



Report to: Development Services Committee

Report Date: September 11, 2012

---

**SUBJECT:** RECOMMENDATION REPORT  
Anagni Homes (Phase 2)  
Site Plan application to facilitate an 18-storey mixed use building on the west side of Highway 48, north of Edward Jeffreys Avenue (9506 Highway 48).

File No: SC 11 118781

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District

**REVIEWED BY:** Dave Miller, Ext. 4960  
Manager, East District

---

**RECOMMENDATION:**

- 1) That the report dated September 11, 2012 and titled "RECOMMENDATION REPORT, Anagni Homes (Phase 2), Site Plan application to facilitate an 18-storey mixed use building on the west side of Highway 48, north of Edward Jeffreys Avenue (9506 Highway 48), File No. SC 11 118781", be received;
- 2) That the Site Plan application (File No. SC 11 118781) submitted by Anagni Homes, to facilitate an 18-storey building with 219 residential apartment units and non-residential uses at grade, being Phase 2 of a high density mixed use development, be endorsed in principle, subject to the conditions attached as Appendix 'A';
- 3) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director or his designate has signed the plan;
- 4) That 219 units of 2013 servicing allocation be granted (less the 35% LEED Silver Bonus) to the proposed Phase 2 development;
- 5) That prior to the Director of Planning and Urban Design endorsing the site plan, the applicant shall submit to the City, final confirmation of the 35% (77 units) servicing allocation credits from the Region of York under their "Sustainable Development Through LEED" policy;
- 6) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner;
- 7) That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the Town's applicable Fee By-law;

- 8) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement has not been executed within that period;
- 9) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to recommend approval of a site plan application submitted by Anagni Homes for Phase 2 of a high density mixed use development located on the west side of Highway 48, north of Edward Jeffreys Avenue at 9506 Highway 48.

**BACKGROUND:****Property and Area Context**

The Phase 2 building will be located at 9506 Highway 48, which is on the west side of Highway 48, north of Edward Jeffreys Avenue. It is immediately north of the Phase 1-20 storey building (9500 Highway 48) at the north-west corner of Highway 48 and Edward Jeffreys Avenue (Figure 1). The lot area of the Phase 2 development is approximately 0.7 hectares (1.7 acres). Other high density mixed use developments and townhouses are proposed to the north. The Matrondola woodlot and residential development are to the west, and there is industrial and commercial development on the east side of Highway 48. The Mount Joy GO Station is located on the east side of Highway 48, south of Bur Oak Avenue.

**An 18-storey building is proposed**

The Phase 2 development is comprised of an 18-storey mixed use building with 219 apartment units and commercial and retail uses at grade. The building is intended to be a LEED Silver building. The total gross floor area of the building is approximately 19,200 square metres (206,667 square feet). 577.78 square metres (6,219 square feet) of the gross floor area will be comprised of commercial and retail uses.

The building will be setback approximately 19 metres (62 feet) from Highway 48 and 9 metres (29.5 feet) from Battista Perri Drive, the new public street to the north. A driveway that runs parallel to Highway 48, a single row of 18 parking spaces, and a landscape buffer are located between the building and Highway 48. The parking and landscaping are located on a 10 metre wide sewer easement that extends the entire length of Highway 48 between Edward Jeffreys Avenue and Major Mackenzie Drive. In addition to 38 surface parking spaces intended to serve visitors and the commercial units, there are two (2) levels of underground parking for a total of 271 parking spaces. The development includes a private open space area which will be located to the west of the building, that has an area of approximately 1,428 m<sup>2</sup> (15,370 ft<sup>2</sup>).

---

In March 2012, the Committee of Adjustment approved a number of variances to the site-specific by-law, including a reduction in the number of parking spaces subject to a parking justification study and Transportation Demand Management (TDM) Plan being submitted to the satisfaction of the Director of Engineering (Appendix 'A').

The applicant will convey their portion of Battista Perri Drive to the City. Anagni Homes acquired a portion of the land to the west, owned by 1839314 Ontario Limited primarily to align their driveway with the intersection of Orca Drive and Battista Perri Drive, to expand the underground parking garage, and to provide additional surface parking. The acquisition of these lands has enhanced the functionality, site layout and site circulation of the proposed development. Access to Phases 1 and 2 from Highway 48, Edward Jeffreys Avenue and Battista Perri Drive will be shared. The Owner will need to obtain appropriate easements from the Committee of Adjustment to facilitate the shared accesses.

### **Official Plan and Zoning**

The Official Plan and the Wismer Commons Secondary Plan designate the subject site "Major Commercial Area" which contemplates both medium and high density development. The site is also zoned "Major Commercial (MJC)" and the site-specific by-law amendment accounted for the proposed development. The proposed development conforms and complies with the Official Plan and Secondary Plan and the applicable zoning.

### **Community Information and Statutory Public Meetings were held**

Two (2) community information meetings were held on November 24, 2008 and January 8, 2009. They were facilitated by the Local Ward Councillor and the applicant to consult with the community residents on the overall mixed use development including the high density buildings. A statutory public meeting with respect to the rezoning application to permit the overall development including the townhouses and two (2) high density mixed use buildings (Figure 5- Master Plan) was held on June 16, 2009. A few residents attended and spoke in opposition to the proposed development. Committee requested that a Traffic Study be completed and the access points to the overall development be reviewed. The applicant submitted an overall traffic study which was reviewed by Staff, in support of the rezoning application and was found to be acceptable.

### **OPTIONS/ DISCUSSION:**

#### **The proposal is generally consistent with the City's emerging vision for Highway 48**

The subject site is located within what is referred to as the Highway 48 Corridor which includes those lands located on the east and west sides of Highway 48, and extends from 16<sup>th</sup> Avenue to Major Mackenzie Drive. In 2005, Committee endorsed the Highway 48 Urban Design Study which provides development guidelines for the lands located within the Highway 48 Corridor. The purpose of the Highway 48 Urban Design Study was to establish urban design guidelines to encourage a high quality, mixed use and pedestrian friendly district that more effectively supports street oriented retail and residential uses.

---

In October 2008, a more recent and update staff concept plan for the lands located on the west side of Highway 48 between Edward Jeffreys Avenue and Bur Oak Avenue was presented to Committee. The concept plan showed 20 storey buildings at strategic locations (the Edward Jeffreys Avenue and Bur Oak Avenue intersections with Highway 48) along with high density buildings in between both intersections fronting onto Highway 48, townhouses centrally located within the block, preservation of the woodlot as well as improvements to the public road network by adding a north-south road (Battista Perri Drive) on Bur Oak Avenue with an east-west connection to Highway 48.

The proposed development achieves what the City contemplates for the Highway 48 Corridor by providing definition along the public streets with a building offering a mix of uses including grade related commercial and retail uses which will help in animating the street, as well as providing intensification in a strategic location within the Highway 48 Corridor which the City has identified as an appropriate intensification area. The Owner will convey their portion of Battista Perri Drive to the City. Battista Perri Drive is a new north-south public street on Bur Oak Avenue with an east-west connection to Highway 48. The east-west portion of Battista Perri Drive is partially located on the north-end of the subject land. Battista Perri Drive was contemplated as part of the October 2008 concept plan described above.

### **The City's Growth Management Strategy anticipates intensification in the Highway 48 Corridor**

The City of Markham has been undertaking an extensive and detailed Growth Strategy review including public consultation, in response to Provincial legislation. The Provincial Growth Plan, and the new Region of York Official Plan both require sustainable residential and employment intensification within current settlement areas. The City's strategy identifies the Highway 48 Corridor as a residential intensification area. The largest proportion of intensification will be directed to Regional Centres and Key Development Areas while Major Corridors, like the Highway 48 Corridor are anticipated to absorb approximately 14% of future growth. Under-utilized land and improvements to the road network, within and around the Highway 48 Corridor enhance intensification opportunities in the area.

### **The site plan and building elevations are considered acceptable subject to some minor refinements**

The proposed site plan layout and site circulation functions effectively and the proposed accesses and alignments are efficient and suitable for the proposed development in conjunction with the Phase 1 development. The private open space provides an attractive amenity feature for the residents of the proposed development. The perimeter landscaping is sufficient to enhance the streetscape. The Phase 2 development will function well individually, but is also comprehensively integrated with the Phase 1 development to the south. The applicant has worked with Staff to refine the building setbacks.

The Phase 2 building has been designed to be a complement to the Phase 1 building. It employs a similar built form, consisting of a 6-storey podium and a tower to a maximum

total height of 18 storeys. It also uses similar materials such as precast concrete panels and clay brick. However, the detailing of the Phase 2 building distinguishes it from the Phase 1 building. The predominant cladding material for the podium is clay brick, enlivened with precast concrete detailing such as vertical window trim, balcony trim, and projected precast cornices at the second, sixth and seventh floors. The ground floor receives precast detailing at the piers, along with lighting at the piers to provide a setting more appropriate for the retail storefronts being proposed along Highway 48. The point tower is clad in precast concrete panels to distinguish it from the podium below. The tower is further articulated with a setback at the top two storeys and a two storey vertical window treatment to create a penthouse effect. Finally, the mechanical penthouse has been designed to create an attractive roof line and silhouette against the sky (Figures 6 & 7, Coloured Rendering) Final plans will be reviewed to ensure that they are bird-friendly.

### **Transportation Demand Management**

The applicant has been working with Staff to devise a Transportation Demand Management (TDM) in support of the proposed development. A TDM Plan has been submitted by the applicant. The main objective of the TDM plan is to reduce automobile use and encourage the use of alternative sustainable transportation modes instead of single occupancy vehicle travel. The following TDM measures have been recommended:

1. Carpooling
2. Reduced Parking Rates
3. Bicycle Parking
4. Active participation in the Smart Commute 404-7 TMA by promoting various transit promotions, marketing and incentive programs to residents

Staff have been working with the applicant to improve the TDM Plan and recommend that the following measures and any other measures following further review of an update TDM Plan, be considered:

1. Provision of Car Share and Subsidization of the Car Share membership fees for a minimum of 1 year by the owner.
2. That the Owner purchase the marketing program from the Car Share provider.
3. All promotional materials including welcome packages and travel brochures are to be prepared by the Owner to the satisfaction of City Staff.
4. Provision of Presto Passes to residents at a specified minimum value.
5. Unbundled parking.

The Owner will be required to update their TDM Plan to the satisfaction of the Director of Engineering, prior to site plan endorsement (Appendix 'A').

### **Servicing allocation and LEED Silver**

2013 servicing allocation is available for the proposed development. The proposed development will be LEED Silver and 35% of the 219 units (77 units) will receive servicing allocation through the Region of York LEED Benefit Program. The proposed development will also contain a green roof. The Owner will be required to satisfy the

Region of York that LEED Silver has been achieved, as well as providing for three stream waste (see Appendix 'A').

**Metrolinx**

Given the proximity of the proposed development to the Mount Joy GO Station and the GO rail line, the owner is required to include a warning clause in all development agreements, offers to purchase, and agreements of purchase and sale or lease acknowledging that there may be alterations or expansions of the rail facilities in the future and Metrolinx will not be responsible for any complaints or claims arising from the use and/or operations of the railway right-of-way. Metrolinx will also require an environmental easement for operational emissions to be registered on title as well as review of a noise study. These matters will be addressed prior to site plan approval (Appendix 'A').

**Section 37 Agreement may be required**

Section 37 of the Planning Act is a planning tool that allows municipalities to grant an increase in density and height in return for additional services, facilities and other community benefits. Any potential increase is subject to adherence to "good planning principles" and a reasonable relationship between the negotiated benefit and any approved height and density. Staff will determine if applying Section 37 to the proposed development is appropriate. It is recommended that Staff be authorized to enter into negotiations with the Owner regarding Section 37 if it is determined to be applicable and that a Section 37 Agreement be executed prior to execution of the site plan agreement, if necessary (Appendix 'A')

**CONCLUSION**

Staff are satisfied with the site plan and building elevations subject to the conditions attached in Appendix 'A'. It is recommended that the site plan be endorsed in principle.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The proposed development has been considered in the context of the Town's strategic priorities and aligns with Growth Management, Transportation and Transit and the Environmental policies.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application was circulated to various City departments and external agencies and their requirements have been reflected in the report as well as the conditions of approval.

---

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Master Plan
- Figure 6: Proposed Building Elevations (North and South)
- Figure 7: Proposed Building Elevations (East and West)
- Appendix 'A': Conditions of Site Plan Approval
- Coloured Rendering

**CONTACT INFORMATION:**

Joe Di Giuseppe  
Anagni Homes Limited  
8700 Dufferin Street  
Vaughan, ON, L4K 4S6  
Tel: 416-661-5329  
Email: joe@greenparkgroup.ca

File path: Amanda\File 11 118781\Documents\Recommendation Report

---

**APPENDIX 'A'**  
**CONDITIONS OF SITE PLAN APPROVAL**  
**PHASE 2**  
**9506 HIGHWAY 48**  
**ANAGNI HOMES**

That prior to site plan endorsement:

1. That the TDM Plan be updated to the satisfaction of the Director of Engineering.
2. That a parking justification study be submitted to the satisfaction of the Director of Engineering.
3. That the Owner submit to the City, final confirmation of the 35% (77 units) servicing allocation credits from the Region of York under their "Sustainable Development Through LEED" Policy.

The Owner shall enter into a Site Plan Agreement with the City, containing all standards and special provisions and requirements of the City and other external agencies, including but not limited to the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, provision of parkland dedication (including cash-in-lieu or approved alternative) and any financial obligation.
2. That the Owner provides written confirmation from a qualified LEED consultant certifying that LEED Silver was achieved in the proposed development, to the satisfaction of the Commissioner of Development Services and Region of York.
3. That the Owner agrees to implement three-stream waste reduction to the satisfaction of the Town.

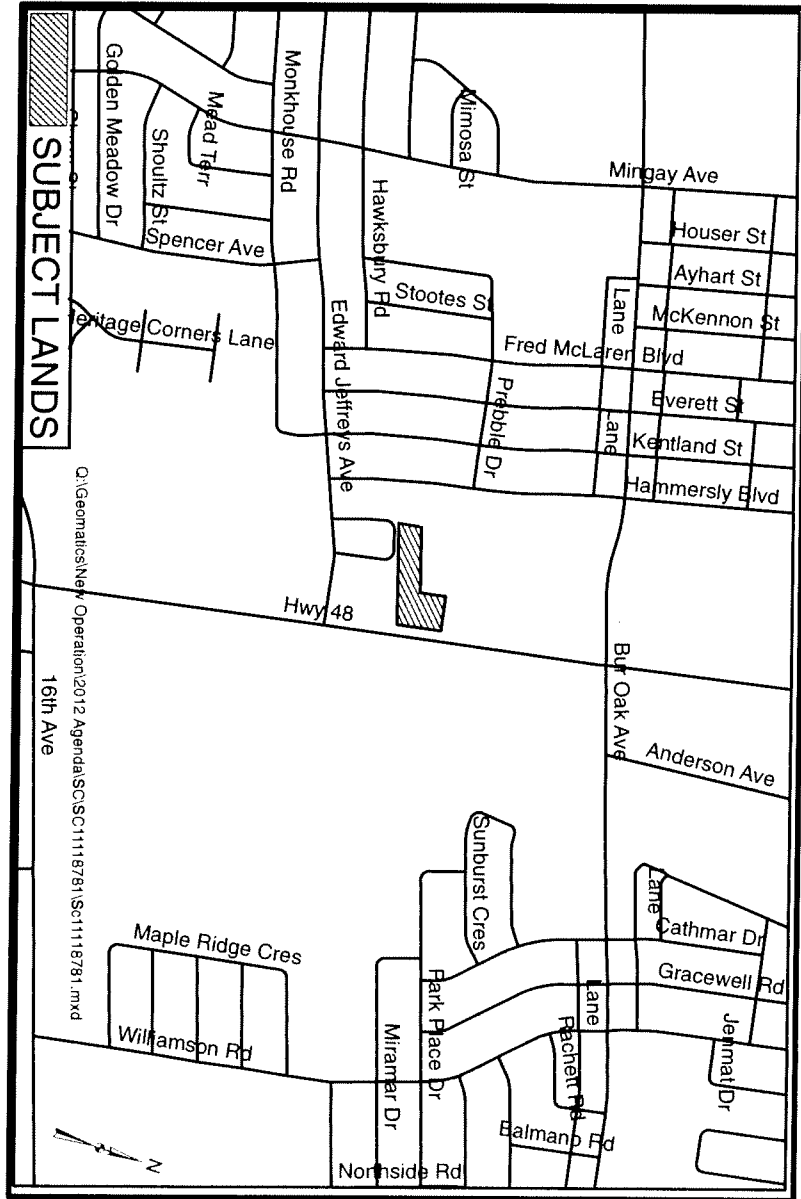
Prior to execution of a Site Plan Agreement:

1. That Owner shall submit final site plan, building elevations, underground parking garage layout plans, engineering drawings, lighting plan and photometrics and landscape plans (including green roof specifications), along with any other plans, studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services.
2. The Owner shall submit final plans which incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure that the building is bird-friendly, to the satisfaction of the Commissioner of Development Services.
3. That the Owner conveys their portion of Battista Perri Drive to the City.

Prior to site plan approval:

1. That a clearance letter from Metrolinx be received for the proposed development.
2. That the Owner provides confirmation that the land acquired from 9560 Highway 48 has merged on title with the subject property.

3. That any easements respecting shared access, amenities or any other matters be registered on title, if necessary, to the satisfaction of the Director of Planning and Urban Design.

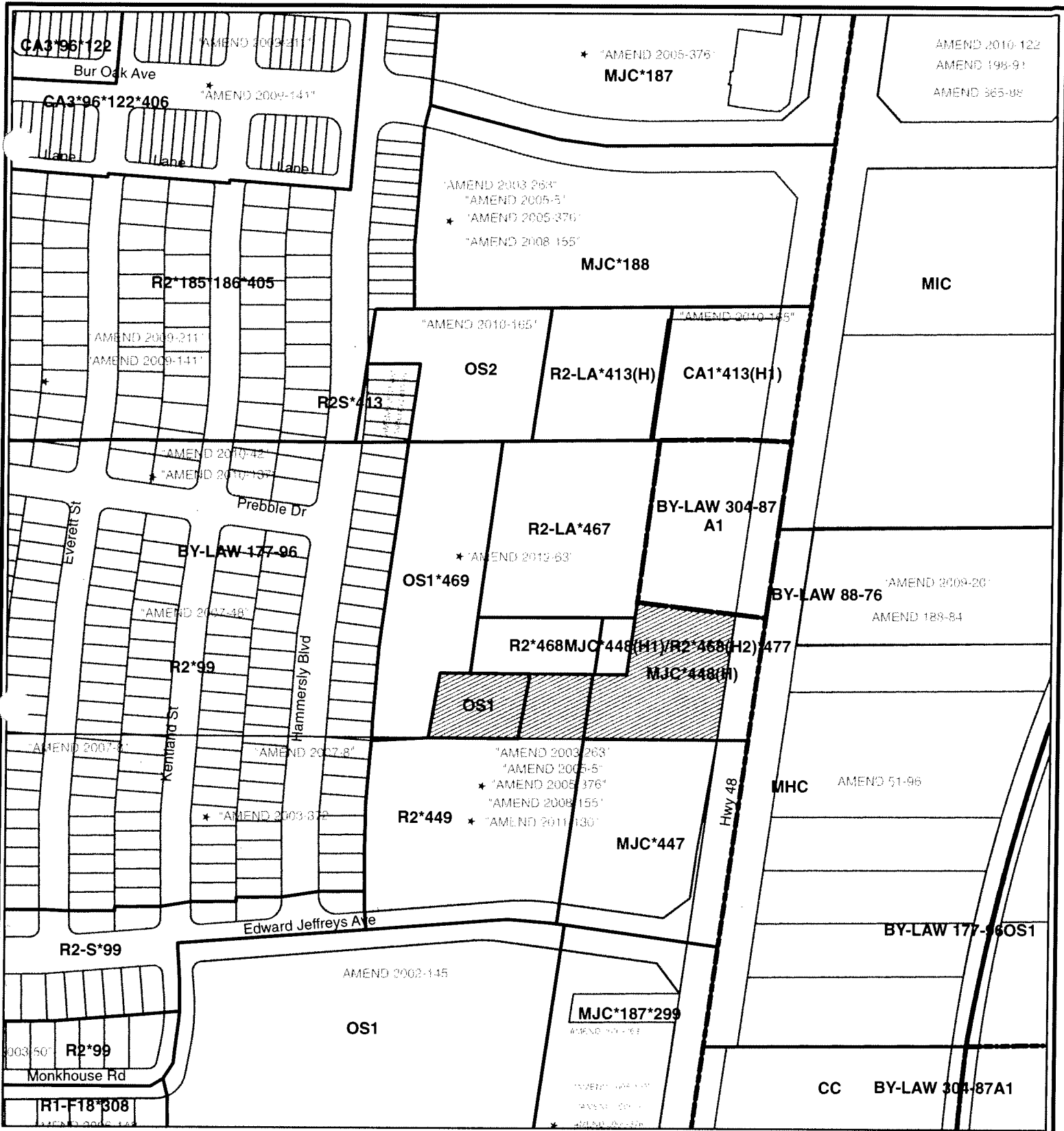


**SUBJECT LANDS**

Q:\Geomatics\New Operation\2012 Agenda\SC\SC11118781\SC11118781.mxd

16th Ave





# AREA CONTEXT / ZONING



APPLICANT: ANAGNI HOMES (PHASE 2)  
9506 HIGHWAY 48

SUBJECT LANDS

FILE No. SC. 11118781 (SM)



# AIR PHOTO

APPLICANT: ANAGNI HOMES (PHASE 2)  
9506 HIGHWAY 48


FILE No. SC. 11118781 (SM)

 SUBJECT LANDS



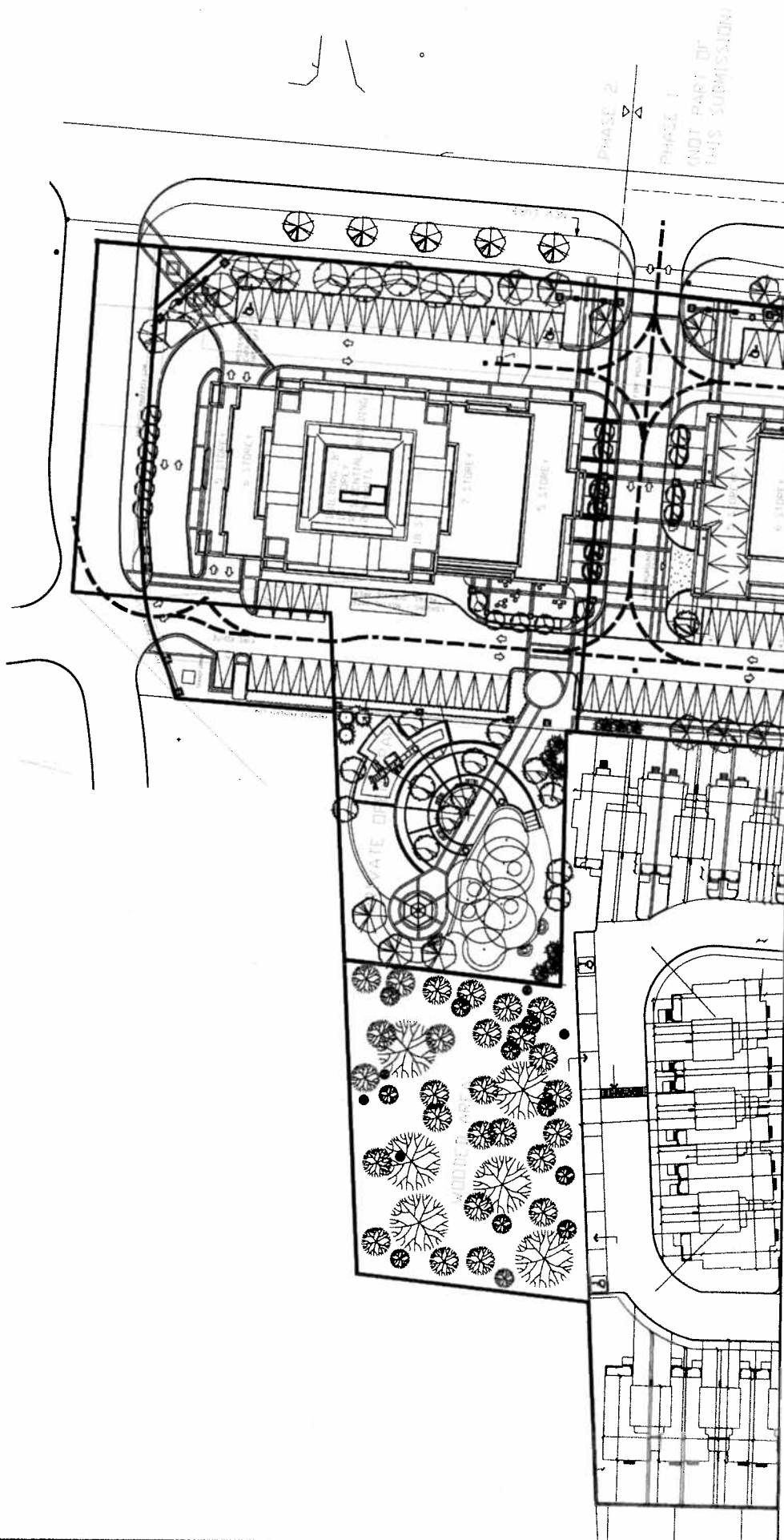
Q:\Geomatics\New Operation\2012 Agenda\SC\SC11118781\Sc11118781.mxd

DATE: 08/2/2012

 DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: SM

FIGURE No. 3



# SITE PLAN

APPLICANT: ANAGNI HOMES (PHASE 2)  
 9506 HIGHWAY 48

FILE No. SC.11118781 (SM)

C:\Geomatics\New Operation\2012 Agenda\SC\11118781\Sc11118781.mxd

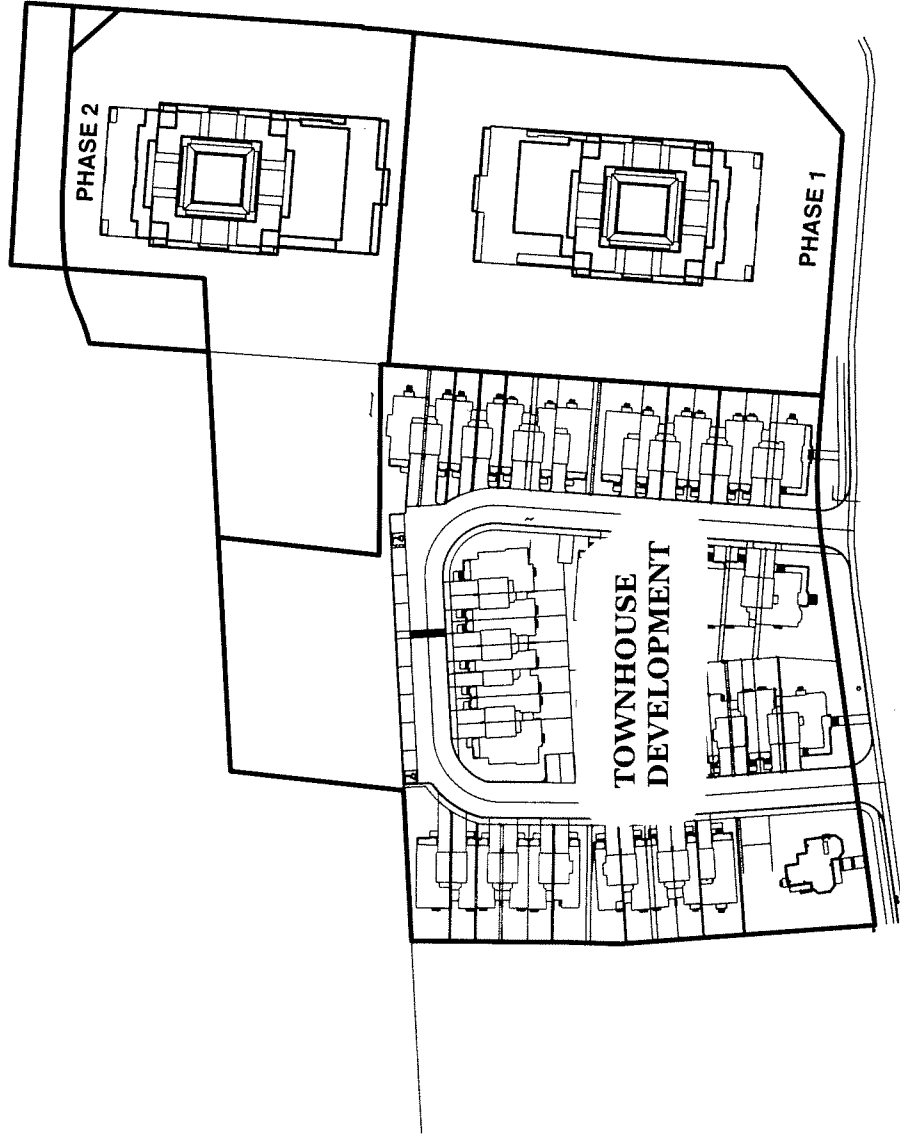


Drawn By: CPW

Checked By: SM

DATE: 08/02/2012

FIGURE No. 4



# MASTER PLAN

APPLICANT: ANAGNI HOMES (PHASE 2)  
 9506 HIGHWAY 48

FILE No. SC.11118781 (SM)

Q:\Geomatics\New Operation\2012 Agenda\SC\SC11118781\Sc11118781.mxd

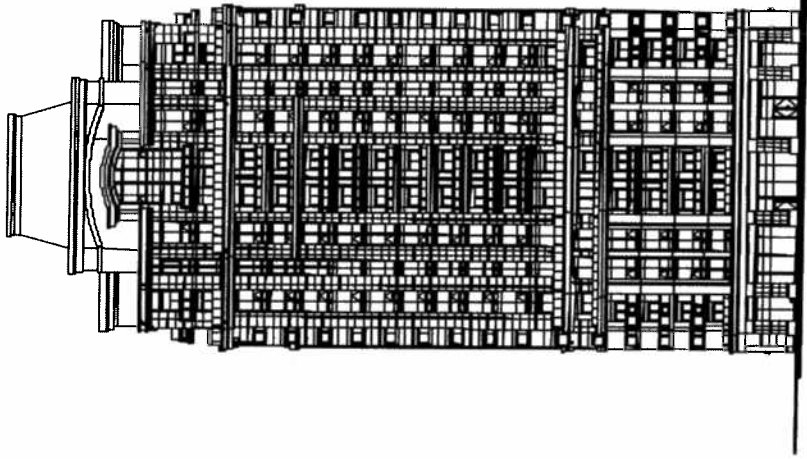


Drawn By: CPW

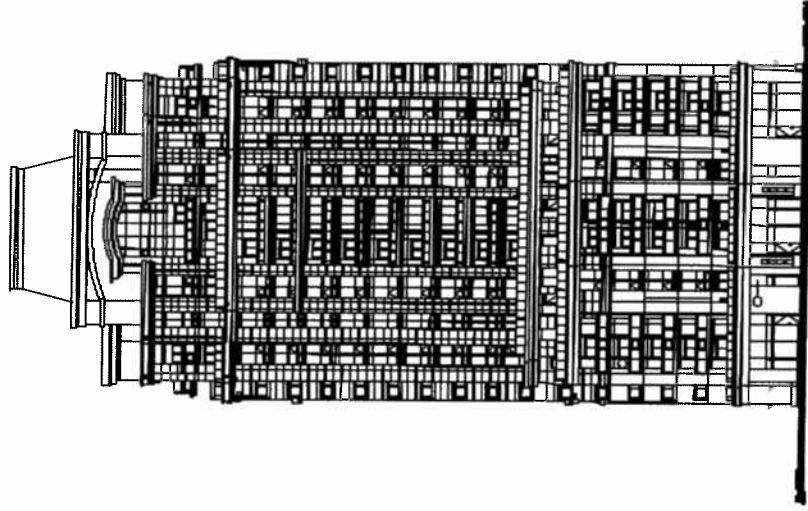
Checked By: SM

DATE: 08/02/2012

FIGURE No. 5



SOUTH  
ELEVATION



NORTH  
ELEVATION

# ELEVATIONS

APPLICANT: ANAGNI HOMES (PHASE 2)  
9506 HIGHWAY 48

FILE No. SC.11118781 (SM)

Q:\Geomatics\New Operation\2012 Agenda\SC\11118781\Sc.11118781.mxd

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

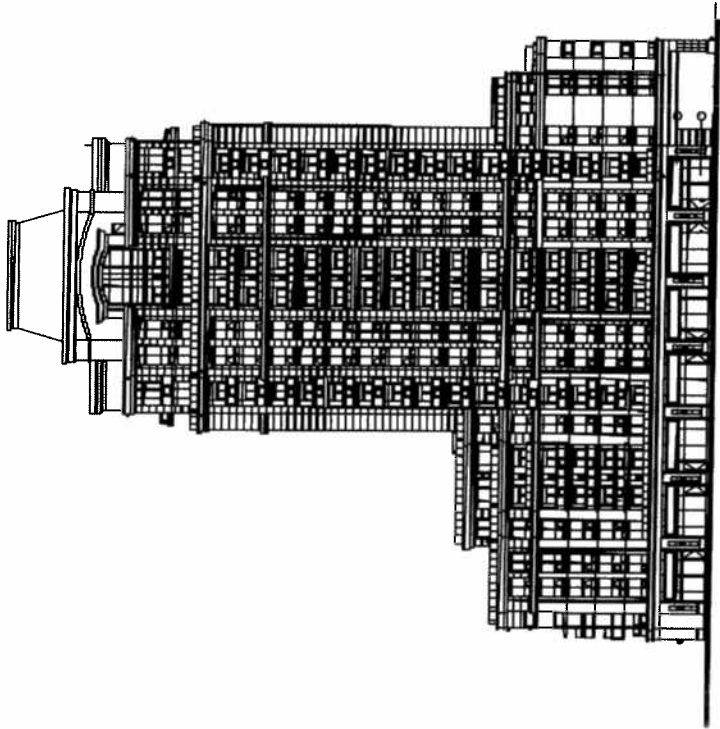
Drawn By: CPW

Checked By: SM

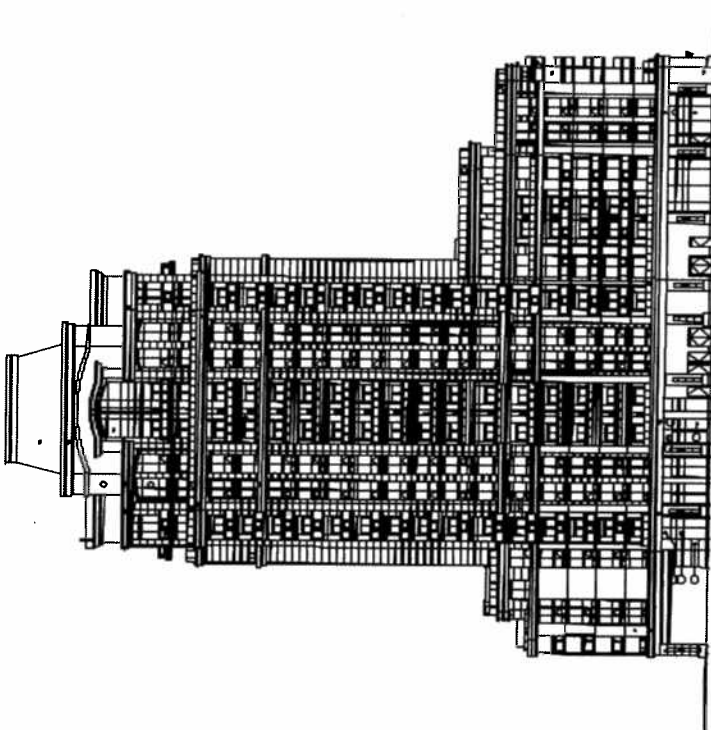
DATE: 08/02/2012

FIGURE No. 6





EAST ELEVATION



WEST ELEVATION

# ELEVATIONS

APPLICANT: ANAGNI HOMES (PHASE 2)  
9506 HIGHWAY 48

FILE No. SC.11118781 (SM)

Q:\Geomatics\New Operation\2012 Agenda\SC\SC11118781\SC-11118781.mxd



Drawn By: CPW

Checked By: SM

DATE : 08/02/2012

FIGURE No. 7

