

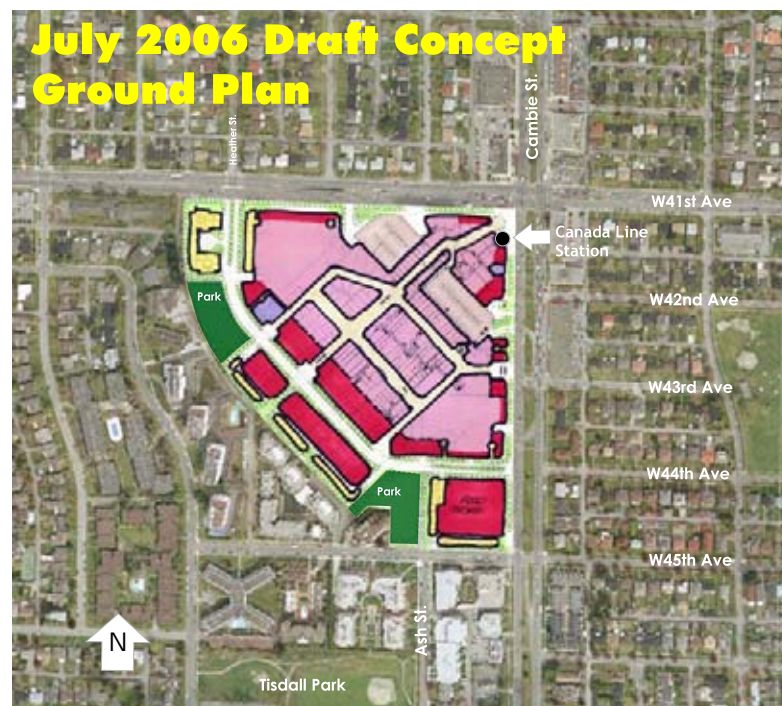
Revised Concept - July 2006



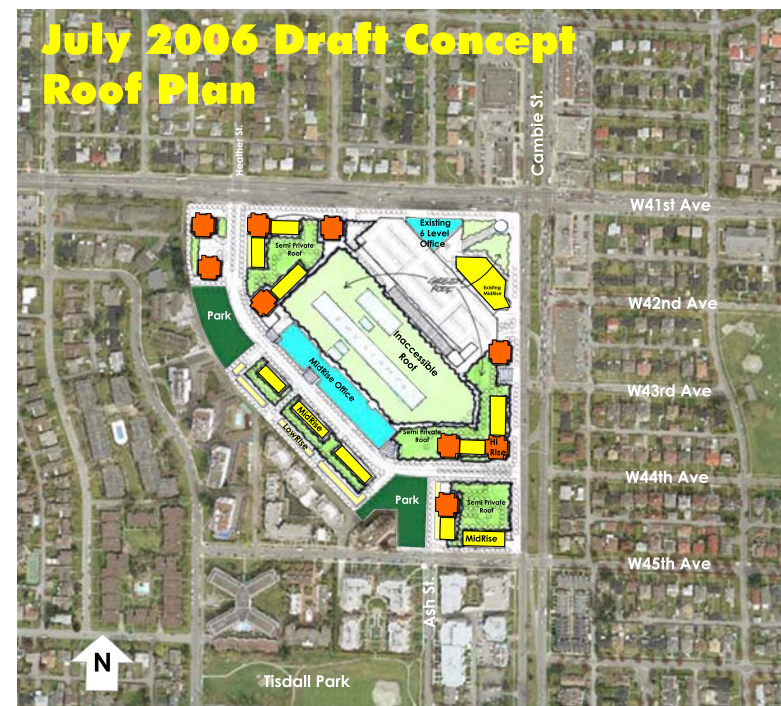
July 2006 Draft Concept Description

- More limited demolition of existing mall structure. Oakridge regional mall expanded up to a second level, and out to Cambie Street and 41st Ave.
- Redevelopment serves local community with conveniently located daily needs shopping, clustered community facilities, and easy access to transit.
- Additional offices provide professional services and improve ridership.
- Interior mall spaces are 'wrapped' with active street oriented edges.
- Mall entries and pedestrian routes connect and integrate with surrounding urban fabric and public realm.
- Public mall routes facilitate pedestrian access to Canada Line station
- Cambie redeveloped with street-oriented retail & enhanced pedestrian environment
- A new mixed use High street connecting 41st and Cambie is a retail focus and a residential address. High Street provides access and directs traffic to arterials.
- Connections with surrounding streets and lanes extend onto the site making pedestrian and bike links with the community.
- A 'Green seam' of parks/public open spaces/greenway provide visual focus and form the edge of development along the south and southwest. Overlook of two new onsite parks, totally 2.0 acres is shared with the existing community.
- Building onto the existing plaza brings retail and other activity to the Canada Line station. An interior main mall galeria provides a landmark entry point, and convenient station access.
- A variety of building types including street wall buildings of 3 to 8 storeys, and two clusters of towers, varied in height, from 12 storeys to 22 storeys (200 feet).
- Streetwall buildings define and shape public outdoor spaces, and bring vitality and scrutiny through eyes on the street.
- Tower clusters reduce impacts on views, and place new residents closest to major public streets and easiest access to Canada Line Station

July 2006 Draft Concept Ground Plan



July 2006 Draft Concept Roof Plan



July 2006 Draft Concept:

	Current	July 2006 Draft Concept
Retail*		
Interior Oriented	619,000	950,000
Street Oriented		
Total Residential	50,400	1,250,400
Lo	-	200,000
Mid	50,400	1,050,400
Hi		
Non Market (Seniors/Family)		
Market		
Office	126,600	326,600
Community Facilities	25,230	60,000
Parks	-	(2.0 acres)
Total	821,230	2,537,000

* Gross Leasable Area (does not include circulation)