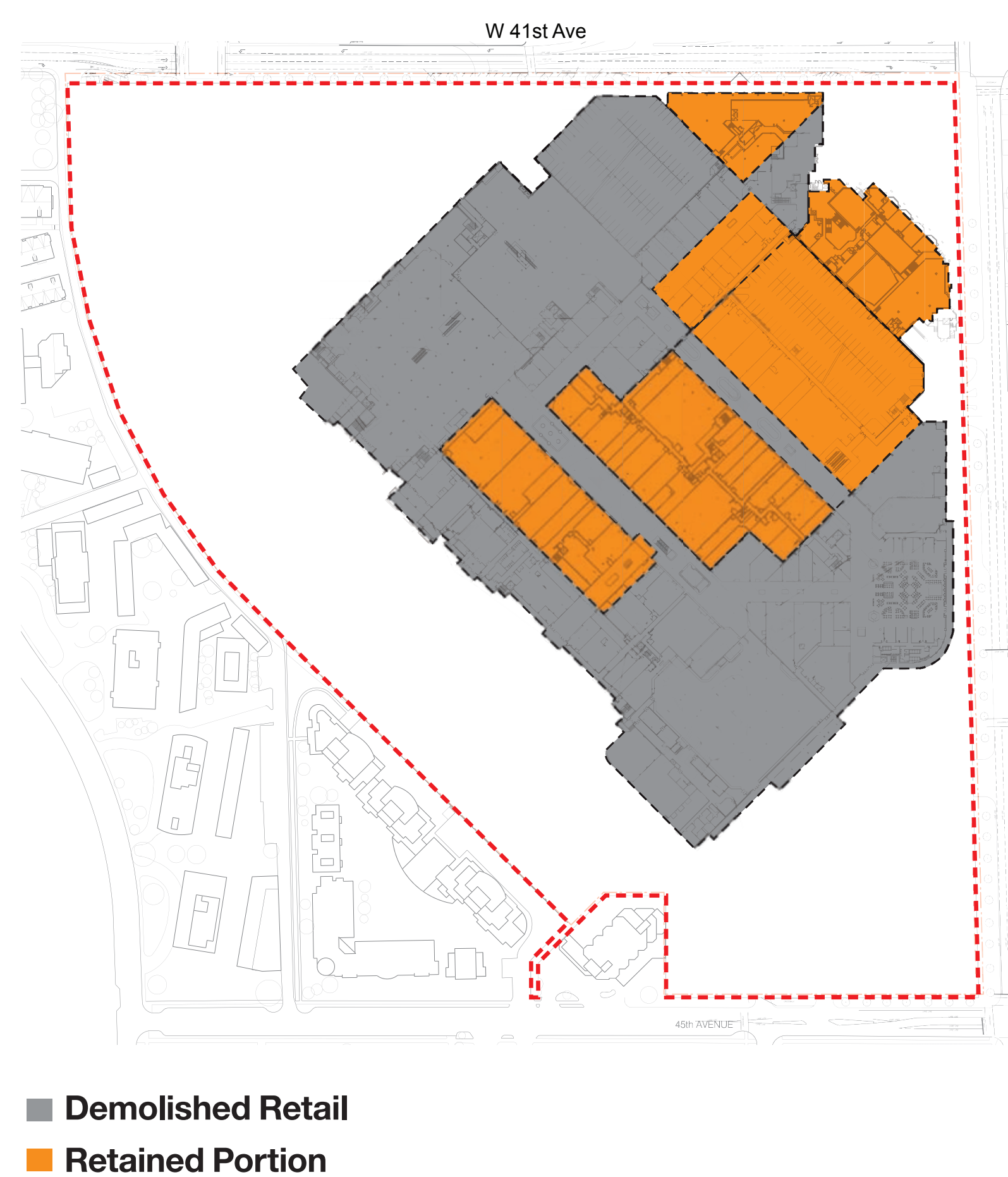


Retail Design Parameters

The retail tenants at Oakridge Centre, particularly the Major Anchors, are important stakeholders.

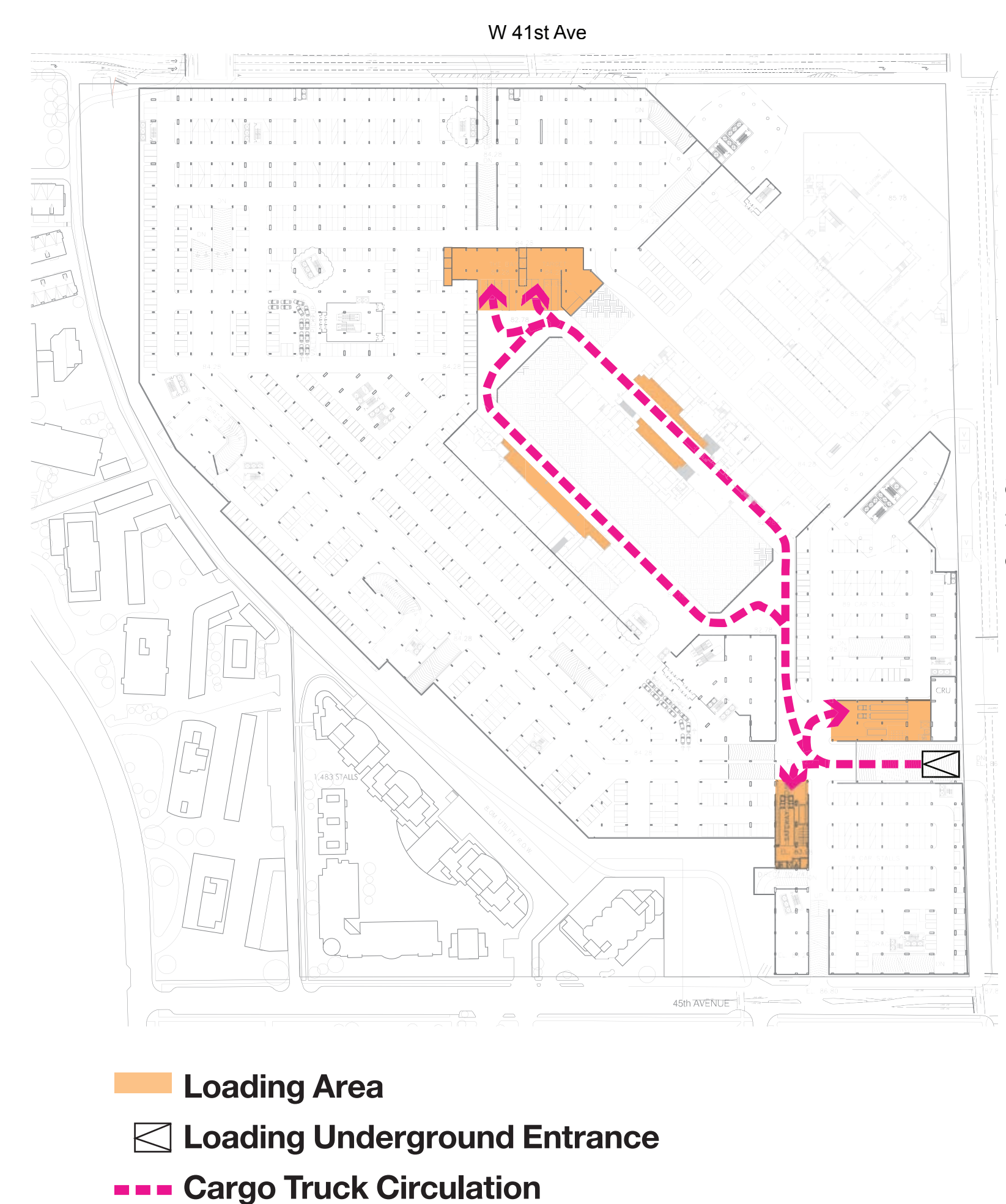
Retain Portions of the Existing Building

The heart of Oakridge Centre will remain while the existing anchors and food court will be demolished to make room for new retail and residential.



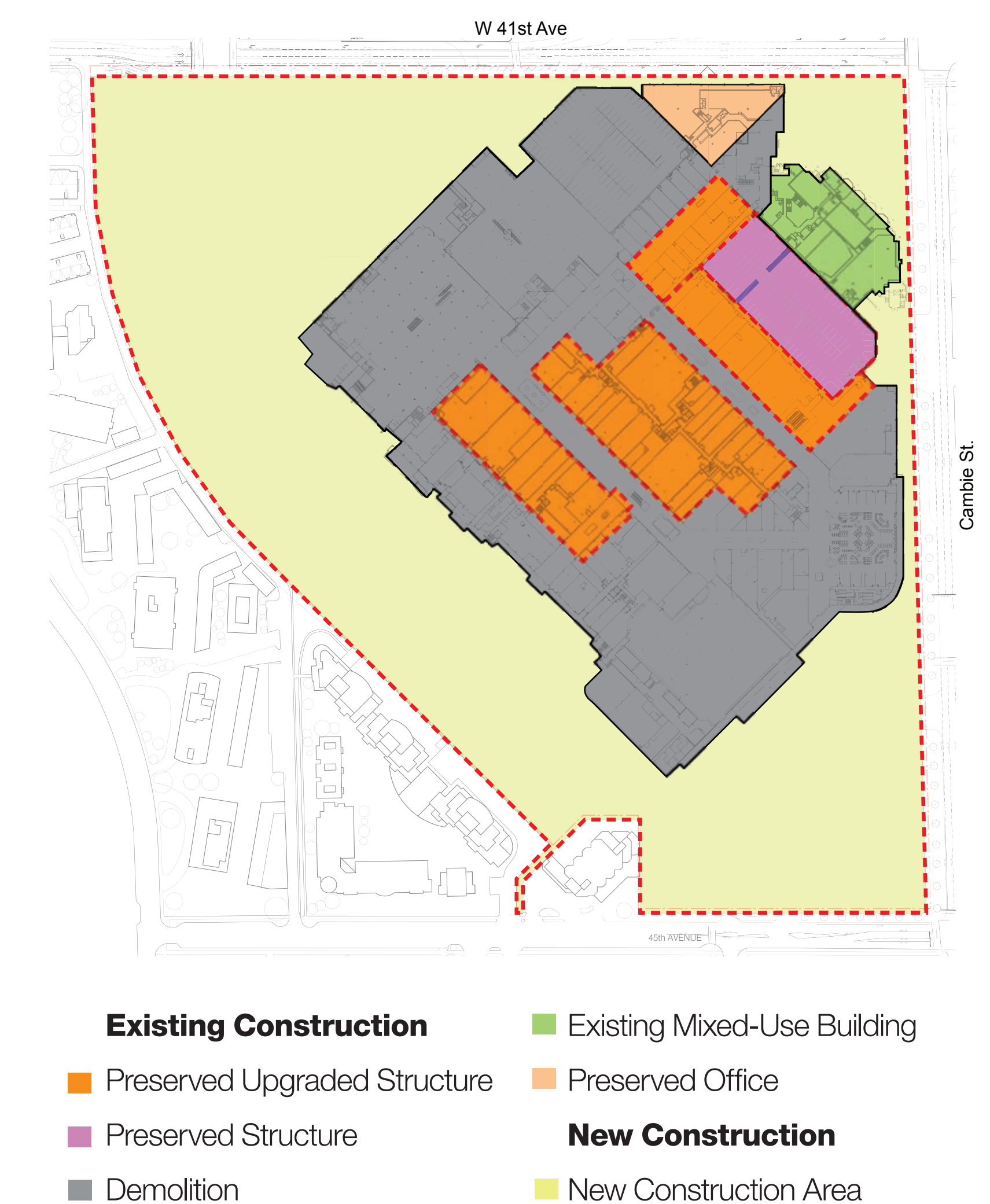
Loading Operations

Critical to the ongoing operations of the Centre, the existing loading loop will need to remain operational for the duration of construction.



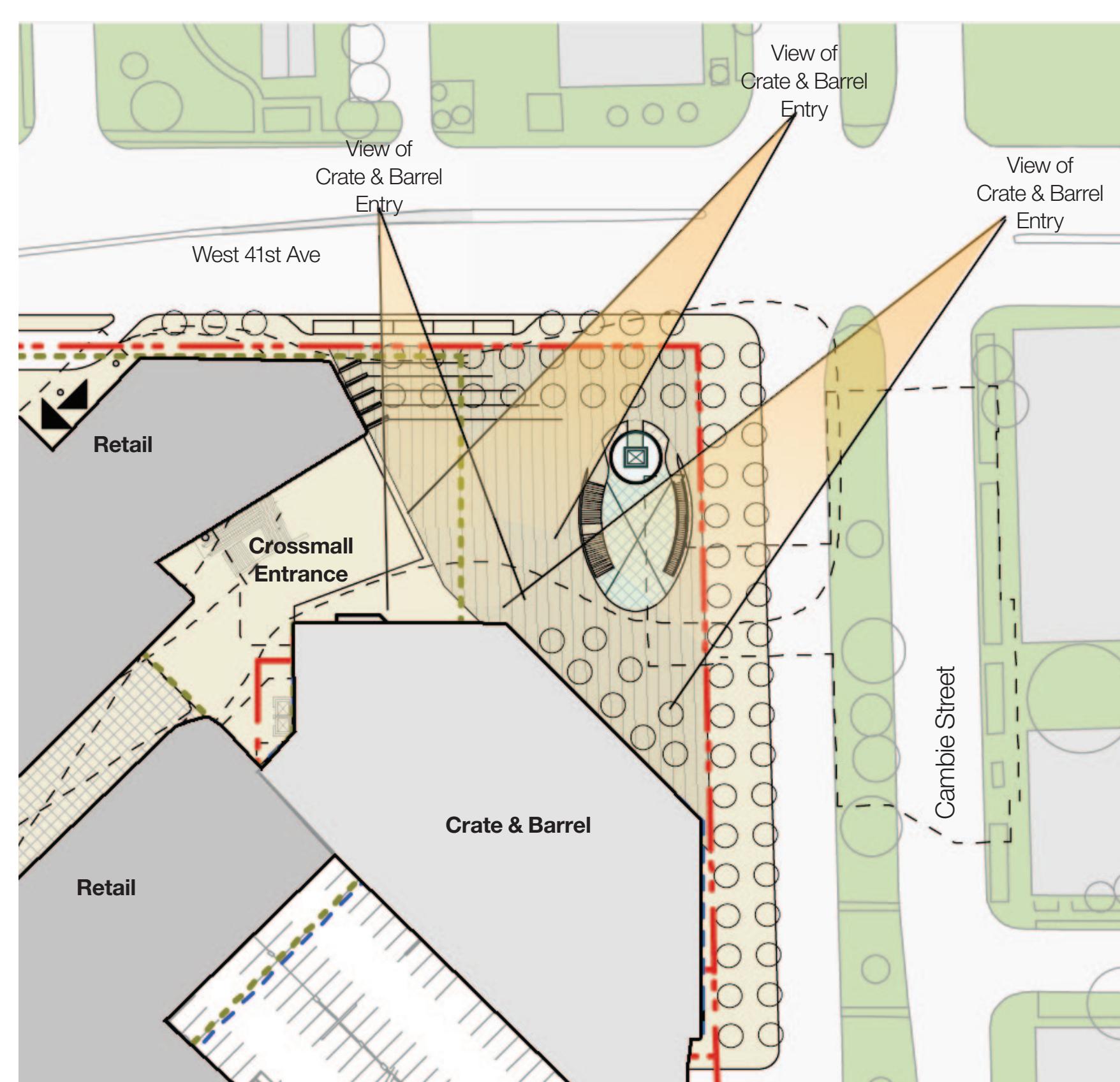
Structural Legacy

Construction lines are determined by the existing building legacy of Oakridge Centre and existing residential and office uses.



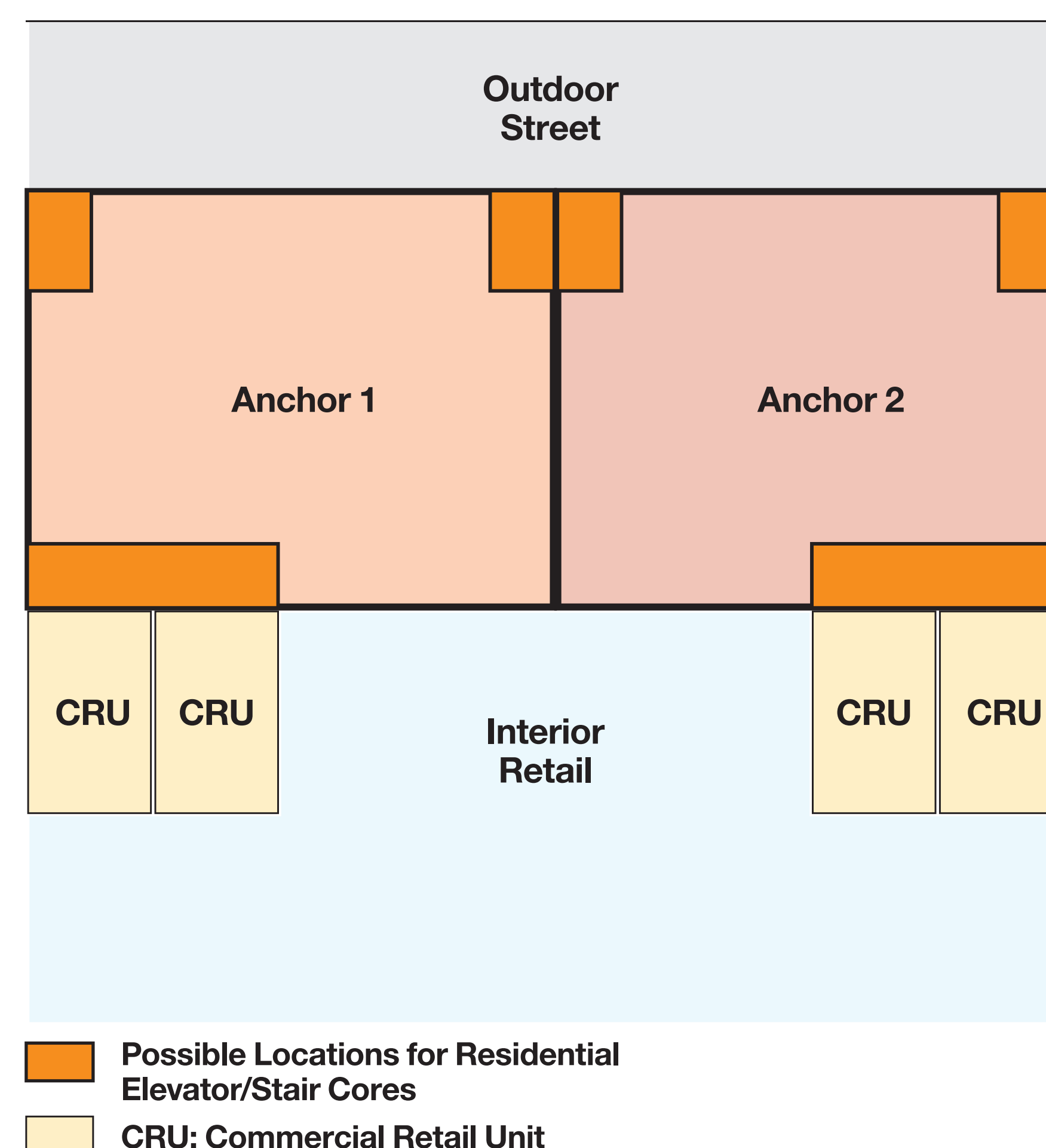
Line of Sight: Exterior

Visual access to street-front retail is a key driver for major and minor anchor tenants.



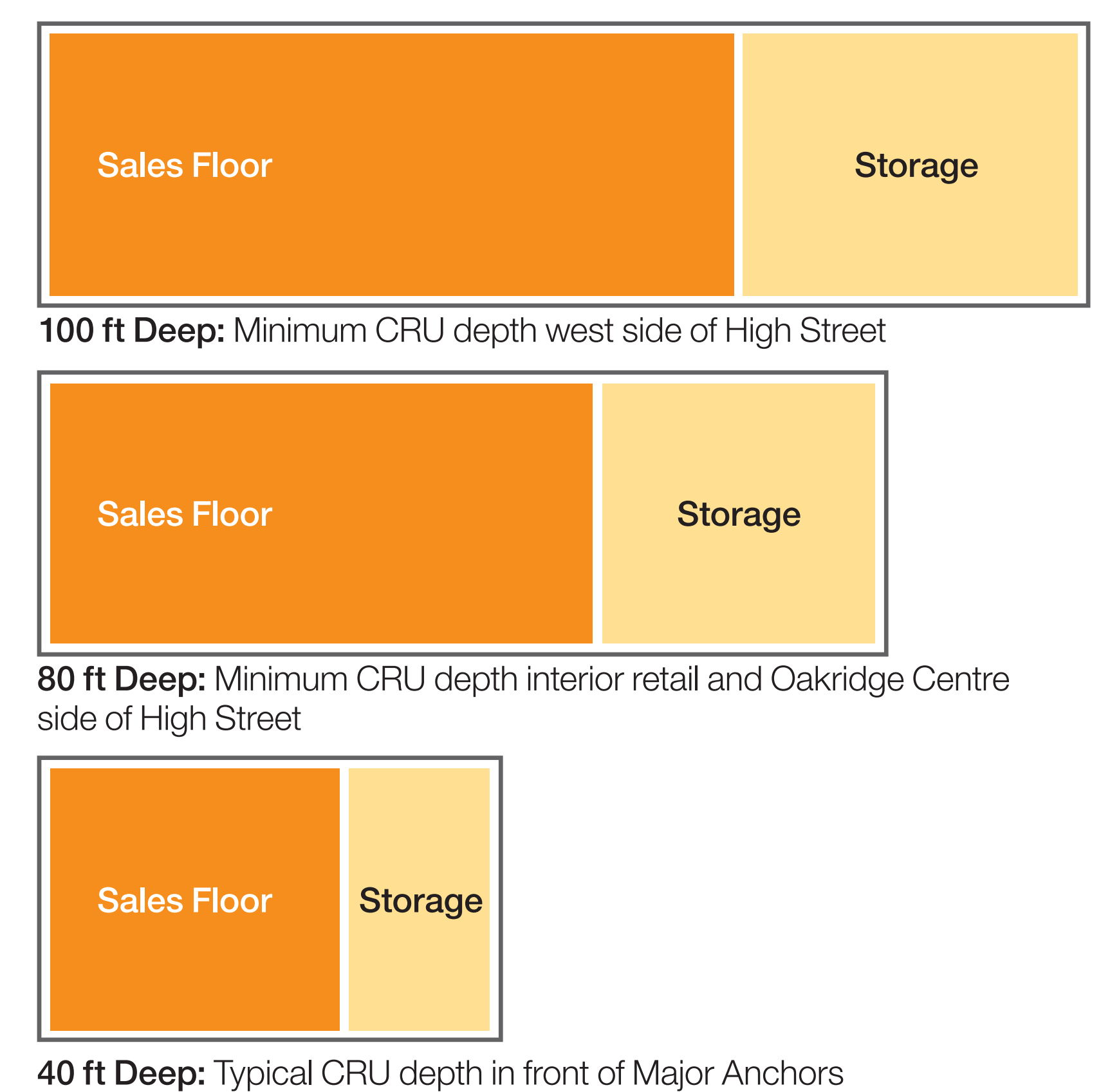
Core Locations

Core locations for new residential buildings are driven by Anchor lease requirements for open planed floor plates.



Minimum Retail Unit Depth

Retail unit depth is vital to provide functional and well utilized space for tenants.



Retail & Anchors

The increase in the retail and anchor space at Oakridge Centre will allow for more variety, diversity and usability for the entire neighbourhood.



Level 1 Retail Plan

NTS

- Anchors
- Indoor Retail
- High Street Exterior Retail



Level 2 Retail Plan

NTS

- Anchors
- Indoor Retail
- High Street Exterior Retail

A variety of opportunities:



Diversity of retail/services

Oakridge offers a rich variety of retail services from traditional fashion, health and beauty to community based service offerings. The future expansion of the retail areas will further enhance this diversity by the addition of outdoor pedestrian street level retail and restaurants, updated anchor stores, and new grocery.



After hours retail

The diversity of retail planning at Oakridge will allow for a broader range of offerings to extend beyond the traditional operational hours. Lots of street accessible shops and services can extend there hours to serve the needs of the community and provide a lively animated gathering place around three new public plazas.



Retail spilling on to street

Part of the new retail at Oakridge will focus on the new public high street. Offering a broad range of retail, restaurants, and community services High street will redefine the retail experience at Oakridge.



Something for everyone

The expanded fashion, refreshed anchors, pedestrian street retail, expanded dining, and a broader range of community services come together to make Oakridge a truly integrated community retail centre.



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Office Space

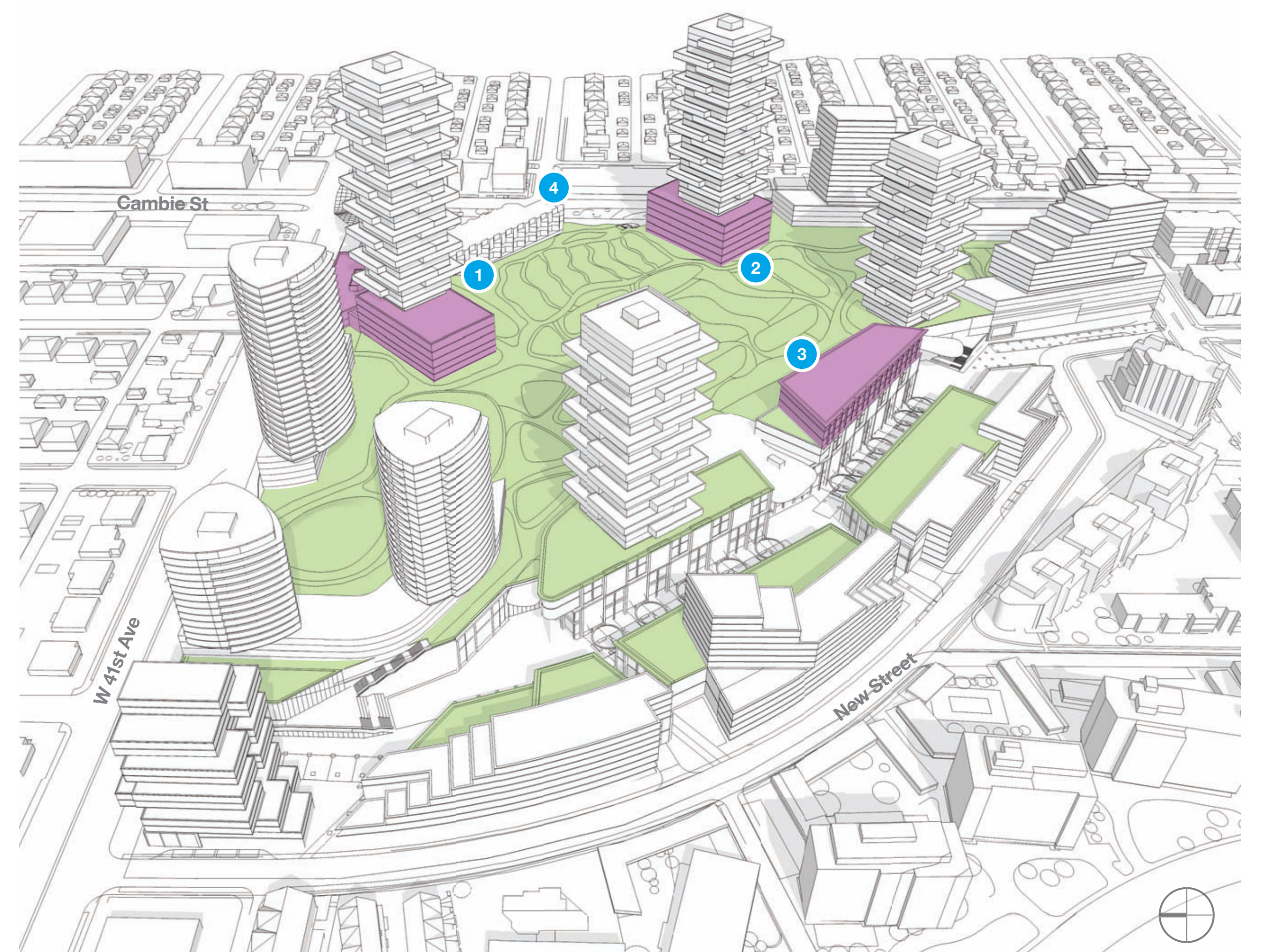
Oakridge Centre seeks to expand on the existing office space with the addition of office buildings in three key locations.

Office expansion is planned for three key locations. The existing building at 41st and Cambie Street will be linked to a new office podium that features a mix of typical and large floor plates and maintains the current medical and dental facilities.

The second office/residential tower is located on Cambie Street near the Canada Line station with direct access to the street and interior retail amenities.

A third location on pedestrian High Street will be linked to the neighbourhood plaza and have direct access to the Rooftop Commons and amenities.

Combined, these spaces will nearly triple the current office space at Oakridge Centre.



- 1 Office 1: Business/Corporate
- 2 Office 2: Business/Corporate
- 3 Office 3: Professional
- 4 Existing Office



Major Anchors

The Major Anchors will draw people from around the City of Vancouver. They will also provide employment to the local population.

Retail

A range of value, mid priced and higher end retail will be offered.



Dining & Entertaining

Dining and entertainment will be a significant feature of Oakridge Centre, enlivening the community day and night.

Local Goods & Services

The community will have access to local goods and services, thereby encouraging local commutes.



Office Services

Services, such as medical offices, will be expanded for the local community.

Corporate Offices

The increase in office space will bring in more jobs. As a result, the weekday traffic through retail areas will increase.

How is economic sustainability integrated into Oakridge Centre?

The new Oakridge Centre will increase the mix of businesses on site, including retail goods, local services, restaurants, and offices.

With a diverse and significantly sized community, Oakridge Centre's local economy can offer all the goods and services necessary to live and work in the community. It will also provide daily necessities for the neighbourhood at large.

An increased population will also make Oakridge Centre an ideal place for cooperatives. Car and bicycle share programs are effective tools for reducing single-ownership consumption.



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