

MACDONALD BLOCK, TORONTO, CANADA

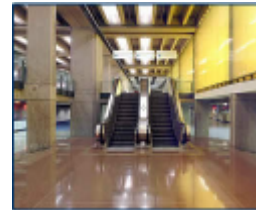


ProFac Facilities Management Services Inc., The MacDonald Block, Queen's Park, Toronto, Ontario

The Province of Ontario is the owner of a group of buildings that surround its parliament building. These buildings are known as the "Queens Park Complex" and comprise four high-rise office towers and a 2-storey podium, known as the Macdonald Block, which connects the towers. The entire Queen's Park complex itself totals approximately 1.66 million square feet and additional surrounding government buildings (some connected) add another 0.8 million square feet of space. The MacDonald Block is a +/- 30 years old building providing office and service space for the adjacent Ontario Legislative Building (to which it is connected by tunnel). The building comprises of +/- 300,000 sq. ft. of GLA on two floors around a central courtyard. The top floor provides a mixture of offices and meeting rooms and the ground floor consists of offices, a cafeteria, a day-care centre and an art gallery. Although its primary function (as an essential government building) is unlikely to change the overall property needed to be reassessed to determine its highest and best use and the potential for its redevelopment and revitalisation so as to maximise its investment potential. Talbot Consultants was retained to

conduct a detailed analysis of the building and its redevelopment potential. As part of our tasking we were required to retain an architectural firm and a food & beverage design firm as sub-consultants. Our resultant study recommended that the large open atrium, in the centre of the building, be roofed over to provide a modern central food court combined with retail space to provide better services to the tenants of the MacDonald Block and the tenants of adjacent parliamentary buildings.

PLACE BONAVENTURE, MONTRÉAL



PLACE BONAVENTURE, QC

Place Bonaventure is one of the largest commercial buildings in Montreal, with over 3.2 million square feet of floor space. It is located in the heart of the downtown business district between de la Gauchetière Ouest, St-Antoine, University and Mansfield. It is a mixed-use building consisting of office, exhibition, hotel and retail. Cini•Little International, Inc. and Talbot Consultants International Inc. were retained by Gestion D'Immeubles WPBI Inc. to provide a Phase 1 Preliminary Assessment as to the potential sizing and feasibility of the a retail, food & beverage and services component for the proposed redevelopment of Levels 99 and 89 of Place Bonaventure in Montreal, Quebec.

Our initial Phase I tasking included an analysis of the data gathered during the site and trade area visit and reviewed the 1999 Zins Beaudesne report and prepared a preliminary assessment as to the potential sizing and feasibility of the retail, food & beverage and service components of the amenities portion of the project.



NORTH AMERICAN CENTRE



North American Centre

The North American Centre is located at 5650 & 5700 Yonge Street, Toronto. Although it is a major presence on Yonge Street the majority of its retail is located below street level with restricted access from the street and limited access from the Finch Subway Station. Talbot Consultants International Inc. was commissioned by Manulife Financial to analyse the Retail Re-Positioning and Re-merchandising of North American Centre. Our goal was to enhance the image and profitability of The North American Centre by creating an attractive, exciting and vibrant retail destination for the tenants of The North American Centre and the surrounding office workers and residents.

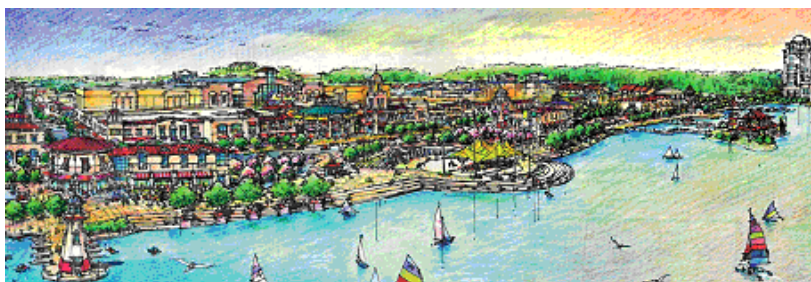


Three surveys were conducted; one in-mall exit survey with the shoppers and two self-administered surveys with the residential and office tower tenants. The final step, we balanced the current market information with the identified market potential. The results were a re-positioning and re-merchandising “Retail Action Plan” for The North American Centre, both in the short and long terms.

We then recommended competitive positioning for the retail component and identified, by brand name, the sizing, clustering and the recommended target tenants that resulted in The North American Centre achieving its identified short and long term goals.



CORNELL TOWN CENTRE



CORNELL TOWN CENTRE MARKHAM



Cornell Town Centre, Toronto, Ontario

The Town of Cornell is a new town with a projected population of 30,000 people. It is currently under construction on a 1,275 acre parcel of land located in the north east corner of Toronto and is to be served by Highway 407, Canada's first privatised toll highway. The Town's overall "new urbanism" design concept has been described as "the mother of all orthodox neo-traditional communities in Canada". It also has the distinction of being master planned by town planners and architects Duany and Plater-Zyberk (DPZ). Ultimately the town will contain 11 neighbourhoods, each with parks and open spaces. The approved plan also calls for a 90 acre mixed-use town centre consisting of approximately 1 million sq. ft of commercial development which has to be designed to be compatible with the design concepts of new urbanism. Talbot Consultants International Inc. was retained as the retail planning consultants for not only the Cornell Town Centre but also the neighbourhood facilities scattered throughout Cornell. Our initial tasking was to prepare a market feasibility study to determine the optimum positioning, merchandising and sizing of such a town centre. Our next task was to seek out international architectural and design firms who had demonstrated the vision and experience to create a new urbanism town centre and recommend a preliminary list of 12 to the developer. We were then instructed to reduce these to a short list of 3 and set up half-day workshops with each of the short listed firms. At the conclusion of this process Development Design Group of Baltimore was selected. Our next task was to co-ordinate a thorough site and trade area tour and briefing for the Design Group and then set up a series of interactive workshops, in both Toronto and Baltimore, to translate our market driven recommendations into macro and micro design concepts. This process eventually resulted in the selected concept for the Cornell Town Centre being a 1 million sq. ft. Entertainment Focused Centre (EFC) anchored by a 100,000 sq. ft multiplex theatre and complemented by approximately 900,000 sq. ft of other entertainment venues, retail, food & beverage and services. The requirement to preserve the uniqueness of Cornell's new urbanism design was achieved by configuring the Cornell Town Centre as a series of traditional streetscapes all focused on a huge man made water feature. The construction of the residential portion of Cornell is proceeding quickly and sales have been extremely strong. The Cornell Town Centre project is now regarded as a prime example of new-urbanism retail planning and has recently been selected as a feature project in the updated version of the international development industry's preferred reference text "The Shopping Center Development Handbook" which is to be published by the Urban Land Institute (ULI) in 2005.

