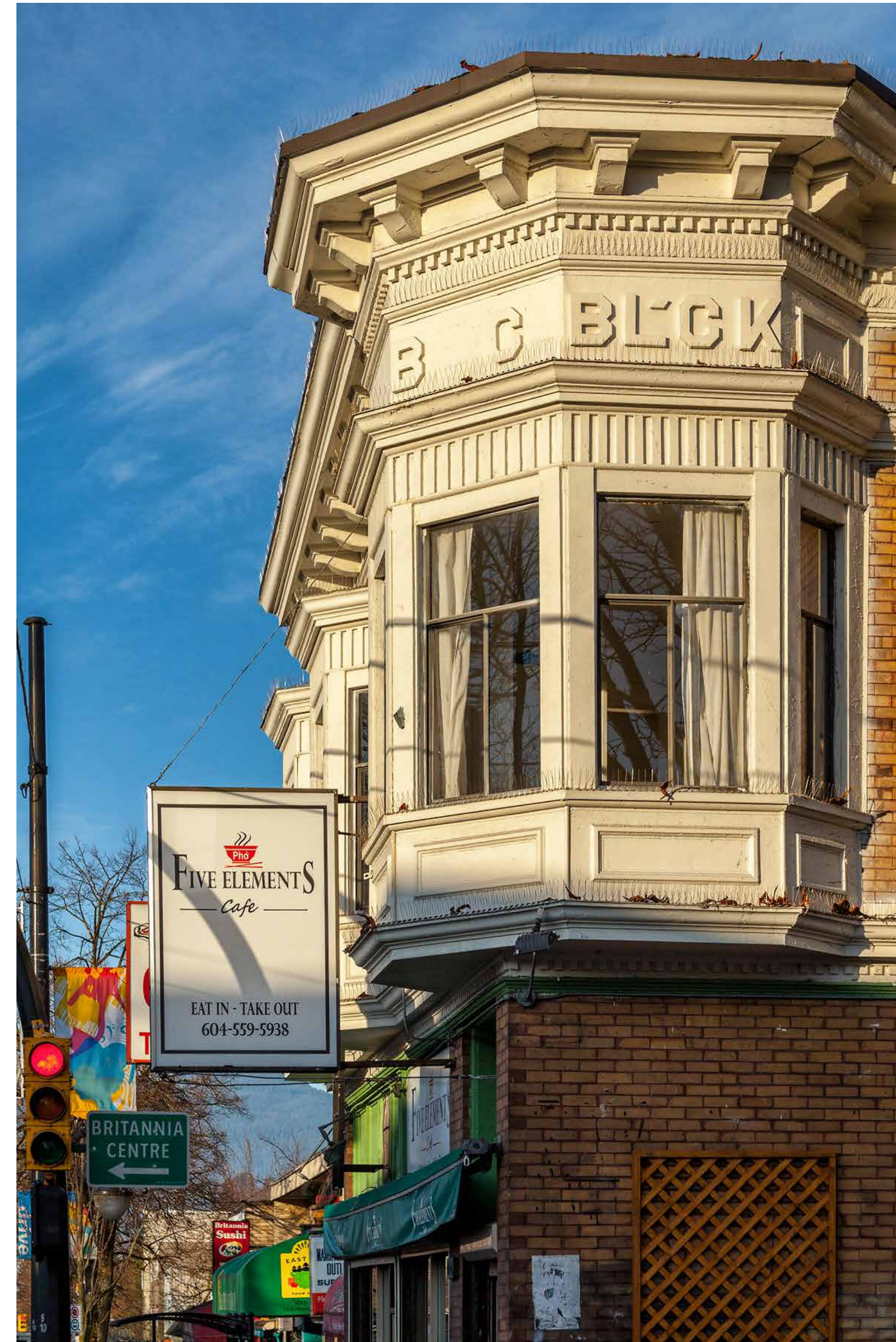


DYNAMIC POSSIBILITIES

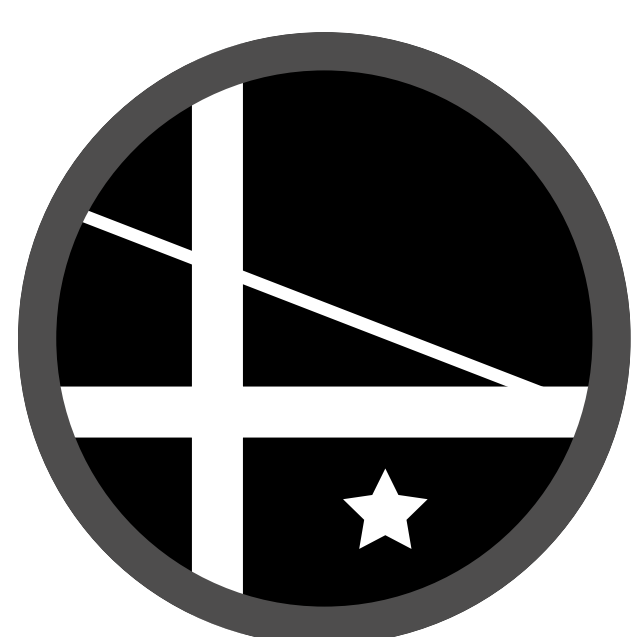
The revitalization of the “Safeway site” at Broadway and Commercial is an incredible city-building opportunity.



The Drive is hip, cool, eclectic and intellectual. How do we build on this? How can we make it better? What innovative ideas do you have? We have some bold ideas to share - and we want to hear from you.

We look forward to exploring the future of the property and celebrating the unique character of the neighbourhood.

What do you imagine for the future of the Safeway site?



BROADWAY & COMMERCIAL

WELCOME

We are in the very early planning stages for the property, and we want to hear from you!

Today's Community Social gives you a chance to share your ideas for the future of your neighbourhood.

The purpose of today's event is to:

- **Introduce you to the project team;**
- **Share our team's commitment to city-building;**
- **Provide you with some community context;**
- **Share some of our Big Ideas for the property; and**
- **Gather your feedback and ideas !**



BROADWAY & COMMERCIAL

TEAM

We have assembled a highly qualified project team.



Bing Thom Architects | Architect

Bing Thom Architects is an innovative and global architectural and urban design practice with an emphasis on community-minded work. Founded in 1982, the firm has a core staff of 50 who, in addition to architecture and planning, bring expertise in engineering, sustainable building, interior design, project management, landscape design, and construction. Bing Thom Architects originate from a dozen different countries and bring clients a diverse cultural understanding.



Crombie REIT | Landowner

Crombie REIT is an open-ended real estate investment trust. Established in 2006, Crombie is one of the country's leading national retail property landlords. Crombie currently owns a portfolio of 284 commercial properties across Canada, comprising approximately 19 million square feet with a strategy to own and operate a portfolio of high quality grocery and drug store anchored shopping centres and freestanding stores primarily in Canada's top 36 markets. Crombie has a pipeline of 19 potential Major Developments projects across Canada, having the potential to add up to 839,000 square feet of commercial GLA and up to 5,100,000 square feet (up to 5,800 units) of residential GLA over the next decade.



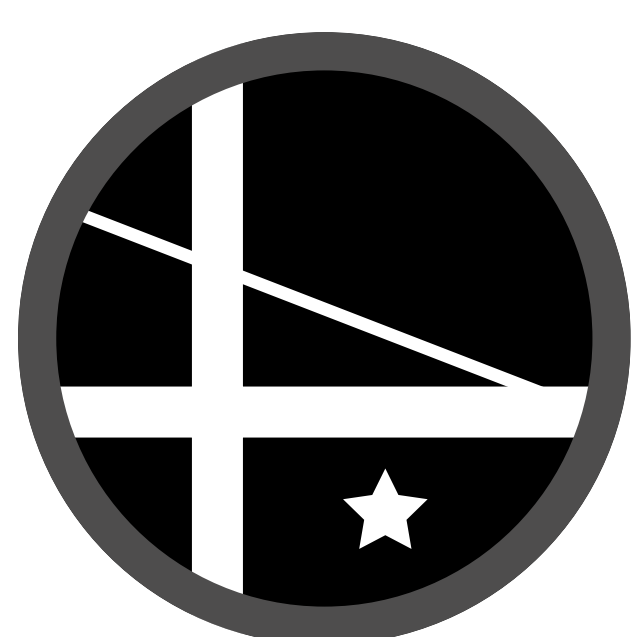
Westbank | Development Partner

Established in 1992, Westbank is one of North America's leading developers, with over \$25 billion of real estate projects constructed or currently under development. Westbank projects have consistently led their markets because of design innovation— the creation of value through ideas. 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.



Brook Pooni Associates | Planning Consultant

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

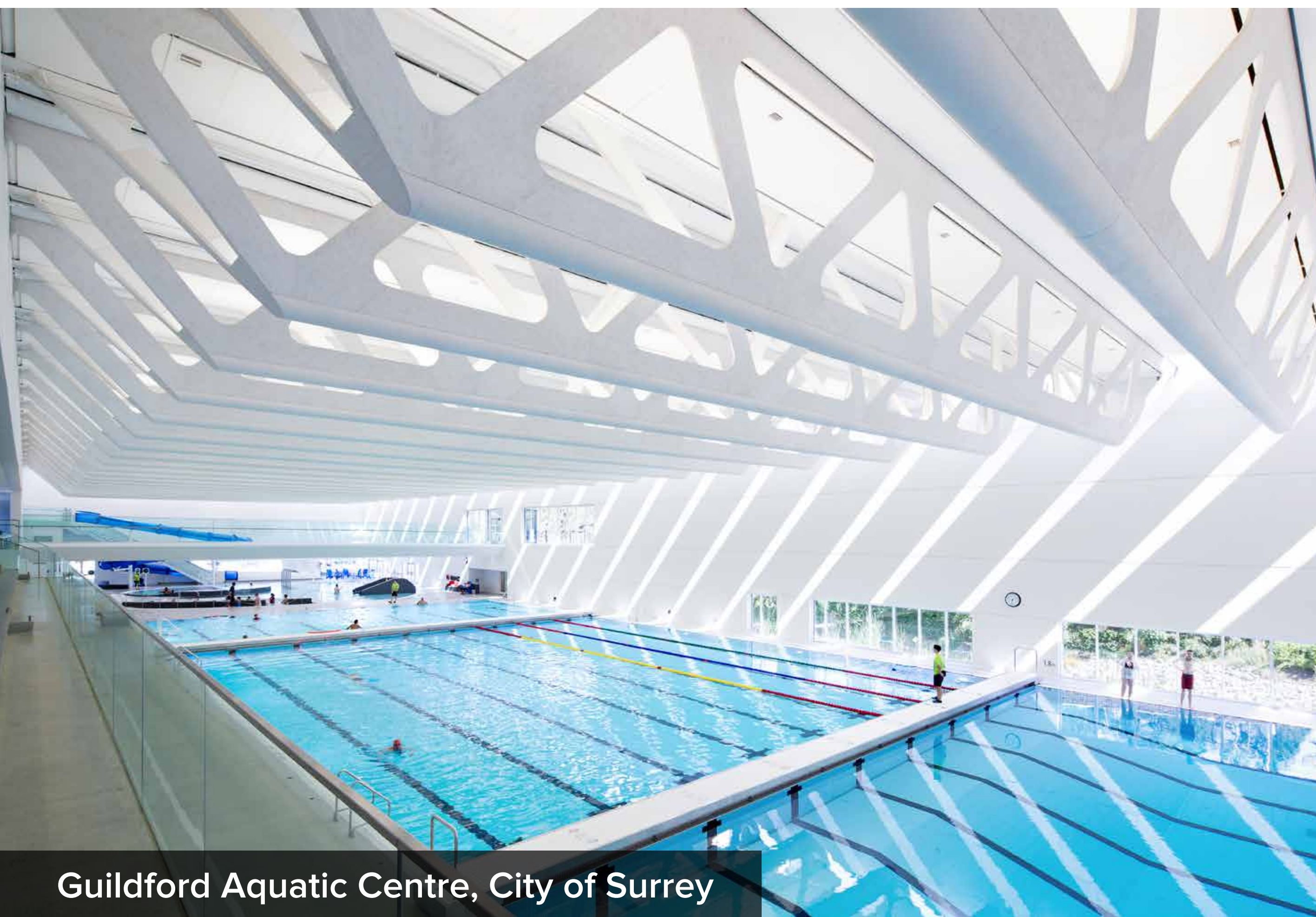


BROADWAY & COMMERCIAL

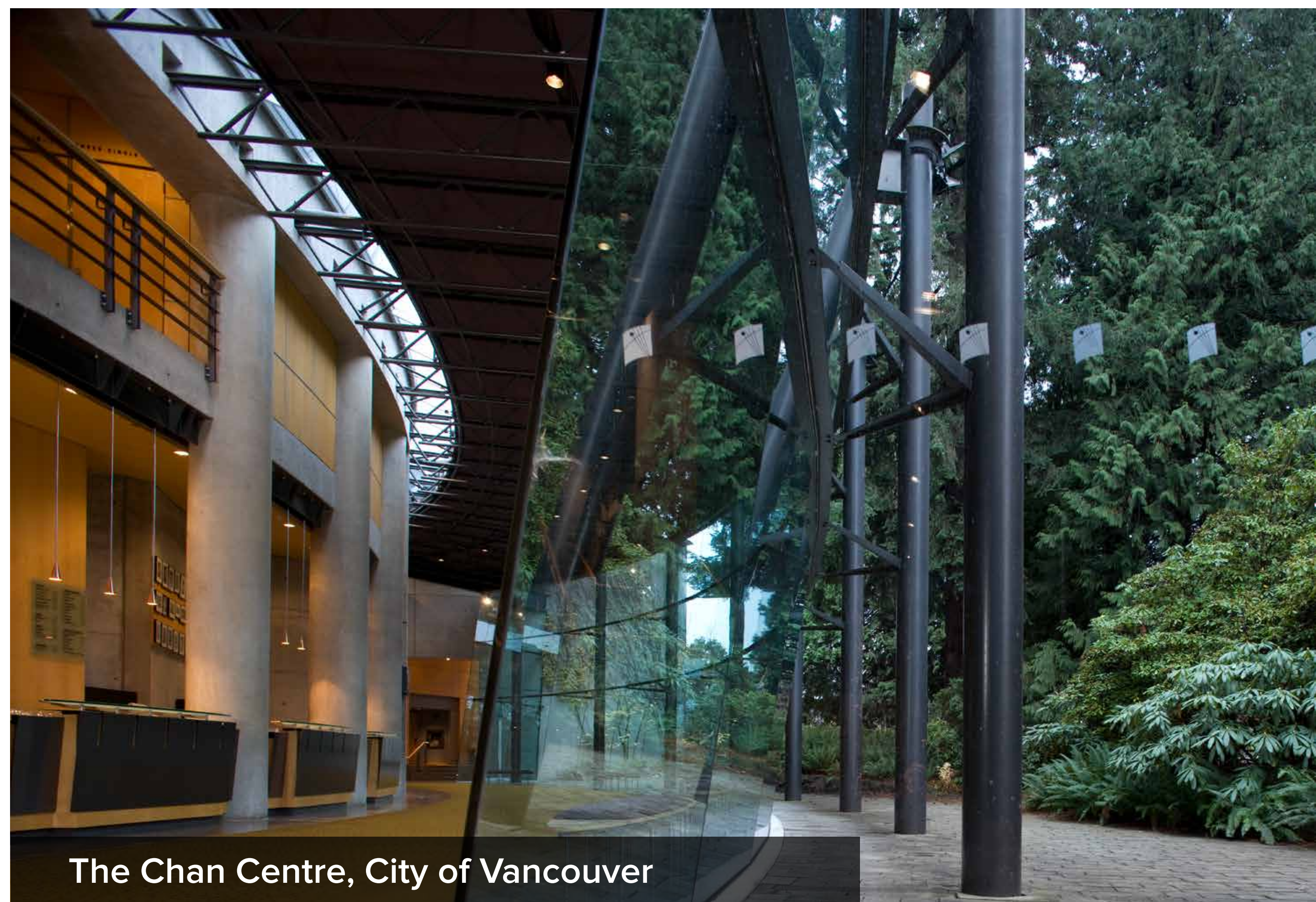
BING THOM ARCHITECTS

“Cities become what they are because of the people who are in the city and the values they have.” - Bing Thom

Known for their ability to integrate site master planning, architecture and urban design into thoughtful city-building, Bing Thom Architects are able to produce a compelling vision that inspires individuals, institutions, and communities.



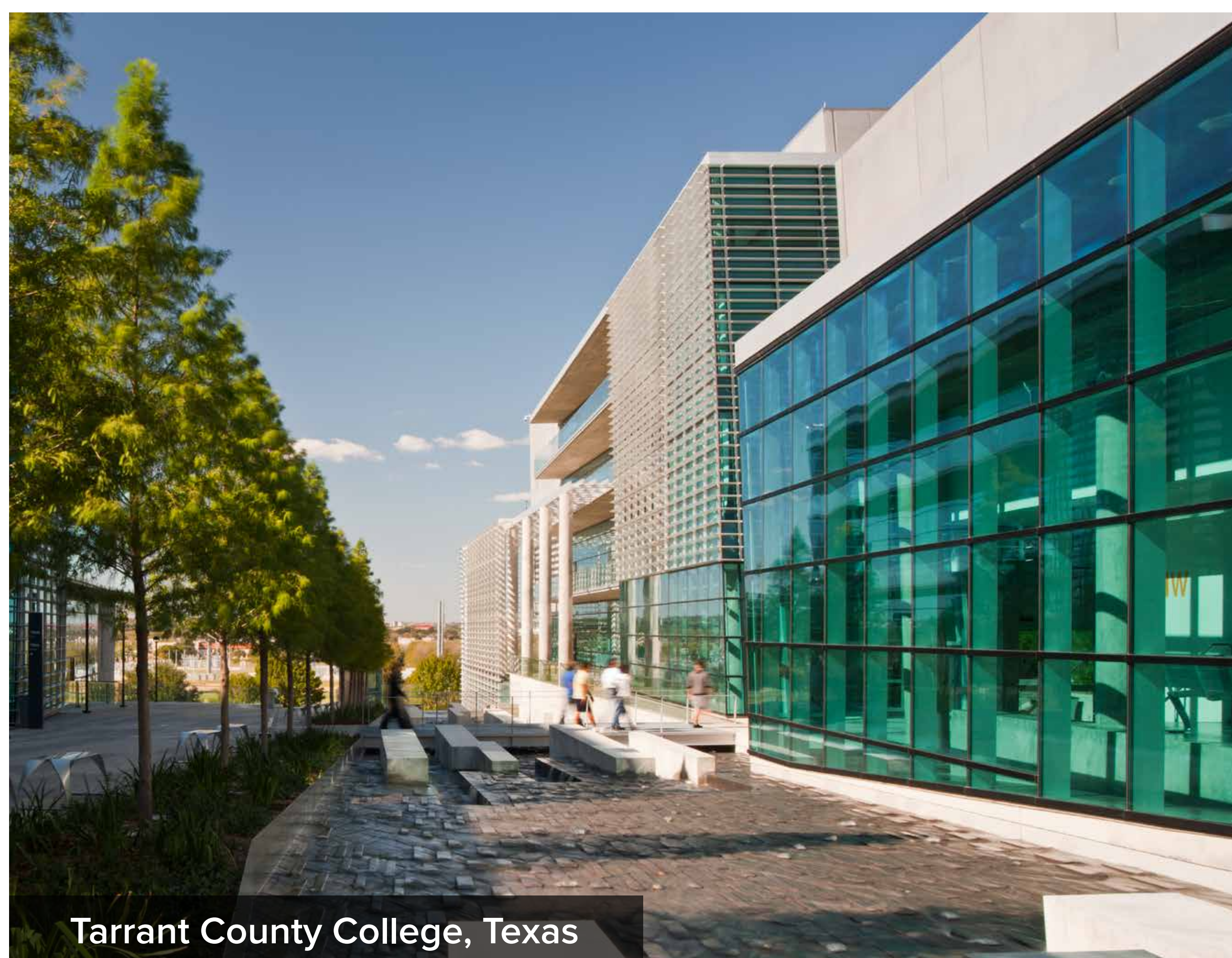
Guildford Aquatic Centre, City of Surrey



The Chan Centre, City of Vancouver



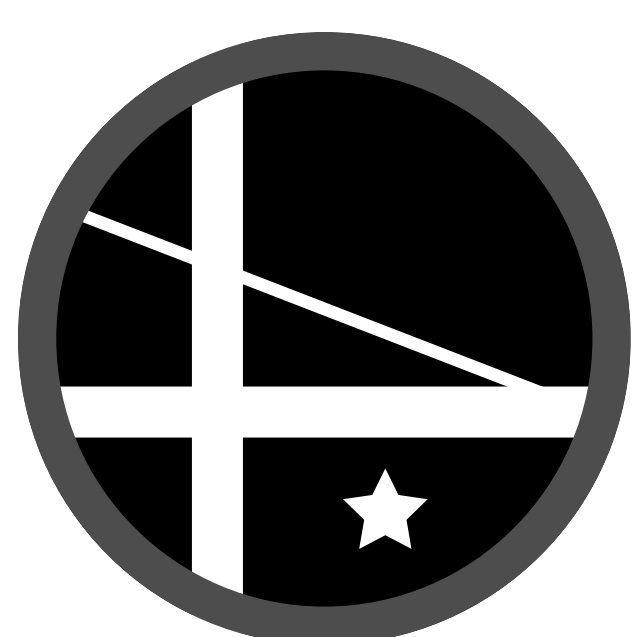
Aberdeen Centre, City of Richmond



Tarrant County College, Texas



Central City Mall, City of Surrey



BROADWAY & COMMERCIAL

TRIBUTE TO BING THOM

The project team is deeply saddened by the sudden loss of our project architect, Bing Thom, who was passionately involved in the initial ideas for the Safeway site.

Bing Thom was a visionary architect and his enthusiasm for the transformative power of architecture inspired many both near and far. His human-scale approach invigorated the public realm, as he believed in “building beyond buildings”, creating beautiful spaces for the community.

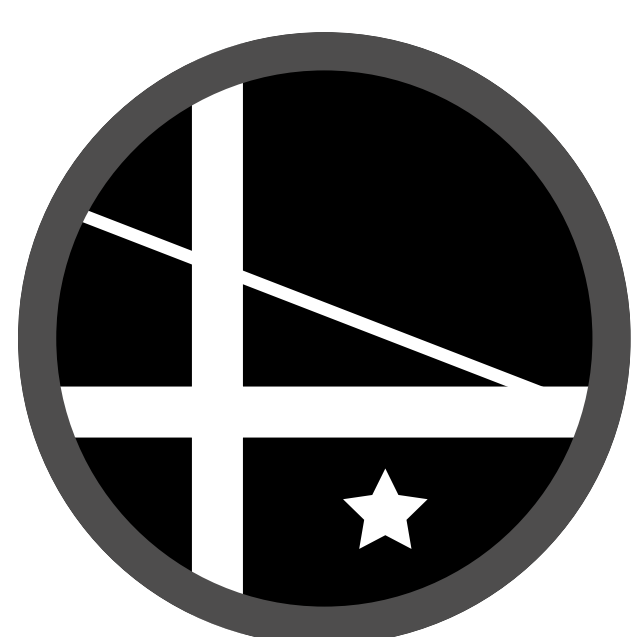
We are more committed than ever to doing great work and living up to his legacy.



Bing Thom (1940-2016)

“The Broadway and Commercial intersection is one of the most significant intersections in our city - a geographical nexus with enormous unrealized possibilities. We now have the chance to develop a design vision that can bring the community together on a legacy project for the city’s most diverse and creative neighbourhood.... Can we rise to the challenge?”

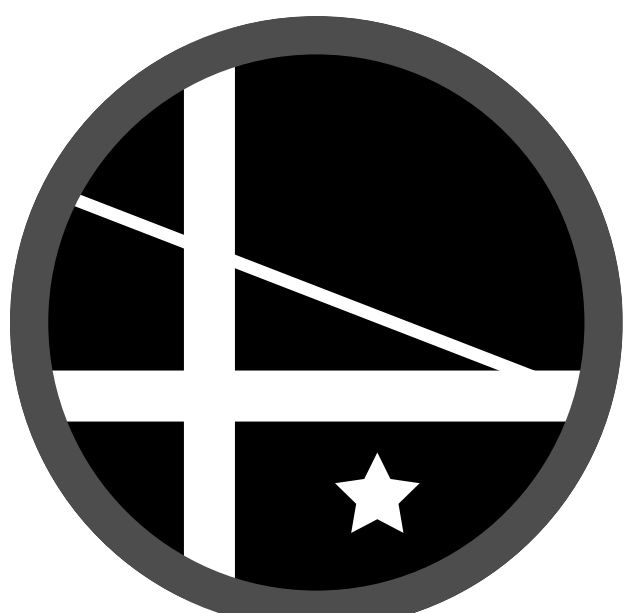
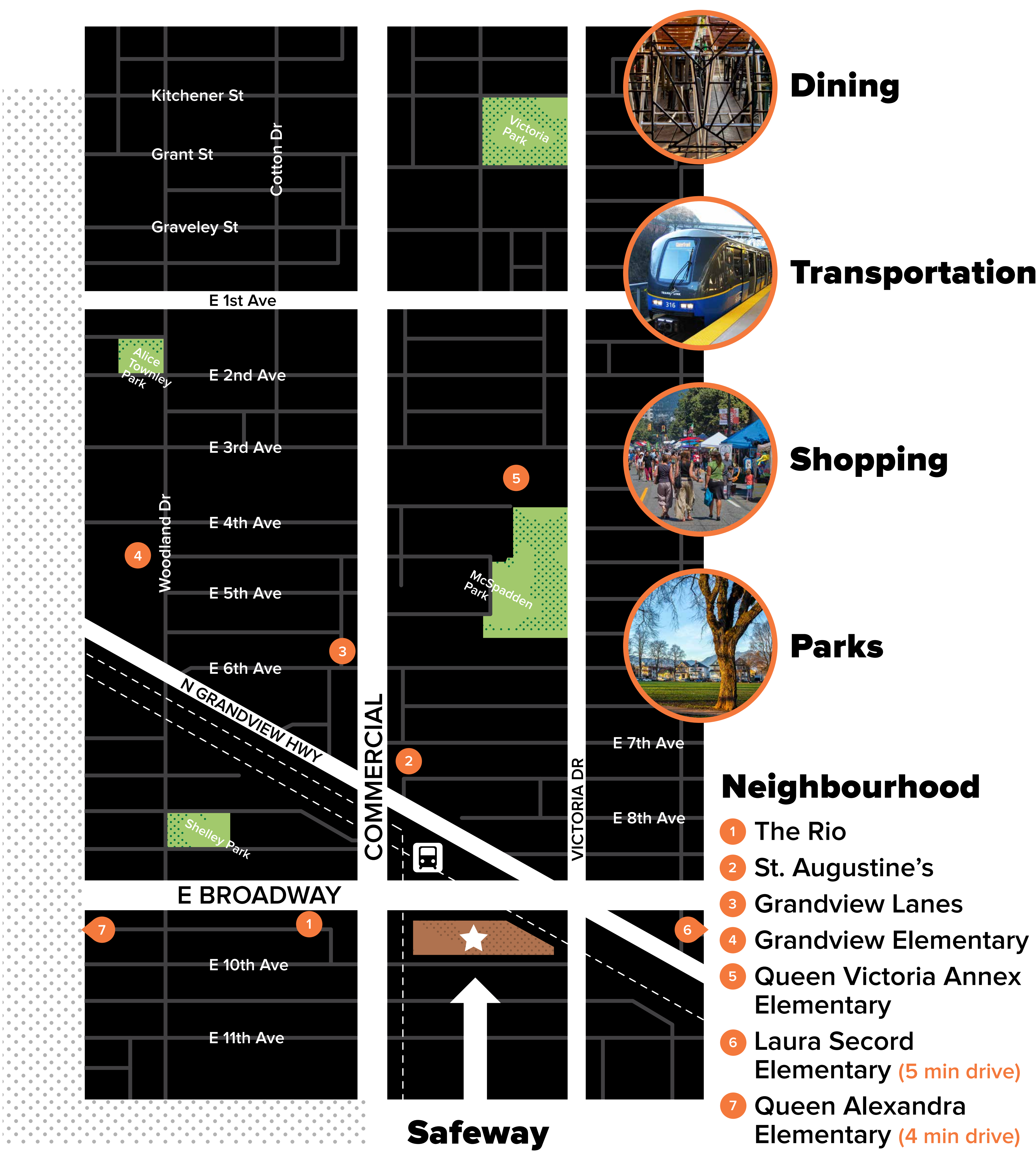
- Bing Thom, September 2016



BROADWAY & COMMERCIAL

SAFeway SITE

The Safeway site is situated at the Commercial-Broadway station, well-serviced by frequent transit, and nearby to local shops, services, and amenities, as well as Commercial Drive.



BROADWAY & COMMERCIAL

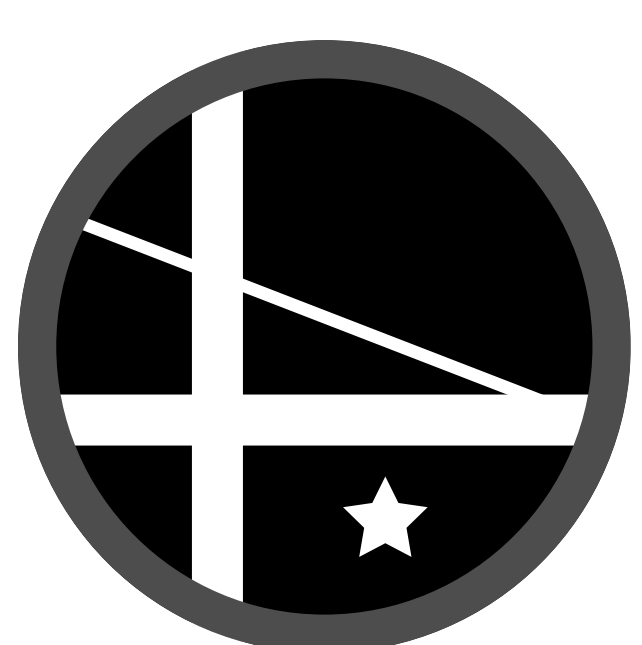
COMMUNITY GATEWAY

An opportunity exists to reimagine the current property into a dynamic gateway for the community.

Commercial Drive, running the length of the Grandview-Woodland neighbourhood is a street with unique cultural amenities unlike anywhere else in Vancouver. However, the palpable energy of the Drive wains long before it intersects with Broadway, one of Vancouver's primary east-west arterials and the location of the city's busiest transit hub.



We are excited about the opportunity to revitalize this node to match the eclectic nature of The Drive – in a way that can achieve appropriate density at the region's busiest transit hub – while recognizing the context of the surrounding neighbourhood.



BROADWAY & COMMERCIAL

WHAT IS GRANDVIEW WOODLAND LIKE TODAY?

Grandview Woodland is one of Vancouver's most cherished neighbourhoods.

Home to almost 28,000 people, Grandview Woodland is known for the welcoming and inclusive nature of the Drive, its diverse population, as well as the eclectic mix of restaurants and the cultural spaces that shape its distinct character.

Retail Vibrancy

Grandview Woodland's commercial nodes at Commercial Drive and Hastings Street are known and valued for their independent nature. Artists and working class immigrants have helped define this vibrant community.

Cultural Spaces

More than 10% of the neighbourhood's population work in art, culture, recreation, and sport, compared to a city-wide average of 6.6%. Commercial Drive or "The Drive" is a destination for well-known street festivals and the "Little Italy" experience.

Heritage

A total of 173 heritage buildings within the neighbourhood are listed on the Vancouver Heritage Register.

Parks

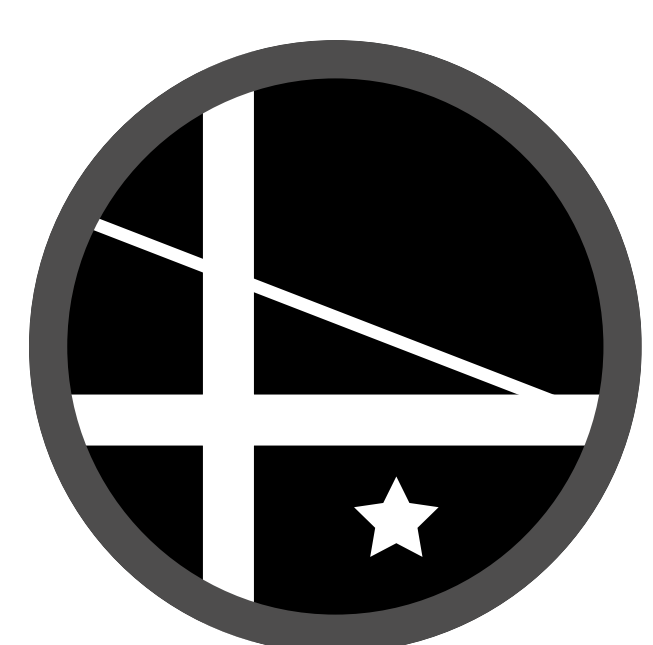
Almost 90% of residents live within a 5-minute walk of a park, open space, or greenway.

Transportation

Residents benefit from highly accessible transit, various bikeways, as well as vibrant, walkable streets. The neighbourhood is also home to the Commercial-Broadway SkyTrain station - the busiest transit node in the region – and the area surrounding the station is quickly emerging as a transit-oriented community.

Aboriginal Peoples

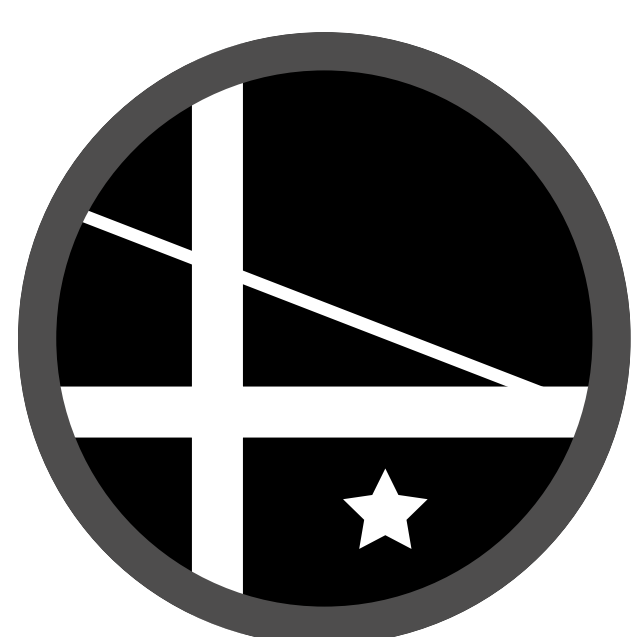
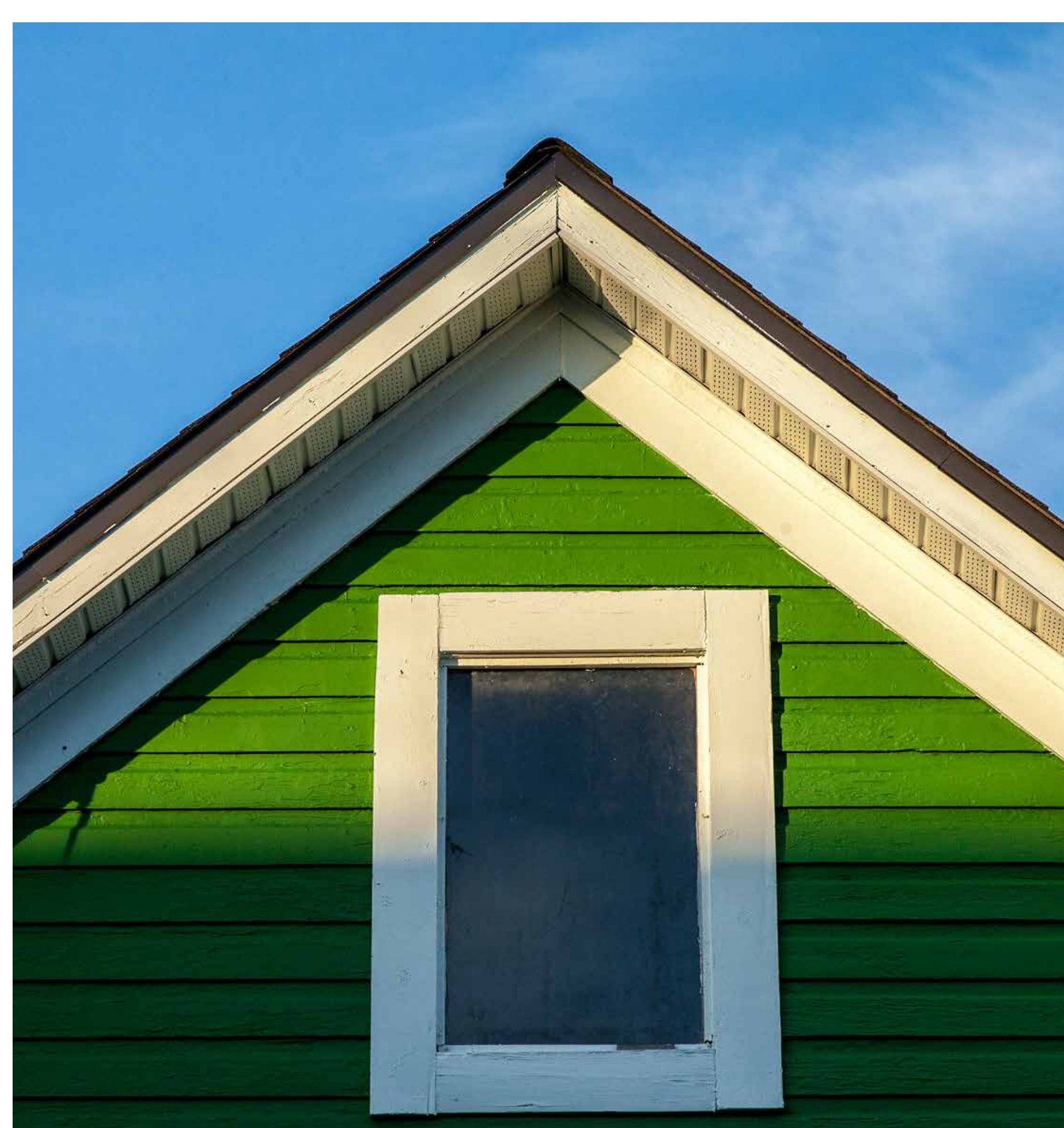
Grandview Woodland is home to 2,200 Aboriginal peoples. The neighbourhood also includes several First Nations and Aboriginal-focused non-profits, as well as a number of social services and programs for First Nations and Aboriginal community members.



BROADWAY & COMMERCIAL

WHAT IS GRANDVIEW WOODLAND LIKE TODAY?

Grandview Woodland is a vibrant and colourful community.



BROADWAY & COMMERCIAL

TRANSPORTATION

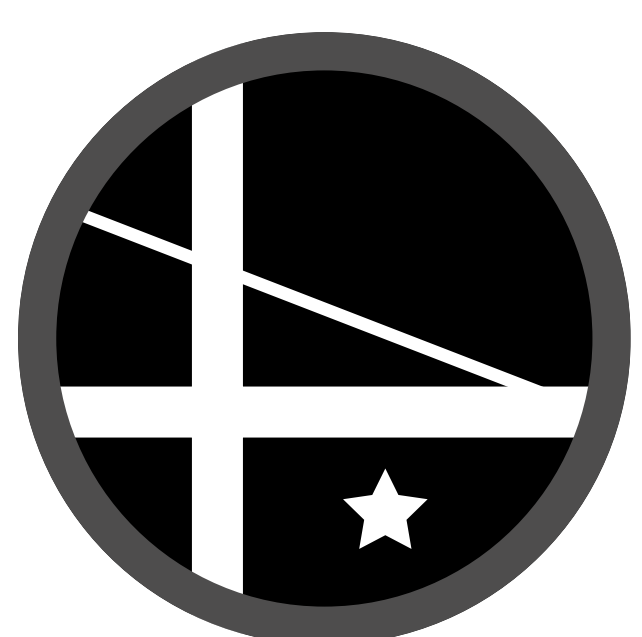
Vancouver population is growing and requires thoughtful densification around existing transit infrastructure.

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.



Located just outside downtown, the Safeway site is located at the Commercial-Broadway station – the busiest station in the network – where over 150,000 daily passengers move between the convergences of two SkyTrain lines, the 99 B-Line to UBC and other popular bus

routes. Ridership will inevitably increase with both the Evergreen Line (2017) and the anticipated future Broadway Line. This intersection of transit lines and heavy ridership provides an opportunity for a vibrant community hub.



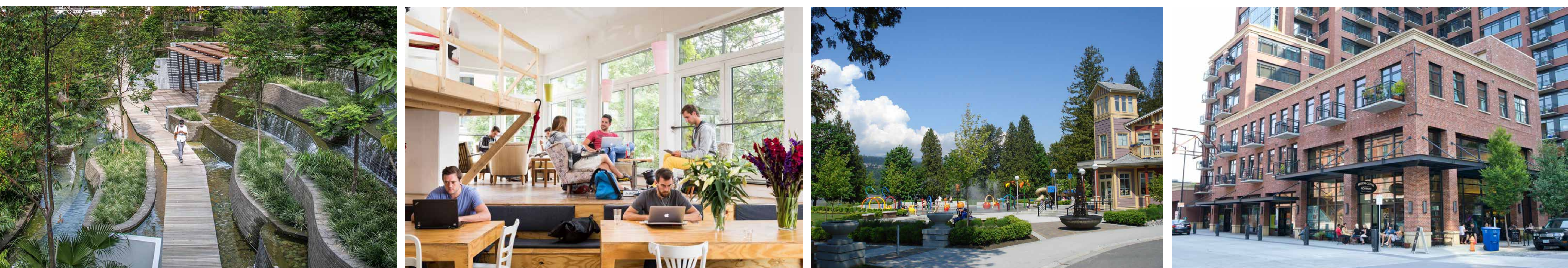
BROADWAY & COMMERCIAL

GRANDVIEW WOODLAND COMMUNITY PLAN

Recently approved in July 2016, the Grandview Woodland Community Plan provides a framework that will enhance the community.

The following are the key principles of the Grandview Woodland Plan:

1. Achieve a green, environmentally sustainable, urban pattern
2. Support a range of affordable housing options to meet the diverse needs of the community
3. Foster a robust, resilient economy
4. Enhance culture, heritage, and creativity
5. Support a range of sustainable transportation options, including those that already exist
6. Protect and enhance civic places, public parks, and green linkages
7. Foster a resilient, sustainable, safe, and healthy community



As per the Plan, a proposal for the Safeway site will take into account the following city guidelines:

- Consider mix of uses, which may include large format grocery and small-scale retail, service, and community-serving uses on the first floor and residential and/or commercial uses on upper floors.
- Heights: Up to 24 storeys
- Density: 5.7 FSR
Residential uses: 4.5 FSR
Commercial uses: 1.2 FSR minimum (0.5 FSR minimum for office)

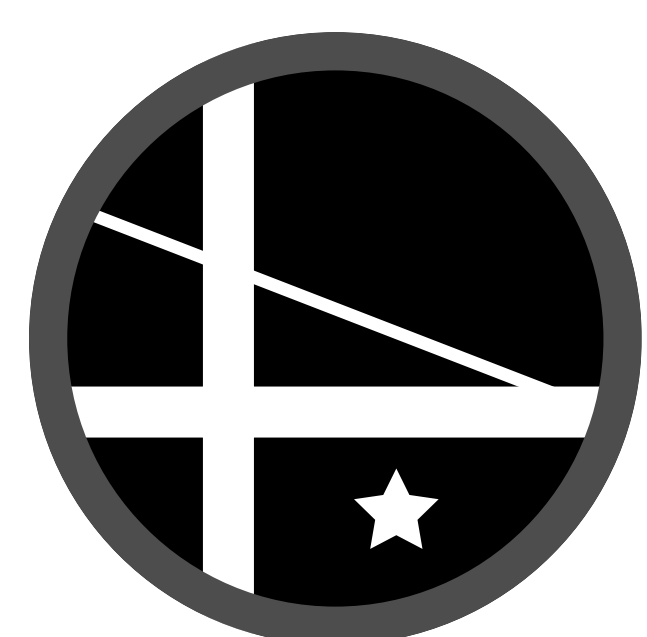
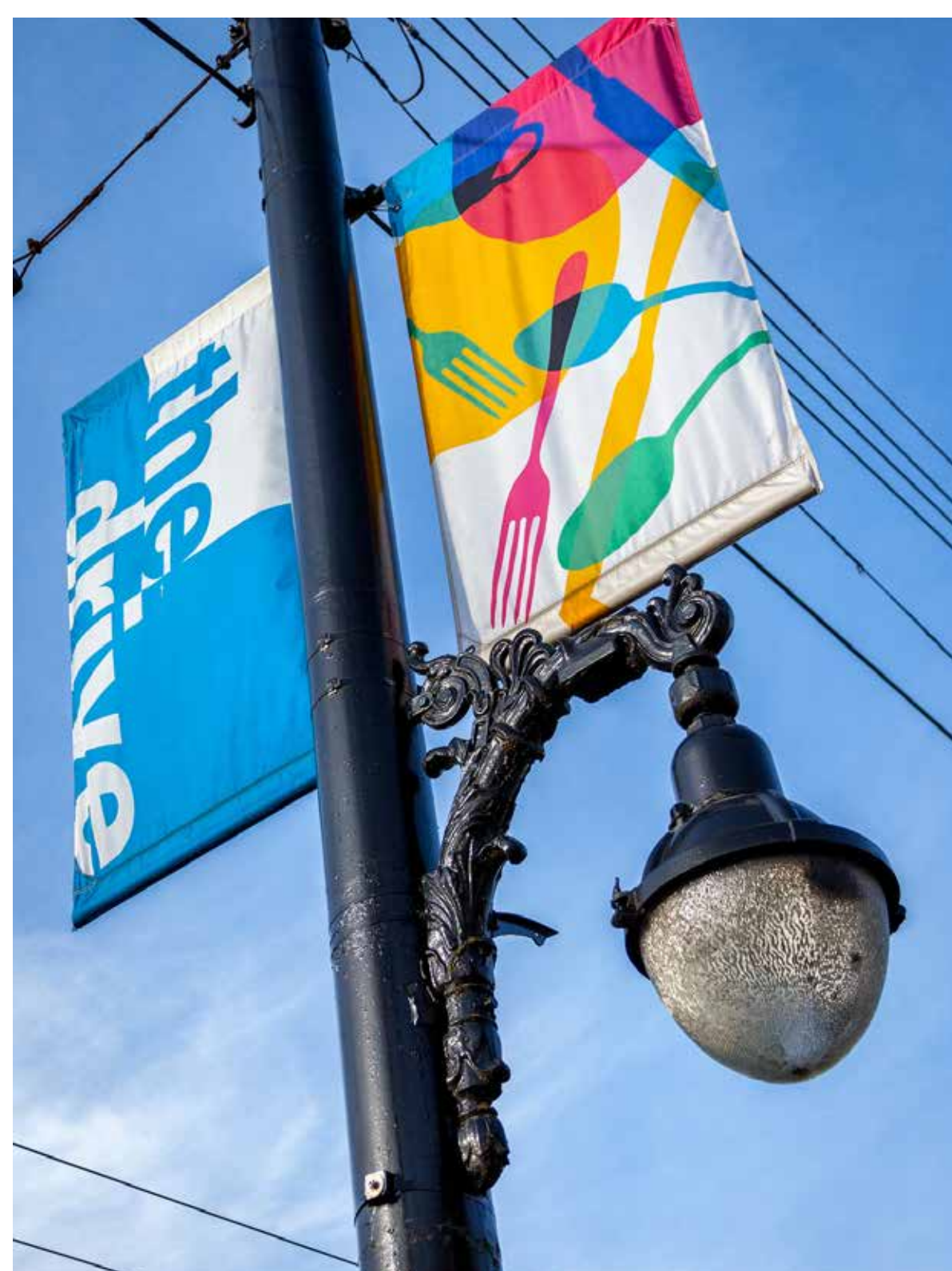
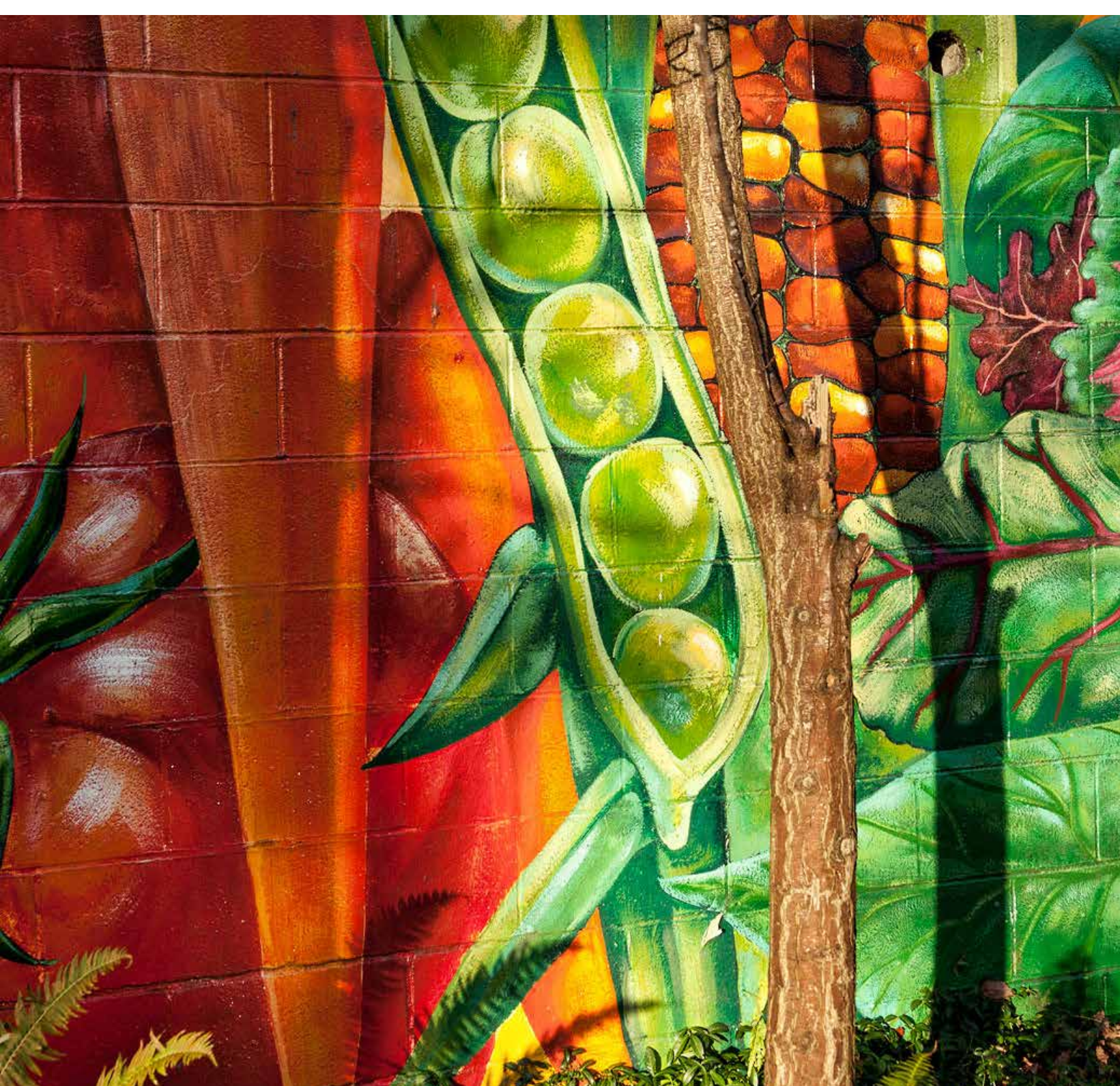


BROADWAY & COMMERCIAL

BIG IDEAS

The Grandview Woodland Community Plan has set the context for the Safeway site, at Broadway and Commercial. It is a significant and iconic site that will be a catalyst for revitalization of the transit station and immediate area around the site.

Our context-sensitive approach will consider the site's location adjacent to a major transit node, next to the culturally significant Commercial Drive, and within a family-oriented neighbourhood. Our community-based design will elevate the standard of urban design in Grandview Woodland. We are exploring ways of breaking the mould of the typical tower and podium structure and pioneering a new urban model of family living.



BROADWAY & COMMERCIAL

BIG IDEAS

Based on the Plan, we have arrived at a number of Big Ideas that will frame future redevelopment of the property and enliven the station precinct with a community-oriented approach.

1. Family Space

There is a real need to make family-friendly housing at transit more accessible. The redevelopment of the property will challenge the status quo to provide a majority of units suitable for families.

2. New Homes

As we move away from auto-dependence, it will be critical to the region to build more homes around transit.

3. Progressive Architecture

The redevelopment presents an opportunity to display a high degree of building artistry and to break the mould of the conventional Vancouver building form.

4. Dynamic Gateway Opportunity

Broadway and Commercial is the intersection of two ceremonial streets, and its identity will be strengthened as a major gateway into Vancouver.

5. A Reason To Be Here

Residents will want to gather in the area due to a number of new and exciting uses (homes, restaurants, work space).

6. Reunite the Drive

The Grandview Cut currently bisects the continuity of The Drive, but with the revitalization of the property, we imagine the “vibe” of The Drive continuing on to the Station.

7. Architecture & Culture

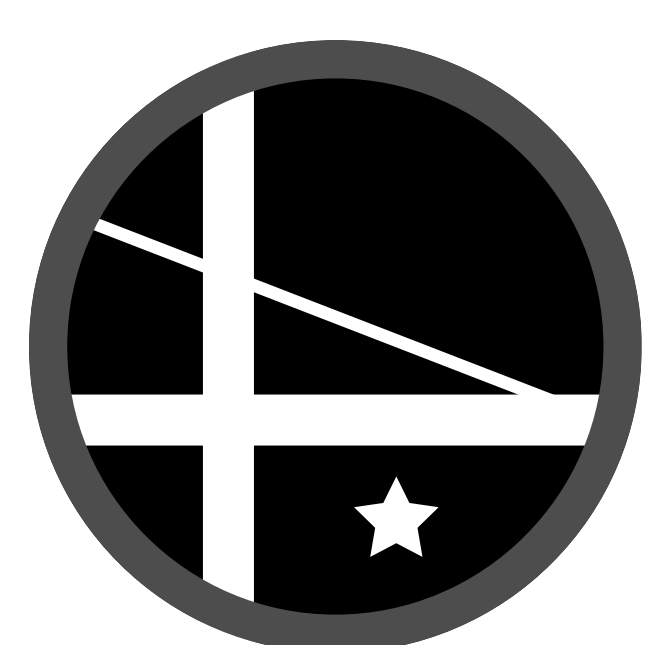
The neighbourhood prides itself on being eclectic, artistic, and different. This diversity will be reflected in our new urban typology for Vancouver.

8. Vibrant Local Economy

By locating new jobs at one of the busiest transit hubs in Western Canada, we have the potential to create a local economic hub.

9. Green Urbanism

Our proposal will push the boundaries of environmental sustainability, and will be designed to tie into a future green district energy system.

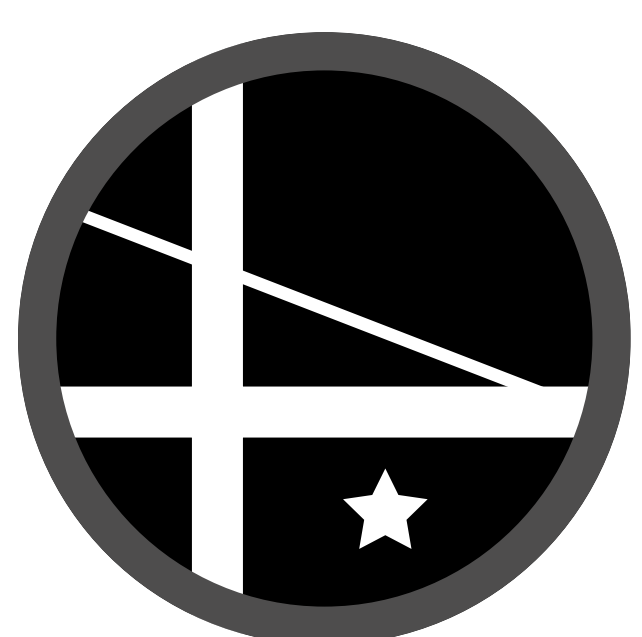
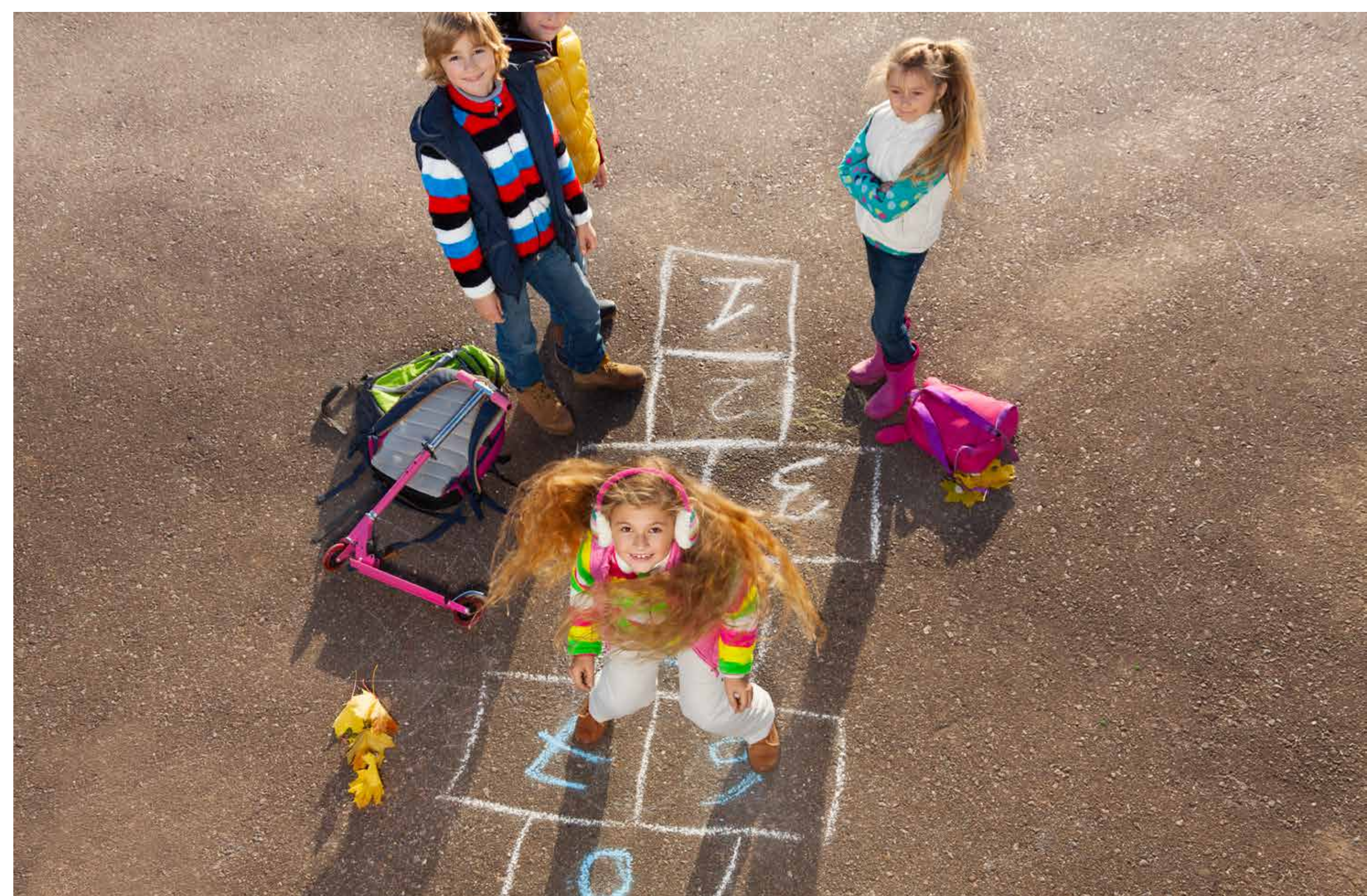
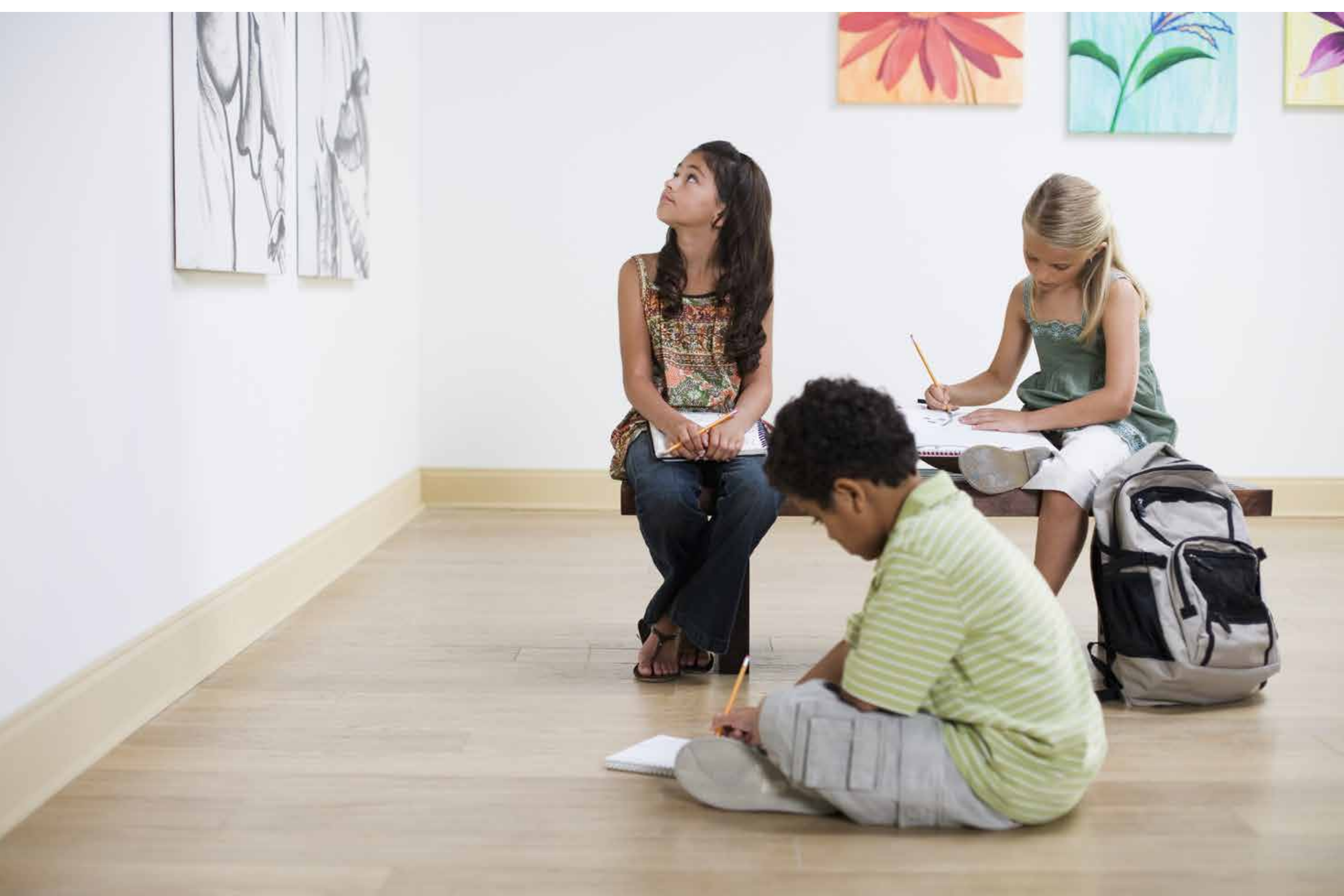


BROADWAY & COMMERCIAL

FAMILY SPACE

Vancouver is growing and we need more housing for families.

Our proposal will push the limits on accessible family housing at transit, providing a majority of homes suitable for families with children. We are exploring on-site amenities geared towards children, and looking to provide families what they need to live comfortably within the urban core.

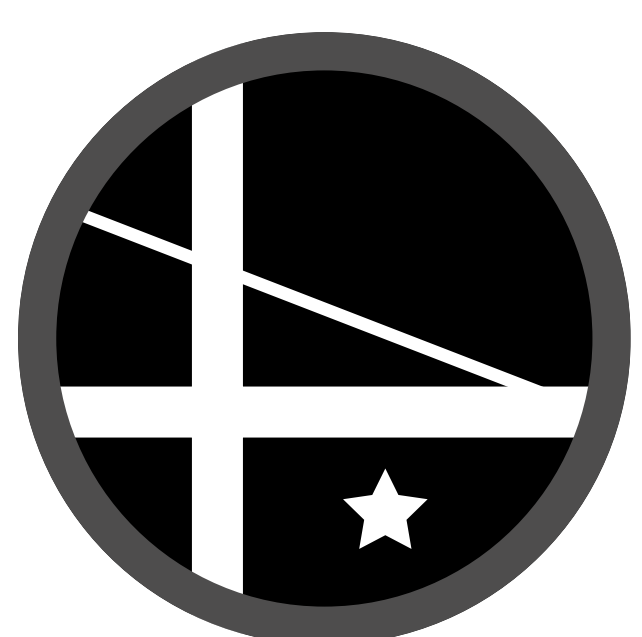


BROADWAY & COMMERCIAL

FAMILY SPACE

Given the family-oriented nature of this community, the proposal will provide a range of residential options suitable for families.

We envision both rental and ownership opportunities, with a focus on units suitable for all types of families. We will explore outdoor green spaces reminiscent of front porches and neighbourhood lanes, defining spaces where children can play safely and the boundaries of home can spill out to allow for connection to neighbours.

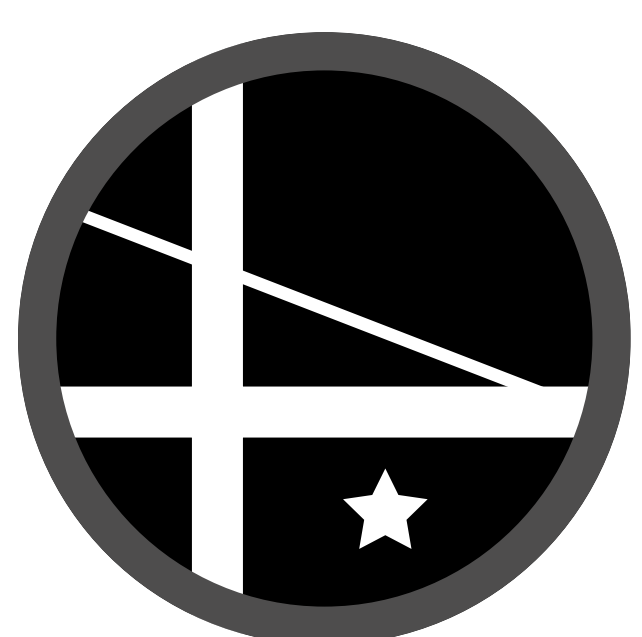
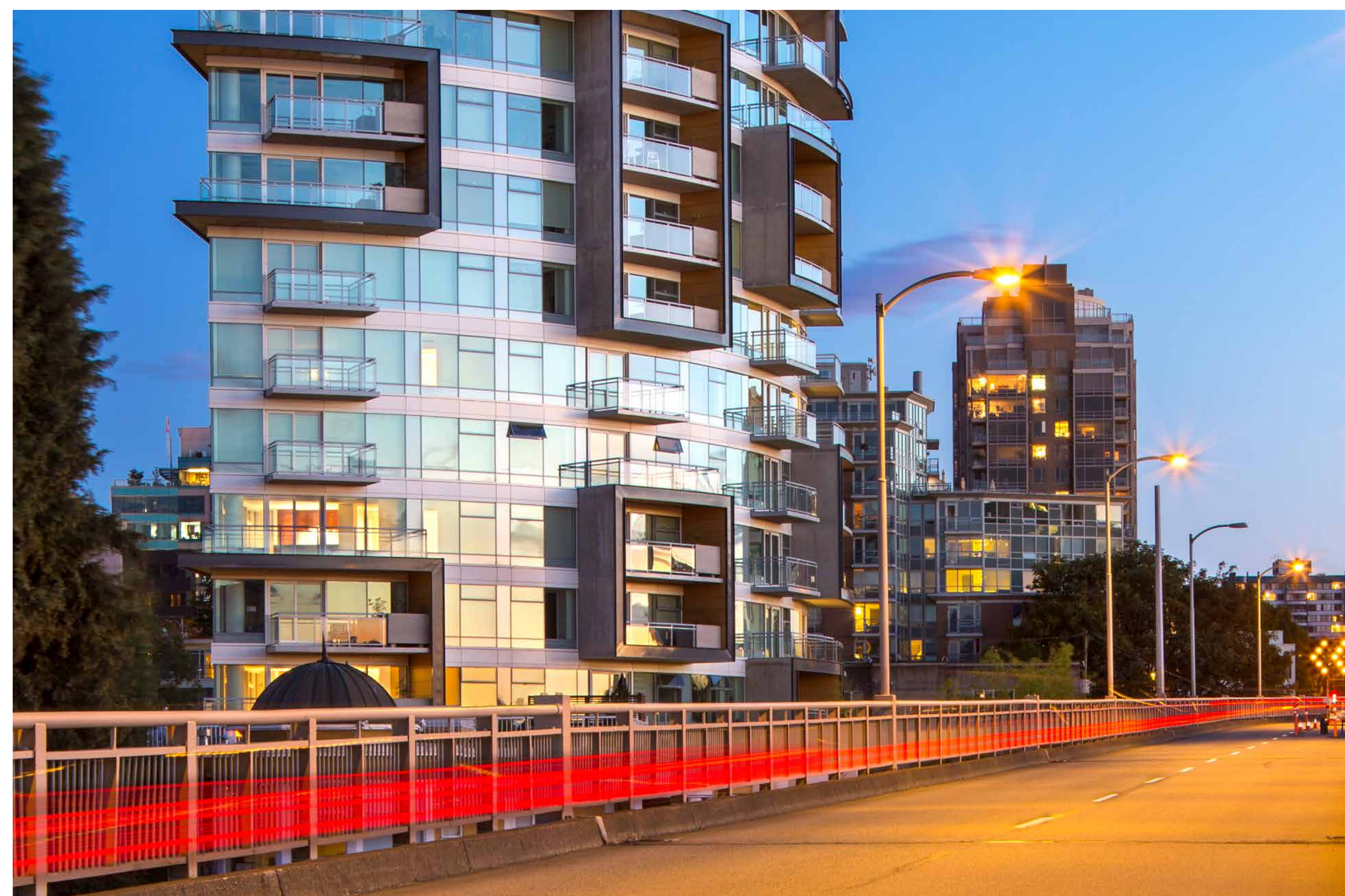
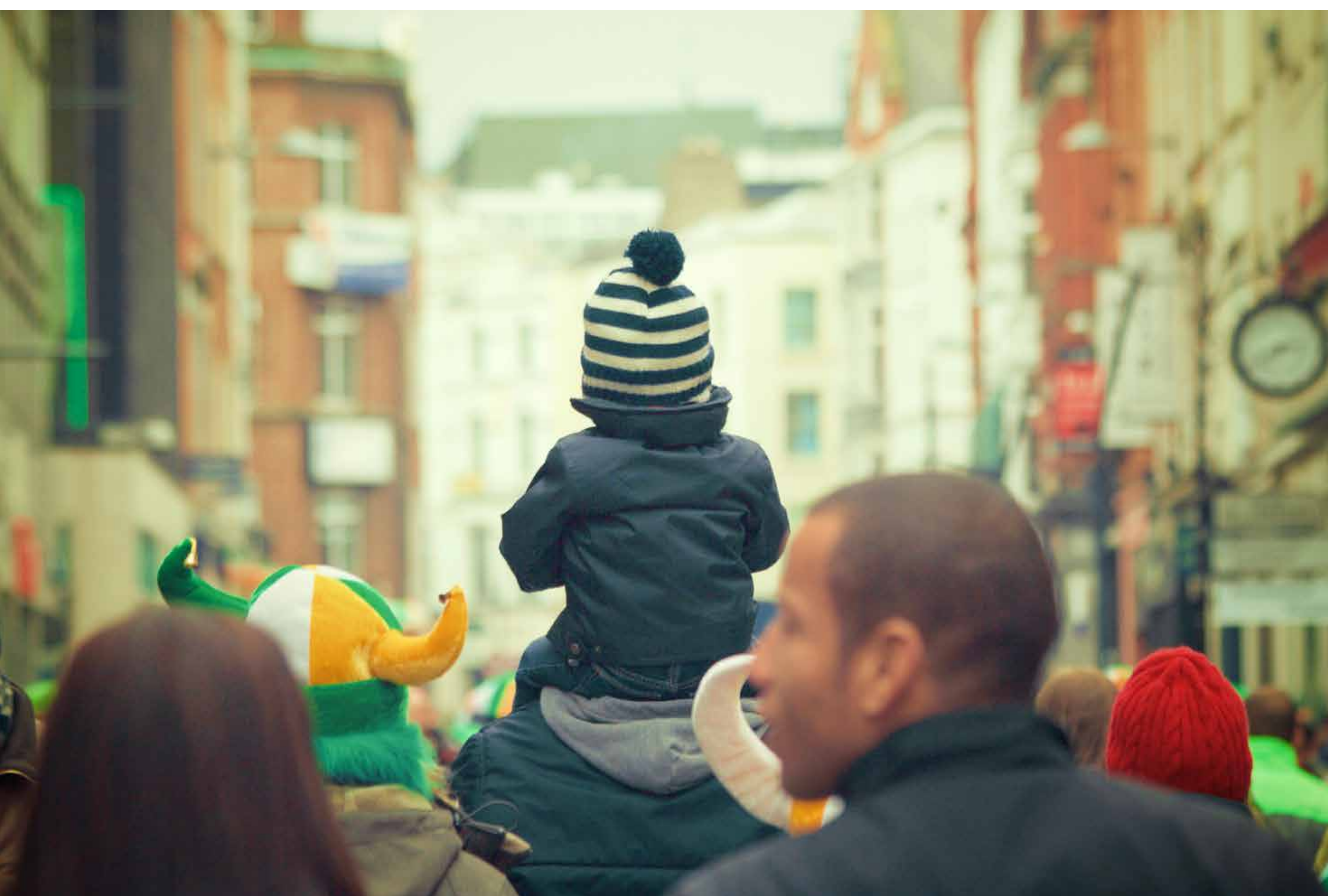
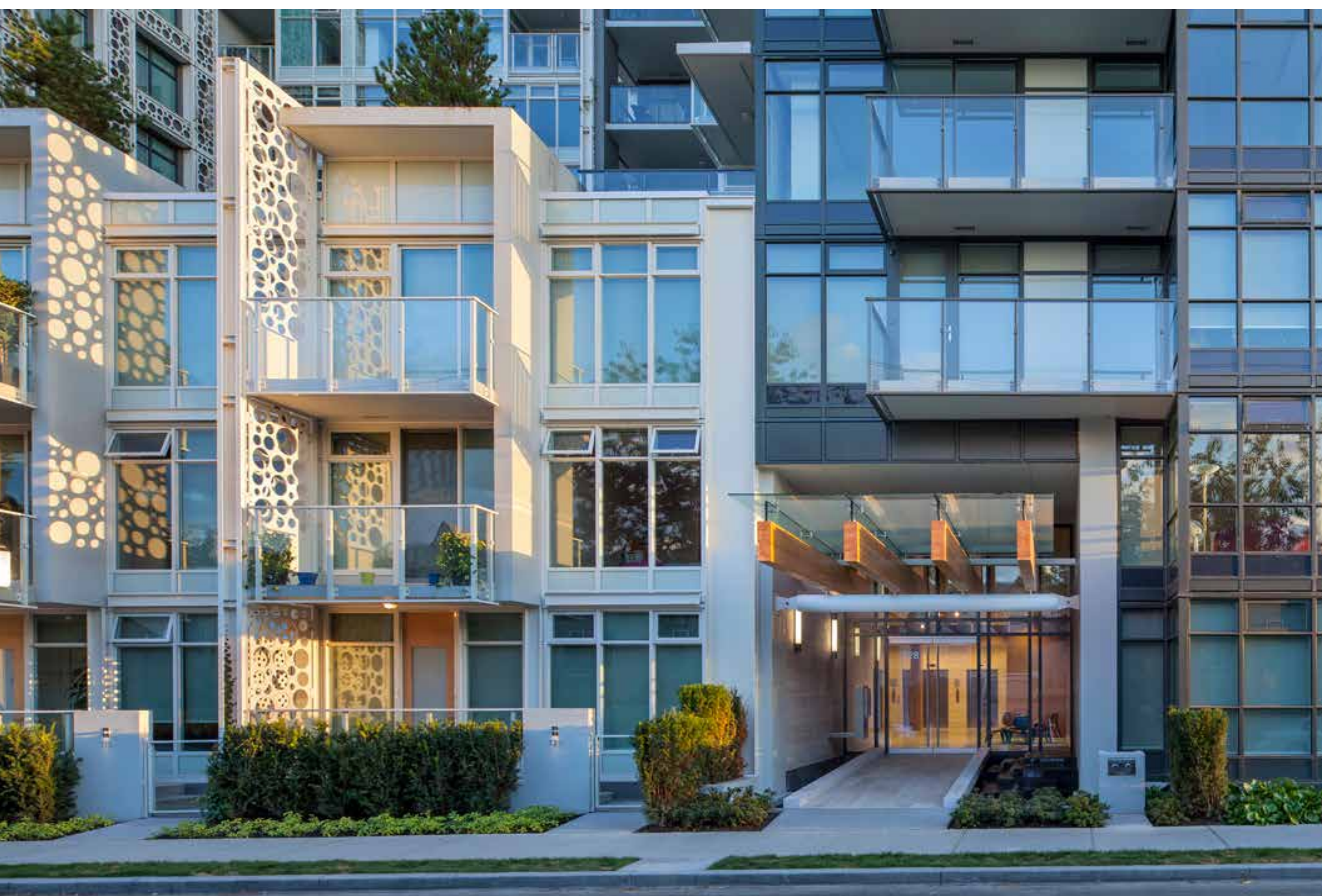


BROADWAY & COMMERCIAL

NEW HOMES

The city and this neighbourhood need more housing.

We will look at a range of housing types, including new rental housing that will add new opportunities for residents to live or relocate within the neighbourhood. As we move away from auto-dependence, it will be critical for the region to build more homes around transit.

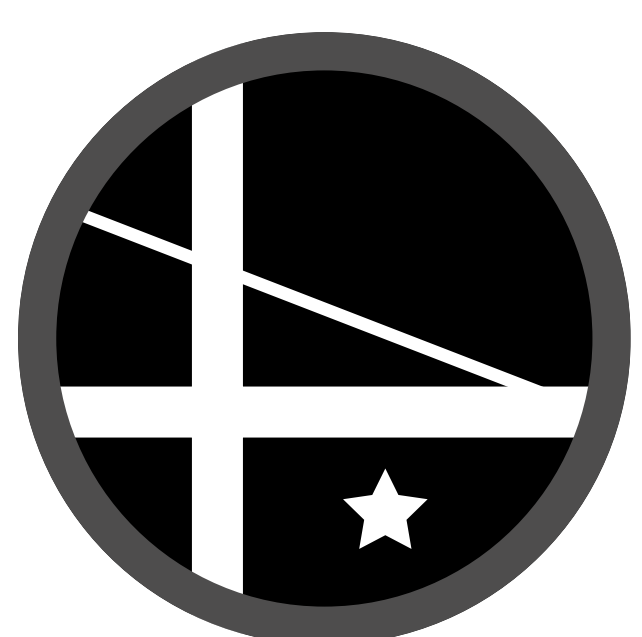
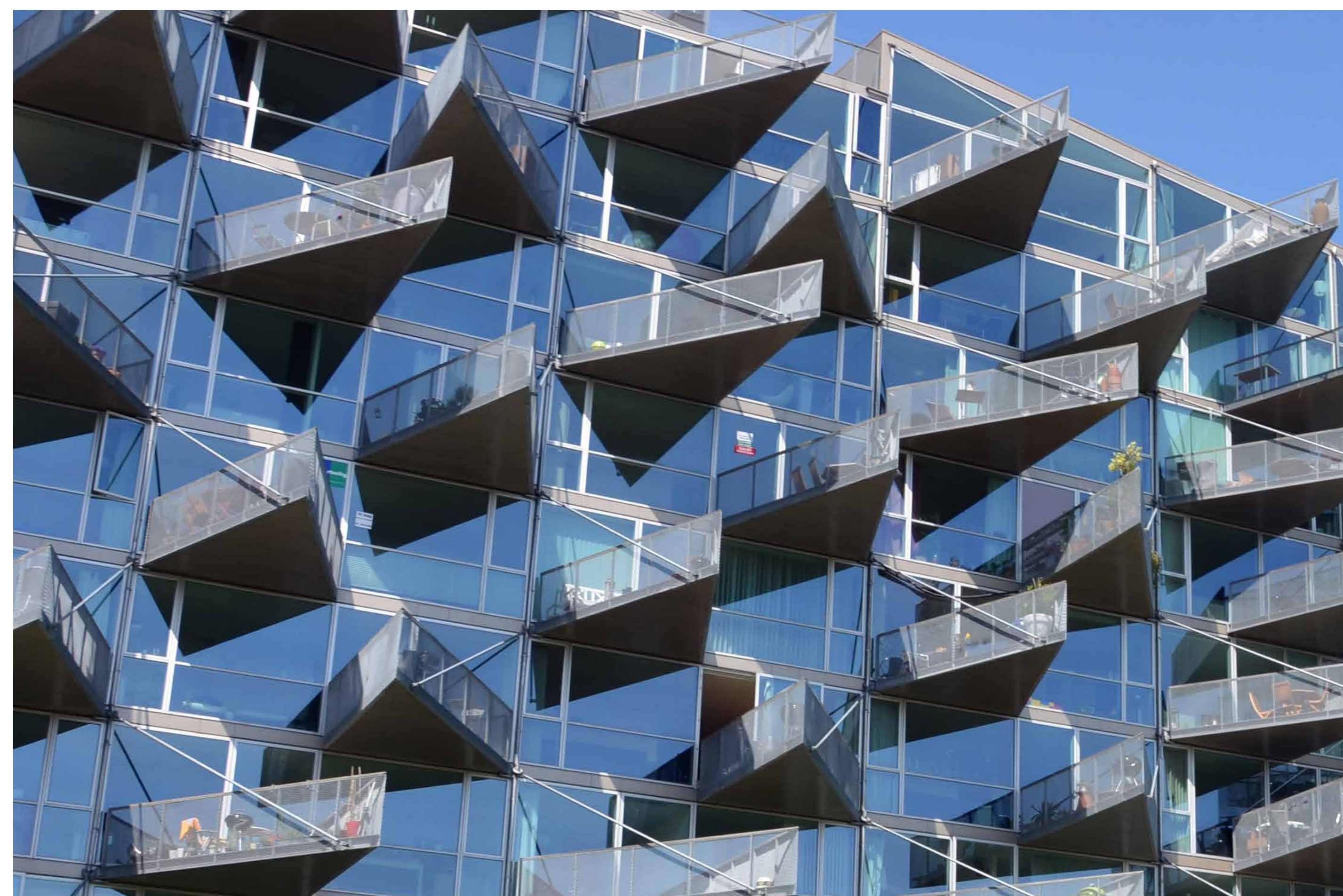


BROADWAY & COMMERCIAL

PROGRESSIVE ARCHITECTURE

Grandview Woodland is a neighborhood with rich history, a strong community and vibrant streetscape. When designing a project in this context, it is clear that this is not a site for a standard Vancouver building typology. We feel that creative architecture that breaks conventional Vancouver building design & architectural expectations needs to be explored.

We believe our built environment should inspire and that this project should display a high degree of artistry, reflective of the neighborhood's unique character. This is an opportunity to create a project that will define and emphasize all of the features that make this community so special.



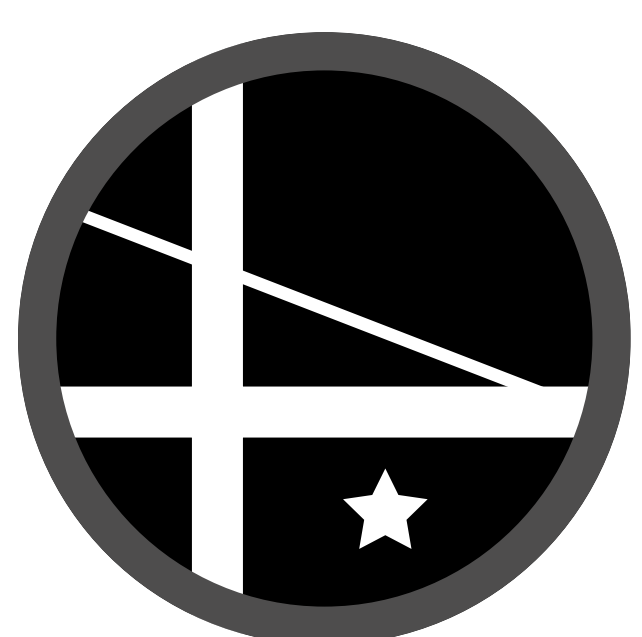
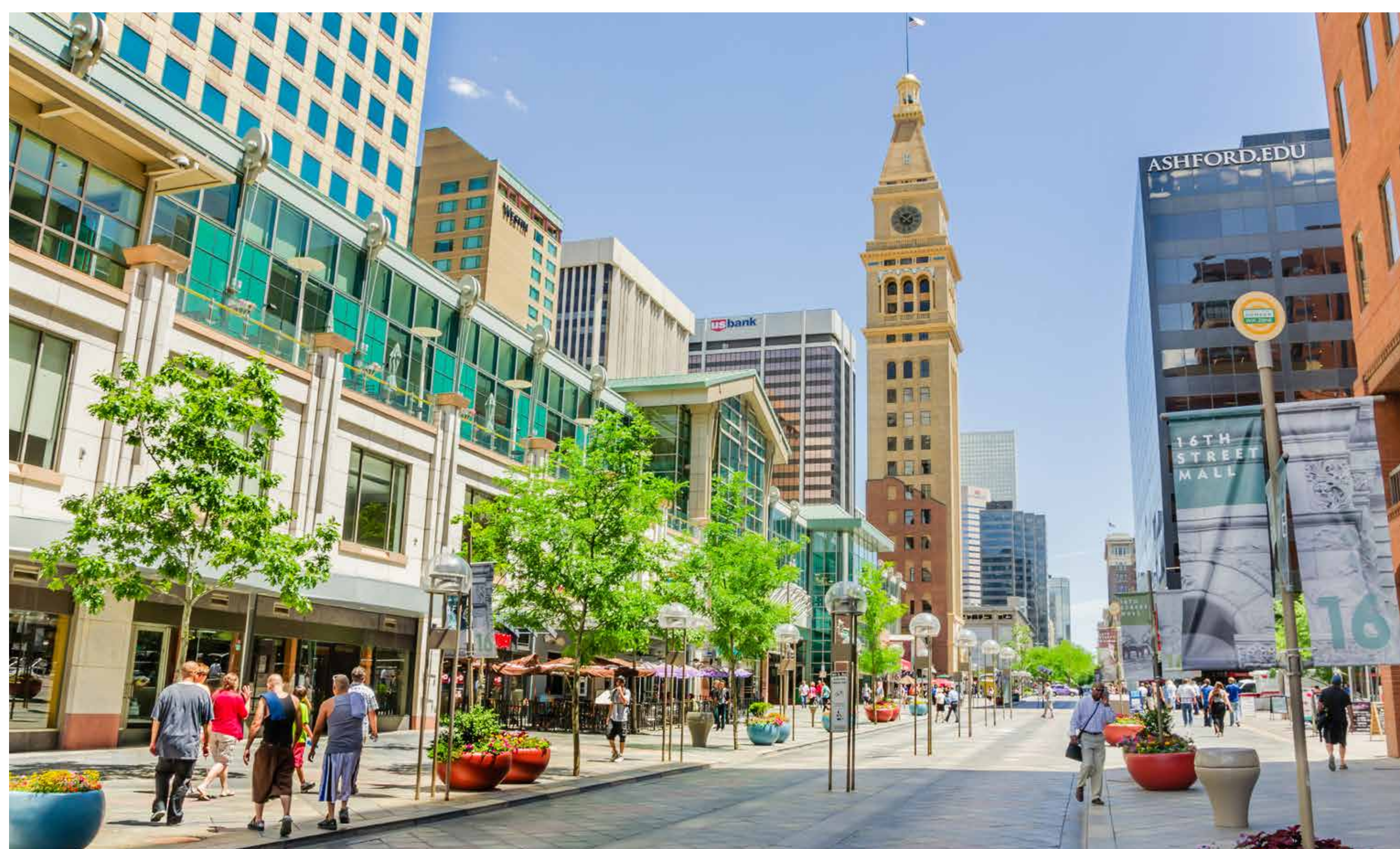
BROADWAY & COMMERCIAL

DYNAMIC GATEWAY OPPORTUNITY

The identity of Commercial and Broadway will be strengthened as a ceremonial gateway into Vancouver.



Broadway and Commercial is the intersection of two ceremonial streets, at a major gateway into Vancouver. The intersection signifies a crossroads of culture, people, transit, and business. We imagine Commercial and Broadway to be a celebration - a world-class intersection in a world-class city.

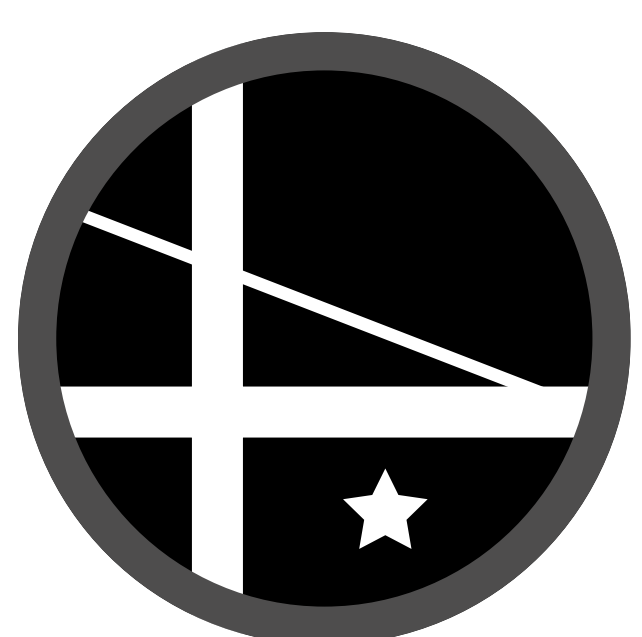


BROADWAY & COMMERCIAL

A REASON TO BE HERE

Rather than bypass the property on their daily commute, people will want to gather in this exciting, revitalized area.

Broadway and Commercial currently operates as a portal for regional travelers. Whether it's transit users, pedestrians, cyclists, or car-share users, we want to create a reason for people to be here: a public space, great restaurants, shopping, and new homes.

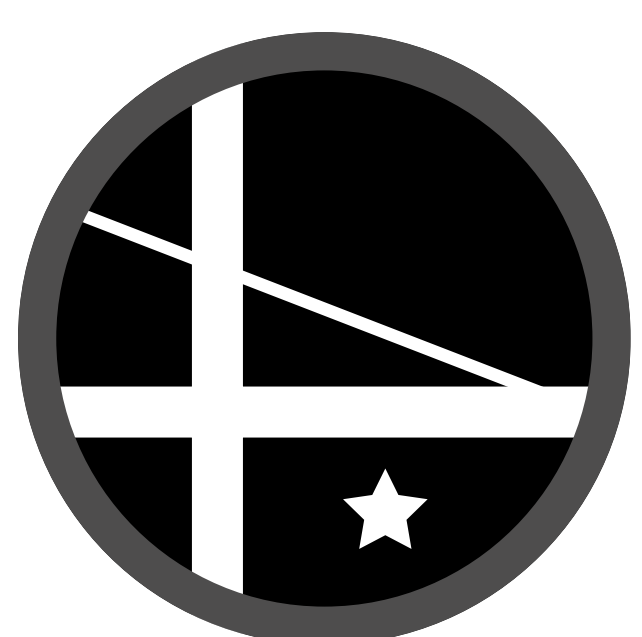
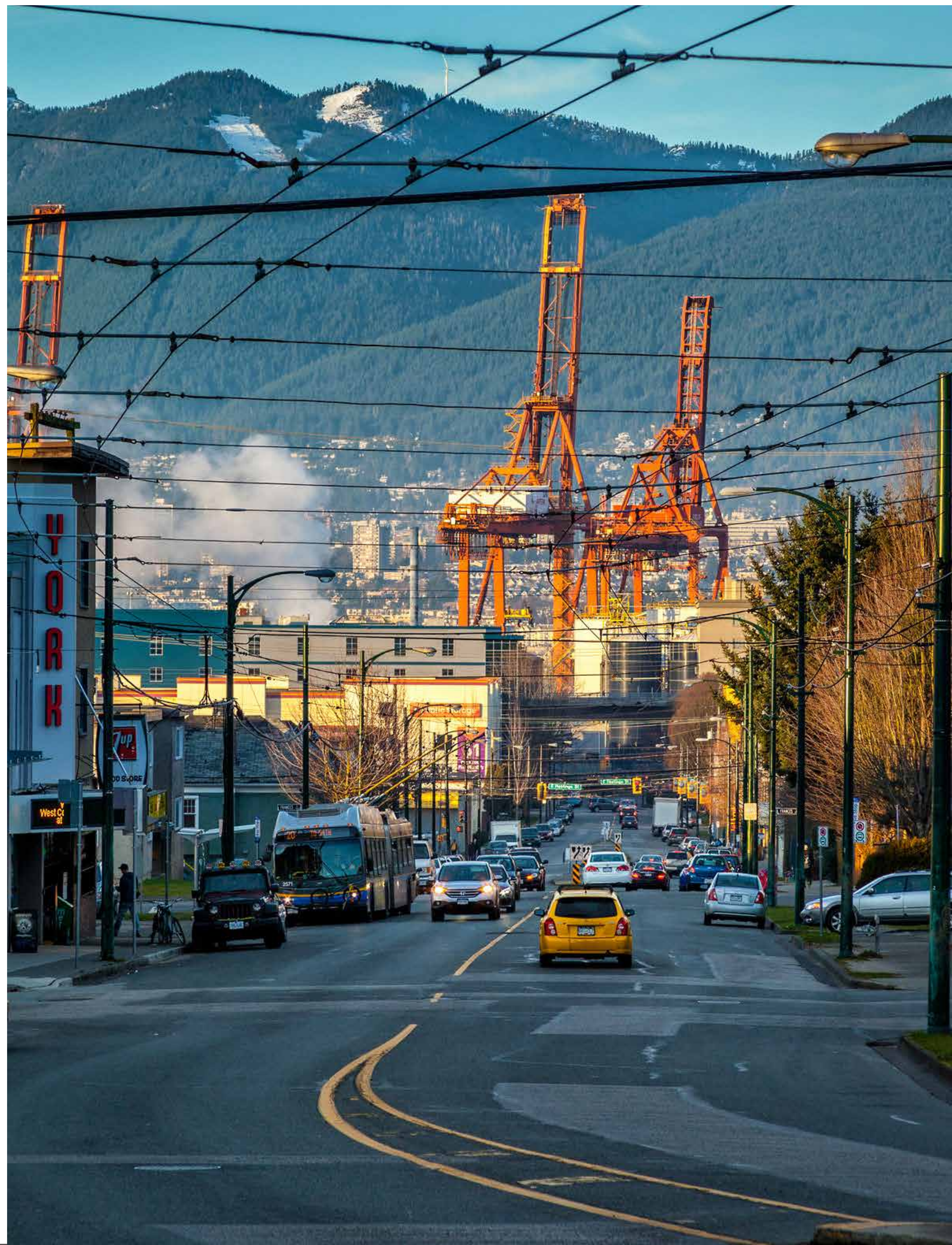
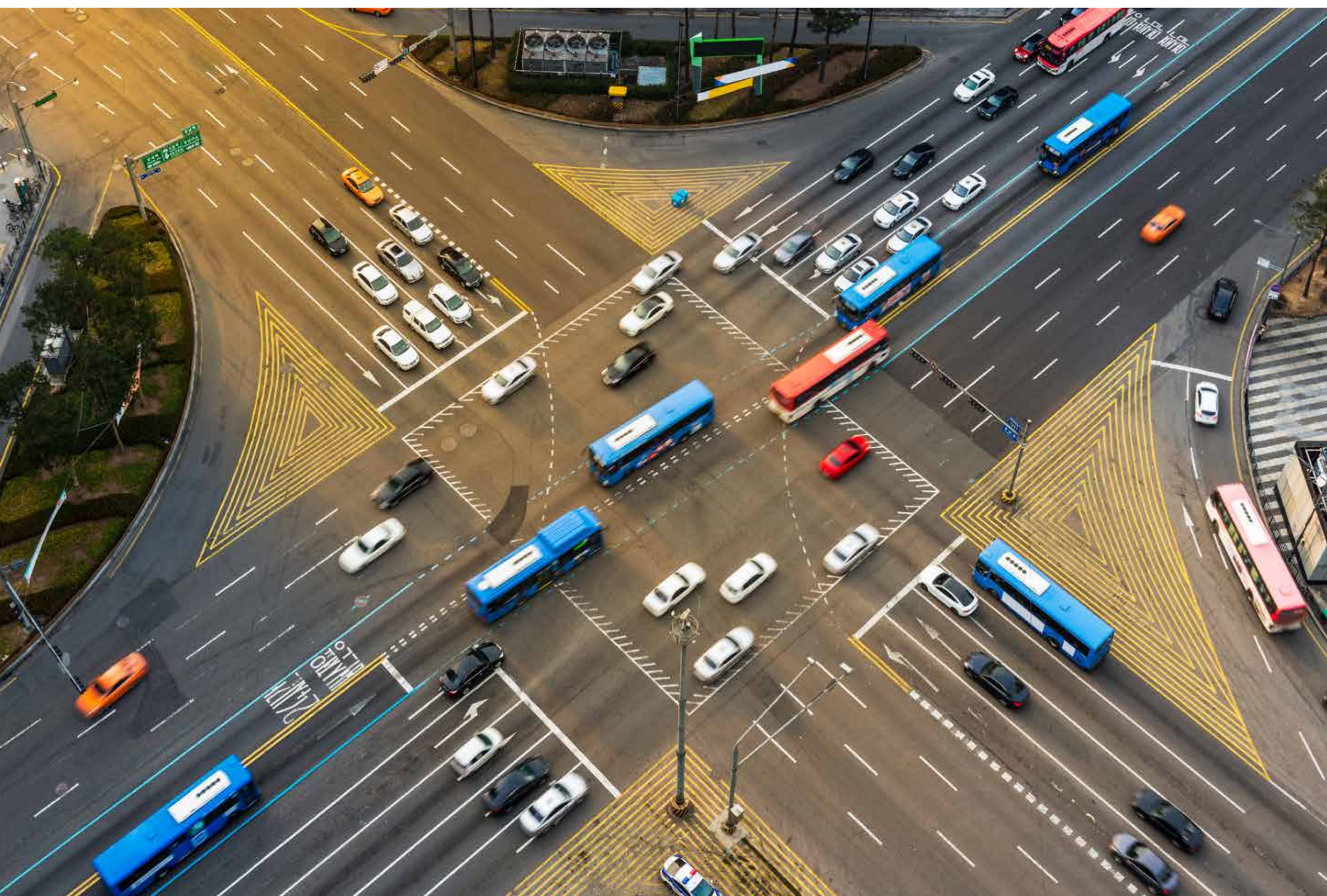


BROADWAY & COMMERCIAL

REUNITE THE DRIVE

The Grandview Woodland Community Plan supports a range of vibrant uses for the property, in addition to enhancements to the public realm.

The Safeway site is orphaned from the rest of the Drive. With the Grandview Cut bisecting the continuity of The Drive, we imagine reunification of this location to the rest of the community and better integration with the transit station.



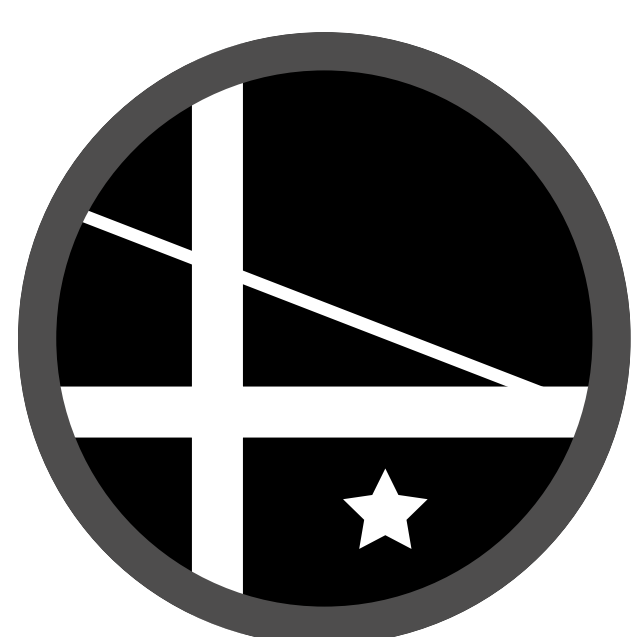
BROADWAY & COMMERCIAL

ARCHITECTURE & CULTURE

A new architectural style will reflect the diversity of the community.

We will create an architectural style that reflects the diversity of the community, in a new urban typology for Vancouver. We plan to steer away from the tower-podium form and investigate a more community-based approach – one that leverages outdoor green spaces, patios and gardens, and creates social integration, neighbourliness, and connections to the surrounding area.

The redevelopment can also support the City's Culture Plan through public art, and other activities that promote arts and culture as a backbone of the Drive.



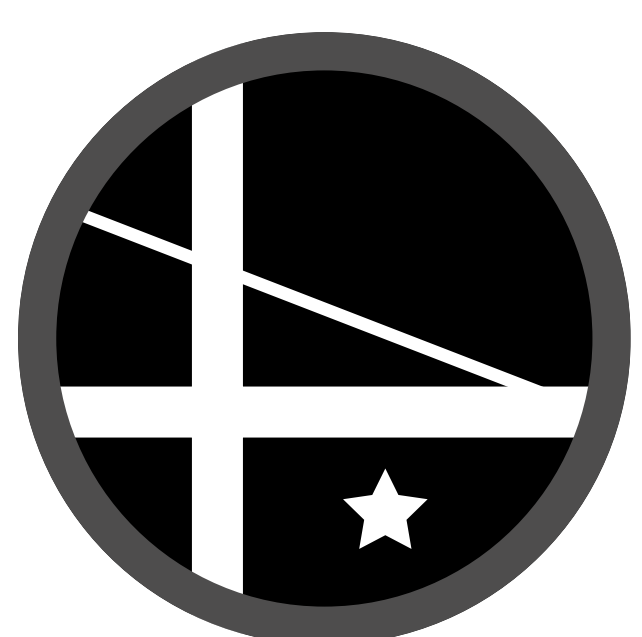
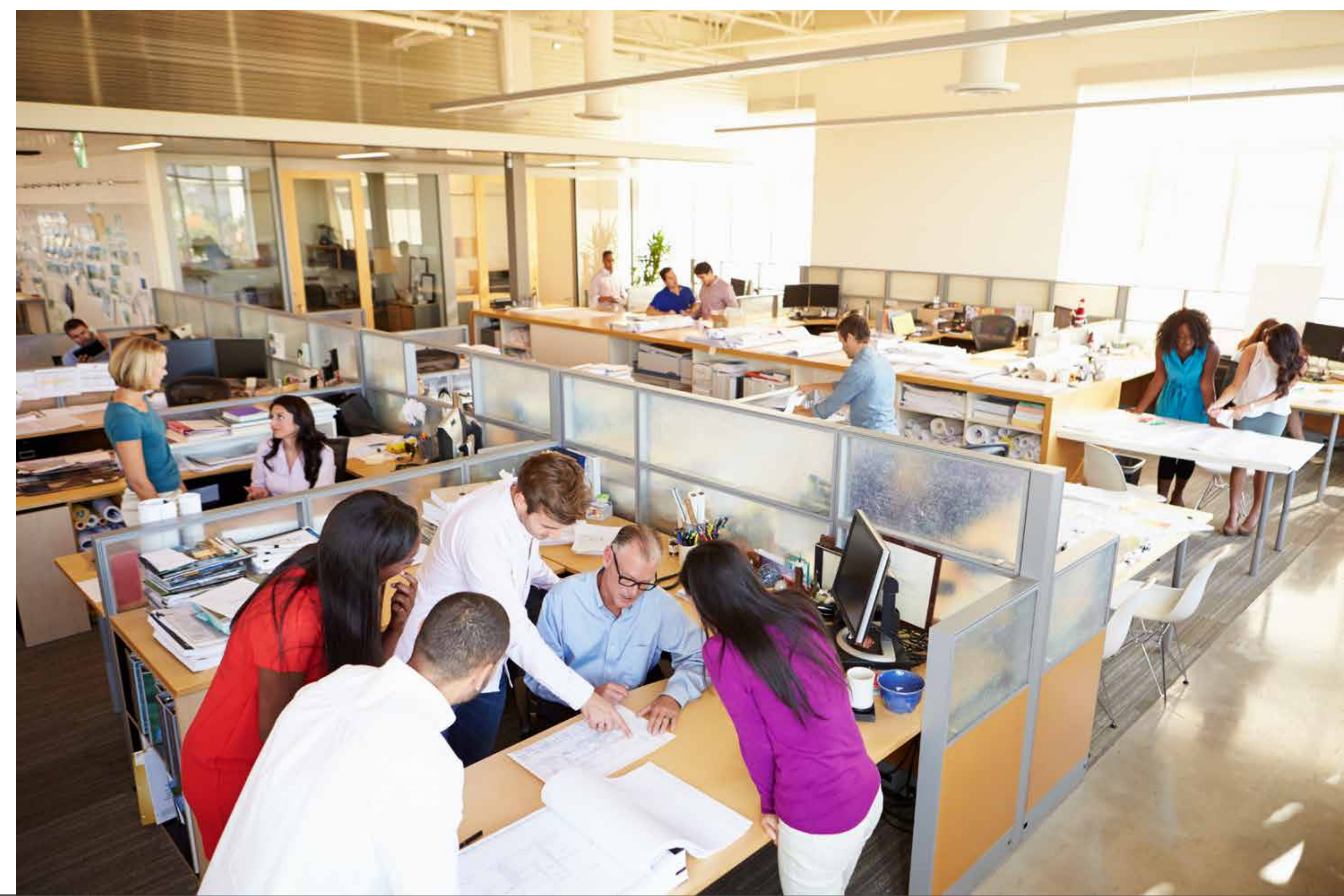
BROADWAY & COMMERCIAL

VIBRANT LOCAL ECONOMY

The revitalization of the property will be a catalyst for the growth of local economy.



We have the potential to create an economic hub by locating new jobs, office space, and retail uses at one of the busiest transit hubs in Western Canada. We can accomplish this in a way that recognizes the current nature and character of shops and businesses on the Drive.



BROADWAY & COMMERCIAL

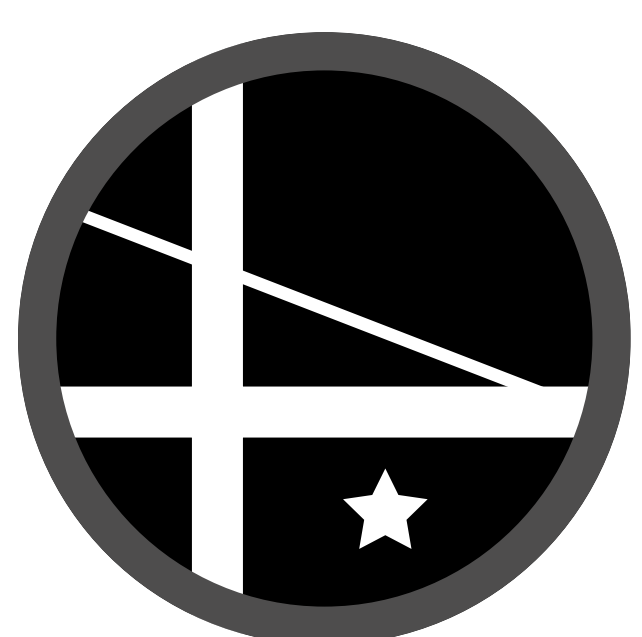
GREEN URBANISM

The proposal will push the boundaries of environmental sustainability and challenge conceptions of what green urbanism looks like.

We will place emphasis on use of natural materials and day lighting, and the project will be designed to tie into a potential future green district energy system.

Investing in District Energy provides a significant opportunity to reduce carbon emissions and develop locally sourced energy in the city.

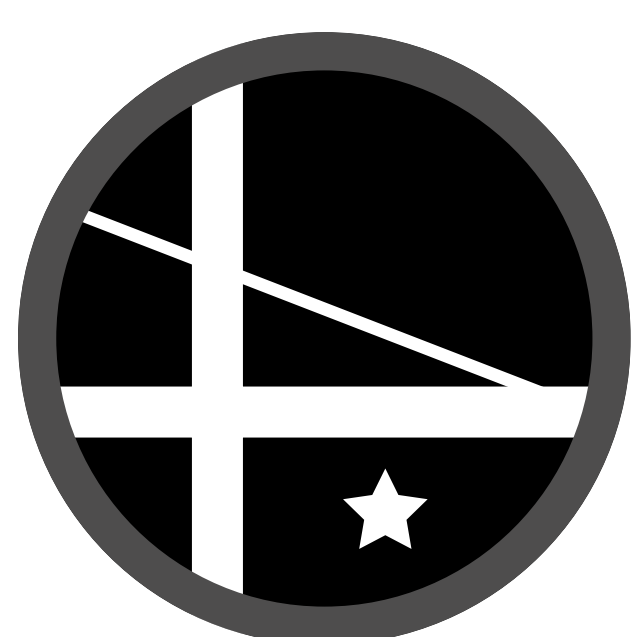
Through the design process, we will explore ways to reduce energy consumption and greenhouse gas emissions, as well as long-term energy costs for the residents.



BROADWAY & COMMERCIAL

WHAT INFORMS THE PLAN FOR THE SAFEWAY SITE?

The Plan for the Safeway site is shaped by a number of key elements, including City policy, property owner aspirations, existing store lease constraints, natural site constraints, and community input.



SHARE

Join us in brainstorming!

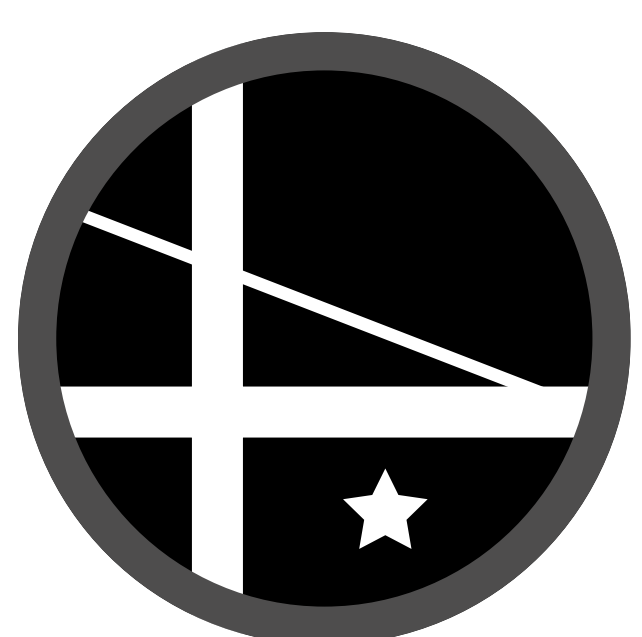
The Safeway site is a critical part of the community. Before our team starts working on the plans for the property, we want to hear from you.

- In one word, tell us what is important to you for this location!
- Fill out a comment form!

Imagine the city, the neighbourhood and the Safeway site in 10 years...



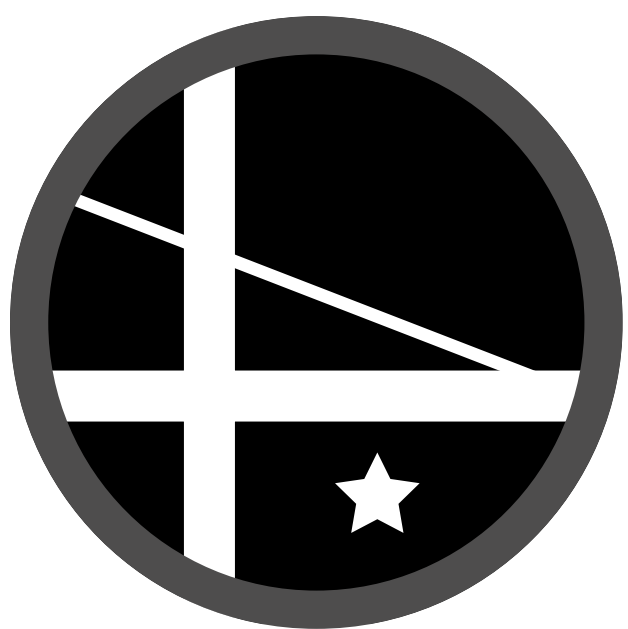
What types of activities will take place in the community, and near the property? What types of housing will be needed in the community? How will transit affect the location in 2026? What types of businesses might be interested in locating at the Safeway site? What type of community-oriented retail do you envision here? What does public art mean to you?



BROADWAY & COMMERCIAL

SHARE

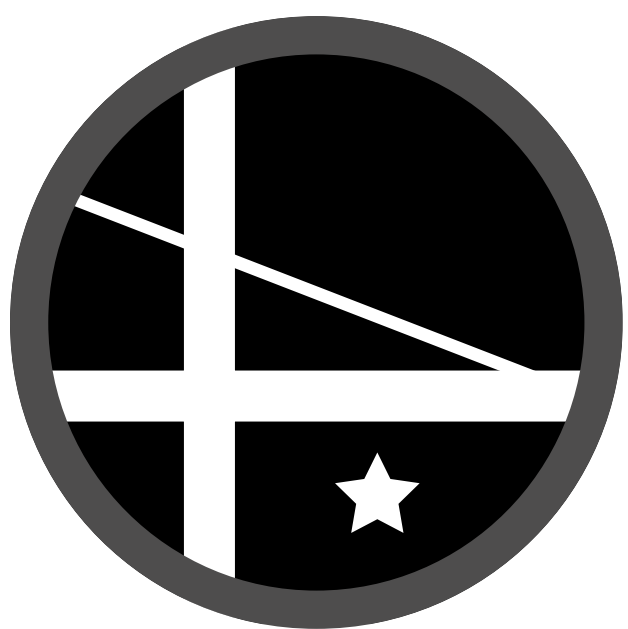
Write the one word below that describes **Broadway and Commercial** today!



BROADWAY & **COMMERCIAL**

SHARE

Write the one word below that describes what you would like Broadway and Commercial to become in the future!



BROADWAY & COMMERCIAL