

NOTES TO COMMITTEE

Property: 693 – 713 Davis Dr & southern 21m of 35 Patterson St
(north-east corner of Davis & Patterson)

Owner: Briarwood NWMKT Inc

Application: Site Plan Approval to permit the redevelopment of the site with two towers connected by a podium, with 339 units and 1050m² of commercial space on the ground floor.

File Number: D11-NP-1917

RECOMMENDATIONS

1. That the presentation regarding application for Site Plan Approval for File Number D11-NP-1917 be received; and,
2. That the application to redevelop the site with two 15 storey towers be approved in principle and that staff be directed to continue the technical review of the application to ensure conformity with the Zoning By-law, Official Plan, and all other applicable policies; and,
3. That staff be directed to ensure full consideration is given to all comments provided by Committee; and,
4. That Hugh Magennis & Fausto Saponara of Briarwood (NWMKT) Inc. of 636 Edward Ave, Unit #14, Richmond Hill ON L4C3A5 be notified of this action; and,
5. That Diarmuid Horgan of Candevcon Limited of 9358 Goreway Drive, Brampton ON L6P0M7 be notified of this action.

Staff Comments

- Staff have provided comments on the applicant's second submission which was reviewed in detail as part of the rezoning application (submitted concurrently).
- The Zoning By-law Amendment was approved in December 2020.
- Servicing allocation for the residential units was granted when the rezoning was approved.
- Property is zoned the Holding Mixed-Use 2 Site Specific Exception 1 ((H)MU-2(1)) in By-law 2019-06, as amended by By-law Number 2020-69.
- Approval will be required from Region of York and Lake Simcoe Region Conservation Authority, prior to finalizing the Site Plan agreement.

Next Steps

Staff will review the third submission when it is received and provide comments to the applicant. Staff and the applicant will work towards satisfying the Holding Provision

Conditions. The Town will ultimately require the applicant to enter into a Site Plan agreement.