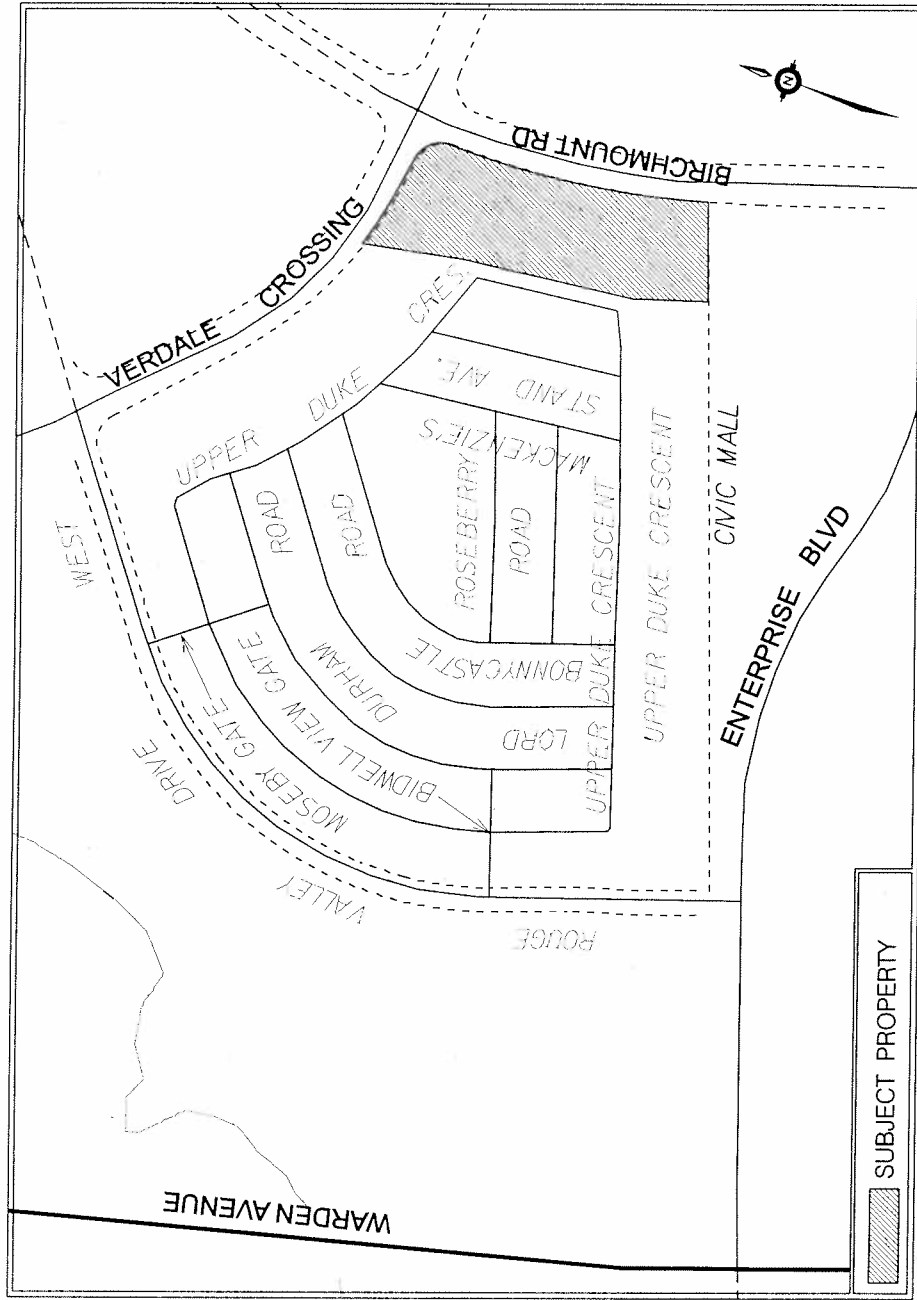
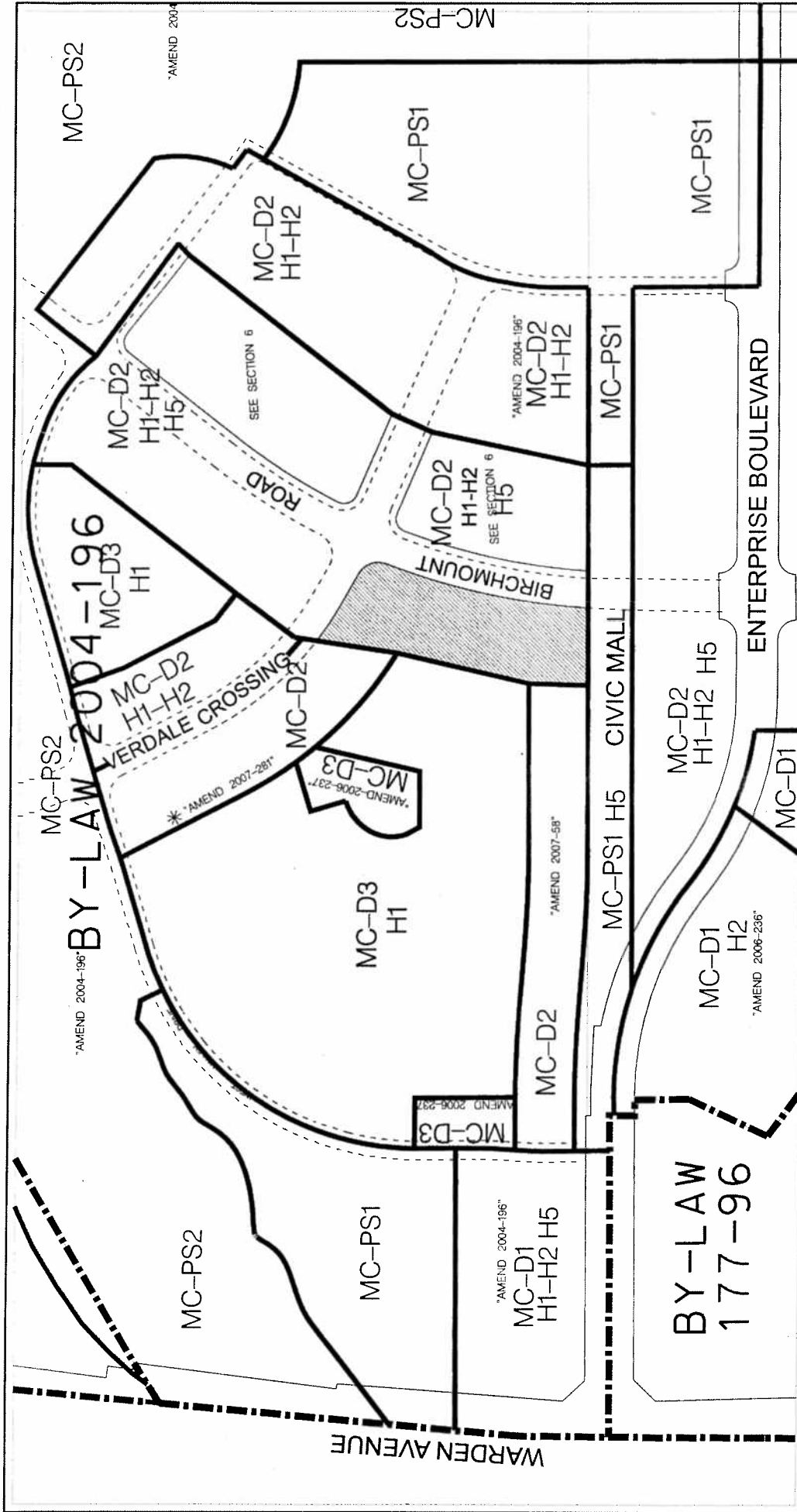






AREA CONTEXT /ZONING

APPLICANT: RULAND PROPERTIES INC.
 ESIDE OF BIRCHMOUNT ROAD, NORTH OF CIVIC MALL

FILE No: ZA. 08110137 (RK)



DEVELOPMENT SERVICES COMMISSION

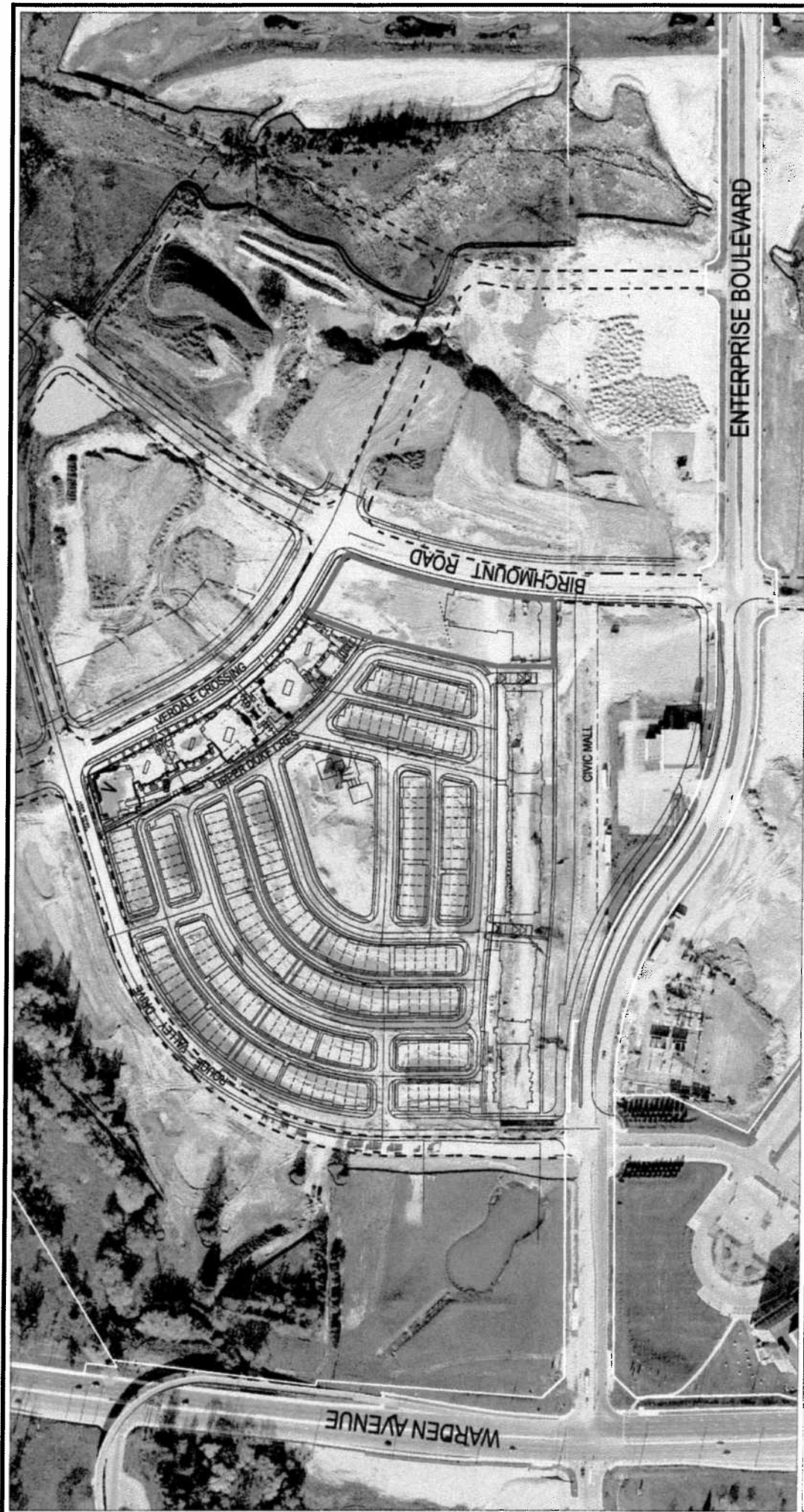


SUBJECT PROPERTY

DATE: 250308

DRAWN BY: CPW CHECKED BY: RK SCALE 1:

FIGURE No.2



AIR PHOTO (2007)

APPLICANT: RULAND PROPERTIES INC.
ESIDE OF BIRCHMOUNT ROAD, NORTH OF CIVIC MALL

FILE No: ZA. 08110137 (RK)



DEVELOPMENT SERVICES COMMISSION

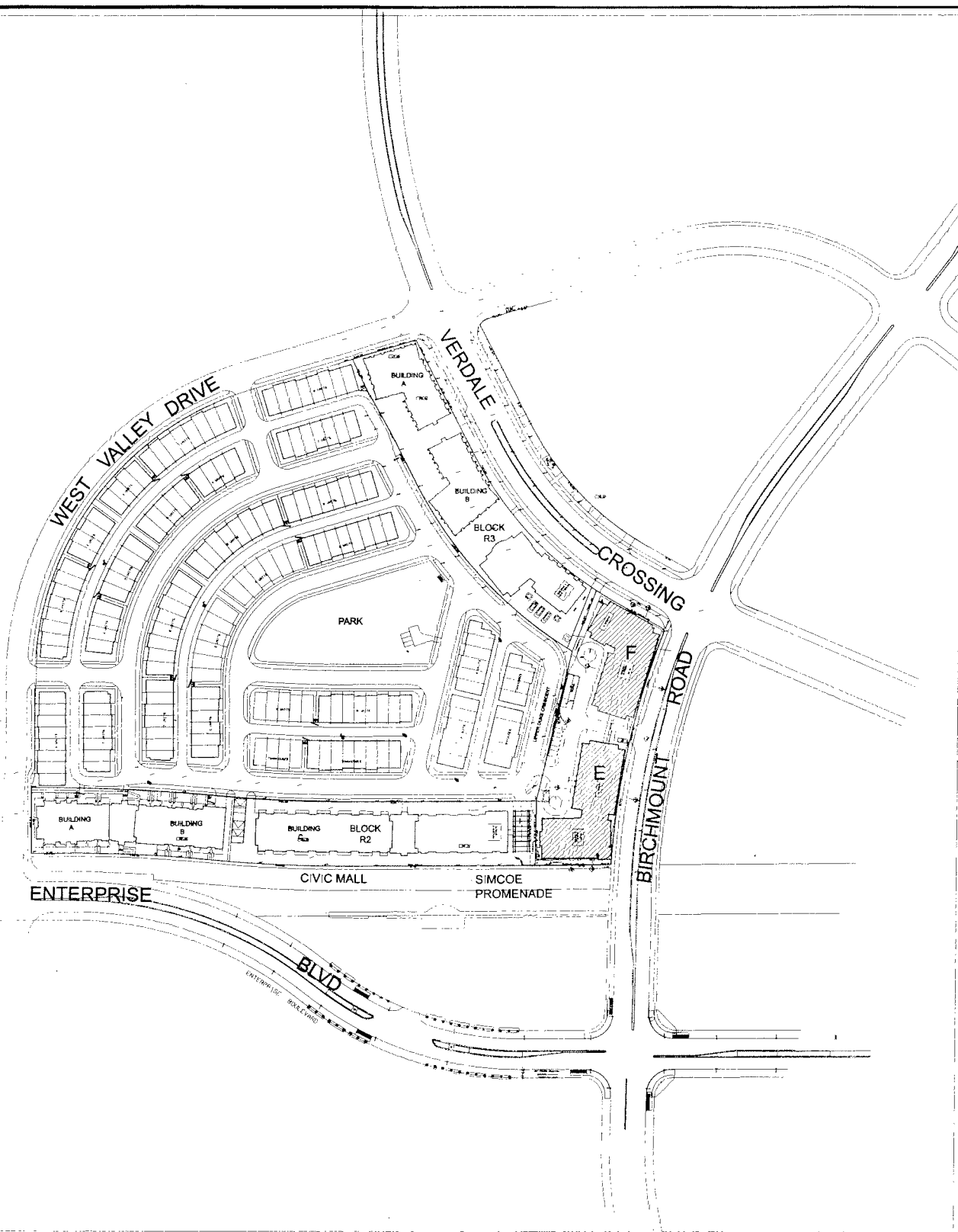


SUBJECT PROPERTY

DATE: 250308

DRAWN BY: CPW CHECKED BY: RK SCALE 1:

FIGURE No.3



SITE PLAN

APPLICANT: RULAND PROPERTIES INC.
 ESIDE OF BIRCHMOUNT ROAD, NORTH OF CIVIC MAL

FILE No: ZA. 08110137 (RK)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

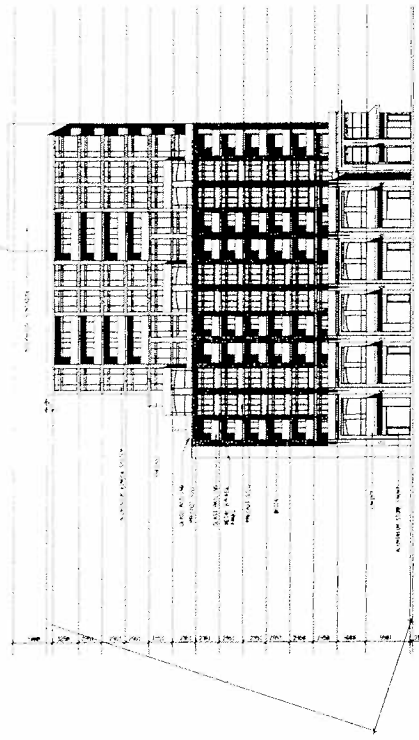
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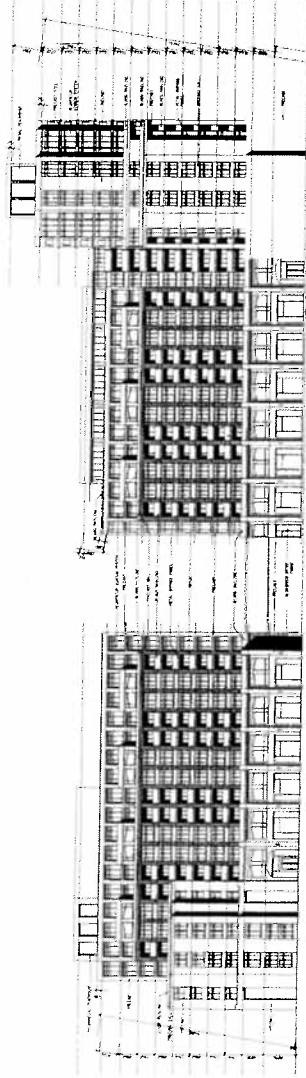
DATE: 25/03/08

FIGURE No.4

ZA08110137.DGN 11/04/2008 9:36:39 AM



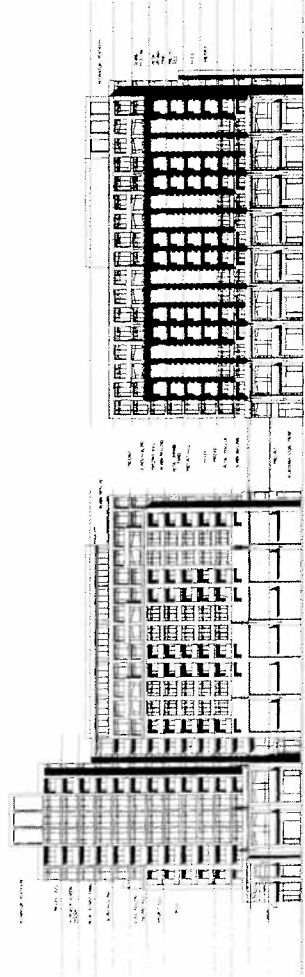
SOUTH ELEVATION BUILDING E



WEST ELEVATION BUILDING E & F



NORTH ELEVATION BUILDING F



EAST ELEVATION BUILDING E & F

ELEVATIONS

APPLICANT: RULAND PROPERTIES INC.
 ESIDE OF BIRCHMOUNT ROAD, NORTH OF CIVIC MALL

FILE No: ZA. 08110137 (RK)



DEVELOPMENT SERVICES COMMISSION

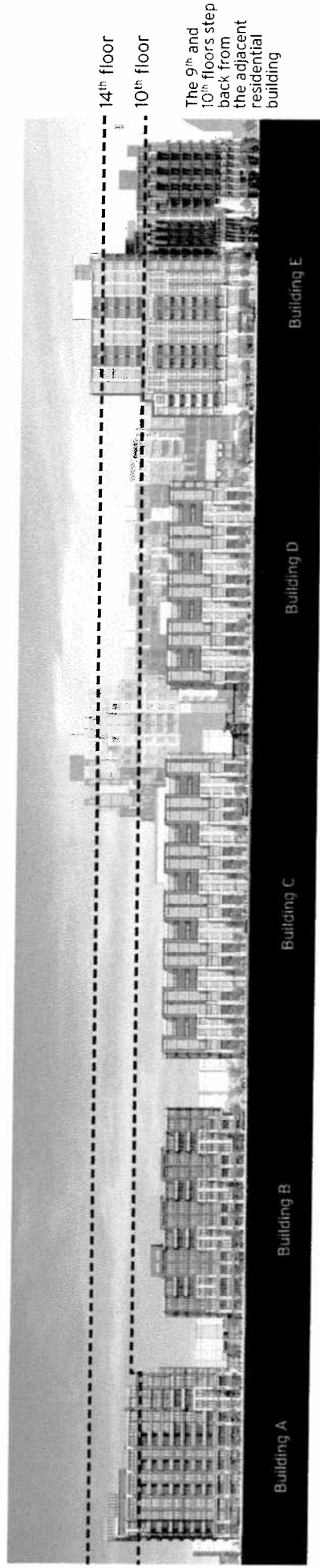
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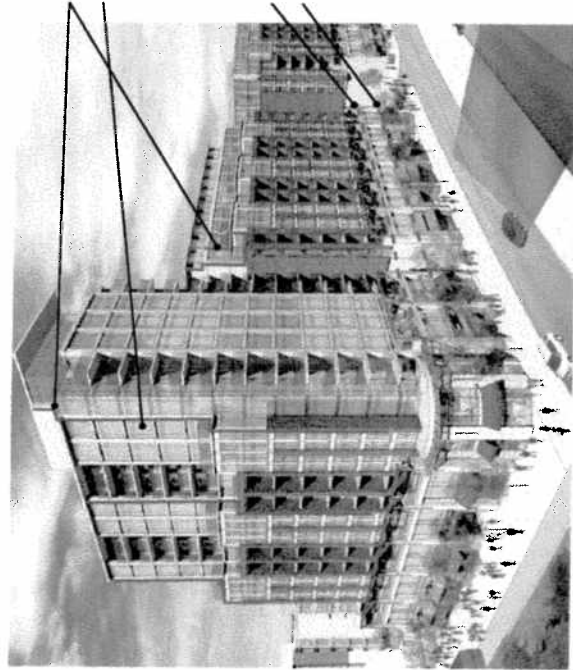
FIGURE No.5

Building E - Block CA2

1 April 2008

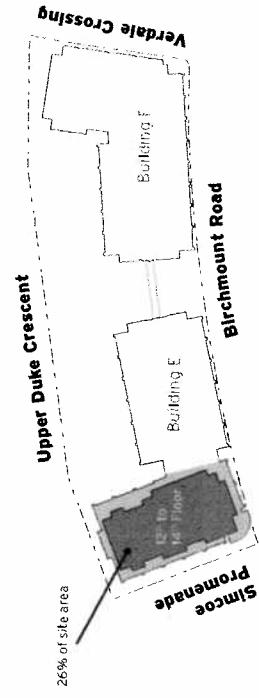


Streetscape on Simcoe Promenade



Stepping back allows for a distinct profile
Introduction of new architectural elements above the ninth floor distinguishes the tower from the podium

Extra height at second floor live/work level
Tall ground floor retail level



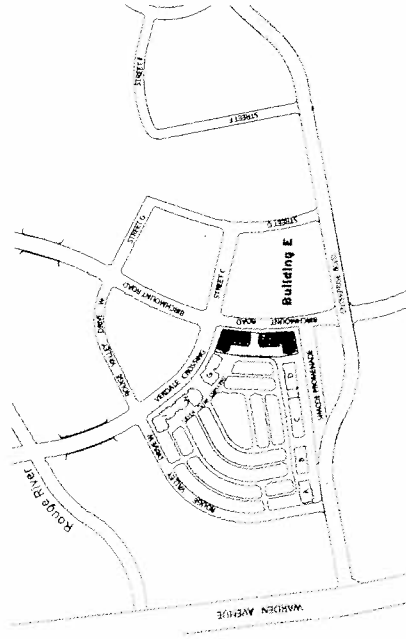
Site Plan

Building E - Block CA2

1 April 2008

The corner of Birchmount Road and Simcoe Promenade signifies a transition from residential buildings to the west to the mixed commercial and residential area. As this building is part of Birchmount Road, the busy 'high street' of the Downtown Markham development, a 14 storey building is an appropriate scale to mark this shift in activity. To visually mark the change in height from the residential buildings to the commercial street, Building E steps down at the west end towards Building D at Rouge Bijou.

Building E - Block CA2 of Downtown Markham is a street-related building with three distinct components: one level of retail at grade; a level of live/work units at the second floor; and a residential component above the live/work units. The ground and second floors require extra height to accommodate their occupancies.



**Building E, Block CA2
Current fourteen-storey proposal**

