

Homes  
Community  
Design  
Shops

RC  
—

Everything

at

**CF** Richmond Centre

Investment  
Restaurants  
Parks  
Amenities  
Family

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Home  
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Parks  
Amenities  
Family



# Welcome to CF Richmond Centre:

the place where Everything<sup>RC</sup> lives.





# Metro Vancouver's Best Selling Homes

A complete 27-acre community is being built around one of Canada's best shopping centres in the heart of Richmond. Since selling in the fall of 2020, more than 600 homebuyers have recognized the power of this incredible master plan. Now Towers FIVE and SIX are here, bringing the opportunity to own one of the final 388 homes in the project's first phase.

# 8 Reasons to Invest in Everything<sup>RC</sup>

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Cadillac Fairview  
& SHAPE

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# 1

## A Master Plan by Cadillac Fairview & SHAPE

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One of Canada's top shopping centres is transforming into a global destination that will change the way people live, shop and dine in Metro Vancouver. A 27-acre master plan will build on the vibrant energy that lives at CF Richmond Centre, with world-class homes and amenities anchored by Richmond's first retail high street and public plaza. This is a rare opportunity unlike anything else in Richmond.

### **PUBLIC PLAZA** ▶

A new outdoor experience to complement the existing shopping centre



“

|

Cadillac Fairview and SHAPE have  
invested over \$1.5 billion to make  
CF Richmond Centre a success.

This is  
Metro Vancouver's  
best real estate  
investment decision.

Those who purchase will invest  
with us as we transform the lifestyle  
and landscape of Richmond.

”

– **JOHN HORTON**  
PRESIDENT + CHIEF EXECUTIVE OFFICER  
OF SHAPE PROPERTIES

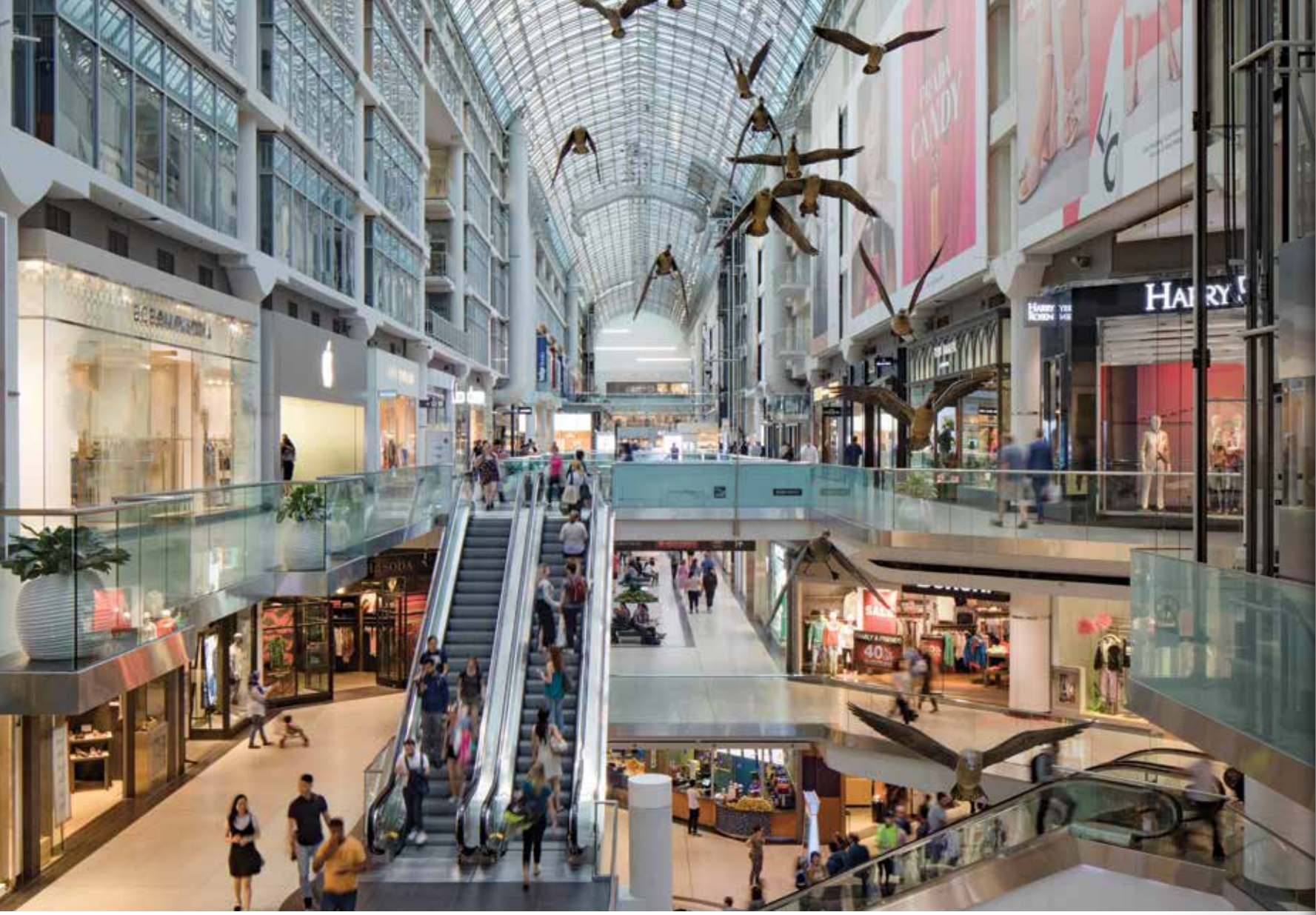


# Metro Vancouver's Best Real Estate Opportunity

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CF Richmond Centre will be Metro Vancouver's most compelling community with everything you need to live your best life. This rare opportunity will create exponential value for homebuyers, the community and generations to come.

▲  
**MINORU BOULEVARD**  
Thirteen towers frame an iconic public plaza



# The Innovative Team Defining the Future of Richmond



Cadillac Fairview is one of the largest owners, operators and developers of best-in-class office, retail and mixed-used properties in North America. The Cadillac Fairview portfolio is owned by the Ontario Teachers' Pension Plan, a diversified global investor that administers the pensions of more than 327,000 active and retired schoolteachers. The real estate portfolio also includes investments in retail, mixed-use and industrial properties in Brazil, Colombia and Mexico. Valued at over \$31 billion, the Canadian portfolio includes 35 million square feet of leasable space at 68 properties in Canada, including landmark developments such as Toronto-Dominion Centre, CF Toronto Eaton Centre, CF Pacific Centre, Tour Deloitte and CF Carrefour Laval.

Cadillac Fairview's core business is designing, building and operating premium commercial properties, with a heritage of seeing growth and opportunity in distinctive urban spaces. Cadillac Fairview prides itself on having the unique ability to build and transform communities in a responsible way. The organization has a rich history of developing and operating its properties in collaboration with community members, innovating to reduce their environmental footprint and holding themselves accountable for the decisions they make.

## ▲ CF TORONTO EATON CENTRE

The 4th most profitable shopping centre in Canada with the highest traffic in all of North America, centrally located in the heart of downtown Toronto

## ◀ CF PACIFIC CENTRE

Downtown Vancouver's premier shopping centre is the 2nd most profitable shopping centre in Canada, featuring +100 stores including BC's only Holt Renfrew and Nordstrom







# SHAPE

SHAPE is the real estate management, investment and development company behind some of the largest and most exciting projects in Western Canada, including The Amazing Brentwood and The City of Lougheed. SHAPE challenges the norm, minds the details and finds creative solutions to ensure its projects lead the Canadian market. With a thoughtful approach and continuous pursuit of innovation, SHAPE relentlessly pursues strategies that are relevant and dominant for the future of real estate.

As one team with a full range of real estate services, SHAPE's projects benefit from seamless collaboration and communication across departments, locations and areas of expertise. Its group of companies is designed to operate together as a fully integrated platform or independently to add specialized value.

SHAPE prides itself in creating exponential long-term value for its communities, customers and homebuyers. In Phase One at The Amazing Brentwood, 1,400 homes were sold in record time across three residential launches starting in 2014. Today, nearly \$1 billion in wealth has been created for those purchasers alone. This is an indication of the vision, quality and future-forward approach that are delivered in every SHAPE project.

## ▲ THE AMAZING BRENTWOOD

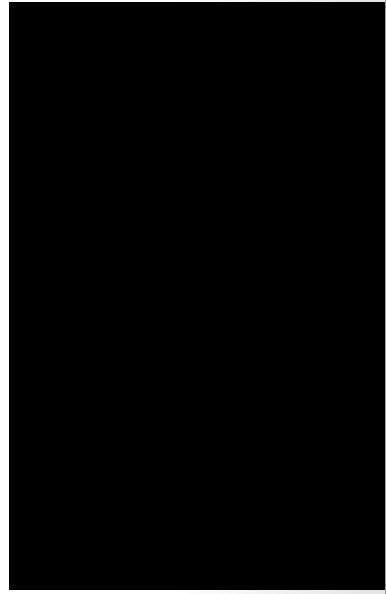
A 28-acre master planned community in Burnaby featuring 11 residential towers at completion, where \$1 billion of value was created for purchasers in Phase One alone

## ▶ THE CITY OF LOUGHEED

A 37-acre master planned community in Burnaby with +10,000 homes across 20 residential towers



LANGARA BY PFS STUDIO



# The Leading Experts in Architecture and Design

## GBL ARCHITECTS

GBL Architects is a creative, forward-minded firm of local architects providing a complete range of services to the private and public sectors. The firm's work spans over 40 years and includes mixed-use master plans and towers, as well as mid- and low-rise buildings that now define skylines and neighbourhoods throughout Metro Vancouver.

## CALLISON RTKL

CallisonRTKL is a global architecture, planning and design practice that has created some of the world's most memorable and successful environments for developers, retailers, institutions and public entities over the past 70 years. Their extensive portfolio includes the revitalization of Guildford Town Centre, Nordstrom stores and Ala Moana Center, the world's largest open-air shopping centre.

## CHIL INTERIOR DESIGN

CHIL Interior Design is the hospitality and residential studio of B+H Architects, a global leader in the world of architecture and design.

CHIL believes in the power of storytelling through design to communicate what inspires, drives and excites people. With a keen eye for the local context and deep knowledge of current and future trends, they explore their clients' visions to bring them to life. Seamless integration of both their hospitality and residential experience allows CHIL to deliver elevated concepts that set each project apart.

## PFS STUDIO

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm of 40, offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over 30 years and produces its award-winning work from its offices in Vancouver and Toronto and an affiliate office in China. PFS has led or been centrally involved in many large-scale planning and design projects in Canada, the Pacific Northwest and internationally.

## HEWITT

HEWITT is a multidisciplinary firm of landscape architects, architects and transportation architects. The landscape studio focuses on urban projects incorporating housing, office, retail and pedestrian open space that vitalize their neighbourhoods.

The studio's transformative, mixed-use work includes projects such as University Village, in-city campuses for Google, Facebook and Amazon, and urban residential developments throughout the Puget Sound region.

## EVOKE INTERNATIONAL DESIGN

Evoke International Design Inc. is a design studio based in Vancouver. Formed in 2000, Evoke has extensive experience in a variety of design disciplines, including building and spatial design, interiors and graphic design. These disciplines manifest themselves through Evoke's work in corporate office design, restaurant, entertainment and retail design, and residential projects. Evoke approaches design from a collaborative point of view, and aligns with clients with similar aesthetic values and creative processes.

VANCOUVER AIRPORT MARRIOTT HOTEL BY CHIL



AMAZON NESSIE & BIGFOOT BY HEWITT



HEIRLOOM AMBLESIDE BY EVOKE





# 2

## One of Canada's Best Shopping Centres

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CF Richmond Centre is Canada's premier destination for retail, lifestyle and entertainment. With high fashion, popular restaurants and a 44,000 SF Dining Terrace, CF Richmond Centre is consistently one of the most profitable shopping centres in the country. Soon, a signature events plaza, Richmond's first retail high street and +300,000 SF of new shops and restaurants will be added to create a complete, world-class destination.

### ◀ PARK ROAD

Richmond's first outdoor retail high street

# Richmond's Premier Shopping Experience

Today, CF Richmond Centre is the heart of the community, with world-class retail, popular restaurants and cultural events curated by Cadillac Fairview.

## TOP SALES PERFORMANCE

CF Richmond Centre is consistently among Canada's 10 most profitable shopping centres

## ABUNDANT EATERIES

With a 44,000 SF Dining Terrace and a diverse selection of restaurants, there's something to suit every taste

## COMMUNITY HUB

Activities like tai chi, dancing and stretching bring people together every morning

## HIGH-PROFILE DESTINATION

One of the most frequented shopping centres in Canada, welcoming over 17.9 million guests every year

## WORLD-CLASS RETAILERS

CF Richmond Centre boasts over 200 shops and services, including one of BC's first Apple Store locations

## SKYTRAIN ACCESS

The Canada Line connects CF Richmond Centre to all of Metro Vancouver



OUTFITTERS ANN-LOUISE JEWELLERS APPL  
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 BONLOOK BOSS STORE BOURBON ST. GRILL  
 BUFFLE WAFFLE CAFE CACTUS CLUB CAFE  
 SPORTS CHANGE LINGERIE COACH COAST  
 SAVINGS COBS BREAD COLTON'S CREPE D  
 / FROSHBERG GELATO CURRY EXPRESS DA  
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 LOCKER FREEDOM MOBILE GLADSTONE JEW  
 H&M HUDSON'S BAY INDIGOSPIRIT IRIS-OP  
 & OPTICIANS J2 JUGO JUICE KFC KIEHL'S



# A Best-in-Class Collection of +200 Shops and Restaurants Today

# Everything<sup>RC</sup>: An Elevator Ride Away

In addition to the existing shopping centre, the redevelopment of CF Richmond Centre will bring a dynamic collection of local culture, cuisine and community to your doorstep. Enjoy the connected urban lifestyle of the future, where Everything<sup>RC</sup> is here and even more is on its way.

**CENTRAL PLAZA**

The new outdoor event space will be Richmond's new hub for culture and entertainment

**PUBLIC GREEN SPACES**

Mature trees, ample green space and stunning views create an urban oasis with natural West Coast character

**ENTERTAINMENT DISTRICT**

A thriving cultural destination, day or night, with community events, celebrations and outdoor activities

**RICHMOND'S FIRST HIGH STREET**

At the centre of the project, Park Road will be the open-air retail street that anchors the city centre

**+300,000 SF OF NEW RETAIL**

A collection of new shops, restaurants and cafés will be added to the world-class collection at CF Richmond Centre

**PUBLIC ART**

CF Richmond Centre will establish a unique cultural identity by promoting public art from local and international artists



# 3

## A Central Location with SkyTrain On-Site

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This location cannot be replicated. Situated along the scenic coast of Metro Vancouver, Richmond's unique charm draws visitors and residents from across the world with its unparalleled connections through rapid transit and Vancouver International Airport (YVR). At its heart, CF Richmond Centre will change how people work, play and move around the region.





# The Culture and Energy of the World's Best Cities

## YVR AIRPORT

Voted North America's best airport 11 years in a row, with more direct flights to Asia than anywhere else in Europe or the Americas

## STEVESTON

A 20-minute bike ride to the quaint fishing town of Steveston, home to the Gulf of Georgia Cannery and Britannia Shipyards

## WORLD-CLASS DINING

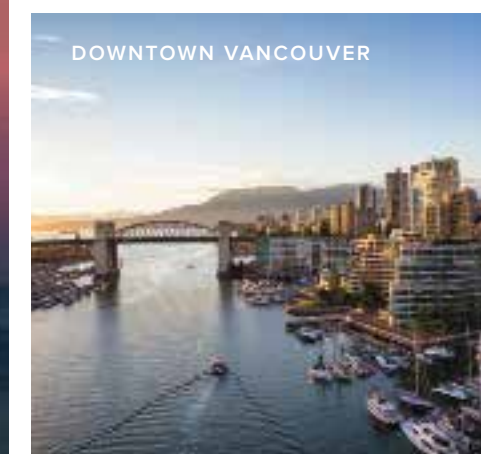
Richmond is celebrated as having the best Asian cuisine in North America by the *New York Times*; Enjoy new-world and traditional cuisine at one of over 400 Asian restaurants along No. 3 Rd

## OLYMPIC OVAL

An iconic sports venue built for the 2010 Winter Olympics now serves as an international community centre for sports, recreation and entertainment



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**TSAWWASSEN FERRY TERMINAL**

A 20-minute drive to the ferry terminal for access to the Gulf Islands and Victoria

**WHISTLER MOUNTAIN**

Only two hours away by car, the world-class ski resort is an accessible day trip

**DOWNTOWN VANCOUVER**

Just 20 minutes to Vancouver City Centre Station on the Canada Line, with the first station located at CF Richmond Centre

**US BORDER**

A 25-minute drive to the Point Roberts border crossing into the United States of America

**AGRICULTURAL ABUNDANCE**

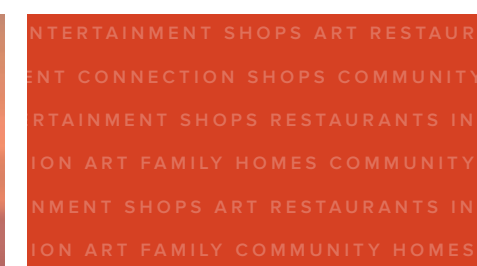
Over 12,000 acres of Richmond is protected farmland, hosting over 200 local farms



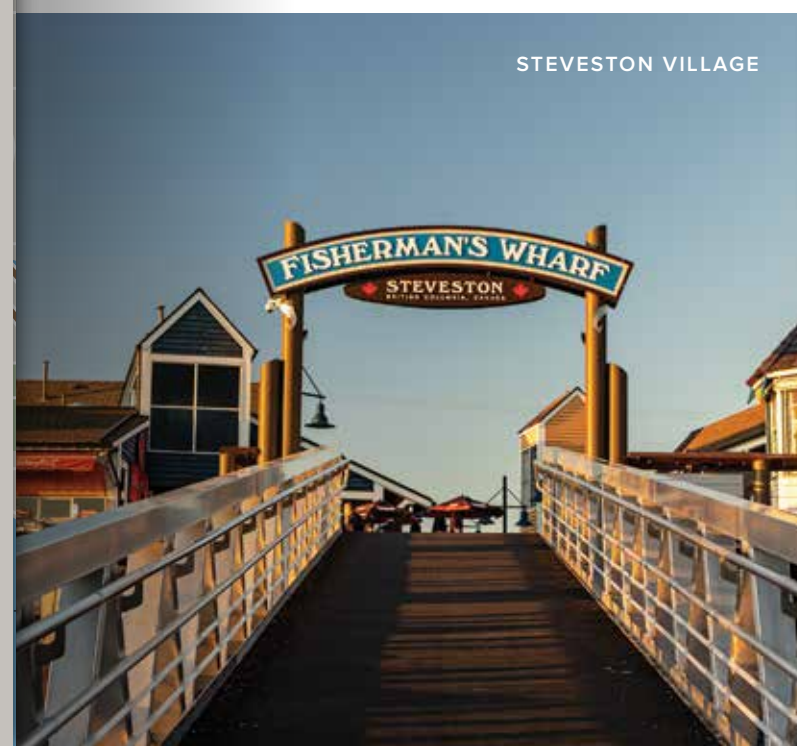
WHISTLER



YVR AIRPORT



DOWNTOWN VANCOUVER



STEVESTON VILLAGE



OLYMPIC OVAL



# Minutes Away from Everything<sup>RC</sup>

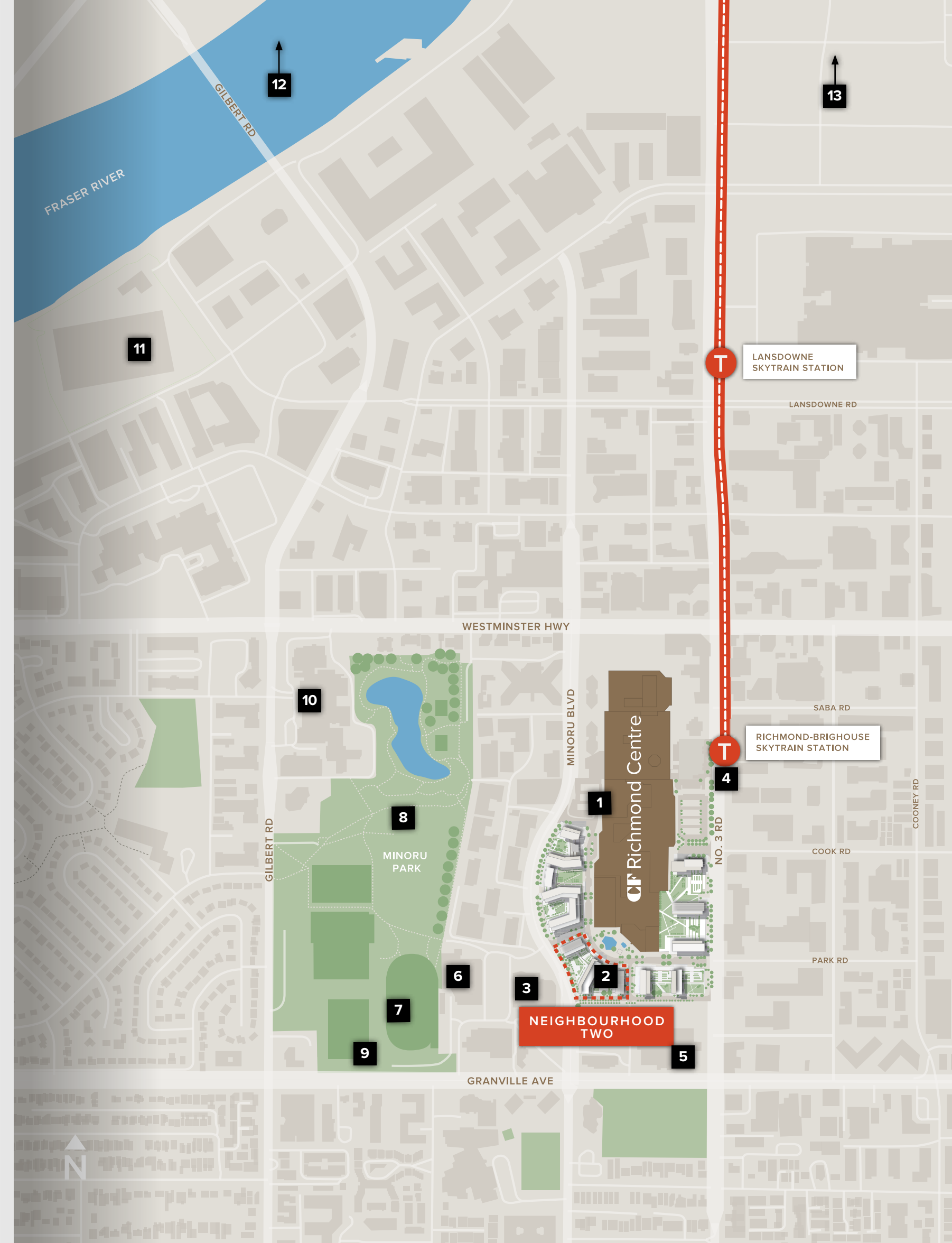
- 1** CF Richmond Centre Mall
- 2** New Homes in Neighbourhood TWO
- 3** Richmond Public Library
- 4** Canada Line SkyTrain Station
- 5** Richmond City Hall
- 6** Minoru Arenas
- 7** Minoru Track
- 8** Minoru Park
- 9** Minoru Centre for Active Living
- 10** Richmond Hospital
- 11** Richmond Olympic Oval
- 12** YVR Airport
- 13** River Rock Casino

**T** **SKYTRAIN**  
20 minutes to downtown Vancouver

**BIKE**  
Dedicated cycling paths will lead to Richmond's best civic and recreational facilities

**DRIVE**  
10 minutes to YVR airport and 25 minutes to the US border

**WALK**  
New outdoor street fronts will include Richmond's best shops, restaurants and entertainment





RICHMOND CITY HALL

# 4

## 80 Acres of Nearby Culture & Recreation

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The City of Richmond offers a world-class collection of cultural, recreational and community amenities to serve its citizens for generations. As part of a long-term vision for health and well-being, these parks and facilities are located in the centre of the city, within minutes from CF Richmond Centre. The result is a rare collection of cultural amenities within a few blocks, all in the downtown core.

# An Inspired Mix of Health, Wellness & Connection

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## MINORU PARK

A sprawling 45-acre park filled with tennis courts, a running track, turf fields, walking trails, playgrounds and more

## THE SENIORS CENTRE

A fully accessible health and social facility for Richmond residents 55 years and older

## RICHMOND CITY HALL

An architecturally stunning civic building demonstrates Richmond's appreciation for design, placemaking and community

## RICHMOND GENERAL HOSPITAL

One of BC's leading hospitals, providing exceptional emergency, maternity and surgical care

## NEW MINORU CENTRE FOR ACTIVE LIVING AND AQUATIC CENTRE

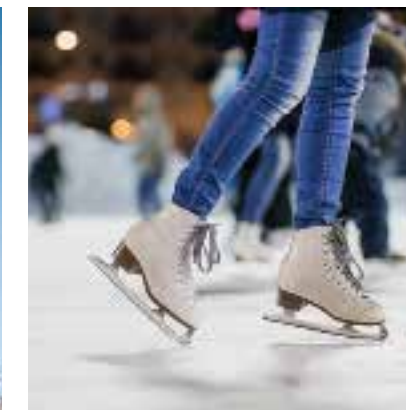
A brand-new \$80 million fitness and aquatic facility spanning 110,000 SF

## RICHMOND LIBRARY & CULTURAL CENTRE

A cultural hub, housing an art centre, museum, galleries, library, a rooftop garden and more

## MINORU ARENAS

Home to two regulation-size rinks and seating for up to 2,000 spectators



# 5

## World-Class Homes Designed by SHAPE

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SHAPE's meticulous consideration for every detail of the homes at CF Richmond Centre results in a lifestyle that's truly extraordinary. Intelligent layouts, timeless design and premium finishes work together to enrich everyday life.





POLISHED WHITE



MATTE GREY

# Exceptional Kitchens

## **GAGGENAU: THE WORLD'S MOST DESIRABLE LUXURY APPLIANCES**

Every SHAPE home is designed with the kitchen at its heart. That's why each kitchen proudly showcases an integrated chef-style wall oven and gas cooktop by Gaggenau – the world's pre-eminent manufacturer of luxury kitchen appliances. Market leaders for over three centuries, Gaggenau offers the highest quality gourmet performance with elegant European design. With an impressive two-year warranty, each handcrafted appliance will be a point of pride in your home.

## **KITCHEN ISLANDS**

The focal point of a signature SHAPE kitchen is the substantial island with ample counter space for food prep

## **EUROPEAN CABINETRY**

Appliances are integrated into full-height European cabinetry, for maximum storage and a seamless design

## **SLEEK BLANCO FAUCET**

Polished chrome faucets with solid brass construction for style, form and function

## **SMART STORAGE**

Homes include either a LeMans system or a vertical pullout pantry; Both storage solutions offer up to 30% more cabinet space than the average kitchen

## **SINGLE-SLAB BACKSPASH**

The cohesive backsplash is easy to clean and creates a timeless aesthetic

## **DESIGNER COLOUR SCHEMES**

Two timeless backdrops to accentuate your personal style, available in Matte Grey and Polished White



## Features

### OPEN-CONCEPT FLOOR PLANS

Homes are flexible and livable to fit your lifestyle and maximize your floor space

### CENTRAL AIR CONDITIONING

Each home includes a compact, unit-controlled heating and cooling system for unrivalled comfort

### NINE-FOOT CEILINGS

The open-concept suites are bright and extra spacious with nine-foot flat ceilings

### ELEGANT WASHROOMS

Porcelain-tiled walls and thoughtful storage make for refined function that's easy to maintain

### CUSTOM-DESIGNED NOOK SPACE

The nook can be easily customized as a workspace, home office or display for your personal expression

### NUHEAT FLOORING

Radiant floor heating in the master bathroom





#### **BRUSHED EUROPEAN FLOORING**

Durable, natural European laminate flooring throughout each home (except bathrooms)

#### **SUPERIOR SHOWER FIXTURES**

Grohe polished-chrome shower fixtures with a luxurious rain showerhead and hand-held wand

#### **MEDICINE CABINET**

Extended vanity mirror equipped with a hidden medicine cabinet for extra storage

#### **SIDE-BY-SIDE LAUNDRY**

A spacious laundry area is complemented by built-in shelving and a convenient hanging rod

#### **CONNECTED LIVING**

Convenient USB and 4-plug outlets thoughtfully placed throughout the home

#### **EXPANSIVE TERRACES**

Most homes include large outdoor living spaces, connecting your living space to the outdoors for seamless indoor-outdoor living

#### **SMART THERMOSTAT**

Heats and cools based on your schedule, behavior and preferences







# 6

## 56,000 SF of Private Amenities & Sky Gardens

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The building amenities at CF Richmond Centre are designed to be an effortless extension of your home. From the state-of-the-art fitness studios to the serene, elevated Sky Gardens, every space has been thoughtfully programmed to exclusively enhance residents' health and well-being.



## Your Private Garden in the Sky

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The tranquil Sky Gardens have been seamlessly designed to extend living and gathering spaces into the great outdoors. Residents can relax in the lush gardens while enjoying views of the coastal mountains or the vibrant urban streetscape below.

▲  
Versatile green space in the Sky Garden –  
the perfect oasis for any occasion



FITNESS FACILITY

## +22,000 SF of Central Amenities

A two-floor private amenity area with +14,000 SF of indoor and +8,000 SF of outdoor space will offer endless options for fitness, function and socializing

### FITNESS FACILITY

The modern fitness facility will be complete with a yoga zone, stretching area, free weights and high-quality commercial-grade equipment, all overlooking the energetic Sky Garden below

### ENTERTAINMENT SUITES

Fully furnished social rooms for every occasion, including a cocktail suite, dining room, and social lounge with billiards and table games

### MULTIMEDIA ROOM

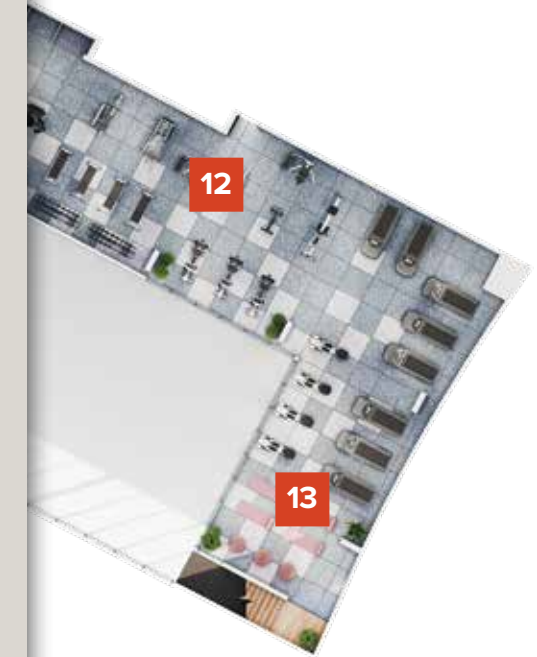
A deluxe theatre and karaoke room will offer day-to-night entertainment

### PRIVATE MUSIC ROOMS

Soundproof music rooms provide space for creativity to flow

### CHILDREN'S PLAY AREA & FAMILY LOUNGE

A dedicated children's play area with educational, physical and collaborative activities for young children and families



LEVEL 3



SOCIAL LOUNGE



LEVEL 2



FITNESS FACILITY



SOCIAL LOUNGE

# Central Amenities

## INDOOR AMENITIES

- 1 Indoor seating lounge
- 2 Dedicated music rooms
- 3 Multimedia room
- 4 Games room
- 5 Mah-jong room
- 6 Children's play area & parent lounge
- 7 Private cocktail lounge
- 8 Large private dining suite
- 9 Social lounge
- 10 Multi-purpose fitness studio
- 11 Dedicated treatment room
- 12 State-of-the-art fitness facility
- 13 Stretching & cool-down area

## OUTDOOR AMENITIES

- 14 Social lounge
- 15 Harvest dining area
- 16 Landscaped relaxation area
- 17 Garden & harvest area
- 18 Play area








LEVEL 3



LEVEL 2

# Neighbourhood TWO Amenities

In addition to the central facility, pocket amenities will be interspersed throughout the buildings in Neighbourhood TWO for an even more seamless connection to your daily life.

-  **CO-WORKING SPACES**  
A co-working area and student lounge for the flexibility to work and study from home
-  **WELLNESS LOUNGE**  
A serene indoor area for yoga, meditation and stretching
-  **SKY GARDENS**  
Landscaped outdoor courtyards complete with patio furniture
-  **FAMILY LOUNGE**  
Educational, physical and collaborative activity spaces for young children
-  **DOG RUN**  
Indoor pet spaces for off-leash play with a wash & groom area





LOBBY & CONCIERGE DESK

# 7

## Five-Star Service & Security

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A home at CF Richmond Centre not only provides tremendous investment security – it also offers homeowners a level of exceptional service that brings ease and personal security to everyday living.

### HOME WARRANTY

Residents are protected under 2-5-10 home warranty insurance, as set out by the *Homeowner Protection Act* of BC

### SECURITY 24/7

Well-lit walkways and professional, monitored security staff keep environments safe and secure at all times

### UNDERGROUND PARKING

A secure, private underground parkade, where every stall offers electric vehicle charging capabilities

### IMMACULATE GROUNDS

Dedicated maintenance and operations personnel will keep the property flawless, creating long-term value for residents, visitors and future generations

### IN-BUILDING CONCIERGE

A full-time attendant will receive deliveries, coordinate logistics and make your life effortless

### PARCEL ROOM

A dedicated parcel delivery room and locker system for easy package retrieval at any time of the day

### A SECURE INVESTMENT

Physical security will accompany the security of an investment with exceptional growth potential

# Quality, Integrity & Service

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SHAPE's unwavering commitment to developing and maintaining exceptional service is shown throughout every stage of your homebuying experience. From the initial walk-through to receiving the keys, we promise to deliver quality homes and customer service.

## DEFICIENCY MINIMIZATION

82% of the homes in Tower ONE at The Amazing Brentwood had zero deficiencies, unequivocally surpassing industry standards

## ONGOING SUPPORT

SHAPE's Customer Care Team is trained to make your life easier through every stage of home ownership

## SHAPE LIVING APP

From maintenance requests to booking amenity spaces, every aspect of your living experience can be done remotely using the SHAPE mobile app

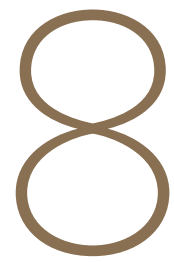
## HOMEOWNER SATISFACTION

92% of homeowners at The Amazing Brentwood rated their walk-through as superior

## UNPARALLELED QUALITY

Our construction teams build the highest quality homes that will stand the test of time





# Secure Long-Term Value

CF Richmond Centre is the best real estate opportunity in Metro Vancouver's most accessible and diverse city. Cadillac Fairview and SHAPE have invested over \$1.5 billion to define a vibrant future and a thriving economy for the City of Richmond. Those who purchase in the first phase of the master plan will co-invest in a long-term plan for exponential growth. These 8 reasons are just the beginning towards the future of Everything<sup>RC</sup>.

## THE VISION

A 27-acre master plan creates exceptional value for you, your family and the City of Richmond

## THE SHOPPING CENTRE

One of Canada's top 10 highest-performing shopping centres transformed into a complete master planned community

## THE SKYTRAIN

Rapid transit conveniently connects your home to downtown Vancouver and the rest of the world through YVR airport

## THE LIFESTYLE

Exclusive access to world-class indoor and outdoor amenities for a balanced, well-rounded life

## THE HOMES

A signature SHAPE home blends iconic architecture, superior construction and timeless design

## THE CULTURE

An active and cultured lifestyle in the undisputed heart of Richmond

## THE SECURITY

A concierge, 24/7 security and the highest quality standards ensure your home is safe and secure

## THE VALUE

The rare chance to invest in Richmond's best real estate opportunity alongside Cadillac Fairview and SHAPE



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Everything <sup>RC</sup>  
at  Richmond Centre

SHAPE  
ALL A COLLECTION OF GREAT SPACES

**CF** Cadillac  
Fairview

SHAPE  
SALES & MARKETING BY SHAPE MARKETING



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E. & O.E.