



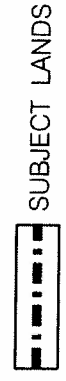
AIR PHOTO 2007

APPLICANT: ANAGNI HOMES LTD
9462 & 9506 HIGHWAY 48

FILE No: ZA09115049(MW)



DEVELOPMENT SERVICES COMMISSION



DATE: 05/22/09

DRAWN BY: DD CHECKED BY: MW SCALE 1:

FIGURE No.3

HAMMERSLY BOULEVARD

EDWARD JEFFREYS AVENUE

HIGHWAY 48

WOOD LOT

PHASE 2

PHASE 1
BLDG. B

PHASE 1
BLDG. A

PENTAC
HOUSE

MAY 2008 ENDORSED SITE PLAN

APPLICANT: ANAGNI HOMES LTD
9462 HIGHWAY 48

FILE No: ZA. 09115049 & SC. 06129809 (DC)

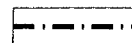


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: DC

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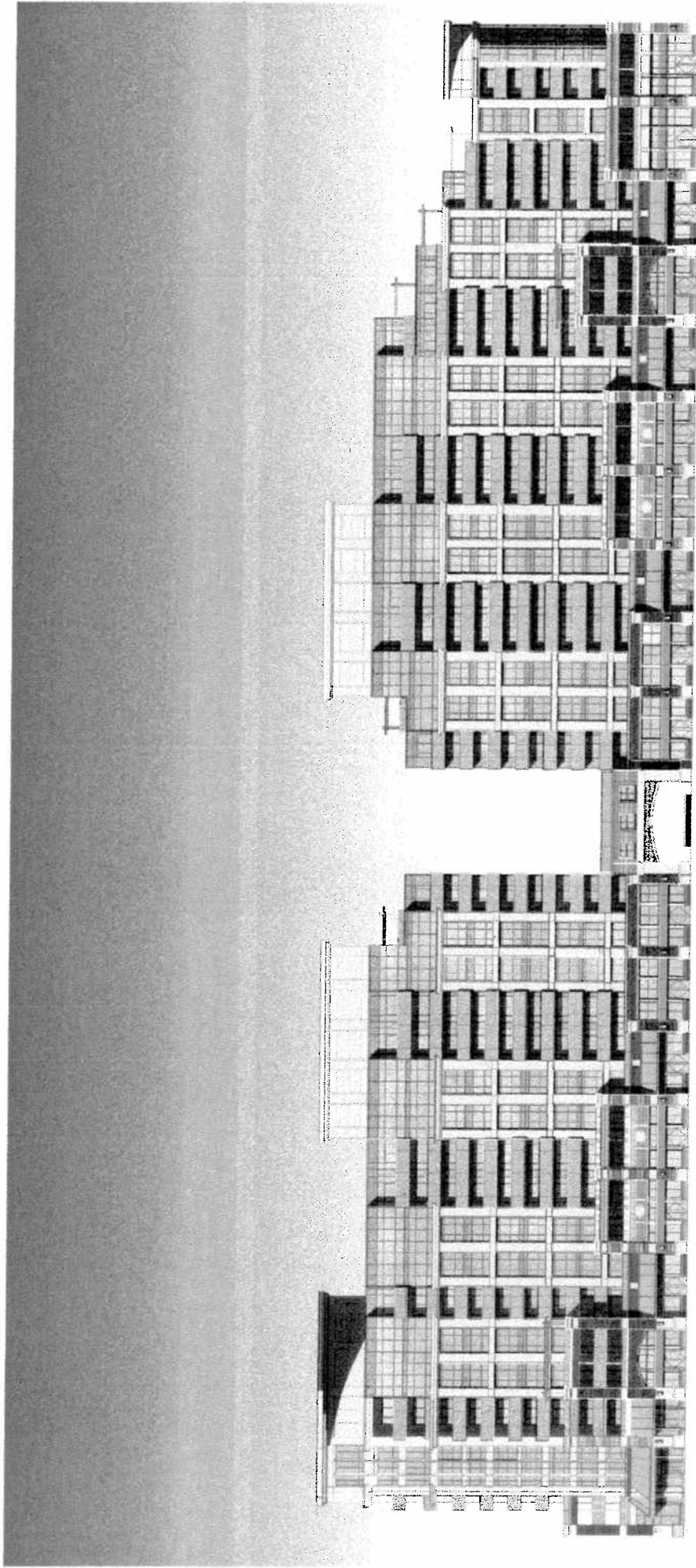


SUBJECT LANDS

DATE: 04/12/10

FIGURE No.4

ZA09115049.dgn 13/04/2010 10:31:57 AM



MAY 2008 – ENDORSED ELEVATIONS HIGHWAY 48 FRONTAGE

APPLICANT: ANAGNI HOMES LTD
9462 HIGHWAY 48

FILE No: ZA 09115049 & SC.06129809 (DC)

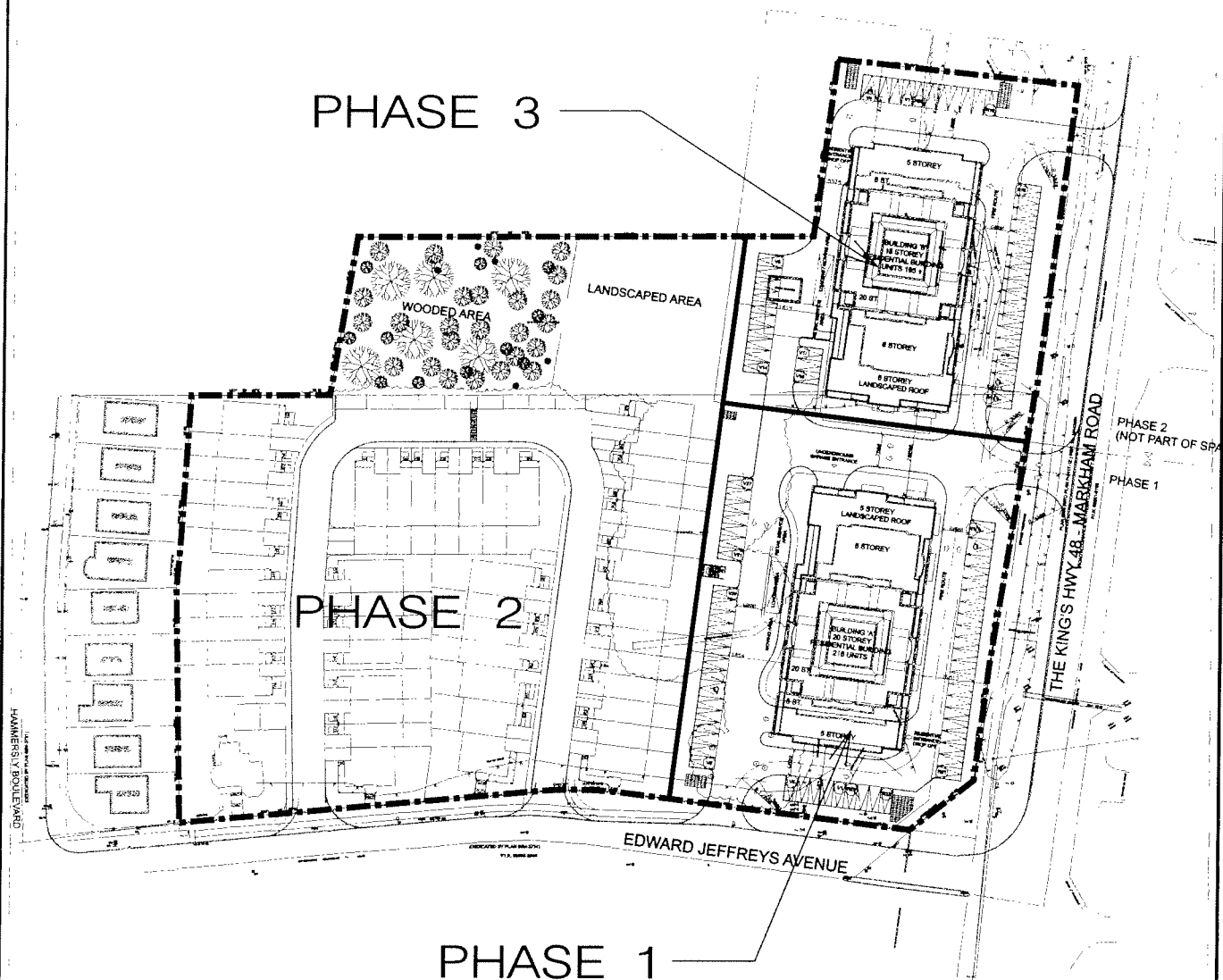


DEVELOPMENT SERVICES COMMISSION

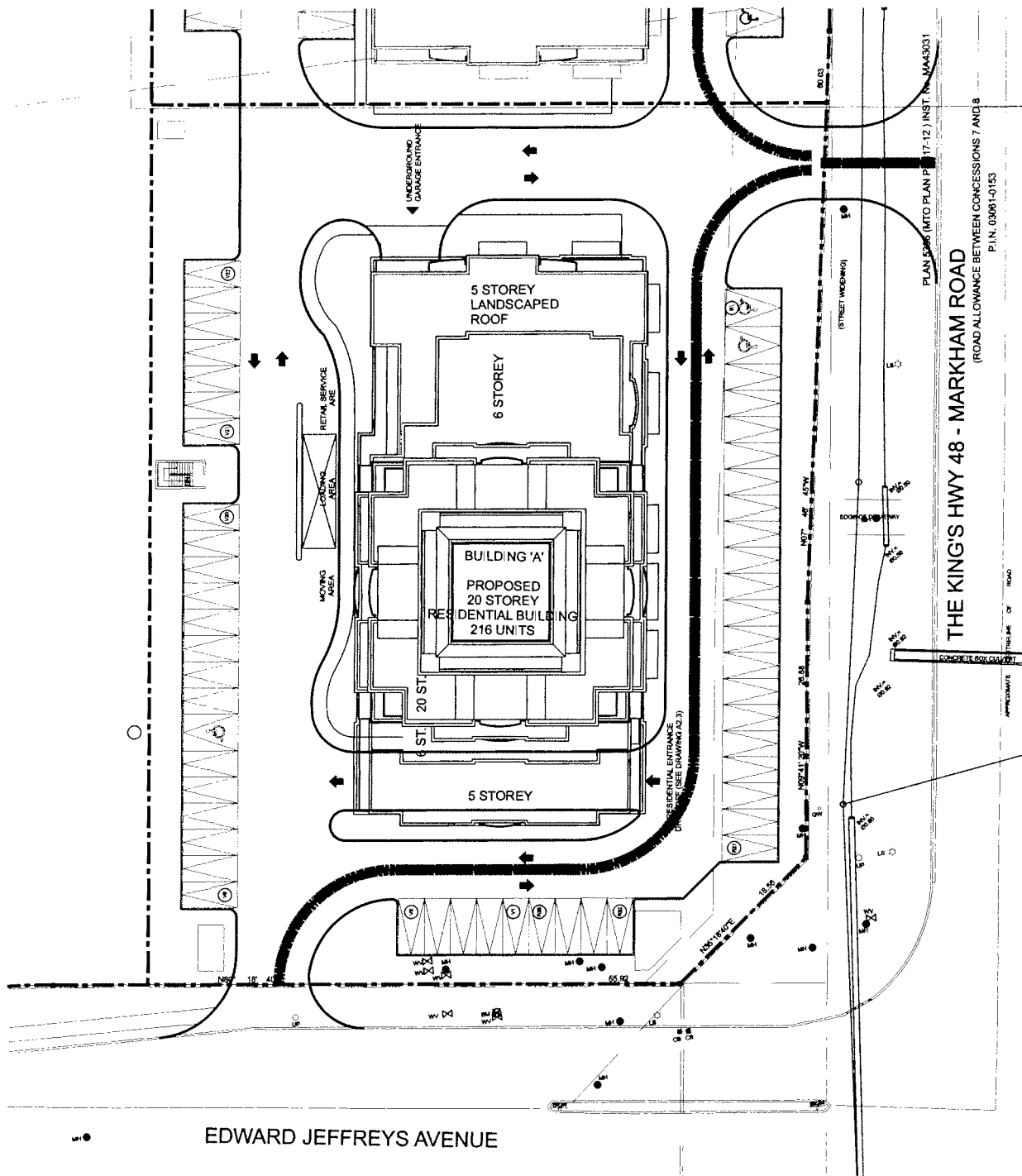
DATE: 04/2/10

DRAWN BY: DD CHECKED BY: NS

FIGURE No.5



ZA09115049.dgn 28/04/2010 2:36:16 PM



PLAN 006 (MTO PLAN P 17-12) INST. NO. MA3031

THE KING'S HWY 48 - MARKHAM ROAD
(ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8)

P.I.N. 03081-0153

EDWARD JEFFREYS AVENUE

REVISED SITE PLAN – PHASE 1

APPLICANT: ANAGNI HOMES LTD.
9462 HIGHWAY 48

FILE No: ZA.09115049 & SC.06129809 (DC)

MARKHAM DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

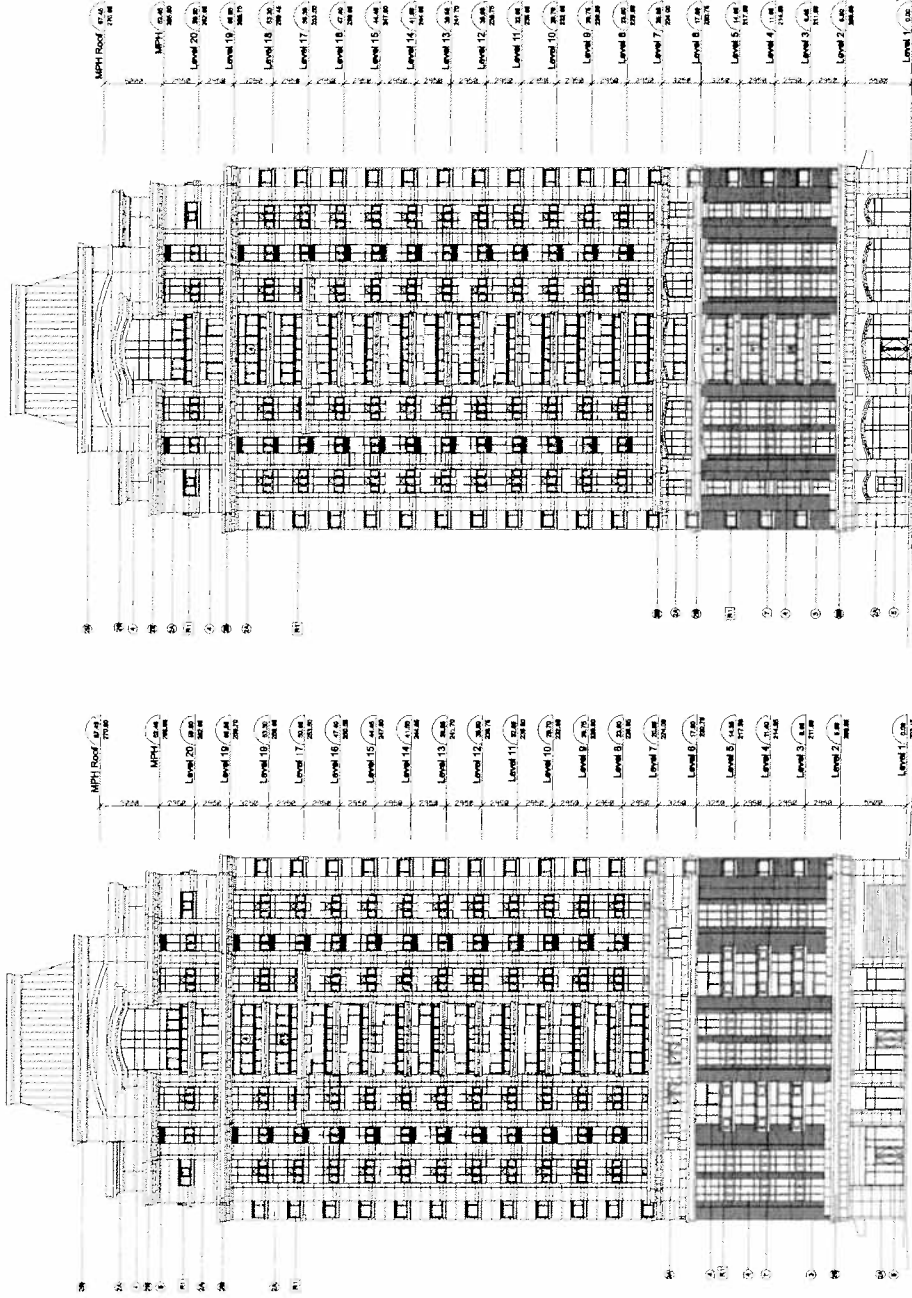
CHK BY: DC

SCALE 1:

DATE: 04/12/10

FIGURE No.7

ZA09115049.dgn 16/04/2010 12:53:53 PM



REVISED NORTH – SOUTH ELEVATIONS

APPLICANT: ANAGNI HOMES LTD.
9462 HIGHWAY 48

FILE No: ZA: 09115049 & SC: 06129809 (DC)

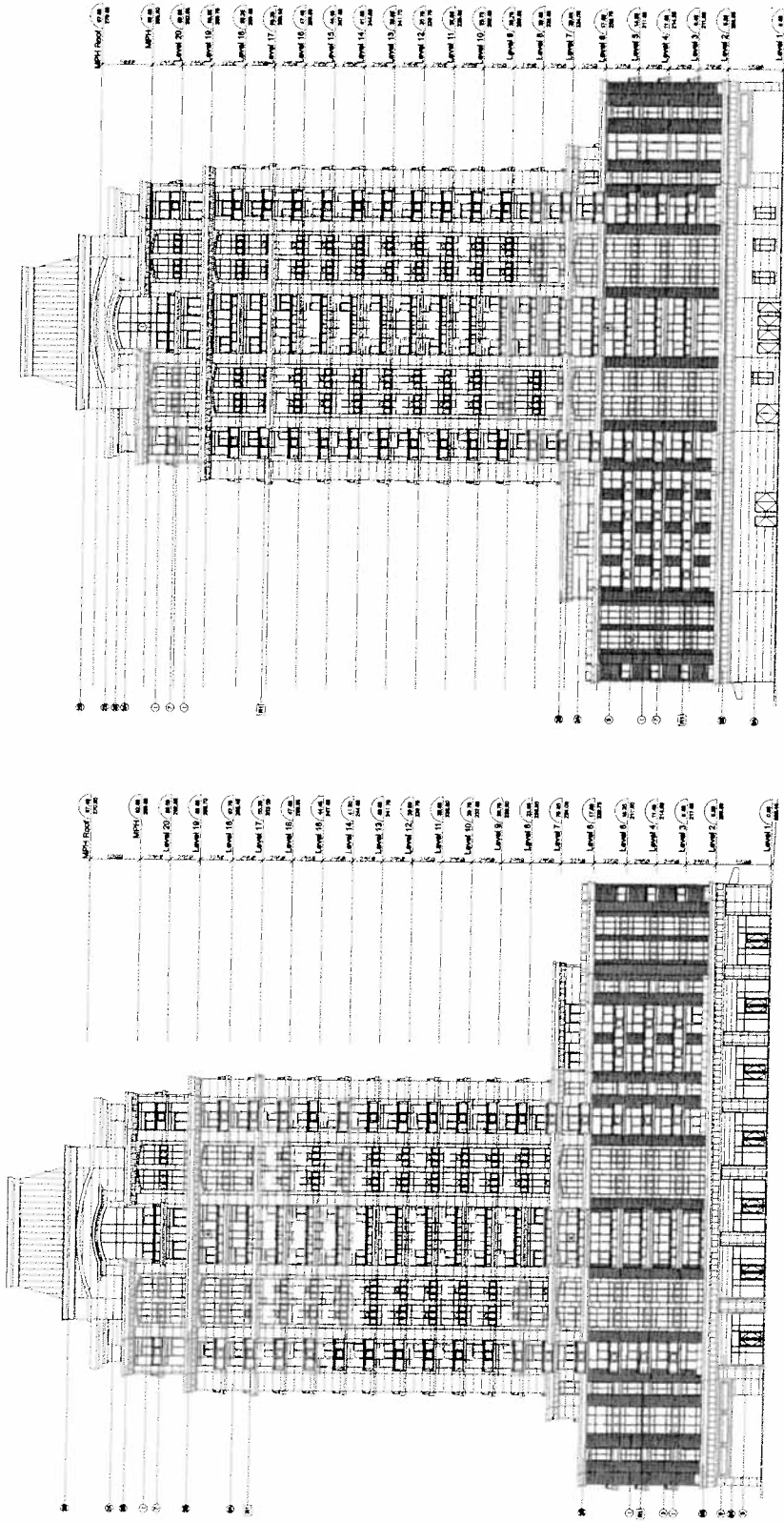


DEVELOPMENT SERVICES COMMISSION

DATE: 04/13/10

FIGURE No.8

DRAWN BY: CPW CHECKED BY: DC SCALE 1:



REVISED EAST – WEST ELEVATIONS

APPLICANT: ANAGNI HOMES LTD.
9462 HIGHWAY 48

FILE NO: ZA: 09115049 & SC: 06129809 (DC)



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: DC SCALE 1:

DATE: 04/13/10

FIGURE No.9



Appendix 'A'
Anagni Homes Limited (Phase 1)
Conditions of Site Plan Approval

1. That prior to final site plan endorsement the Owner submit revised drawings to the Planning Department for endorsement as per staff recommendations for site access.
2. That prior to final site plan approval, the Owner shall meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief.
3. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
 - a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, and cash in-lieu of parkland dedication;
 - b) Provisions for satisfying all requirements of the Town Departments and external agencies;
 - c) Provision to ensure all lights on the property are appropriately shielded and do not impact the residential properties immediately to the west;
 - d) Provision to ensure that this development is subject to the York Region 'Sustainable Development Through LEED®' Program, the terms of which are set out in a separate agreement between the applicant and York Region.
4. That prior to execution of the site plan agreement, the owner shall submit final site plan and elevation drawings, and comply with all requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services including:
 - a) A landscape plan, prepared by a landscape architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design.
5. That the location, size and construction of all internal refuse storage areas be approved to the satisfaction of the Town of Markham Waste Management Department.
6. That the Owner submit to the Engineering Department for approval, site serving and grading drawings, municipal service connections details, and a storm water management report, prior to the Director of Planning and Urban Design signing the site plan "endorsed in principle".

Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario.

7. That the applicant agrees to pay their proportionate share of the Highway 48 flow control measures, to the satisfaction of the Director of Engineering.
8. That the applicant agrees to participate in a developers' group agreement with adjacent landowners and provide their share for the dedication of lands and the construction of public access roads, municipal infrastructure and parkland dedications.
9. That the Owner agree in the site plan agreement to implement the sustainable design initiatives as outlined in Appendix 'C' attached to the report dated May 4, 2010.
10. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing May 4, 2010 in the event a site plan agreement is not executed within that period.



BY-LAW 2009-XXX

By-law 177-96, as amended

(To amend development standards in the designated area of this By-law)

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By amending the designated area of By-law 177-96 identified as the land comprising Concession 7, Part of Lot 17, RS1174 Part 1, as shown on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands identified on Schedule 'A' attached hereto:

From Major Commercial Area *187*299(Holding)	[MJC*187*299(H)]
to	
Major Commercial Area *427(Holding)	[MJC*427(H)]
Major Commercial Area *427(Holding One)	[MJC*427(H1)]
and	
Residential Two *99*427 (Holding)	[R2*99*427(H)]
 - 1.3 By deleting Schedules ____ and ____ of By-law 177-96, as amended and replacing them with new Schedules ____ and ____ attached hereto identified as Blocks 1 and 2, Registered Plan 65M-3761, as shown on Schedule 'B' and 'C' attached hereto.
 - 1.4 By adding the following new subsection to Section 7 – EXCEPTIONS to By-law 177-96:

“7.427 Anagni Homes Limited – The Upper Village (Highway 48 Corridor)
 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *427 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.427.1 Additional Permitted Uses
 The following additional uses are permitted:

- a) Apartment dwellings
- b) Multiple dwellings
- c) Retail/commercial

7.427.2 Prohibited Uses

The following uses are prohibited:

- a) Places of worship

7.427.3 Only Uses Permitted

7.427.4 Zone Standards

The following specific zone standards apply:

Mixed Use – High Density Development-Phase 1:

- a) The maximum height of any building or structure shall be the geodetic height 279.30 metres above sea level shown on Schedule 'B' to this By-law, measured to:
 - i) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
 - ii) the deckline of a mansard roof;
 - iii) the mean level between eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof;
 - iv) in case of a structure with no roof, the highest point of said structure.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of height. Mechanical features, including their screening, and structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the height of the building.

- b) Maximum number of storeys – 20
- c) Maximum number of units - 216
- d) Minimum lot area -
- e) Minimum lot frontage -
- f) Maximum setback for all buildings and structures from the Highway 48 streetline – 18 metres
- g) Maximum setback for all buildings and structures from the Edward Jeffreys Avenue streetline – 17 metres
- h) Maximum exterior side yard setback – 16.54 metres
- i) Minimum landscape strip along Highway 48 – 3 metres

- j) Minimum landscape strip along Edward Jeffreys Avenue – 3 metres
- k) Maximum setback of parking from Highway 48 – 3 metres
- l) Maximum setback of parking from Edward Jeffreys Avenue – 3 metres
- m) Minimum landscaped open space for apartment and multi-unit buildings – 20%
- n) Maximum floor space index (FSI) for apartment, townhouse buildings and multi-unit buildings – 2.0
- o) Maximum net floor area for any individual retail store – 6,000m²
- p)

Residential Two – Townhouse Development – Phase 2:

- a) Maximum height – 13.0 metres
- b) Maximum number of storeys - 3
- c) Minimum required *front yard* – 3.0 metres
- d) Minimum required *rear yard* – 6.5 metres
- e) Minimum required *exterior side yard* – 1.2 metres
- f) Minimum required *interior side yard* – 1.5 metres
- g) Minimum required *lot frontage* – not applicable
- h) Maximum number of units - 47

Mixed Use – High Density Development-Phase 3:

- a) The maximum height of any building or structure shall be the geodetic height _____ metres above sea level shown on Schedule 'B' to this By-law, measured to:
 - i) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
 - ii) the deckline of a mansard roof;
 - iii) the mean level between eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof;
 - iv) in case of a structure with no roof, the highest point of said structure.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of height. Mechanical features, including their screening, and structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the height of the building.

- b) Maximum number of storeys – 18
- c) Maximum number of units - 195

- d) Minimum lot area -
- e) Minimum lot frontage -
- f) Maximum setback for all buildings and structures from any streetline – 18 metres
- g) Maximum exterior side yard setback –
- h) Minimum landscape strip along Highway 48 – 3 metres
- i) Minimum landscape strip along Edward Jeffreys Avenue – 3 metres
- j) Maximum setback of parking from Highway 48 – 3 metres
- k) Maximum setback of parking from Edward Jeffreys Avenue – 3 metres
- l) Minimum landscaped open space for apartment and multi-unit buildings – 20%
- m) Maximum floor space index (FSI) for apartment, townhouse buildings and multi-unit buildings – 2.0
- n) Maximum net floor area for any individual retail store – 6,000m²

7.427.5 Special Parking Provisions

Notwithstanding Parking By-law 28-97, the following parking standards apply:

Mixed Use – High Density Development:

- a) Apartment Dwellings – 1.1 parking spaces per dwelling unit plus 0.1 visitor parking space per dwelling unit
- b) Mixed-use commercial/office space shall be calculated at a ratio of 1 parking space for every 30m² of net floor area

7.427.6 Special Site Provisions

The following special site provisions apply:

- a) FSI calculation shall apply to all of the lands on the date of the passing of this bylaw
- b) Notwithstanding any further division or partition on lands subject to this Section, all lands zoned R2*427 shall be deemed to be one lot for the purposes of this By-law.

1.5 HOLDING PROVISIONS:

For the purpose of this By-law, Holding (H) and Holding (H1) *zones* are hereby established and are identified on Schedule 'A' attached hereto by the letters (H) and (H1) in parenthesis following the zoning symbol.

No person shall hereafter *erect* or *alter* any *building* or *structure* on lands subject to '(H) or (H1)' provisions for the purpose permitted under this By-law until

amendments to this By-law to remove the letters '(H) & (H1)' have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the '(H)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Duffin Creek Water Pollution Control Plan expansion project and the YDSS Flow Control Structures project will be within six (6) months; and,
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
- c) The Council of the Town of Markham approves servicing allocation to the lands that are not dependent upon the construction of Regional infrastructure; or
- d) The Regional Commissioner of Environmental services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

Prior to removing the '(H1)' Holding provision, the following conditions must be met to the satisfaction of the Town of Markham:

- a) York Region has advised in writing that the expected completion of the Southeast Collector Sewer will be within twelve (12) months;
- b) The Council of the Town of Markham has allocated adequate available water supply and sewage servicing capacity to the lands; and,
- c) The Trustee for the Wismer Commons Developers Group Cost Sharing Agreement has assigned the remaining units of conditional servicing (water and sewer) allocation to the Owner; or,
- d) The Council of the Town of Markham approves servicing allocation the lands to that are not dependent upon the construction of Regional infrastructure; or
- e) The Regional Commissioner of Environmental services confirms servicing capacity for this development by a suitable alternative method and the Town of Markham allocates the capacity to this development.

2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF ____ 2010.

KIMBERLY KITTINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR

DRAFT



EXPLANATORY NOTE

BY-LAW 2010-XXX

A By-law to amend By-law 177-96, as amended

Anagni Homes Limited

The Upper Village

Concession 7, Part of Lot 17, 65R-_____Part ____

Wismer Commons Community

LANDS AFFECTED

The proposed by-law amendment applies to the lands totaling approximately 2.62 hectares (6.47 acres) located at the northwest corner of Highway 48 and Edward Jeffreys Avenue within the Wismer Commons community.

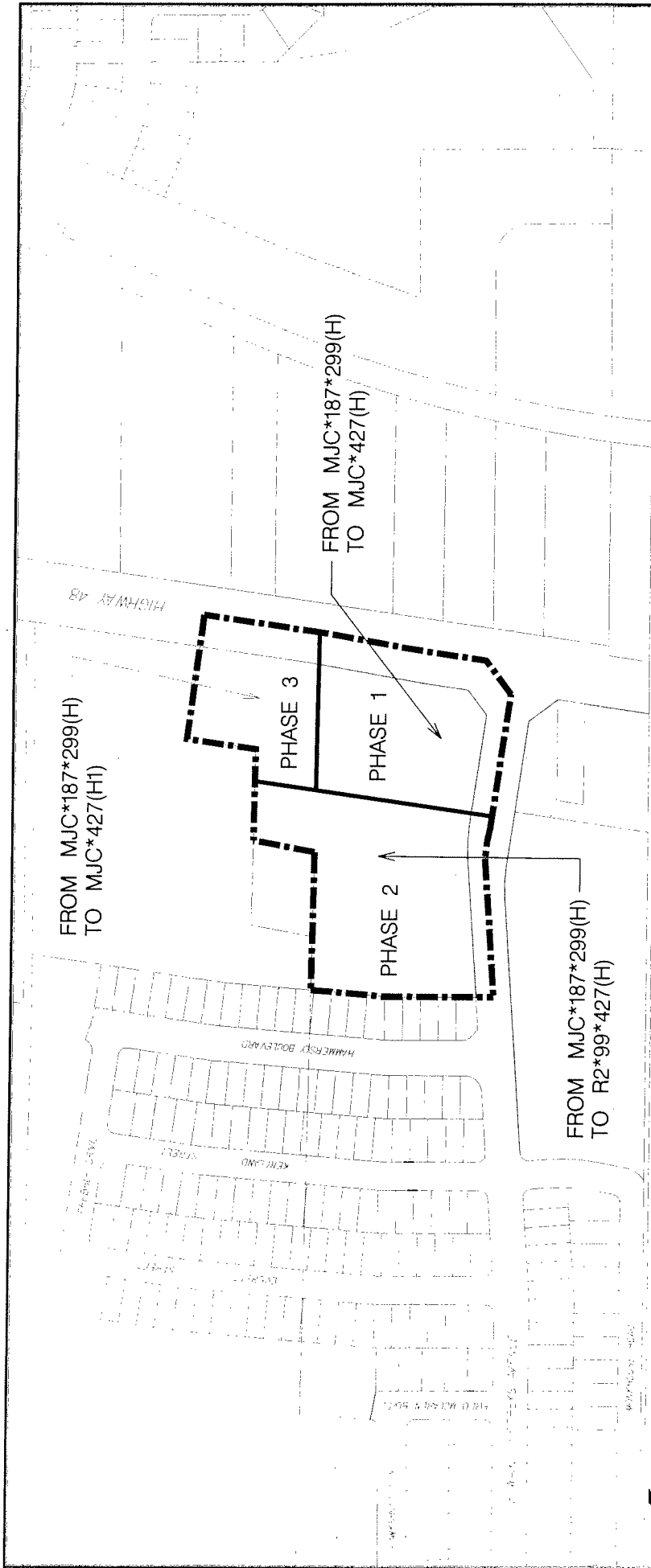
EXISTING ZONING

The lands are presently zoned Major Commercial Area *187*299(Hold) by By-law 177-96, as amended.

PURPOSE AND EFFECT

The purpose of the by-law amendment is to amend the zone on the lands to permit a mixed use, residential apartment with grade related retail/commercial uses. The by-law also removes Major Commercial Area designation from the western portion of the lands and zones the western portion to an appropriate zone permission to permit a single-detached house (the Albert Wideman Heritage House) and townhouse units. Holding provisions (H and H1) have been included to prevent development until available servicing allocation is confirmed by the Region of York and the Town of Markham.

The effect of the by-law amendment will be to permit the lands to be developed for residential townhouses and high rise apartments with grade related commercial uses once the Holding provisions are removed.



FROM MJC*187*299(H)
TO MJC*427(H1)

FROM MJC*187*299(H)
TO MJC*427(H)

FROM MJC*187*299(H)
TO R2*99*427(H)



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2010
..... MAYOR
..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: 3000

	BOUNDARY OF AREA COVERED BY THIS BY-LAW		ZONE BOUNDARY
R2	RESIDENTIAL TWO	*No.	EXCEPTION SECTION NUMBER
MJC	MAJOR COMMERCIAL	(H) (H1)	HOLDING PROVISIONS

The Town of Markham
Development Services
101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

April 16, 2008

Attn: Nilesh Surti

Dear Nilesh:

**RE: GOVERNOR'S SQUARE by ANAGNI HOMES LTD.
Proposed Mixed-Use Development
Northwest Corner of HWY 48 & Edward Jeffreys Avenue
Site Plan File No. 06-129809 SC**

We are currently working with our design team and have retained Enermodal Engineering as our LEED consultant to evaluate and assist in the design and implementation of our LEED Silver certification plan. Through this process, it is our intention to implement a number of design elements and criteria, which will allow us to achieve a LEED Silver certification for this project. The process will be focused around the six sub-categories which establish the LEED initiatives program as follows:

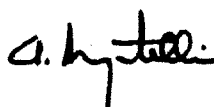
Sustainable Sites
Water Efficiency
Energy & Atmosphere
Materials and Resources
Indoor Environment
Innovation & Design Process

The attached list itemizes our proposed LEED initiatives for the Anagni Homes Ltd. project.

We are currently in the design process for the buildings and will consider additional green technologies and eco-friendly elements that are conducive to this project. We are also working with other agencies in order to assemble and provide additional information and educational materials, that will assist in informing purchasers and the general public about the benefits of these design elements. It is our intention to launch this project as the first LEED Silver Building initiative for Greenpark and are delighted that it will take place in the Town of Markham.

We look forward to working with you as we embrace the LEED program and these new green technologies that will prove to offer many benefits for everyone involved. Should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,



Anthony Martelli
Director
Design & Project Management

AM:fs

Proposed LEED Initiatives for Anagni Homes

April 16, 2008

Sustainable Sites

- Erosion & Sedimentation Control
- Site Selection
- Development Density
- Alternative Transportation, Public Transportation Access
- Alternative Transportation, Bicycle Storage & Changing Rooms
- Alternative Transportation, Parking Capacity
- Stormwater Management, Rate and Quantity
- Heat Island Effect, Non-Roof

Water Efficiency

- Water Efficient Landscaping, Reduce by 50%
- Water Use Reduction, 20% Reduction

Energy & Atmosphere

- Fundamental Building Systems Commissioning
- Minimum Energy Performance
- CFC Reduction in HVAC & R Equipment
- Optimize Energy Performance
- Ozone Protection

Materials & Resources

- Storage & Collection of Recyclables
- Construction Waste Management
- Regional Materials, 10% Extracted and Manufactured Regionally

Indoor Environmental Quality

- Minimum IAQ Performance
- Environmental Tobacco Smoke (ETS) Control
- Carbon Dioxide (CO₂) Monitoring
- Ventilation Effectiveness
- Construction IAQ Management Plan: Testing Before Occupancy
- Low-Emitting Materials: Paints and Coating
- Thermal Comfort: Compliance
- Daylight & Views: Daylight 75% of Spaces

Innovation & Design Process

- A New Innovation & Design Credit
- LEED Accredited Professional