

Retail/Service

Different Areas and Centres

CityPlan

Riley Park/South Cambie **RPSC**

Overview of Shopping areas in Vancouver

Various types of retail areas or centres have developed within Vancouver. They vary in overall size and orientation. The scale and number of stores and services in the area varies depending on market size, with larger populations having a larger number and a greater variety of stores.

The common shopping area types in Vancouver are:

- street retail areas: e.g., Kerrisdale, Commercial Drive, Hastings Street
- small street retail nodes, e.g., 16th & McDonald; Charles and Nanaimo, First and Nanaimo
- major shopping centres, e.g., Oakridge, Pacific Centre, Richmond Centre
- community shopping centres, e.g., Arbutus Village, 1st & Renfrew, Champlain Mall

There are other retail areas that are currently located in Vancouver which include Auto Malls, "Power Centres" and "Big Box" retail. Also, seasonal public markets and festivals provide opportunities for consumer purchasing.

"Big Box" stores are usually over 50,000 square feet e.g. Wal-Mart or Great Canadian Super Store

Retail Policy

The City does not have an overall retail policy. However, it has approved only limited shopping malls--Oakridge and its expansions; Arbutus Village; Champlain Mall; and Pacific Centre (plus expansion). Also, for the last 25 years zoning has required the provision of street-oriented retail space in most of the C zones along main streets.

Riley Park/South Cambie

The shopping areas in Riley Park/South Cambie are located on major north-south streets. There are four distinct shopping areas that serve the surrounding neighbourhood.

The Oak Street shopping district is located along 21st and 25th Avenue. It includes King Edward Mall, a local neighbourhood shopping mall, including Safeway. There are 62 businesses in the area.

The Cambie Street shopping areas has two nodes, from 16th to 19th Avenue includes Produce City and Park Theatre, 39th to 43rd Avenue and Oakridge Centre, located at 41st Avenue. These areas contain 202 businesses, including Oakridge

Oakridge Centre is 574,500 sq. ft in size and serves not only RPSC residents, but also regional Vancouver residents. Oakridge Centre is one of the most successful malls in Canada.

The Main Street retail precinct in RPSC is between 16th to 33rd Avenue. The primary market is the local neighbourhood and the secondary market is regional shoppers drawn to the speciality ethnic stores, antique businesses, used good stores and restaurants.

The Fraser Street retail precinct in RPSC is from 16th to 20th Avenue. This area has no major anchor tenants. The key traffic generators include a 7-eleven, several popular ethnic restaurants, and a mix of office/services uses.

Source

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