

# Circulation for Comment – Site Plan Approval (2<sup>nd</sup> Submission)



## **DEVELOPMENT & ENGINEERING SERVICES**

### **- OFFICE OF COMMUNITY PLANNING -**

305 Barrie Street, Unit 2, P.O. Box 419, Bradford, ON L3Z 2A9

Tel: 905.778.2055 • Fax: 905.778.2070

[www.townofbwg.com](http://www.townofbwg.com)

TO: Circulation List  
(Appendix 1)

FROM: Thomas Dysart, Senior Planner

DATE: June 9, 2025

RE: **Application for Site Plan Approval**  
**Owner/ Applicant: 2194973 Ontario Inc. (Mario Napoli and Pino Luca)**  
**Agent: Design Plan Service c/o Addison Milne-Price**  
**Municipal Address: 149 Holland Street West (Part of Block**  
**File No.: D11-20-23**  
**BWG Account No.: PL-20-0011**

## **Introduction**

The Office of Community Planning is in receipt of a second submission for site plan approval for a 12 unit mixed use residential and commercial building for the property municipally addressed as 149 Holland Street West. The application was submitted by Design Plan Service c/o Addison Milne-Price on behalf of Mario Napoli.

Please note that the first submission for the above noted project was submitted in 2020 circulated for comment and review in March 2021.

## **About the Subject Property**

The subject property is located on the north-side of Holland Street West, between Toronto Street (to the west) and Church Street (to the east) within Bradford's Urban Area. The property has a total lot area of approx. 2,310.14 square metres (0.571 acres), lot frontage along Holland Street West of approx. 54.20 metres (177.82 feet) and lot depth of approx. 47 metres (154.2 feet). The lands are currently vacant and undeveloped.

## **Surrounding Context:**

For an aerial overview of the property, please see **Appendix 3**.

North: Existing established single detached residential uses

East: Holland Street West Commercial Area (motor vehicle sales establishment)

South: Holland Street West Commercial Area (multi-tenant commercial plaza)

West: Holland Street West Commercial Area (motor vehicle sales establishment)

### **Proposed Development**

The applicant is seeking site plan approval for a three (3) storey residential building with 12 units and amenity space for residents and approximately 90 square metres of commercial space on the ground floor. The breakdown of units is as follows:

- 8 – 3 bedroom units
- 4 – 2 bedroom units

A surface parking lot is proposed at the rear of the property, behind the building accessible from Holland Street.

### **Submission**

Please note that all materials submitted as part of this application are found as part of this Courier Transmission. A list of the materials submitted can be found in **Appendix 2** of this circulation memo.

### **Circulation and Review**

We would ask that your written comments be provided to the Office of Community Planning by **July 21, 2025** in order for planning staff to co-ordinate all comments received and respond to the applicant. All comments can be sent to Thomas Dysart at [tdysart@townofbwg.com](mailto:tdysart@townofbwg.com). If you are aware of any specific matters, which should be addressed, please outline them in your response.

Many thanks for your cooperation in the review of this proposal.

**Thomas Dysart** BURPI, MCIP, RPP | **Senior Planner** (he/him)  
Office of Community Planning



#### **Town of Bradford West Gwillimbury**

305 Barrie St. | Unit 2 | P.O. Box 419 | Bradford, ON | L3Z 2A9  
Phone: 905-778-2055 ext. 1403  
Email: [tdysart@townofbwg.com](mailto:tdysart@townofbwg.com)

### **Attachments**

**Appendix 1:** Circulation List

**Appendix 2:** List of Submission Material

**Appendix 3:** Aerial Imagery of Subject Property

## **Appendix 1: Circulation List**

### **Internal Staff**

TO: Yancy Ambing, Chief Building Official  
Robert Belsey, Manager of Enforcement  
Joe Coleman, Manager of Transportation  
Tony Desroches, Director of Infrastructure  
Kesha Daly-Livingston, Law Clerk  
Terry Foran, Director of Community Services  
Frank Jonkman, Drainage Superintendent/Stormwater Management  
Shan Tennyson, Landscape Architect, Facilities and Park Division  
Karin McKenna, Committee Coordinator, Accessibility Coordinator  
Mike O'Hare, Manager of Parks & Property  
Gavin Watson, Manager of Development Engineering

CC: Aimee Jordan, Fire Prevention Inspector  
Alan Wiebe, Manager of Community Planning  
Brent Lee, Director of Corporate Services  
Claudia Brown, Administrative Coordinator, Community Services  
Jeff Sculthorp, Engineering Technologist - Capital Division  
Jennifer Best, Director of Growth Services  
Mahesh Ramdeo, Deputy Chief Administrative Officer  
Nicole Suchy, Administrative Assistant, Community Services  
Paul Barritt, Fire Prevention Officer  
Vanessa Morum, Manager of Legal, Risk and Procurement  
Voula Tsarouchas, Administrative Assistant, Development Services  
Saad Yousaf, Manager of Capital Projects

### **External Agencies**

TO: Alectra Utilities Corporation  
Bell Canada  
Canada Post, Melissa Campeau  
County of Simcoe, Planning & Economic Development  
Hydro One Networks Inc.  
Lake Simcoe Region Conservation Authority  
Rogers Cable Communications Inc.  
Simcoe County District School Board  
Simcoe Muskoka Catholic District School Board

---

## **Appendix 2: List of Materials Submitted**

### **By Cord Designs:**

Urban Design Brief, dated n/d

### **By Design Plan Services:**

Cover Letter, dated May 13, 2025

Comment/Response Matrix, dated n/d

### **By Cord and XTX Engineering Ltd.:**

Site Plan, A101, dated April 25, 2025

Floor Plans, A201, dated April 25, 2025

Floor Plans, A202, dated April 25, 2025

Shadow Impact Study, A103, dated April 25, 2025

Shadow Impact Study, A104, dated April 25, 2025

Building Elevations, A401, dated April 25, 2025

Building Elevations, A402, dated April 25, 2025

Building Renders, A403, dated April 25, 2025

Coloured Elevations, A404, dated April 25, 2025

Coloured Elevations, A405, dated April 25, 2025

### **By Cosburn Nauboris Ltd:**

Arborist Report, dated April 11, 2025

Landscape Plan, L1, dated April 11, 2025

Details, LD1, dated April 11, 2025

Details, LD2, dated April 11, 2025

Tree Preservation Plan, TPP1, dated April 11, 2025

### **By Harden Environmental Services Limited**

Hydrogeological Assessment, dated March 10, 2025

### **By KSGS Engineering Corp**

Lighting Plan, E-01, dated November 2, 2024

Photometric Plan, E-02, dated November 2, 2024

Site Illumination, E-03, dated November 2, 2024

### **By SOLA Engineering**

Geotechnical Investigation, dated November 13, 2024

### **By Tranplan Associates:**

Response to Comments Letter, dated May 8, 2025

### **By XTX Engineering Ltd.:**

Stormwater Management Report and Functional Servicing Report, dated October 28, 2024

Erosion and Sediment Control Plan, SW1, dated October 29, 2024

Grading Plan, SW2, dated October 29, 2024

Servicing Plan, SW3, dated October 29, 2024

Notes and Details, SW4, dated October 29, 2024

### **By YCA Engineering Ltd.**

Noise Assessment – Mechanical Equipment Review, dated October 9, 2024

**Appendix 3: Aerial Overview of Property**  
Property Outlined in Red (Boundaries Approximate)

