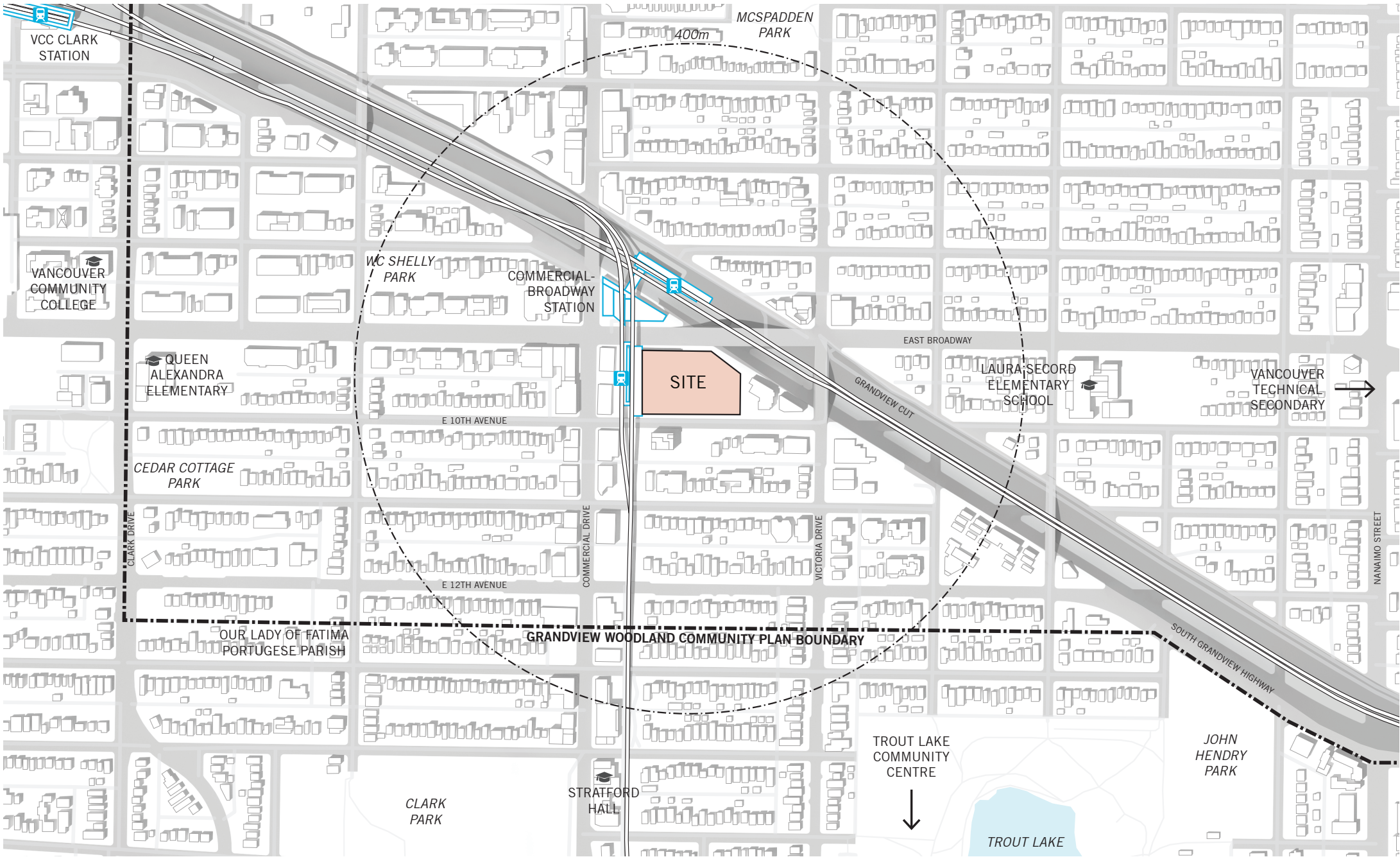


2.1 CONTEXT PLAN

The site is situated within the Grandview Woodland neighbourhood 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

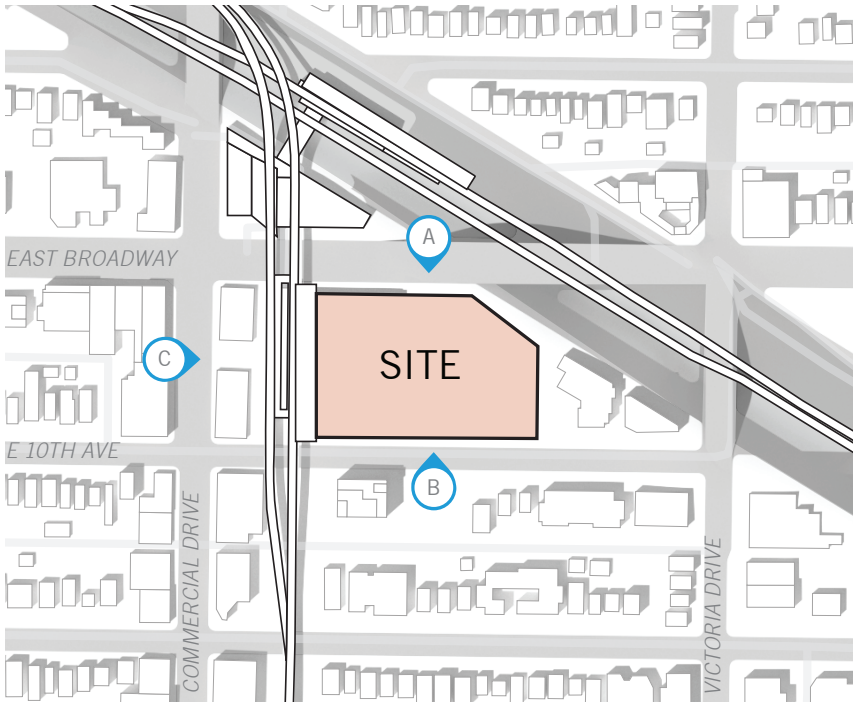


A- BROADWAY STREETSCAPE



B- W10TH STREETSCAPE

2.3 STREETSCAPES

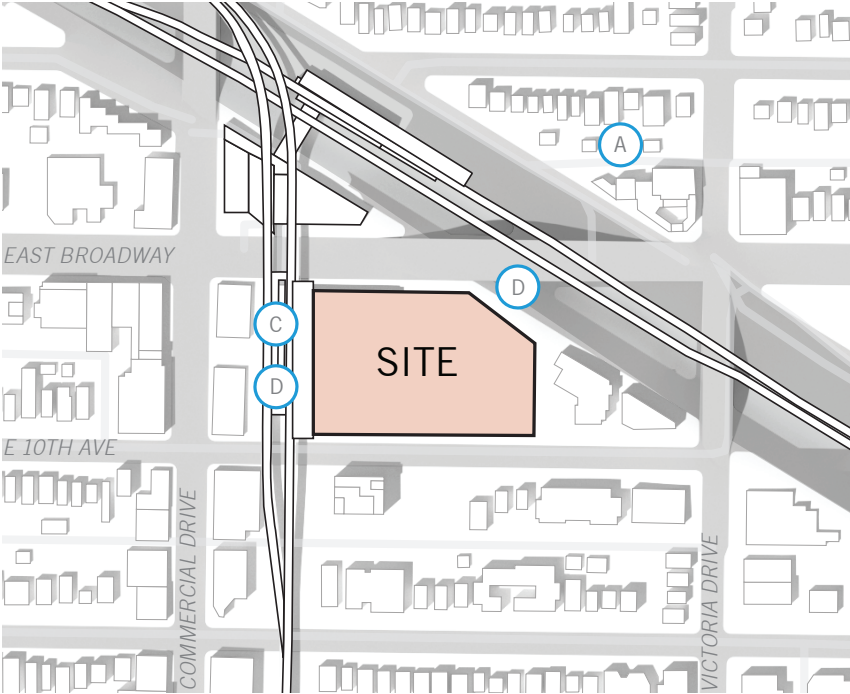


CONTEXT PLAN



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

2.4 EXISTING CONDITIONS



CONTEXT PLAN



A. TYPICAL NEIGHBOURHOOD SINGLE FAMILY HOMES



B. MURAL INSIDE COMMERCIAL-BROADWAY STATION



C. COMMERCIAL/ BROADWAY SKYTRAIN STATION



D. THE GRANDVIEW CUT