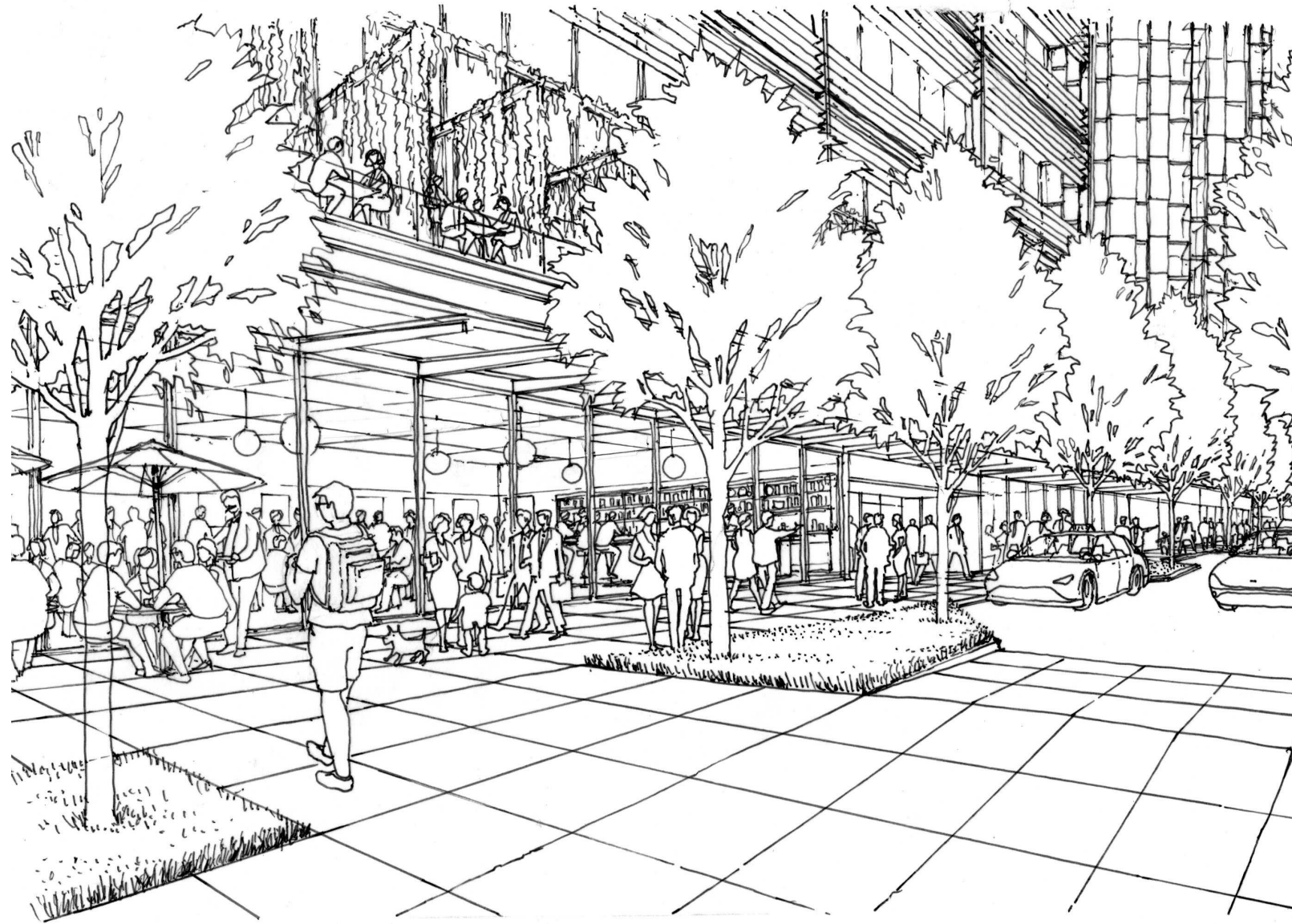


Open House Presentation
November 15th, 2021

Broadway + Commercial

1780 E. Broadway Ave



Project Team



Crombie REIT

Landowner + Development Partner



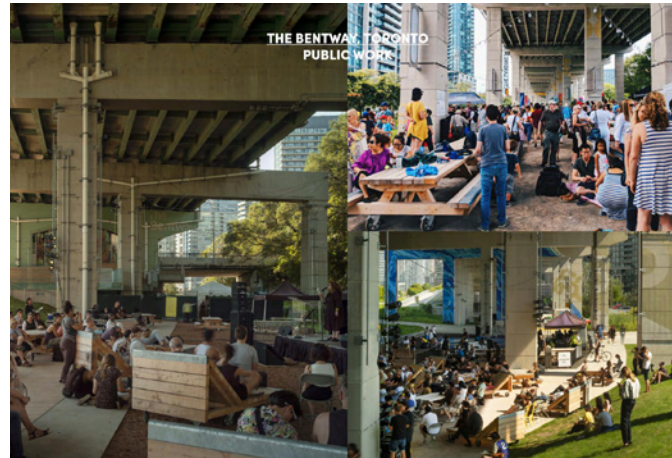
Westbank

Development Partner



Perkins and Will

Architect



Public Work

Landscape Architect

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



What's Changed

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

1 Reduced Height and Massing

All towers have been reduced by one storey with further massing adjustments to comply with 5.70 FSR

2 Evolved Public Plaza Concept

Refined building massing and circulation to maximize the open space of the 20,000 sf plaza

3 Housing

Maintained 2/3rds Rental with increased below-market mix to approximately 93 units

4 Sustainability

Introduction of Thermal Tank Terrace as a celebration of the project's zero operational carbon ambition



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.

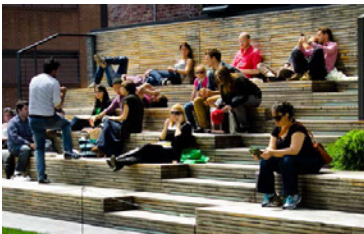
Family Housing

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.



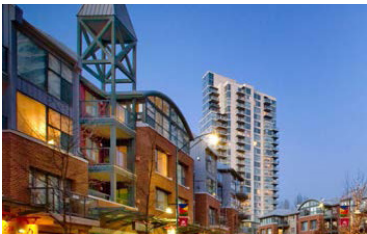
Retail and Amenities

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.



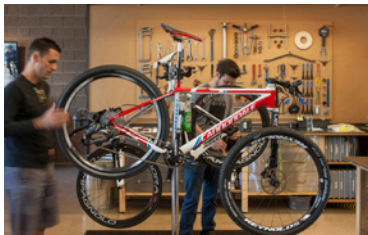
Urban Design

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.



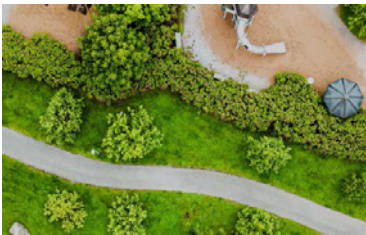
Bike Focus

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.



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, way-finding, and bike infrastructure to ensure the project is well integrated with the surrounding area.

Transit-Oriented Communities

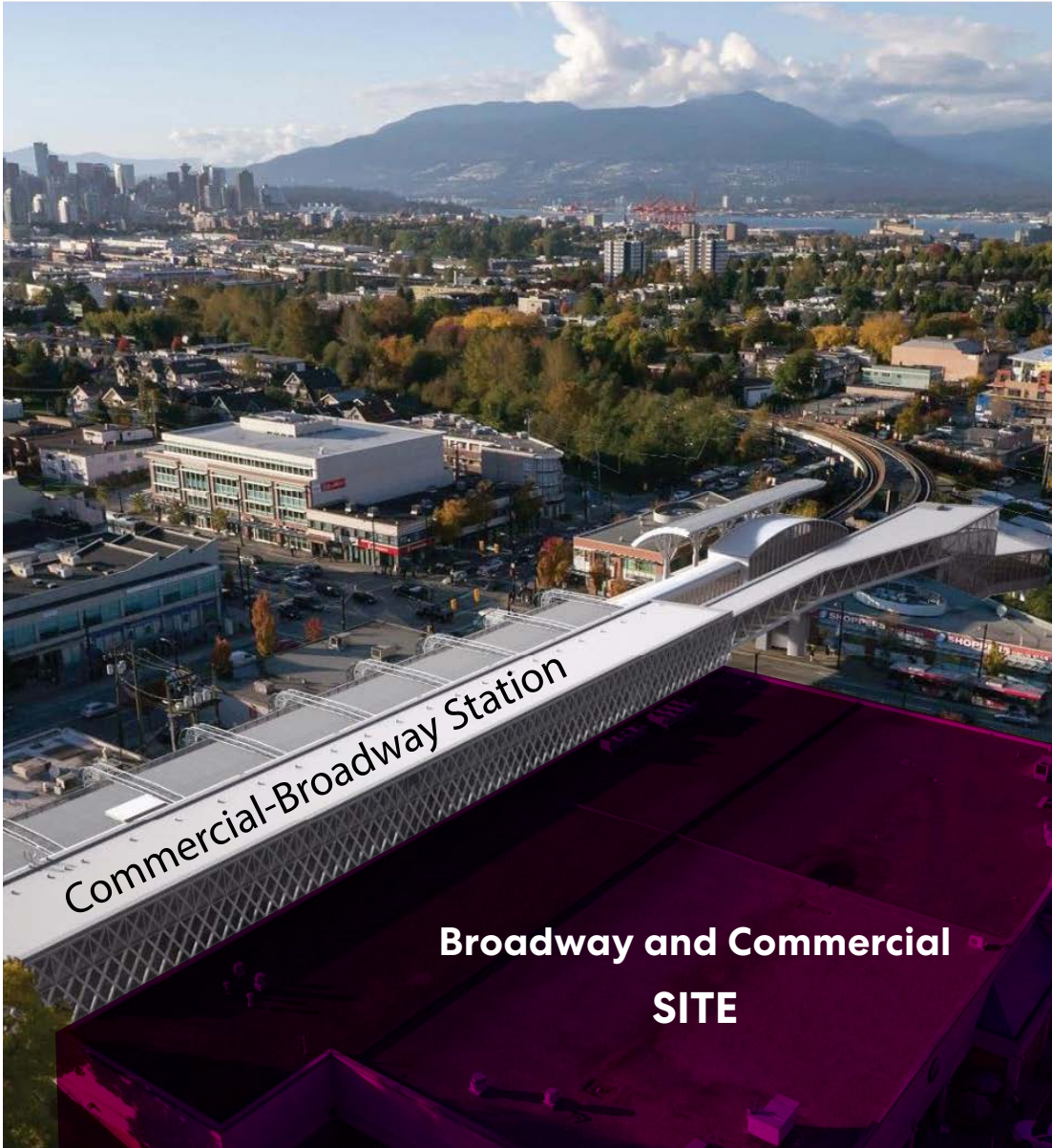
The Commercial-Broadway SkyTrain Station is one of Western Canada’s busiest transit hubs.

Regional Growth

The Federal, Provincial and Municipal Governments’ current initiative in supporting and investing in transit based on adding density surrounding that transit.

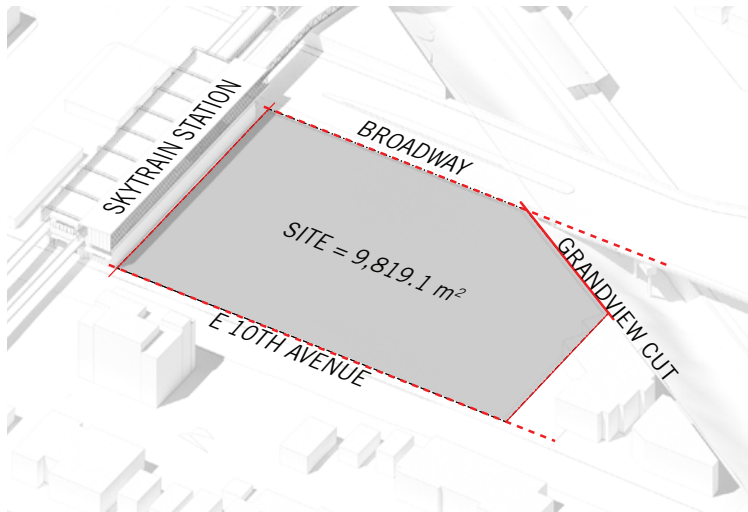
They will provide the necessary infrastructure improvements to transit hubs that are increasing their surrounding density.

There is no other site in Vancouver that is better situated to support density based on its transit location than Broadway and Commercial.



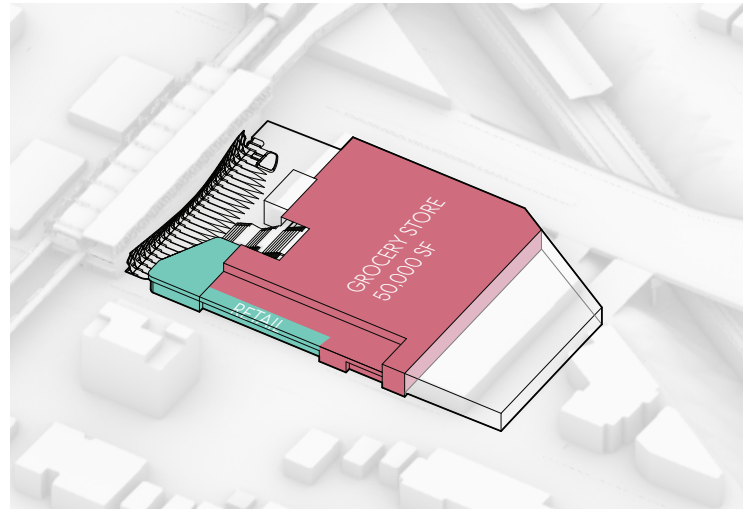
Project Overview

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.



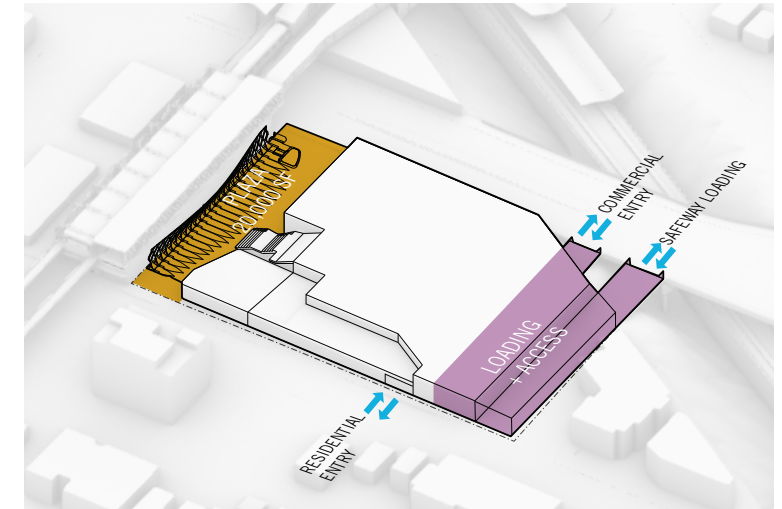
Site

Existing Safeway store and surface parking lot adjacent to Commercial-Broadway Station



Grocery Store And Retail

- ✓ ± 50,000 sf Grocery store
- ✓ Small-scale retail at-grade at the southern end of the plaza and micro-retail along East 10th Avenue

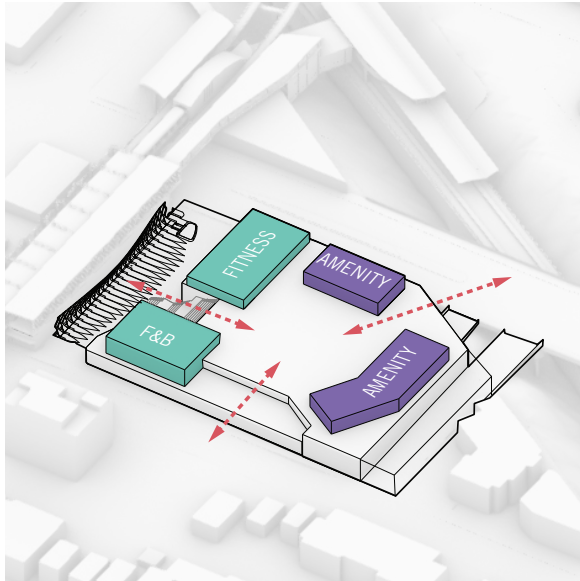


Plaza And Loading Bridges

- ✓ 20,000 sf public plaza
- ✓ Loading and commercial access off Broadway
- ✓ Residential access off E 10th Avenue

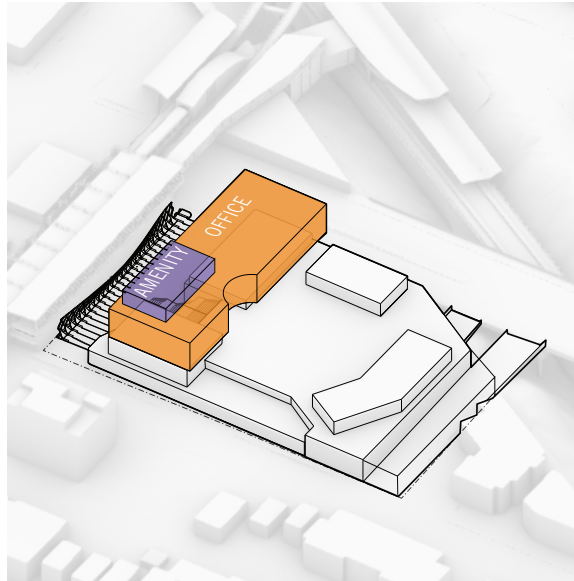
Project Overview

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.



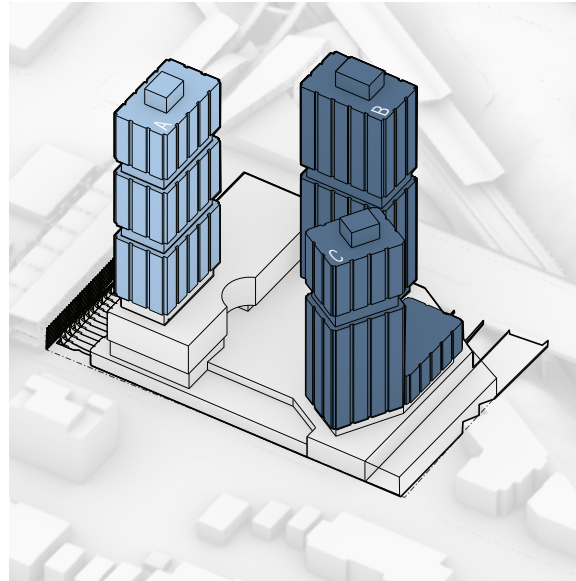
Amenities

- ✓ Residential Amenities
- ✓ Retail: F&B, Fitness Centre
- ✓ Porosity between amenity buildings



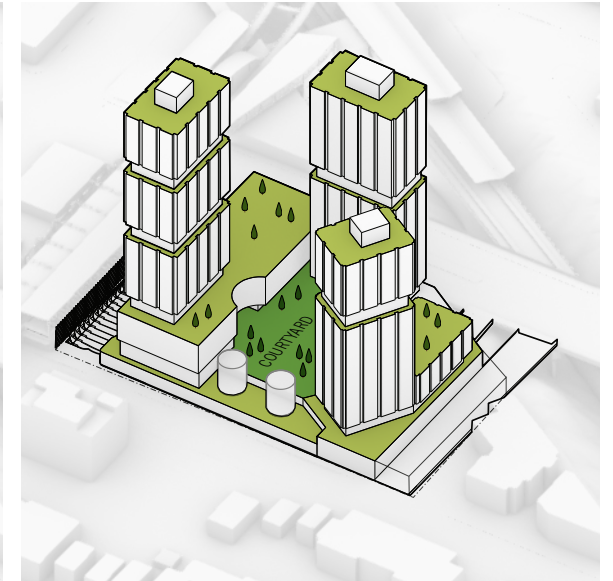
Office

- ✓ 2 Levels of office space
- ✓ Residential Amenity



Residential Towers

- ✓ Tower A: Market condo
- ✓ Towers B, C: Market and Below-Market Rental

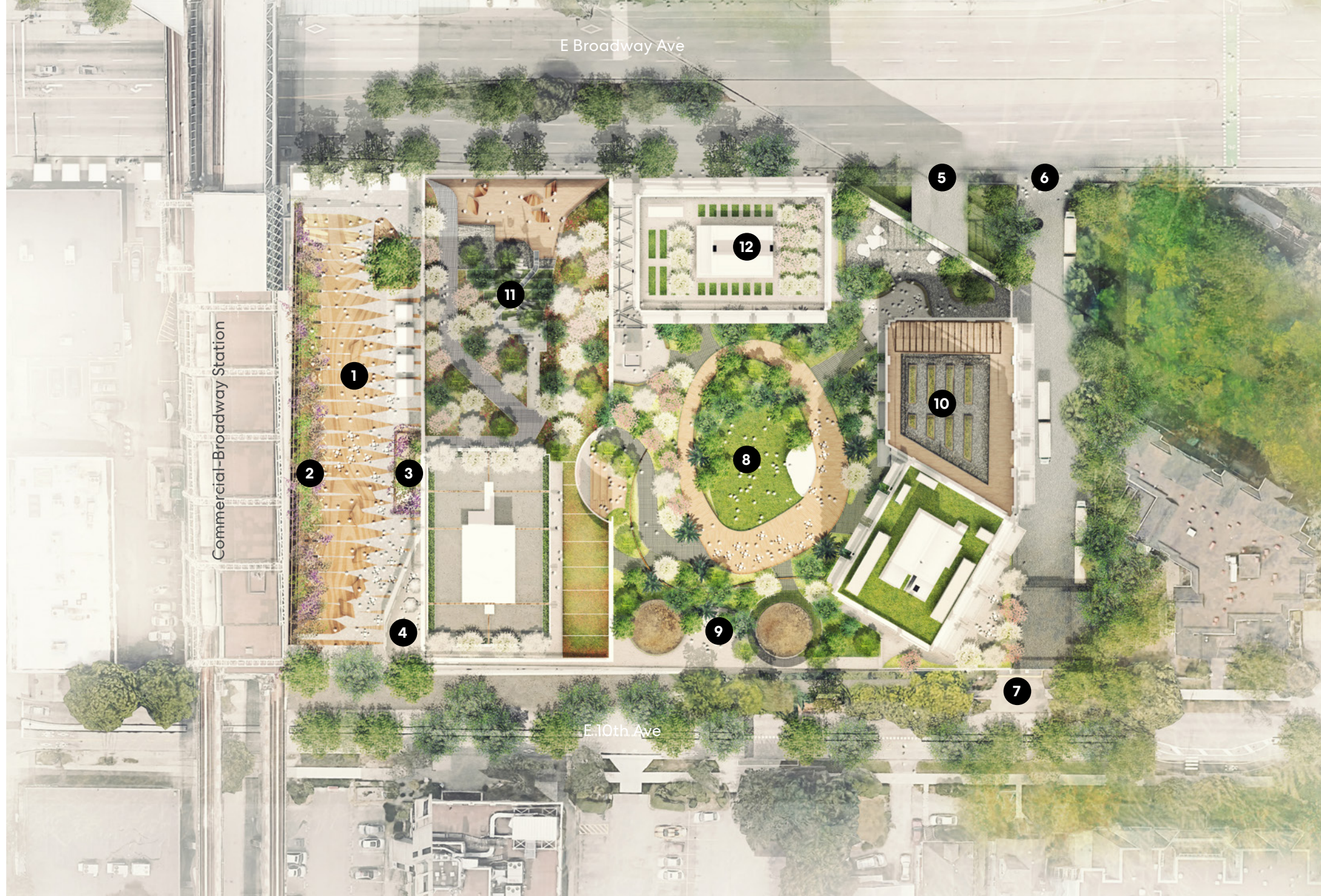


Vertical Landscape

- ✓ Courtyard, open to all residents of the site

Overhead Site Plan

1. 20,000 sf On-site Plaza
2. Landscape Feature Wall
3. Amphitheater 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. Thermal Tank Terrace
10. Urban Agriculture
11. Children's Play Area
12. Rooftop Residential Amenity



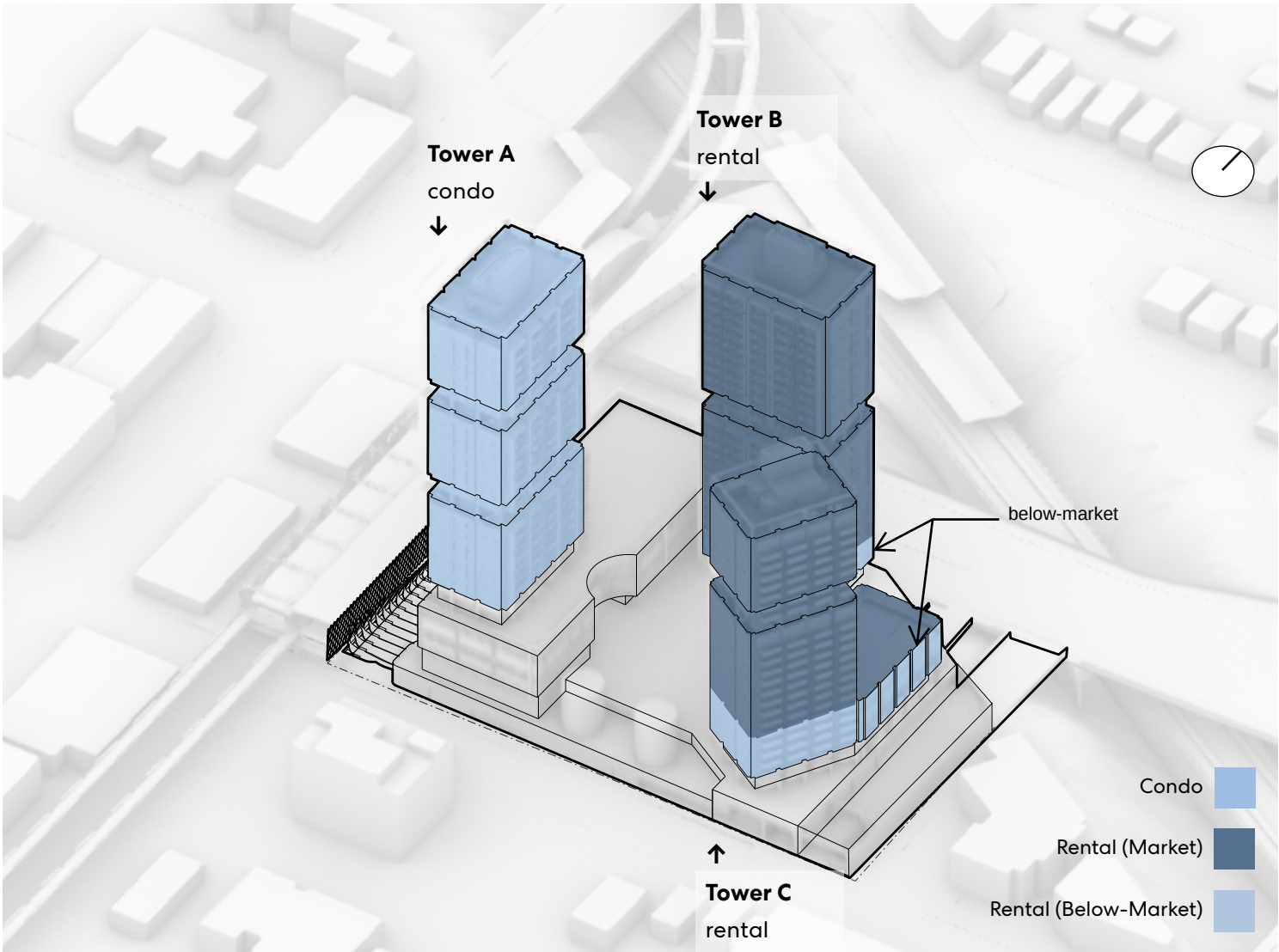
Housing

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 3.5%, including the increase of 3-bedroom rental homes by 18%. We will be providing 57,000 sf. FSR of below market rental at 100% CMHC City Wide rents. This translates to approximately 93 units.

	UNIT TYPE	MARKET	BELOW-MARKET
RENTAL	Studio	99	24
	1 BD	119	53
	2 BD	85	16
	3 BD	42	0
	Total:	345	93
CONDO	Studio	48	
	1 BD	86	
	2 BD	60	
	3 BD	21	
	Total:	215	



Rental Housing

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

Market rental and moderate income housing are key components of a healthy housing supply. In October 2020, the rental vacancy rate in Mount Pleasant/Renfrew Heights was 1.4% and 1.3% in East Hastings. 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 438 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 3.5%.



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. Amphitheater seating for performances and public gathering
2. Plaza activating retail with vision glazing
3. 2nd level food & beverage with large outdoor terrace overlooking plaza
4. Well considered plaza materials including paving and landscape elements
5. North plaza edge along Broadway is celebrated by feature landscape tree



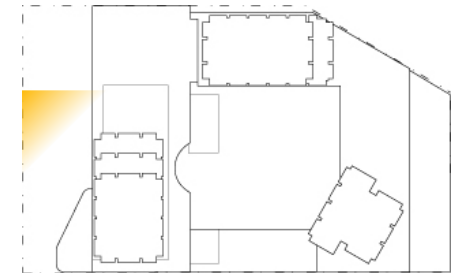
Aerial View from 10th Ave

On-site Plaza

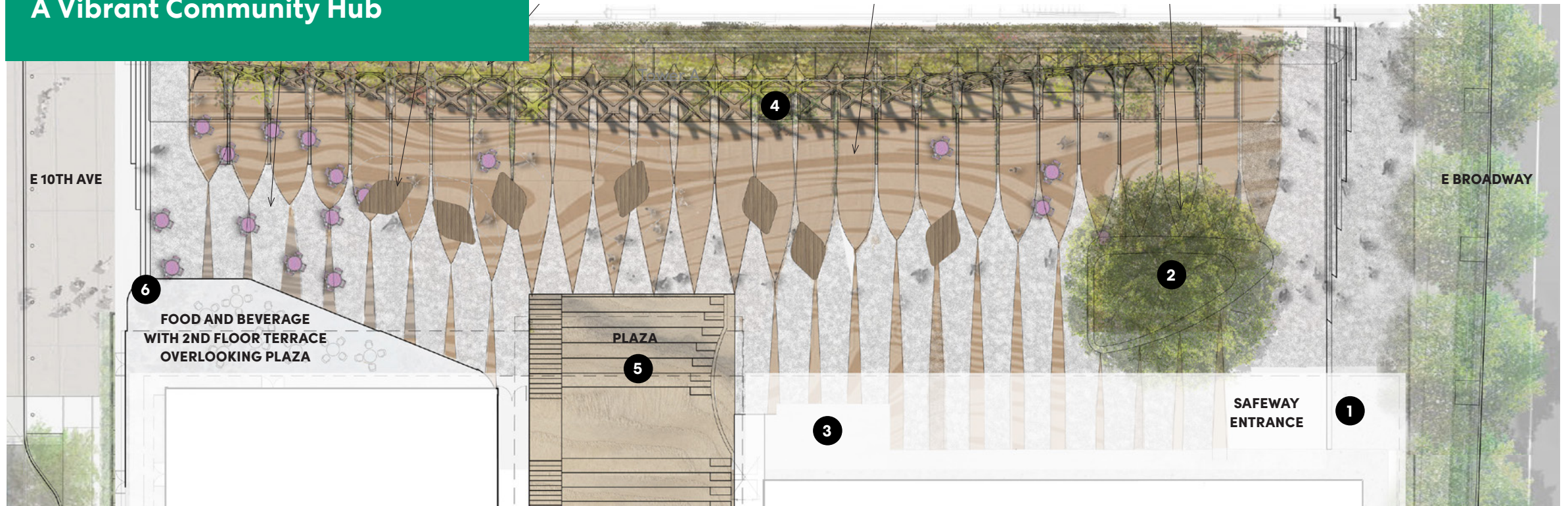


Plaza Material and Animation

- 1 Feature plaza tree
- 2 Fully glazed storefront
- 3 Feature amphitheater for gathering and performance seating
- 4 Community gathering areas including loose seating and integrated landscape benches
- 5 Movable plaza seating
- 6 Plaza activating anchor retail at grade
- 7 2nd level food & beverage with large outdoor terrace overlooking plaza
- 8 A sculptural timber lattice defines and animates the western edge of the plaza



A Vibrant Community Hub



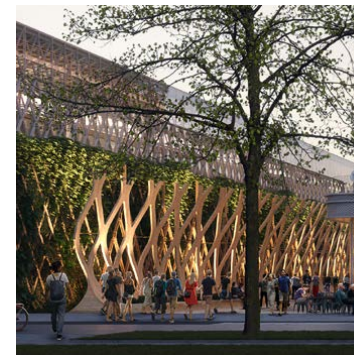
① Welcoming Safeway entry



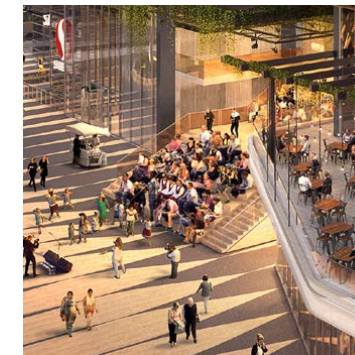
② Feature tree



③ Glazed office lobby



④ Sculptural landscape lattice screen



⑤ Amphitheater seating for performance or public gathering



⑥ Large plaza and 2nd level anchor retail

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.

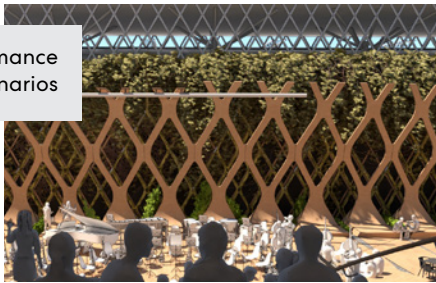
Located at the intersection of transit, food and retail, the plaza expands the experience of The Drive and creates a new platform for vitality. The plaza will celebrate the informal, spontaneous and organic nature of The Drive and its close-knit, engaged community.



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.

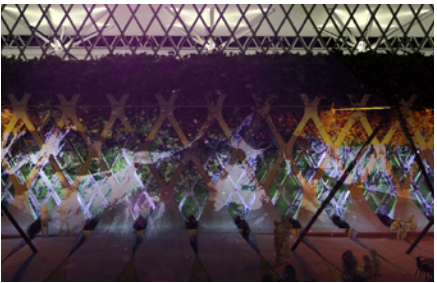
Possible performance scenarios



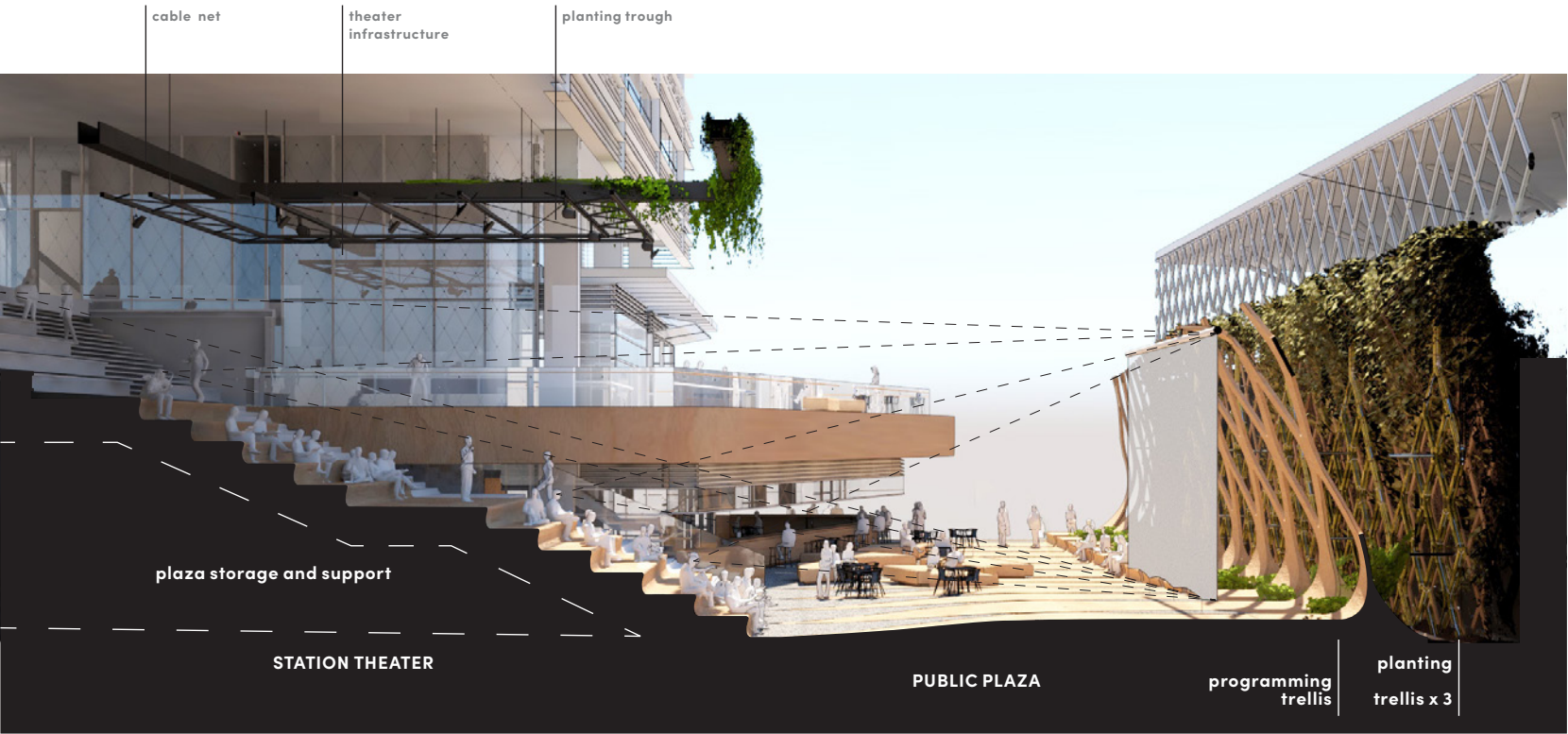
Live music



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).

On-Site Plaza + Active Edges

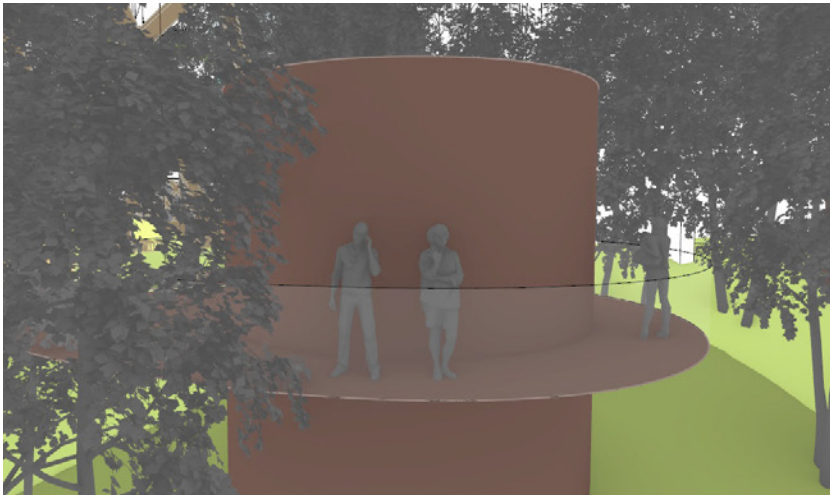
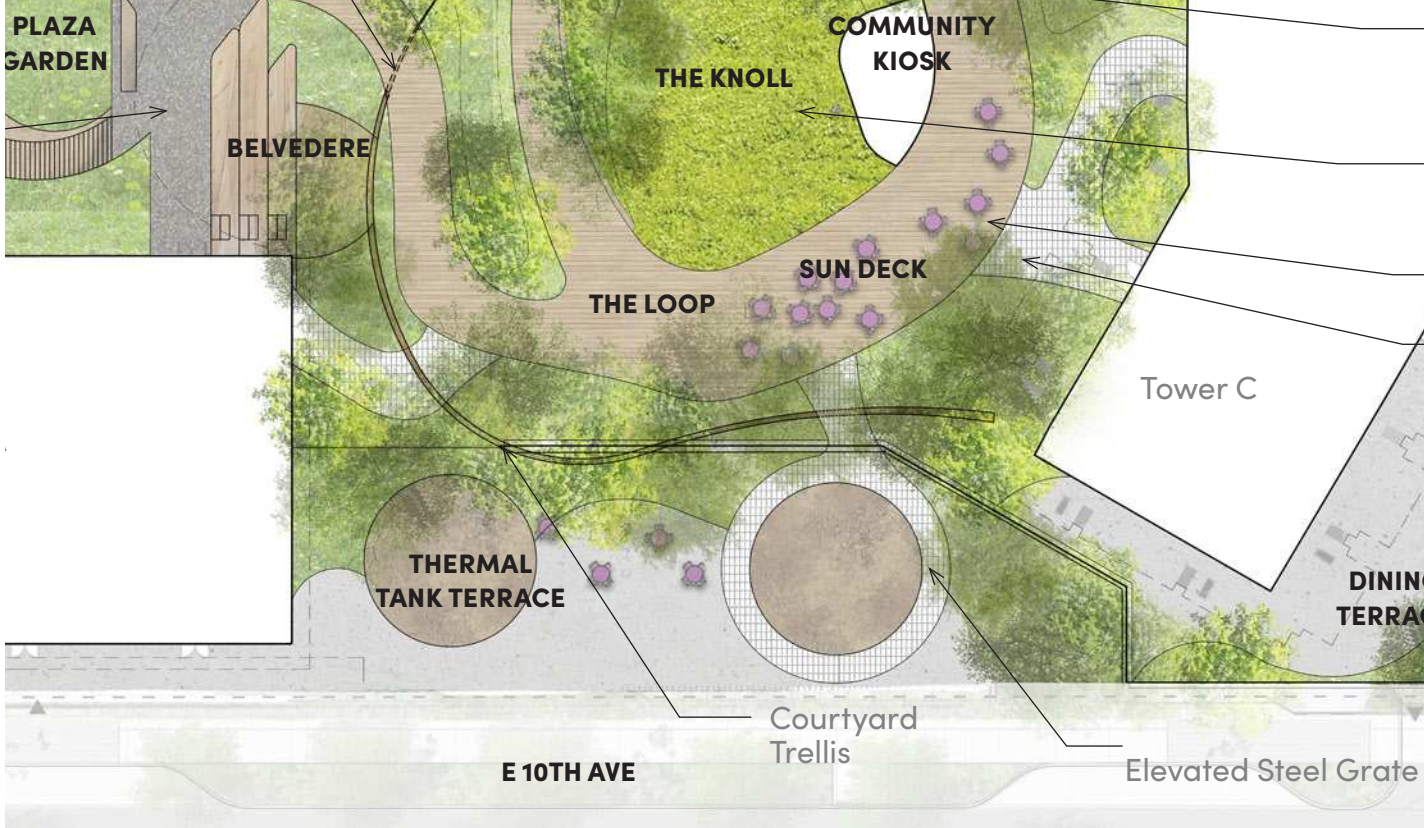
The framing of all edges of the plaza create a clear sense of place while also successfully providing a welcoming mid-block pedestrian connection.



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

Thermal Tank Terrace

As a celebration of the sustainable low carbon ambitions of the project, the Thermal Tank Terrace is new type of interactive landscaped space that engages with the “thermal energy” storage. These large tanks, containing 1500m3 of water, will help balance the project’s overall thermal energy needs throughout the year.



EXPRESSING THE INDUSTRIAL AESTHETIC & SUSTAINABLE NATURE OF THE DRIVE
THE LUSH GREEN CENTRAL COURTYARD FEATURES A MEMORABLE TOPOGRAPHY WHICH IS INFLECTED TO ENJOY ITS SOUTHERN EXPOSURE AND OPEN VISTAS BEYOND. THREE DISTINCT EXPERIENCES ARE CREATED - THE GREEN GATHERING KNOLL AT THE CORE; THE LOOP WALK FEATURING A SUN DECK PATIO; AND THE PERCH OVERLOOK AROUND THE THERMAL STORAGE TANKS, INTEGRATED INTO AN INDUSTRIAL GARDEN TERRACE.



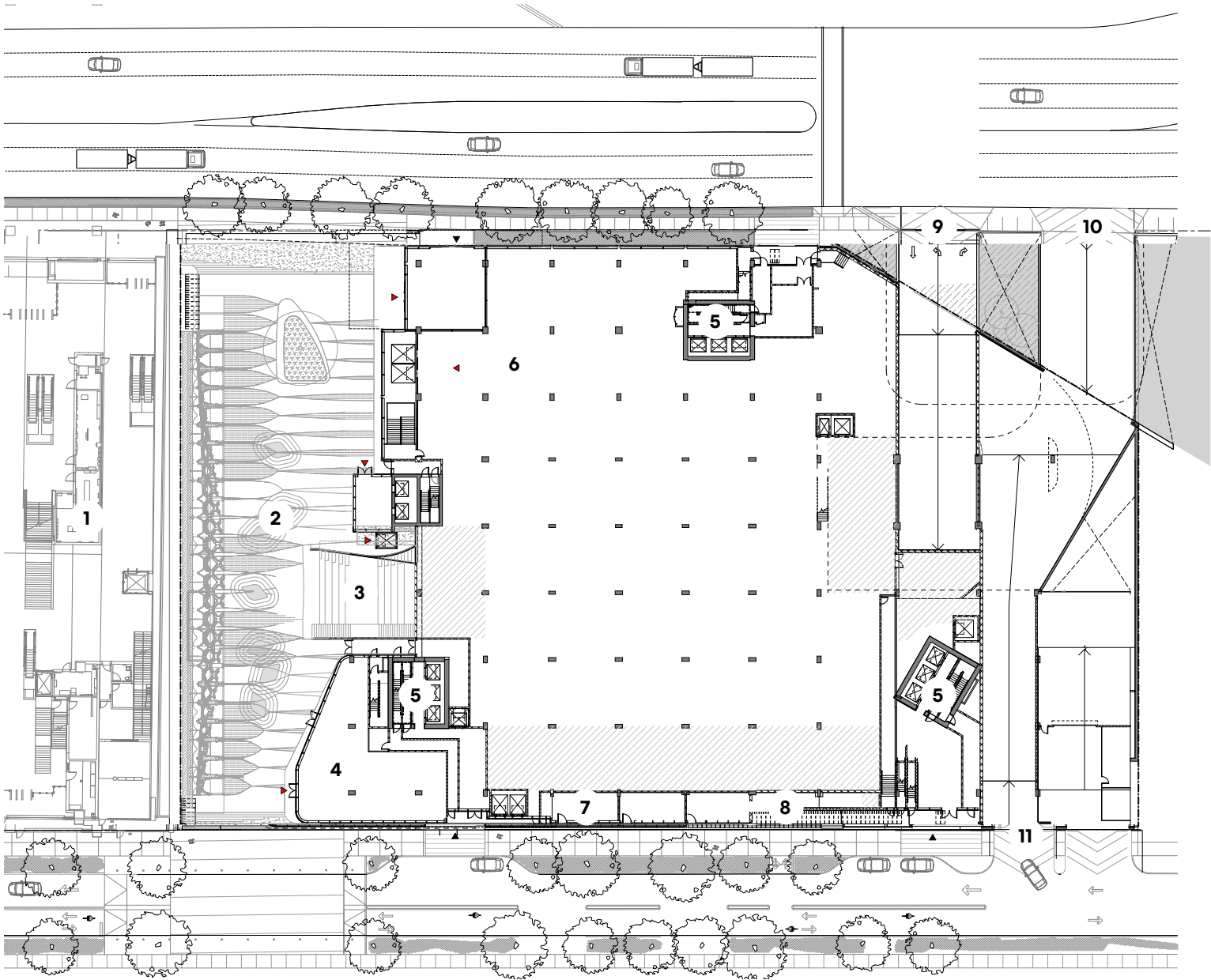
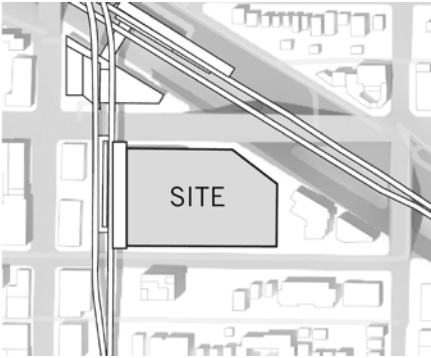
Project Stats Summary



PROVIDED / PROPOSED (REVISED SUBMISSION)			
Site Area		9819 m²	105,692 sf
Height (above the retail plinth)	Tower A	29 storeys	
	Tower B	28 storeys	
	Tower C	24 storeys	
Floor Space Ratio (FSR)	Residential	4.6	
	Commercial	1.1	
	Total	5.7	
Residential Units	Rental (Non-Market)	93	
	Rental (Market)	345	
	Condo	215	
	Total	653	
On-site Plaza	Total Area	1,858 m²	20,000 sf
Vehicle Parking	Residential	238 (incl. 33 visitor)	
	Commercial	208	
	Car Share	21 (incl. 9 vehicles)	
Bicycle Parking	Total	1322	

Architectural Ground Floor Plan

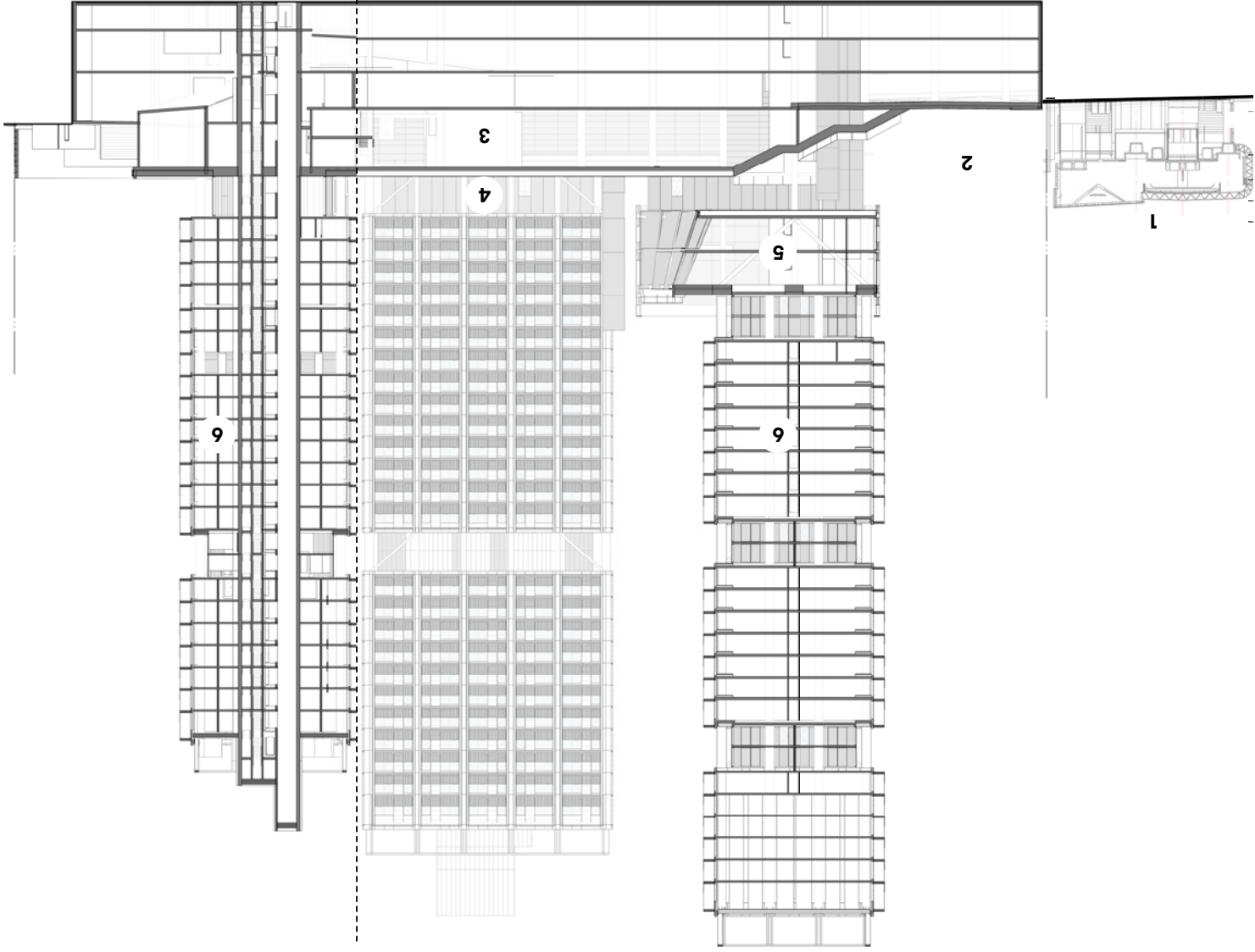
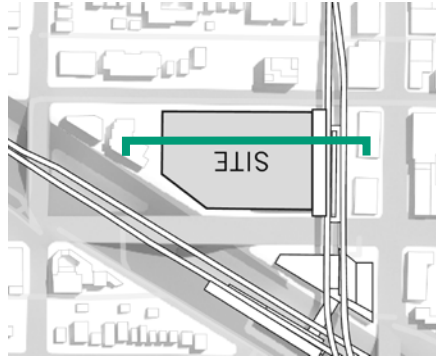
- 1. Commercial-Broadway Station
- 2. On-site Plaza
- 3. Amphitheater Seating
- 4. Anchor Retail
- 5. Residential Lobby
- 6. Safeway Store
- 7. Micro-Retail
- 8. Public Bike Share
- 9. Commercial Parking Entry
- 10. Safeway Loading Entry
- 11. Residential Parking Entry



Architectural

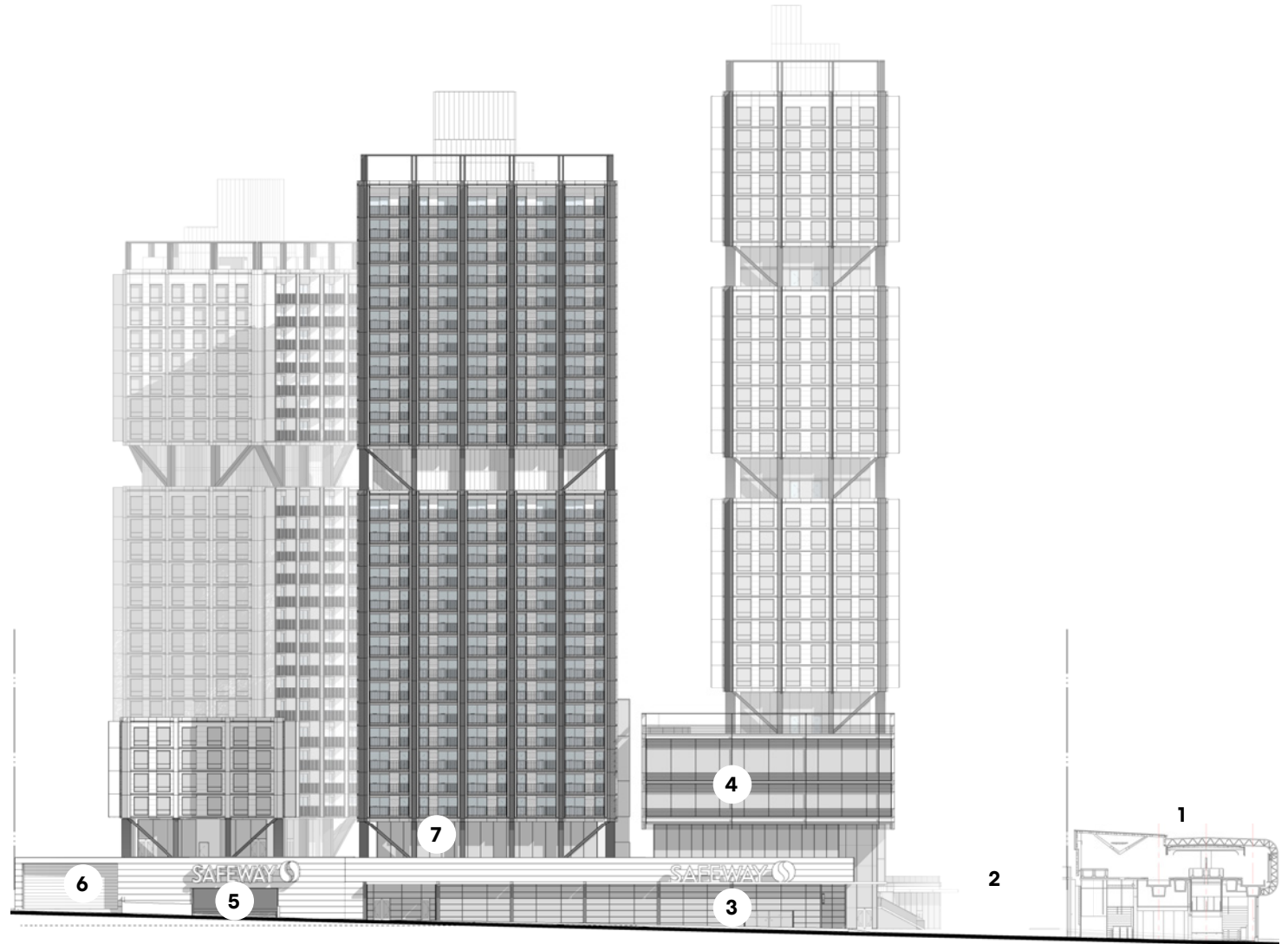
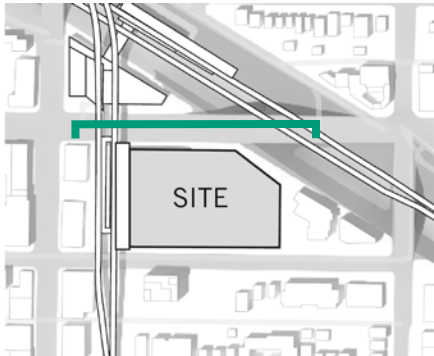
Section

- 1. Commercial-Broadway Station
- 2. On-site Plaza
- 3. Safeway Store
- 4. Residential Courtyard
- 5. Office
- 6. Residential

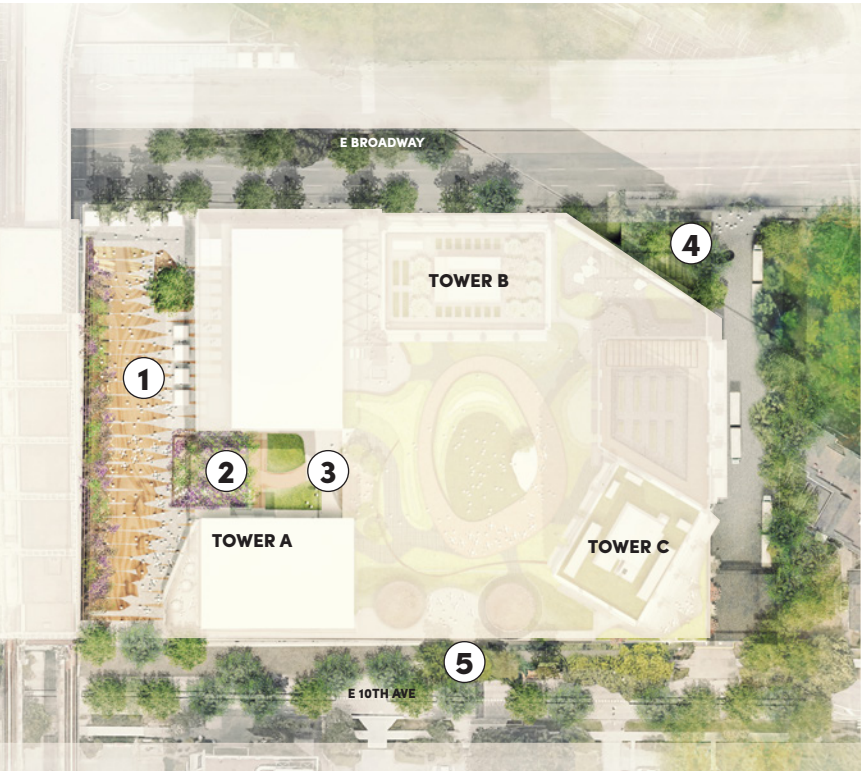


Architectural Elevation

1. Commercial-Broadway Station
2. On-site Plaza
3. Safeway Store
4. Office
5. Commercial Vehicle Entry
6. Safeway Loading Entry
7. Residential Amenity



Landscape Plans



Plaza Level

- 1. Plaza
- 2. Plaza Theatre
Feature Stairs and
Seating
- 3. Theatre Garden and
Belvedere
- 4. Native Trees and
Planting from the Cut
- 5. 10th Ave Green



Courtyard Level

- 1. Theatre Garden and
Belvedere
- 2. Outdoor Fitness and
Elevator to Amenity
Level
- 3. The Hill Sloped Lawn
- 4. Dog Relief Area
- 5. Native Trees and
Planting from the Cut
- 6. Indoor/Outdoor
Workshops
- 7. East Green
- 8. Sun Deck
- 9. Tank Terrace
- 10. Outdoor Dining and
Orchard Planting