



Tribute (Brookdale) Limited
c/o Tribute Communities
1815 Ironstone Manor, Unit 1
Pickering, Ontario L1W 3W9
Attention: Mark Iogna

December 20, 2024

Re: Brookdale Centre - Tenant Relocation Plan

Dear Mr. Iogna:

Tate Research ("TR") is pleased to provide this Tenant Relocation Plan for your proposed community in the City of Pickering ("City" or "Pickering"). Tribute Communities ("Tribute") is redeveloping Brookdale Centre in Pickering from a big-box retail centre into a mixed-use community. It is Tribute's intention to provide alternatives for current Brookdale Centre tenants to continue their operations with minimal interruptions.

This letter summarizes the anticipated approach to the Tenant Relocation Plan. It includes the following sections:

1. Overview and Approach
2. Communication Plan
3. The Redevelopment Plan – By Block
4. Off-site Relocation Opportunities
5. Conclusion

1 Overview and Approach

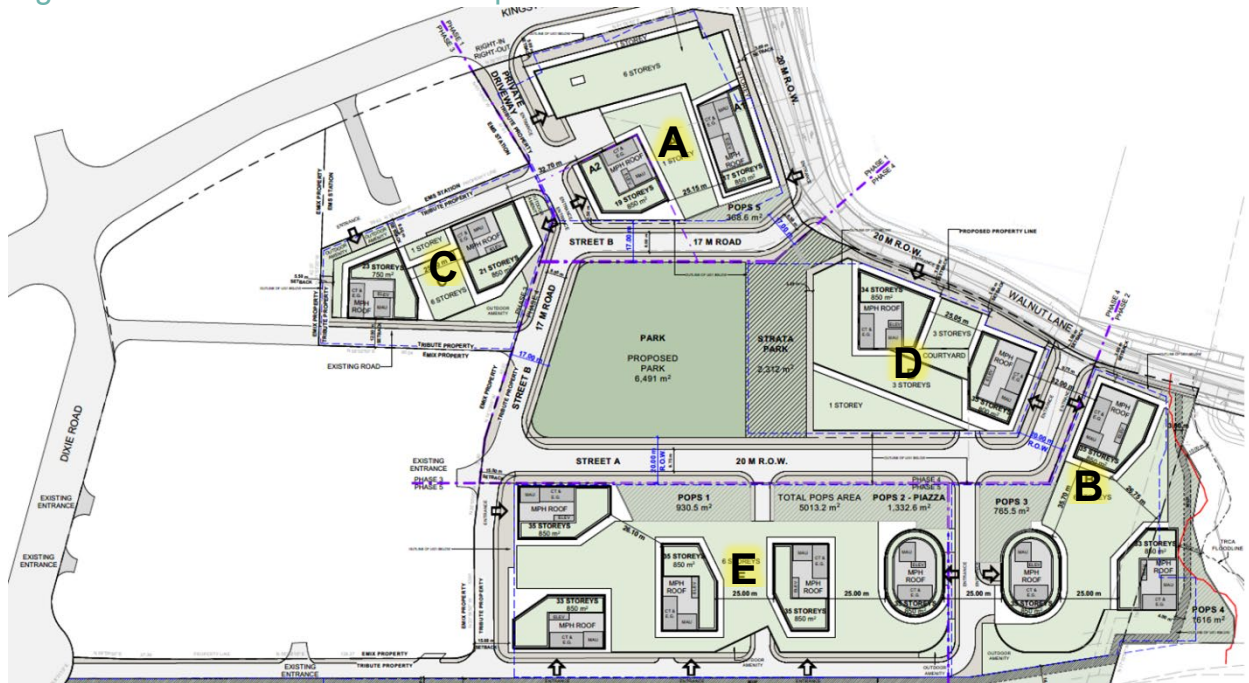
The redevelopment of Brookdale Centre from a single purpose retail commercial centre to a mixed-use community will occur over many years, in phases. It is the general intent of Tribute to minimize business and service interruption as the redevelopment proceeds.

There may be the opportunity for some businesses to relocate on-site as buildings redevelop. Other businesses may be able to relocate to other locations nearby, or elsewhere in Pickering.

It is noted that this tenant relocation plan outlines options for tenants. The relocation decisions will be driven by tenant decisions and influenced by factors that are not under the influence of Tribute. Ultimately, these relocation decisions will be made by the tenants.

The concept plan presented in Figure 1 indicates the Block locations and is illustrative of the phased approach to the redevelopment. The first phase redevelopment is in the northern portion of the Site, marked as “A”.

Figure 1: Brookdale Centre Concept Plan



Source: Tate Research; Basemap: Turner Fleischer Architects Inc. dated December 13, 2024. Annotated by TR.

It is noted that the total amount of non-residential space proposed in the redevelopment is approximately 71,000 square feet.

2 Communication Plan

Communication with existing tenants has been, and will remain, an important component of Tribute’s redevelopment plan. Tenants have been notified of the pre-application stage via letter and were notified of the public meeting through the posting of required signage on-site. Tenants were also notified of the full application being submitted.

3 The Redevelopment Plan – By Block

Block A:

Block A of the development currently includes two buildings, indicated in Figure 2, on the following page. Each building is 2 storeys with retail uses at grade and office/service uses on the 2nd floor. The lower floors contains approximately 18,000 square feet of retail space, the upper floors contains approximately 19,000 square feet of leasable space. The total amount of non-residential space (office and retail commercial) is 37,000 square feet¹. The tenants in each of these buildings are indicated below:

Northeast building (Block A1):

Tenant	Floor
South St Burger	1
Canna Cabana	1
Pita Pit	1
Dragon Rolls	1
Dr. Jennifer Lee Optometry	1
Sunset Grill	1
Academy of Math and English	2
MedRehab Physiotherapy	2
Corcare	2
Pedi and Nails	2
Linen and Love Studios	2
Cooperators Insurance	2
Tribute Communities	2

Northwest building (Block A2):

Tenant	Floor
Shoppers Drug Mart	1
Dr Willenburg and Krolic	2
MyHealthcare Centre	2
Pickering Foot Clinic	2
Cipparone Wealth Management	2

¹ Square footages rounded to the nearest 1,000 square foot.

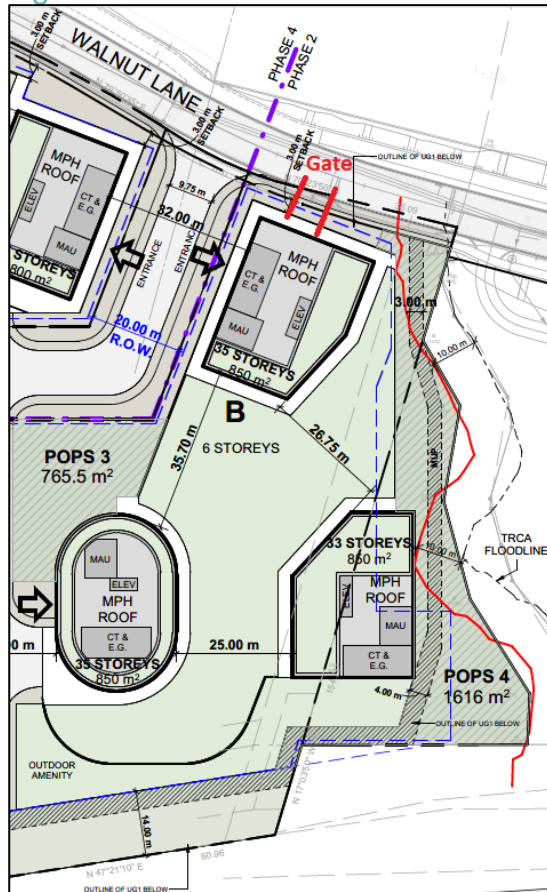
Block A2:

Shoppers Drug Mart could move from Block A2 into Block A1. This move could allow for continuous operation of the drug store, with no 'down time'. The offices above the existing Shoppers Drug Mart could relocate off-site or into the 2nd storey portion of Block A1. The new non-residential space in Block A1 could also provide the opportunity for a smaller format grocery store like Food Basics or No Frills, depending on individual tenant requirements. Construction access during this phase would be off the slip road. Also, there is an opportunity for the existing medical / office uses to relocate off-site, in nearby locations, or they could temporarily relocate to the medical / office space above the current Shoppers Drug Mart.

Parking could be provided in the existing adjacent parking lots to the south and west of the Shoppers Drug Mart. Construction access during this phase would be off the driveway that is accessed from Kingston Road.

Block B:

Figure 3: Block B



Source: Tate Research; Basemap: Turner Fleischer Architects Inc. dated December 13, 2024.

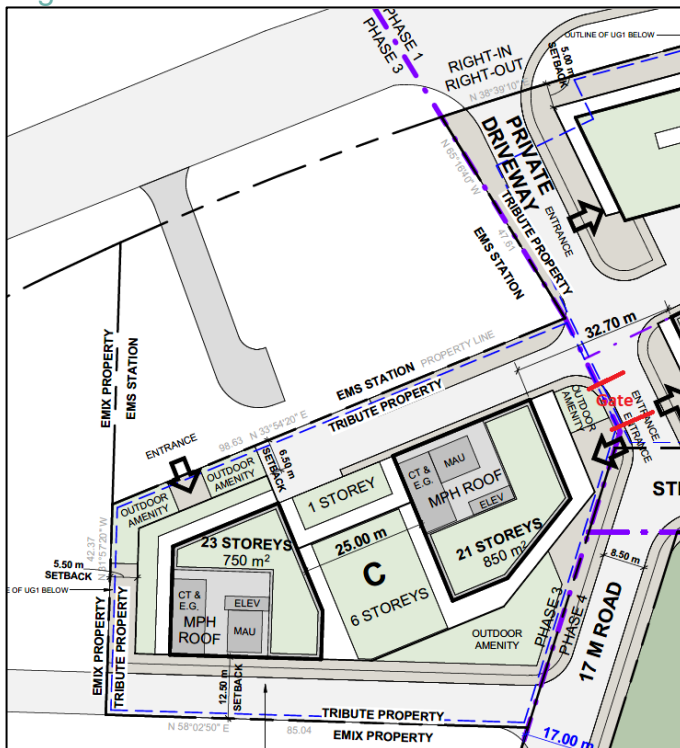
The only current tenant in this phase is the Food Basics supermarket. This store could be offered the opportunity to relocate into Block A1. Discount grocery stores such as Food Basics and No Frills are beginning to move to smaller floorplates. For example, No Frills has opened in new stores of approximately 10,000 sq ft in Toronto on Richmond Street west (near John Street) and on Mount Pleasant Road (south of Eglinton Avenue). The redevelopment of the Site as a higher density location may present a similar opportunity.

Block B, as seen on Figure 3, on the previous page, would be built as a fully residential block, with no non-residential space. This focus on residential uses reflects the minimal exposure to Walnut Lane, or a major road such as Kingston Road that is provided in this portion of the Site.

Construction access during this phase would be off Walnut Lane, including going directly out to Liverpool Road, which is scheduled to open in 2026.

Block C:

Figure 4: Block C



Source: Tate Research; Basemap: Turner Fleischer Architects Inc. dated December 13, 2024.

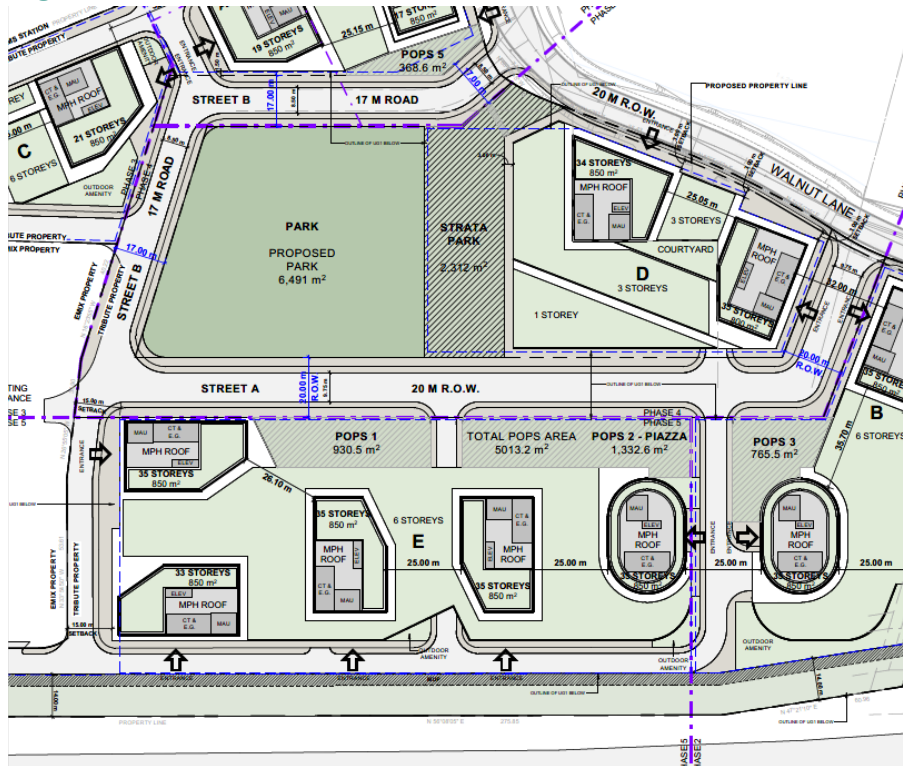
Block C is indicated in Figure 4, above. This Block currently includes the Michaels store. This store is considered a 'big-box' retailer and is inconsistent with the future direction of the redevelopment. Michaels may seek another location in Pickering. It is noted that there are typically various options for larger

format stores such as this as free-standing units, inline stores, or as re-use of former anchor tenant space.

Construction access during this phase would be via the slip road or the new 17 metre right of way not impacting Home Depot.

Block D:

Figure 5: Blocks D & E



Source: Tate Research; Basemap: Turner Fleischer Architects Inc. dated December 13, 2024.

Block D, indicated in Figure 5, above, is currently used as the Home Depot parking lot. Its redevelopment will be influenced by the intentions of Home Depot.

It is noted that Home Depot operates urban stores in markets such as Vancouver. There are limited examples of this type of format. At this time, Home Depot’s plans are uncertain. However, planning policy does not support large format, big-box retail on the Site.

It is noted that non-residential uses are proposed on this Block D. These uses are anticipated to include local serving, convenience oriented retail commercial that is intended to serve the local market, and to focus on serving the future residents of the Site. As such, large format, big box retailers may be inconsistent with the direction of the future non-residential uses on the Site.

Block E:

Block E, indicated in Figure 5, on the previous page, includes the existing Home Depot store. As discussed above, there may be the opportunity to provide an urban format location for Home Depot. However, it is more likely that Block E will redevelop with smaller format, locally focused retail commercial uses, as shown on the concept plan.

It is noted that all future residents of the Site, including those in Block E, are within walking distance of Block A, which is to be the greatest concentration of retail commercial uses on the Site.

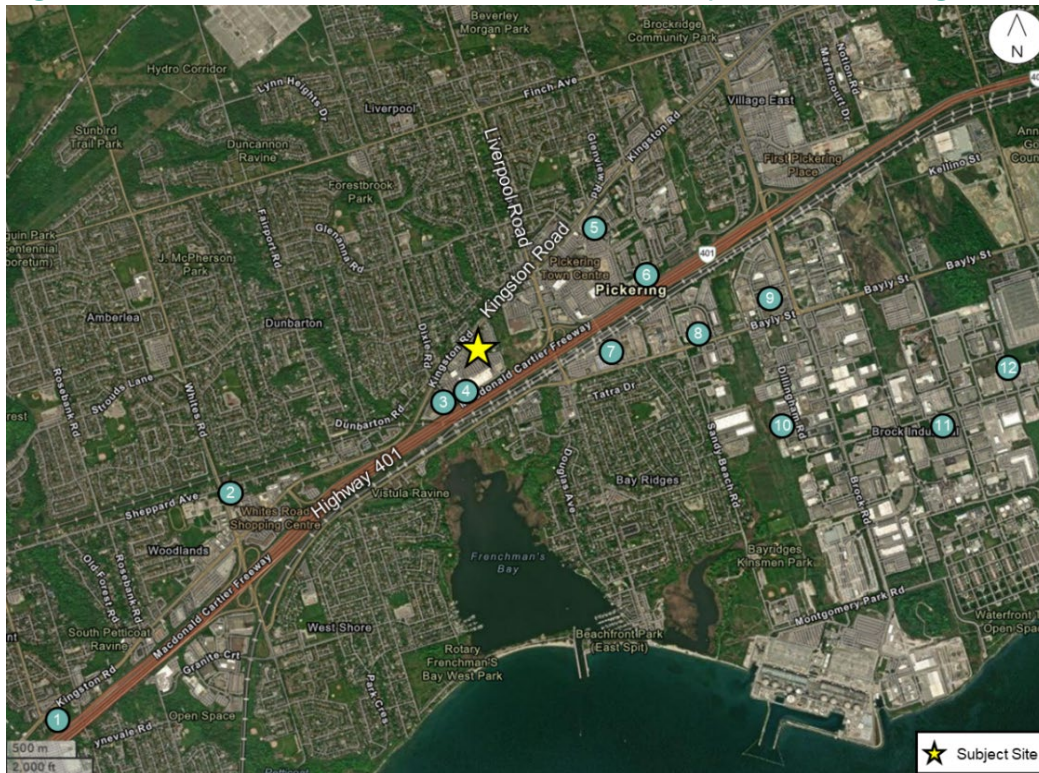
Construction access would be along the private right of way out to Dixie Road or Walnut Lane and then to Liverpool Road, not impacting the retail tenants.

4 Off-Site Relocation Opportunities

As noted above, there are office uses currently operating in Building A1 and A2. There will be an opportunity for existing office tenants to relocate on the Site.

In addition to these on-site opportunities, it is anticipated there will be future opportunities for existing office tenants to relocate off-site. TR identified 19 vacant office units in Pickering that Tribute could potentially relocate the second floor medical office space into. The location of these office buildings is indicated in Figure 6, on the following page:

Figure 6: Location of Vacant Office Commercial Space in Pickering



Source: Tate Research; Basemap; ESRI ArcGIS

Based on vacancy listings from Realtor.ca and LoopNet.ca dated October 16, 2024.

The vacant office space in Pickering, as of October 2024, is summarized below and in Figure 7, on the following page:

- There is approximately 59,500 square feet of vacant office / commercial space available in Pickering;
- The largest vacant unit is approximately 12,200 square feet, which could be an appropriate size for the relocation of the largest office unit (CorCare – also 12,200 square feet) on the Site;

Figure 7: Summary of Vacant Office Space in Pickering

Map Key	Location	Floor	Size (Sq Ft)	Price/Sq Ft	Distance from Site (KM)
1	325 Kingston Road	1	1,880	\$16.00	4.2
2	720 Sheppard Avenue	1	1,321	\$18.00	2.4
2	720 Sheppard Avenue	1	1,186	\$18.00	2.4
2	720 Sheppard Avenue	1	609	\$18.00	2.4
3	1099 Kingston Road	2	3,833	\$20.00	0.3
3	1099 Kingston Road	2	2,463	\$19.00	0.3
3	1099 Kingston Road	2	226	\$30.00	0.3
4	1101 Kingston Road	N/A	10,611	N/A	0.3
5	1885 Glenanna Road	2	634	N/A	1.7
6	1465 Pickering Parkway	3	12,188	\$14.00	2.1
7	1400 Bayly Street	1	2,441	\$15.00	2.2
7	1400 Bayly Street	1	2,057	\$15.00	2.2
7	1400 Bayly Street	1	1,540	\$21.60	2.2
7	1400 Bayly Street	1	498	\$28.92	2.2
8	1550 Bayly Street	1	5,267	\$13.00	2.9
9	1755 Plummer Street	1	2,400	\$17.00	3.4
10	900 Dillingham Road S	2	5,700	\$11.52	4.7
11	1895 Clements Road	1	600	\$23.04	5.2
12	1950 Silicone Drive	1	4,000	\$13.50	5.6
			59,454		

Source: Tate Research.

Based on vacancy listings from Realtor.ca and LoopNet.ca dated October 16, 2024.

A distance of 800 metres is typically considered ‘walking distance’ as it usually takes 10 – 15 minutes to walk 800 metres. From Brookdale Centre, there are two office buildings with vacancy currently available.

These two buildings are located at 1099 Kingston Road and 1101 Kingston Road respectively, directly adjacent to Brookdale Centre, indicated in Figure 8, on the following page. These two buildings have a total of four vacant office units, three in 1099 Kingston Road and one in 1101 Kingston Road, for a total of approximately 17,100 square feet.

Figure 8: Vacant Office Space Near Brookdale Centre



Source: Tate Research; Basemap: ESRI ArcGIS.

5 Conclusion

The redevelopment of the Site is a phased process with careful consideration of tenant relocation. Tenants will be kept informed of redevelopment opportunities and the ongoing changes at the Site.

It is noted that the first phase of the Brookdale Centre redevelopment involves Buildings A1 and A2. These buildings currently total 39,000 square feet of commercial space on two levels. The proposed redevelopment will include 51,000 square feet of non-residential space on two levels. This plan allows for the 'front ending' of retail commercial space on the Site and provides opportunities for tenants to operate without business interruption. Retailers such as food stores and drug stores on site, as well as office tenants, such as medical offices, could have opportunities for relocation with minimal disruption.

As the redevelopment progresses, both retail and office tenants could have relocation options within the Site and nearby areas. There are currently 19 vacant office units in Pickering that provide opportunities to potentially relocate the second floor medical office space. These 19 vacant office units represent approximately 59,500 square feet of space. It is anticipated that all of the

ancillary retail tenants currently operating at Brookdale Centre could have the opportunity to relocate on-site or in the immediate vicinity of the Site.

This Tenant Relocation Plan is designed to minimize business interruption and provide tenants with relocation options. Overall, the redevelopment will balance the needs of existing tenants with the goals for a high-density, mixed-use site that serves both the local community and future residents.

Yours truly,
TATE RESEARCH

A handwritten signature in black ink, appearing to read 'S. Patel'.

Sameer Patel
Vice President

A handwritten signature in black ink, appearing to read 'James P. Tate'.

James P. Tate
President