

UPDATE BY THE BAY

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A New Beginning by the Bay

The redevelopment of the Bay Ridges Plaza presents a fresh beginning for the Bay Ridges area in south Pickering. To be reborn as "San Francisco By The Bay," this exciting community located at Bayly Street and St. Martin's Drive (west of Liverpool Road) will offer unprecedented opportunities to live, work and play in scenic, convenient surroundings just a few blocks north of Frenchman's Bay.

This inviting, self-contained neighbourhood will include 121 townhomes, plus two residential condominium towers. At 18 and 16 storeys, these striking buildings will have a total of 411 condominium suites rising from the same two-storey podium that houses approximately 25,500 square feet of retail-commercial space including live-work units.

And anchoring it all will be more than four acres of picturesque parkland and lush green space. Plus, in the vicinity, Douglas Park beckons with soccer fields, playgrounds and a walkway. A short drive down Liverpool Road, residents will be able to access Millennium Square, where they can stroll along the Lake Ontario Waterfront Trail.

And there's so much more...

Welcome Home!



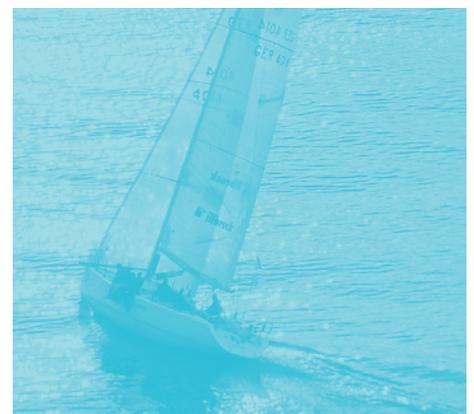
When it comes to home styles, there's something for everyone at San Francisco By The Bay. Through master-planning, the existing Bay Ridges plaza will be redeveloped as San Francisco By The Bay by building partner Chestnut Hill Homes, S & R Development Group Ltd. and The Rose Corporation.

Striking residential towers will offer a wide range of one- and two-bedroom designs, many with dens, and one of the best amenity packages in the city. Situated in the podium, the approximately 12,500 sq. ft. amenity area will include many features one would expect in such a high-quality condominium

– a state-of-the-art fitness complex with an exercise room overlooking the indoor pool, a party room that opens onto a deck, a multi-purpose room that can accommodate business meetings, plus cards, and a quiet lounge for reading.

Most townhomes will feature alluring rooftop gardens, and each will have two parking spots. The resulting lifestyle package is ideal for first-time buyers, young families and empty-nesters seeking exceptional value in a great locale.

Condos from the mid \$140s
Towns from the low \$200s





Community Convenience

One of the best things about living at San Francisco By The Bay will be convenient access to a vital retail space that will serve this community and the area beyond. This retail component would be ideal for popular community businesses and services such as a pharmacy, veterinarian, video store, hair salon, dry cleaners, pizza shop, fresh food market and convenience store.

Residents will live less than five minutes from the Pickering GO Station and close to Highway 401, meaning they can commute via public transit to just about anywhere in the GTA. Combined with new pedestrian sidewalks, this transit-friendly aspect of the community will help to reduce fossil fuel consumption and have a positive impact on the environment.

Built to a High Standard

Both the retail and residential components will be constructed to the highest quality by well-respected Chestnut Hill Homes. During the past quarter century, this renowned builder has created thousands of fine new homes in tremendously successful communities across the GTA, including The Gardens at Queen in Toronto which was a finalist for project of the year hot Queen-Bathurst area. Memorable designs, superb features and meticulous attention to detail are hallmarks of Chestnut Hill's home collections. The company is dedicated to building intimate communities that exist harmoniously with their surroundings – a description that fits the Bay Ridges redevelopment to a tee. Chestnut Hill's commitment to delivering location, design and value will provide yet another benefit to residents of San Francisco By The Bay.

The Whole Beautiful Picture!



By design, San Francisco By The Bay will rejuvenate the Bay Ridges area with a raft of other benefits, including adding to the city's tax base through property taxes and \$2.5 million in development charges slated for infrastructure renewal. In addition, the developers have committed to spending \$2 million to replace sanitary sewers to the Liverpool pumping station, and to funding signalized traffic lights at St. Martin's and Bayly with a northbound, left-turning lane on St. Martin's, and a turning lane added along Bayly allowing for right-in and right-out traffic.

The community design is practical, environmentally responsible and sustainable, and complies with Pickering's Official Plan, Durham Region's Official Plan and Ontario's Places to Grow Act.

San Francisco By The Bay will definitely be a spectacular place to grow!

Giving Back

The environmentally responsible developers of San Francisco By The Bay are giving over more than four acres of land for use as natural community features. Approximately 1.5 acres has been given to the local Conservation Authority to be preserved as public parkland/open space and to preserve and enhance the adjacent Douglas ravine. An additional 2.61 acres will be set aside for the community's landscaped park and green space, including a children's playground.

Discover San Francisco By The Bay, coming soon to Pickering

To view the artist's conception of what this exceptional community will look like from the air, visit:

www.yousendit.com/download/8hejO8GsQa8%3D



For more information or to register:

Call 905-831-3631

www.sanfranciscobythebay.com