

October 2005 • Concept Model

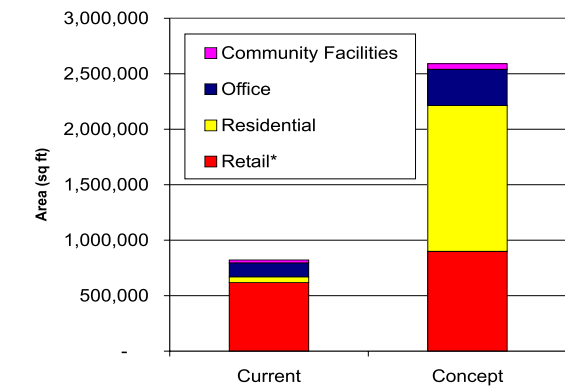


October 2005 Concept Summary

- Extensive phased redevelopment of the existing mall to allow construction of parking below and a second level of retail above
- Retail expanded out to 41st and out to Cambie/45th Ave.
- Addition of Residential and Office uses
- 4 large floorplate 23 storey residential towers located on the north side of the new street
- 12 storey residential tower on 41st
- 10 storey office building on Cambie
- A public street connecting 41st and Cambie (alternate street configuration connecting to 45th)
- a network of pedestrian routes through the site
- Two parks totalling 2.83 acres
- Room for expansion of community facilities

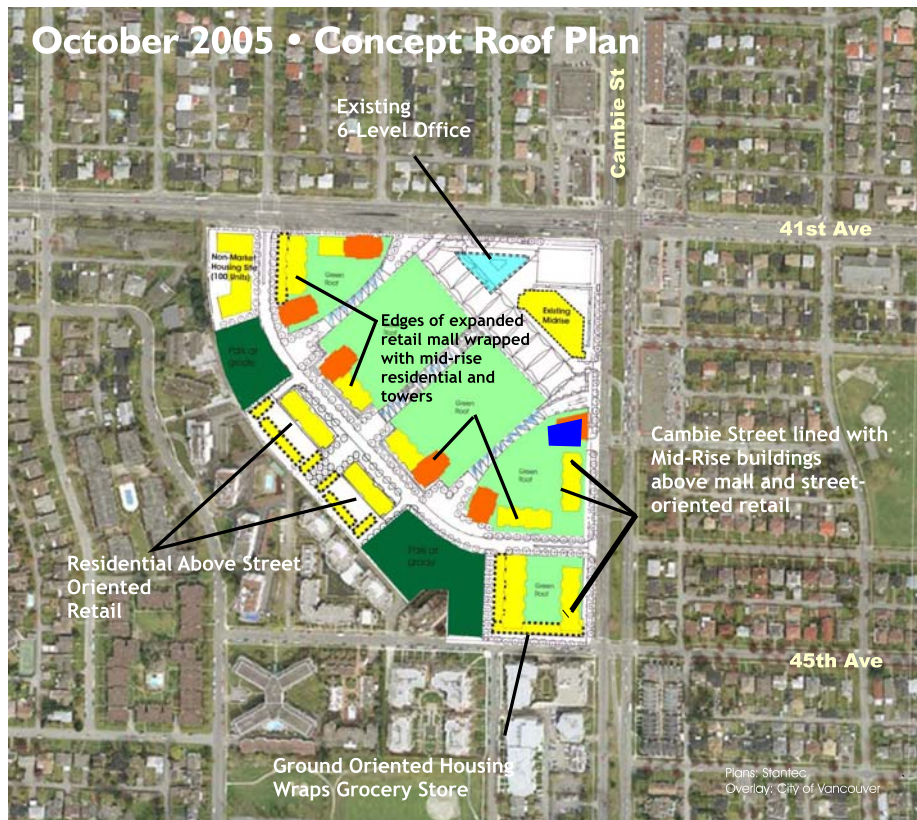
October 2005 Concept By Use and Area

	Current	Concept
Retail*	619,000	900,000
Residential	50,400	1,313,800
<i>Non Market (Seniors)</i>	-	100,000
<i>Ground Oriented Residential^</i>	-	134,400
<i>Mid Rise Residential</i>	50,400	547,400
<i>High Rise Residential</i>	-	532,000
Office	126,600	327,000
Community Facilities	25,230	50,000
Parks	-	(2.83 acres)
Total	821,230	2,590,800



* Gross Leasable Area (does not include circulation)
^ Includes residential area with access to rooftop space

October 2005 • Concept Roof Plan



Residential

- High Rise (10 to 21 Storeys) (= 23 typical residential storeys)
- Mid Rise (5 to 9 Storeys)
- Ground Oriented Row/Townhouse/Low Rise (Up to 4 Storeys)

Office

- High Rise (10+ Storeys)
- Mid Rise (5-9 Storeys)

Follow Up Workshop - December 2005

Alternative massing options were discussed and debated in workshops following the October 2005 open houses. This feedback helped shape the conceptual plan that has been brought to this open house series.

Workshop Massing Options

October 2005 Model



Scenario A



Scenario B

