

“Block Party” Exercise

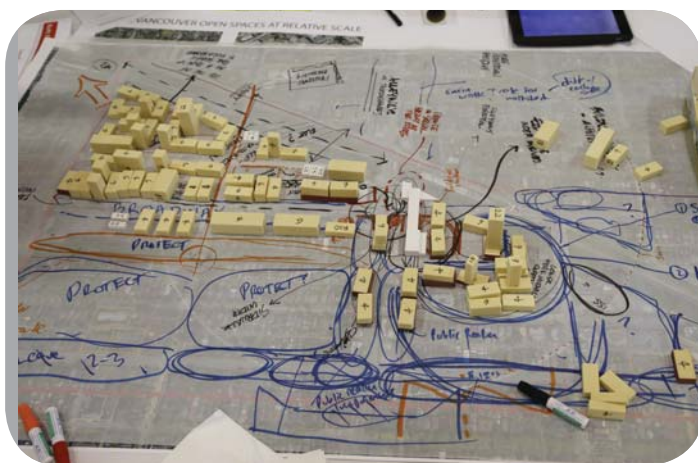
Broadway and Commercial: Exploring options for a high-density transit-oriented community

What we did:

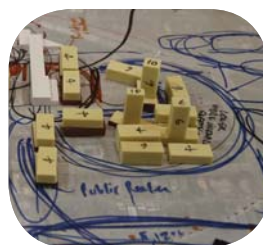
Workshop attendees worked in groups to arrange scaled versions of different building types onto a map. The “Block Party” exercise allowed participants to explore different options around density. A notetaker at each table captured what was said. The following three boards provide images and highlights of each table’s results.



Table 1



Alternative Scenario



Alternative Scenario

Highlights of the block exercise:

- Towers ranging from 10-22 storeys with a 4 storey mixed-use podium at the Commercial and Broadway Safeway Site (differing opinions on height)
- A sunny public square along 10th by the SkyTrain entrance, edged by mixed-use buildings with retail at grade - possibility of other public space within the Safeway area
- Identified the area between Commercial, Clark, Broadway and Grandview Cut as an area for increased density because of proximity to VCC Station and topography
 - Mixed-use and residential buildings of various heights
 - Density would be spread out from the tower(s) in a sawtooth pattern
- Pedestrian realm improvements along Commercial between Broadway and 12th with 4-6 storey mixed-use buildings emphasizing space for patios, etc.
- Explored 6 storey mixed-use buildings along Broadway

Table 2



Highlights of the block exercise:

- Identified Safeway as primary site for density with the scale of higher buildings in the 10 to 12 storey range
- Created a secondary node in the 12th and Commercial area at a mixture of 4-6 storeys
- Reinforced Commercial as a mixed-use shopping street
- Identified importance of 10th streetscape
- Explored green setback from 12th
- Placed mixed-use adjacent to MOBY community garden to add additional activity



Disclaimer: Images shown depict scenarios that groups arrived upon together. In a few cases, individuals or small groups created their own scenarios that aren't depicted here but have been recorded by staff.

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Table 3



Highlights of the block exercise:

- Identified Safeway site for taller forms - broad support for maximum height up to 12 storeys
- Identified surrounding arterials (e.g. 12th, Commercial) as able to accommodate up to six storeys mixed-use
- Explored 4-storey residential forms in area southeast of station
- Suggested mixed-use on top of the Broadway-Commercial station

Table 4



Highlights of the block exercise:

- Identified up to 6 storeys for the Safeway site
- Created a fine grained block pattern
- Identified VCC Station and Nanaimo Station as areas to explore mid-rise forms
- Limited change to southeast quadrant and commercial arterials

Table 5



Highlights of the block exercise:

- Concentrated towers at the Safeway site but set back from the sidewalk
- Emphasized mid-rise, mixed-use buildings along Broadway and 12th
- Planned for additional density in a mid-rise form bridging Safeway site and 12th
- Provided gaps between buildings for open space, greenery and pedestrian movement and gaps within buildings for private gathering space targeted towards families

Table 6



Highlights of the block exercise:

- Suggested a large plaza on the Safeway site coupled with a link to a smaller plaza on the southeast corner of Broadway and Commercial
- Considered 14 storeys for remainder of Safeway site with retail and office at grade
- 12 Storeys on block between Commercial/Victoria/10th/11th
- 6 Storeys on either side of 12th, between Victoria to Clark, but all buildings should be oriented towards the lane-face
- Existing zoning for 11th and 10th between Clark and Commercial
- 8 storeys for Broadway, between Commercial and Clark, but with at-grade retail
- 4 storeys on 8th and 7th between Commercial and Clark, but 8 storeys for those sites abutting the Grandview Cut (shadows only onto the cut)
- Facilitate pedestrian mid-block passages for all city blocks that are longer than the typical 400' length
- Explored courtyard typologies

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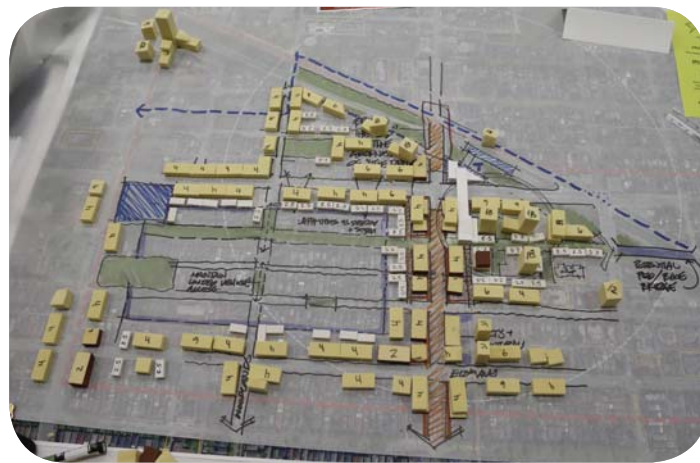
Table 7



Highlights of the block exercise:

- Preferred high density on eastern portion of Safeway site, opinions ranging between 8-12 to 18-22 with accessible public space between the buildings and the skytrain station
- Identified major arterials for mixed use buildings with heights ranging from 4- 6 stories; as was the block on 10th, south of the skytrain station
- Encouraged low-rise density throughout the neighbourhood in the form of secondary suites, laneway houses, and 2.5 storey rowhouses

Table 8



Highlights of the block exercise:

- Safeway site as location for higher density but opinions varied from 6 to 28 storeys
- Identified VCC Station at Clark as another area for higher densities
- Deemed towers more acceptable if narrow and stepped at the bottom
- Mid-rise, mixed-use buildings along Commercial and along 12th if the density is broken up
- Desire to use smaller scale multifamily building forms (i.e. townhomes) to transition between 4-6 storey corridor development and single family residential neighbourhoods
- Concentrated mid-rise residential towers along the northern boundary adjacent to the Grandview Cut and west of Commercial minimizing impacts to adjacent neighbourhoods
- Emphasized opportunities for east-west pedestrian laneway extensions and mid-block courtyards as a means to increase mid-block permeability along the Commercial retail ‘high street’

Table 9



Option 1



Option 2

Highlights of the block exercise:

- Safeway site as location for higher density but opinions varied from 8 to 12 storeys - some group members felt that some higher density development could go in the area north of Broadway and west of Commercial
 - **Option 1** depicts focusing density in the form of 12-storey towers at and around the Safeway site
 - **Option 2** significantly develops the area north of Broadway and west of Commercial, including 12-storey towers on that site with a maximum of 8-storeys on the Safeway site
- 6 storeys as the most comfortable height for buildings along Commercial
- Prioritized retail at grade for all development along Commercial and Broadway
- Emphasized spreading out density, 4-8 storeys radiating out from the Broadway and Commercial hub

Table 10



Highlights of the block exercise:

- Placed 4-6 storey buildings along Broadway and at the intersection of Commercial and Broadway
- Focused taller density at the Safeway site but height ranged from 6 to 18 storeys
- Mid-rise and up to 12 storey density added along Clark
- Transitional scale from high to low density areas