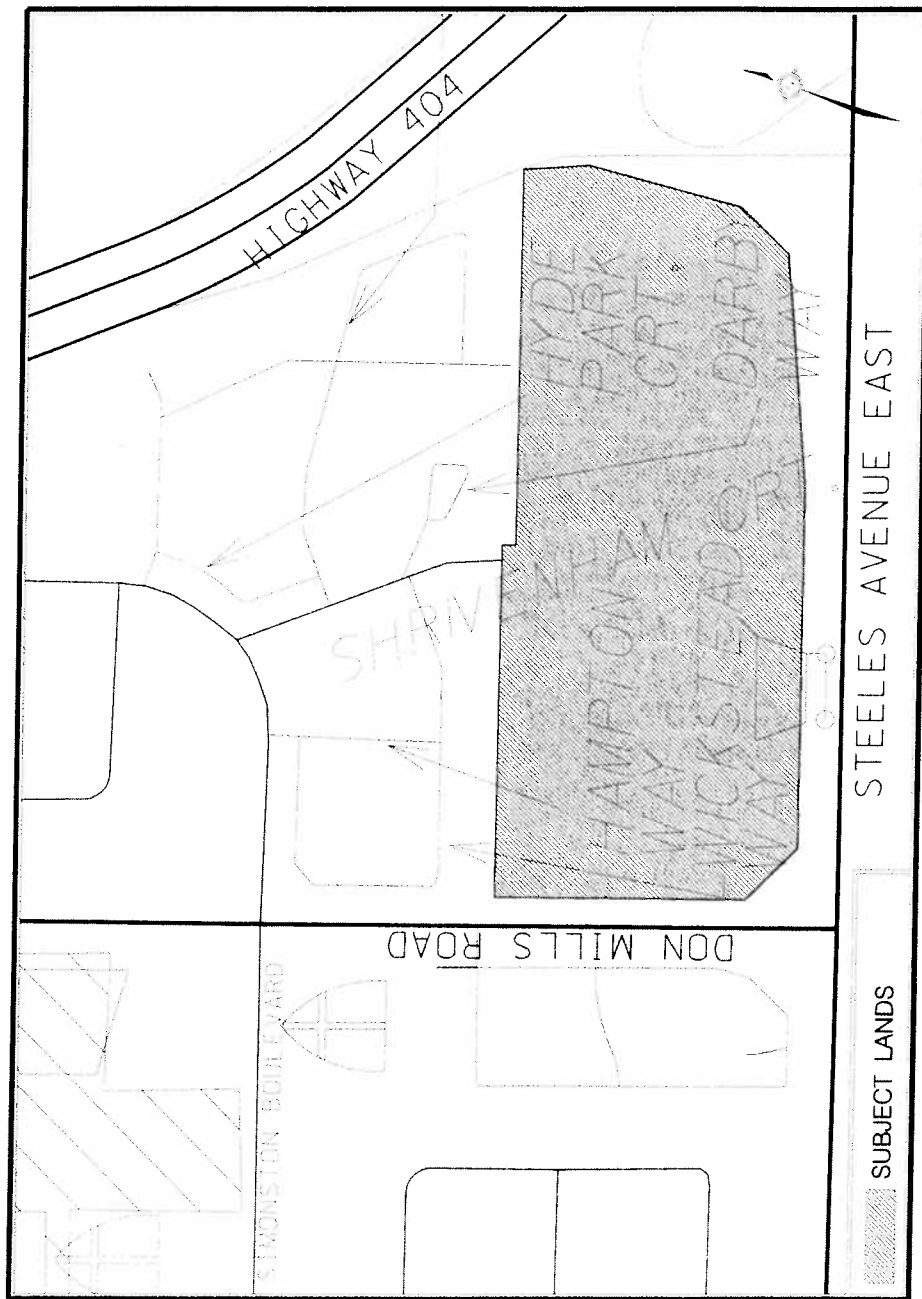
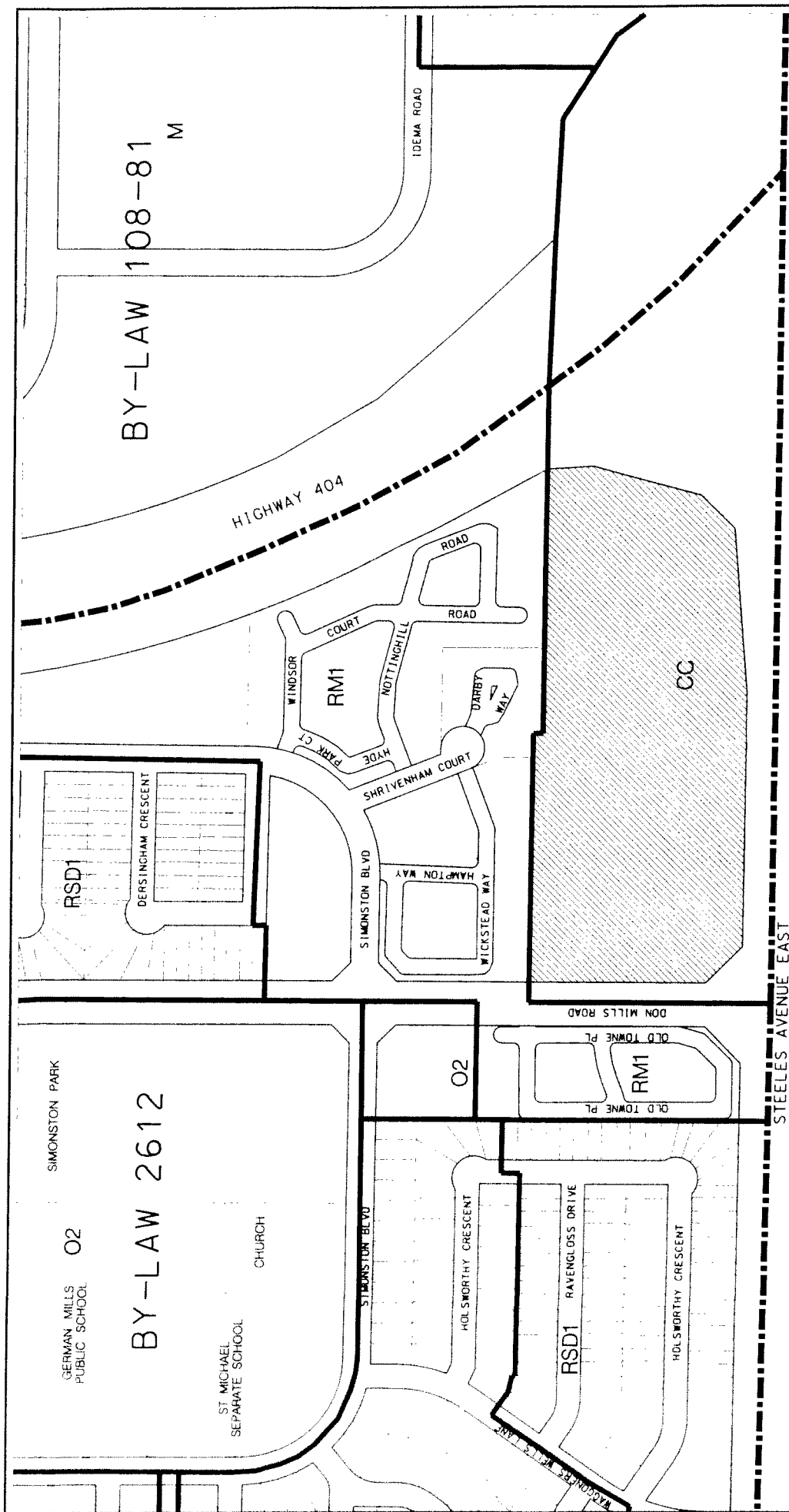






AREA CONTEXT /ZONING

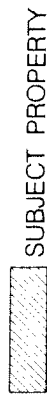
APPLICANT: BAYVIEW SUMMIT DEVELOPMENT LTD.
2900 STEELES AVENUE EAST
SHOPS ON STEELES

FILE No: OP 07130802 (SC)



DEVELOPMENT SERVICES COMMISSION

0907130802 DGN 05/02/2010 11:34:28 AM



SUBJECT PROPERTY

DATE: 050210

DRAWN BY: CPW CHECKED BY: SC SCALE: 1

FIGURE No.2



AIR PHOTO (2009)

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

FILE No: OP. 07130802 (SC)



DEVELOPMENT SERVICES COMMISSION

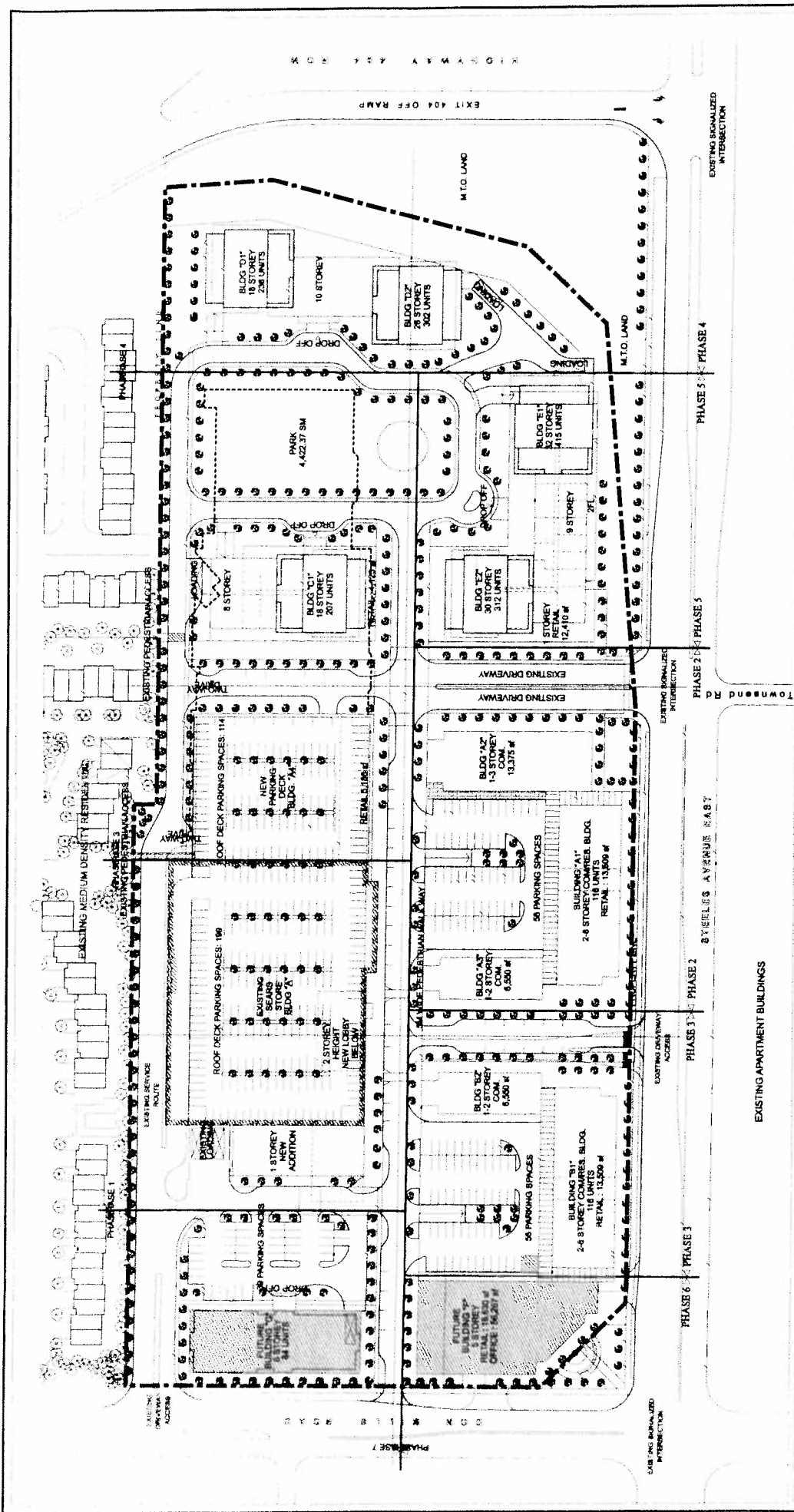


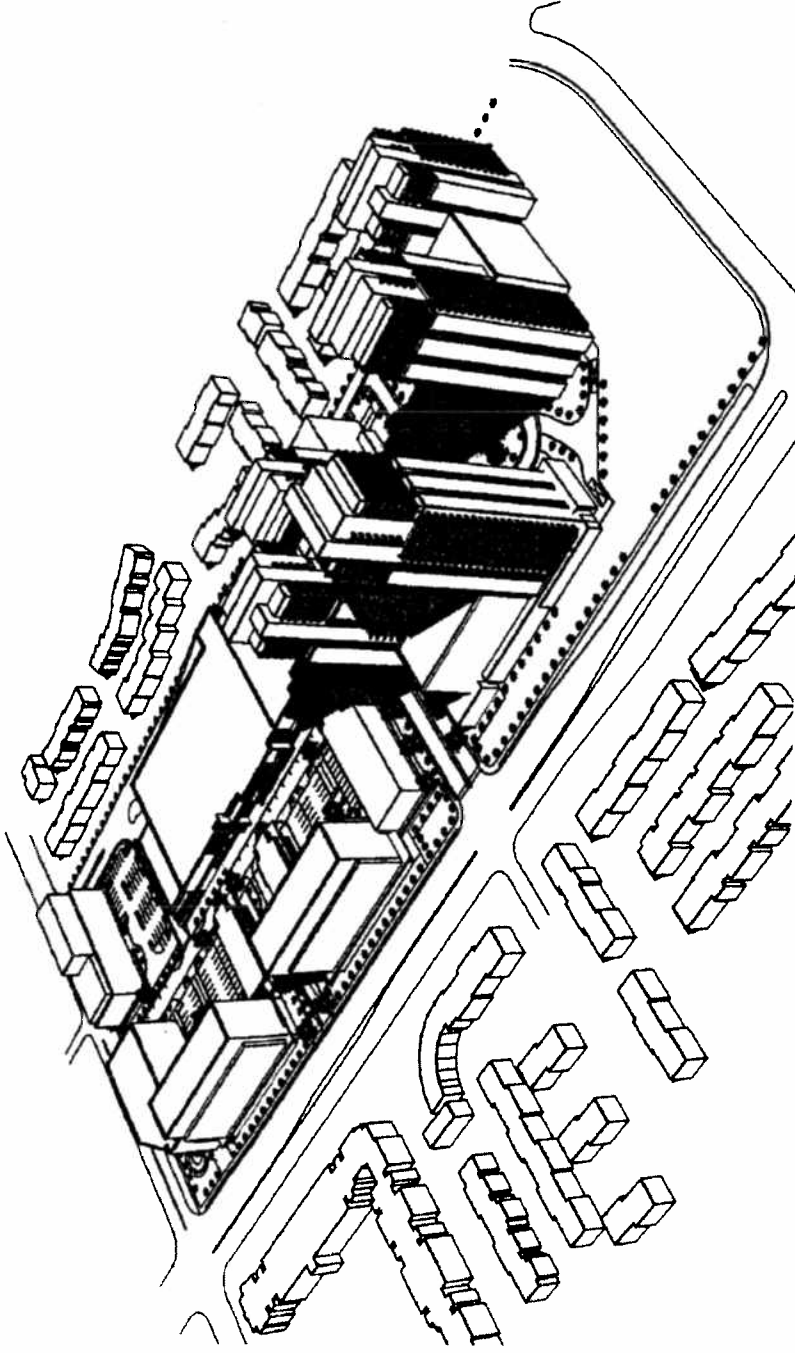
SUBJECT PROPERTY

DATE: 050210

DRAWN BY: CPW CHECKED BY: SC SCALE 1:

FIGURE No.3





THREE DIMENSIONAL VIEW

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

FILE No: OP: 07130802 (SC)



DEVELOPMENT SERVICES COMMISSION

OP07130802 DGN 05/02/2010 11:35:33 AM

DATE: 05/02/10

DRAWN BY: CPW CHECKED BY: SC SCALE 1:

FIGURE No.5

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)

BAYVIEW SUMMIT DEVELOPMENT LTD.
 2900 STEELES AVENUE EAST
 SHOPS ON STEELS
 OP 07130802
 Collated by SC

FIGURE No. 6

Summary of Phasing

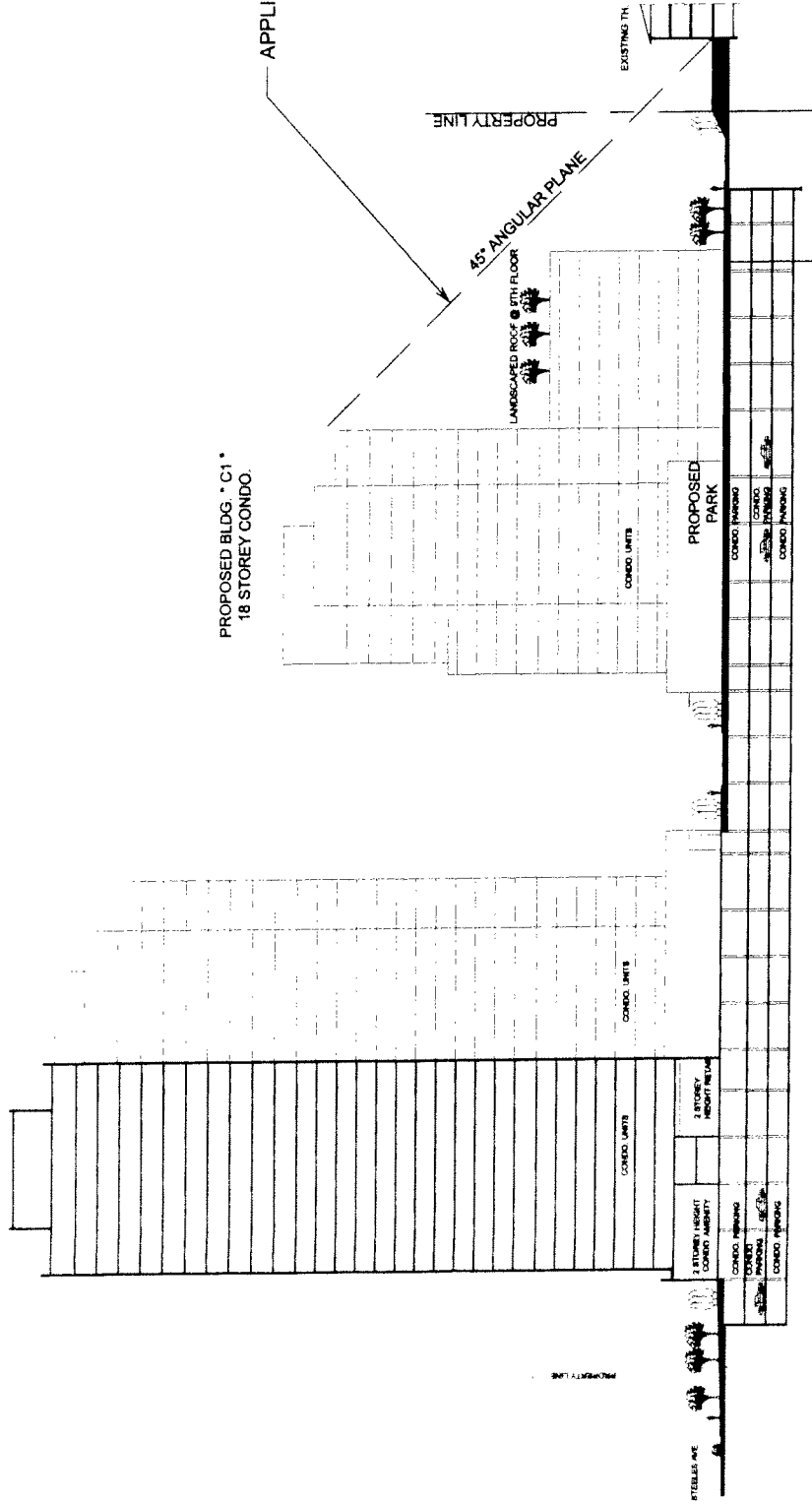
Phase	1	2	3	4	5	6	7
GFA	Sq.m (sq.ft)	Sq.m (sq.ft)	Sq.m (sq.ft)	Sq.m (sq.ft)	Sq.m (sq.ft)	Sq.m (sq.ft)	Sq.m (sq.ft)
Retail	20,260 (218,080)	19,781 (212,930)	20,525 (220,935)	20,525 (220,935)	21,191 (228,102)	20,878 (244,731)	20,878 (244,731)
Office	2,828 (30,448)	3,093 (33,295)	3,701 (39,843)	3,701 (39,843)	3,701 (39,843)	8,929 (96,111)	8,929 (96,111)
Residential	-	10,209 (109,890)	38,429 (413,652)	81,816 (880,664)	140,300 (1,510,187)	140,300 (1,510,187)	179,559 (1,932,760)
Residential							
Units	-	116	439	977	1,704	1,704	1,787
Open			approx.		approx.		
Space			3,300 sqm		1,122 sqm		
Comments	Sears store reconfigured with new addition existing retail pads remain	Existing food store demolished. New retail/comm./res bldgs.	First res. Point tower & park constructed	Two residential point towers	Final two res. Point towers with retail at base	Retail / Office building at south west corner	Final residential bldg. facing Don Mills Rd.

Figures at each phase show cumulative total.

BAYVIEW SUMMIT DEVELOPMENT LTD.
 2900 STEELES AVENUE EAST
 SHOPS ON STEELS
 OP 07130802
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FIGURE No. 6

PROPOSED BLDG. "E2" PROPOSED BLDG. "E1"
32 STOREY CONDO. 30 STOREY CONDO.



CROSS SECTION

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

FILE NO: OP. 07130802 (SC)



DEVELOPMENT SERVICES COMMISSION

DATE: 05/02/10

FIGURE No.7

DRAWN BY: CPW CHECKED BY: SC SCALE 1"

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. 10 – 32 storeys		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. 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 nd 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 71,830.28 square metres (773,174 sqft)

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

FIGURE No. 8

MARKHAMGATE SUMMIT WORKING GROUP

Terms of Reference

Background:

The 7.1 ha (17.5 ac) site currently supports a shopping centre (Shops on Steeles). The existing mall is enclosed and contains 22,634 m² (243,638 ft²) of retail and 2,829 m² (30,448 ft²) of office space. The applicant is proposing to gradually phase the redevelopment of the existing mall into a comprehensively planned, mixed-use development with a mix of retail, office and residential uses.

A Community Information meeting was held on February 26, 2008 to receive feedback from the public and to obtain names of residents who volunteered to be part of a working group.

Composition of Working Group:

The Markhamgate Summit Working Group (MSWG) will consist of volunteer residents from the City of Toronto and the Town of Markham, the applicant and/or the applicant's representative(s), Councillor Erin Shapero, and members of the Thornhill Sub-Committee (Councillor Valerie Burke and Councillor Jim Jones). Staff support will include Transportation/Engineering (as needed), Urban Design (as needed) and Planning. Councillor Erin Shapero will act as Chair of the MGSW.

The following is a list of residents from the City of Toronto and Town of Markham who have volunteered to sit on the MSWG:

City of Toronto:

David Shiner (Councillor, Ward 24, City of Toronto)
Brian Compson
Patricia Hough
David Slotnick

Town of Markham:

Daniel Aufgang
Fred Webber
Paul Fink
Frances Halperin
Bob James
Gary Kay
Eileen Liase
Nafiseh Pourhassani
David Serkin

Purpose and Role of the Markhamgate Summit Working Group:

The purpose of the MGSW is as follows:

- i) obtain more detailed input from residents on the proposal;

- ii) work with staff and the applicant to assist residents in gaining a better understanding of the proposal in the spirit of working toward a shared vision for the property;
- iii) ensure that this prominent site and its redevelopment continue to integrate with and perform in harmony with the existing communities.

Revisions and suggested changes to the proposed development will also be discussed and reviewed. As well, resident working members are expected to relay information regarding the progress of the application, and any revisions, back to the larger community (e.g. sharing of Meeting Notes, directing residents to Town web-site). Staff plan on holding a series of working group meetings to review the proposal in depth with more focused discussion than the larger community information meeting forum permits. It is proposed that the MGSW will review the proposal, consider development options and explore urban design, development principles and other issues (e.g. traffic) as identified in the Development Services report dated March 18, 2008, and at the community meetings held to date. In order to foster open and constructive dialogue, all meeting are held without prejudice.

Reporting Procedure:

The MSWG meeting notes will be posted on the Town of Markham's website. Protocol with respect to reporting out to the Town's Development Services Committee is to be determined.

Remuneration:

None

Frequency of Meetings:

The first meeting will be held as soon as representatives are finalized. A schedule of meeting dates will be finalized at the first meeting. The expectation is that a series of 5 or 6 meetings will be held. Meetings will start and end at a designated time and will be approximately 2.5 hours in duration. A copy of the proposed meeting outline is attached to this Terms of Reference (Appendix A).

Duration of Appointment:

Meetings will take place between the months of May - November. It is expected that all members will remain available for one month (30 days) after the last agreed scheduled meeting.

MARKHAMGATE SUMMIT WORKING GROUP MEETING OUTLINE

MEETING 1 – INTRODUCTION/BACKGROUND (May 21, 2008)

- Purpose/Context
- Expectations/role of working group
- Process & Planning Overview

MEETING 2 – BUILT FORM (June 18, 2008)

- Height/Density of Buildings
- Outdoor Mall (Lifestyle Mall) Concept
- Parking Structure Next to Townhouses

MEETING 3 – TRANSPORTATION (September 10, 2008)

- Traffic
- Transit

MEETING 4 – SERVICES (October 1, 2008)

- Provision of soft services (schools, parks, community facilities)
- Provision of hard services (sewer/water)

MEETING 5 – OPTIONAL (October 22, 2008)

- Outstanding issues

MEETING 6 – WRAP-UP (November 12, 2008)

- Content to be determined