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From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 2:43 PM
To: Public Hearing
Subject: FW: Opposed To Current Oakridge Re-Development
Attachments: Public Hearing Mar. 10.doc

From: Heather Wye s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 2:42 PM
To: Correspondence Group, City Clerk's Office
Subject: Opposed To Current Oakridge Re-Development

Here are my speaker notes from yesterday. I did not read everything as I was conscious of time. Please give this another moment of yours.

I would appreciate it if this was incorporated into the 'opposed' communication file.

Thank you,
Heather



This email is free from viruses and malware because avast! Antivirus protection is active.

Mayor and Council

My name is Heather Wye and I am a resident of the Terraces

I oppose this current proposal to re-develop Oakridge Mall for many reasons - I am only going to speak to three:

1. A few of the items that have still not been dealt with by your Planning Dept.
2. The affect of this planned re-development on the existing residents of the site.
3. A very concerning lack of understanding by Councillor Jang.

Firstly

You are about to vote. Where is the promised complete shadow study? How can you make a decision when you don't have all the relevant information?

- a shadow study covering the distance from the 42 and 44 storey towers and the mass of 13 towers over the Terraces and the entire neighbourhood on varying days still has not been done

You are about to vote. You still don't have an idea of how the Canada Line is going to handle the increased density.

- 6 new towers at the south end of Cambie Bridge
- at least 30 new towers in Richmond
- the Marine Gateway towers
- MC²
- the many other 6 to 8 storey condos being built along Cambie

Now, add the 14 towers at Oakridge (and as a quick thought, aren't podium towers yesterday's overdone creative idea?).

All this re-development will have an enormous effect on transit and traffic.

Where is Translink going to come up with the money?

What is Translink actually committed to do?

Where is the traffic study for this proposal?

Are you leaving these until this entire development has started and you have to scramble to fix?

Are you leaving these headaches for the next council to deal with?

How can you make a decision when you don't have all the relevant information?

Secondly

The proposed re-development of the Oakridge Mall site will condemn the senior resident owners of the on site Terraces to stress and misery for the remainder of their lives.

- the construction is projected to continue over a 10 to 15 year period
- according to the 2009 Stats Can website, the average life expectancy in this country is 81 years
- the average resident owner of the Terraces is 73 years of age
- thus, the owner residents will be forced to spend their remaining years surrounded by construction noise, dirt and all the related stresses
- their homes will be transformed from places of sanctuary to places of misery - all day, every day, for at least the next 10 years

Living in the shadow of, and being bookended by, two of the planned towers (42 and 44 storeys) leaves us feeling very vulnerable. From our point of view, it appears that you are leaving us to fend for ourselves. You are throwing us 'under the bus' as it were. And that's as close to a bus as we will come with the increased density!!!!

You are allowing the developer to add increased heights and density over the adopted 2007 Policy in exchange for what?

Thirdly.

I am particularly concerned about the knowledge level of Councillor Jang. He will be voting (and has been voting) on this extremely important and city changing issue with limited understanding of the process. He thought the CITY open house was, to quote his email, 'put on by the developer. It is a "wish list" put forward by the developer to test ideas with the public. We have been monitoring response and when they make a formal application to the city, will gauge public support and require changes.' This is misrepresentation.

In the Courier article of Feb. 26th, Councillor Reimer said:

Council is a policy making body when it sits in Council

It is a judicial tribunal when sitting at a Public Hearing

If this is the case, where does the 'gauge public support and require changes' vote phase come in?

This rezoning process (removing the Terraces and the other adjacent buildings from the core) is very, very confusing to me and others in my building. I think it is reasonable for me to rely on direct communication with a Councillor - I should be expecting the best quality information. We rely on you to help us and support us. Councillor Jang has shown that this reliance is built on very shaky and untrustworthy ground.

Finally.

You are voting on erecting a second downtown without a full understanding of the implications. This is the biggest development project that Vancouver has yet to embark on. It has not been thoroughly thought through. Much more planning work and professional advice is needed before this rezoning should be granted. We are only a few with limited resources. You (along with the developers and the PR firms involved) have almost unlimited power in this situation. You are our elected officials - you should have our best interests at heart.

You are allowing policy to be developed by the developers.

Isn't there a reasonable compromise to be had?

Where's your Vision?

Thank you.....

Tova Kornfeld – speech – March 10th

I am here speaking from two perspectives, one as a citizen who does not live in the Oakridge area and secondly as a lawyer concerned about the proposal to hive off the Terraces and Fairchild Development from the CD-1 bylaw that covers the existing Oakridge location . I am not against the development per se, I am concerned about the scope and magnitude particularly in terms of height.

I live in the Douglas Park neighborhood but I grew up in Oakridge and what happens in Oakridge in terms of process and result is a harbinger of what is to come in the rest of the city be it Marpole, Grandview or any other community in terms of demands on the infrastructure i.e. schools, hospital, transit. What happens here today will be precedent setting and therefore it is necessary that thoughtful, proactive consideration be given to any change as drastic as the one proposed. When I use the word drastic, I use it in the context of the 2007 policy statement for Oakridge which was in effect when this Mayor and council were elected and when many people who will be negatively impacted by the proposal bought into the area and who relied upon the policy statement to determine whether or not they would make Oakridge their home.

I listened to the opening presentations from the city staff online. Mr. Jackson used his time to compare this proposal with what is happening around the lower mainland in other municipal centres to suggest that this proposal is a far lesser one in scope and magnitude Hhe used Burnaby as one, perhaps his main example. What he did not say, is that in both the 1995 OLPS (Oakridge Langara Policy Statement) and the 2007 revisited policy , it was stated and I quote from Page 2 and the Response to Feedback Appendix at the end, "even with rapid transit, the Oakridge area should not expand to the size of a regional Town Center like Metrotown "

I also listened to Mr. Drobot explain the project and all its benefits. Much of it sounds good and it is good, social housing, seniors housing, community amenities - who could be against any of those things.. We all love Vancouver and know that lots of people want to move here and there is limited space due to the geography. If you boil it down the real opposition it is to the height of the towers and the idea that n 2007, council saw fit to have a vision for a maximum of two towers 24 stories in height for the site. That vision has now crystallized into an increase of almost 7 times in this proposal if you include the three towers characterized as mid size. What happened between 2007 and 2011 when the Oakridge owners started this process - Keeping in mind that the 2007 policy statement was at a time when there was no consideration of what would be happening at Pearson Hospital or the Oakridge Transit station at Oak and 41st Avenue, which will be developed in the near future both of which will contribute to significant density increases - that allowed this drastic change?

I submit that council should reconsider the height of the towers. Mr. Drobot noted that some of the low rises were given extra floors in the proposal change from 2012 to 2013, if those go up, then the towers should go down and that is an acceptable way to make the whole project more aesthetically pleasing. There is no reason to deviate from the original well thought out 2 tower - 24 story policy. It is understandable downtown where there is limited space. The courthouse downtown was originally to be a vertical building but it was turned on its side and is now an iconic piece of Vancouver architecture. There is lots of space to go horizontal. Verticality does not make for good community.

I should digress to say that I had an elderly client who told me that he used to hunt and fish in the forest that used to be where Oakridge is now. When I was in high school it was an open air mall and I worked in the Cambie Room at Woodward's as a waitress. No one is saying go back to that, progress is inevitable but the progress should be tempered with fairness to those who already live in the area and made choices on what was there when they came in.

Legal issues

I am very concerned about the proposal to take the Terraces and the Fairchild project out of the existing zoning. See recommendations at Page 2, B and C of the staff report. The loudest dissent for the project comes from the residents of the Terraces. The impact on them is acknowledged at Page 15 of the report and staff thought it important enough to single them out.

"The existing residential development most impacted is the Terraces...Its context would be significantly altered by the proposed redevelopment." Staff believe that the impacts are acceptable and no greater than would be found in other high density areas of the city. That begs the question of the fact that when people bought into this complex, this was not a high density area. In addition, the buyers could rely on the 2007 policy statement but more importantly upon the restrictive covenant registered on title in 1985 between the City and the then owner of the site, Woodward's, which clearly restricted the type of development that could take place on the site and states that Oakridge itself and the Terraces are **to be taken as a single development site for the purposes of redeveloping.**

While there are override provisions for the city, that does not derogate from the fact that the override would have to be based on principles of fairness, both from a procedural and substantive perspective.

To now in the middle of the game to say to the Terrace opposition, we are taking you out of the picture by hiving you off of the bylaw flies in the face of this covenant/agreement. inst the city. The Terraces residents are stakeholders.

It is not to say that ultimately you may not be able to do this but to hide it in the main proposal without giving the stakeholders the opportunity to investigate both the legal and practical ramifications of the hiving off (despite what Mr. Drobot says) is administratively unfair. February 12, 2014 was the first time anyone was made aware of this proposal. It is simply wrong to ram this through with the overall proposal which has had over three years to be considered and revised.

I would submit that you cannot deal with B and C today and there have to be separate hearings on those matters and they should be tabled for another day.

Lower Mainland Malls
March, 2014

Name	Leasable Areas	
1 Metrotown	1,800,000 SF	
2 Oakridge	1,385,000 SF	Proposed
3 Park Royal	1,250,000 SF	
4 Burnaby	1,100,000 SF	Loughheed and Brentwood combined existing area.
5 Guildford	1,000,000 SF	
6 Coquitlam Centre	920,000	
7 Richmond Centre	800,000	Combined
8 Oakridge	740,000	Existing

CANADIAN RETAIL REAL ESTATE STANDARD

A Framework for Shopping Centre and Other Retail Format Definitions

This standard was created with the help of a panel of industry experts. ICSC would like to particularly acknowledge the following individuals for their contribution: (1) Marco Biasiotto, Director, Research, Primaris Retail Real Estate Investment Trust; (2) Robert Boyle, Director, Market Research, Ivanhoe Cambridge; (3) Dr. Tony Hernandez, Director, Centre for the Study of Commercial Activity, Ryerson University; and (4) Susan Williams, Director National Research and Marketing, The Cadillac Fairview Corporation Limited.

Basic Shopping Centre Definition

As a working definition, this document defines a Canadian shopping centre as a retail property that is planned, built, owned and managed as a single entity, comprising commercial rental units (CRU) and common areas, with a minimum size of 10,000 square feet (Gross Leasable Area or GLA) and a minimum of three CRUs.¹ On-site parking is also generally provided.

A **shopping area** that comprises an agglomeration of retail units resulting from separate and unrelated actions from different developers does not constitute a shopping centre as it is not planned, owned and managed as a single entity. Similarly and despite a definite regional attraction and character, a **cluster** or **supercluster** of shopping centres or trading areas/centres should not be seen as one shopping centre type, unless they are planned, owned and managed as a single property. This is also true for a power node, which can be an unplanned cluster of large format retailers and/or shopping centres.²

Summary

The following definitions are meant to be guidelines for understanding major differences between the types of shopping centres and other retail real estate types. A summary is provided on page 6 of this document and a list of examples for each shopping centre type on page 8.³

There are **ten** principal shopping centre types, which can be grouped into four categories—traditional, specialty, hybrid and mixed-use. They are defined by various characteristics or attributes such as size, number of anchors, dominant use or concept (merchandise orientation—types of goods/services sold—and site configuration) and trade area, which should be interpreted as “**typical**” for each centre type. They are not meant to encompass the operating characteristics of every centre. As a general rule, the main determinants in classifying a centre are its concept and its size.

Mixed-used developments that have an important retail component are also included as shopping centres. Although they are not exclusively retail oriented, retail mixed-use projects are shopping

¹ A shopping centre may not have been originally developed as such but could have been converted to this use afterwards. A shopping centre can also be jointly-owned and managed.

² Examples of power nodes: *Highways 7 & 400, Vaughan, Ontario* or *Sunridge area, Calgary, Alberta*.

³ ICSC also consulted the following resource when preparing this document: Altus Derbyshire, *2007 Assessment Review Board, Retail Property: Non Recoverables and Capitalization Rate Analysis—Enclosed Shopping Centres*, Etobicoke, Ontario, pp. 17-21.

centres as their retail component comprise important shopping centre characteristics. Freestanding stores (single and multi-stores) complete the retail real estate spectrum as presented in the summary table.

Note: There may be shopping centres that are sufficiently unusual as to preclude them from fitting into one of the broad-based definitions presented below. New categories may arise in the future as the industry continues to evolve.

I. SHOPPING CENTRES

I-A Traditional Shopping Centres

A traditional centre is an all-purpose centre that could be either open-air or enclosed/covered. There are five types of traditional centres:

1) Convenience Centre: Open-air centre⁴ between 10,000 and 39,999 square feet (GLA) in which tenants provide a narrow mix of goods and personal services to a very limited trade area, including walk-in traffic. A typical anchor would be a convenience store such as 7-Eleven, Mac's Convenience, Couche-Tard or other mini-mart. The configuration is linear in most cases or can have a "L" or "U" shape, with an attached row of stores or service outlets owned and managed as a coherent retail unit and with on-site parking usually in front of the stores. Open canopies may connect the store fronts, but a convenience centre does not have enclosed walkways linking the stores. The primary trade area—or the area from which 60-80% of the centre's sales originate—is generally up to two kilometers.

This type of development is generally single title ownership. There may or may not be professional management for this type of centre and the management is often a local business operator.

2) Neighbourhood Centre: Open-air centre between 40,000 and 99,999 square feet (GLA) that is designed to provide convenience shopping for the daily needs of consumers in the immediate neighbourhood. It is typically anchored by a supermarket. In recent years, however, neighborhood centres may have a large drugstore anchor or discount store for anchor. These anchors are supported by a cluster of attached stores offering drugs, sundries, fast food and personal services. A neighbourhood centre is usually configured as a straight-line strip with adequate off-street parking at the front. (Other common configurations include "L" or "U" shape.) The configuration usually does not include enclosed walkways linking the stores and common or mall areas. Centres may have a canopy or other façade treatment to provide shade and protection from inclement weather, or to tie the centre together. The primary trade area is generally up to five kilometers.

This type of development is often single title ownership although there are some real estate limited partnerships that provide individual investors an opportunity to participate in ownership through equity shares. There may or may not be professional management for this type of centre and the management may be a local or regional/national business operator.

3) Community Centre: Community-serving centres between 100,000 and 400,000 square feet (GLA, including outparcels) that also typically offer products and services focused on daily shopping needs but offering a wider range of soft goods and services than the smaller neighbourhood centre. Community centres are basically a cluster of attached retail units that can be open-air and/or enclosed with significant off-street paved parking surrounding the building that can be accessed in most cases from two or more sides. They could be outdoor developments with walkways or enclosed developments with connecting corridors. They could also have outparcels such a gas station, restaurant or larger-format retailers. Among the more common anchors are convenience-based tenants, such as supermarkets and super drugstores, or more

⁴ Historically, the open-air configuration has been referred to as a "strip centre", with the name originating from the linear form where stores sit side-by-side in a narrow row of stores.

general merchandise-oriented tenants such as discount department stores. Community centre tenants sometimes include stores value-oriented big-box category-dominant retailers selling such items as apparel, home improvement/furnishings, toys, electronics or sporting goods. The centre is usually configured in a straight line as a neighborhood centre, or may be laid out in an L, U or Z shape, depending on the site and design. The primary trade area is generally five to eight kilometers.

This type of development is also generally single title ownership although, as for neighborhood centres, there are some real estate limited partnerships that provided individual investors an opportunity to participate in ownership through equity shares. Most community centres are professionally managed. There are also a limited number of enclosed community centres that typically include smaller-sized condominium style -owned retail units that generally cater to a specific demographic segment (e.g. ethnic-themed centres).

4) Regional Mall: This comparison-based centre includes retailers usually selling fashion apparel, accessories and shoes, home furnishings, electronics, general merchandise, toys, gifts and other discretionary goods but that also provide services in full depth and variety. Its GLA varies between 300,000 and 799,999 square feet. Its main attraction is generally the combination of anchors—generally two and sometimes three, which may be traditional department stores occupying in most cases a minimum of 70,000 square feet, possibly large-format discount stores and/or mini-anchors or big-box specialty retailers occupying between 15,000 and 40,000 square feet. A regional centre is usually enclosed with an inward orientation of the stores connected by common areas/walkways or “malls”, flanked on one or both sides by various entrances. It could be multi-leveled with escalators, stairs and elevators between levels. Off-street paved parking surrounds the outside perimeter. It may be surface or structured and there may be outparcels or pad store locations. A regional mall could be located in downtown areas of major metropolitan markets and be called a “downtown regional mall”. The primary trade area is eight to twenty kilometers.

This type of development is generally managed as one single entity, but may involve multiple owners. Ownership is typically held by large investment groups, pension funds, real estate trusts or similar entity. The property is professionally managed usually by a national company.

5) Super-Regional Mall: Centre similar to a regional mall, but larger in size (GLA over 800,000 square feet), and with a more extensive offering of anchors and/or destination retailers. Super-regional malls often include a deeper breadth and depth of stores and merchandise, a larger food court and greater offering of food stores and service uses. It may also offer a more comprehensive mix of entertainment activities and dining options. As for regional malls, there could be three or more anchors, including mini-anchors. As with regional malls, the usual configuration is an enclosed mall, frequently with multiple-levels, with an inward orientation of the stores (and sometimes outward looking as well) connected by common areas/walkways or “malls”, flanked on one or both sides by various entrances. It could be multi-leveled with escalators, stairs and elevators between levels. There may be also outparcels such as for auto service, theaters, restaurants and big box. In addition to ground parking, parking may also be structured/decked or even underground to accommodate the sheer size and volume of traffic to the centre with access provided at several locations. Super-regional malls are often situated on mass transit lines (e.g. subway, LRT, bus) and along major highway corridors. The primary trade area is ten to thirty kilometers and encompasses an extensive population base.

This type of development is generally managed as one single entity but may involve multiple owners. Ownership is held by large investment groups, pension funds, real estate trusts or similar entity. The property is professionally managed usually by a national company.

I-B Specialty Shopping Centres

Specialty centres include specific purpose-built retail centres that are typically open-air and, occasionally, fully or partly covered. They include the following three types:

1) Power Centre: Open-air centre currently (or potentially planned to be) between 100,000 and 1,000,000 square feet (GLA)⁵ that often comprises three or more large-format retailers (“big boxes” or “category-dominant anchors”) that are mostly freestanding (unconnected) or sometimes part of a number of scattered multi-tenant one-level buildings on the same property to offer maximum visibility to most retail units. The minimum size for a commercial unit to be considered large format varies widely from one store category to another.⁶ These anchors may consist of discount department stores, hypermarkets, furniture and home furnishings stores, home improvement and hardware stores, electronics and hardware stores, cinemas, office supplies stores, warehouse clubs, off-price stores or other “category killers”, i.e., stores that offer a vast selection in related merchandise categories at very competitive retail prices. Additionally, the centre may have only a minimum number of small specialty tenants—mostly in the scattered multi-tenant buildings on the site. As with other open-air centres, ample on-site paved parking is located in front of the stores and around the site at the ground level. The large land element provides for an interior road network that connects all the individual sites and allows the customers to drive from storefront to storefront. The primary trade area is eight to twenty kilometers.

This type of development can be single title or multi-titled ownership with one or several owners. Ownership is generally held by large investment groups, pension funds, real estate trusts or similar entity. The property is most often professionally managed by a national company, however some of the independent multi-tenant buildings may provide their own property management.

2) Factory Outlet Centre: This specific purpose-built centre type consists of separate manufacturers’ and retailers’ outlet stores selling their brand-name goods at discounted prices, typically selling surplus stock, prior-season or slow selling merchandise and especially designed merchandise. These centres are generally not anchored, although certain brand-name stores may serve as “magnet” tenants. Outlet centres are can be either open-air or enclosed and are between 50,000 to 400,000 square feet (GLA) in most cases. The primary trade area is twenty to fifty kilometers.

3) Lifestyle Centre: Most often located near affluent residential neighborhoods, this centre type caters to the retail needs and “lifestyle” pursuits of consumers in its trading area. It has an open-air configuration and typically includes at least 50,000 square feet of retail space (GLA) occupied by chain specialty stores. (The whole centre may range from 150,000 to 500,000 square feet.) Other elements differentiate the lifestyle centre role as a multi-purpose leisure-time destination, including restaurants, specialty food stores, entertainment, and design ambience and amenities such as fountains and street furniture that are conducive to casual browsing. It may be anchored by a large-format specialty store, a smaller version of a “big box” store and/or entertainment venues such as cinemas. The primary trade area is ten to twenty kilometers.

I-C Shopping Centre Hybrid

A retail hybrid centre significantly combines predominant elements from two or more distinct traditional and/or specialty shopping centre types, e.g. power centre, regional mall and lifestyle centres, with a minimum GLA of 250,000 square feet. Its primary trade area can vary widely, depending on the composition of the project.

⁵ A limited number of power centres in Canada (<20) are smaller at between 50,000 and 100,000 square feet.

⁶ The Centre for the Study of Commercial Activity in Canada has identified over 40 minimum sizes for different retail categories, ranging from 8,000 square feet for fashion retailers to 50,000 square feet for home improvement stores to 90,000 for department stores. As a result, there could be power centres smaller than 200,000 square feet depending on the size of their large-format retailers. However, the other criteria listed above must also be met.

I-D Retail Mixed-Use Development

Projects developed as a single unit where its retail component is predominant and accounts for one of at least two significant revenue-producing uses. The retail space should offer more than site-serving convenience facilities, have a minimum GLA of 50,000 square feet and three commercial retail units or CRUs. The non-retail uses could be residential, office, hotel, transportation (airport, train or bus stations where there is a consolidation of retail units on the premises) entertainment, recreation, sport, civic or cultural venues (convention centres, arenas and stadiums, museums, libraries, performing arts facilities or institutional uses) and/or other uses that mutually support a substantial retail component. The mixed-use centre components should be planned as a coherent entity⁷ and well-integrated—physically and by function, include uninterrupted walkways and attract a significant market in their own rights, while still having regular interaction between them.⁸ The primary trade area can vary widely, depending on the composition of the project.

Downtown Retail Mixed-use is a subset of Retail Mixed-use. Located in downtown areas of major metropolitan markets, the retail component of a downtown mixed-use project could share several characteristics with regional malls—a reasonably large selection of goods and services and a covered and multi-level layout. It may also comprise underground parking and connections to mass transit, including subways. However, the project is not exclusively retail oriented and may not necessarily include an anchor. If it does have an anchor(s) they are generally not greater than 50,000 square feet. It may be also connected to an underground or above grade system / retail corridors typically connecting large office buildings.

II- FREESTANDING STORES

This type of retail real estate can be divided in two segments:

1) Single store: Retail store that is stand-alone, self-contained, not physically connected to other stores in the vicinity, or not in outparcels on the peripheries of shopping centres. Therefore, it is not located in a planned shopping centre and is managed and owned as a single entity. The store may have its own parking facility.

2) Multi-stores: Retail stores with a street front, located side by side (e.g. in an urban, suburban or rural community retail strip) but not in a planned shopping centre. Although this cluster of stores may share characteristics of shopping centres (such as common walls or similar facades), they are not considered as such for a few reasons: (1) They generally don't share a common designated parking area owned and managed by the store owner(s)—customers may use the curbside or public parking area nearby; (2) they are connected only by public sidewalk; (3) they are not typically managed and owned as a single entity. In some major metro areas, similar retailers may concentrate to form a unique retail destination (e.g. high street / fashion district / entertainment district).

⁷ The centre's planning process is more complex than for most single-purpose retail projects since it also requires the planning of non-retail uses.

⁸ Mixed-use centres could appear in one of the following formats:

- (1) a single vertical structure,
- (2) a multi-component structure that includes separate buildings connected by an atrium, concourse, or shopping complex with underground parking;
- (3) an urban village or district developed on large sites where building can be arranged and mixed horizontally as well as vertically and linked by open-air streets, pedestrians connections, parks, plazas and/or squares. They often comprise stacking uses-residential or office over retail in low- or mid-rise buildings.

CANADIAN RETAIL REAL ESTATE TYPES SUMMARY

Type of Retail Real Estate	Concept	Gross Leasable Area (Square Feet)	Anchor
I – Shopping Centres			
A- Traditional Shopping Centre			
1- Convenience	Open-air property with a few tenants that offer a narrow mix of goods and personal services to a very limited trade area, including walk-in traffic. The configuration is typically linear, with an attached row of stores or service outlets owned and managed as a coherent retail unit and with on-site parking usually in front of the stores.	10,000-39,000	Typically anchored by a convenience store.
2- Neighbourhood	Open-air property designed to address the daily needs of consumers in the immediate neighborhood but with a broader offering than the convenience centre. It is usually configured as a straight-line strip with adequate off-street parking at the front and has in most cases a limited trade area of less than five kilometers.	40,000-99,999	Generally anchored by a supermarket—or, in recent years, a drugstore or a discount store.
3- Community	Open-air and/or enclosed property that also focuses on daily needs but with a wider range of soft goods and services than neighborhood centers. It is basically a cluster of attached retail units that can be open-air and/or enclosed with significant off-street paved parking surrounding the building that can be generally accessed from two or more sides. Its trade area is usually less than 10 kilometers—with exceptions in less populated areas.	100,000-400,000	Usually anchored by more than one large-format store, which could be a convenience-based tenant, such as a supermarket or a super drugstore, or a more general merchandise-oriented tenant, such as a discount department store or a value-oriented big box category-dominant retailer.
4- Regional Mall	Enclosed comparison-based centre that focuses on general merchandise or fashion-oriented offerings but that also provides services in full depth and variety. It usually has an inward orientation of the stores connected by common areas/walkways or "malls", flanked on one or both sides by various entrances with off-street surface and/or structured parking surrounding the outside perimeter. It could be multi-leveled with escalators, stairs and elevators between levels. There may be outparcels or pad store locations. A regional mall could be located in downtown areas of major metropolitan markets and be called a "downtown regional mall". Its primary trade area is eight to twenty kilometers.	300,000-799,999	Generally anchored by at least two large-format stores, most often department stores occupying typically a minimum of 70,000 square feet. Possibly anchored as well in recent years by large-format discount stores and/or mini-anchors or big-box specialty retailers occupying between 15,000 and 40,000 square feet.
5- Super-regional Mall	Similar in concept to the regional mall but has a deeper breadth and depth of merchandise and stores (including destination retailers), a larger food court, a greater offering of food stores and service uses and a more comprehensive mix of entertainment activities and dining options. It is often situated on mass transit lines and along major highway corridors. Its primary trade area is ten to thirty kilometers and encompasses an extensive population base.	800,000+	Generally anchored by at least three large-format stores and of the same type as for regional malls. However, anchors tend to be more numerous in super-regional than regional malls.
B- Specialty Shopping Centre			
1- Power	Open-air centre that typically comprises three or more large-format retailers ("big boxes" or "category-dominant anchors") that are mostly freestanding (unconnected). It may also have a few small specialty tenants—mostly in the scattered multi-tenant buildings on the site. As with other open-air centres, ample on-site paved parking is located in front of the stores and around the site at the ground level. Its primary trade area is eight to twenty kilometers.	100,000-1,000,000	Usually anchored by discount department stores, warehouse clubs, off-price stores or other "category killers", i.e., stores that offer a vast selection in related-merchandise categories at very competitive retail prices.
2- Factory Outlet	Open-air and/or enclosed centre that comprises manufacturers' and retailers' outlet stores selling brand-name goods at a discount—usually selling surplus stock, prior-season or slow selling merchandise and especially designed merchandise. Its primary trade area is twenty to fifty kilometers.	50,000-400,000	Generally not anchored, although certain brand-name stores may serve as "magnet" tenants.
3- Lifestyle	Open-air centre mostly located in a residential neighborhood that generally includes at least 50,000 square feet of retail space (GLA) occupied by chain specialty stores but also restaurants, specialty food stores and entertainment venues. This multi-purpose leisure-time destination has design ambience and amenities such as fountains and street furniture that are conducive to casual browsing. Its primary trade area is ten to twenty kilometers.	150,000-500,000	May be anchored by a large-format specialty store, a smaller version of a department store and/or entertainment venues such as cinemas.

CANADIAN RETAIL REAL ESTATE TYPES SUMMARY - Continued from Page 6

Type of Retail Real Estate	Concept	Gross Leasable Area (Square Feet)	Anchor
I – Shopping Centres			
C- Shopping Centre Hybrid			
	A centre that significantly combines predominant elements from two or more distinct traditional and/or specialty shopping centre types, e.g. power centre, regional mall and lifestyle centres. Its primary trade area can vary widely, depending on the composition of the project.	250,000+	Anchored according to the shopping centre types integrated in the property.
D- Retail Mixed-Use Development			
	<p>Multi-component structure developed as a single and coherent entity where its retail component is predominant and accounts for one of at least two significant revenue-producing uses. The non-retail uses could be residential, office, hotel, transportation (airport, train or bus stations where there is a consolidation of retail units on the premises) entertainment, recreation, sport, civic or cultural venues and/or other uses that mutually support a substantial retail component. Its primary trade area can vary widely, depending on the composition of the project.</p> <p><i>Downtown Retail Mixed-Use</i> is a subset of Retail Mixed-Use that is located in downtown areas of major metropolitan markets. The retail component of a downtown mixed-use project could share several characteristics with regional malls—a reasonably large selection of goods and services and a covered and multi-level layout. It may also comprise underground parking and connections to mass transit, including subways. However, the project is not exclusively retail oriented and may not necessarily include an anchor.</p>	50,000+ for the retail component and a minimum of 3 commercial retail units	Depends on the composition of the project
II – Freestanding Stores			
	<p>1- A single store is stand-alone, self-contained, not physically connected to other stores in the vicinity, or not in outparcels on the peripheries of shopping centres. It is managed and owned as a single entity and may have its own parking.</p> <p>2- Multi-stores (e.g. street front) are retail stores with a street front, located side by side (e.g. in an urban, suburban or rural community retail strip) but not in a planned shopping centre. In some metro areas, similar retailers may concentrate to form a unique retail destination (e.g. high street / fashion district / entertainment district).</p>	No minimum size No minimum size	Depends on the store Depends on the stores

NOTE TO USERS: As a reminder, the above definitions should be interpreted as "typical" for each centre type. They are not meant to encompass the operating characteristics of every centre. As a general rule, the main determinants in classifying a shopping centre are its concept and size.

EXAMPLES OF SHOPPING CENTRE TYPES

Centre Name		City and Province
A- Traditional Shopping Centres		
1- Convenience	Connell Street Plaza Joseph Howe Drive Plaza Hamilton-Highbury Plaza Place du Marché Plaza Barkoff Plaza des Gerbes Scott Street Plaza Taylor Plaza Terwillegar Heights Shopping Centre UAS Plaza	Woodstock, New Brunswick Halifax, Nova Scotia London, Ontario Dollard-des-Ormeaux, Québec Trois-Rivières, Québec Québec, Québec St. Catharines, Ontario Red Deer, Alberta Edmonton, Alberta Charlottetown, Prince Edward Island
2- Neighbourhood	Bayer's Lake Plaza Burrows Crossing Carrefour Lac-Mégantic Champlain Street Plaza Glamorgan Shopping Centre Hamlyn Road Plaza Squamish Station Shopping Centre Sunnybrook Plaza Tilsonburg Gateway Centre University Plaza	Halifax, Nova Scotia Winnipeg, Manitoba Lac-Mégantic, Québec Moncton, New Brunswick Calgary, Alberta St. John's, Newfoundland Squamish, British Columbia Toronto, Ontario Tilsonburg, Ontario Charlottetown, Prince Edward Island
3- Community	Aberdeen Shopping Centre Caplano Mall College Park Mall Fairview Mall Saint Catharines Lancaster Mall Northgate Shopping Centre Oakridge Mall Place Longueuil Plaza Côte Des Neiges Royal City Centre	New Glasgow, Nova Scotia Edmonton, Alberta Saskatoon, Saskatchewan St. Catharines, Ontario Saint John, New Brunswick Winnipeg, Manitoba London, Ontario Longueuil, Québec Montréal, Québec New Westminster, British Columbia
4- Regional Mall	Avalon Mall Bayshore Shopping Centre Centre Laval Edmonton City Centre Kildonan Place Masonville Place Mic Mac Mall Oakridge Centre Regent Mall Richmond Centre	St. John's, Newfoundland Ottawa, Ontario Laval, Québec Edmonton, Alberta Winnipeg, Manitoba London, Ontario Halifax, Nova Scotia Vancouver, British Columbia Fredericton, New Brunswick Richmond, British Columbia
A- Traditional Shopping Centres		
5-Super-regional Mall	Carrefour Laval Chinook Centre Laurier Québec Metropolis at Metrotown Pacific Centre Polo Park Shopping Centre Promenades de L'Outaouais Scarborough Town Centre Square One Shopping Centre Yorkdale Shopping Centre	Laval, Québec Calgary, Alberta Québec, Québec Burnaby, British Columbia Vancouver, British Columbia Winnipeg, Manitoba Gatineau, Québec Toronto, Ontario Mississauga, Ontario Toronto, Ontario
B- Specialty Shopping Centres		
1- Power	Crossroads Station Shopping Centre Grandview & Rupert Street Power Centre Mega Centre Beauport Mégacentre Rive-Sud RioCan Shawnessy Saskatoon South SmartCentre SmartCentres Leaside South Edmonton Common Trinity Common Brampton Wheeler Park Power Centre	Winnipeg, Manitoba Vancouver, British Columbia Québec Saint-Romuald, Québec Calgary, Alberta Saskatoon, Saskatchewan Toronto, Ontario Edmonton, Alberta Brampton, Ontario Moncton, New Brunswick
2- Factory Outlet	Canada One Factory Outlets Cookstown Outlet Mall Dixie Outlet Mall Factoreries St-Sauveur Kings Crossing Fashion Outlets St. Jacobs Factory Outlet Mall Southworks Outlet Mall Windsor Crossing	Niagara Falls, Ontario Cookstown, Ontario Mississauga, Ontario Saint-Sauveur, Québec Kingston, Ontario Waterloo, Ontario Cambridge, Ontario Windsor, Ontario
3- Lifestyle	The Shops at Morgan Crossing The Village at Vaughan Mills Uptown	Surrey, British Columbia Vaughan, Ontario Victoria, British Columbia

EXAMPLES OF SHOPPING CENTRE TYPES - Continued from Page 8

Centre Name	Centre City and Province	Additional Information
C- Shopping Centre Hybrid		
CrossIron Mills Vaughan Mills Park Place Park Royal/Village at Park Royal	Calgary, Alberta Vaughan, Ontario Barrie, Ontario West Vancouver, British Columbia	Super-regional/Outlet Super-regional/Outlet Power/Lifestyle Regional/Lifestyle
D- Retail Mixed-Use Development		
Brunswick Square Century Park Maple Leaf Square First Canadian Place Place Ville-Marie Quartier Dix30 Shops at Don Mills Station Square The Village at Thunderbird Centre Toronto Eaton Centre World Exchange Plaza	Saint John, New Brunswick Edmonton, Alberta Toronto, Ontario Toronto, Ontario Montréal, Québec Brossard, Québec Toronto, Ontario Vancouver, British Columbia Langley, British Columbia Toronto, Ontario Ottawa, Ontario	Retail/Office/Hotel Retail/Office/Residential Downtown mixed use with retail / residential / office Downtown mixed use with retail / office Retail/Office Retail/Offices/Hotel/ Residential Retail/Office/Residential Retail/Office/Hotel Retail/Office/Residential Downtown mixed use with retail and office. Retail/Office