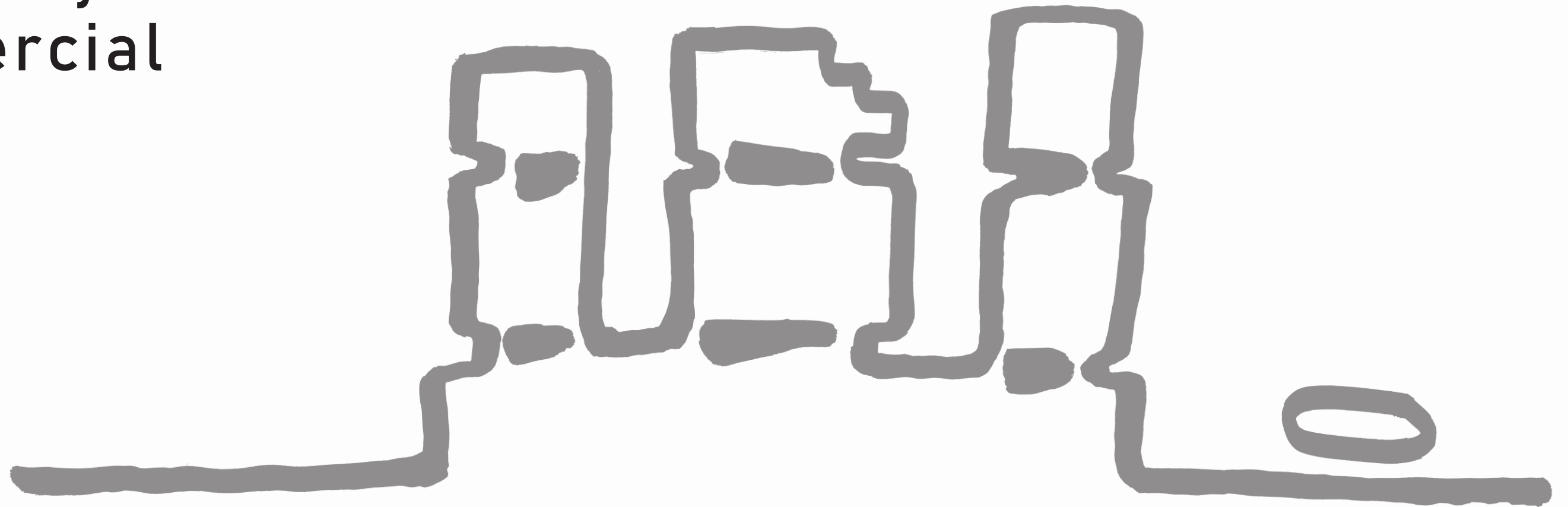


Perkins&Will

# Broadway + Commercial

November 19, 2021



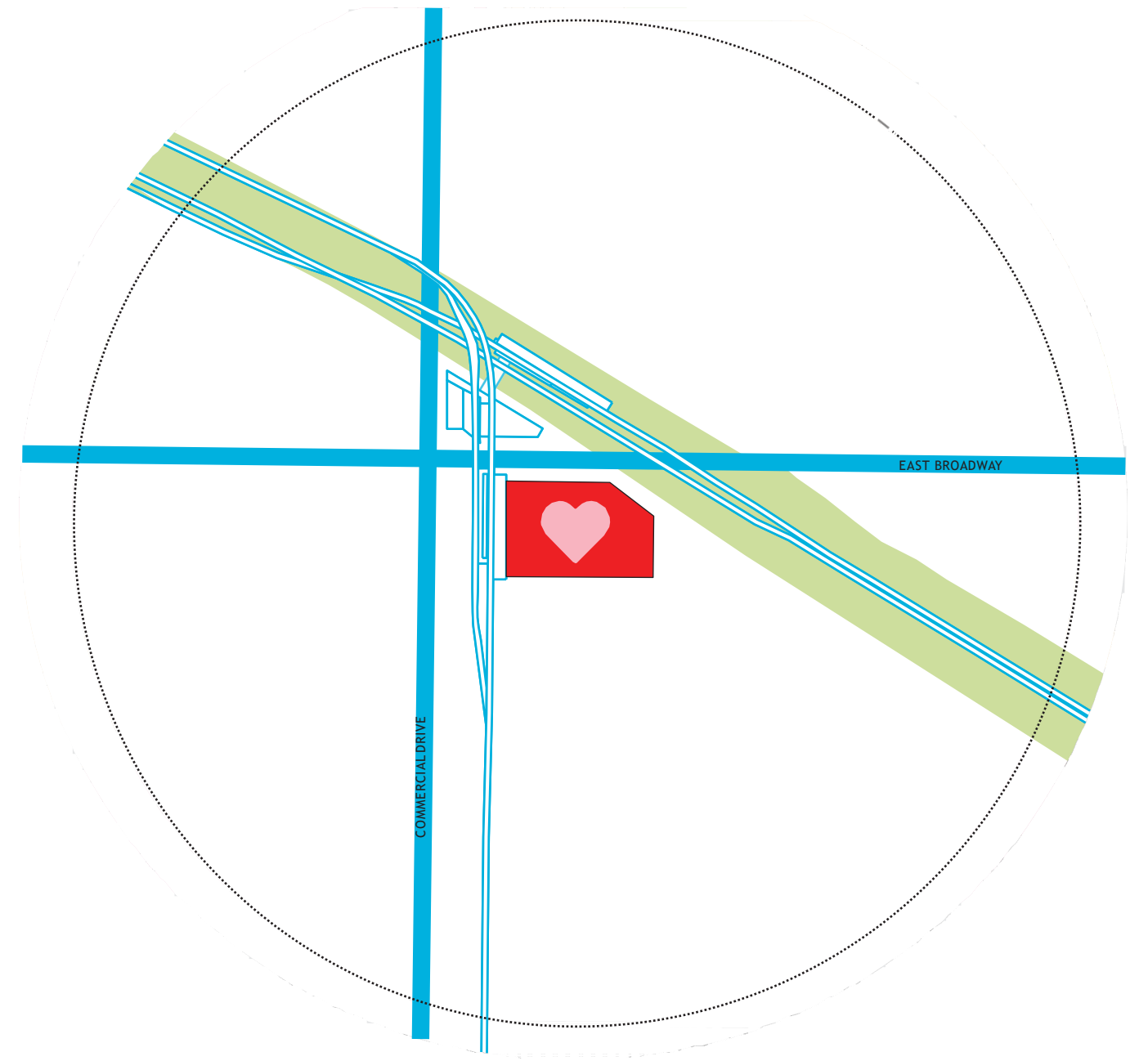
Agenda

November 19, 2021

1. Why we're here
2. Who we are
3. Where we started
4. What's happened
5. What we've heard
6. Site constraints
7. Where we are
8. What's next

Why we're here

Design update #3



Who we are

Land owner + Development partner



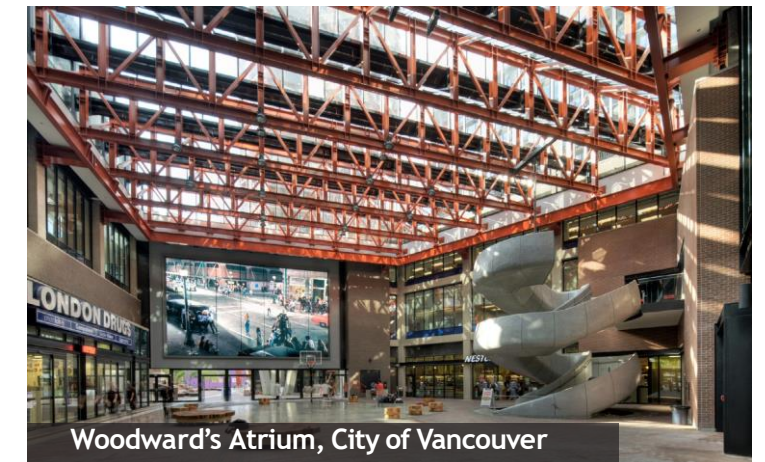
### Crombie REIT

Crombie REIT was established in 2006 and is one of Canada's leading real estate investment trusts. We own, operate and develop a portfolio of high quality grocery and drugstore anchored shopping centres, freestanding stores, and mixed-use developments across Canada. Crombie builds high-quality, sustainable real estate, and invests in welcoming, convenient properties where people want to live, work, shop and play.



### Westbank

Established in 1992, Westbank is a renowned real estate development company active with residential, rental apartments, affordable housing, office, retail and hotels. The main focus of their practice is on large mixed-use projects with a strong emphasis on sustainability. Westbank believes in developing strong relationships with the neighbourhood to foster a deep understanding of each project's relationship to the larger city, which will help guide their planning approach to each project.



Who we are

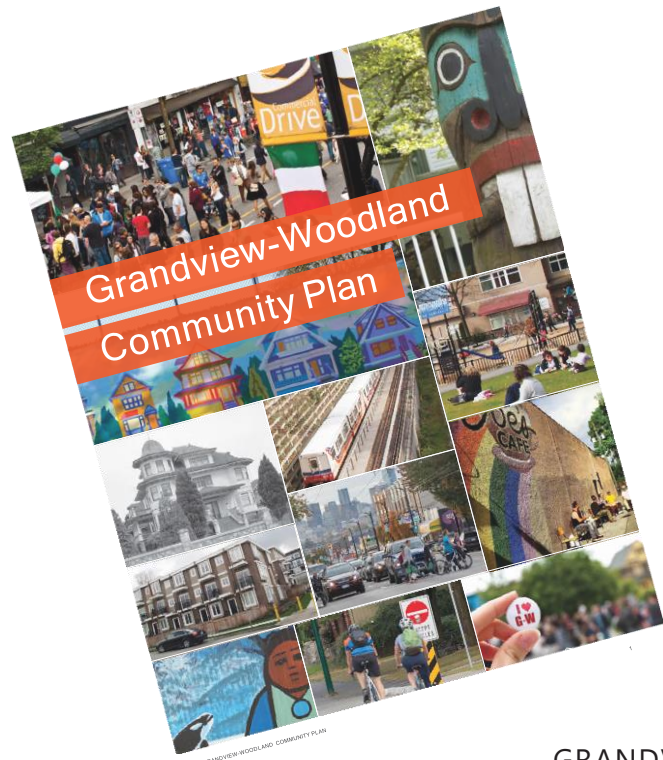
Architect

# Perkins&Will



Where we started

## Grandview-Woodlands Community Plan (GWCP)



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

Where we started

Landowner requirements

Safeway's requirements relating to a new store need to be considered in any new development.

- Single level store of 50,000 SF
- Customer parking 1 level below the store
- Specific loading provisions
- Prominent presence facing East Broadway



Where we started

Engagement

# Bing Thom's Big Ideas

Bing Thom was passionate about neighbourhoods and their vitality and the prospect of creating a uniquely eclectic project for this site was exciting to him.

To guide the project vision, Bing developed nine Big Ideas that were unveiled at our first public engagement event "Community Social" in November 2016.

ARCHITECTURE +  
CULTURE +  
NEW HOMES  
REUNITE  
THE  
DRIVE  
GREEN  
URBANISM

*a reason to be here*

FAMILY SPACE  
*dynamic gateway opportunity*

vibrant local economy  
progressive architecture



# Happy City Principles

Charles Montgomery and the Happy City team have been engaged to consider the future of the property through the Happy City lens.

From the first explorations into the potential of this project, Bing Thom Architects have looked at ways to make Broadway and Commercial a pilot project for how to foster greater health and happiness in Vancouver through urban design. To support that goal, the project team has engaged Happy City to consider the potential of the property and provide recommendations from their perspective.

Integrated Healthy City + Happy City Principles for Commercial + Broadway:



**Housing**

- Housing options that nurture social support and relationships
- Help people stay longer and support longer tenure



**Shared Space**

- Generous and inclusive public realm
- Create semi-private and public shared spaces that enrich village life



**Mobility**

- Make walking wonderful
- Reduce car dependence



**Green Space and Nature**

- Create diverse nature and green space that is accessible to residents, visitors and transit users
- Shared gardens to grow food and space that's dog friendly



**Building Construction and Design**

- Become a City of Vancouver best practice leader in environmental sustainability and human wellbeing
- Support small businesses and local entrepreneurship



**Who is Happy City**

The way we design buildings, neighbourhoods and cities has a profound effect on health and happiness. The Happy City team draws on a decade of research to make sense of that relationship. The firm offers evidence and examples to inspire designers, decision-makers and city-dwellers to embrace happy design; and they empower them to take action. The toolbox includes workshops, presentations, happiness design audits and consultation.

# Community Feedback

Through the Community Social hosted in November 2016, subsequent meetings with members of the community, and focus group sessions we've received some preliminary feedback on our ideas.

**Family Housing**  
Design that responds to family life through semi-private spaces, programming options, storage opportunities, and spaces for all ages.



**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.

**First Nations Community**  
Members of the First Nations Community play a big part in the Commercial + Broadway neighbourhood. Ensuring that they are included in discussions related to public art, public space, and other aspects of the project is integral.



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

**Public Realm**  
Safe, traffic-free gathering spaces with shelter that appeal to all ages and provide programming options.

**Connectivity**  
Pedestrian connections, wayfinding and bike infrastructure to ensure the project is well integrated and porous.

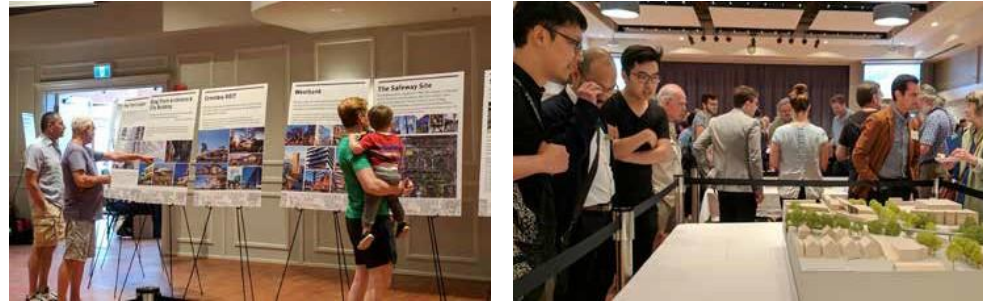


**Retail and Amenities**  
The retail character of the neighbourhood should be reflected in the project - local, European feel, small, outdoor seating.



## What's happened

## Summary



### 2016

- Project website launched
- Open House + Community Social
- Happy City Workshop and Report
- GWERK Conversation - Bing Thom and the Future of our City

### 2017

- Focus Groups
- Italian Days Information Kiosk
- Pre-Application Open House

### 2018

- Rezoning application submitted to City of Vancouver
- Community Conversations

### 2019

- Community Conversations

### 2020

- Revised application submitted
- City-Led Open House
- Urban Design Panel
- Stakeholder and Public Walking Tours (8)

### 2021

- Revised application submitted based on City of Vancouver comments
- Rezoning Re-submission in September
- City-Led Open House

What we've heard

Summary

Community ideas on housing

family-oriented housing

range of housing

access to green space

affordable housing

urban gardening

family friendly spaces that foster community

reflect neighbourhood character

nearby mobi-station

micro-retail spaces

local, small, outdoor seating

Community ideas on retail



City of Vancouver feedback

at grade, small-scale retail

pedestrian access to Safeway store

public bike share

affordable housing units

at grade public plaza

shared co-working spaces

family-friendly cafes and restaurants

green spaces with trees

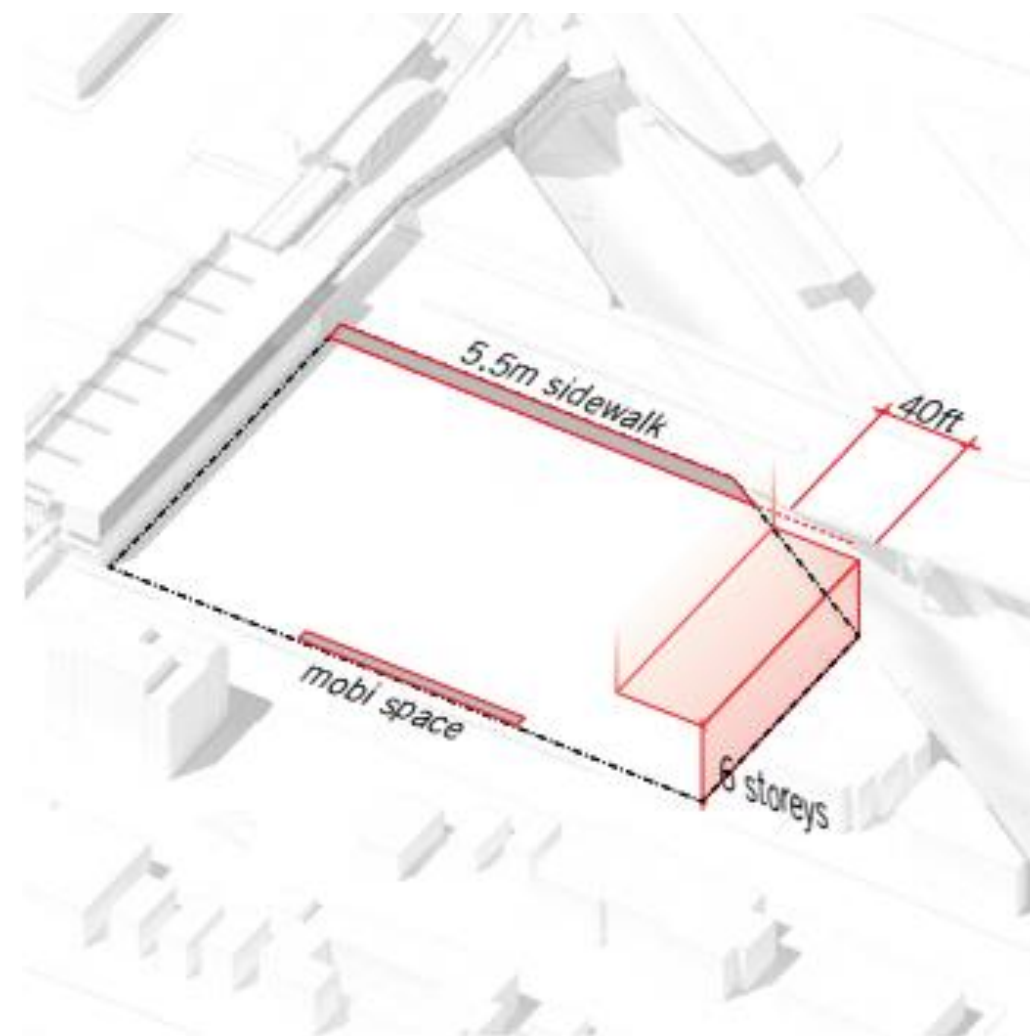
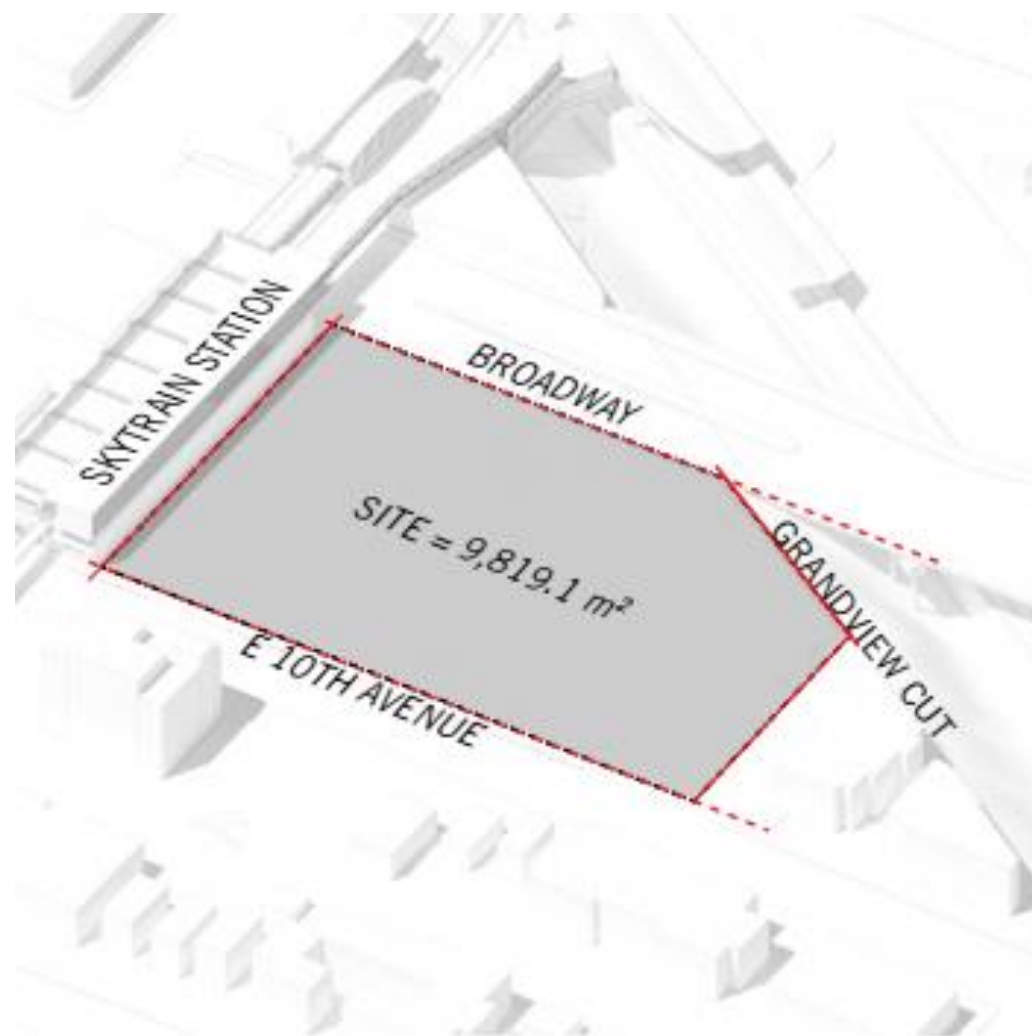
community gardens

discovery play areas

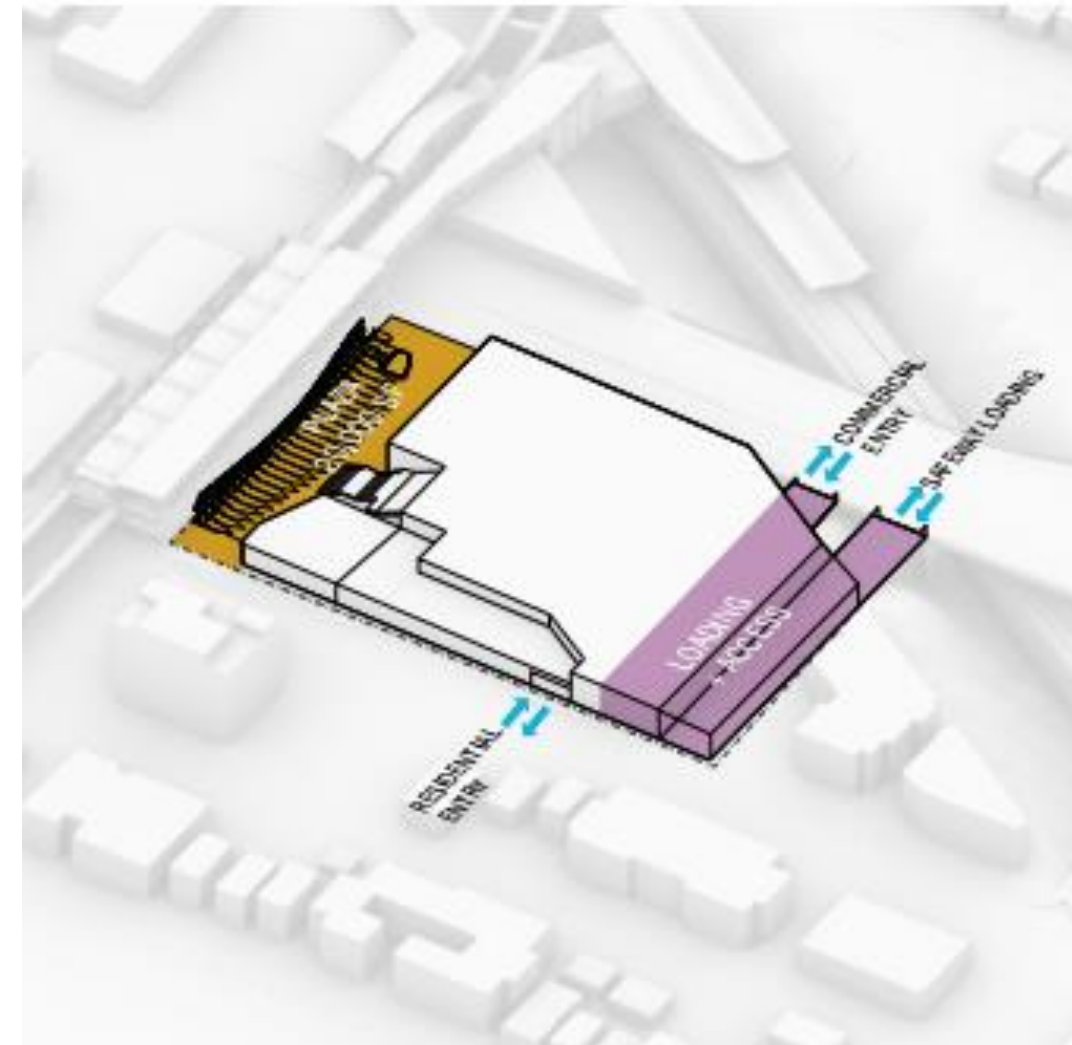
Community ideas on amenities for families and accessibility



# Site constraints



# Site constraints



Where we are

## What's Changed

In response to community and City Staff comments, the proposal has been revised in the following ways:



1. The overall height and density of the project has been reduced.



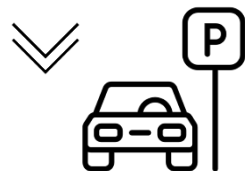
2. The public plaza has been reworked to improve functionality.



3. The childcare space has been removed.



4. A new thermal tank park has been introduced.



5. The overall parking has been reduced.

The owner and the City are in discussions to settle the in-kind Community Amenity Contribution for the project, which will comprise a component of secured below-market rental homes.

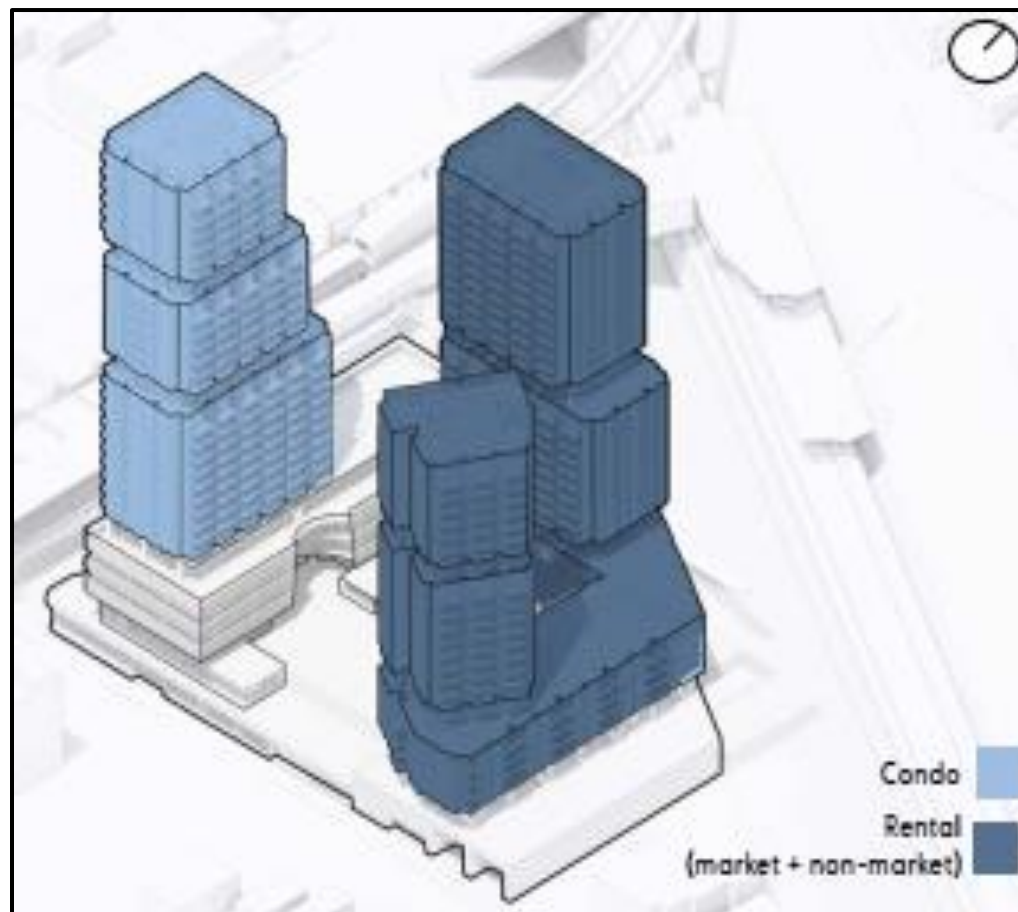
Where we are

### What's Changed - Height & density

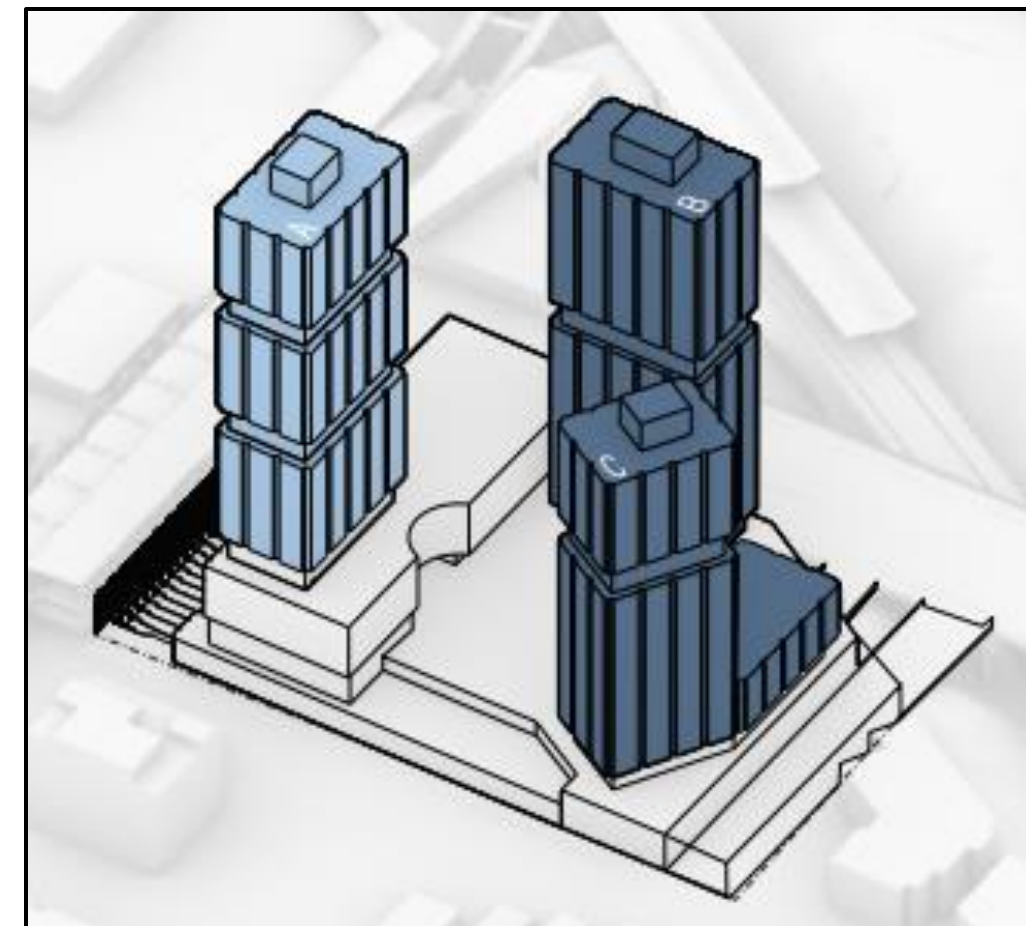
The overall height and density of the project has been reduced.

Modifications have been made in massing to bring overall floor space ratio down to 5.7 from 6.28 FSR to explicitly meet the *Grandview-Woodland Community Plan*.

Previous massing (July 2020)

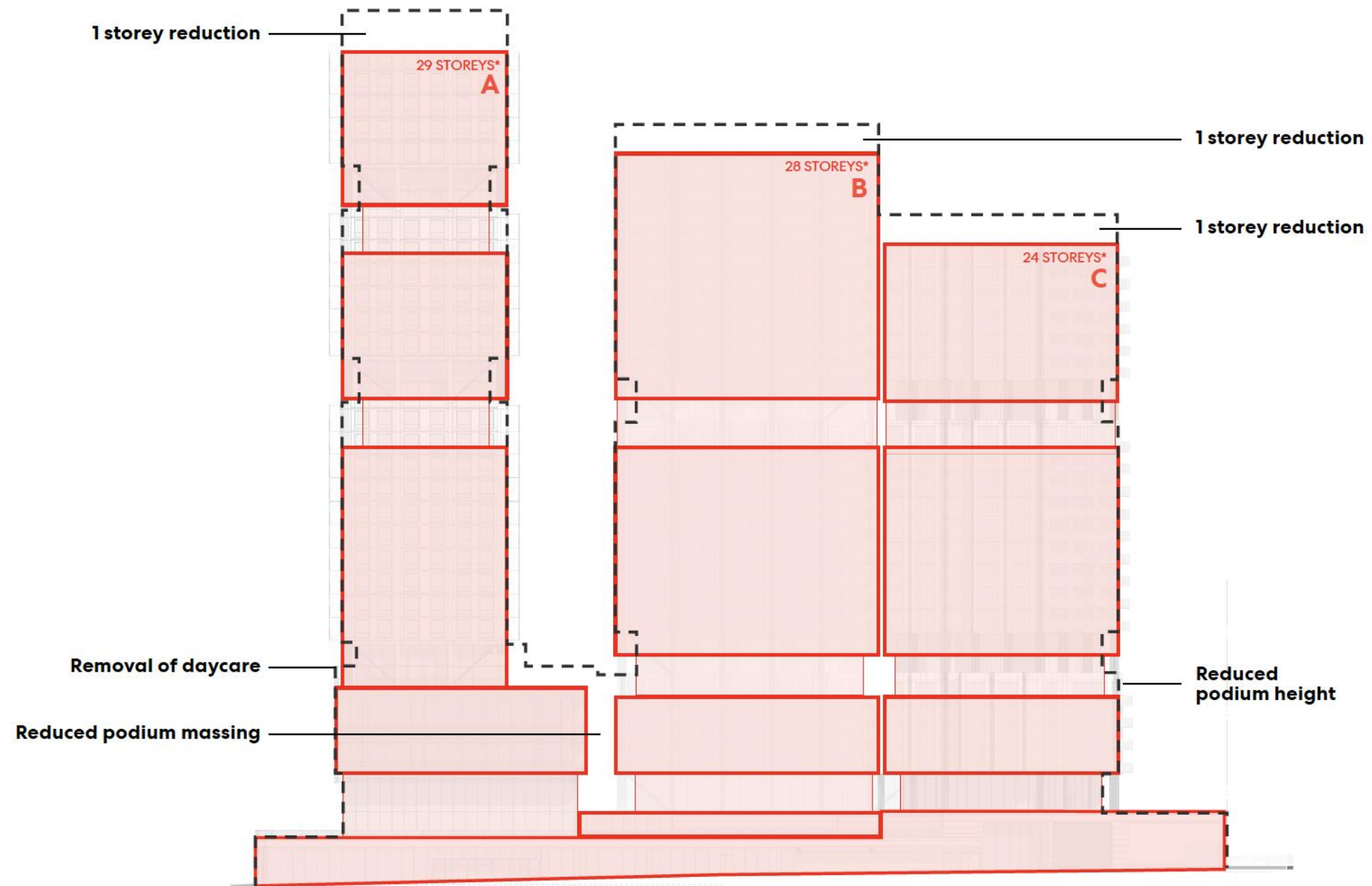


Revised massing (Sept 2021)



Where we are

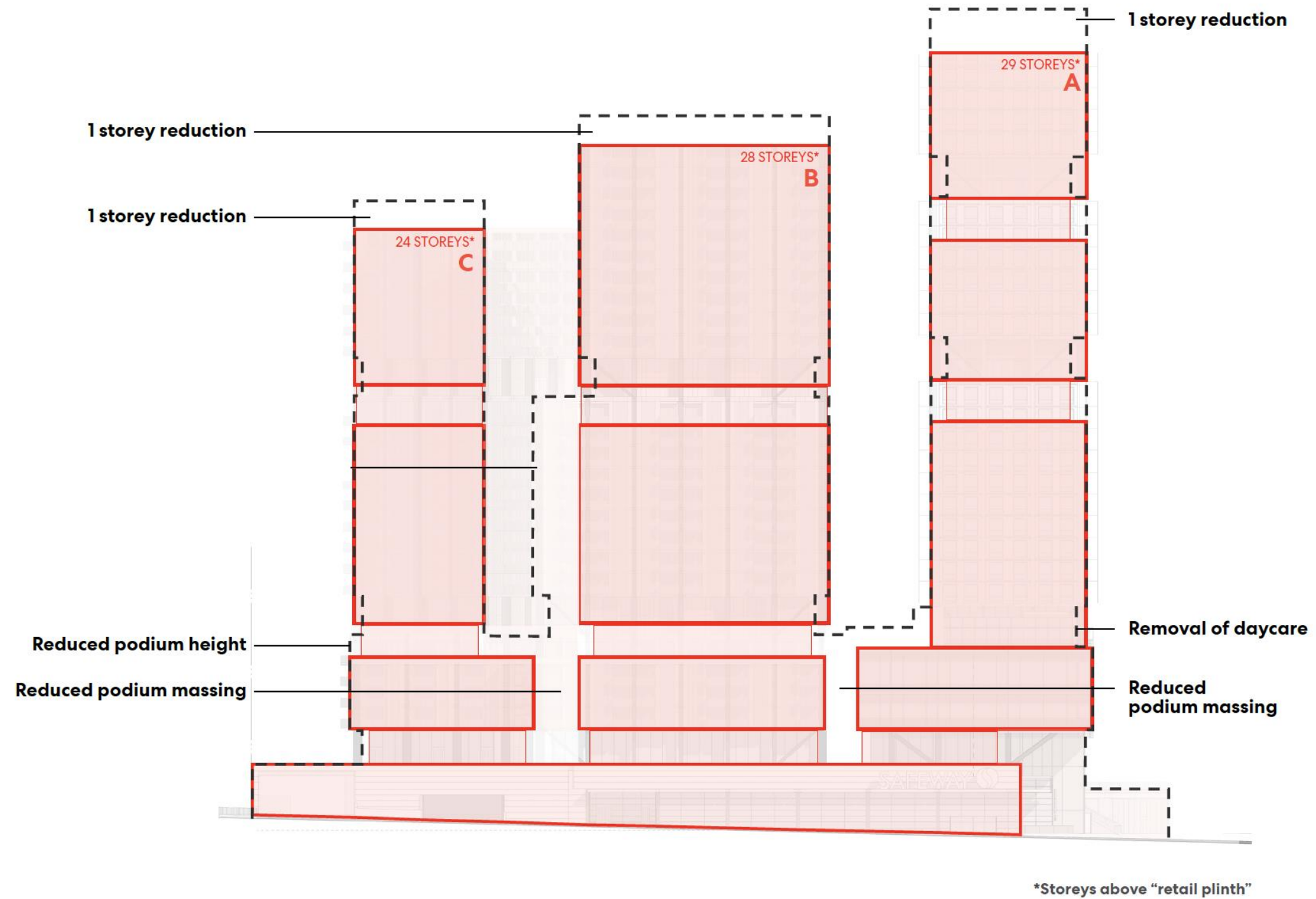
## What's Changed - Height & density



\*Storeys above "retail plinth"

Where we are

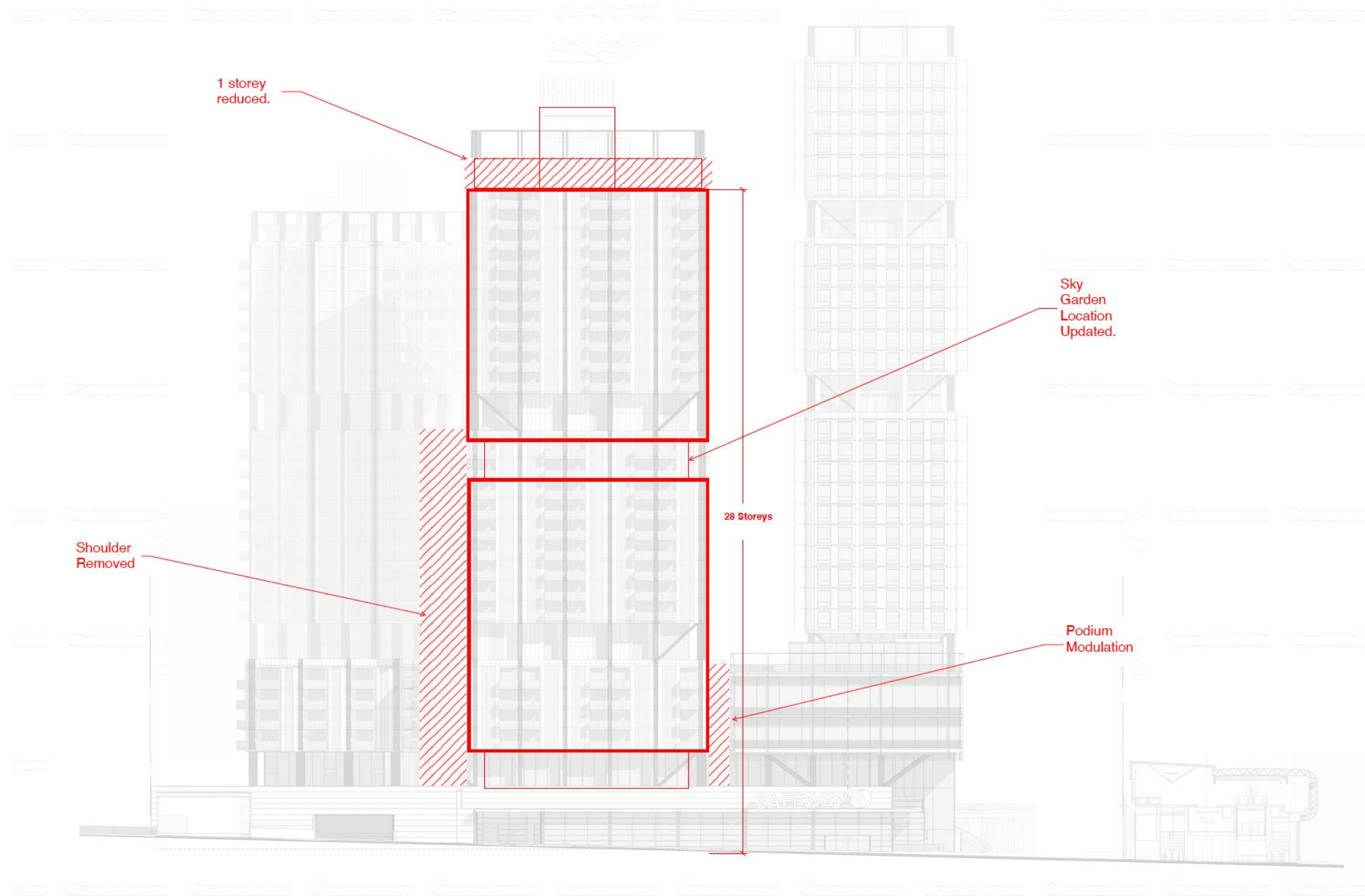
## What's Changed - Height & density





Where we are

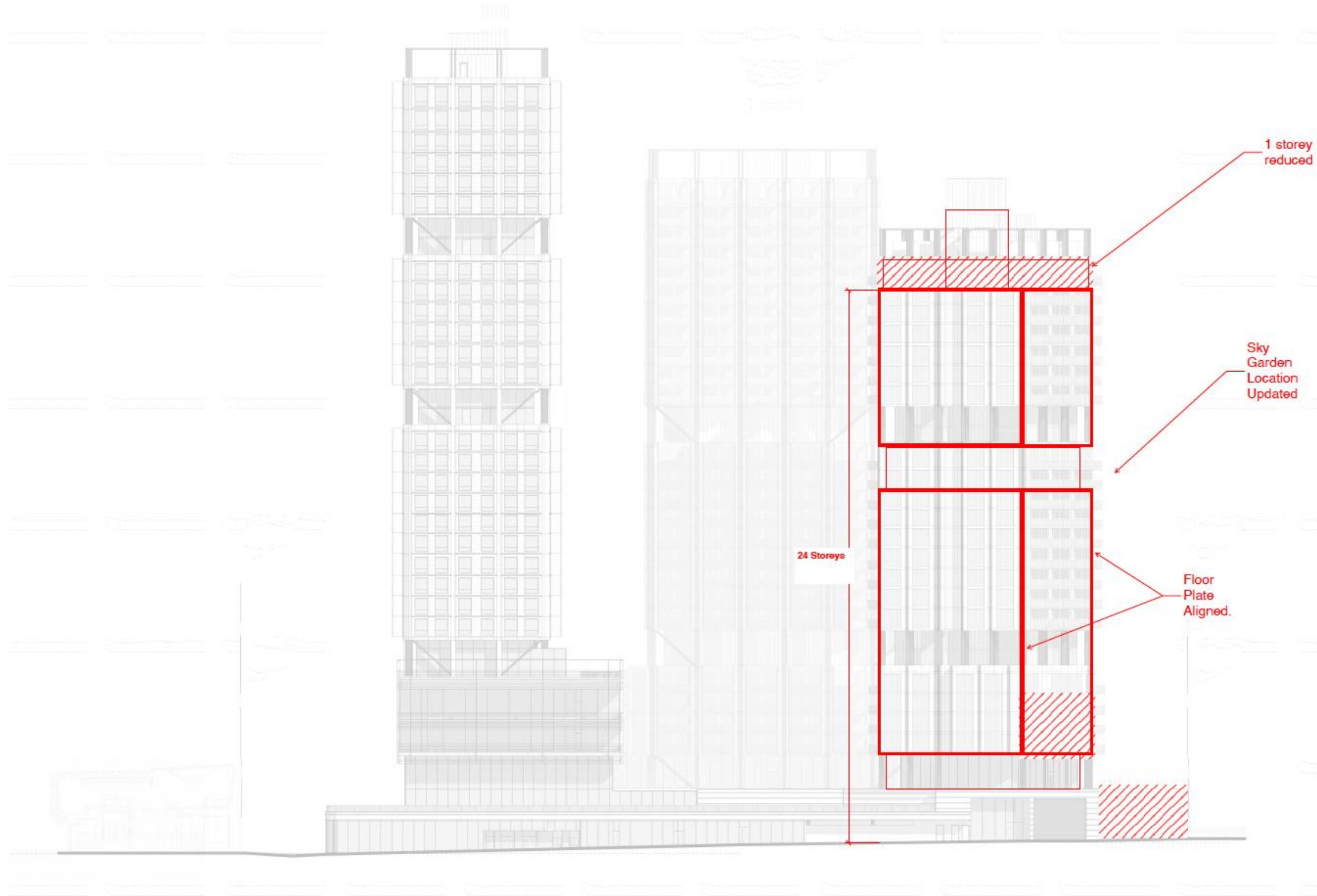
## What's Changed - Height & density



Tower B - Elevation

Where we are

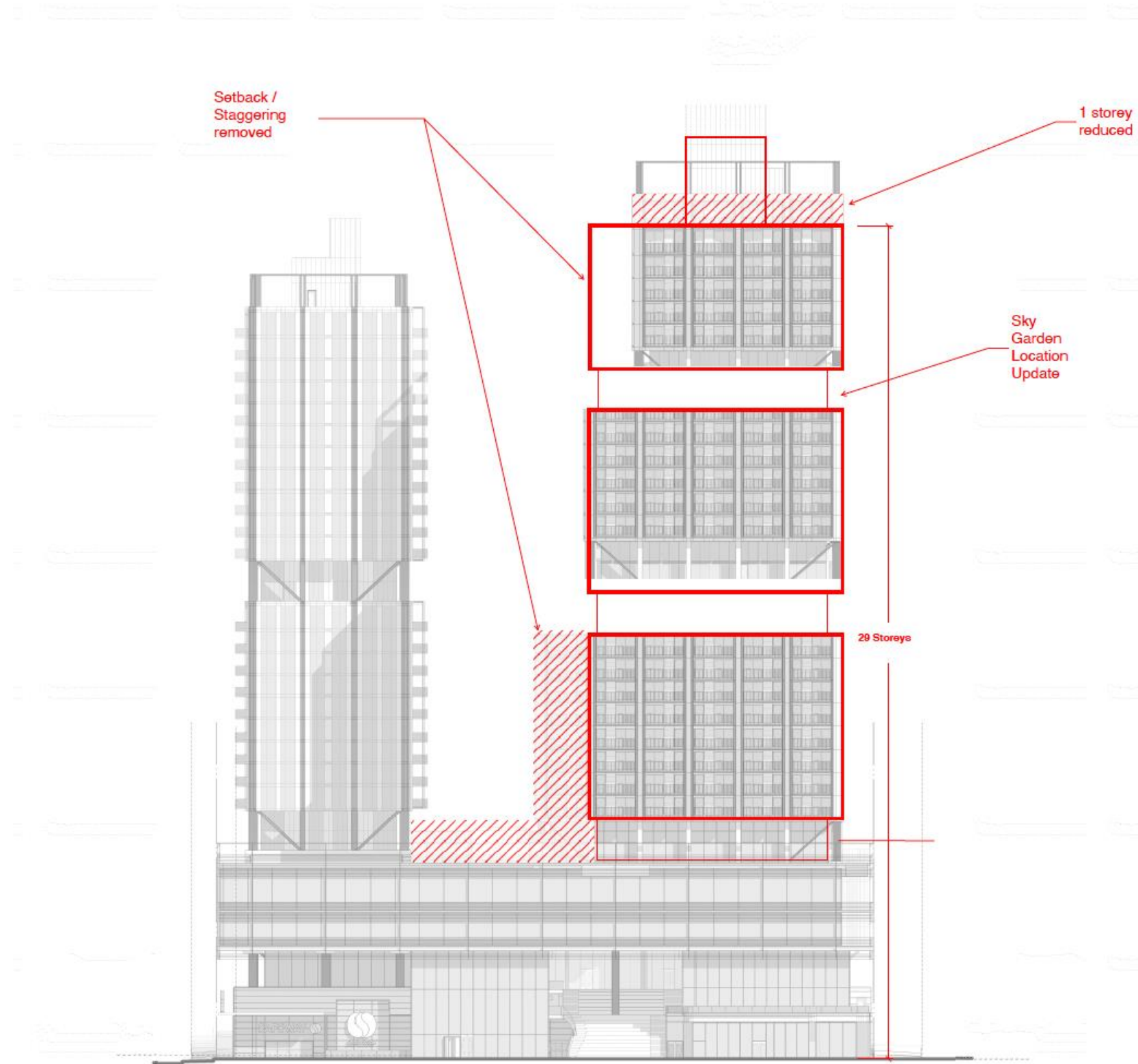
## What's Changed - Height & density



Tower C - Elevation.

Where we are

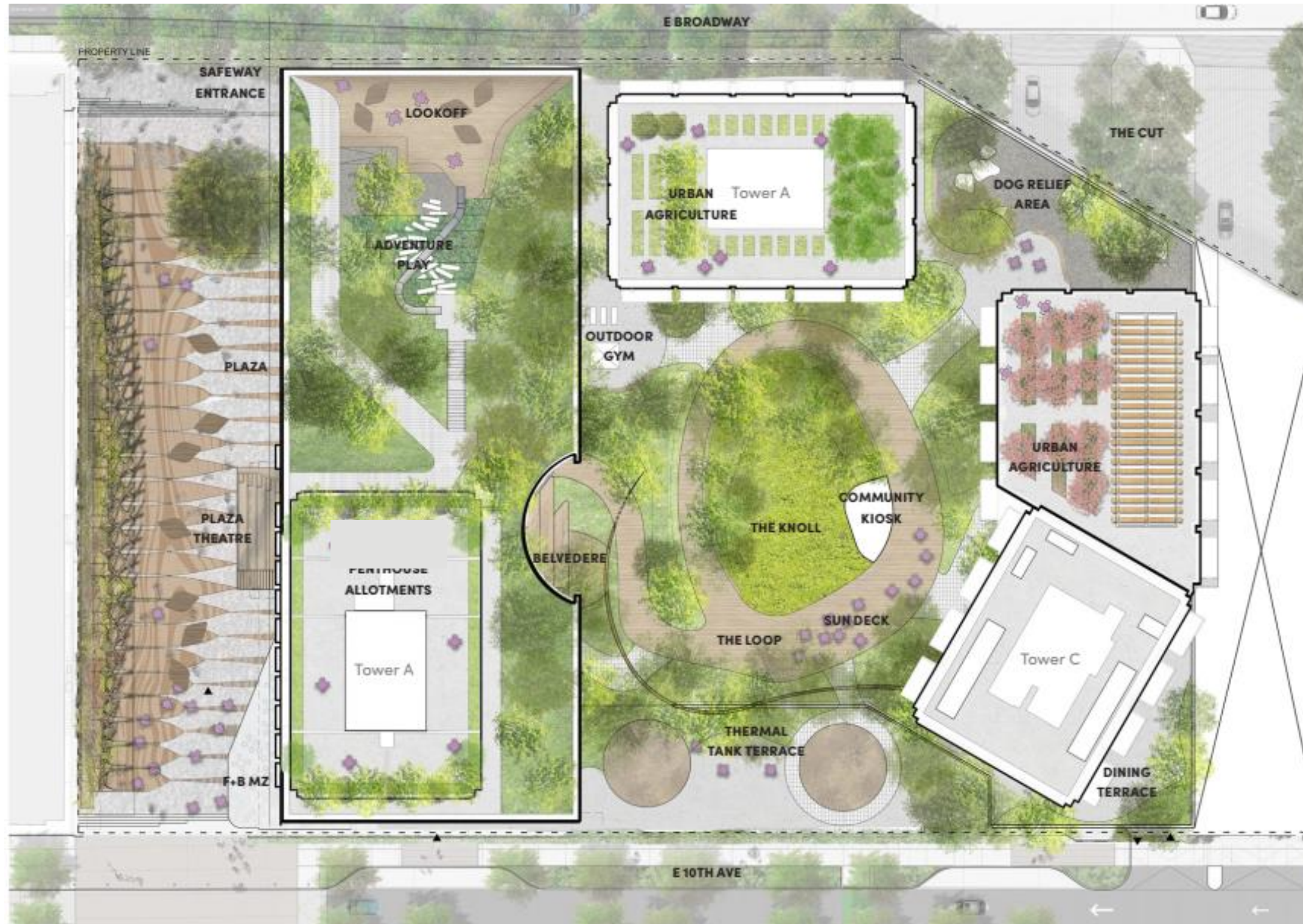
## What's Changed - Height & density



Tower A - Elevation.

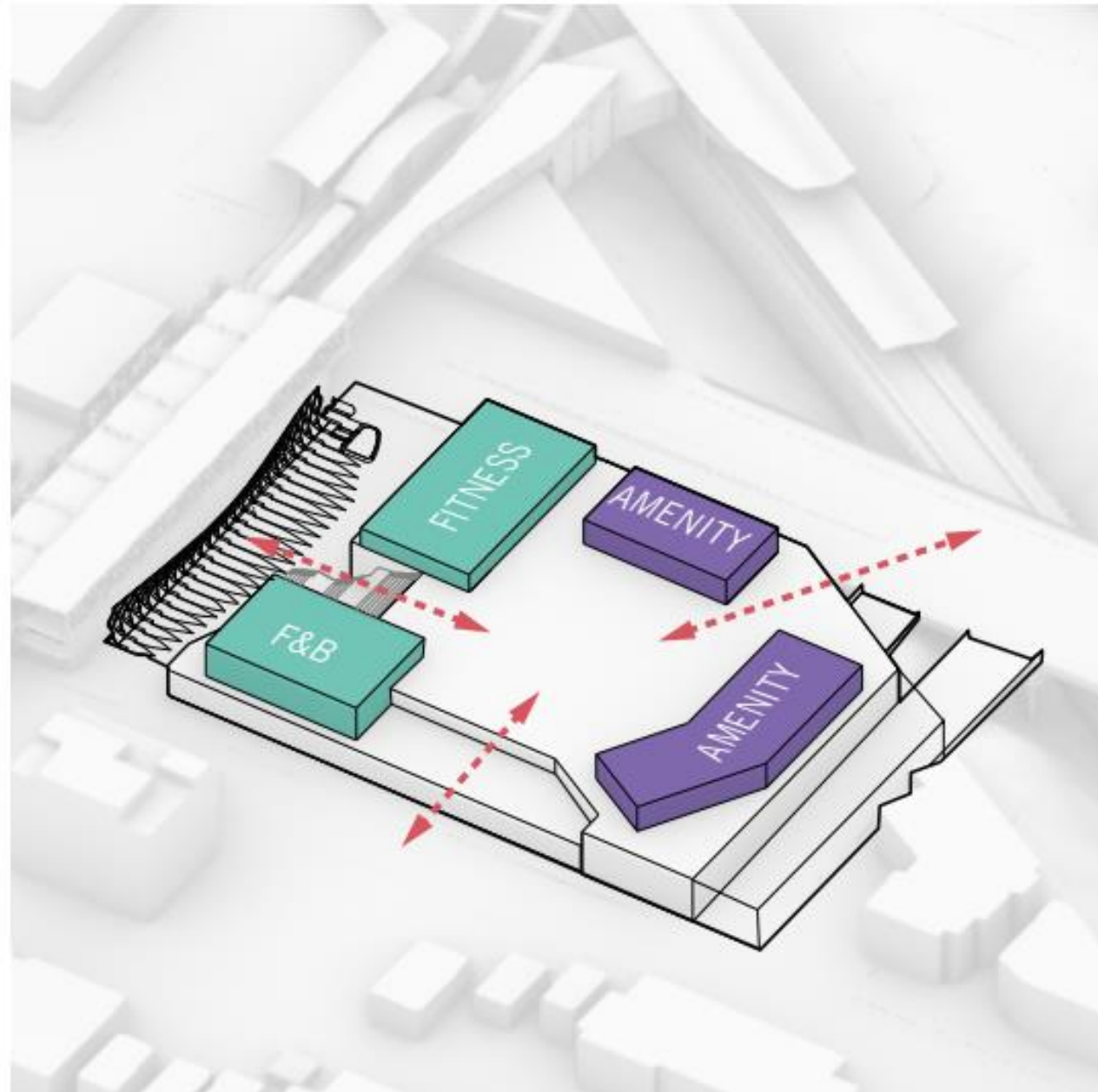
Where we are

# Site plan



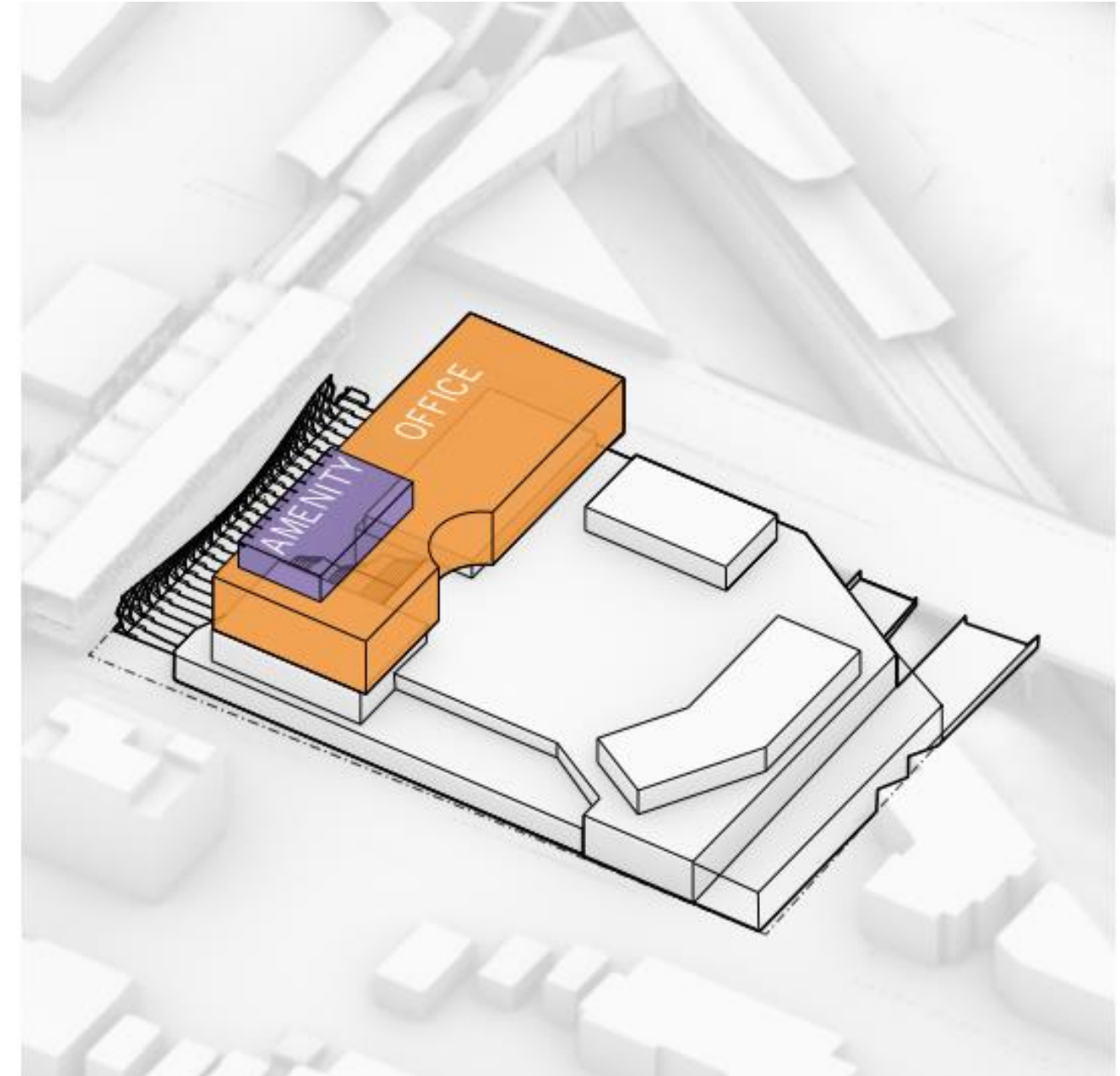
Where we are

## Program Organization



### Amenities

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

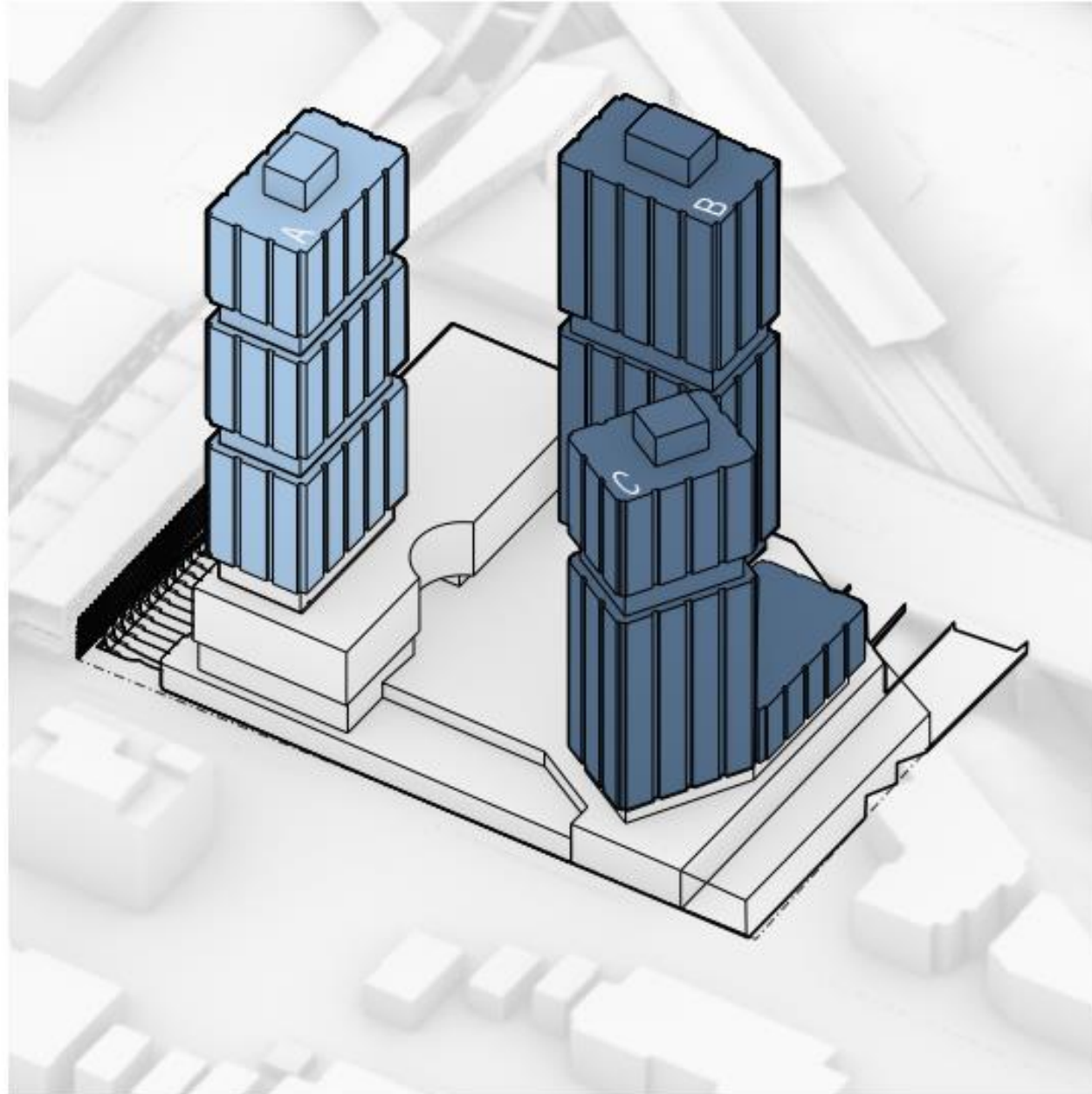


### Office

- 2 levels of office space
- Residential Amenity

Where we are

## Massing + orientation



**Residential Towers**  
Tower A: Market condo  
Tower B, C: Market and Non-Market Rental



**Rooftop Sky-Gardens and Courtyard**

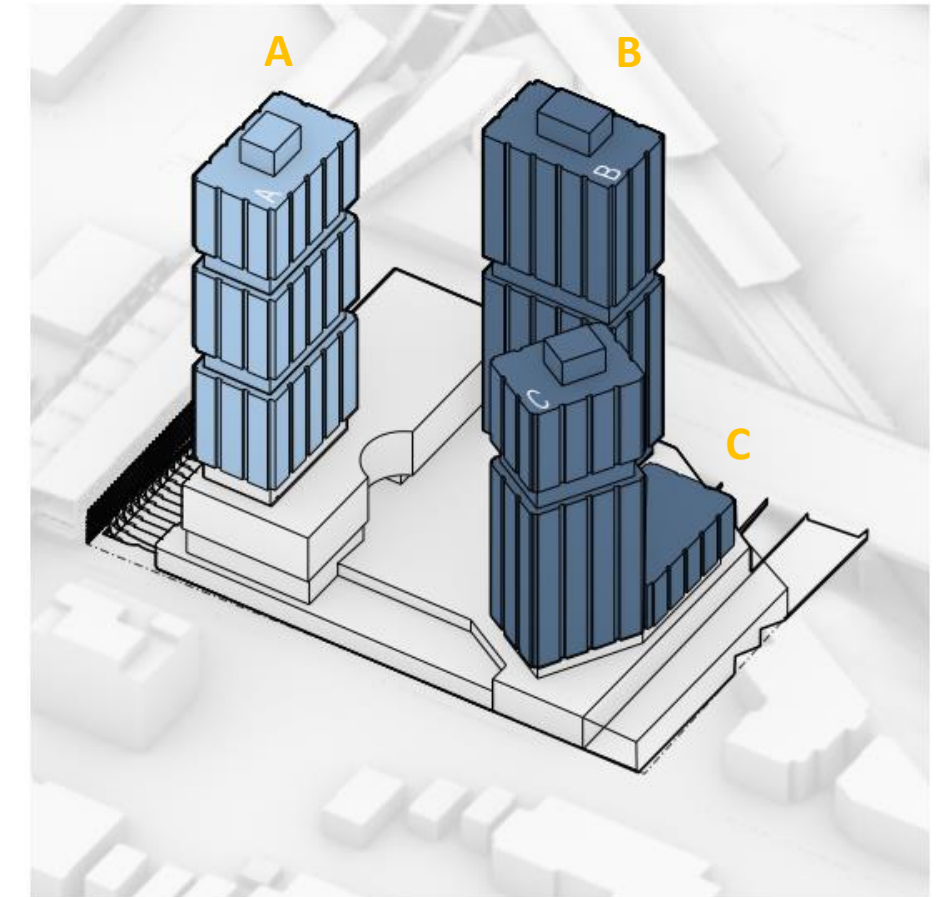
- Sky-gardens at various levels
- Courtyard, open to all residents of the site

Where we are

## What's Changed – Housing tenure

This project is proposed to be 2/3 rental housing– creating 438 new rental homes in the Grandview-Woodland neighbourhood and making a significant contribution to the rental housing supply in Vancouver at a key transit hub in the city.

The owner and the City are in discussions to settle the in-kind Community Amenity Contribution for the project, which will comprise a component of secured below-market rental homes.



*Right:*  
Residential Towers  
Tower A: Market condo  
Tower B, C: Market and  
Non-Market Rental

Housing Statistics	
Total Rental Homes	438 homes
Below-Market	93 homes
Condominium	215 homes
Family-Oriented	
<i>Strata</i>	35% 2-3 bedroom condo homes
<i>Rental</i>	35% 2-3 bedroom rental homes

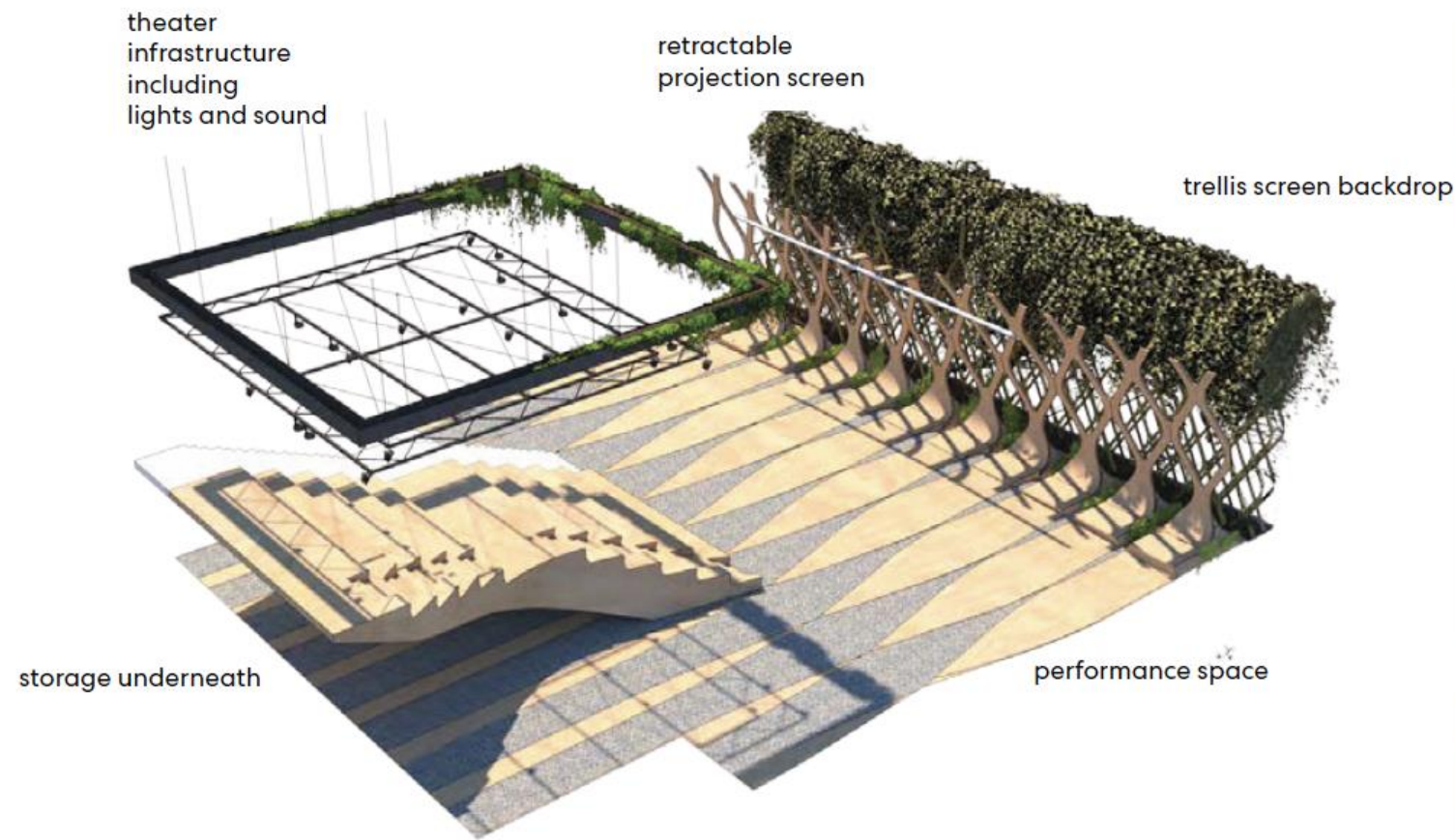
Where we are

## What's Changed – Public plaza

The Public Plaza has been reworked to improve functionality.

and to create more usable space, openness and activation. This has been done by rotating the cores, stairs and elevators on a 90-degree angle and by pushing into the building area more. The E 10th entranceway to the Plaza has also been opened up to create more space for pedestrians. The size of the overall plaza has remained unchanged, and is in strict accordance with the Grandview Woodland Community Plan.

### Heart of the Plaza: Amphitheater Seating

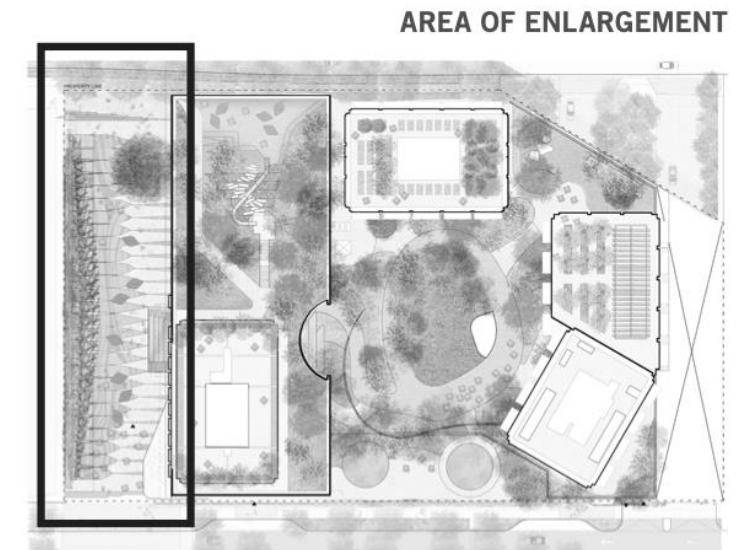


View from above station

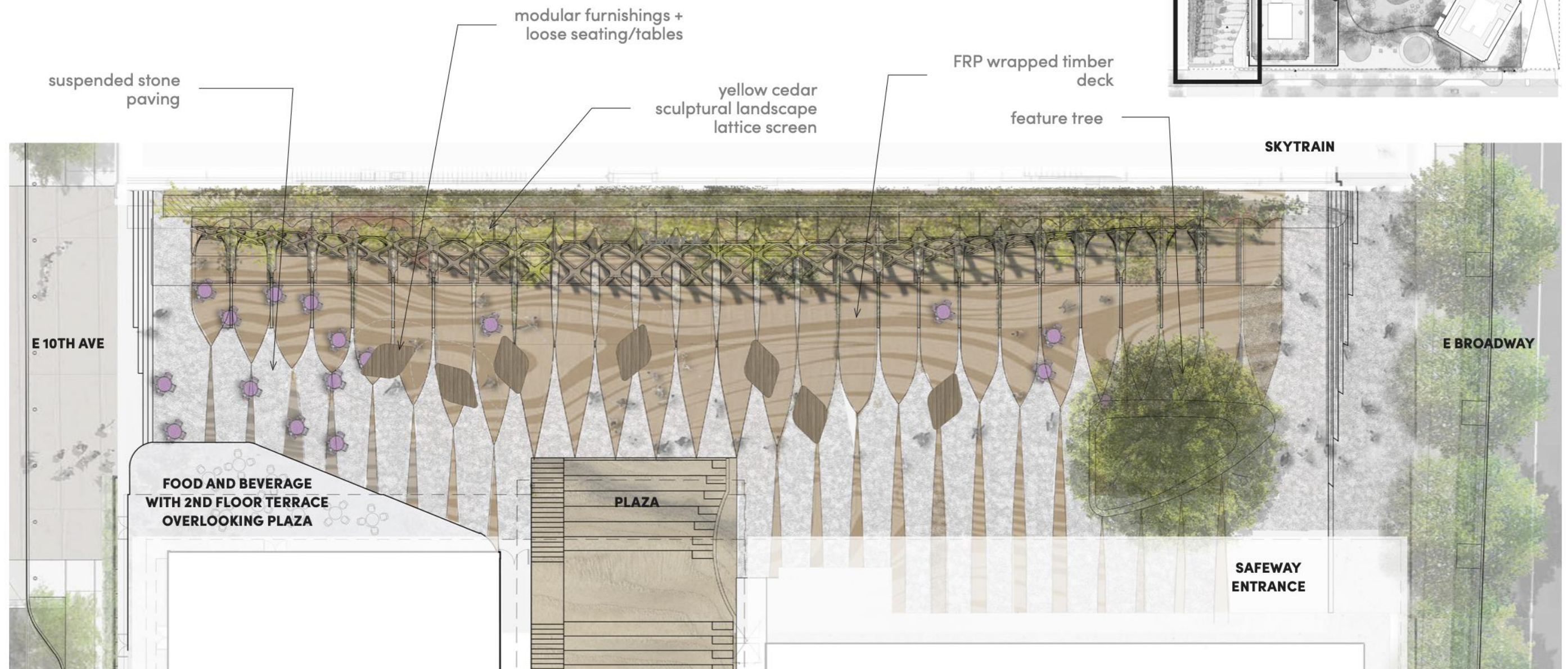


Where we are

What's Changed - Public plaza



ROTATED 90 DEGREES FOR LEGIBILITY PURPOSES

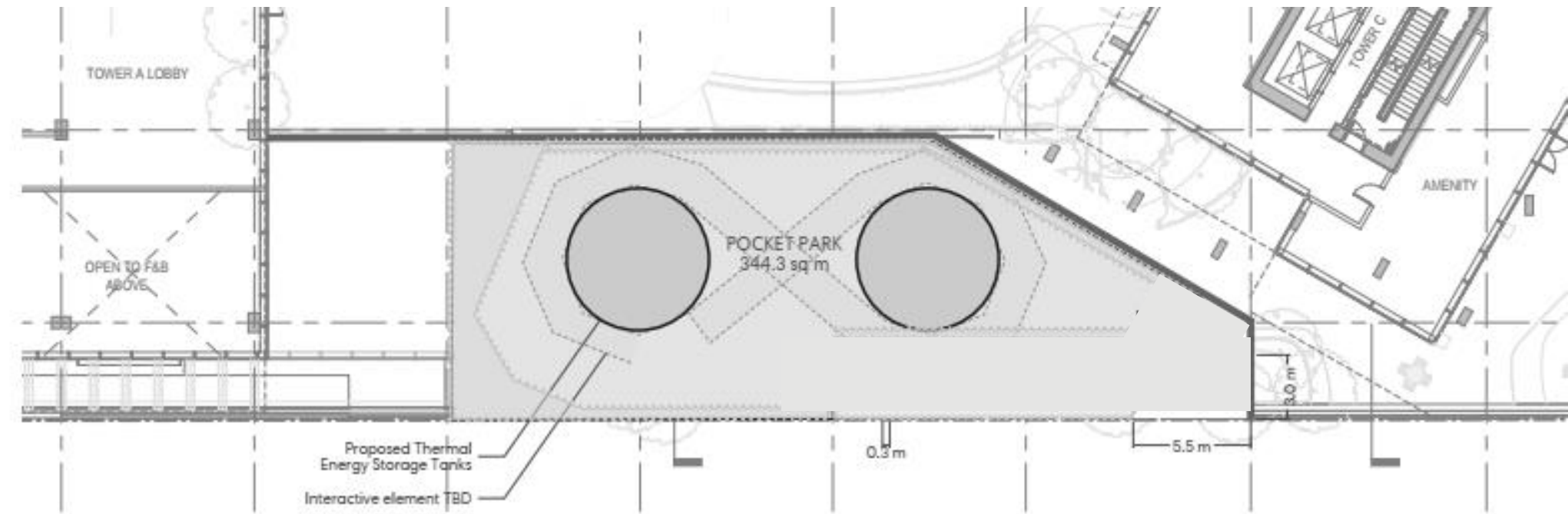


Where we are

## What's Changed - Thermal Tank Terrace

A new Thermal Tank Terrace has been introduced.

A new open space located along 10th Ave will be a celebration of the project's low carbon energy system offering an interactive landscape that engages with the "Thermal Energy Storage" tanks which make a significant contribution to the project's zero carbon district energy system.



Where we are

## What's Changed - Thermal Tank Terrace

## Sustainability highlights

### A holistic path towards a more sustainable Vancouver

**Zero Operational Carbon**  
 Site-wide district energy system by Creative Energy utilizing a central plant and thermal energy storage tanks



**100% On-Site Rainwater Retention and Re-use\***

**Lower GHG Intensity (CO<sub>2</sub> / m<sup>2</sup>)**  
 Compared to a typical Vancouver development built today under the same codes

**50%**



**Exceptional Biodiversity including Re-wilding and Urban Agriculture**

**Solar Photovoltaic Panels\***  
 Powering 1/3<sup>rd</sup> of the project's lighting requirements



**65% of all resident and visitor trips will arrive by transit, bike, or walking**  
 Immediately adjacent to the busiest transit hub in Western Canada  
 Enhanced bike facilities

**Reduction of Embodied Carbon\***  
 Utilizing low impact concrete

**25%**



**Certification Targets\***

LEED v4 CS Platinum  
 CAGBC Zero Carbon Certified  
 WELL Building Standard

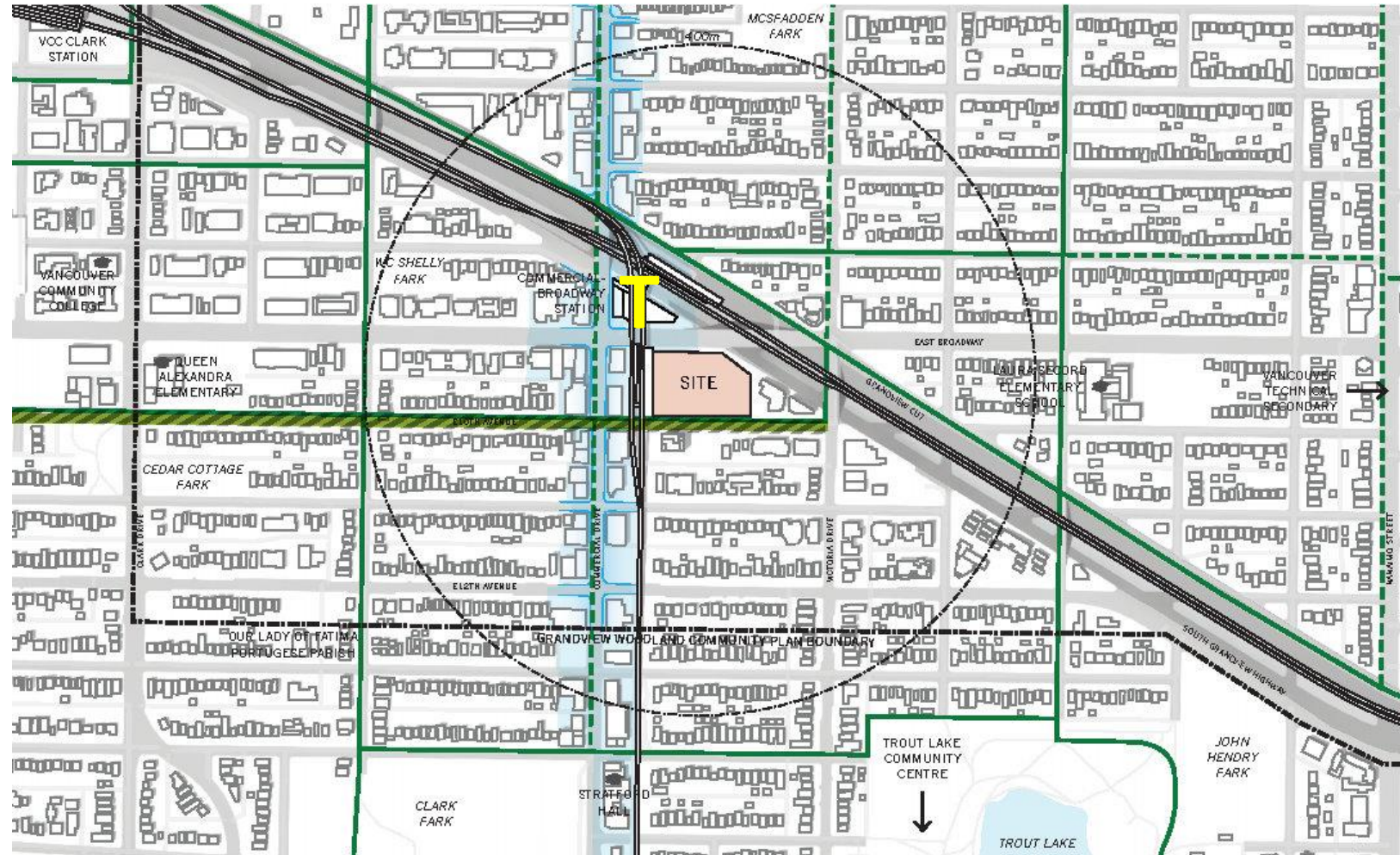


### at Broadway + Commercial

\*under evaluation

Where we are

## Transportation & Cycling

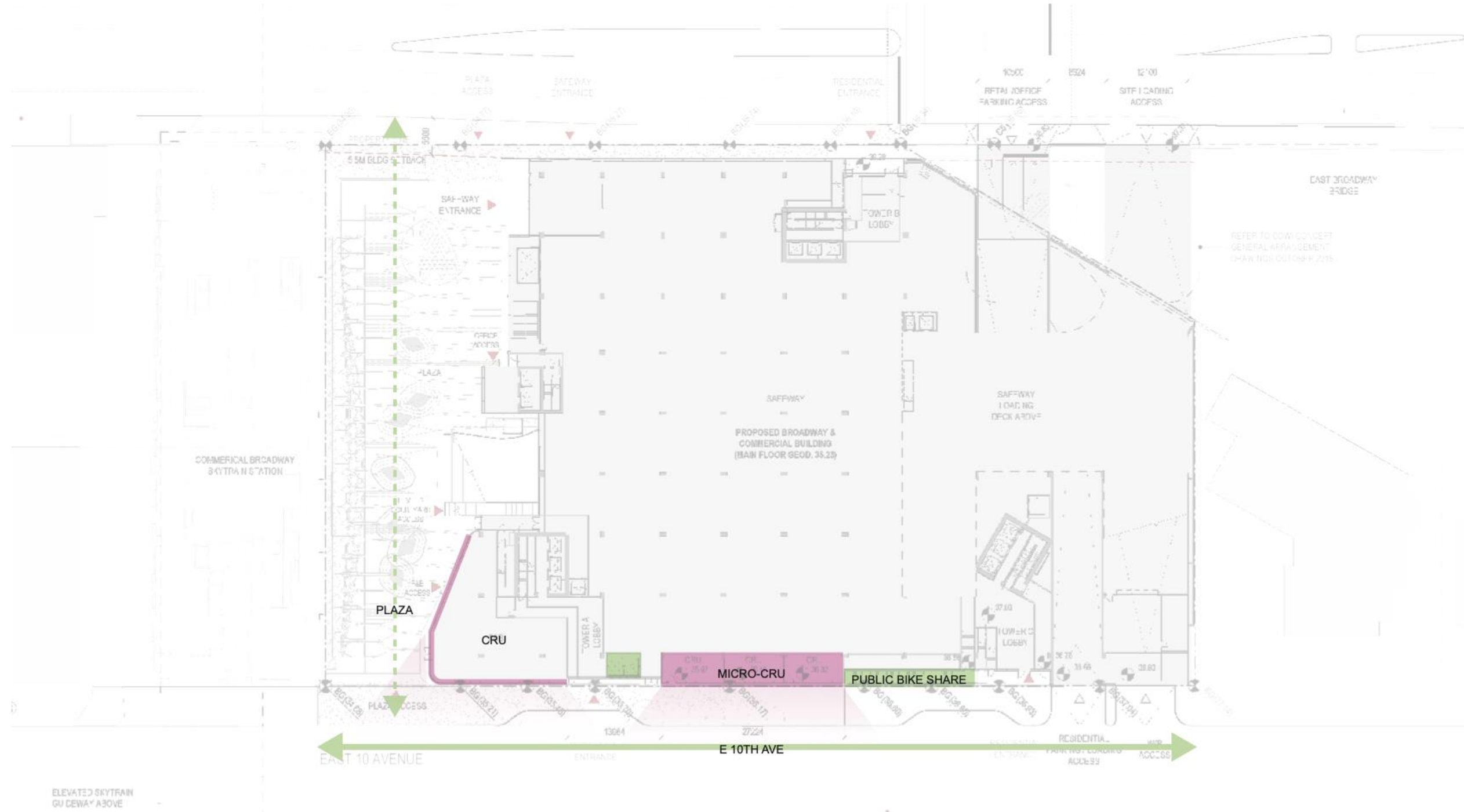


Key transportation demand management (TDM) measures provided for this project include dedicated car-share spaces and vehicles, car-share memberships for residents, additional secured long-term bicycle parking spaces and enhanced end-of-trip amenities for employees.

There will be a Public Bicycle Share station and walking improvements connecting the neighborhood to the nearby SkyTrain station via a dedicated public plaza provided on-site.

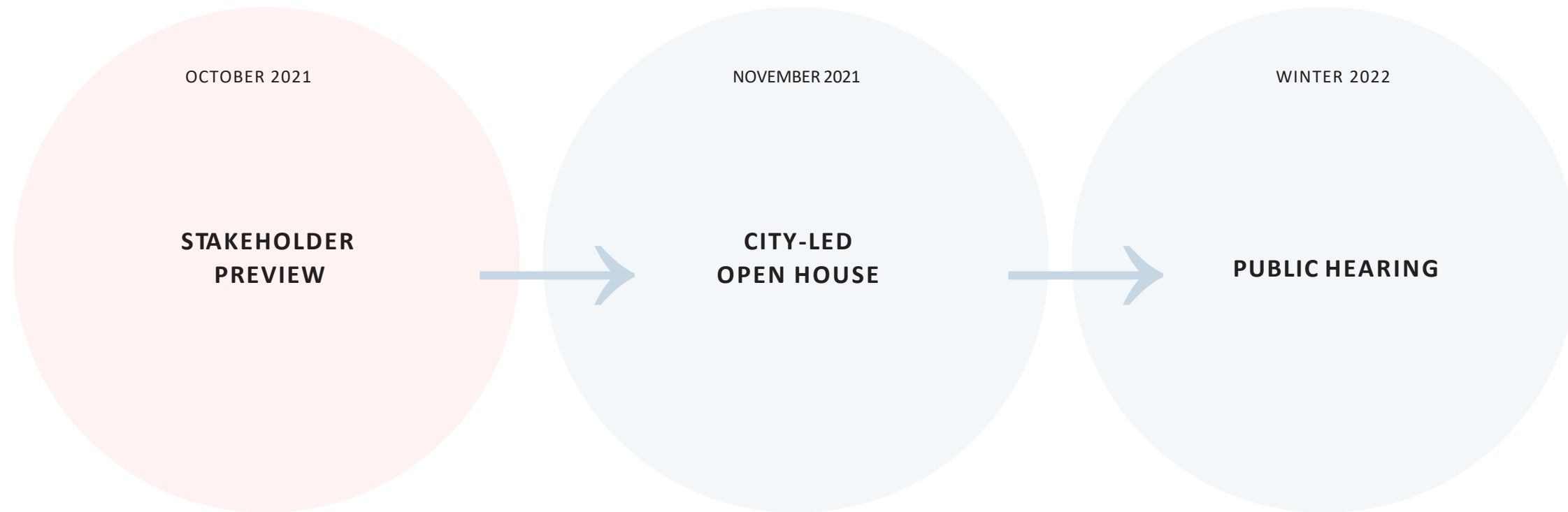
Where we are

# Transportation & Cycling



What's next

## Schedule



What's next

Stay involved



[broadwaycommercial.ca](http://broadwaycommercial.ca)

**Thank You!**