

Date: 2020-11-13

Subject: OZS-2020-0006 & 21T-20001B

Secondary Title: RECOMMENDATION REPORT
Proposed Plan of Subdivision
(To create a block on a plan of subdivision in order to register a common element condominium on the subject property)
Candevcon Limited – Sunfield Investments (McMurchy) Inc.
57 McMurchy Ave. South
West side of McMurchy Ave. South, south of Queen Street West
Ward: 3

Contact: Kelly Henderson, Development Planner, Development Services, 905-874-2619, Kelly.Henderson@brampton.ca; and, David VanderBerg, Manager, Development Services, 905-874-2325, David.Vanderberg@brampton.ca

Report Number: Planning, Building and Economic Development-2020-339

Recommendations:

1. **That** the report titled: **Recommendation Report**, for a Proposed Draft Plan of Subdivision, **Candevcon Limited– Sunfield Investments (McMurchy) Inc.**, 57 McMurchy Ave. South, west side of McMurchy Ave. South, south of Queen Street West, Ward 3 (OZS-2020-0006), dated November 13th, 2020 to the Planning and Development Committee Meeting of December 7th 2020, be received; and,
2. **THAT the** Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of Sunfield Investments (McMurchy) Inc., Ward: 3, File: OZS-2020-0006, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Planning Recommendation Report; and

Overview:

- **The applicant has submitted an application for a Draft Plan of Subdivision to create a block on a plan of subdivision for a 15-unit townhouse development at 57 McMurchy Street South.**
- **An Official Plan Amendment and Zoning By-law Amendment application was previously approved to permit the townhouse development (file: C01W05.041). No changes to the previously approved development are proposed with this application. This current application simply creates a block on a plan of subdivision to facilitate establishment of a common element condominium for the development.**
- **The property is designated ‘Residential’ on Schedule A of the Official Plan and Medium/High Density Residential’ in the Downtown Brampton Secondary Plan (SPA 7). The property is zoned ‘Residential Townhouse C – Section 2899’ (R3C-2899) by By-law 270-2004, as amended. This zone permits dual frontage townhouse dwellings and townhouse dwellings.**
- **A Statutory Public Meeting for this application was held on June 8th 2020. Members of the public provided written comments on the application prior to the public meeting. Details of the Statutory Public Meeting are included in Appendix 8 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

The applicant has submitted a Draft Plan of Subdivision to create a block on a plan of subdivision to facilitate the establishment of a common element condominium for a 15-unit townhouse development at 57 McMurchy Street South.

An Official Plan Amendment and Zoning By-law Amendment were previously approved to permit the townhouse development (file:C01W05.041). No changes to the previously approved development are proposed with this application. This application is intended to allow for a common element condominium to be able to be created for it.

The application was reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on May 4th, 2020. The application was heard at a public meeting on June 8th, 2020.

Current Situation:

Proposal:

The applicant has submitted an application to create a block on a Plan of Subdivision for a townhouse development. The ultimate development of the subject property is as follows:

- 15 townhouse units in a common element condominium;
- An amenity space block, approximately 40.47 square metres (435.6 square feet) in size;
- Visitor parking, and
- A private road to service the condominium units.

Please refer to Appendix 1 for the proposed Draft Plan of Subdivision.

Since the public meeting held June 8th, 2020, the proposed Draft Plan of Subdivision has been revised to only show one block, however, the proposed development remains the same.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- is municipally known as 57 McMurphy Avenue South;
- has a total site area of approximately 0.28 hectares (0.69 acres)
- has a frontage of approximately 48.73 metres (159.88 feet) along McMurphy Avenue South

The surrounding land uses are described as follows:

North: townhouse dwellings

South: single detached dwellings

East: McMurphy Aveue South beyond which are single detached dwellings, Brampton Curling club and David Dash Memorial Field.

West: townhouse dwellings

Summary of Recommendations:

This report recommends that Council approve the draft plan of subdivision application.

Planning Analysis Summary:

The proposed land use was previously evaluated and approved under file C01W05.041. That review found that the 15-unit townhouse development represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan.

This application does not propose any changes to the approved townhouse land use for the site. The development was proposed to have a common element condominium form of tenure when the earlier application was approved. This current application simply creates a block on a plan of subdivision that facilitates creation of the common element condominium. Details for the design of the development will be addressed through the site plan approval process.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized in Appendix 8), and advise that the proposed application satisfies these criteria. It is considered to represent proper and orderly planning and can be supported from a land use perspective.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a Proposed Draft Plan of Subdivision had been filed with the City.

A Statutory Public Meeting for this application was held on June 8th, 2020. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

Term of Council Priorities:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized in Appendix 8) applicable to the review of the application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective. Staff therefore recommend that the proposed draft plan of subdivision be approved.

Conclusion:

Authored by:

Kelly Henderson, MCIP, RPP
Development Planner, Development Services

Reviewed by:

Allan Parsons, MCIP, RPP.
Director, Development Services

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.
Commissioner
Planning and Development Services
Department

Submitted by:

David Barrick
Chief Administrative Officer
City of Brampton

Attachments:

- Appendix 1: Draft Plan of Subdivision
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Planning Analysis
- Appendix 8: Results of the Public Meeting
- Appendix 9: Results of the Application Circulation
- Appendix 10: Conditions of Draft Approval