



TO: Chair and Members of Development Services Committee

FROM: Jim Baird, Commissioner of Development Services

DATE: May 5, 2009

**Re: Anagni Homes Ltd**  
**Request to authorize a public meeting**  
**for a zoning by-law amendment at the northwest Corner of Highway 48 and**  
**Edward Jeffreys Avenue**  
**ZA 09-114211**  
(Prepared by: Marg Wouters, Manager of Development - East District)

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**Recommendation:**

1. That the memorandum entitled "Anagni Homes Ltd. Request to authorize a public meeting for a zoning by-law amendment at the northwest corner of Highway 48 and Edward Jeffreys Avenue. ZA 09-114211", be received;
2. That staff be directed to hold a public meeting for the above-noted application;
3. And that staff be authorized and directed to do all things necessary to give effect to this resolution.

**Background:**

In May, 2008, Development Services Committee endorsed a site plan for 260 apartment units in two buildings with retail/commercial uses at grade on the applicant's property at the northwest corner of Highway 48 and Edward Jeffreys Avenue (Figure 1). The proposed apartment buildings ranged in height from 4 to 10 storeys. A conceptual layout for a second phase of development included an additional two apartment buildings on the westerly portion of the property.

Anagni Homes has recently submitted a revised (conceptual) site plan for more intensive development on their property. The first phase consists of a 24-storey, 260 unit apartment building with retail/commercial uses at grade fronting Highway 48, and 10 townhouse units to the west of the building. Future phases include a second 24-storey, 260 unit apartment building

with retail/commercial uses at grade fronting Highway 48, and 30 townhouse units in the westerly portion of the property. Allocation for 210 apartment units has been approved by Council as part of the 2008 site plan approval. The remaining 50 units of allocation are to be achieved through the Region's "Sustainable Development Through LEED" program.

With the exception of height, the proposed development is permitted by the current Major Commercial (MJC) zoning on the property. Again with the exception of height (as the Study envisioned a maximum of 8 storeys), the proposed development is also consistent with the recommendations of the 2005 Highway 48 Urban Design Study which envisions a mixed-use, pedestrian-oriented district, providing a community focus for surrounding communities.

Staff are in the process of preparing an Official Plan amendment to implement the Urban Design Study, based on the revised urban design concept for the Highway 48 Corridor presented to Committee in October, 2008. The revised staff concept reflects the identification of the corridor as an area with potential for intensification (i.e., Major Corridor) in the Town's Growth Management work and anticipates development levels above those indicated in the 2005 urban design vision for the area.

A zoning by-law amendment application has been submitted in support of the revised site plan, primarily with regard to height, as the current zoning and minor variance permissions allow apartment buildings to a maximum of 10 storeys.

The purpose of this memo is to seek authorization from Development Services Committee to schedule the statutory public meeting for the zoning amendment application in June. Due to time constraints, a preliminary report providing additional background information will be brought forward to Committee prior to, or on the date of, the Public Meeting.

### Figure 1: Location Map



