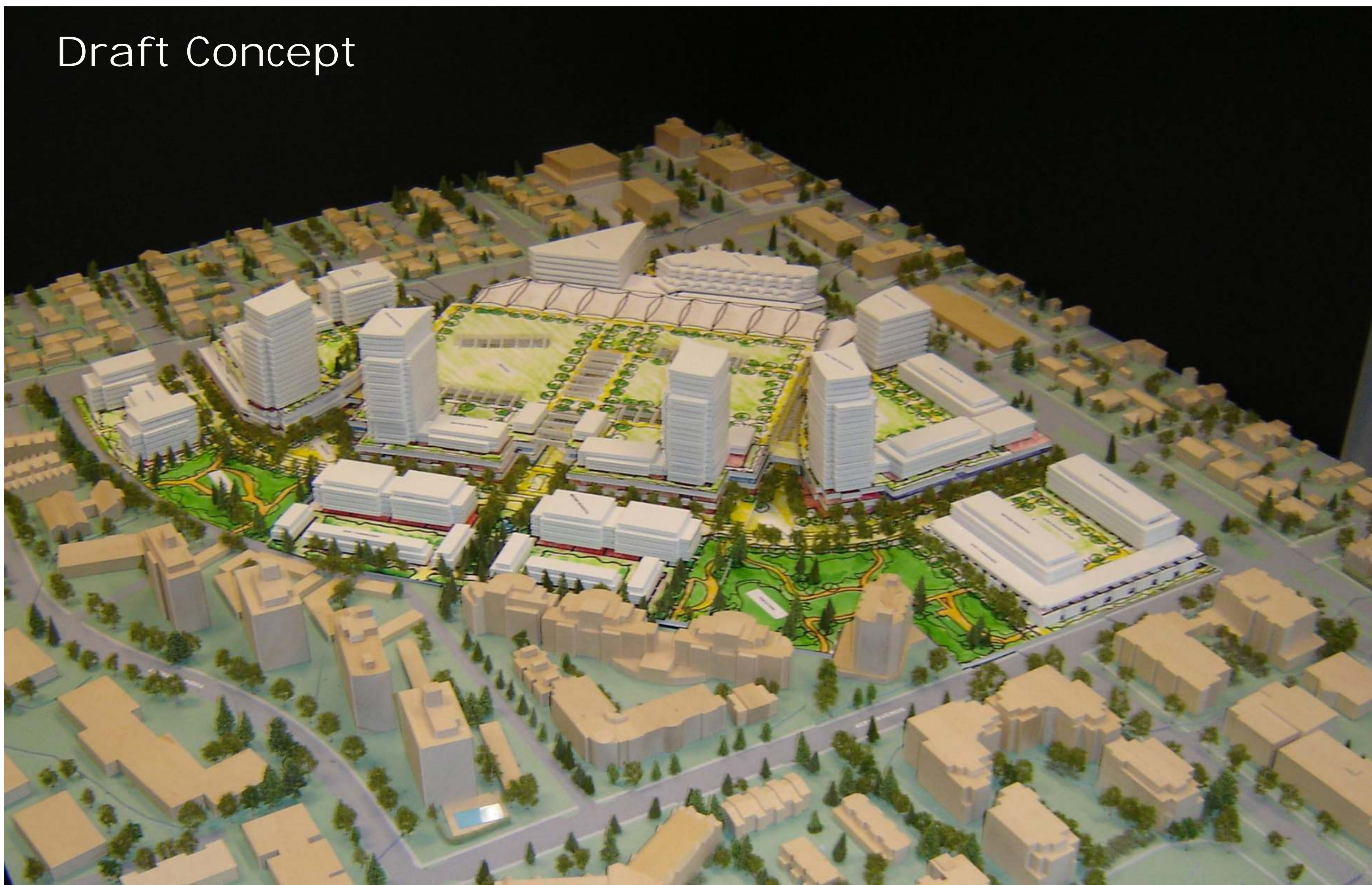


Draft Concept

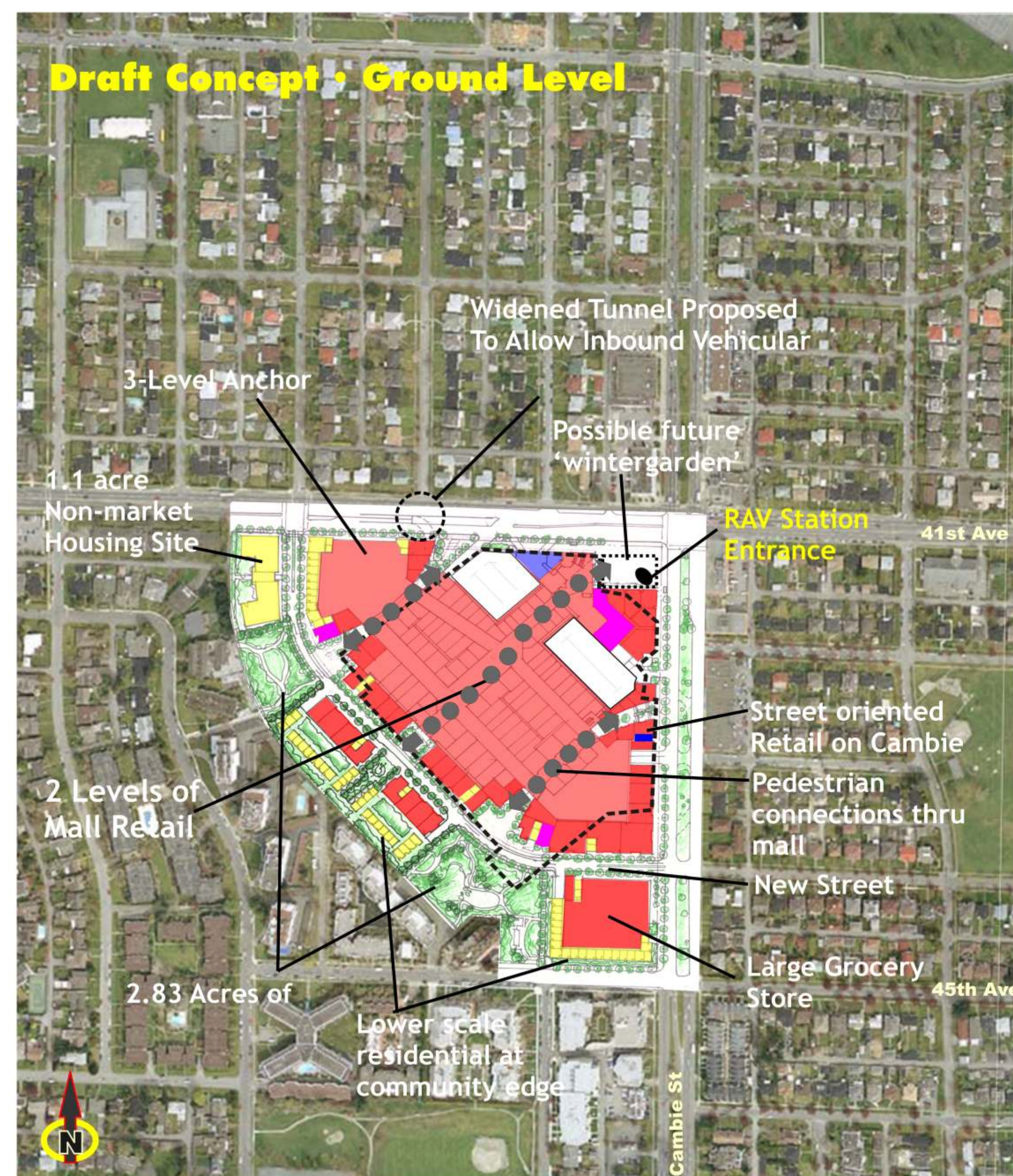


Draft Concept

Transforming the site into a new, more livable, pedestrian-oriented neighbourhood centre is a costly endeavour. Moving surface parking underground and demolishing and redeveloping the mall in phases is complicated and expensive. The form of development shown in this draft concept reflects the "order of magnitude" of retail, residential and other uses the owners feel is required make a viable project.

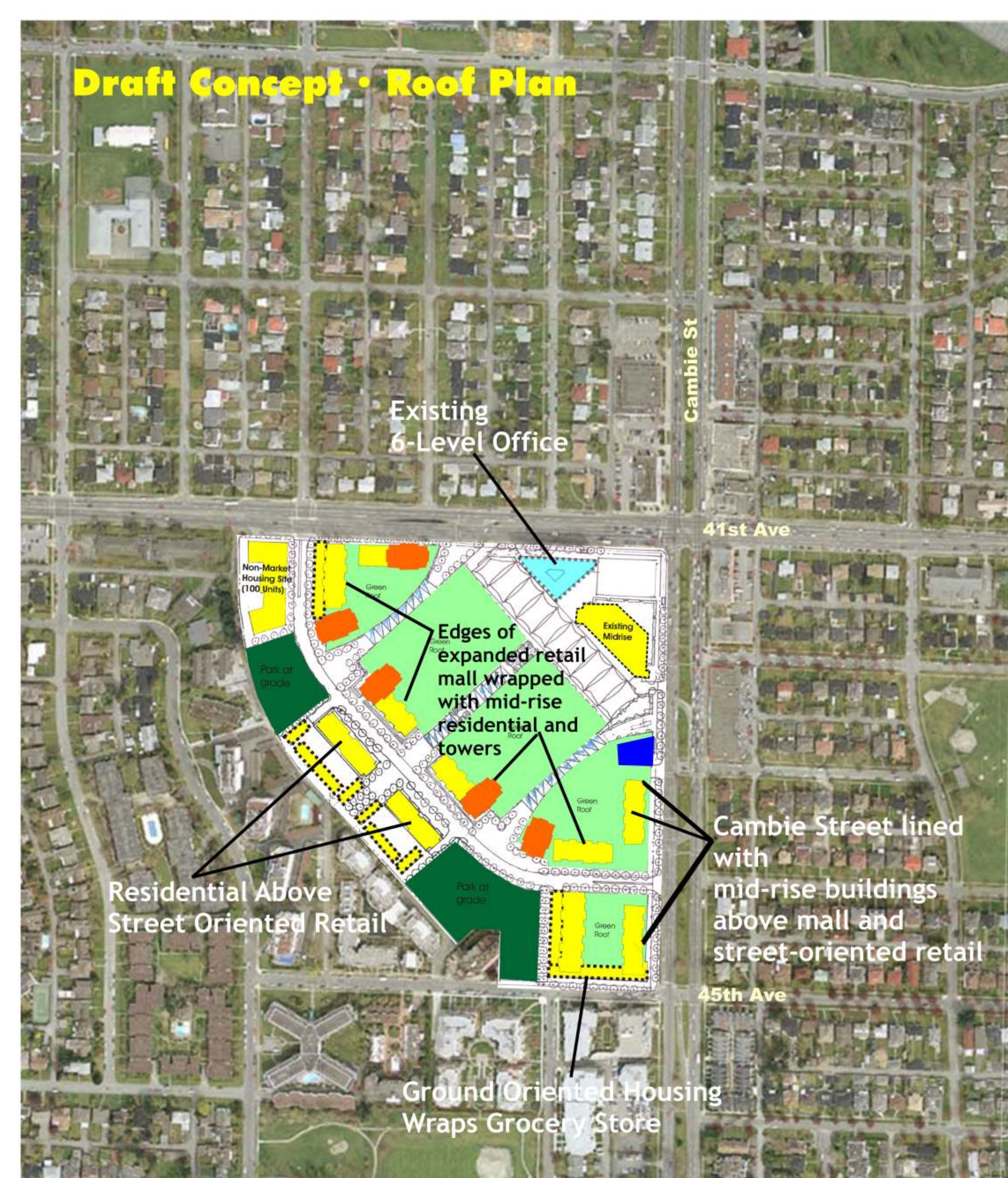
The City will review the economic pro-forma, but accommodating this program would mean that some residential area would be in towers. Building forms in the draft concept range from 3 level rowhouses to 21 level high rises that could accommodate a variety of family types.

Corner of Cambie & 41st



Plans: Stantec
Overlay: City of Vancouver

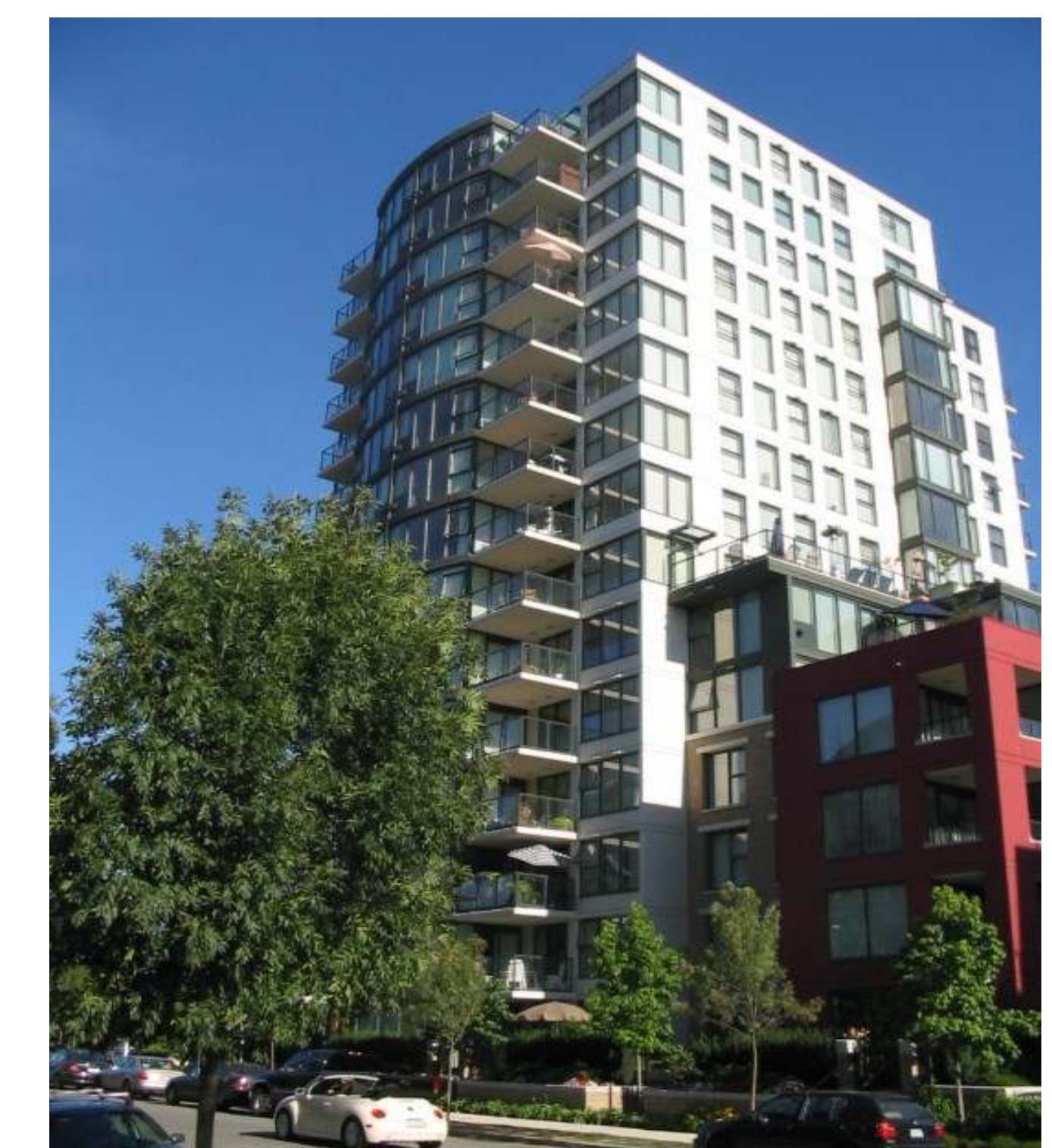
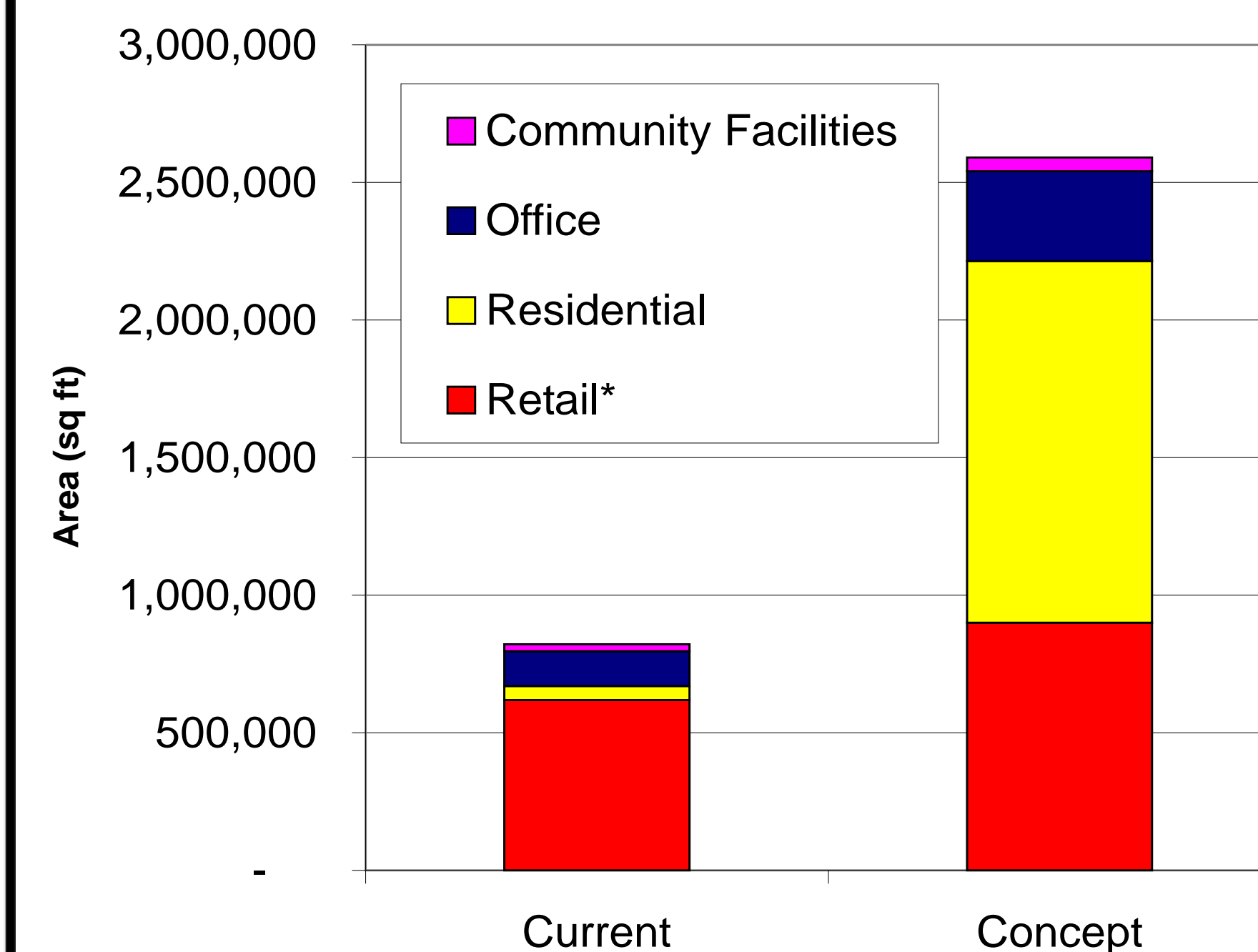
- Retail / Service
- Retail / Service Oriented to Street
- Residential
- Possible Community Facility Space
- Office



Plans: Stantec
Overlay: City of Vancouver

- Residential**
 - High Rise (10 to 21 Levels)
 - Mid Rise (5 to 9 Levels)
 - Row/Townhouse/ Lowrise
- Office**
 - High Rise (10+ levels)
 - Mid Rise (5-9 Levels)

Draft Concept: Uses by



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

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