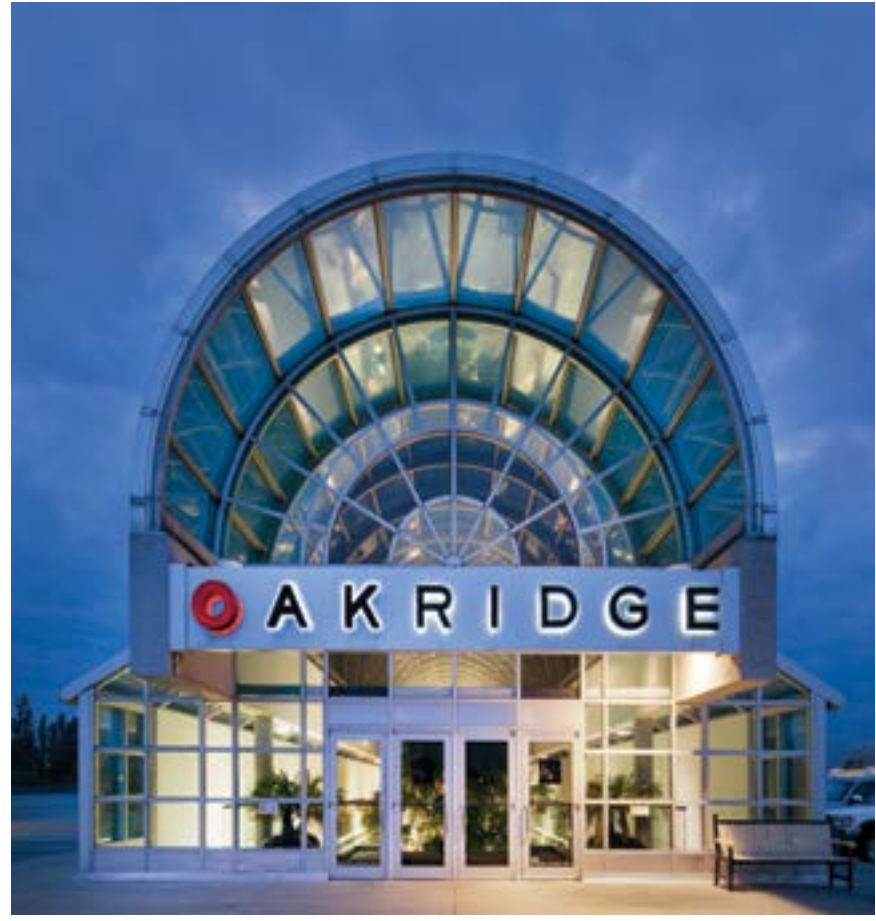


Project Team

We have a proven track record of doing responsible and innovative projects in Vancouver and around the world.



Ivanhoé Cambridge Building Owner and Rezoning Proponent

Globally, **Ivanhoé Cambridge** is the real estate subsidiary of Caisse de dépôt, which is one of the largest institutional pension fund managers in Canada. Ivanhoé Cambridge's global head office is in Montréal, Québec, and the company employs 1,600 employees worldwide.

The majority of Ivanhoé Cambridge's investor holdings are in Canada and the company is continually seeking sound long-term investment opportunities across the country. This principle underpins Ivanhoé Cambridge's vested interest in the long-term welfare of the communities in which it operates.



Westbank Residential Development Partner

Westbank Projects Corp was established in Vancouver in 1992 and to date has \$10 billion of projects either completed or under development. The leading residential and hotel developer in Canada, Westbank's primary focus is on large mixed-use urban projects involving highly complex entitlement processes and a variety of stakeholders.

The company is active across Canada in a diversity of product types, from luxury condominiums, rental apartments, and affordable housing to office, retail, hotel, and industrial. Ensuring that its commitment to quality is carried through to the final product, Westbank employs an affiliated company, Icon West Construction, to carry out the construction of each Westbank project.

Henriquez Partners Architects, Stantec Architecture Ltd. & Gensler Architects in Collaboration



Henriquez Partners Architects believes that socially responsible community development and environmental stewardship are the foundations of good design. The firm is committed to working closely with stakeholders to create buildings that are both culturally and environmentally sustainable. Henriquez Partners Architects has consistently demonstrated the ability to manage projects from design through to construction, and the technical expertise to create structures that stand the test of time. The firm's buildings have received several awards for design excellence, including Governor General's Medals in Architecture.



Stantec Architecture is an integral component of Stantec, a Canadian-based 12,000-person global multidisciplinary consulting company that provides a broad range of professional services in planning, architecture, engineering, interior design, landscape architecture, environmental sciences, project management, and project economics for infrastructure and facilities projects. Continually striving to balance economic, environmental, and social responsibilities, Stantec is recognized as a world-class leader and innovator in the delivery of sustainable solutions.



Gensler is a global design firm, with 44 offices and 3,800 employees worldwide. Founded in 1965, Gensler has deep expertise in design and architecture across 20 practices, including mixed-use, retail centers, retail, entertainment, urban design and planning, commercial office buildings, professional services, and hospitality, sports stadium and education facilities. The firm also holds practices focusing on brand strategy, environmental graphic design, mission-critical facilities, and has recently invested in consulting for real estate workplace and sustainable design.

PFS Studio (Formerly Phillips Farevaag Smallerberg) Landscape Architects



PFS Studio is a community planning, urban design, and landscape architectural firm. PFS Studio undertakes projects for both the private and public sectors throughout Canada and the United States as well as Europe, Southeast Asia, and China.

PFS Studio is well known for both planning and built works, and the firm's portfolio demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals. Large-scale urban planning, public realm, community design, and public engagement are at the core of PFS Studio's practice.

Integral Group Mechanical and Sustainability Engineers



Integral Group is a building services consulting firm that provides mechanical and electrical building design, sustainable design, sustainable master planning, and LEED consulting.

Integral Group brings its cutting-edge ideas to projects across North America and around the world. As a member of both the Canada and US Green Building Councils, they have 106 LEED projects, 16 LEED Platinum certified projects, 15 Net-Zero Energy, and four Living Building Challenge projects in design.



**Ivanhoe
Cambridge**

Caisse de dépôt et placement
du Québec

west bank

Oakridge Centre Vision

A Unique Site

Oakridge is a thriving retail centre located in the geographic heart of Vancouver. Currently surrounded by a sea of surface parking, the site is immediately adjacent to the Canada Line transit station.

Something for Everyone

A consolidated amenity building with a community centre, seniors' centre, a library, and childcare will be surrounded by over 14 acres of public space. This expansive area will feature urban agriculture, quiet gardens, water art, sport courts, a running track, a dog park and more... Spaces for everybody to enjoy.

Variety & Diversity

RETAIL Increasing the variety and diversity of retail will better serve residents and the neighbourhood. A new outdoor shopping street, High Street, will add a different type of retail experience: cafés and restaurants spilling out onto the street extending past the interior retail hours.

HOUSING A diverse range of housing will cater to a wide spectrum of people including seniors and families.

EMPLOYMENT The creation of a real community where people can live, work and play. There will be increased employment opportunities as a result of the larger enhanced retail centre.



Mixed-use retail



Transit oriented



Green outdoor space



Sustainable



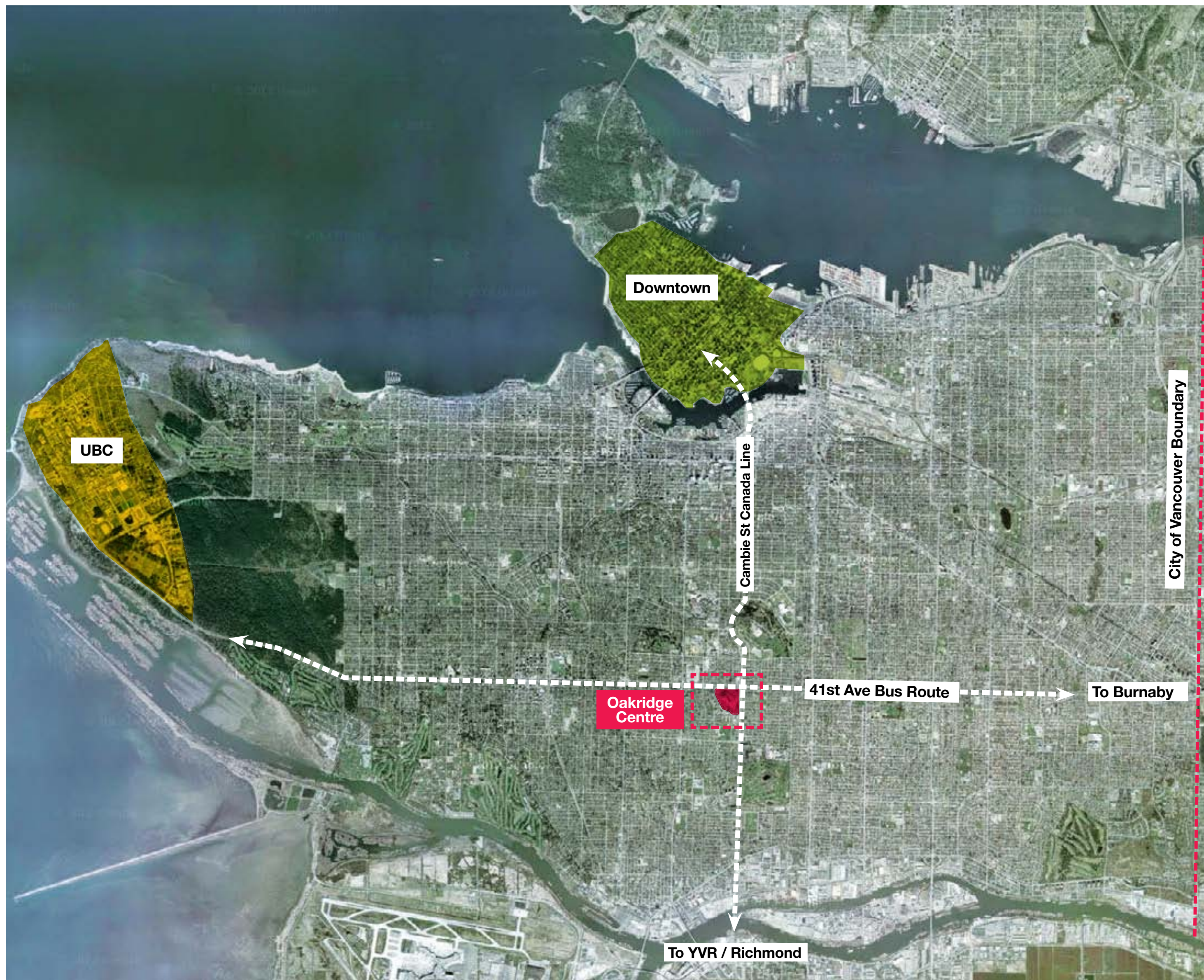
Amenities



Residential

Context & Site History

Oakridge Centre is located near the geographic centre of Vancouver at the intersection of Cambie Street and West 41st Avenue.



Context Aerial View



Enlarged Aerial View

History of Oakridge Centre

The site was originally owned by the Canadian Pacific Railway. It remained a natural enclave within the city until the 1950's, when the company sold its land holdings for residential and commercial use. In 1956, Oakridge Centre became the first CD-1 rezoning approved in the city. The first mall of Vancouver was built at the intersection of Cambie Street and 41st Avenue three years later. Fifty years later in 2009, the Oakridge–41st Avenue SkyTrain station opened, making the site an important new hub in the city's transportation network.



Pre-1950's

- Canadian Pacific Railway Land



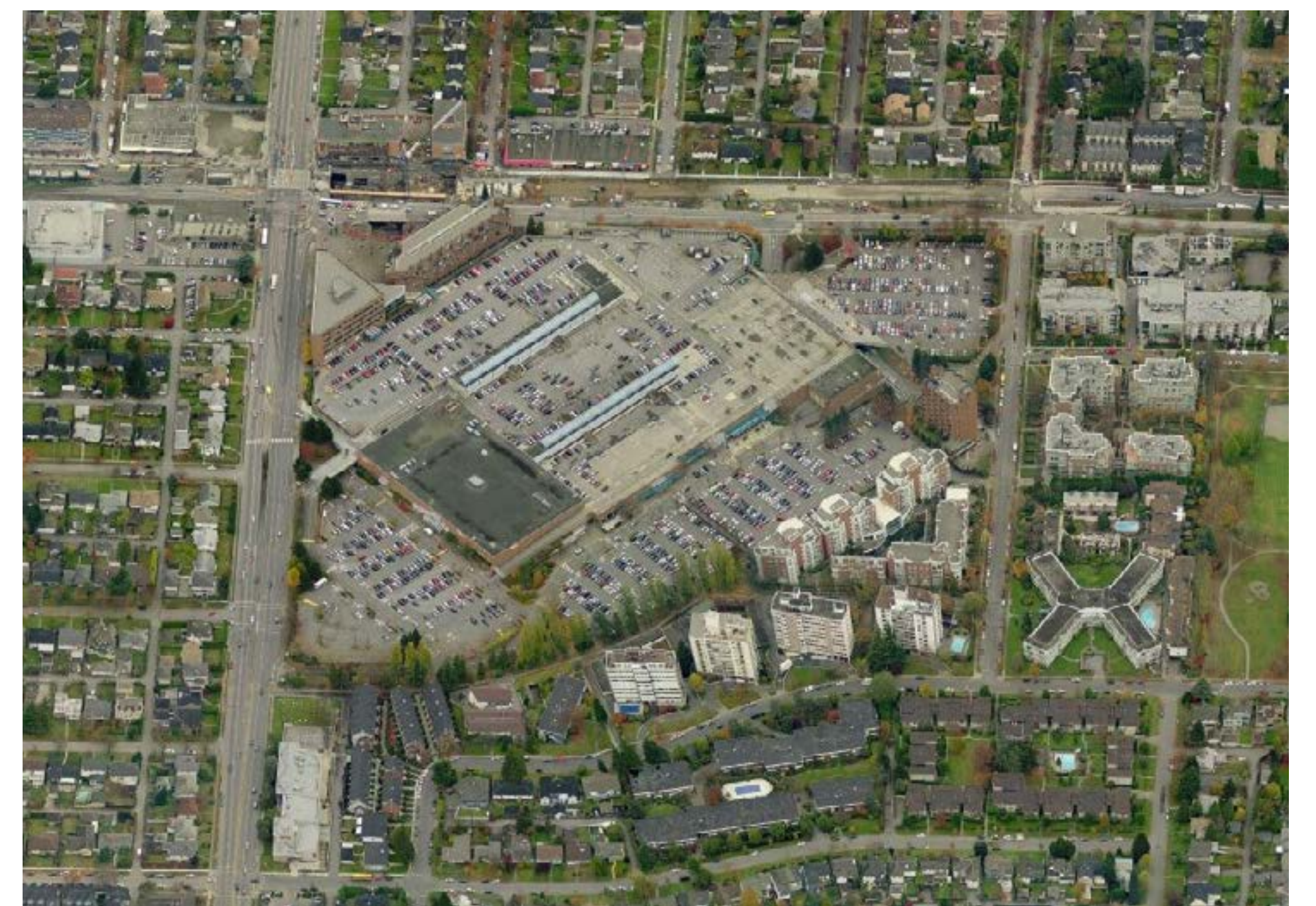
1950's

- Oakridge Centre rezoning approved from RS-1 to CD-1
- Stores Limited purchases Oakridge site for development
- Four stand-alone buildings are constructed with open-air walkways (1957)
- The majority of the buildings are one-storey (plus basement) except for Woodward's, which is two-storeys



1984-1985

- Individual buildings are joined together with barrel vaulted skylights
- Department store and food areas are expanded
- Mixed-use components of office, residential, and community amenities are added
- Parking is allowed on the roof of 1957 structures
- Cambridge Shopping Centres Ltd. purchases Woodward's real estate portfolio, including Oakridge Centre



2013

- Oakridge Centre still exists in this form