
RESULTS OF PUBLIC MEETING
AND CORRESPONDENCE
RECEIVED

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Planning and Development Committee
Regular Meeting – June 8th 2020
City File Number – OZS-2020-0006

Members Present

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Staff Present

D. Barrick, Chief Administrative Officer

Planning and Development Services:

R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
Yin Xiao, Development Planner
Kelly Henderson, Development Planner
Rob Nykyforchyn, Development Planner
Cynthia Owusu-Gyimah, Development Planner
Dan Watchorn, Development Planner

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Members of the Public:

Erik Mirtsou, Candevcon Limited

Staff Report:

Kelly Henderson, Development Planner, Planning and Economic Development, presented an overview of the application that included the location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions or clarification from Committee or pre-registered delegations.

The application received comments from three members of the public. At the time of the public meeting area residents provided their views, suggestions, concerns and posed questions with respect to traffic concerns, density, crime, property value, privacy, clarification on the development and timing of the proposal.

The following is a summary of the concerns raised by area residents prior to the Statutory Public Meeting.

Traffic Impact

Residents were concerned about traffic congestion and access to the development.

Response: The City's Transportation Planning staff have reviewed the access and is satisfied that the surrounding road network and key intersection can accommodate the traffic generated by the proposed development. It is noted that the entrance/exit directly onto McMurchy is for garbage truck use only and not general vehicular access. It should be noted that traffic matters were considered under the previous development application and is not a matter affected by the subdivision application.

Built Form Compatibility

Residents raised concerns that the development would not fit the character of the area.

Response: The built form was considered and evaluated through the application approved to amend the Official Plan and Zoning by-law to permit the development. The subdivision application does not affect the proposed built form. In addition, the proposed development will be required to go through the site plan process where design details will be reviewed to ensure compatibility with the surrounding neighbourhood.

Increase in Crime

Residents were concerned that the nature of the proposed development would attract only investors, therefore resulting in the units being rented out and potentially leading to more crime and violence in the area.

Response: Staff notes that there is no correlation between rental units/townhouse units and increase in crime. This issue was further reviewed during the previous evaluation on the development application.

Privacy

Privacy and overlook concerns were raised by residents.

Response: Staff note that the subject proposal if approved will be required to go through site plan approval. There will also be trees required between the proposed development and the existing adjacent residential development. This issue was further analyzed during the previous development application.

Correspondence Received

Henderson, Kelly

From: Anthony Melo < >
Sent: 2020/05/24 4:41 PM
To: Henderson, Kelly; City Clerks Office
Cc: Brown, Patrick - Mayor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]Regarding: Draft Plan, 57 McMurphy Avenue S.

Follow Up Flag: Follow up
Flag Status: Completed

Regarding the below proposal (scroll down).

I feel there is a huge lack of vision here with this proposal. This calls for densely packed condominium townhomes, adjacent to government housing, even sharing the same street. Do you not feel this is a bit of a social mix match?

There are beautiful people who live in Fair Oaks Place and McHardy Ct. But none the less the area deals with huge issues related to crime. There have been multiple shooting's, robberies and break ins over the years. **I would like City Staff to review the vision for not just this proposal but the future of the McHardy Ct/ Fair Oaks Place and McMurphy area, stuffing condominium townhomes into a socially struggling area with higher than average crime is not the way to go.**

<https://www.brampton.ca/EN/City-Hall/Documents/Planning%20Notices/2020/Item%202%20-%20Candevcon%20Ltd.%20%E2%80%93%20Sunfield%20Investments%20Inc.%20-%20Ward%203.pdf>

R0 CAD Draft Plan of Subdivision

May 4, 2020 To Whom It May Concern: RE: Virtual Public Meeting Process Application for Draft Plan of Subdivision 57 McMurphy Ave. S. File: OZS-2020-0006

www.brampton.ca

Henderson, Kelly

From: John Armstrong < >
Sent: 2020/05/19 8:12 PM
To: Henderson, Kelly
Cc: Bowman, Jeff - Councillor
Subject: [EXTERNAL]57 McMurchy Avenue South

Follow Up Flag: Follow up
Flag Status: Completed

Kelly,

We received notice of a Virtual Public Meeting for the above noted property in our neighborhood today, and I am writing this email to express our concerns about this proposal.

I am an Honours graduate from the University of Waterloo School of Urban & Regional Planning and was an MCIP & RPP from 1992 until 2006, before a career change in 2006. I understand the principles of urban planning & sound physical site design. I have also known and evaluated Candevcon development proposals as a planner for the City of Brampton in the past.

First, I'm confused by the public notice that was circulated. Your written description suggests the proposal is for 15 townhouse units, yet the site plan shown in Appendix 1 shows a Block 1 of 8 units (units 1-8) and Block 2 of 6 units (units 9-14), whereas a physical count confirms your written description of 15 being the actual count proposed. Which is correct?

Second, the notice suggests this is an application for a plan of subdivision. Is this not a plan of condominium? Again, confusing.

Third, the site plan shows another access from the site to McMurchy Avenue. This access is offset from the existing entrance to the curling club on the east side of McMurchy and it adds to a number entrances from private property to McMurchy which makes pedestrian navigation across McMurchy difficult now. Frederick Street, Corby Crescent, several entrances to McHardy Court, Fairgrounds Park, and the plaza at 51 McMurchy are all offset. Councilor Bowman may recall that the school crossing and 40 km zone for this stretch of McMurchy was put in place due to the tragic death of a young child many years ago. Let's not make this street more challenging to navigate. A simple cul-de-sac on site with one fewer unit would achieve this goal.

Finally, what is the ultimate end game for this project? We just saw a similar townhouse proposal on Clarence Street get approved through the OMB for 33 townhouse units and is now under consideration by the city for 96 units. If the McMurchy development is approved, what guarantee do we have that this developer doesn't attempt a similar ploy to incrementally increase density in a similar fashion?

I would appreciate a response from both of you on behalf on both my wife, Joanne and me.

Thank you,
John Armstrong

Sent from my iPad

Henderson, Kelly

From: Michael Ben < >
Sent: 2020/05/27 11:13 AM
To: Henderson, Kelly
Subject: Re: [EXTERNAL]Re: Virtual Public Meeting Process - Application for Draft Plan of Subdivision 57 McMurchy Ave. S File: OZS-2020-0006

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kelly,
Sorry for the late response and thanks very much for sending this link to me. Very valuable information.
My questions would be:
1 - what would be the impact of this development on the property value of residential properties on McMurchy Avenue South, south of Corby?
2 - what would be the impact to traffic on McMurchy Ave South?
3 - what would be the impact on the privacy of residential owners of properties (and their backyards) on Corby Street and McMurchy Ave South south of Corby?
4 - would this be rental properties owned and managed by Sunfield or would be townhomes people can buy and own?
5 - would this be low income rental property?
6 - what is the timeline for construction and completion of the project?
7 - How would traffic on McMurchy Ave South be managed during the construction?

Thanks,
Mike

On Thursday, May 21, 2020, 11:29:20 a.m. EDT, Henderson, Kelly <kelly.henderson@brampton.ca> wrote:

Hi Mike,

Thank you for your e-mail. In the attached PDF there is a link to access the public meeting. If you have comments you can submit them to me ahead of time or can provide them to the clerks office. If you wish to speak at the virtual public meeting you need to send an e-mail to the clerks office as per the instructions attached.

The agenda for the meeting will be posted the Friday prior to the public meeting and all information in regards to the application can be found online here: <https://www.brampton.ca/EN/Business/planning-development/devapps/Pages/Submitted-Documents.aspx?FileNo=OZS-2020-0006>

Please let me know if you have any concerns with the proposal and/or any questions.