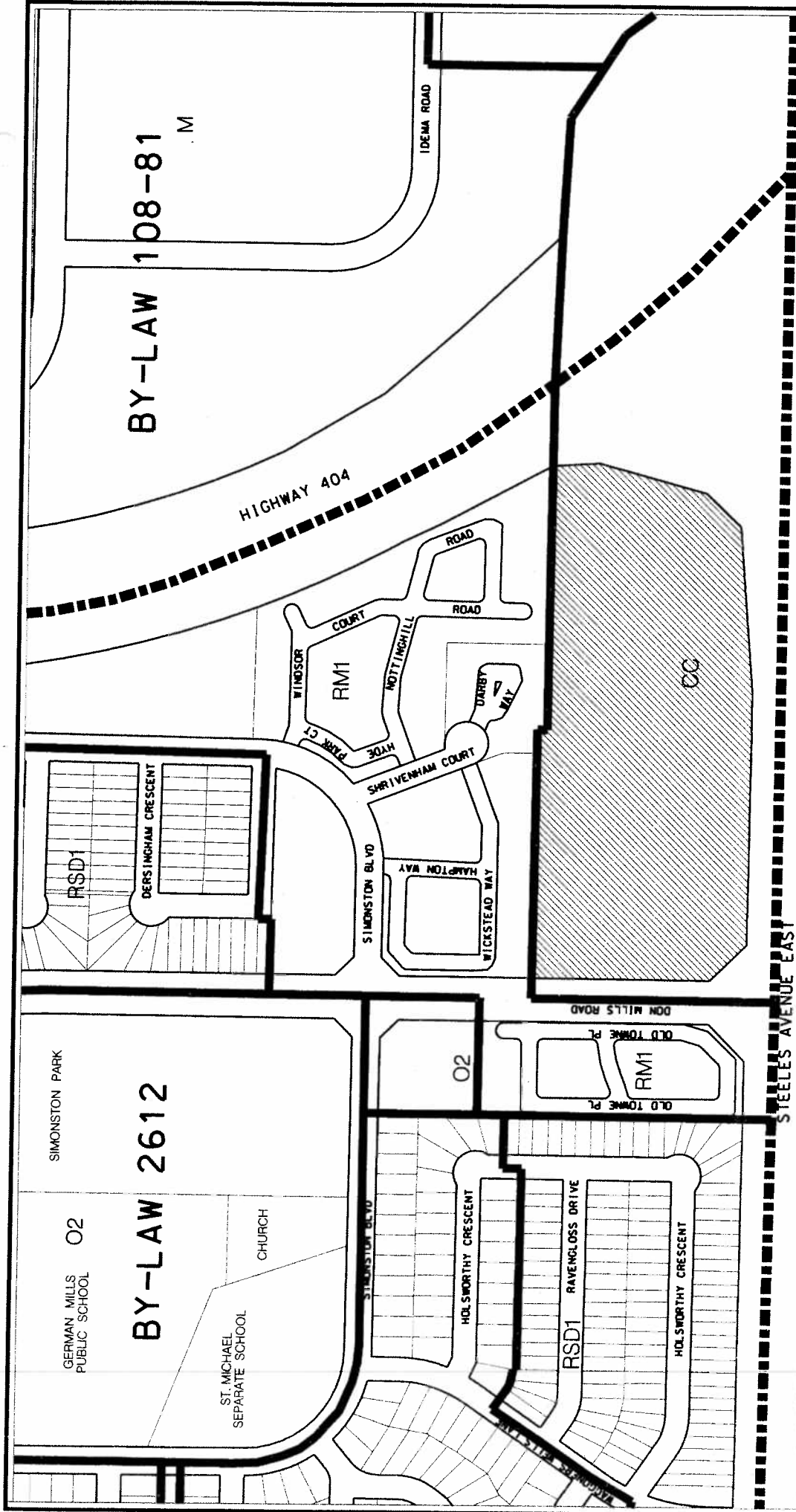




AREA CONTEXT /ZONING

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP. 07130802 & ZA. 07110745 (RB)



DEVELOPMENT SERVICES COMMISSION



SUBJECT PROPERTY

DATE: 05/10/10

DRAWN BY: CPW CHECKED BY: RB SCALE 1:

FIGURE No.2



AIR PHOTO (2009)

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP. 07130802 & ZA. 07110745 (RB)



DEVELOPMENT SERVICES COMMISSION

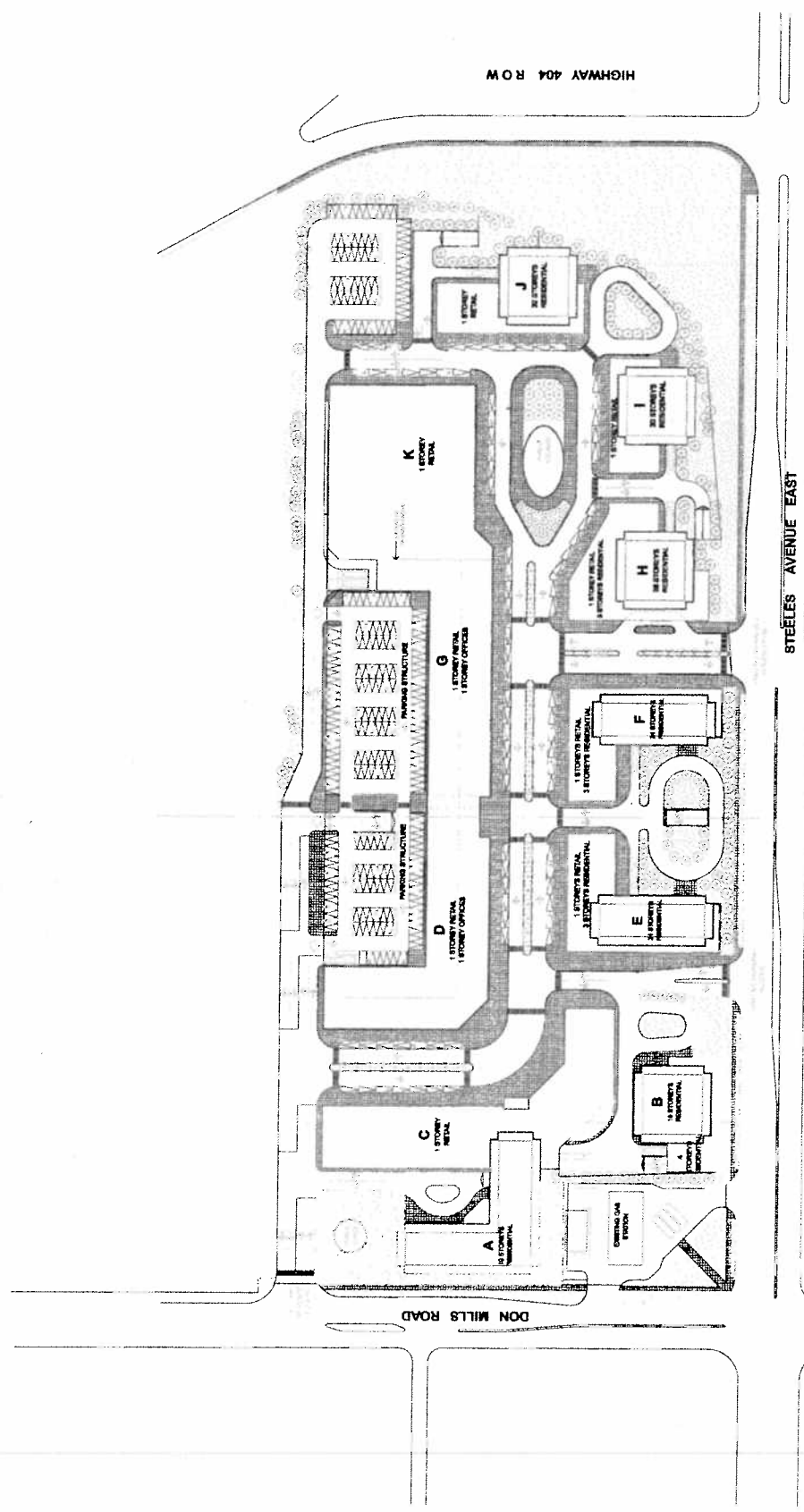


SUBJECT PROPERTY

DATE: 05/10/10

DRAWN BY: CPW CHECKED BY: RB SCALE 1:

FIGURE No.3



OCTOBER 2007 MASTER PLAN CONCEPT

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST

FILE No: OP. 07130802 & ZA. 08110745 (RB)

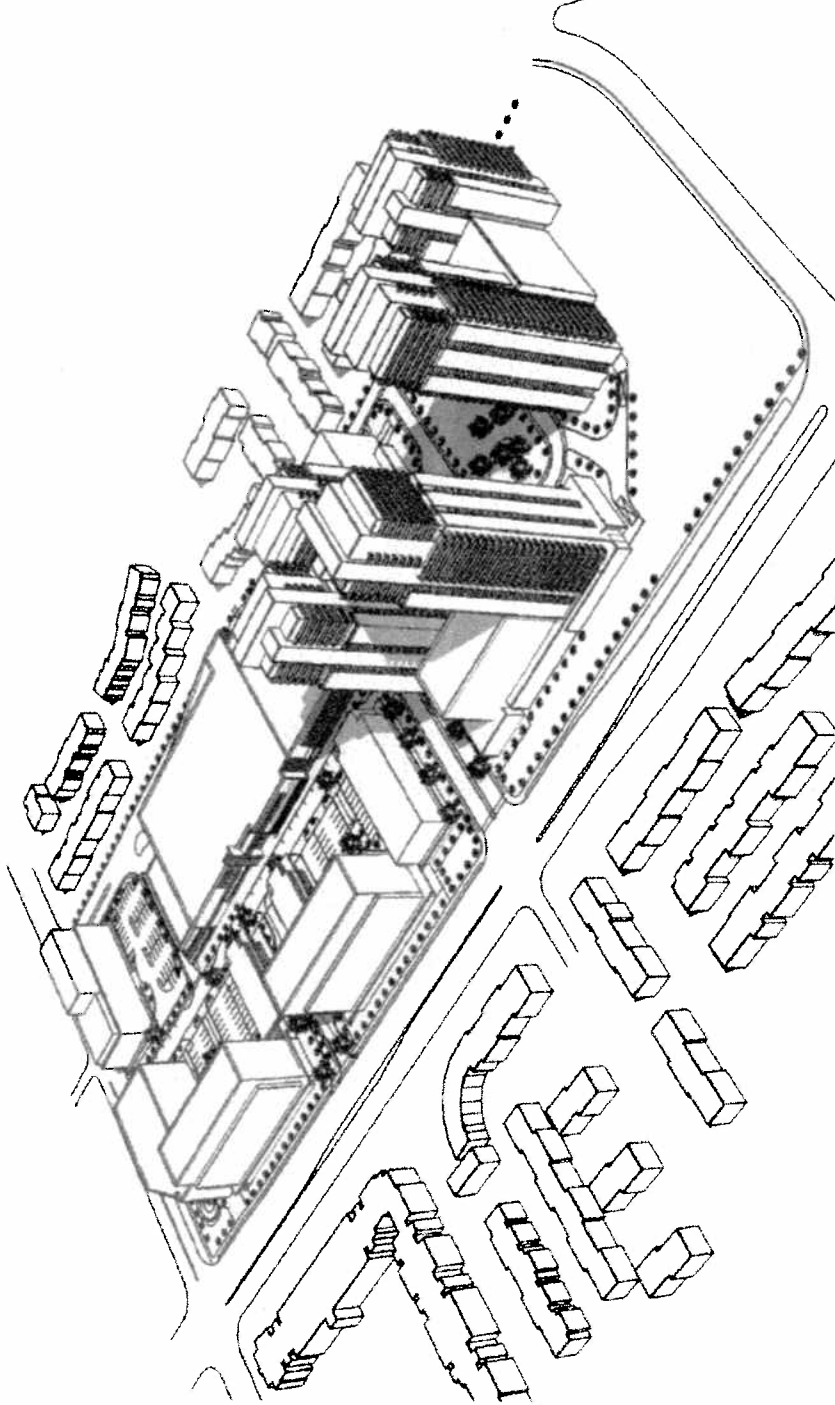


DEVELOPMENT SERVICES COMMISSION

DATE: 05/10/10

DRAWN BY: CPW CHECKED BY: SB SCALE 1:

FIGURE No. 4



THREE DIMENSIONAL VIEW

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP. 07130802 & ZA. 07110745 (RB)



DEVELOPMENT SERVICES COMMISSION

DATE: 05/10/10

DRAWN BY: CPW CHECKED BY: RB SCALE 1:

FIGURE No.6

Summary of Site Statistics

Gross Floor Area (GFA)	Existing square metres	(sq.ft)	Proposed square metres	(sq.ft)
Retail	20,148	(216,871)	22,736	(244,728)
Office	2,828	(30,440)	8,928	(96,100)
Residential	-		147,892	
Total GFA	22,976	(247,311)	179,557	(1,932,735)
Floor Space Index (FSI)	0.3		2.5	
No. of Residential Units	-		1,787	
Open Space			4,422	(1.09 acre)

SUMMARY OF STE STATISTICS

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP. 07130802 & ZA. 07110745 (RB)



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: RB SCALE 1:

DATE: 05/10/10

FIGURE No.7

Site Statistics from October 2007 - December 2009

Date	Retail GFA		Office GFA		Residential GFA		No. Res. Units	Number & Height of Residential Point Towers		Total GFA		FSI	Status
	sqm	sqft	sqm	sqft	sqm	sqft				sqm	sqft		
October 2007	18,990	204,410	2,617	28,169	157,948	1,700,199	2,057	Seven mid to high rise bldgs.		179,465	1,931,745	2.5	OPA application submitted and circulated
August 2008	18,580	200,000	1,858	20,000	157,935	1,700,000	2,057	Four mid to high rise bldgs. 10 - 32 storeys 8 - 36 storeys		179,372	1,930,750	2.5	Alternative concept for discussion purposes only. Working Group concerns parking, traffic, buildings too high, not enough retail, lower density needed, prefer indoor rather than outdoor retail, retail seems fractured, green space at corner would not work.
February 2009							1,800	Four to five point towers with podiums. 8 - 32 storeys				2.5	New project architects presented early version of revised concept. Working Group concerns 2.5 FSI too high and building height not acceptable, parking, traffic, more good quality retail needed, high quality pedestrian env. needed, retain the 2% driveway onto Steeles. Property values will decrease, green roofs, access / street crossing.
August 2009	20,255	218,023	8,432	90,770	141,427	1,552,321	1,734	Five point towers with podiums. 10 - 32 storeys		172,864	1,860,711	2.4	Revised application submitted, but not circulated to enable further negotiations between staff and applicant.
December 2009	22,736	244,728	8,928	96,100	147,892	1,591,896	1,787	Five point towers with podiums. 8 - 32 storeys		179,557	1,932,735	2.5	Current proposal circulated and reported to DSC

Site Area: 71,630.26 square metres (773,174 sqft)

Bayview Summit Development Ltd.
Shops on Steeles - OP 07 130802
Collated by SC

SITE STATISTICS FROM OCTOBER 2007 - DECEMBER 2009

APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP. 07130802 & ZA. 07110745 (RB)

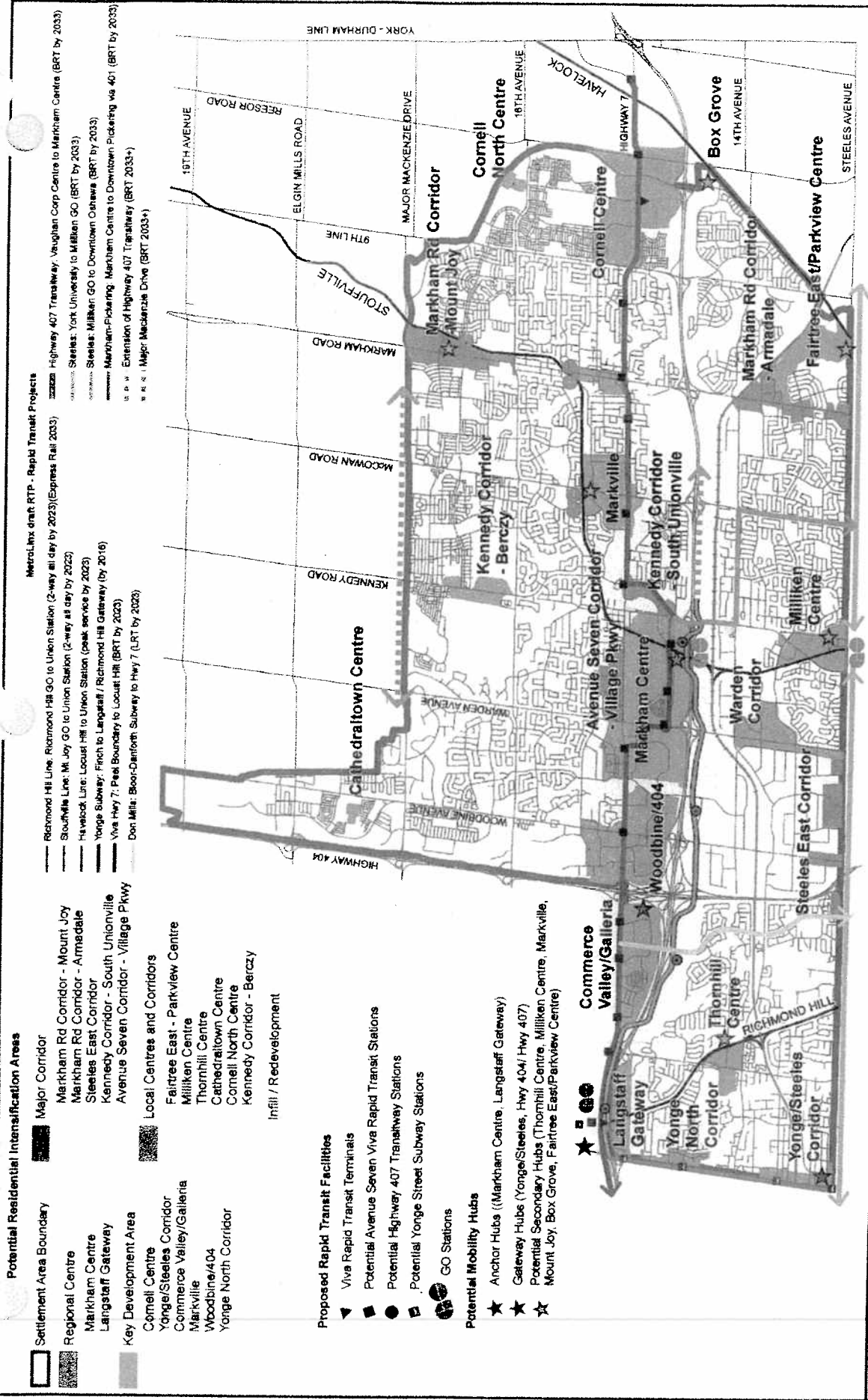


DEVELOPMENT SERVICES COMMISSION

DATE: 05/10/10

DRAWN BY: CPW CHECKED BY: RB SCALE 1:

FIGURE No.9



Potential Intensification Areas and Rapid Transit Improvements



DEVELOPMENT SERVICES COMMISSION

FIGURE NO.10

Figure 2 to the April 20, 2010 report:
"Recommended Markham Growth Alternative to 2013"