

OAKRIDGE  
PARK







## Vancouver's Cultural Hub

Oakridge Park is not only one of the single biggest developments in Vancouver's history; it's also one of the most monumental redevelopments currently underway in North America given its sheer scale, groundbreaking design and overall ambition.

Simply put, Oakridge Park will offer an extraordinary experience that goes far beyond physical retail.

The new Oakridge will be a mixed-use, transit-oriented neighbourhood hub that will offer 850,000 sq.ft. of unique retail and curated culinary experiences plus, office space, residential towers, a public park, a civic centre, a new library, a daycare, a seniors' centre, a dance school, a world-class performing space, a community centre and more.

Oakridge Park is poised to not only become the new municipal town centre for Vancouverites; it will also serve as a cultural hub for Vancouver that the world will look to for inspiration.

At the end of the day, our goals are audacious: We want to rethink the place we call home, the way we meet friends, the way we eat and the way we shop.

We want to recreate the everyday.

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## The Key To Retail Success

For seven decades, not only was Oakridge Centre considered Vancouver's "most stylish shopping destination", it was also one of Canada's most productive shopping centres (regularly in the top two when it came to sales per square foot).

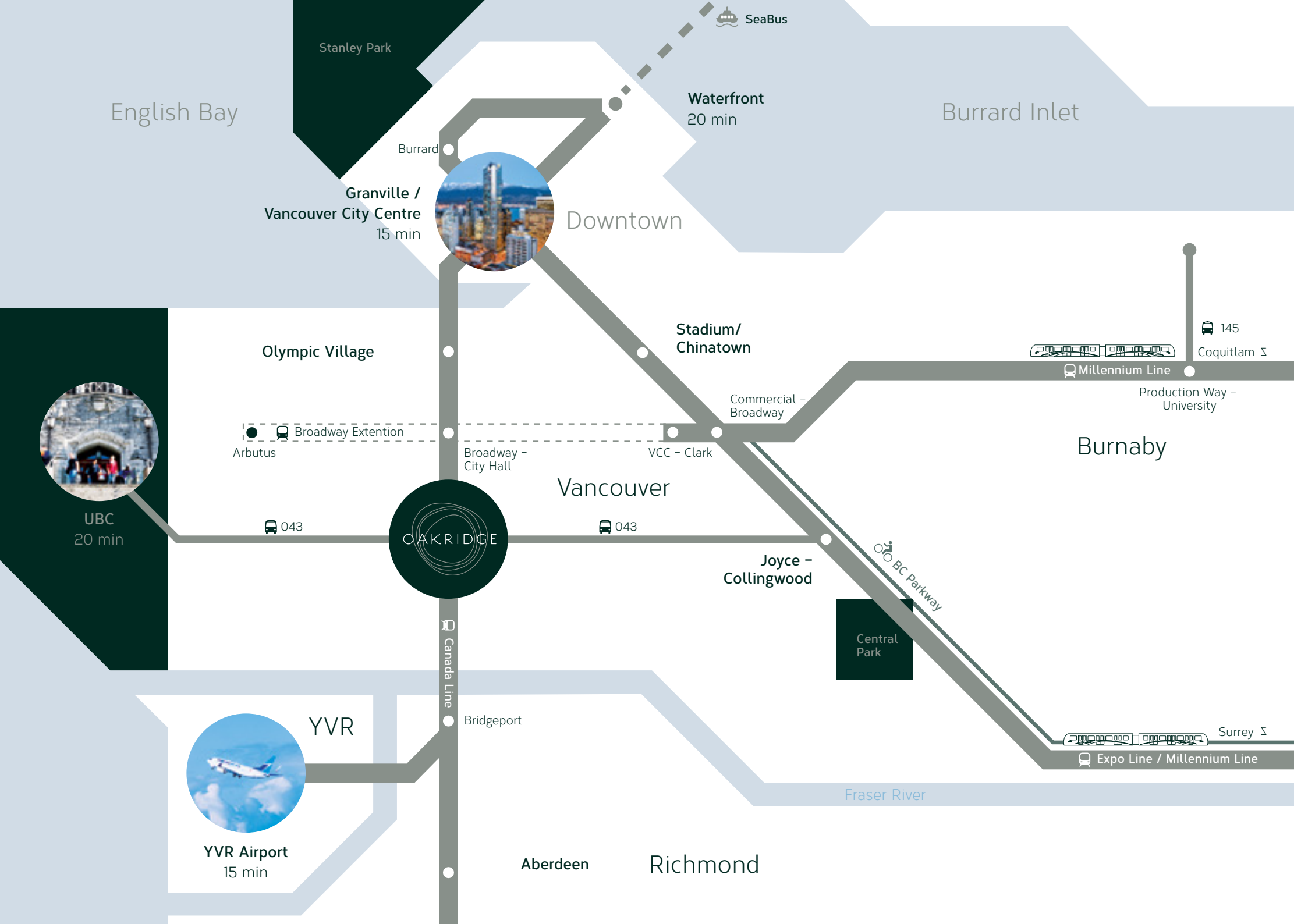
While the former shopping centre welcomed approximately nine million visitors a year, the revitalized venue is predicted to attract 26 million shoppers annually which will make it one of Canada's busiest in terms of footfall.

As we work to transform Oakridge Shopping Centre into Oakridge Park, we are looking for exceptional retail and culinary partners who share our ambition to be the shopping and dining destination of choice for both discerning residents and visitors alike.

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## Perfectly Positioned

Part of the Greater Vancouver Regional District (GVRD), the City of Vancouver is the largest urban centre in British Columbia and the third largest in Canada.

After ranking 3rd in Mercer's 2019 List of Most Livable Cities, Vancouver shines in the International spotlight. Of course, it's not just the scenic mountaintops and sunset-lit beaches that have the world talking – a consistent rise in migration from Asia has created the perfect demographic storm playing into an increasingly successful economy. In short, Vancouver has become one of the most sought after global destinations with visitors bringing their money for activities that often include shopping.

Vancouver enjoys a high quality of life and is home to a vibrant and diverse economy featuring biotechnology, film & media, finance, and tourism. An opportunity has presented itself to create a new municipal town centre in a city already regarded as one of the most livable and beautiful in the world.

## Connected To Everyone And Everything

Oakridge Park is directly connected to the north-south rapid transit line (Canada Line), which is one of Vancouver's most important transportation corridors. Currently, the Canada Line boasts a daily ridership of over 140,000 people and an annual ridership of over 45 million.

As the City's rapid transit plans expand, ridership is expected to grow by over five per cent per year for the foreseeable future making Oakridge Park increasingly attractive for its ease of access.

## Oakridge Park Is:

15 minutes to the heart of Downtown (Central Business District)

15 minutes to YVR International Airport

20 minutes to University of British Columbia (UBC)



## Rapid Growth Potential

Located in the geographic center of Vancouver – equidistant between Downtown and the Vancouver International Airport – Oakridge Park and the extensive development of the Cambie Corridor, will bring more than 30,000 new homes to the area within the next five to seven years.

Additionally, the emerging growth of the Oakridge area is estimated to outpace the broader Vancouver region by over 23 per cent, making this the largest growth area outside of Downtown Vancouver.







St George's Private School

## Private School Students

### St George's

**Type** All boys school, grades K - 12  
**Tuition** \$57,600 - \$78,300 /yr  
**Distance** 5.8 km from Oakridge Park

### Crofton House

**Type** All girls school, grades K - 12  
**Tuition** \$26,200 /yr  
**Distance** 6.1 km from Oakridge Park

### West Point Grey Academy

**Type** Boys and girls school, grades K - 12  
**Tuition** \$25,200 - \$26,860 /yr  
**Distance** 5.6 km from Oakridge Park

### York House

**Type** All girls school, grades K - 12  
**Tuition** \$24,200 /yr  
**Distance** 3.3 km from Oakridge Park

### Vancouver College

**Type** All boys school, grades K - 12  
**Tuition** \$8,400 - \$22,600 /yr  
**Distance** 4.5 km from Oakridge Park

### Little Flower Academy

**Type** All girls school, grades 8 - 12  
**Tuition** \$8,000 /yr  
**Distance** 3.4 km from Oakridge Park





Vancouver Lawn Tennis Club

## Westside Private Clubs

### Arbutus Club

**Type** Private Recreational Club  
**Join Fee** \$65,000  
**Distance** 3.7 km from Oakridge Park

### Vancouver Lawn Tennis Club

**Type** Private Tennis and Badminton Club  
**Join Fee** \$23,000  
**Distance** 2.4 km from Oakridge Park

### Jericho Tennis Club

**Type** Private Tennis Club  
**Join Fee** \$23,000  
**Distance** 4.8 km from Oakridge Park

### Point Grey Golf & Country Club

**Type** Private Golf Club  
**Join Fee** \$45,000 – \$50,000  
**Distance** 5.3 km from Oakridge Park

### Shaughnessy Golf & Country Club

**Type** Private Golf Club  
**Join Fee** \$70,000  
**Distance** 7.9 km from Oakridge Park

### Southlands Riding Club

**Type** Private Polo and Equestrian Club  
**Join Fee** \$1,000  
**Distance** 4.8 km from Oakridge Park



## The Who's Who

Oakridge Park sits on the doorstep of some of the wealthiest neighbourhoods in Canada. Over 20 per cent of households have incomes well above the City's average with 16 per cent of residents in the top 10 per cent of Canadian incomes.

Historically, two-thirds of the shopping venue's customers have come from the primary trade area with 50 per cent of the population falling in the under 45 category and eight in every 10 residents holding post-secondary degrees.

Since the mid-1980s, the Oakridge Park neighbourhood has been the preferred destination of the wealthy Chinese, largely driven by the quality of schools, key economic drivers, environmental attributes and coveted quality of life.

## Meet The Neighbours

The Oakridge Park condominium purchaser is comprised of both local and foreign buyers, largely of Asian descent, who have existing ties to Vancouver's exclusive west side (aka home to some of Canada's wealthiest people, living in detached homes that are priced above the \$2 million mark).

The majority of purchasers are in their late 30s to late 50s, with the more premium penthouse suites being purchased by those in their 50s.

The larger units within the development have been primarily sold to families with children, whereas the smaller studio/1-bedroom units have been purchased by parents on behalf of their children who are residing in Vancouver for the purposes of studying abroad.







## Project Estimates

Phase	Grand Opening	Completion
Timing	2024	2029
Area	2.8M sq.ft.	5M sq.ft.
Towers	6	10
Residential	1,114 units	3,134 units
Rental	187 units	993 units
Office	700,000 sq.ft.	700,000 sq.ft.
Retail	681,000 sq.ft.	850,000 sq.ft.
Civic Centre	103,000 sq.ft.	103,000 sq.ft.
Public Park	7.5 acres	9 acres
Parking	80%	100%
Investment	N/A	\$6.5 billion





## Among The World's Great Retail Experiences

As part of the \$6.5 billion redevelopment, Oakridge Park's retail component will see an overhaul that will double its size to close to one million sq.ft.

The heart of the new shopping venue will offer a carefully-curated collection of top retailers and culinary experiences from around the globe including unique luxury brands and services; flagship stores; and, some first-to-market retailers, all seamlessly integrated with a world-class culinary experience and outdoor spaces.

In short, the new Oakridge Park is set to become the most successful shopping centre in Canada and among a handful of the world's greatest retail experiences.





## A Culinary Paradigm Shift

The Food Hall at Oakridge Park will represent a culinary paradigm shift. Meant to embody the physical and emotional atmosphere of a kitchen, this will be more than just a physical space; it offers the opportunity to stitch together one of the world's most multicultural cities.

In addition to housing an unprecedented selection of curated food offerings run by top culinary talent from Vancouver's backyard as well as around the world, the 40,000 sq.ft. food hall will include a sprawling bar offering a noteworthy selection of wines, beers and signature cocktails along with daily live entertainment and music serving as the atmospheric backdrop.

Also on the menu: rotating gourmet fare, cooking classes, grab and go offerings, make at home menu items, casual dining options, private dining venues and outdoor seating seamlessly integrated into the natural surroundings.

The essence of the Food Hall will fuel a larger vision of interweaving global and local cultures, sustainable sourcing and modern design while bringing the world's best culinary talent together.

The Oakridge Park Food Hall will be the beating heart of the entire community – the beautiful and lively setting for Vancouver's kitchen party.

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## Standing Ovation-Worthy Performances

Oakridge Park will showcase our longstanding commitment to arts and culture and highlight the essential, personal performance that goes beyond passive entertainment.

With six indoor and outdoor live-music venues including the world-renowned Goh Ballet – a permanent dance and education institution in unparalleled new facilities – Oakridge Park's performance spaces will rival those in any of the world's cultural hubs.

Not only that, they will serve to change the way people express, view and enjoy art day-to-day at Oakridge Park.





## Green And Envied

A nine-acre park housing thoughtfully-designed moments reserved for special events, concerts, recreational activities, fitness endeavours or simply, quiet contemplation, will form the connective tissue of the project.

As part of our holistic approach to wellness, guests will enjoy elements conducive to a healthy and fulfilling life including gyms; a running loop; lush community gardens; natural playgrounds; and, on-site agriculture; as well as, the welcome addition of a new cycling network fully integrated with the city's existing bicycle paths.

Think: A truly one-of-a-kind and immersive experience with Vancouver's beauty and natural wonders on full display.





## Leaders In Sustainability

Oakridge Park is being created with a view and commitment to demonstrating global leadership on a sustainability front.

Integrating a neighbourhood energy system created and operated by Creative Energy; a heat recovery system leveraging synergies between uses; and, a geo-exchange field and low-carbon electric boilers; Oakridge Park will produce 70 per cent less greenhouse gas emissions than a comparable project – equivalent to removing 1,300 cars from the road.

Rather than drawing water from a reservoir 15+ km away, we will source water from the city's largest water aquifer (which happens to be located beneath Oakridge Park) to supply 72 per cent of our water needs.

We are also transforming our nearly 20 acres of parking into roughly 13 acres of green space and replanting the 1,400 trees that originally stood on the site.

Not only will Oakridge Park be one of the most sustainable projects of its kind in the world, we will be creating a beautiful and sustainable micro-community for future generations to enjoy.





## The Community's True Centre

The new 100,000 sq.ft. Oakridge Park Community Centre is envisioned as the cultural anchor for the greater neighbourhood, positioned as much a public square as a building.

Designed to operate seven days a week as a multi-use centre, its dynamic range of programs, services and activities will cater to the unique needs of the Oakridge community.

In addition to housing the city's second largest library, amenities will include athletic and community meeting facilities, a daycare centre, cultural spaces and youth services.





## Home For The Whole Community

We want to rethink the place we call home.

Our vision for Oakridge Park is an urban enclave defined in equal terms by its landscape and its people; organized around a nearly nine-acre park with elegant towers extruded organically from the landscape; supporting a quality of life that draws on a past steeped in raw natural beauty to represent a future of social, environmental and cultural abundance.

Through a diverse mix of housing options, Oakridge Park will be a home for the whole community.

It will be the place for life to unfold.

## Setting Residential Records

Since launching sales in 2018, over \$1.5B of inventory at Oakridge Park has been sold, making this the most successful project in Vancouver with more homes sold than all Vancouver pre-sales combined.

Oakridge Park has consistently outperformed the Vancouver market by sales volume and overall pricing, averaging approximately \$2,800 to \$3,100 psf in sales, which is over \$1,000 psf above the Vancouver market average.

Our overall sales success shows that we have designed a product that is highly valued by the marketplace.





## Workspace Designed For The Creative Economy

Oakridge Park will be home to some of the best-connected, well-designed and highly sought-after new workspaces in the city.

These workspaces will take advantage of being located directly within a park – a unique setting yet to be offered in Vancouver. Typical occupiers will include banking, technology, legal and financial services.

Long considered a medical node with an array of clinics ranging from health care, pediatric care, cosmetic surgery and dentistry, the new proposition will house many of Vancouver's most notable medical, wellness and life sciences practitioners and practices.

Created in response to the changing needs of workers, workspaces will be designed for the future recognizing the shift from a traditional resource-based economy to more of a creative-based economy.





## Valet Services Made For Grand Entrances

From day one, the automobile experience at Oakridge Park will be defined by convenience and flexibility.

Offering an unprecedented range of valet options and services, this will be one of the only projects in the world where residents will not own a parking spot. Every Oakridge Park resident and visitor will have access to the 6,000 car garage through the valet who will park, clean and charge their cars for them.

## Oakridge Park Car Share Program

The Oakridge Park Car Club will lease 75 to 100 luxury vehicles per year and will feature an extensive range of SUV, convertible and sedan vehicles. Residents at Oakridge Park will enjoy the opportunity to choose the vehicle most suited to their needs at that time, as well as will be granted access to premium valet and detailing services.









Project Collaborators

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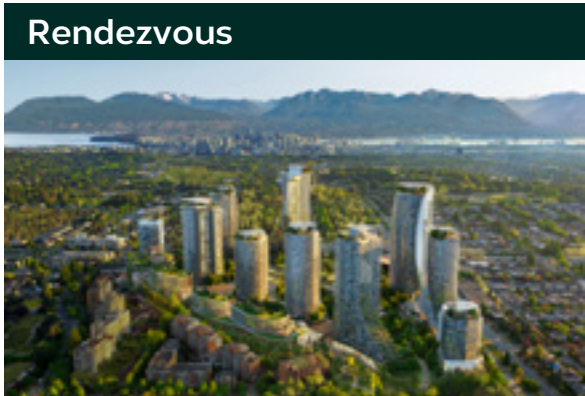
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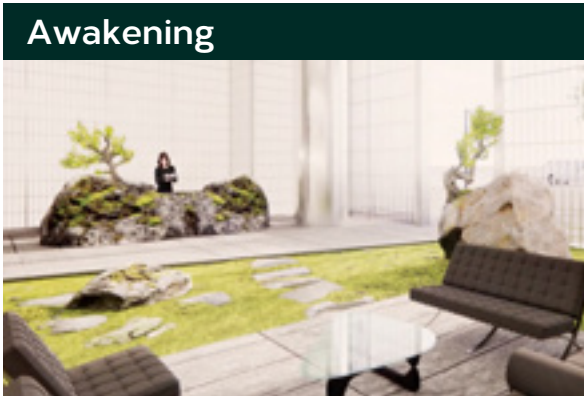
# Project Films



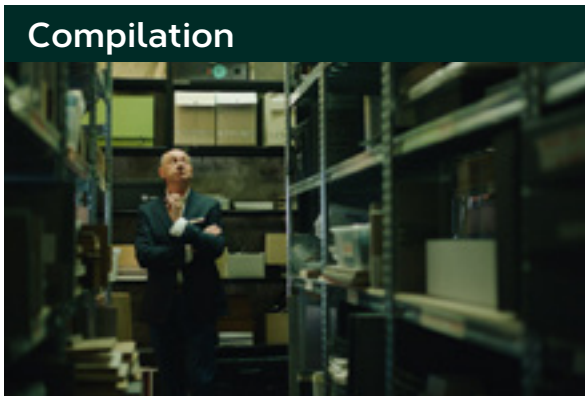
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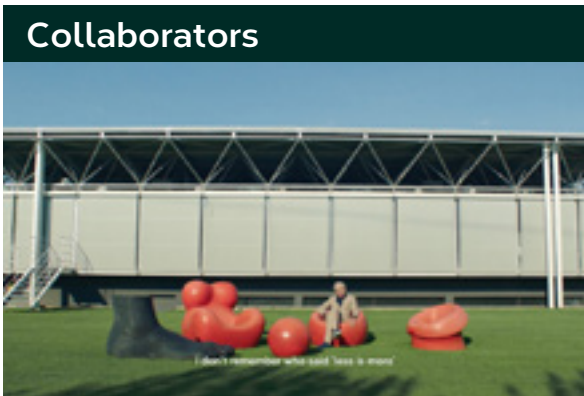
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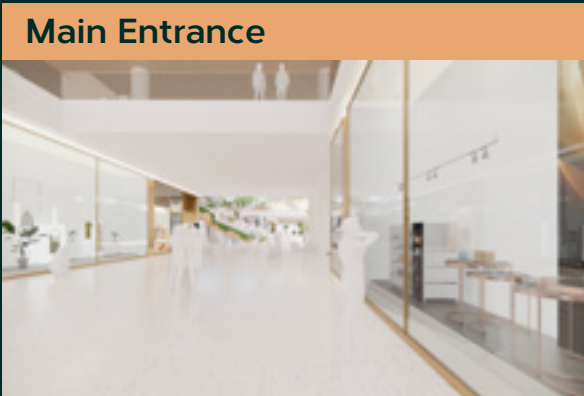


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# Video Walk-throughs



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