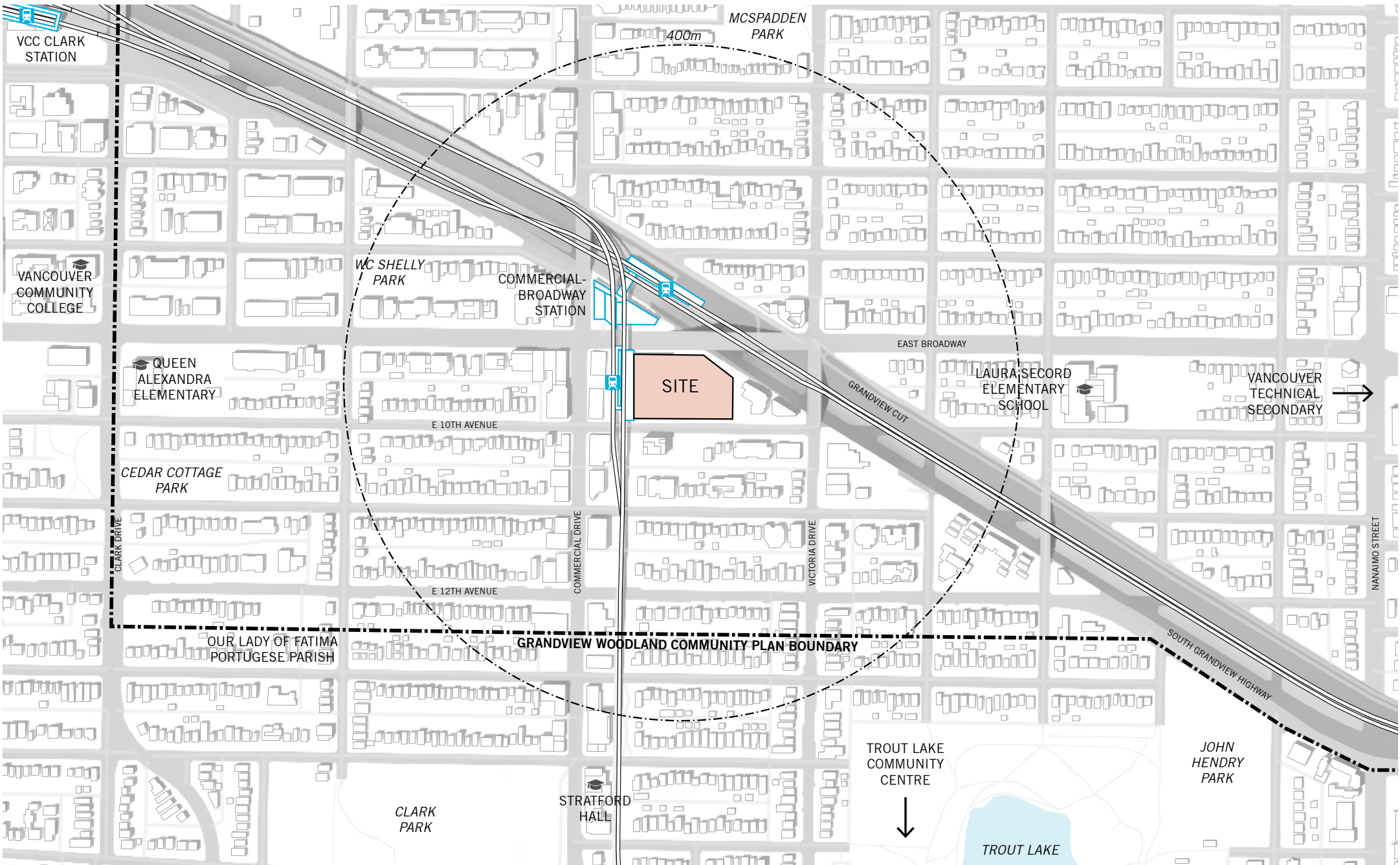


2.1 CONTEXT PLAN

The site is situated within the Grandview Woodland neighborhood of East Vancouver, south of Broadway, and east of Commercial Drive. The site sits adjacent to the Commercial-Broadway Skytrain station and the busy intersection at Commercial Drive and Broadway. To the east of the site, the Grandview Cut runs diagonally against the site. South of the site is a mix of single-family homes and multi-family low-rise buildings. To the west, Commercial Drive is a busy street lined with a variety of fine-grained retail and commercial establishments. Trout Lake is located several blocks southeast.



2.2 SITE DESCRIPTION

The project site is composed of 1 legal lot fronting Broadway and E 10th Avenue. It is currently the site of a Safeway grocery store.

The total site area is **9819.1 m² (105,695 sf)**.

Access for vehicular traffic and service vehicles for the Safeway store will be in the form of bridge elements from East Broadway across a portion of the Grandview Cut. Access for residential parking will be from East 10th Avenue.



SCALE: 1:1000

2.3 STREETSCAPES

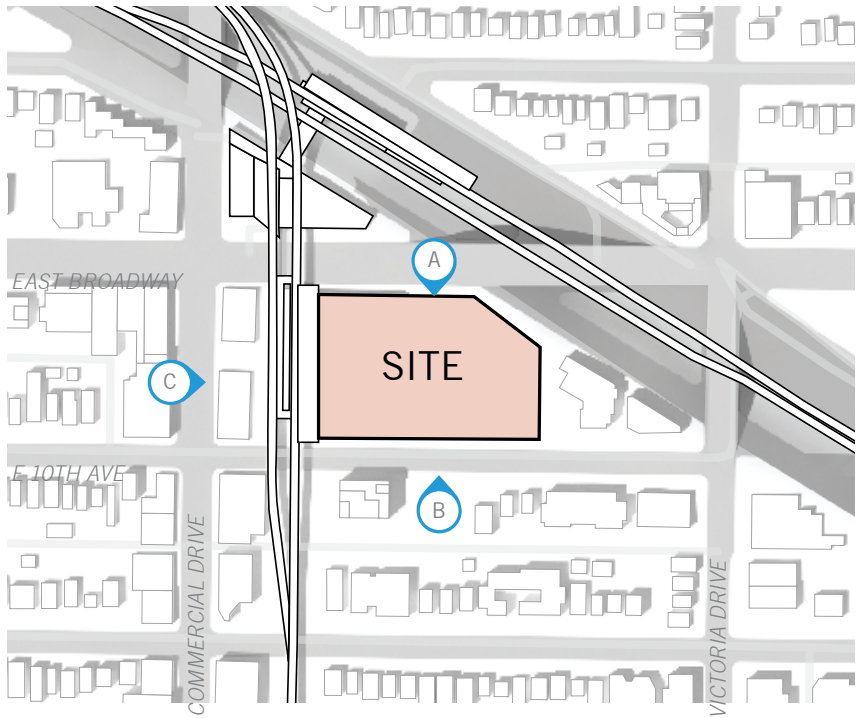


A- BROADWAY STREETSCAPE



B- W 10TH STREETSCAPE

2.3 STREETSCAPES

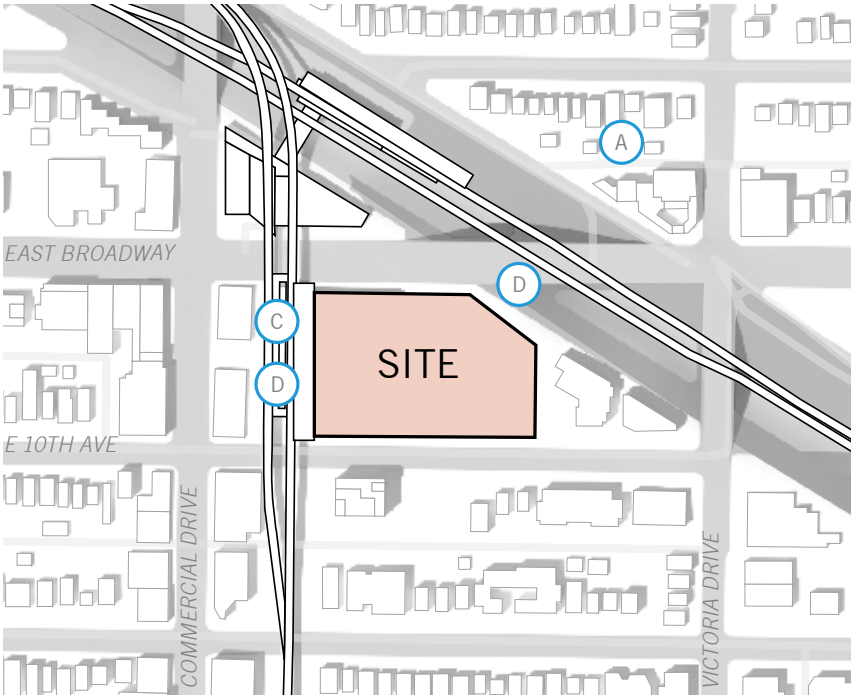


CONTEXT PLAN



C- COMMERCIAL DRIVE STREETSCAPE -
ELEVATION ON OPPOSITE SIDE OF STATION

2.4 EXISTING CONDITIONS



CONTEXT PLAN



A. TYPICAL NEIGHBORHOOD SINGLE FAMILY HOMES



B. MURAL INSIDE COMMERCIAL-BROADWAY STATION

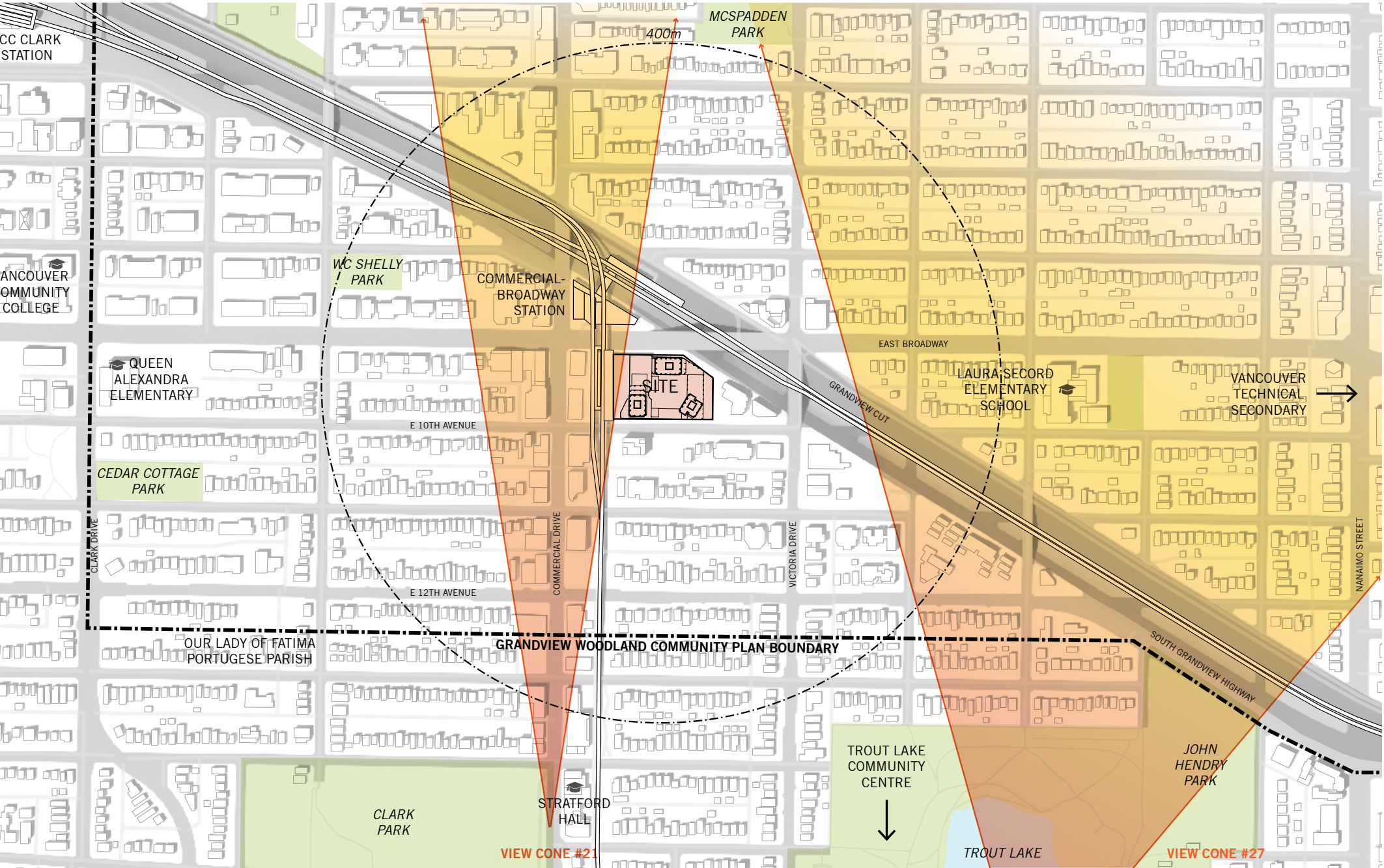


C. COMMERCIAL/ BROADWAY SKYTRAIN STATION



D. THE GRANDVIEW CUT

3.15 VIEW ANALYSIS



VIEW CONE #21 - COMMERCIAL DRIVE

- Located at Commercial Drive and 15th Avenue
Looking Towards North Shore Mountains
- The view cone falls within the Public Plaza

VIEW CONE #27 - TROUT LAKE

- Located at the South Shore of Trout Lake
Looking Towards North Shore Mountains

The view cones in proximity to this project are #21 and #27. View cone #21 affects the site minimally and has been considered in the design of the current scheme. The Grandview-Woodland Community Plan also marks out several street views to be protected in the nearby vicinity. These views are not affected by the development of the Broadway and Commercial site.

POLICY 9.7.1 The Grandview-Woodland Community Plan suggests that a project can celebrate prominent vistas and street views by:

- Supporting community art and place-making projects in locations that frame or feature public views in the neighborhood.
- Creating a more vibrant walking experience on key streets, improving places from which the

LEGEND

 CITY DESIGNATED VIEW CONE

 PARK

