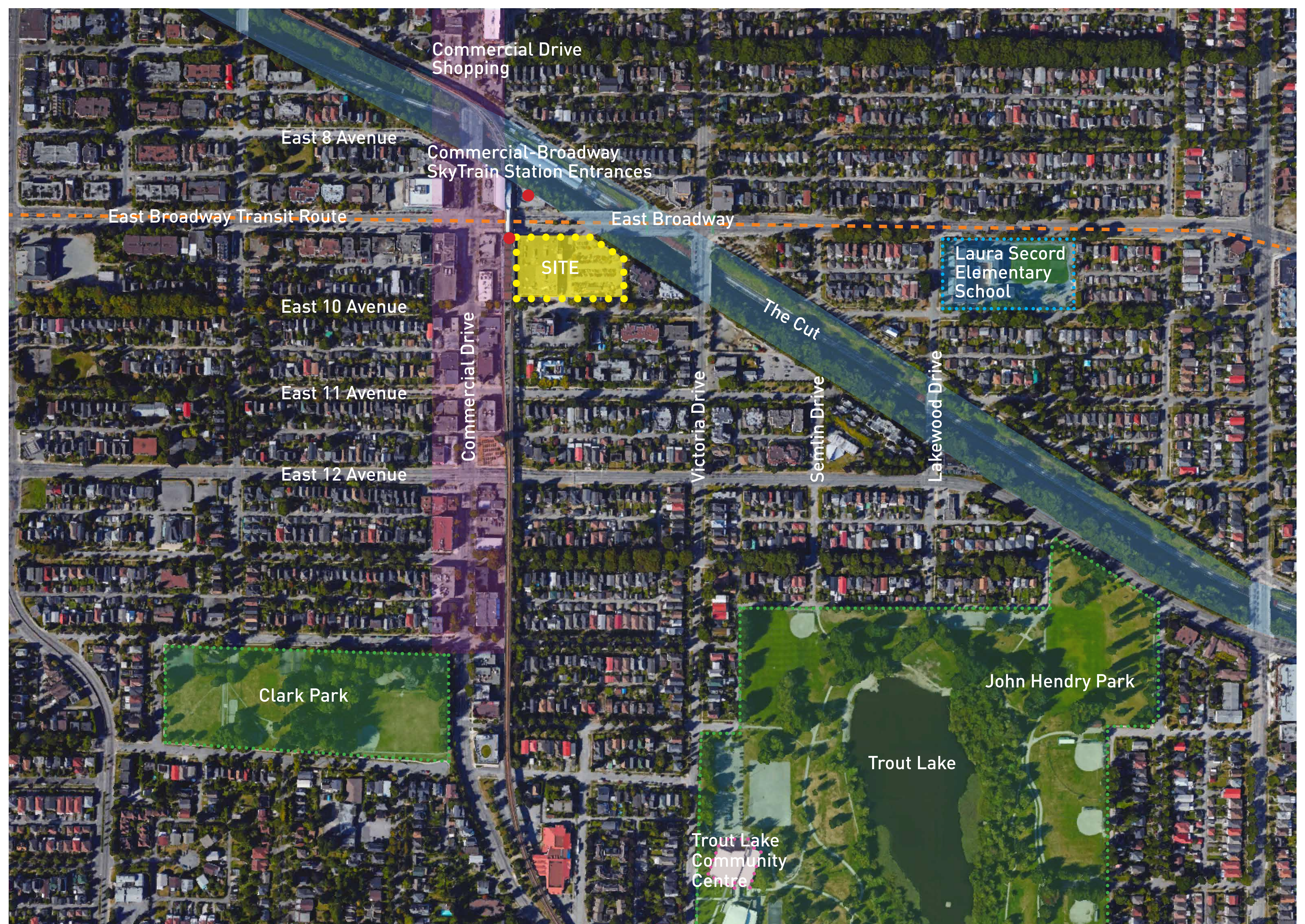


The Safeway Site

The Safeway site, located at 1780 E Broadway, is situated at the Commercial-Broadway SkyTrain station, well-served by frequent transit, close to local shops, services, and amenities, as well as Commercial Drive.

The Safeway has been serving the Grandview Woodland Community since 1981 playing a significant role in this neighbourhood.



Safeway

With a long-term lease, Safeway is a key stakeholder and their requirements are a critical component of a new development.



The Grandview Woodland Community Plan envisioned an at grade 20,000 sf plaza centrally located on the site. Existing site constraints, which have significant implications on redevelopment potential, were not considered in the Community Plan.

With a long-term lease, and a highly successful store currently on site, a new and expanded Safeway store will be a significant component of the project, and will be the key to unlocking its redevelopment potential.

For redevelopment Safeway requires the following:

- Minimum store size of 56,000 sf on one level
- No more than one level between customer parking and the store
- Specific loading requirements
- A store presence facing Broadway

A single-storey 56,000 square foot Safeway on the site



Transit-Oriented Communities

The Commercial-Broadway SkyTrain Station is Western Canada’s busiest transit hub. 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.

Density and heights proposed at the Commercial-Broadway Station are substantially more modest compared to transit-oriented development in the region.



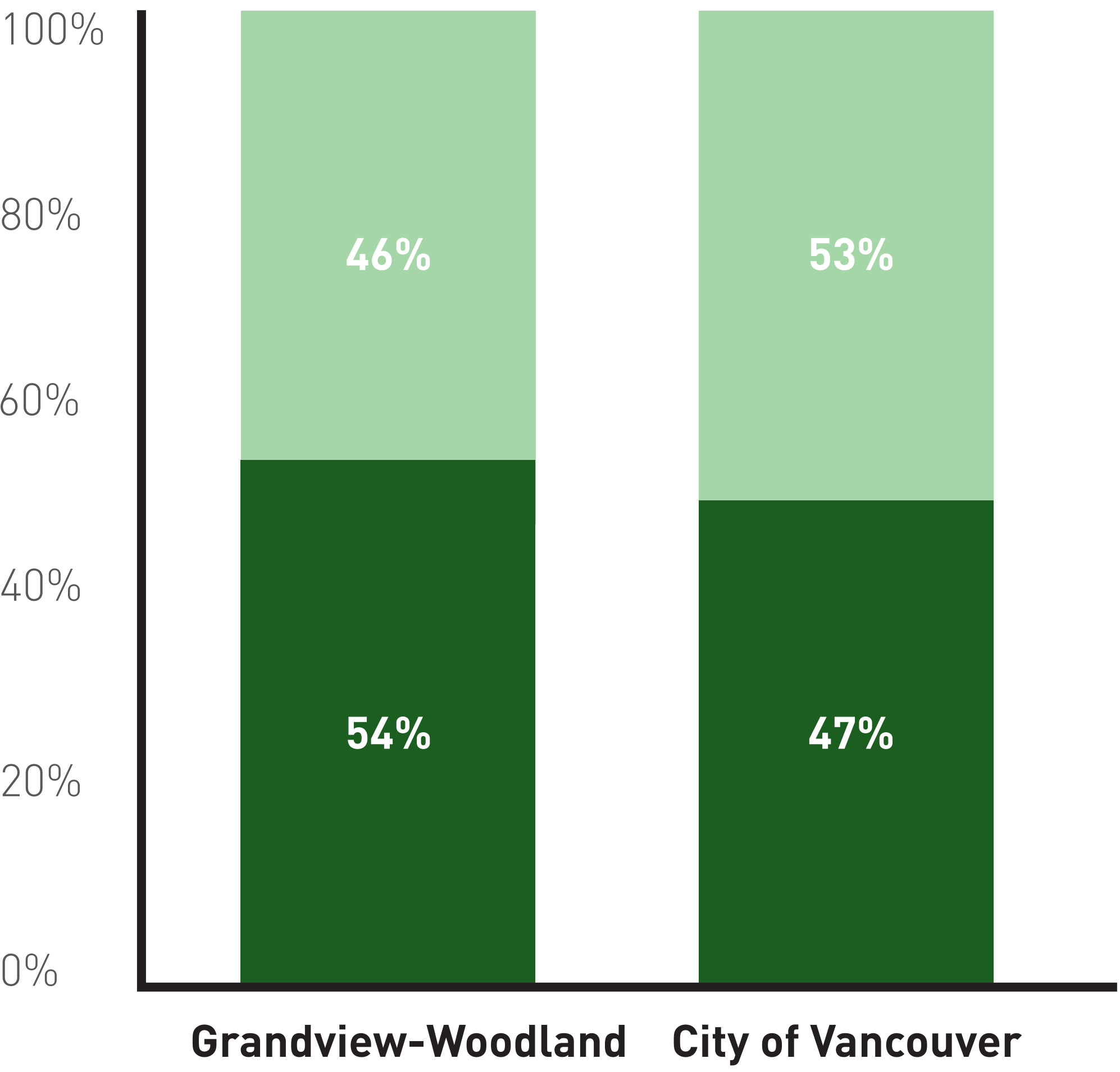
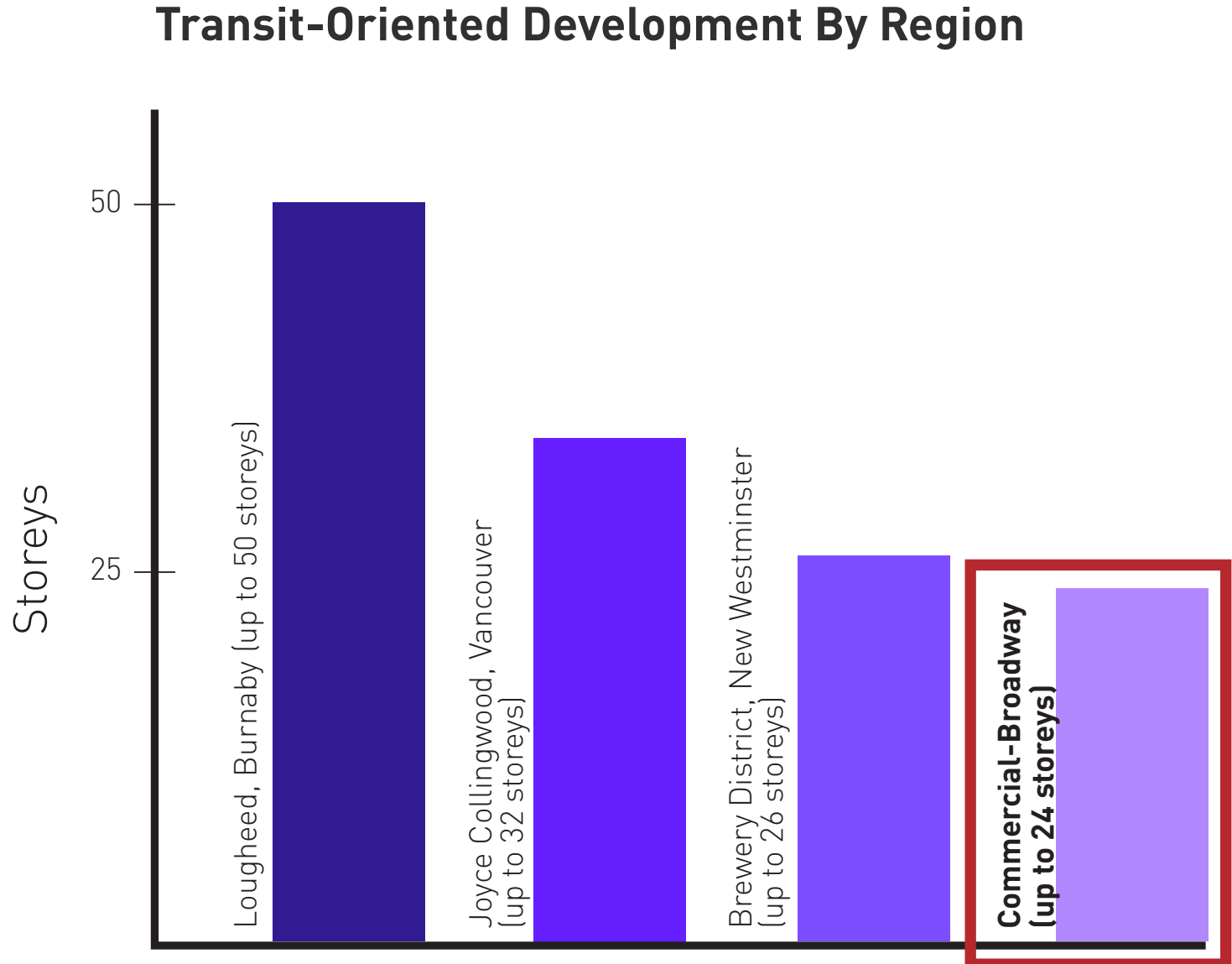
Brewery District, New Westminster



City of Lougheed, Burnaby



Joyce - Collingwood, Vancouver



Mode Share - Sustainable Transportation Mode to Work, 2011 National Household Survey

Walk, cycle, or transit

Car, van, taxi, other

The Commercial-Broadway Station

Just outside downtown Vancouver, 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 convergence of two SkyTrain lines, the 99 B-Line and other popular bus routes. Ridership is expected to increase once the Millennium Line extension along Broadway is built.

Grandview Woodland residents already use alternate modes of transportation at a higher rate than the rest of the city, taking advantage of the infrastructure found here. **Locating additional density at this critical transit hub helps provide housing, employment space, and shopping in the most sustainable way.**



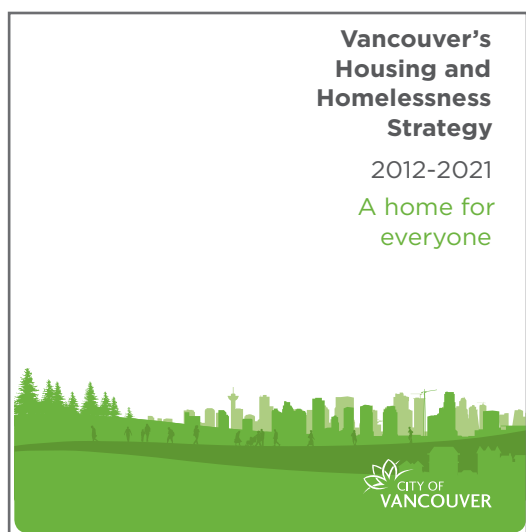
Relevant Regional & City Policies

In addition to the Grandview Woodland Community Plan a number of other important City and regional policies guide planning for the Safeway site.



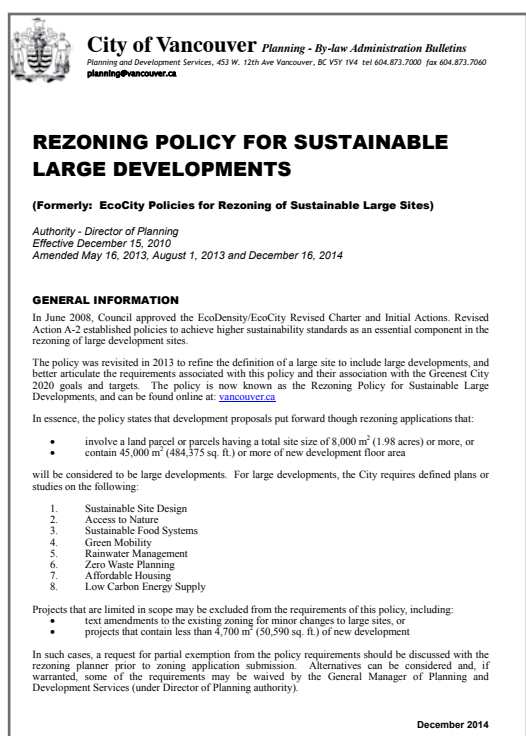
Regional Growth Strategy (2011)

Key strategies of the Regional Growth Strategy emphasize the creation of vibrant, livable complete communities in urban centres that provide affordable and diverse housing options, employment and amenities and support alternative transportation options. The Strategy promotes compact urban areas and complete communities.



Housing and Homelessness Strategy (2011)

The strategy outlines the city's overall direction for housing, and addresses increasing choice and diversity of housing types necessary to meet the needs of Vancouver residents.



Rezoning Policy for Sustainable Large Developments (2010)

The rezoning policy applies to development proposals that are above a size threshold. These sites will require defined plans or studies on sustainable site design, access to nature, sustainable food systems, food mobility, rainwater management, zero waste planning, affordable housing, and low carbon energy supply.



High Density Housing for Families and Children Guidelines (1992)

The Guidelines apply to residential developments that are designed specifically for families with children, and provides direction for key issues such as site, building and unit design.



Childcare Design Guidelines (1993)

The design guidelines are intended to create safe and secure urban childcare facilities that provide a range of opportunities for the social, intellectual and physical development of children.



Grandview Woodland Community Plan

Approved in July 2016, the Grandview Woodland Community Plan provides a framework that will lead positive change for the community.

The Plan seeks to add family and non-market housing, protect and increase rental homes, improve community amenities, and preserve the unique vibe of the Drive.

Goals for the next 30 years:



*Infographic adapted from the Grandview Woodland Community Plan

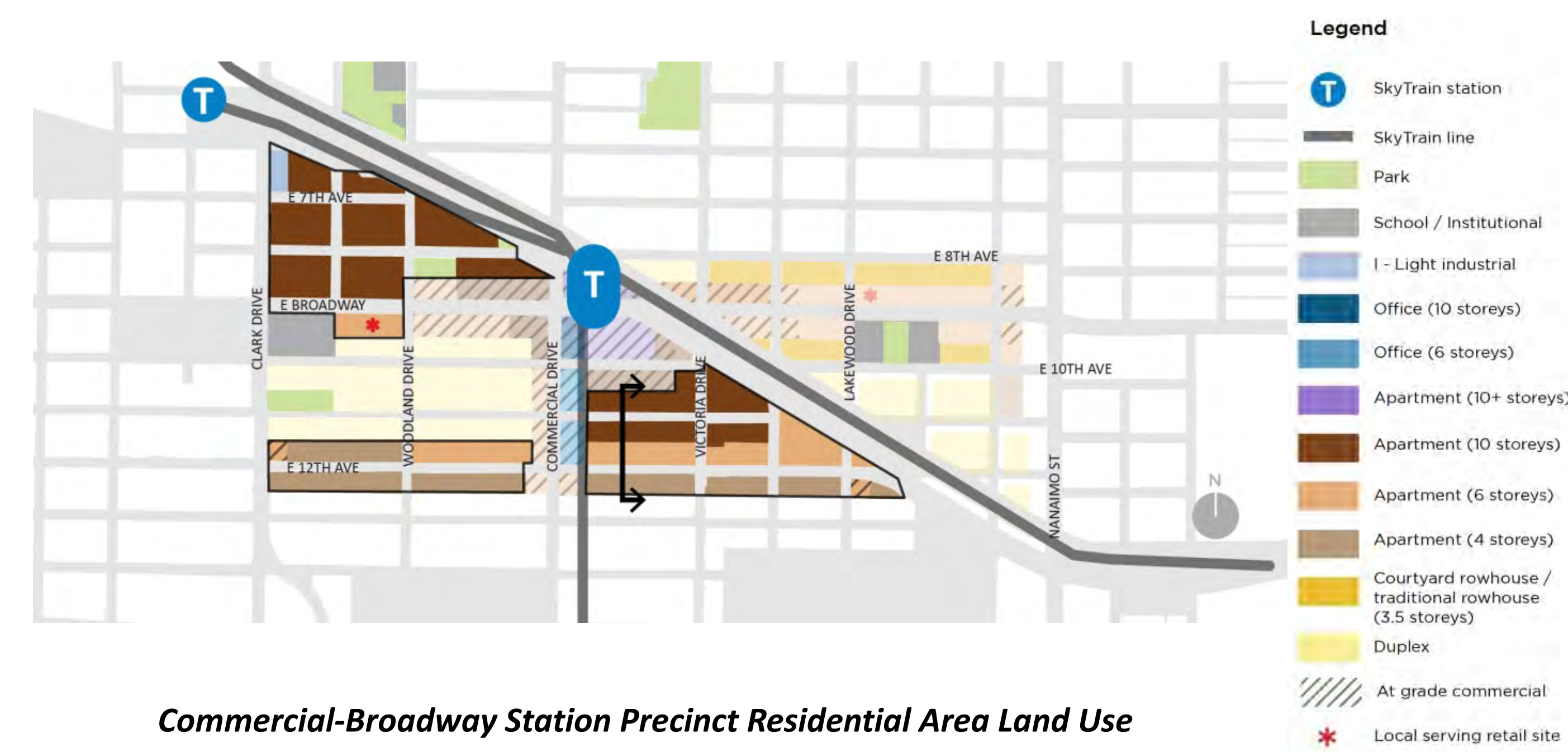


Grandview Woodland Community Plan

In the Grandview Woodland Community Plan, the Safeway Property is located in the Commercial-Broadway Station Precinct.

Commercial-Broadway Station Precinct

The Commercial-Broadway Station Precinct is focused around a new civic plaza close to the station. The plan encourages new housing, employment spaces and shopping opportunities to be located in this area.



The Safeway Site:

As per the Grandview Woodland Community Plan, a proposal for the Safeway site will take into account the following City guidelines.

- Consider a **mix of uses**, which may include large format grocery and small-scale retail, service, and community serving uses on lower floors.
- **Residential and/or commercial uses** on upper floors.
- **Heights:** Range between 6 and 24 storeys
- **Density:** 5.7 FSR maximum
- **Residential uses:** 4.5 FSR maximum
- **Commercial uses:** 1.2 FSR minimum (0.5 FSR minimum for office)



Grandview Woodland Public Benefits Strategy

The Grandview Woodland Community Plan includes guidance for the funding of community benefits for the next 25 years.

Through Community Amenity Contributions and Development Cost Levies new development projects will contribute significantly to the funding of public benefits outlined in the Plan.

Housing

Protect existing non-market housing stock and increase the diversity of housing options throughout the housing spectrum, from market to market rental, non-market and shelter space.

Childcare

Seek renewal of existing childcare facilities and expansion of childcare in the neighbourhood.

Community and Recreation Facilities

Support the renewal and expansion of the Britannia Community Services Centre facility, including enhanced recreation, social and cultural facilities, library, and childcare facilities.

Social Facilities

Support the renewal and expansion of social service facilities and associated non-market housing.

Cultural Facilities

Take strategic actions to support Grandview-Woodland as a cultural hub by supporting the creation of non-profit creation/production studios and artist workspaces integrated with new development.



Schools

Support school facility planning and development.

Parks, Plazas and Public Open Spaces

Improve and renew existing parks and outdoor spaces, create new public areas and plazas, and contribute to the neighbourhood's tree canopy.

Civic Facilities / Public Safety

Renew FireHall #9 and enable the longevity of the Community Policing Centre in the community.

Transportation

Upgrade the walking and cycling environments as well as the transit-area public realm and focus on safety-oriented improvements along key streets.

Utilities

Ensure utility upgrades to meet current and future demand.

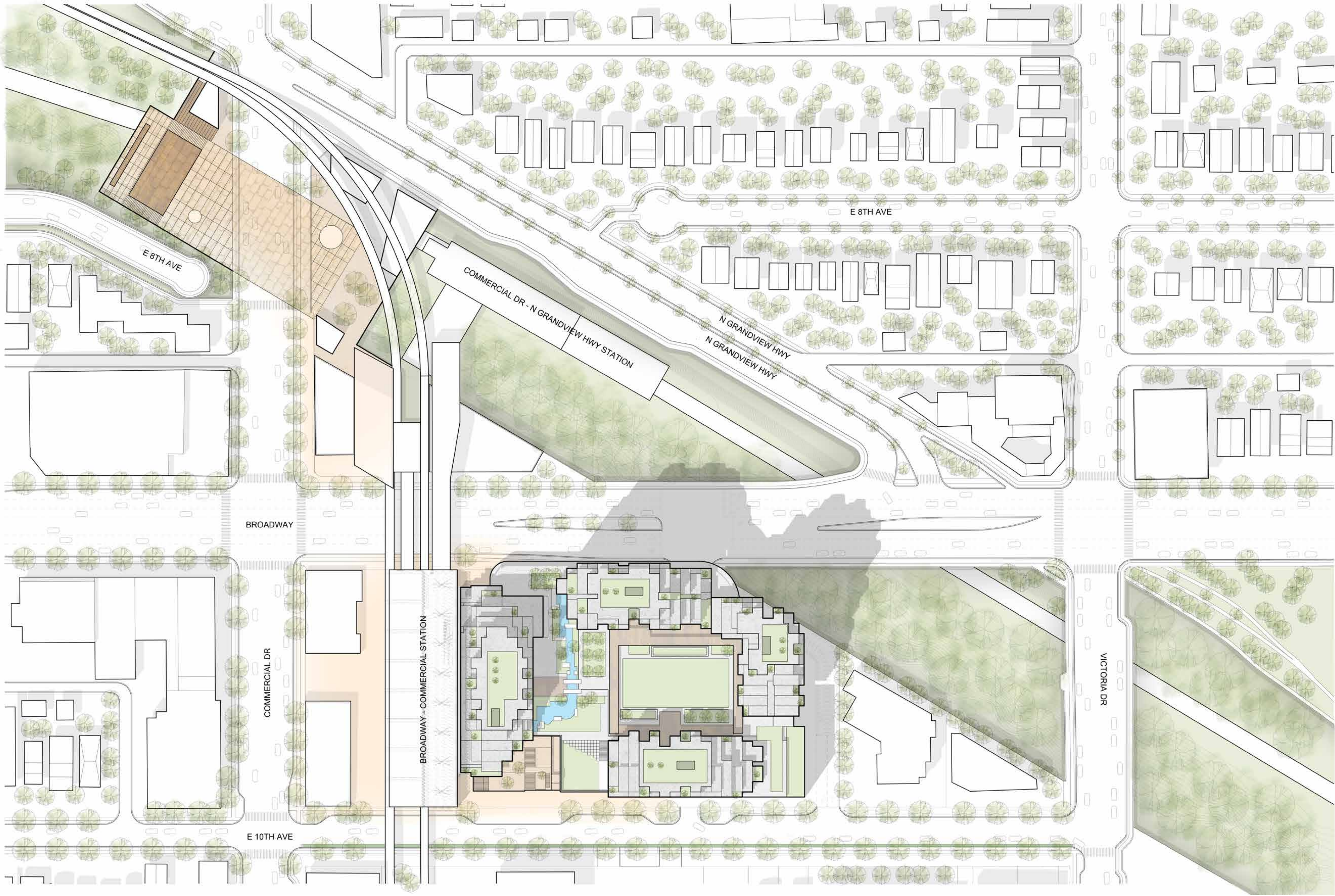
Heritage

Allocate 5% of cash CAC revenues generated to offset the City-wide heritage amenity density bank.

The development of the Safeway site will contribute to amenities identified in the Plan.

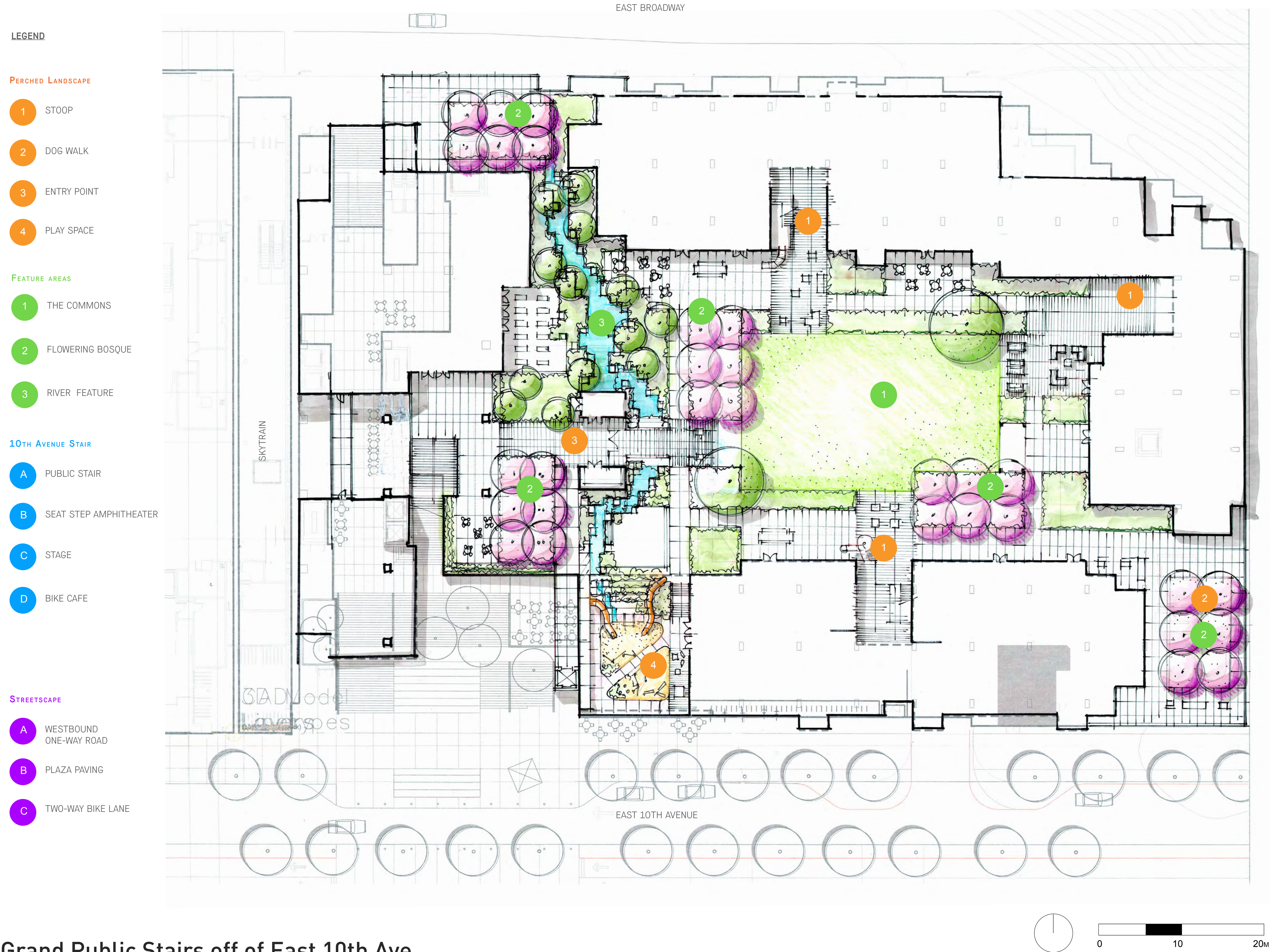


Site Plan

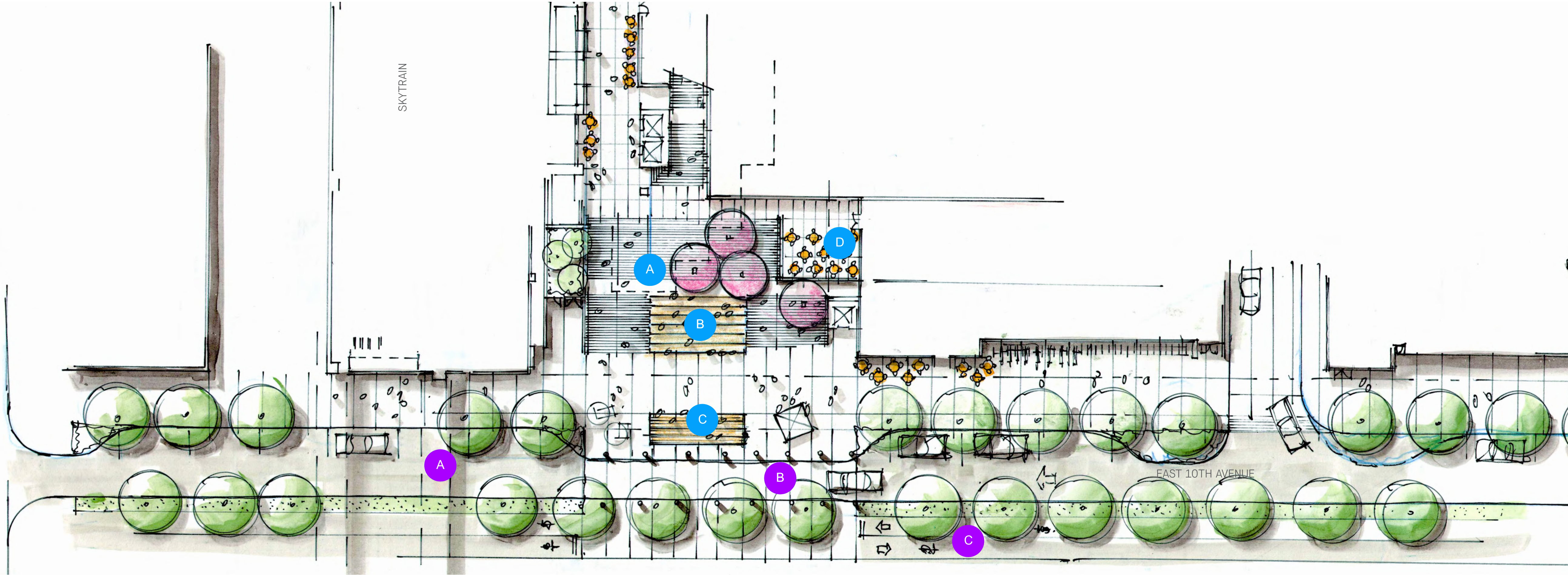


Landscape Plan

Level 3



Grand Public Stairs off of East 10th Ave.



Elevations

North Elevation



South Elevation



Safeway Site

Looking North



Safeway Site

Street Level, East 10th Avenue



Safeway Site

Grand Staircase, East 10th Avenue



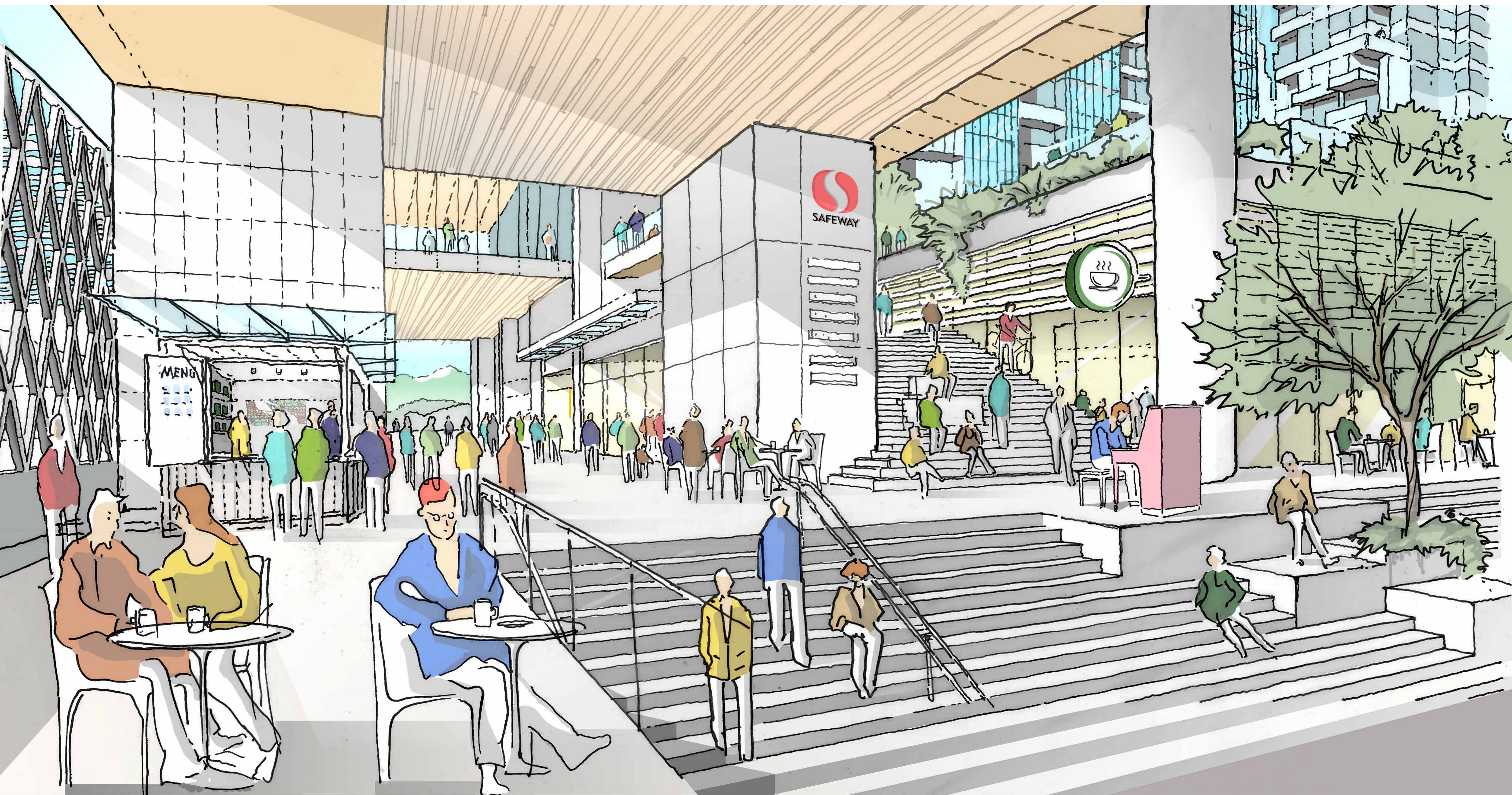
Safeway Site

Grand staircase, breezeway, and glass elevator



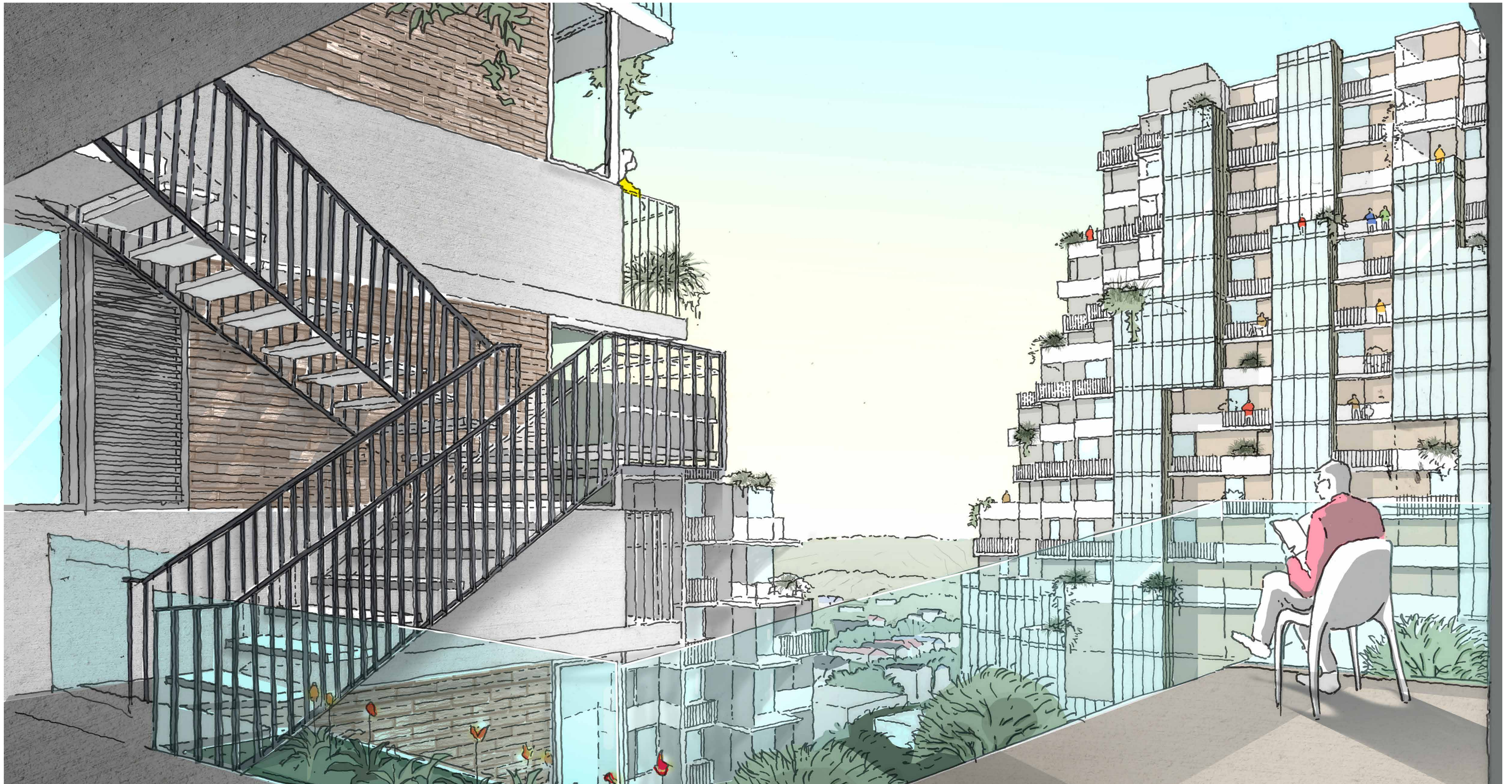
Safeway Site

Level 2, retail breezeway



Safeway Site

Residential, stairways and open corridors



Safeway Site

Residential, stairways and open corridors



Safeway Site

Level 3, facing the grand staircase to East 10th Avenue

