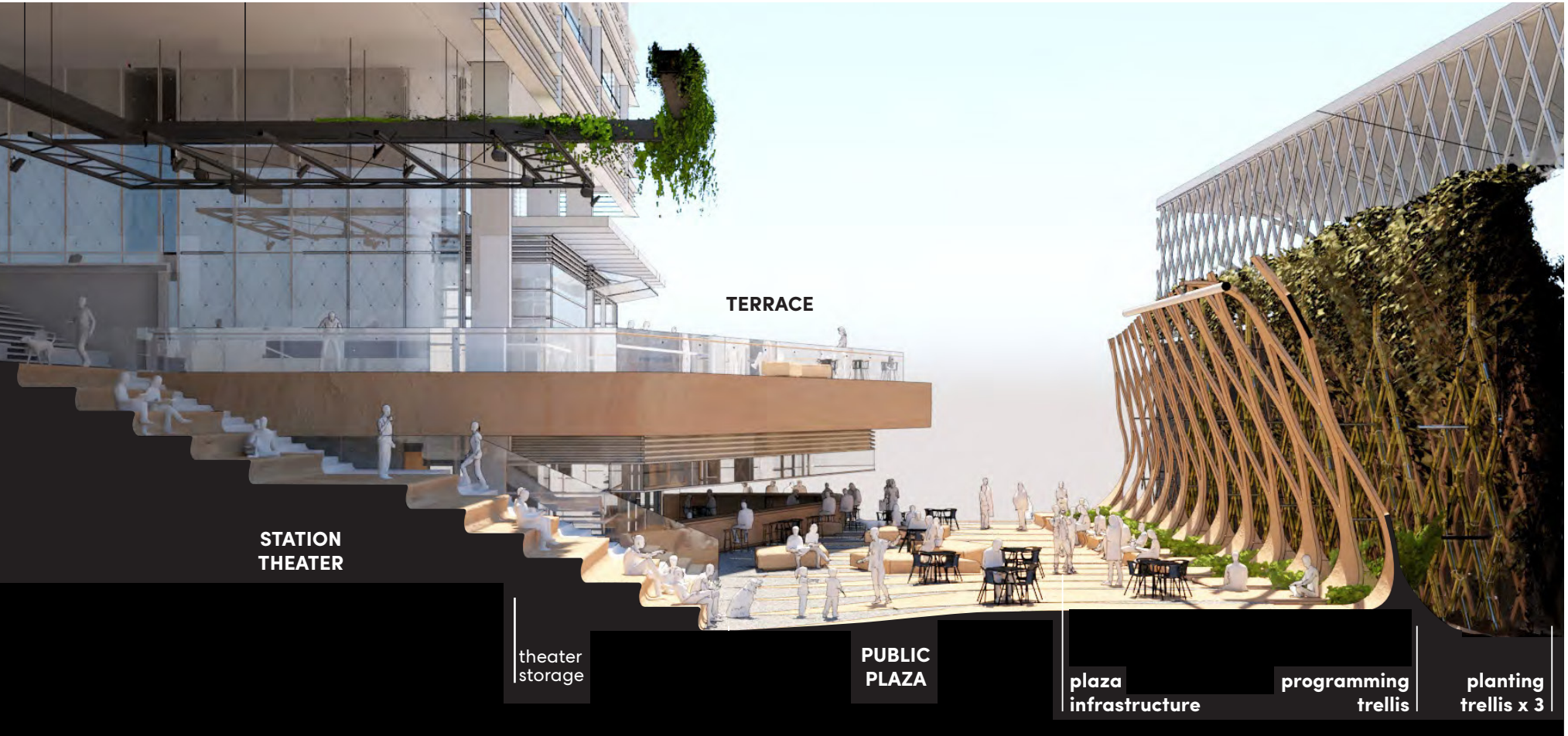
Live music



Film screenings



Illuminated artwork



A platform for coming together

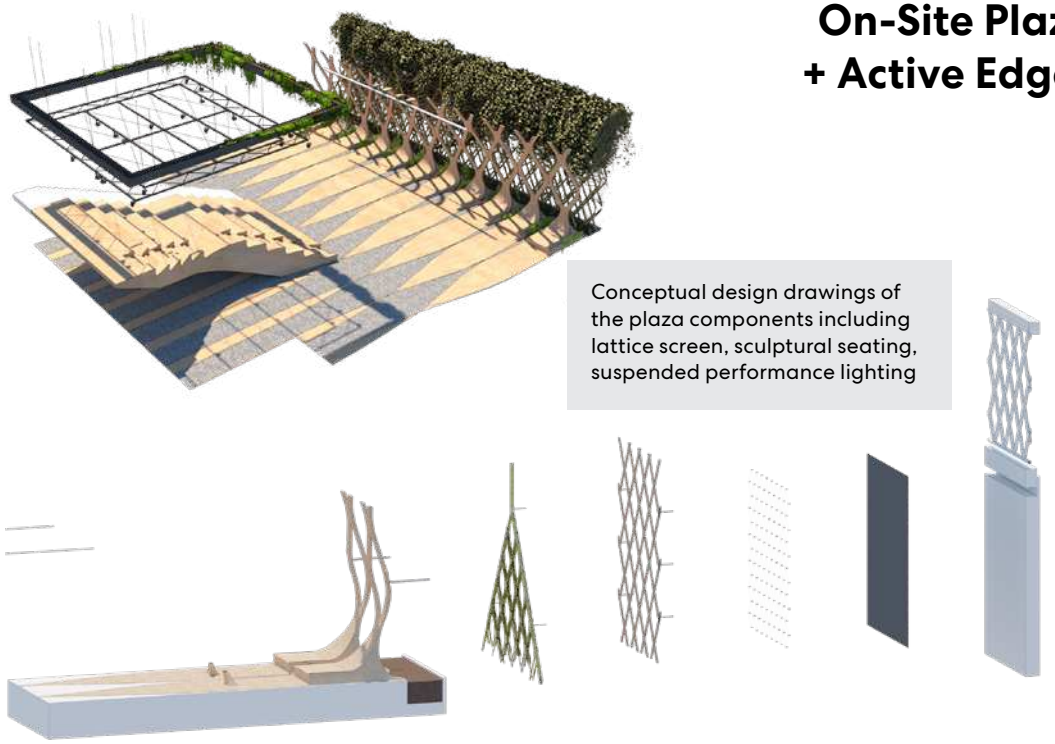
A public plaza that is able to respond to the unique culture of the community is fundamental.

The plaza is designed to support immersive experiences of lush green vegetation in a surprising urban format as well as support programming in various forms, both formal (events in plaza theatre) and spontaneous (informal performance, seasonal popups).



Aerial view of plaza & outdoor terrace from E 10th

On-Site Plaza + Active Edges



Conceptual design drawings of the plaza components including lattice screen, sculptural seating, suspended performance lighting

The framing of all edges of the plaza create a clear sense of place while also successfully providing a welcoming mid-block pedestrian connection.



Welcoming Safeway store entry with glazed facade along Broadway

Sustainability

Fulfilling the GWCP and other city policies toward a resilient, sustainable, and healthy community.

Green Building Design

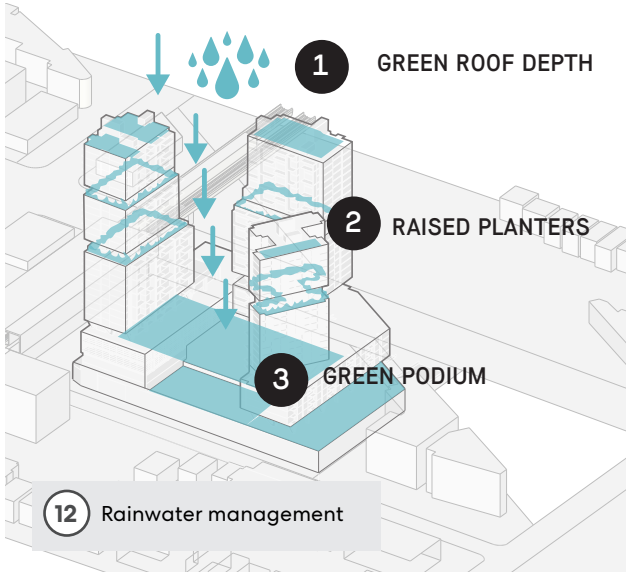
1. Indoor air quality
2. Verified ventilation
3. Emissions conscious design
4. Building delivery and ongoing management
5. High performance building design

Sustainable Large Developments

6. Resilient construction
7. Open space
8. Green mobility
9. Food systems
10. Waste management
11. Housing diversity
12. Rainwater management + water use reduction
13. Site design

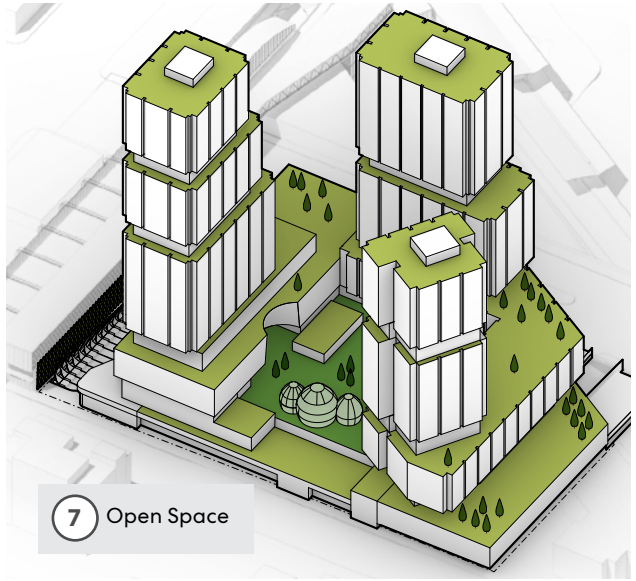


9 Food systems

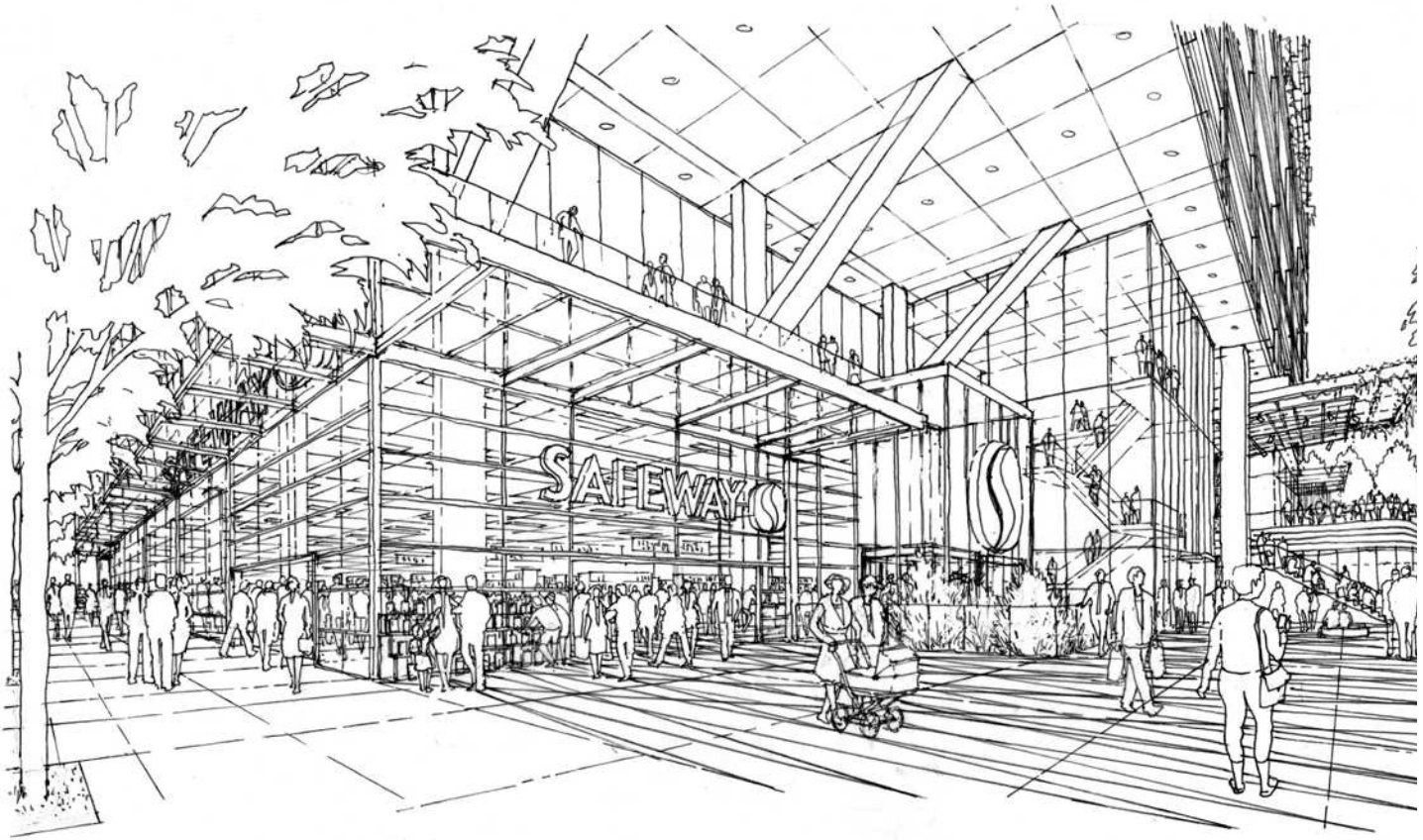


12 Rainwater management


5 High performance building design


7 Open Space

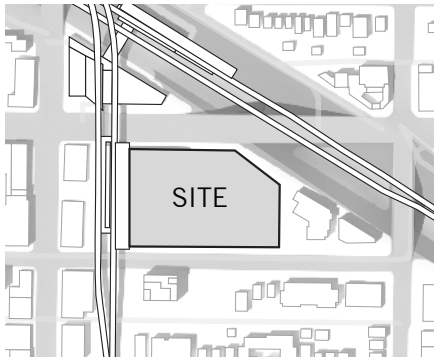
Project Stats

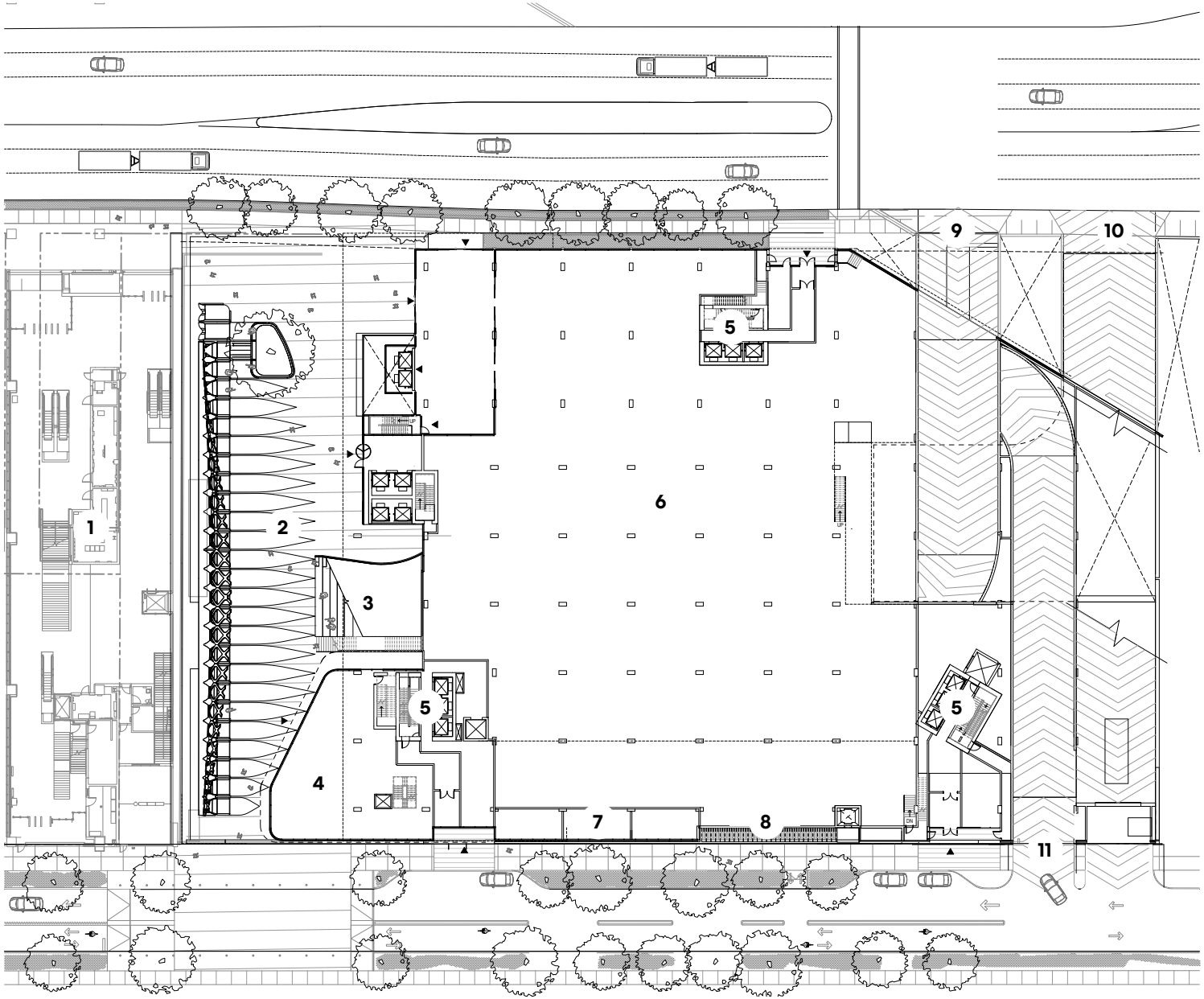


		PROVIDED / PROPOSED (REVISED SUBMISSION)	
Site Area		9819 m²	105,692 sf
Height (above the retail podium)	**Tower A** **Tower B** **Tower C**	30 storeys 29 storeys 25 storeys	
Floor Space Ratio (FSR)	**Residential** **Commercial** **Total**	4.7 1.0 5.7	
Residential Units	**Rental (Non-Market)** **Rental (Market)** **Condo** **Total**	37 415 236 688	
Commercial Areas	**Safeway** **Retail** **Office** **Daycare** **Fitness**	4,734 m² 1,157 m² 4,517 m² 1,106 m² 895 m²	50,956 sf 12,459 sf 48,618 sf 11,905 sf 9,634 sf
On-site Plaza	**Total Area**	1,858 m²	20,000 sf
Vehicle Parking	**Residential** **Commercial** **Car Share**	257 (incl. 34 visitor) 229 15 (incl. 9 vehicles)	
Bicycle Parking	**Total**	1390	

Architectural Ground Floor Plan

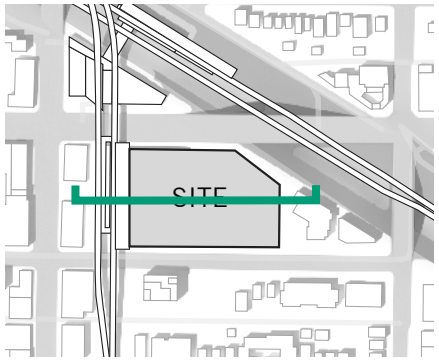
1. Commercial-Broadway Station
2. On-site Plaza
3. Feature stairs + seating
4. Anchor retail
5. Residential lobby
6. Safeway Store
7. Micro-retail
8. Public Bike Share
9. Commercial parking entry
10. Safeway loading entry
11. Residential parking entry

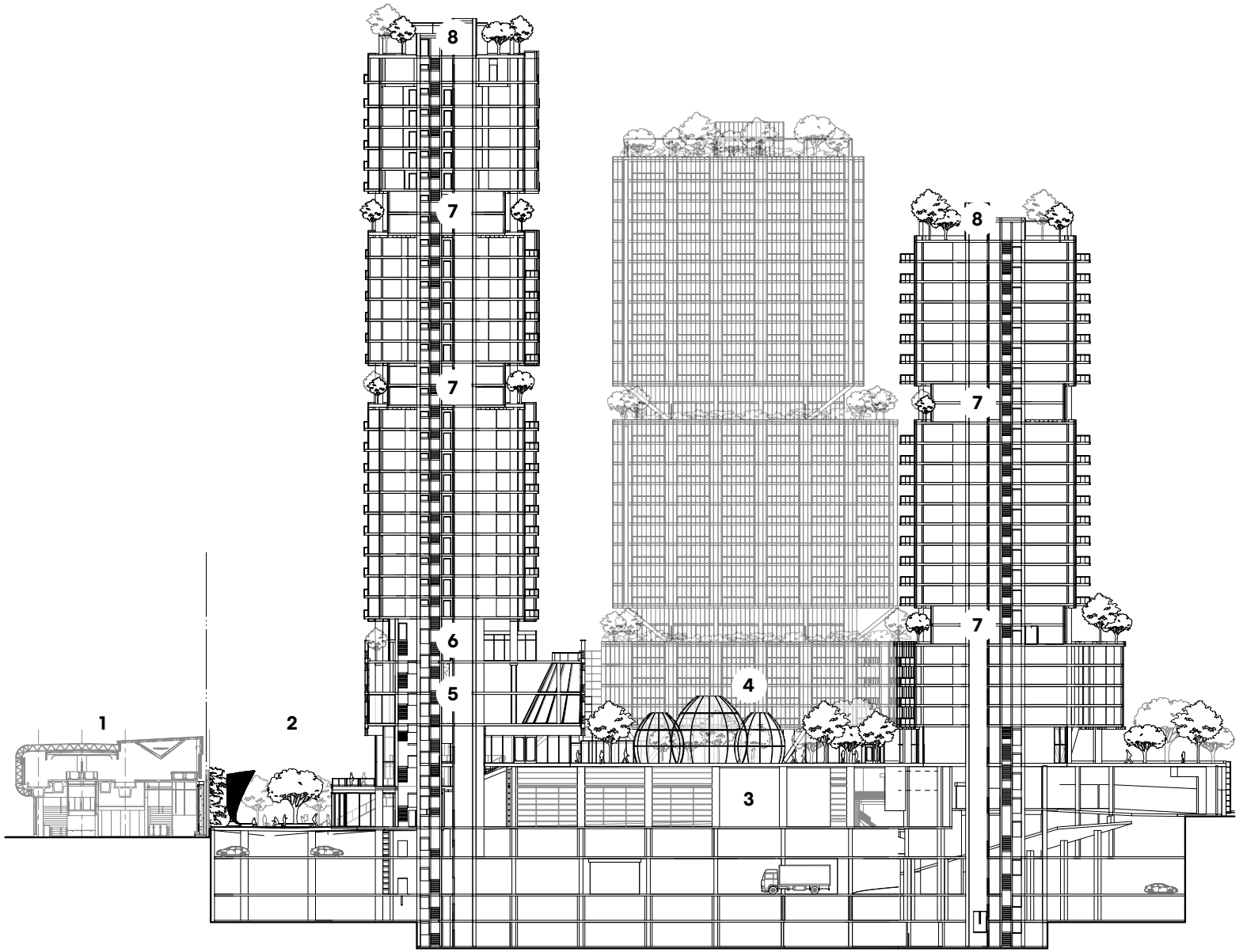




Architectural Section

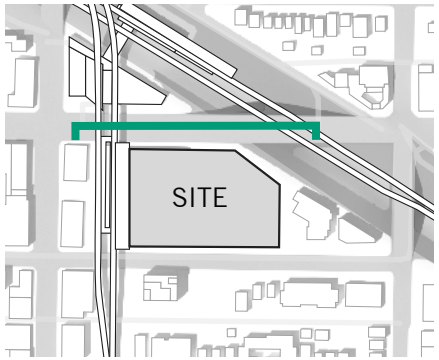
1. Commercial-Broadway Station
2. On-site Plaza
3. Safeway Store
4. Courtyard
5. Office
6. Daycare
7. Skygarden
8. Rooftop amenity

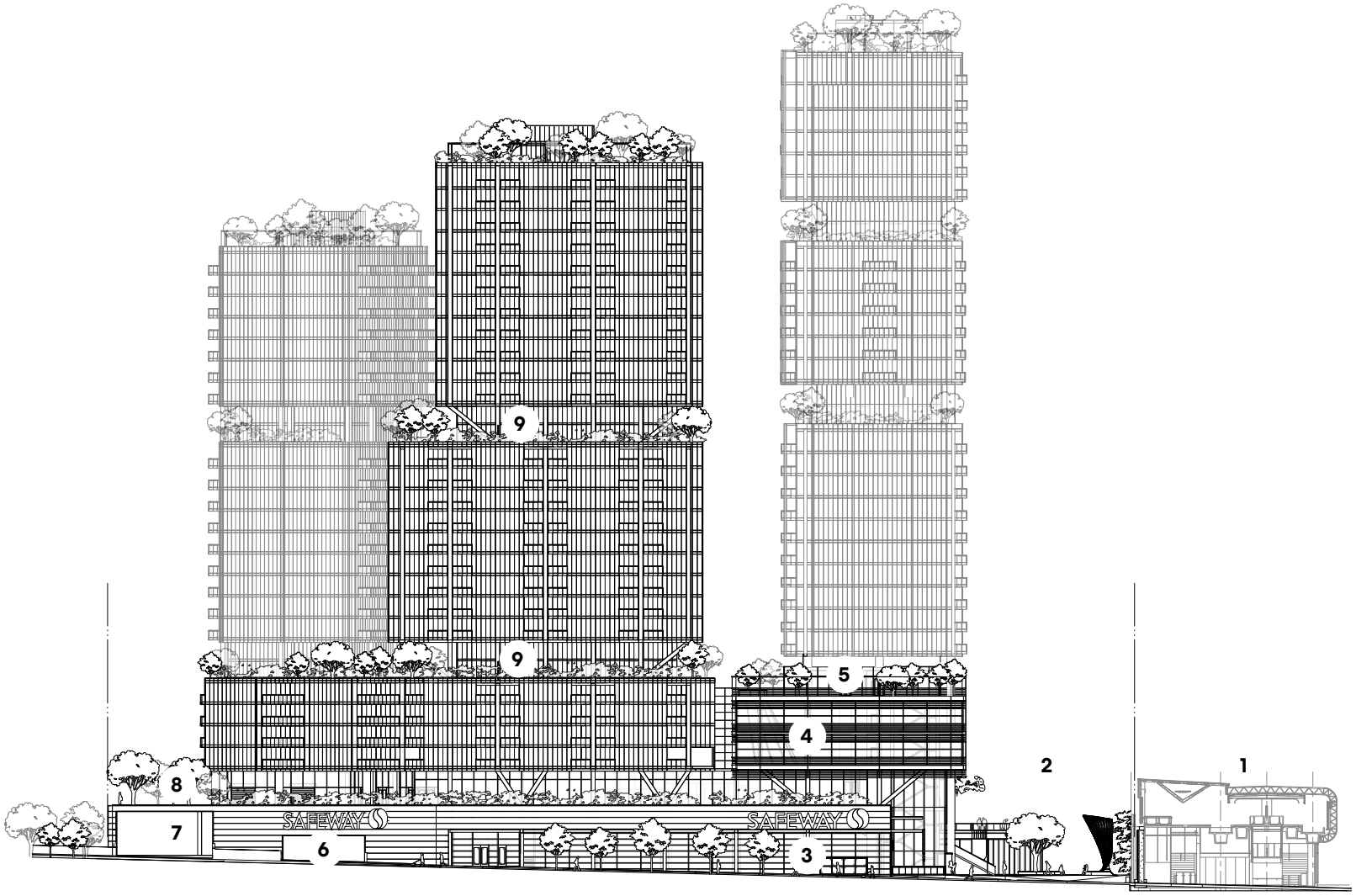




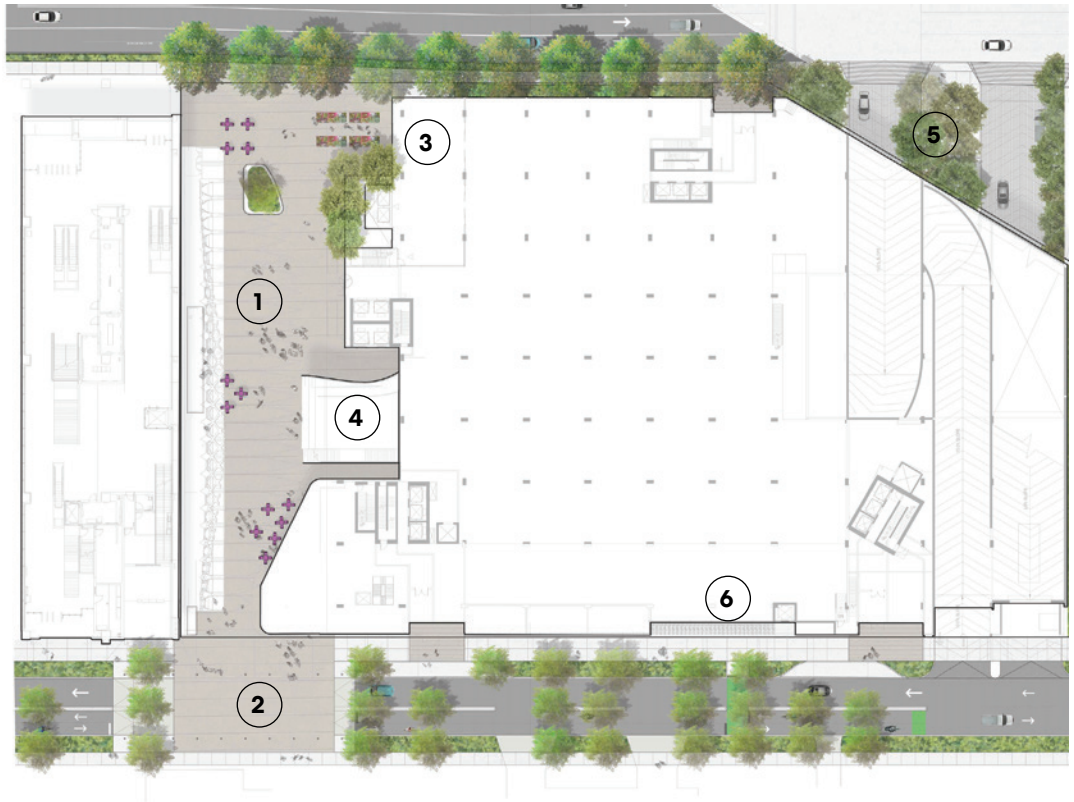
Architectural
North Elevation

1. Commercial-Broadway Station
2. On-site Plaza
3. Safeway Store
4. Office
5. Daycare outdoor
6. Commercial vehicle entry
7. Safeway loading entry
8. Amenity level
9. Skygarden





Landscape Plans



Ground level plan

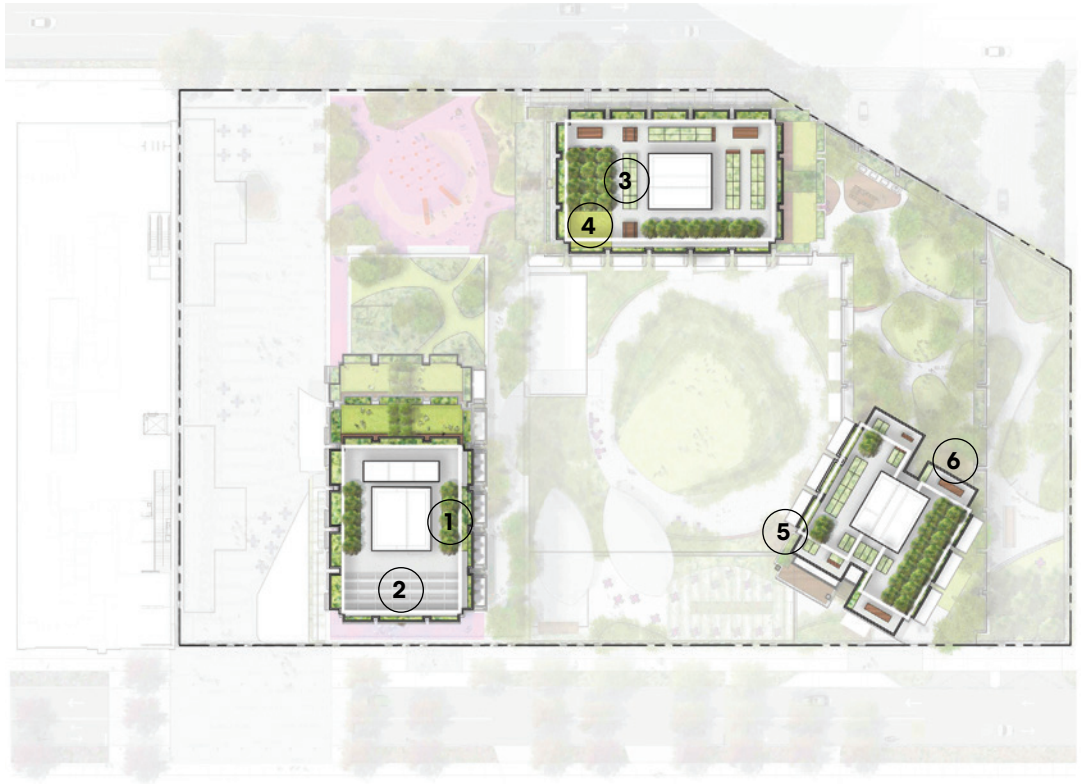
1. Plaza
2. Table top condition on E 10th
3. Safeway entrance with planting from parking levels below
4. Feature Stairs + Seating
5. Native trees + planting from Cut
6. Trellis planting



Courtyard level plan

1. Feature Stairs / Seating
2. Greenhouse
3. Food & beverage hop trellis
4. Orchard planting
5. Trellis planting
6. The Commons - sloped lawn
7. Wood-topped amenity feature
8. Fitness area outdoor

Landscape Plan + Elevation



Roof plan

1. Rooftop orchard
2. Solar array
3. Raised urban agriculture planters
4. South facing lawn
5. Raised metal frame
6. Sittable tool chest



South elevation

1. Sky Garden
2. Daycare outdoor space
3. Food & beverage hop trellis
4. Plaza
5. Public Bike Share
6. Courtyard level amenity area
7. Rooftop orchard planting