**Retail Structure and Trade Area Analyses**

**of Bayview Village center and Dufferin mall**

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**Retail Structure and Trade Area Analyses – Assignment 1**

Visalakshi Shanmugasundaram

Toronto is the most populous Census Metropolitan Area (CMA) in the province of Ontario, with a population of over 6.20 million (as of the 2021 Census), or roughly 44% of the entire population of the province [1]. With a diverse linguistic and ethnocultural landscape, Toronto is Canada’s business and [financial capital](https://www.toronto.ca/business-economy/industry-sector-support/financial-services/) (Source: Conference Board of Canada, Moody’s, Oxford Analytics, Statistics Canada, 2017). The city’s three largest industries are financial services, real estate, and wholesale and retail trade [2]. The shopping centers directly or indirectly support these industries, and they are often welcomed into communities as employment generators and economic stimulators (Mitchell, 2006: Voyce, 2006: Ryan, 2006). While planning these shopping centers, the choice of a store mix for a shopping center is not a random act on the part of the retail planners; it is a purposeful design to meet the needs of the consumers in its prescribed trade area.(S Wang, P Du, 2020). Hence it is worth studying the Retail Structure of the already established Shopping centers and analyzing their trade area. This will allow us to analyze the aspects that contribute to the success of shopping centers, which we can then apply to future projects.

In this report, the retail structure of the two shopping centers in the City of Toronto: Dufferin Mall and Bayview Village Shopping Centre are analyzed for their mix of stores that suit the needs of the consumers residing in that geography. **The Dufferin Mall** is situated in the Brockton Village neighbourhood on the western edge of Toronto, south of the intersection of Bloor Street West. It covers a surface area of 52,700 m2 and boasts 128 stores(Though 130 stores are there, few are vacant). T**he Bayview Village center** is located at the northeast corner of Bayview Avenue and Sheppard Avenue in the Bayview Village neighbourhood which is now known for this shopping center. This 41,000 m2 center has 108 stores which are currently occupied excluding the vacancies. (See Figure 1).

Map

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Figure 1 Map showing the location of Bayview village and Dufferin Mall.

These two malls stand in sharp contrast to one another, with Dufferin housing a wide variety of relatively affordable fashion businesses. In contrast, Bayview Village offers upscale boutique-style shops selling handcrafted and ethically created goods, primarily women's clothing targeted towards an elderly, affluent population. Their retail structure is analyzed and compared with an eight-category classification system that includes department stores, grocers, eateries and restaurants, electronics and communications, clothing and accessories, health and beauty products, services, and others (see Table 1). The category-wise list of stores in the two malls are attached in Appendix-1.

**Table 1 Retail Category and percentage of stores in Dufferin and Bayview Village center**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Retail Category** | **Dufferin** | | **Bayview** | |
| # of store | % | # of store | % |
| Department store | 3 | 2.3 | 0 | 0 |
| Grocer/supermarket | 1 | 0.8 | 2 | 1.9 |
| Eateries/restaurant | 26 | 20.3 | 17 | 15.7 |
| Electronics/communication | 21 | 16.4 | 1 | 0.9 |
| Fashion/accessories | 49 | 38.2 | 51 | 47.2 |
| Health and beauty | 12 | 9.4 | 17 | 15.7 |
| Service | 8 | 6.3 | 12 | 11.1 |
| Others | 8 | 6.3 | 8 | 7.4 |
| **Total** | **128** | **100.0** | **108** | **100.0** |

## In general, the two malls feature quite different store combinations, with Dufferin catering to people looking for affordable goods and Bayview Village catering to affluent shoppers looking for an upscale shopping experience. Dufferin Mall is like a staple mall for the west end, with major retailers like Walmart department stores, Winners, Marshall, and Grocery supermarkets such as No Frills, which offer everyday necessities at a discounted price. As well as a Dollarama for analytical buyers, a good food court with a range of cuisines and a handful of stores. Bayview Village, on the other hand, lacks a department store and instead focuses on premium supermarkets such as Loblaws, which is owned by the same company that operates the No Frills in Dufferin Mall. This obviously demonstrates their trading analysis. Pusateri's Fine Foods, which sells high-end gourmet goods as well as items from all over the world, is also located in Bayview.

## Dufferin Mall has a food court with around 17 fast food outlets like A&W, Popeyes, KFC and more, but no dine-in restaurants (the only dine-in restaurant Swiss chalet which used to be there closed permanently in 2021). It also has specialty food like Popcorn, Ice cream shops like Kernels and Baskin Robbins. Whereas in Bayview village there are many dine-in restaurants like Oliver & bonacini, Goa Farm Kitchen and Pearl which specialize in various cuisines like Chinese, Thai, Indian, Middle Eastern, Italian and more. Thai Express which has an outlet in the Dufferin food court has elite dining here in Bayview. Some of the stores sell organic and healthy choices like real fruit spread and quinoa salads. Also, in 2020, Bayview village launched a virtual marketplace called GASTRONOMER, a food concierge service that allows customers to shop a curated product assortment assembled from Bayview Village’s food and beverage tenants.

## Fashion wise both malls have an around equal number of stores. In Dufferin Mall, almost every popular brand like H&M, Footlocker, Gap, Carter’s and Banana Republic have a store. Also, there are some discounted stores like Just cozy and Dynamite. In addition, there is some marketplace like "Culture by Indy Mindy" where there are more than ten vendors selling toys, pajamas, athletic wear, jewelry, etc., Many stores offer discounts and affordable goods. Whereas in Bayview village there are many boutiques-styled designer shops selling luxury international brands and jewelry like Chadwicks, Berani and Laurel are there. These stores offer custom tailoring, upscale cocktail and prom dresses and some natural, ethically produced beauty products targeting rich affluent women. The same can be inferred in the health and beauty category. Where Dufferin offers basic health services like Dental routines and eye checkups, Bayview offers cosmetic dentistry, and a spa laser clinic.

With respect to the electronics and communication category, Dufferin has 21 stores offering so many network plans, mobile repair services and all. Contrarily, Bayview has only one Bell store which offers some high-end TV and network packages. So the retailer doesn’t expect a middle-class man to come and repair his mobile and check for some discounted network plans in this location. Likewise, regarding services, Dufferin has some shoe repair and sewing services, whereas at Bayview there are chic-styled services like Blow the hair and get a keratin treatment.

Overall, the stores are of different categories in both these malls, and they are unique in its own way. Dufferin is like a one-stop solution if you want to do shopping, be it for groceries, Children's apparel, shoes or electronics. Something for everyone. You can buy some discounted items and also from several brand factory outlets. You have the Walmart supercenter and a variety of fast food. While shopping at Bayview village center is like buying some selective groceries at Loblaws or Pusateri’s, shopping for some designer clothes, getting some spa services and eating at a fine restaurant with a perfect ambience, which is not affordable for everyone. After analyzing the store mix of these two malls, their trade areas were defined to explore the demographics with Census data.

**TRADE AREA DELINEATION**

Using the Circular Trade Area approach, the trade area for the two shopping centers was defined as 3-kilometre radius circles (or Simple Ring). It is assumed that the transportation surface is uniform and that the mall is equally accessible from all directions. The demographic and socioeconomic data from the Census profile(2016) overlapped over these determined trade zones, and the census tracts falling within were clipped using ArcGIS Desktop 10.8. (See Figure 2) The proportion of area falling inside is estimated using its geometry for partially overlapping tracts.

Map

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**Figure 2 Map showing the 3-kilometer circular trade area with clipped census tracts.**

After extracting the census data for the trade area using ArcGIS, the data was exported as a database table for further analysis and taken into Microsoft Excel. To Compare the market conditions, eight census variables were analyzed as there are bright chances that they affect demand and sales potential in their respective trade areas. The reason behind the selection of variables is given in table 2.

**Table 2 Justification for the selection of variables**

|  |  |
| --- | --- |
| **Variable Name** | **Assumption** |
| No of census tracts and their population size | There is a high possibility that people in these tracts shop in this center. |
| Number of households | This is a general assumption that people who reside together as a household do some shopping. So, the number of households determines the number of potential families that may visit these centers. |
| Average household income ($) | This determines their spending habit; hence it is included. |
| Prevalence of low income (based on after-tax low-income measure, in %) | People with low income won’t spend much on malls |
| Unemployment rate (%) | Unemployed persons spend only for their basic needs and their affinity toward shopping centers is questionable. |
| Average value of dwellings ($) | The value of their residence determines the leasing or owning abilities of the resident, which in turn reflect their wealth status. |
| Percentage of population aged 25-64 years, with university certificate, diploma, a Bachelor, or above-Bachelor level of education (%) | This age group comprises Generation X, Millennials and Generation z, who would be in their family setup with kids and do some shopping. |
| Percentage of recent immigrants (%) | Recent immigrants will be in their settling stage and won’t spend on extravaganza items. |

The demographic and socioeconomic profiles of the two trade areas were calculated using the derived Census data. Among these 8 variables, only for the Population size and Number of households, the proportionate value for the split area is calculated as other variables are already rated or an average. However, their averages were taken by dividing the total by their unit values. To calculate the average household income for the trade area, first, the Average income for the entire trade area is calculated by adding the product of each tract’s household income and the number of households in that tract. Later the average was calculated by dividing this total by the total number of households. Likewise, for the Percentage of the population aged 25-64 years, with a university certificate, the average was first calculated for each census tract using Population aged 25-64 and then derived for trade area using the number of tracts. For the percentage of recent immigrants, the average of each tract was calculated using its total population, and the trade area average was calculated by dividing the total percentage of recent immigrants by the number of census tracts. Table 3 summarizes the market conditions for the two trading areas.

**Table 3 Comparison of Trade Areas for Dufferin Mall and Bayview Village Shopping Centre.**

|  |  |  |
| --- | --- | --- |
|  | **Dufferin Mall** | **Bayview Village** |
| Number of census tract | 78 | 40 |
| Population size | 249,760 | 138,596 |
| Number of households | 119652 | 59,215 |
| Average household income ($) | 96,300 | 124,800 |
| Prevalence of low income (based on after-tax low-income measure, in %) | 17.8 | 22.1 |
| Unemployment rate (%) | 6.8 | 8.1 |
| Average value of dwellings ($) | 807,100 | 1,146,600 |
| Percentage of population aged 25-64 years, with university certificate, diploma, a Bachelor, or above-Bachelor level of education (%) | 50.6 | 61 |
| Percentage of recent immigrants (%) | 4.0 | 10.4 |
| Sales potential (in million $)\* | 2,304.5 | 1,478.0 |
|  |  |  |

\*The sales potential was calculated using the below formula:

**Sales Potential = (number of households \* average household income \* percent of family income spent on goods-services purchased in the mall).**

Dufferin mall Sales potential = (119652\*96300\*0.2) = 2304497520 = **$ 2304.5 million**

Bayview Village Sales potential =(59215\*124800\*0.2) = 1478006400 **=$ 1478.0 million**

***Note****: It is assumed that on average, 20% of family income in each trade area is spent on goods and services purchased in the respective shopping center.*

So, it is proven that both these malls are unique. Surprisingly, the Bayview trade area has a higher unemployment rate than the Dufferin mall. Clearly, the immigrants who have settled in Bayview are property wealthy but income poor, as evidenced by the high unemployment rate and increased number of recent immigrants. Rather than earning income in Canada through some jobs, they bought expensive things with cash brought from their home countries. Bayview has a smaller population and fewer households than Dufferin Trade area. To review our findings visually these indicators are mapped using ArcGIS. (Figure 3). The census tracts were colour coded based on their average household income from a dark red shade to a light red with high income in dark shades and low income in light shades. The average household of those living in the Bayview Village trade center is comparatively higher than those living in the Dufferin Shopping center trade area. So, the retailers planned such luxurious outlets in the Bayview Centers targeting potential customers.

Map

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**Fig 3 Map showing the Average household income by Census tracts.**

In general, prior planning is vital for any retail structure. This is an era of "Mallpocalypse," where developers [3] redevelop shopping centers for condo-filled developments. Even Dufferin Mall is not an exception. Primaris REIT, the owner and manager of Dufferin Mall, which was spun off from H&R REIT on December 31, 2021, is planning to expand on the existing structure, with the redevelopment of the northern part of the 21-acre site to introduce new uses to the current site including the construction of 1,300 purpose-built residential rental units, 120 of which are affordable housing units.

Put it together, it is by no coincidence that Bayview village shopping center and Dufferin mall have a different kinds of store mix, the developers determine their tenants based on the surrounding geodemographics. Also, it is volatile due to several factors like immigration and space constraints. Hence the developers regularly study the trade area of the existing mall from where its potential customers come, while deciding on new tenants or extending the existing one. The study of such proposals can, in turn, be used by geographers to analyze new and revamp retail projects.

**References**

**[1] Focus on Geography Series, 2021 Census of Population**

[**https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?lang=E&topic=1&dguid=2021S0503535**](https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?lang=E&topic=1&dguid=2021S0503535)

**[2]** [**James Maurice Stockford Careless**](https://www.thecanadianencyclopedia.ca/en/author/james-maurice-stockford-careless)**, An article on Toronto**

<https://www.thecanadianencyclopedia.ca/en/article/toronto#:~:text=The%20city's%20three%20largest%20industries,level%20service%20and%20information%20centre>.

**[3] About the Project**

https://dufferingrovevillage.ca/about-the-project/

**Appendix – 1 The category-wise list of stores in the Dufferin Mall**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 1 | A&W | Eateries/Restaurant | Food court |
| 2 | ALDO | fashion/accessories | Foot wear & Accessories |
| 3 | Anna Bella | fashion/accessories | Women Clothing |
| 4 | April Sweets | Eateries/Restaurant | Cake shop |
| 5 | Ardene | fashion/accessories | Under Linen |
| 6 | Banana Republic | fashion/accessories | Unisex Clothing with offers |
| 7 | Bank of Montreal | Service | Bank |
| 8 | Baskin Robbins | Eateries/Restaurant | Ice cream and cakes |
| 9 | Bath & Body Works | health and beauty | soaps, lotions, fragrances, and candles. |
| 10 | Batteries N Gadgets | electronics/communication | batteries forwatches, cellphones, cameras and Mobile accessories |
| 11 | Bell | electronics/communication |  |
| 12 | Bentley | fashion/accessories | handbags, backpacks, wallets, luggage |
| 13 | Best Buy Mobile | electronics/communication |  |
| 14 | Big Orange | Eateries/Restaurant | Bubble tea, Juice and smoothies |
| 15 | Bluenotes | fashion/accessories | Unisex affordable clothing |
| 16 | The Brow Boutique | health and beauty | Cosmetic skin care |
| 17 | Call it Spring | fashion/accessories | Affordable footwear, handbags and accessories |
| 18 | Canada weather Gear | fashion/accessories | Weather Gear |
| 19 | Carter's | fashion/accessories | Children Clothing |
| 20 | Casefit | electronics/communication | Kiosk- cell phone accessories, unlocking phones and phone repairs |
| 21 | Champs sports | fashion/accessories | Sporting footwear, clothing and accessories |
| 22 | Chatr | electronics/communication | Mobile network |
| 23 | Chelsea Clothing | fashion/accessories | clothing |
| 24 | Cinnabon | Eateries/Restaurant | cinnamon rolls |
| 25 | Claire's | fashion/accessories | Gift, toys, fashion and beauty |
| 26 | Culture by Indy Mindy | fashion/accessories | Marketplace with 10 vendors selling toys, pajamas, athletic wear, jewellery, etc., |
| 27 | Dollarama | Others | Discount dollar store |
| 28 | Dufferin Employment & Social services | Service | provides financial benefits through Ontario Works, employment supports and social supports |
| 29 | Dufferin Mall Dental Associates | health and beauty | Dental Clinic |
| 30 | Dufferin Mall Guest Services | Service | Guest Services desk |
| **The category-wise list of stores in the Dufferin Mall Contd….** | | | |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 31 | Dufferin Mall Management | Service | Mall Management Office |
| 32 | Dynamite | fashion/accessories | Affordable clothing |
| 33 | Eye On Optical | health and beauty | Opticals |
| 34 | Face Off Phone Repair | electronics/communication | Phone repair |
| 35 | Fair weather | fashion/accessories | Weather Gear |
| 36 | Fido | electronics/communication | Network Provider |
| 37 | FIKA Cannabis | health and beauty | Cannabis, natural foods |
| 38 | Foot Locker | fashion/accessories | Footwear |
| 39 | Frame Time | health and beauty | Opticals |
| 40 | Freedom Mobile | electronics/communication | Network Provider |
| 41 | Freshly squeezed | Eateries/Restaurant | Juice shop |
| 42 | GameStop | electronics/communication |  |
| 43 | Gap Factory store | fashion/accessories | clothing |
| 44 | Garage | fashion/accessories | clothing |
| 45 | Globo Shoes | fashion/accessories | Shoes |
| 46 | H&M | fashion/accessories | clothing |
| 47 | H&R Block | Service | tax professionals |
| 48 | Hearing Solutions | Service |  |
| 49 | INS Market | Others | convenience store selling cigarettes, lottery, drinks, newspapers |
| 50 | Jerk King | Eateries/Restaurant | Food court |
| 51 | Jimmy the Creek | Eateries/Restaurant | Food court |
| 52 | Journeys | fashion/accessories | Footwear and backpacks |
| 53 | Just Cozy | fashion/accessories | Affordable clothing |
| 54 | Karen's Fine Jewellery | fashion/accessories | Jewellery |
| 55 | Kernels | Eateries/Restaurant | Popcorn sop |
| 56 | KFC | Eateries/Restaurant | Food court |
| 57 | KFC Taco Bell | Eateries/Restaurant | Food court |
| 58 | Kids Foot locker | fashion/accessories | Kids footwear |
| 59 | Koodo Mobile | electronics/communication | Mobile network |
| 60 | La Senza | fashion/accessories | Under Linen |
| 61 | La Vie en Rose | fashion/accessories | Under Linen |
| 62 | LCBO | Others | Liquor |
| 63 | Lids | fashion/accessories | sport, fashion and collegiate hats |

**The category-wise list of stores in the Dufferin Mall Contd…**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 64 | Life Hair Studio | health and beauty | Salon |
| 65 | Mac's Sushi | Eateries/Restaurant | Food court |
| 66 | Manchu Work | Eateries/Restaurant | Chinese Fastfood |
| 67 | Mark's | fashion/accessories | Clothing, footwear |
| 68 | Marshalls | department store |  |
| 69 | MASMAN | fashion/accessories | Luggage |
| 70 | McDonalds | Eateries/Restaurant | Food court |
| 71 | Michael Hill | fashion/accessories |  |
| 72 | Mirch | Eateries/Restaurant |  |
| 73 | MJ Paris | fashion/accessories | Clothing |
| 74 | Mobile Klinik | electronics/communication |  |
| 75 | Mobile Snap | electronics/communication |  |
| 76 | MobilinQ | electronics/communication |  |
| 77 | Moneysworth & Best Quality Shoe Care | Service | Shoe Service |
| 78 | Mr.Pretzels | Eateries/Restaurant |  |
| 79 | Mulu Jewelery | fashion/accessories | Jewellery |
| 80 | Nails for you | health and beauty |  |
| 81 | New Steel | fashion/accessories | Body Jewellery |
| 82 | New York Fries | Eateries/Restaurant | Food court |
| 83 | No Frills | Grocer/Super Market |  |
| 84 | PANDORA | fashion/accessories | Jewellery |
| 85 | Pasito | fashion/accessories | Foot wear & Accessories |
| 86 | Peoples | fashion/accessories |  |
| 87 | Pizza Pizza | Eateries/Restaurant |  |
| 88 | Playtime Toys | Others | Toys |
| 89 | Popeyes Louisiana | Eateries/Restaurant |  |
| 90 | Portage Luxury | fashion/accessories | Eyewear and more |
| 91 | Real Fruit Bubble Tea | Eateries/Restaurant | Food court |
| 92 | Realpro Health Co | health and beauty |  |
| 93 | Reitmans | fashion/accessories | Clothing |
| 94 | Rogers | electronics/communication |  |
| 95 | Sew Perfect | Service | Sewing |
| 96 | Shanghai 360 | Eateries/Restaurant |  |
| 97 | Shefield Express | Others | convenience store |
| 98 | Showcase | fashion/accessories | Chain of stores selling all goods. |
| 99 | Soft Moc | fashion/accessories | Shoes |
| 100 | Specsavers | health and beauty | Opticals |

**The category-wise list of stores in the Dufferin Mall Contd….**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 101 | Spencer's | fashion/accessories | Dress and accessories |
| 102 | SUBWAY | Eateries/Restaurant | Food court |
| 103 | Sunsations | fashion/accessories |  |
| 104 | Suzy Shier | fashion/accessories | Women dresses |
| 105 | Tbooth Wireless | electronics/communication |  |
| 106 | Tbooth Wireless Kiosk | electronics/communication |  |
| 107 | Telus Mobility | electronics/communication |  |
| 108 | Thai Express | Eateries/Restaurant |  |
| 109 | The Beer | Others |  |
| 110 | The Body Shop | health and beauty |  |
| 111 | The Shoe Company | fashion/accessories |  |
| 112 | The Source | electronics/communication | Electronics |
| 113 | Tim Hortons | Eateries/Restaurant |  |
| 114 | Tip Top | fashion/accessories | Men dresses and custom tailoring |
| 115 | Tommy Hilfiger | fashion/accessories |  |
| 116 | Toys R' Us | Others | Toy store |
| 117 | Trade Secrets | health and beauty | hair care products and esthetic services |
| 118 | Uncle Tetsu Japanese CheeseCake | Eateries/Restaurant |  |
| 119 | Urban Planet | fashion/accessories | fashion, footwear & accessories |
| 120 | Villa Madina Restaurant | Eateries/Restaurant | Foodcourt |
| 121 | Virgin Plus | electronics/communication | Wireless network |
| 122 | Vivah Jewellery | fashion/accessories | Jewellery |
| 123 | Vivid | fashion/accessories | Jewellery |
| 124 | Walmart | department store |  |
| 125 | Winners | department store |  |
| 126 | WIRELESSWAVE | electronics/communication | wireless brand plans |
| 127 | WOW! Mobile | electronics/communication | wireless brand plans |
| 128 | XIMIVOGUE | Others | Convenience Store selling gifts, dresses |

**Appendix 2 : The category-wise list of stores in the Bayview Village Shopping Centre.**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 1 | Alpaka | fashion/accessories | High quality home furnishing |
| 2 | Andrews | health and beauty | finger manicre |
| 3 | Aroma Espresso Bar | Eateries/Restaurant | Museli, quiona salad |
| 4 | Balessa | fashion/accessories | boutique wardrobe |
| 5 | Banana Republic | fashion/accessories | Modern stylish workwear |
| 6 | Bayview Menswear | fashion/accessories | Men's Boutique |
| 7 | Bayview Tailoring | Service | Alterations,revamp |
| 8 | Bayview Village Dental Associates | Health and beauty |  |
| 9 | Bayview Village Dental Specialists And Physiotherapy | Health and beauty | physiotherapy, chiropractic and massage sessions |
| 10 | Bayview Village Shoe Service | Service |  |
| 11 | Bayview Village Wellness Centre | Health and beauty | accupunture, naturopathy |
| 12 | Beauty Eats | Eateries/Restaurant | Sandwiches, salad |
| 13 | Bell | electronics/communication |  |
| 14 | Bella Lee Group, Forest Hill Real Estate | Service | focused marketing |
| 15 | Belle De Provence | fashion/accessories | Boutique france store, perfume, diffusers. |
| 16 | Berani | fashion/accessories | Designer Jewellery |
| 17 | Blo Blow Dry Bar | Service | Just wash blow and go no cut no dye |
| 18 | Bloomer'S | Eateries/Restaurant | organic hand crafted donuts and cakes. |
| 19 | Bread & Roses Bakery Café | Eateries/Restaurant | quick, crepes, panini |
| 20 | Brian Bailey | fashion/accessories | gorgeous gowns |
| 21 | Browns | fashion/accessories | Boutique shoes |
| 22 | Bylyse Spenard | fashion/accessories | women dresses |
| 23 | Cibc | Service |  |
| 24 | Cibc Financial Planning | Service |  |
| 25 | Capelli Bayview Village | Service | cut, keratin and car wash |
| 26 | Chadwicks | Fashion/accessories | Modern, yet classic woman. The best from Michael Kors, Sympli, Ted Baker, Anne Klein and Jones of New York sold here. |
| **The category-wise list of stores in the Bayview Village Shopping Centre. Contd…….** | | | |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 27 | Collacutt Travel | Service |  |
| 28 | Connect Hearing | Health and beauty |  |
| 29 | Dsk Dental At Bayview Village | Health and beauty | cosmetic dentistry |
| 30 | Dana Jordan | fashion/accessories | Boutique gifts |
| 31 | David'S Fine Linens | fashion/accessories | Bed Linens |
| 32 | Dentistry At Bayview Village | Health and beauty | General and cosmetic |
| 33 | Dentistry For Children, Teens And Adults | Health and beauty | for child, teen adults |
| 34 | Dr. Umit Terzioglu, Dentist | Health and beauty | cosmetic dental treatmentP210 |
| 35 | Era Ageless | Health and beauty | organic age products |
| 36 | Ecco | fashion/accessories | Shoes |
| 37 | Edward Jones | Service | investment solutions |
| 38 | Fruit Of The Land | Eateries/Restaurant | honey, real fruit spread |
| 39 | Gap/ Gap Kids | fashion/accessories |  |
| 40 | Geox | fashion/accessories | dresses |
| 41 | Goa Indian Farm Kitchen | Eateries/Restaurant |  |
| 42 | Goh Ballet Bayview | Others | Premier ballet academyE7 |
| 43 | Hammam Spa By Céla | Health and beauty | advanced clinical spa laser |
| 44 | Hazelway | fashion/accessories | organic luxury goods, home decors |

**The category-wise list of stores in the Bayview Village Shopping Centre. Contd…….**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 45 | Honey | fashion/accessories | cocktail dresses |
| 46 | Hunter & Shaye | fashion/accessories | children's fashion retailer |
| 47 | Il Fornello | Eateries/Restaurant | Italian restaurant, pizza |
| 48 | International News | Others | convenience store |
| 49 | Jacadi | fashion/accessories | children's fashion retailer |
| 50 | Janan Boutique | fashion/accessories |  |
| 51 | Jean-Paul Fortin | fashion/accessories | fashionable footwear |
| 52 | King'S Crown | Health and beauty | men grooming, luxury skincare |
| 53 | Lcbo | Others |  |
| 54 | Laurèl | fashion/accessories | Germany fashion dresses |
| 55 | Le Creuset | Others | bakeware, tableware |
| 56 | Leg Room | fashion/accessories | fine hoisery |
| 57 | Lemor | fashion/accessories | Prom dresses, upscale boutique |
| 58 | Lettieri Espresso Bar | Eateries/Restaurant | cappuccino |
| 59 | Lindt Chocolate | Eateries/Restaurant |  |
| 60 | Linea Intima Lingerie | fashion/accessories | premium |
| 61 | Loblaws | Grocer |  |
| 62 | Luisa Cerano | fashion/accessories | runway styles |
| 63 | Lunar Luxe Boutique | fashion/accessories | sian canadian designers, lunar new year open only until,Feb5 |
| 64 | M0851 | fashion/accessories | Montreal leather bags |
| 65 | Mac | fashion/accessories |  |
| 66 | Maska | fashion/accessories | Ready to wear italian fashion women |

**The category-wise list of stores in the Bayview Village Shopping Centre. Contd…..**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 67 | Mastermind Toys | Others | Premier speciality toys retailer |
| 68 | Menu | Others | curated kitchen products |
| 69 | New Balance | Others |  |
| 70 | Niche Essence | fashion/accessories | Luxury perfumes |
| 71 | Olg | fashion/accessories |  |
| 72 | Oliver & Bonacini Café Grill | Eateries/Restaurant |  |
| 73 | Olsen Europe | fashion/accessories | german knitwear |
| 74 | Palais Royal | fashion/accessories | Bed linens |
| 75 | Parcheggio Ristorante | Eateries/Restaurant | oliver's chain |
| 76 | Pearl Bayview | Eateries/Restaurant | chinese cuisine |
| 77 | Petros Hair Design | Eateries/Restaurant |  |
| 78 | Primacy Medical Centre | Health and beauty | After hours clinc |
| 79 | Pusateri'S Fine Foods | Grocer |  |
| 80 | Pōpa | Eateries/Restaurant | Burmese, Balinese and Macanese cuisines .Goa farm kitchens' |
| 81 | Refuel | Eateries/Restaurant | Juicery |
| 82 | Riani | fashion/accessories | Dress boutique |
| 83 | Rogers Plus | fashion/accessories |  |
| 84 | Ron White | fashion/accessories |  |
| 85 | Sz | fashion/accessories | suits italian all black and white |
| 86 | Sara Pacini | fashion/accessories |  |
| 87 | Scotiabank | Service |  |
| 88 | Second Nature Boutique | fashion/accessories | luxury clothing |

**The category-wise list of stores in the Bayview Village Shopping Centre. Contd…….**

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Store Name** | **Category** | **Remarks** |
| 89 | Sephora | Health and beauty | Makeup, hair |
| 90 | Shopper'S Drug Mart | Health and beauty |  |
| 91 | Spadana Smart Living | fashion/accessories | luxury perfume cosmetics |
| 92 | Squint Eyewear | fashion/accessories | handcrafted frames |
| 93 | Starbucks | Health and beauty |  |
| 94 | Stuart Weitzman | fashion/accessories | boutique boots |
| 95 | Sunshine Car Detailing | Service |  |
| 96 | Sworovski | fashion/accessories |  |
| 97 | Tnt The New Trend | fashion/accessories | fashion boutique |
| 98 | Tabulè Middle Eastern Cuisine | Eateries/Restaurant |  |
| 99 | Talbots | fashion/accessories | ballet belts, pearls |
| 100 | Thai Express Elite | Eateries/Restaurant |  |
| 101 | The Body Shop | fashion/accessories | natural, ethically-produced beauty products |
| 102 | The Dry Cleaner | Service |  |
| 103 | Theodore & Pringle | Health and beauty | eyewear |
| 104 | Tommy Bahama | fashion/accessories | swimwear, footwear |
| 105 | Toronto Public Library | Others |  |
| 106 | Van Dome Jewellery | fashion/accessories | high end jewellery |
| 107 | Village Loft | fashion/accessories | dream party |
| 108 | Vivian Shyu | fashion/accessories | calvin klien inspired boutique` |