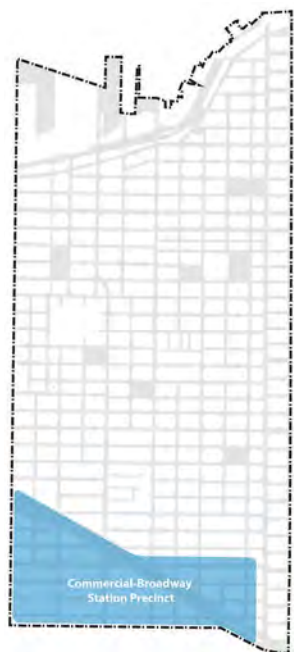


A map of the downtown area showing streets and transit lines. A blue arrow points to the intersection of E 5th Ave and Commercial Court. A blue circle with a 'T' marks the intersection of E 8th Ave and Commercial Court. A black double-headed arrow indicates the distance between these two points.

- **HEIGHT:** Up to Six Storeys
- **DENSITY:** Up to 2.4 FSR
- **SITE FRONTAGE:** 120 Feet or 36.5 Meters (Minimum)
- **SETBACKS:** Front Sufficient to Achieve a Minimum of 5.5 m (18ft) sidewalk / Side 2.1 m (7 ft), increasing to 9.1 m (30 ft) for the rear 18.3 m (60 ft) of the site / Rear 6.1 m (20 ft)
- Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, feature lighting



6.7 Commercial-Broadway Station Precinct



Commercial-Broadway Station
Precinct Sub-Area Context

Where Broadway, Commercial Drive, the 10th Avenue greenway, and the Grandview Cut intersect, Grandview-Woodland has access to the city's and the region's most significant transit hub. A key to a sustainable future is accessibility and the area focused around a major transit station presents an exceptional opportunity for people to live within a complete neighbourhood.

This transportation interchange gives those in its vicinity ready access to the SkyTrain rapid transit system (Expo and Millennium Lines and the future Evergreen Line), as well as the city's most used bus routes, including the 99 B-Line. The City's has future plans for a rapid transit extension westward along Broadway which would replace the 99 B-Line bus service and further increase the degree of transit accessibility available at the Commercial-Broadway Station.

The Station Precinct is generally bounded by Clark Drive, Nanaimo Street, East 12th Avenue, the Grandview Cut, and Broadway. The Grandview Cut is a prominent geographic feature that marks a well-defined boundary and a distinct northern edge for the station area. No part of this Precinct sub-area is more than a ten-minute walk from the transit station. The sub-area is comprised of varying places from leafy, character-rich heritage streetscape that are notably quiet despite their proximity to the station to apartment areas that provide affordable rental, co-op, social, and market housing.

This plan will respect the essential qualities of these neighbourhoods but it will also embrace this sub-area's potential to become a model of a transit-oriented precinct. Policies will guide the integration of important heritage resources within areas with potential to transform in a way that replaces rental housing but also increases opportunities to rent, own or live in other forms of housing. The plan will guide the future redevelopment of the Safeway site such that it introduces a new civic plaza that will become the primary gathering and social place at the southern end of Grandview-Woodland.



A complete, transit-oriented neighbourhood, anchoring the south end of The Drive

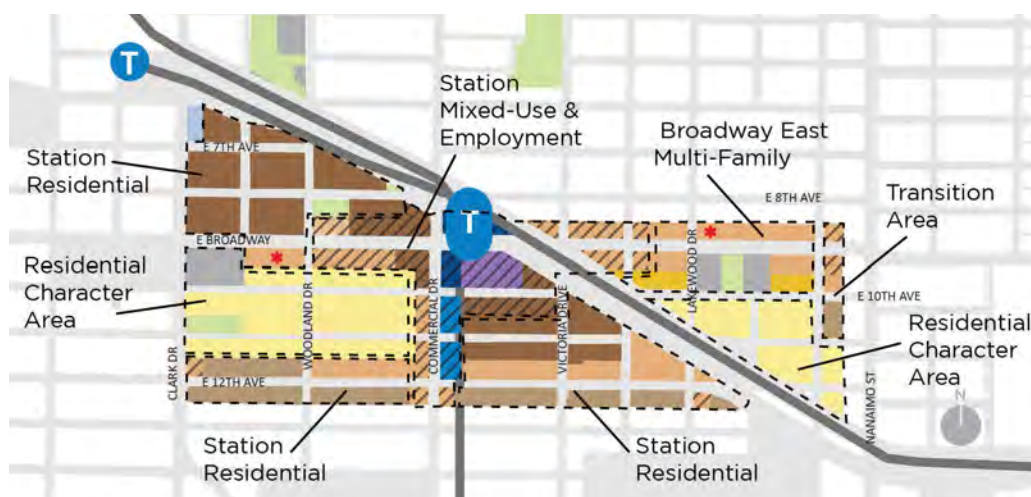
Over the time horizon of this plan, the Commercial-Broadway Station Precinct will:

- Become a vibrant, accessible, and walkable, transit-oriented neighbourhood with a mix of land uses and scales that gives residents, workers, and visitors the highest degree of transportation accessibility of anywhere in Vancouver.
- Be centred on and oriented around a sunny, welcoming, delightful and people-friendly civic plaza that is anchored at the transit station.
- Have improved streetscapes and an improved public realm that is comfortable for pedestrians, cyclists, shoppers, commuters, residents, and anyone visiting or passing through the area.
- Provide a broader array and an increased number of housing opportunities, including rental, non-market, and ownership options in a variety of forms. Leafy character streetscape will continue to showcase the heritage aspects of the neighbourhood.
- Support a mix of employment opportunities including new office, commercial, and retail job space at place with exceptional workforce access.

Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site

Figure 6.46: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas



Policies for Built Form and Land Use

Urban Design Principles:

1. Provide mixed tenure higher-density building forms appropriate for a transit-oriented neighbourhood.
2. Create a central gathering place for the entire community.
3. Encourage a mix of retail, job space and housing primarily focused around the transit hub and along the arterial streets that lead to it.
4. Within remaining duplex areas, maintain the historical residential character while allowing “gentle” forms of infill housing.
5. Enhance streetscapes through public realm improvements and innovative building typologies to improve walkability.

Directions vary depending on the part of the sub-area—there are five character areas: Station Mixed-Use and Employment, Station Residential, Broadway East Multi-Family, Transition Area, and Residential Character Area.



6.7.2 Station Residential

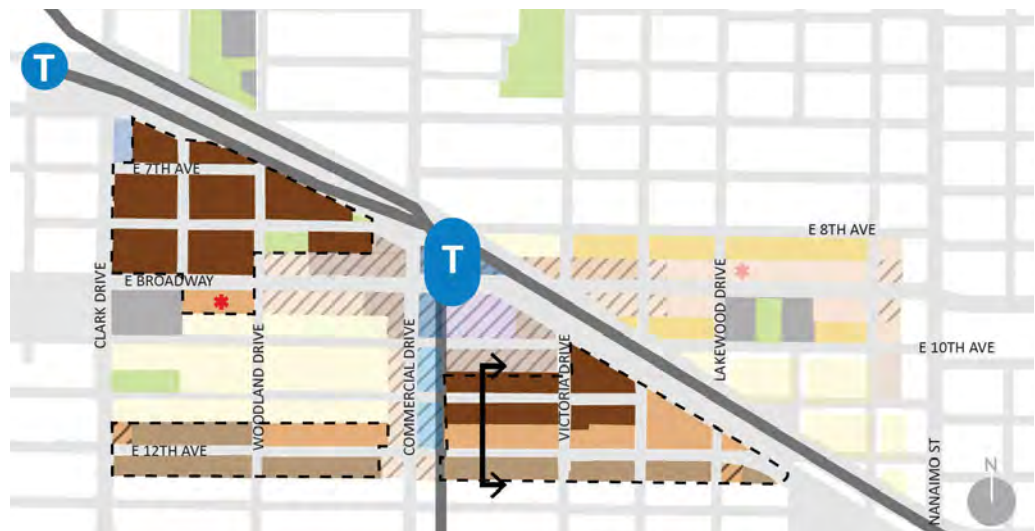
This area presents a key opportunity to continue to provide affordable housing options as well as other residential opportunities in a compact neighbourhood that is within easy walking distance of the transit interchange. The area is generally located within a triangular area south of the Grandview Cut, bounded by Broadway and Clark Drive.

Over time, this area will evolve to accommodate new low- and mid-rise residential building forms that include replacement of the existing affordable housing stock, augmented with new opportunities for ownership, rental, and non-market housing (including the renewal of existing non-market urban Aboriginal housing and co-ops). Higher buildings will be located to the north of Broadway, and east of Commercial Drive. Existing local-serving retail space will be retained.

Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site

Figure 6.51: CBSP Station Residential Land Use



Policies

- Consider applications for apartments (residential) (unless otherwise noted) provided that stated affordable housing objectives are achieved.
- The portion of any building above 18.3 m (60 ft.) in height should not exceed a typical floor plate of 603.9 m² (6,500 ft.²), and should be spaced at least 24.3 m (80 ft.) from any other building above 18.3 m (60 ft.) in height.
- Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, feature lighting.

The following additional specific requirements apply:

- Consider applications for sites currently zoned RM (subject to Rental Housing ODP policy) with height and density options as follows:
 - For 100% secured rental housing: up to 6 storeys; up to 2.4 FSR.
 - Site frontage: 15.1 m (49.5 ft.) (minimum)

- For sites with a minimum frontage of 37 m (120 ft.) either/or:
 - For mixed-tenure (50% secured rental housing/ 50% strata): up to 10 storeys; up to 3.6 FSR.
 - For mixed-tenure (20% non-market housing / 80% strata): up to 10 storeys; up to 3.6 FSR.
- Building heights will be further determined by requirements outlined in the City's view cone policies.
- Setbacks: Front: 3 m (10 ft.) / Side: 2.1 m (7 ft.) / Rear: 9.1 m (30 ft.).
- Require ground-level access for first floor units.

South side of Broadway to the lane, from Queen Alexandra School to Woodland Drive

- For 100% secured rental housing: up to 6 storeys; up to 2.65 FSR.
- For sites with existing non-conforming retail: 6 storey mixed-use; up to 3.0 FSR.
- Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Side 2.1 m (7 ft.) / Rear 9.1 m (30 ft.).
- Site frontage: 15.1 m (49.5 ft.) (minimum)

East 12th Avenue, North side from Woodland Drive to Lakewood Drive

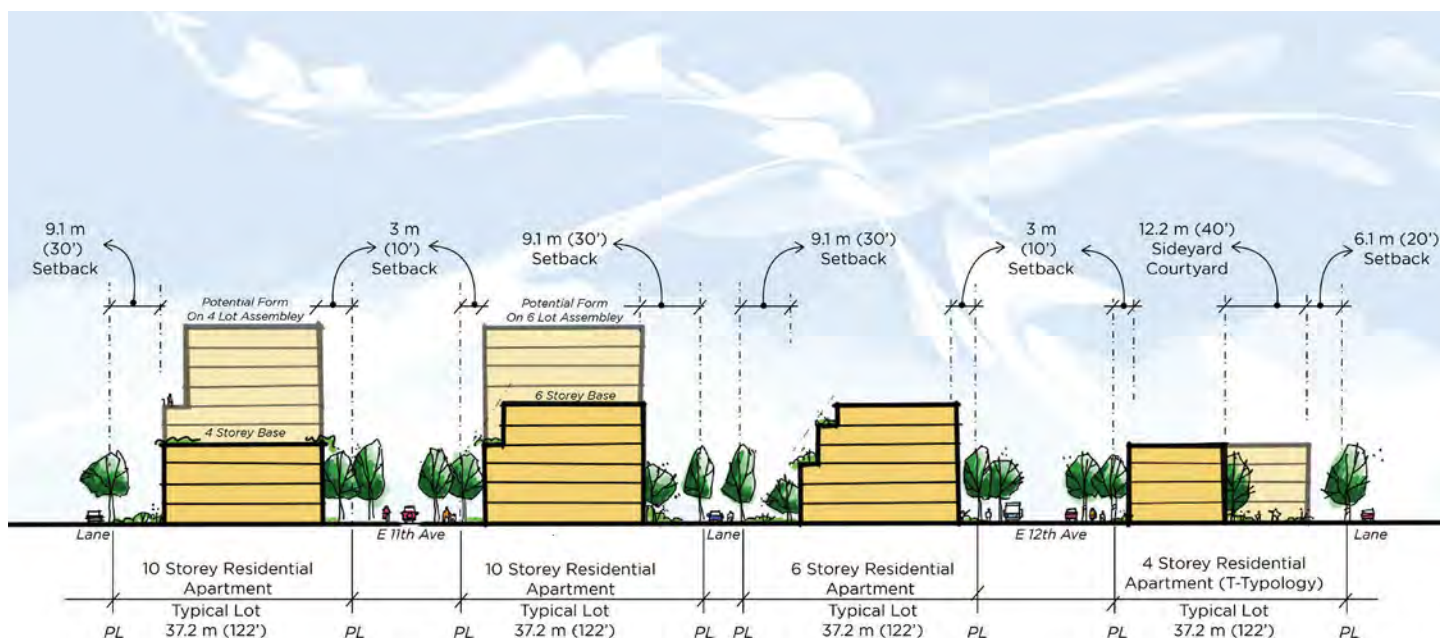
- For sites zoned RM-4, RM-4N, and CD-1 sites that are subject to Rental Housing ODP policy with height and density options are as follows:
 - For 100% secured rental housing: up to 6 storeys; up to 2.4 FSR.
 - Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Side 2.1 m (7 ft.), increasing to 9.1 m (30 ft.) for the rear 18.3 m (60 ft.) of the site / Rear 6.1 m (20 ft.).
 - Site frontage: 36.5 m (120 ft.) (minimum).
- For sites zoned RT-5 and RS-1 and other sites not subject to Rental Housing ODP the same height and density applies.

Figure 6.52: 6-Storey 'T' Typology on a 4-Lot Assembly





Figure 6.53: CBSP Residential Area Typical Section



East 12th Avenue and Clark Drive / East 12th Avenue and Lakewood Drive

- Sites zoned C-1:
 - Consider applications for mixed-use development. A mix of commercial uses, which may include retail, service, and community serving uses, is required on the first floor. Residential uses permitted on upper floor.
 - Heights: up to 6 storeys.
 - Density: up to 3.0 FSR.
 - Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Rear 9.1m (30 ft.).

East 12th Avenue (North side of E 12th Avenue between Clark Drive and Woodland; South side of East 12th Avenue between Clark Drive and Lakewood Drive)

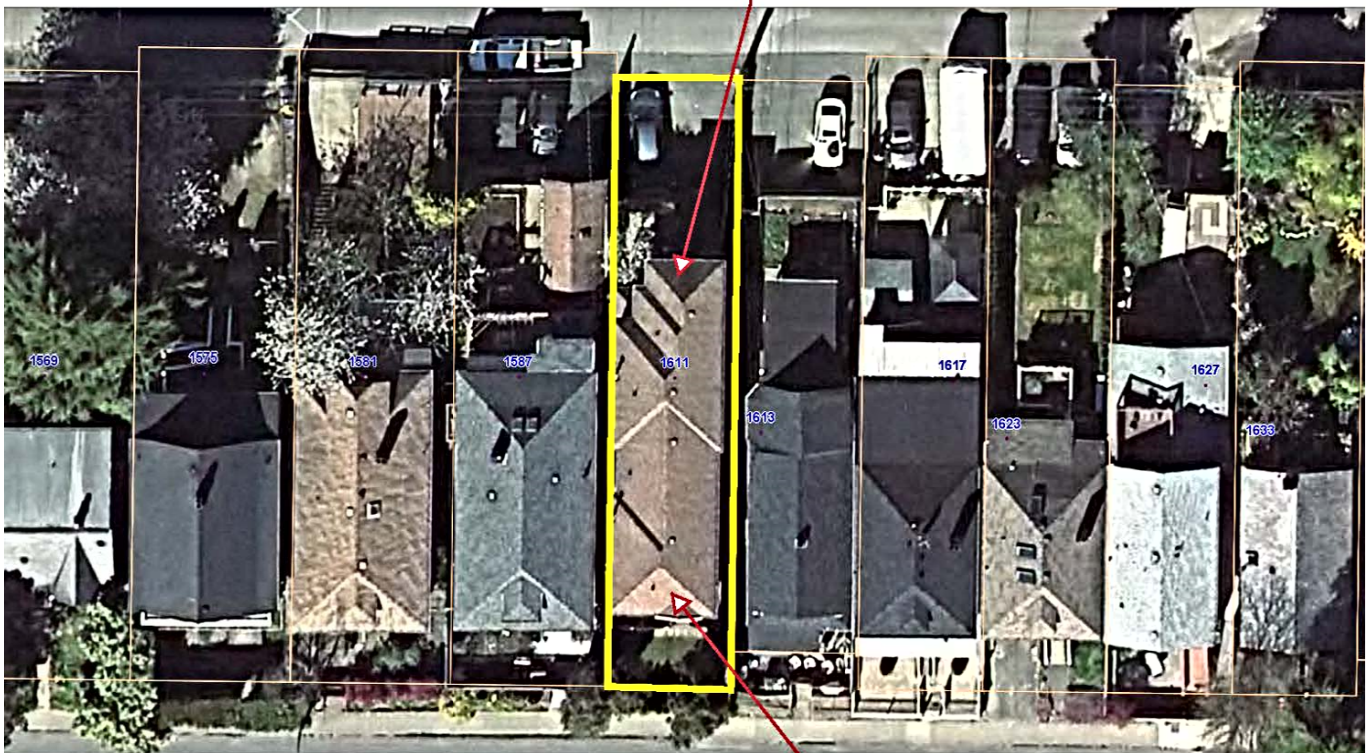
- Consider applications for apartments (residential) as follows:
 - Height: up to 4 storeys 13.7 m (45 ft.).
 - Density: up to 1.7 FSR.
 - Site frontage: 40 m (132 ft.) (minimum) is required to achieve the 'T' typology.
 - Building forms may include "T-shaped" building forms for sites with a rear lane; "L-shaped" developments for sites directly adjacent to single-family (RS-1 zoning).

Figure 6.54: 4-Storey 'T' Typology on a 4-Lot Assembly

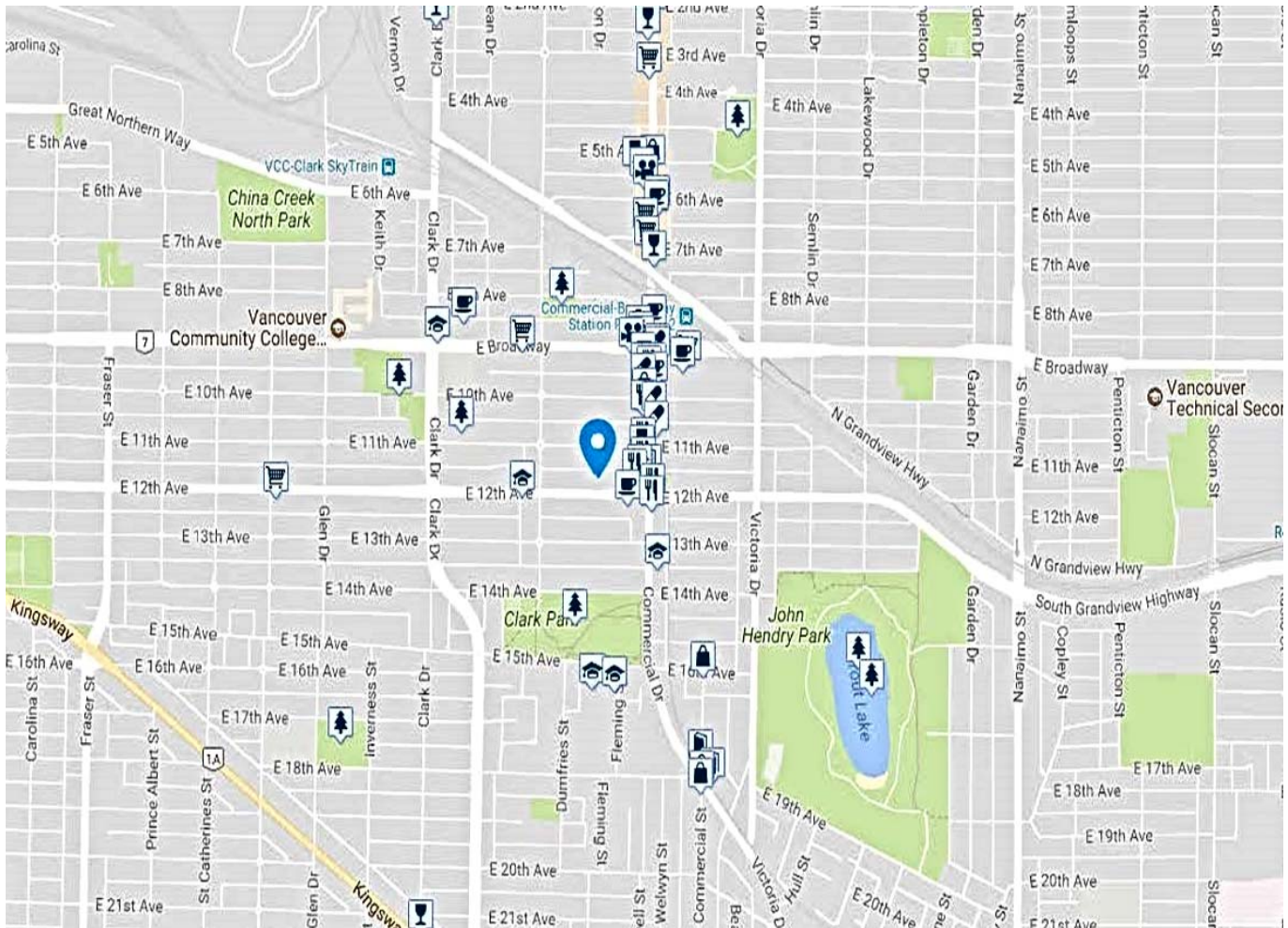
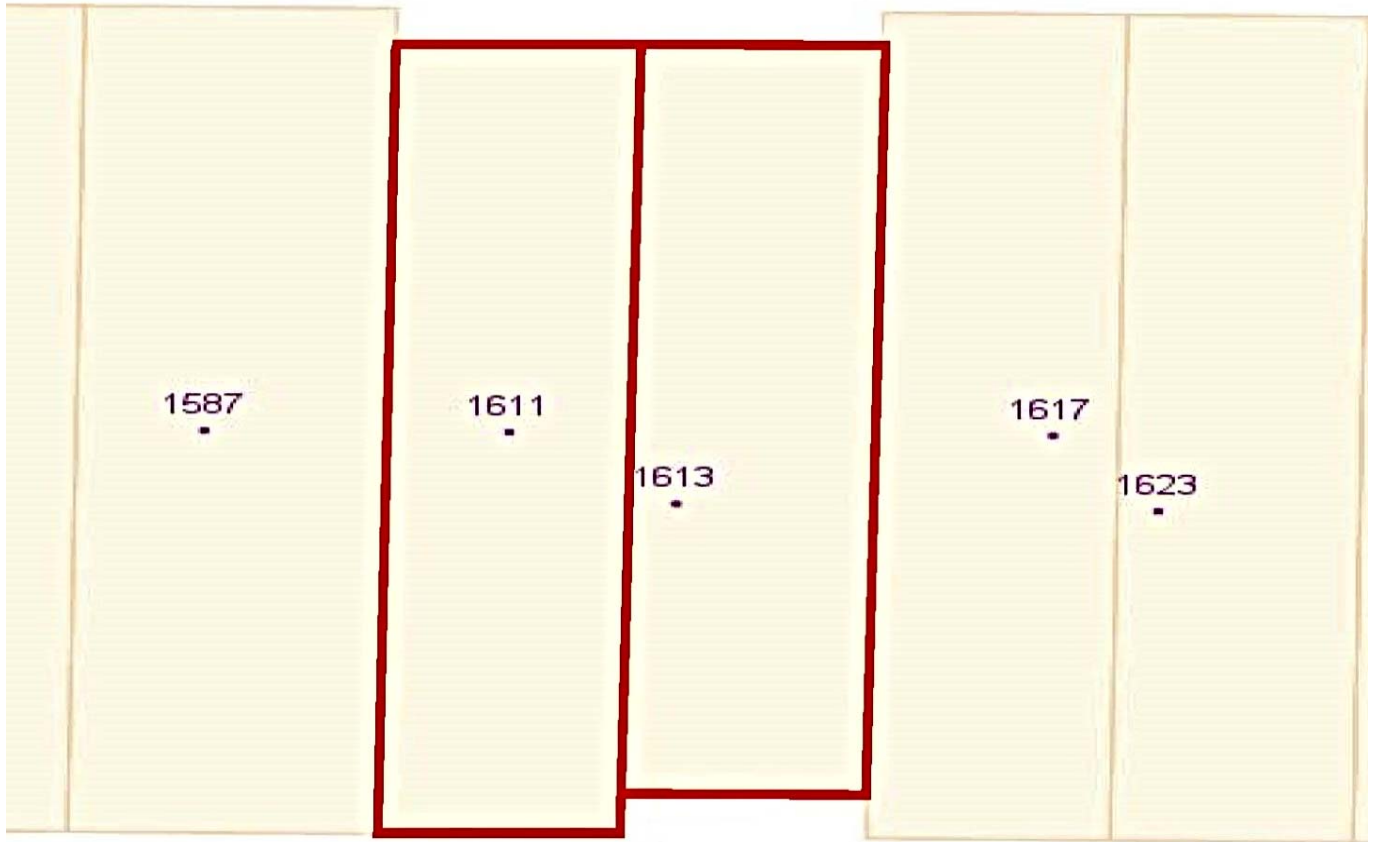




1611 E 12 AVENUE



1607 E 12 AVENUE





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Grandview VE
V5N 2A2

Residential Attached

\$1,900,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **121.8**
Lot Area (sq.ft.): **3,045.00**
Flood Plain:
Council Apprv?: **No**
Exposure: **South**
If new, GST/HST inc?:
Mgmt. Co's Name: **SELF**
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **GRANDVIEW**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet): **25.00**
Frontage (metres): **7.62**
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,900,000**
Approx. Year Built: **2002**
Age: **15**
Zoning: **RT-5N**
Gross Taxes: **\$3,027.75**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **025-487-345**
Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Locker:
Dist. to School Bus:
Total Units in Strata: **2**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc:
Legal: **PL BCS73 LT 1 DL 264A LD 36. UNDIV 104/210 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

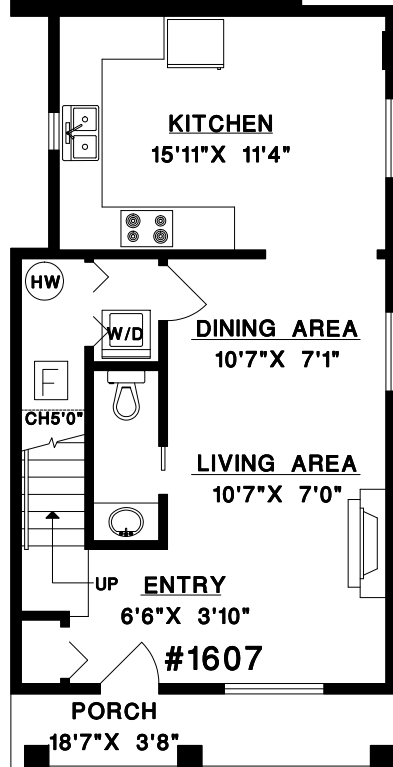
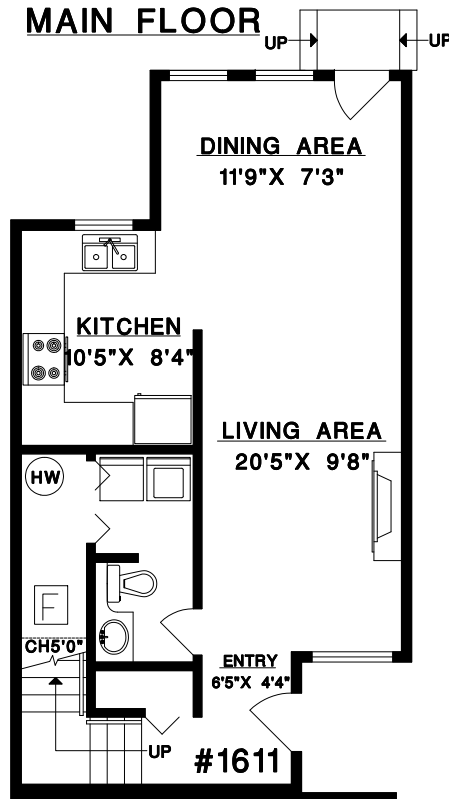
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 3'10			x			x
Main	Living Room	10'7 x 7'0			x			x
Main	Kitchen	15'11 x 11'4			x			x
Main	Dining Room	10'7 x 7'1			x			x
Above	Master Bedroom	12'4 x 11'0			x			x
Above	Bedroom	8'6 x 8'6			x			x
Above	Bedroom	9'6 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	598	# of Rooms:	7	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	619	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3	Above	4	No	Pool:
Finished Floor (Total):	1,217 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	No Restrictions					5				Door Height:
Unfinished Floor:	0							6				
Grand Total:	1,217 sq. ft.	Basement:	None					7				
								8				

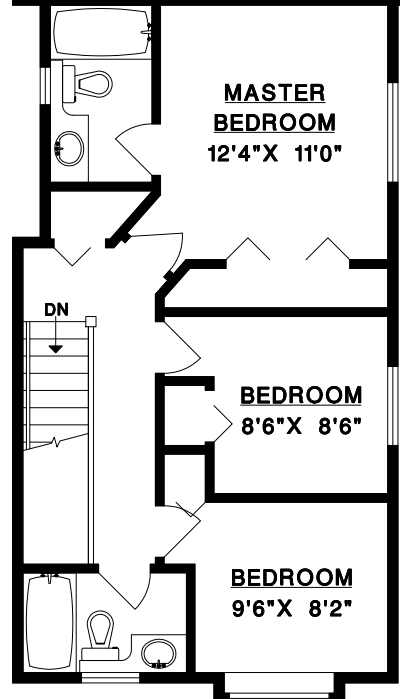
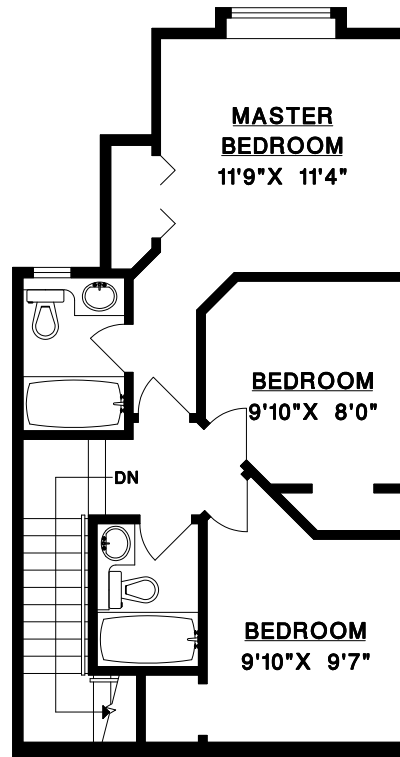
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

ATTENTION INVESTORS/DEVELOPERS!! Prime redevelopment land located in Grandview Woodland Community Plan under Commercial-Broadway Station Precinct (6.51 Transition Area). Future potential for up to 6 storey building with up to 2.4 FSR (minimum 120 feet or 36.5 meters frontage). Ready access to the skytrain rapid transit system as well as the city's most used bus routes, including the 99 B-line. Listed with 1613 12 Avenue East & 1611 12 Avenue East. See documents for additional information.

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TOTAL 1206 SQ. FT.

1611

MAIN FLR 598 SQ. FT.

UPPER FLR 619 SQ. FT.

TOTAL 1217 SQ. FT.

COMBINED TOTAL 2423 SQ. FT.

PORCH 62 SQ. FT.

