

Douglas and Linda Martin
38 Brenda Ave.
Brampton ON L6Y 2A2

To the Committee of Adjustment,

We are again writing this letter to voice our continued concerns with the proposed redevelopment of 218 Mc Murchy.

file #'s: [A-2024-0047 - Retained Lot](#); [A-2024-0046 - Severed Lot](#); [B-2024-0002](#)

As long-time residents of the area that has been classified as a "Mature Neighbourhood" we are shocked at the amount of construction that has been permitted over the recent years and the significant impact it is having on the community. This continued attempt with this proposal is only one more that will negatively impact our community safety, traffic and pressure on municipal infrastructures.

In addition to already witnessing what we can only assume by lack of posted documentation to be unpermitted & significant structural construction work on the house already with major digging which was reported numerous times to Bylaw enforcement; we are still dealing with cars regularly parked on the lawn (as recent as the week of Aug. 5th); waste which is contributing to our rat issue in the city; and grass that is only cut when multiple reported complaints are filed with 311 (as recent as the week of July 29th) we implore the Committee to have this proposed project stopped completely. The owners have a proven track record of disregard to the community.

We understand from participating in the previous COA meeting that a traffic study was supposed to be conducted by the applicant and I do not see it accessible and sincerely hope that if it was completed that it was done while school was in session and not during the quiet summer months for the true reflection of the impact in the area.

The requested tree study report confirms that two mature trees will have to be removed which is completely contradictory to the City mandate of greening initiatives, restoring and replanting our tree canopy and poses a negative impact on the environment and community, especially where children and young adults wait for the bus; instead potentially exposing them to car fumes and injury from a driveway with multiple cars proposed.

The corner of Mc Murchy and Elgin is a major traffic thoroughfare for school buses and children/young adults attending the 4 area schools each with thousands of students (Bishop Francis Allen Catholic school; Centennial High School, 'Little Centennial', and Ridgeview Public School).

The vehicular traffic is substantial during rush hour/school times and allowing a driveway and additional cars in the area is quite frankly dangerously unsafe and in very poor judgement. The proposed driveway would open up into a live lane on Elgin, in the area of a very busy bus stop and a left turn lane onto Mc Murchy. The bus would at times overlap the driveway.

Increasing the occupational capacity of the lot by permitting a second home will put substantial pressure on our municipal services such as water, waste, sewer, gas/electricity that already struggles to handle the current load with the ever increasing illegal rooming houses on the neighbouring streets. I'm sure the bylaw officers can confirm that they have seen a considerable increase in their calls dealing with these issues; those that we have personally spoken to have confirmed that.

We already constantly report parking infractions on Elgin/Mc Murchy, including those currently inhabiting 218 Mc Murchy via 311 with regard to extended (+3hrs) and overnight parking on Elgin which endangers school and public transit buses having to maneuver around multiple cars - most filled with young students. There is constantly a car parked right in front of the home nightly, as well as on the lawn.

The traffic congestion during school drop off and pick up time is significant in the area. Excessive noise and dangerous driving calls have also escalated (cameras have just been installed) and in a community where few sidewalks exist with multiple cars cutting through our neighbourhood to avoid the traffic at Elgin/Mc Murchy; it substantially increases the risk for students, families with strollers, and seniors all walking in the area.

The Property owners detailed on the application from Acton reaffirm our perspective that those who do not live in the City have no vested interest, respect or consideration to the impact of their poorly maintained properties as they are being used solely as sources of profit. They only follow up when multiple complaints are called and therefore we strongly feel that this proposed development will be yet another addition to the dire situation.

We again kindly and urgently ask that you decline this request and put the safety and wellness of the current tax paying community members at the forefront of your decisions.

Sincere regards,
Doug and Linda Martin