

April 20, 2006
Existing
Situation

Unionville Core Area Building Footprint Inventory

Address	Retail Area (m2)	Retail Description	Restaurant Area (m2)	Restaurant Description	Other Area (m2)	Other Description	Ground Floor Building Area (m2)
209 Main Street Unionville	198.00	Edible Arrangements, Blossom & Silver Lilac Jewelry	0		-		198.00
206 Main Street Unionville	333.00	The Silver House Gifts	0		0		333.00
205 Main Street Unionville	156.00	Cigar Bodega and Empty Retail	0		0		156.00
202 Main Street Unionville	0		204.00	Jake's On Main Pub & Grille	0		204.00
201 Main Street Unionville	0		135.00	Starbucks	0		135.00
198 Main Street Unionville	0		300.00	Old Country Inn	0		300.00
197 Main Street Unionville	0				88.00	McKay Art Centre	88.00
193 Main Street Unionville	58.00	Rustic Heart (gifts)	0		0		58.00
189 Main Street Unionville	0		227.00	Unionville Arms Pub	0		227.00
194, 190, 188 Main Street Unionville	311.00	Purple Alligator gifts, Belle De Province Bath/Body & Mariani Clothiers	63.00	Coffee/Ice Cream Take-out	35.00	Travel Lovers (travel office)	409.00
187 Main Street Unionville	0		114.00	Unionville House Restaurant	0		114.00
186 Main Street Unionville	0		149.00	Il Postino Restaurant	0		149.00
182 Main Street Unionville	56.00	Farrago Collections	108.00	Timothy's Coffee	0		164.00
177, 179 Main Street Unionville	183.00	Gilliam's Fashion	0		0		183.00
175 Main Street Unionville	0		188.00	Rose & Firkin Pub			188.00
174, 178 Main Street Unionville	337.00	Queens Pantry & Linea Intima	0		240.00	Queens Common Offices	577.00
170 Main Street Unionville	245.00	Old Firehall Sports	0	0	0		245.00
168 Main Street Unionville	0		109.00	Blacksmith Bistro	0		109.00
162 Main Street Unionville	0		92.00	Blacksmith Bistro			92.00
161 Main Street Unionville	211.00	What Girls Want	0		0		211.00
160 Main Street Unionville	0		0		66.00	Blush Spa and Salon	66.00
159 Main Street Unionville	186.00	Kriss Fashions	0		0		186.00
159 A Main Street Unionville	89.00	Empty Retail to Lease	0		0		89.00
158 Main Street Unionville	112.00	Greg Belle's Gallery	0		0		112.00
158 Main Street Unionville	161.00	Paris Fashions					161.00
155 Main Street Unionville	60.00	Ciara Casual Chic (clothes & gifts)	25.00	Favours of Unionville (ice cream take-out)	67.00	VIP Hair Salon	152.00
154 Main Street Unionville	114.00	Unionville Trading Post (gifts)	0		124.00	Residential	238.00
151 Main Street Unionville	166.00	Palm Tree	0		0		166.00
150 Main Street Unionville	217.00	Ice Gear (clothing)	-				217.00
149 Main Street Unionville	0		223.00	The Chop House	0		223.00
147A Main Street Unionville	86.00	Niche Décor (furnishings)	0		0		86.00
147 Main Street Unionville	0		0		83.00	Bochner Eye Institute	83.00
142-144 Main Street Unionville	121.00	Eclectics Fashion & Esthetics	0		90.00	Carrelli Hair Studio	211.00
142 Main Street Unionville	66.00	Something Different Flower and Gift Boutique (retail)	47.00	Toogood Café	0		113.00
Area A Sub-Totals	3,466.00	55.5%	1,984.00	31.8%	793.00	12.7%	6,243.00
145 Main Street Unionville	0		0		102.00	Residential	102.00
143 Main Street Unionville	0		0		130.00	Residential	130.00
141 Main Street Unionville	0		0		178.00	Office (Re Max)	178.00
Area B Sub-Totals	-	0.0%	-	0.0%	410.00	100.0%	410.00
139 Main Street Unionville	395.00	Los Cielos Gifts, Art Adventures, Gift Corner & Kristine's Classic Kottons	203.00	Living Water Restaurant	54.00	Terra Hair Studio	653.00
Area C Sub-Totals	395.00	60.5%	203.00	31.1%	54.00	8.3%	653.00
136 Main Street Unionville	60.00	Mary's Yam Shop			40.00	Non-Retail (by-law)	100.00
2 Station Lane	0				219.00	Residential	219.00
4 Station Lane	0				220.00	Residential	220.00
Area D Sub-Totals	60.00	11.1%	-	0.0%	479.00	88.9%	539.00
Grand Totals	3,921.00	50.0%	2,187.00	27.9%	1,736.00	22.1%	7,845.00

April 20, 2006
Planning Mill
Rest Expansion
to 296 sq m

Unionville Core Area Building Footprint Inventory

Address	Retail Area (m2)	Retail Description	Restaurant Area (m2)	Restaurant Description	Other Area (m2)	Other Description	Ground Floor Building Area (m2)
209 Main Street Unionville	198.00	Edible Arrangements, Blossom & Silver Lilac Jewelry	0				198.00
206 Main Street Unionville	333.00	The Silver House Gifts	0		0		333.00
206 Main Street Unionville	156.00	Cigar Bodega and Empty Retail	0		0		156.00
202 Main Street Unionville	0		204.00	Jake's On Main Pub & Grille	0		204.00
201 Main Street Unionville	0		135.00	Starbucks	0		135.00
198 Main Street Unionville	0		300.00	Old Country Inn	0		300.00
197 Main Street Unionville	0				88.00	McKay Art Centre	88.00
193 Main Street Unionville	58.00	Rustic Heart (gifts)	0		0		58.00
189 Main Street Unionville	0		227.00	Unionville Arms Pub	0		227.00
194, 190, 188 Main Street Unionville	311.00	Purple Alligator gifts, Belle De Provence Bath/Body & Manani Clothiers	63.00	Coffee/Ice Cream Take-out	35.00	Travel Lovers (travel office)	409.00
187 Main Street Unionville	0		114.00	Unionville House Restaurant	0		114.00
186 Main Street Unionville			149.00	Il Postino Restaurant	0		149.00
182 Main Street Unionville	56.00	Farrago Collections	108.00	Timothy's Coffee	0		164.00
177, 179 Main Street Unionville	163.00	Gilliam's Fashion	0		0		163.00
175 Main Street Unionville			188.00	Rose & Finkin Pub			188.00
174, 178 Main Street Unionville	337.00	Queens Pantry & Linen Intima	0		240.00	Queens Common Offices	577.00
170 Main Street Unionville	245.00	Old Firehall Sports	0	0	0		245.00
166 Main Street Unionville	0		109.00	Blacksmith Bistro	0		109.00
162 Main Street Unionville	0		92.00	Blacksmith Bistro			92.00
161 Main Street Unionville	211.00	What Girls Want	0		0		211.00
160 Main Street Unionville	0		0		66.00	Blush Spa and Salon	66.00
159 Main Street Unionville	186.00	Krise Fashions	0		0		186.00
159 A Main Street Unionville	89.00	Empty Retail to Lease	0		0		89.00
158 Main Street Unionville	112.00	Greg Belle's Gallery	0		0		112.00
156 Main Street Unionville	161.00	Paris Fashions					161.00
155 Main Street Unionville	60.00	Ciara Casual Chic (clothes & gifts)	25.00	Favours of Unionville (ice cream take-out)	67.00	VIP Hair Salon	152.00
154 Main Street Unionville	114.00	Unionville Trading Post (gifts)	0		124.00	Residential	238.00
151 Main Street Unionville	166.00	Palm Tree	0		0		166.00
150 Main Street Unionville	217.00	Ice Gaer (clothing)					217.00
149 Main Street Unionville	0		223.00	The Chop House	0		223.00
147A Main Street Unionville	86.00	Niche Decor (furnishings)	0		0		86.00
147 Main Street Unionville	0		0		83.00	Bochner Eye Institute	83.00
142-144 Main Street Unionville	121.00	Eclectica Fashion & Esthetics	0		90.00	Carelli Hair Studio	211.00
142 Main Street Unionville	66.00	Something Different Flower and Gift Boutique (retail)	47.00	Toogood's Café	0		113.00
Area A Sub-Totals	3,466.00	55.5%	1,984.00	31.8%	793.00	12.7%	6,243.00
145 Main Street Unionville	0		0		102.00	Residential	102.00
143 Main Street Unionville	0		0		130.00	Residential	130.00
141 Main Street Unionville	0		0		178.00	Office (Re Max)	178.00
Area B Sub-Totals	-	0.0%	-	0.0%	410.00	100.0%	410.00
139 Main Street Unionville	303.00	Loe Ciela Gifts, Art Adventures, Gift Corner & Kristine's Classic Kottons	296.00	Living Water Restaurant	54.00	Terra Hair Studio	653.00
Area C Sub-Totals	303.00	46.4%	296.00	45.3%	54.00	8.3%	653.00
136 Main Street Unionville	60.00	Mary's Yam Shop			40.00	Non-Retail (by-law)	100.00
2 Station Lane	0				219.00	Residential	219.00
4 Station Lane	0				220.00	Residential	220.00
Area D Sub-Totals	60.00	11.1%	-	0.0%	479.00	88.9%	539.00
Grand Totals	3,829.00	48.8%	2,280.00	29.1%	1,736.00	22.1%	7,845.00

Appendix A-3

April 20, 2006
Planning Mill
Rest Expansion
to 326.5 sq m

Unionville Core Area Building Footprint Inventory

Address	Retail Area (m2)	Retail Description	Restaurant Area (m2)	Restaurant Description	Other Area (m2)	Other Description	Ground Floor Building Area (m2)
209 Main Street Unionville	198.00	Edible Arrangements, Blossom & Silver Lilac Jewelry	0		-		198.00
206 Main Street Unionville	333.00	The Silver House Gifts	0		0		333.00
205 Main Street Unionville	156.00	Cigar Bodega and Empty Retail	0		0		156.00
202 Main Street Unionville	0		204.00	Jake's On Main Pub & Grille	0		204.00
201 Main Street Unionville	0		135.00	Starbucks	0		135.00
198 Main Street Unionville	0		300.00	Old Country Inn	0		300.00
197 Main Street Unionville	0				88.00	McKay Art Centre	88.00
193 Main Street Unionville	58.00	Rustic Heart (gifts)	0		0		58.00
189 Main Street Unionville	0		227.00	Unionville Arms Pub	0		227.00
194, 190, 188 Main Street Unionville	311.00	Purple Alligator gifts, Belle De Province Bath/Body & Manani Clothiers	63.00	Coffee/Ice Cream Take-out	35.00	Travel Lovers (travel office)	409.00
187 Main Street Unionville	0		114.00	Unionville House Restaurant	0		114.00
186 Main Street Unionville			149.00	Il Postino Restaurant	0		149.00
182 Main Street Unionville	56.00	Farrago Collections	108.00	Timothy's Coffee	0		164.00
177, 179 Main Street Unionville	183.00	Gilliam's Fashion	0		0		183.00
175 Main Street Unionville			188.00	Rose & Firkin Pub			188.00
174, 178 Main Street Unionville	337.00	Queens Panty & Lingerie Intima	0		240.00	Queens Common Offices	577.00
170 Main Street Unionville	245.00	Old Firehall Sports	0	0	0		245.00
166 Main Street Unionville	0		109.00	Blacksmith Bistro	0		109.00
162 Main Street Unionville	0		92.00	Blacksmith Bistro			92.00
161 Main Street Unionville	211.00	What Girls Want	0		0		211.00
160 Main Street Unionville	0		0		66.00	Blush Spa and Salon	66.00
159 Main Street Unionville	186.00	Kriss Fashions	0		0		186.00
159 A Main Street Unionville	89.00	Empty Retail to Lease	0		0		89.00
158 Main Street Unionville	112.00	Greg Belle's Gallery	0		0		112.00
166 Main Street Unionville	161.00	Paris Fashions					161.00
155 Main Street Unionville	60.00	Clara Casual Chic (clothes & gifts)	25.00	Favours of Unionville (ice cream take-out)	67.00	VIP Hair Salon	152.00
154 Main Street Unionville	114.00	Unionville Trading Post (gifts)	0		124.00	Residential	238.00
151 Main Street Unionville	166.00	Palm Tree	0		0		166.00
150 Main Street Unionville	217.00	Ice Gear (clothing)	-				217.00
149 Main Street Unionville	0		223.00	The Chop House	0		223.00
147A Main Street Unionville	66.00	Niche Décor (furnishings)	0		0		66.00
147 Main Street Unionville	0		0		83.00	Bochner Eye Institute	83.00
142-144 Main Street Unionville	121.00	Eclectics Fashion & Esthetics	0		90.00	Carelli Hair Studio	211.00
142 Main Street Unionville	66.00	Something Different Flower and Gift Boutique (retail)	47.00	Toogood Caté	0		113.00
Area A Sub-Totals	3,466.00	55.5%	1,984.00	31.8%	793.00	12.7%	6,243.00
145 Main Street Unionville	0		0		102.00	Residential	102.00
143 Main Street Unionville	0		0		130.00	Residential	130.00
141 Main Street Unionville	0		0		178.00	Office (Re Max)	178.00
Area B Sub-Totals	-	0.0%	-	0.0%	410.00	100.0%	410.00
139 Main Street Unionville	272.50	Los Cielos Gifts, Art Adventures, Gill Corner & Kristine's Klassic Kottons	326.50	Living Water Restaurant	54.00	Terra Hair Studio	653.00
Area C Sub-Totals	272.50	41.7%	326.50	50.0%	54.00	8.3%	653.00
136 Main Street Unionville	60.00	Mary's Yarn Shop			40.00	Non-Retail (by-law)	100.00
2 Station Lane	0				219.00	Residential	219.00
4 Station Lane	0				220.00	Residential	220.00
Area D Sub-Totals	60.00	11.1%	-	0.0%	479.00	88.9%	539.00
Grand Totals	3,798.50	48.4%	2,310.50	29.5%	1,736.00	22.1%	7,845.00

April 20, 2006
Planning Mill
Rest Expansion
to 409 sq m

Unionville Core Area Building Footprint Inventory

Address	Retail Area (m2)	Retail Description	Restaurant Area (m2)	Restaurant Description	Other Area (m2)	Other Description	Ground Floor Building Area (m2)
209 Main Street Unionville	198.00	Edible Arrangements, Blossom & Silver Lilac Jewelry	0				198.00
206 Main Street Unionville	333.00	The Silver House Gifts	0		0		333.00
205 Main Street Unionville	156.00	Cigar Bodega and Empty Retail	0		0		156.00
202 Main Street Unionville	0		204.00	Jake's On Main Pub & Grille	0		204.00
201 Main Street Unionville	0		135.00	Starbucks	0		135.00
198 Main Street Unionville	0		300.00	Old Country Inn	0		300.00
197 Main Street Unionville	0				88.00	McKay Art Centre	88.00
193 Main Street Unionville	58.00	Rustic Heart (gifts)	0		0		58.00
189 Main Street Unionville	0		227.00	Unionville Arms Pub	0		227.00
194, 190, 188 Main Street Unionville	311.00	Purple Alligator gifts, Belle De Province Bath/Body & Manani Clothiers	63.00	Coffee/Ice Cream Take-out	35.00	Travel Lovers (travel office)	409.00
187 Main Street Unionville	0		114.00	Unionville House Restaurant	0		114.00
186 Main Street Unionville			149.00	Il Postino Restaurant	0		149.00
182 Main Street Unionville	56.00	Farrago Collections	108.00	Timothy's Coffee	0		164.00
177, 179 Main Street Unionville	183.00	Gilliam's Fashion	0		0		183.00
175 Main Street Unionville			188.00	Rose & Firkin Pub			188.00
174, 178 Main Street Unionville	337.00	Queens Pantry & Linea Intima	0		240.00	Queens Common Offices	577.00
170 Main Street Unionville	245.00	Old Firehall Sports	0	0	0		245.00
166 Main Street Unionville	0		109.00	Blacksmith Bistro	0		109.00
162 Main Street Unionville	0		92.00	Blacksmith Bistro			92.00
161 Main Street Unionville	211.00	What Girls Want	0		0		211.00
160 Main Street Unionville	0		0		66.00	Blush Spa and Salon	66.00
159 Main Street Unionville	186.00	Kiss Fashions	0		0		186.00
159 A Main Street Unionville	89.00	Empty Retail to Lease	0		0		89.00
158 Main Street Unionville	112.00	Greg Balle's Gallery	0		0		112.00
156 Main Street Unionville	161.00	Pana Fashions					161.00
155 Main Street Unionville	60.00	Ciera Casual Chic (clothes & gifts)	25.00	Favours of Unionville (ice cream take-out)	67.00	VIP Hair Salon	152.00
154 Main Street Unionville	114.00	Unionville Trading Post (gifts)	0		124.00	Residential	238.00
151 Main Street Unionville	166.00	Palm Tree	0		0		166.00
150 Main Street Unionville	217.00	Ice Gear (clothing)					217.00
149 Main Street Unionville	0		223.00	The Chop House	0		223.00
147A Main Street Unionville	86.00	Niche Décor (furnishings)	0		0		86.00
147 Main Street Unionville	0		0		83.00	Bochner Eye Institute	83.00
142-144 Main Street Unionville	121.00	Eclectics Fashion & Esthetics	0		90.00	Carelli Hair Studio	211.00
142 Main Street Unionville	66.00	Something Different Flower and Gift Boutique (retail)	47.00	Toogood Café	0		113.00
Area A Sub-Totals	3,466.00	55.5%	1,984.00	31.8%	793.00	12.7%	6,243.00
145 Main Street Unionville	0		0		102.00	Residential	102.00
143 Main Street Unionville	0		0		130.00	Residential	130.00
141 Main Street Unionville	0		0		178.00	Office (Re Max)	178.00
Area B Sub-Totals	-	0.0%	-	0.0%	410.00	100.0%	410.00
139 Main Street Unionville	190.00	Los Cielos Gifts, Art Adventures, Gift Corner & Kristine's Klassic Koltons	409.00	Living Water Restaurant	54.00	Terra Hair Studio	653.00
Area C Sub-Totals	190.00	29.1%	409.00	62.6%	54.00	8.3%	653.00
136 Main Street Unionville	60.00	Mary's Yarn Shop			40.00	Non-Retail (by-law)	100.00
2 Station Lane	0				219.00	Residential	219.00
4 Station Lane	0				220.00	Residential	220.00
Area D Sub-Totals	60.00	11.1%	-	0.0%	479.00	88.9%	539.00
Grand Totals	3,716.00	47.4%	2,393.00	30.5%	1,736.00	22.1%	7,845.00

UNIONVILLE VILLAGE INVESTMENTS LIMITED

APPENDIX B

401 ADEN RD., SUITE 17
MARKHAM, ONTARIO L3R 4N4
(416) 475-1963

October 14th, 1986.

Town of Markham,
8911 Woodbine Ave.,
Markham, Ont. L3R 1A1

Attention: Roy Mason

Dear Sir:

RE: Unionville Village Planing Mill
139 Main Street,
Unionville, Ontario

RECEIVED

OCT 15 1986

PLANNING DEPT.

As you know, as a result of our recent discussions, we are encountering tremendous difficulties in obtaining interim and permanent financing for this project as a result of the leasehold interest the Canadian National Railway has on a small portion of this site on which we are proposing to locate four (4) parking spaces. In summary, I believe the facts are as follows:

- a) The Zoning By-law in itself does not require any parking,
- b) The Site Plan Agreement shows a fixed number of spaces including four parking spaces on the CN leased land.
- c) The number of spaces were calculated on the generally prevailing commercial ratio established in other commercial zoned areas of the Town.
- d) Although Unionville Village Investments Inc. were not legally required to meet these parking ratio objectives, we did voluntarily, under previous correspondence, agree to limit the amount of square footage available for restaurant use to approximately 3,200 sq.ft.

We would like to then, by way of this correspondence, confirm with you, that U.V.I.I. will not lease now or in the future, any more than 2,500 sq.f.t. of restaurant related uses. This means, in effect, that in the event that the CN sometime in the future cancels their lease with us and we would "LOSE" the four parking spaces, we would not be over the generally accepted ratio of required parking spaces because we are limiting the restaurant square footage, previously approved and accepted, and in this way, we would always be able to maintain an acceptable parking ratio.

continued...

We believe then, following our recent meeting with you, this should prove to be an acceptable solution and we appreciate your efforts to make this part of your meeting Monday, October 20th, 1986. A copy of that committee's resolution, with respect to our request would be greatly appreciated as soon as possible.

Once again, thank you for your continued assistance with this application, and if you have any additional questions, please contact the writer.

Yours very truly,

A handwritten signature in dark ink, appearing to read "D. DiBernardo", with a long, horizontal, wavy flourish extending to the right.

Domenic DiBernardo.

DD/jw
Encl.