

August 24th, 2020

To Whom It May Concern:

RE: Virtual Public Meeting Process
Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision
Your Home Developments (Ebenezer) Inc. – Candevcon East Limited
4316 Ebenezer Road
Ward: 8
Files: OZS-2020-0012

A public meeting with respect to the above referenced development proposal will be held at the October 5th, 2020 Planning and Development Committee meeting. The notice for the public meeting is enclosed and will inform you of the details of the proposal.

The City of Brampton takes COVID-19 seriously and continues to follow the advice of Peel Public Health. The City has made significant changes to services and programming to help protect the health and wellbeing of our community. In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 10 people, and requirements for physical distancing between persons, the City of Brampton will be holding public meetings virtually via video conference. In-person attendance at this Planning and Development Committee meeting will be limited to Committee Members and essential City staff only. While the meeting will be virtual, the City remains committed to offering opportunities for members of the public to provide input on planning applications and there are a number of ways to do so.

How to view the Public Meeting?

The Public Meeting can be viewed at the following link: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>

How to provide comments?

You can provide comments by:

- Writing an email or letter to Mark Michniak, mark.michniak@brampton.ca;
- Submitting an audio or video recording (up to 5 minutes) to the City Clerk's Office at cityclerksoffice@brampton.ca to be played at the meeting by 4:30 p.m., Thursday, October 1, 2020; or
- Speaking at the virtual public meeting. People wishing to speak at the meeting need to pre-register with the Clerk's office by e-mailing cityclerksoffice@brampton.ca, no later than 4:30 p.m. on Thursday, October 1, 2020. Once the e-mail is received, the Clerk's Office will provide instructions for how to connect to and speak at the meeting.

For more information on how to participate or on the application, please contact Mark Michniak, mark.michniak@brampton.ca.



BRAMPTON
Flower City

Planning & Development Services
Development Services

Thank you for your understanding and we look forward to hearing from you.

A handwritten signature in blue ink that reads "Allan Parsons".

Allan Parsons, MCIP, RPP
Director, Development Services

YOUR HOME DEVELOPMENTS (EBENEZER) INC. – CANDEVCON EAST LIMITED

Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision.

Location: 4316 Ebenezer Road

City File #: OZS-2020-0012

Ward #: 8



Public Notice



Oct. 5, 2020



7:00 p.m.



Virtual meeting
<http://video.isilive.ca/brampton/live.html>

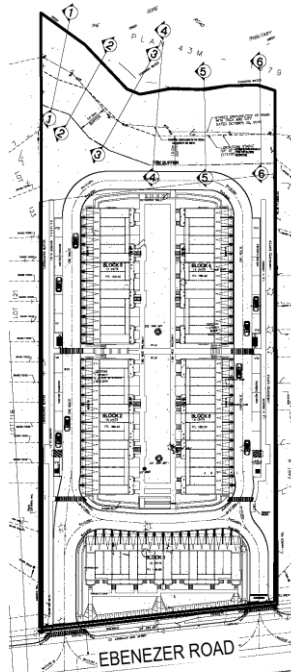
Information is available in an alternative/accessible format upon request.

Purpose and Effect

Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision to permit the development of 78 stacked townhouse dwellings, and a Valleyland block with associated buffer.

The property is located north of Ebenezer Road between The Gore Road and McVean Drive. The site is currently occupied by two buildings, an institutional/commercial building and a single detached dwelling.

Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning and Development page.



If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

Important Information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

We value your input...

Any person may express their support, opposition or comments to this application.

How can I get involved?

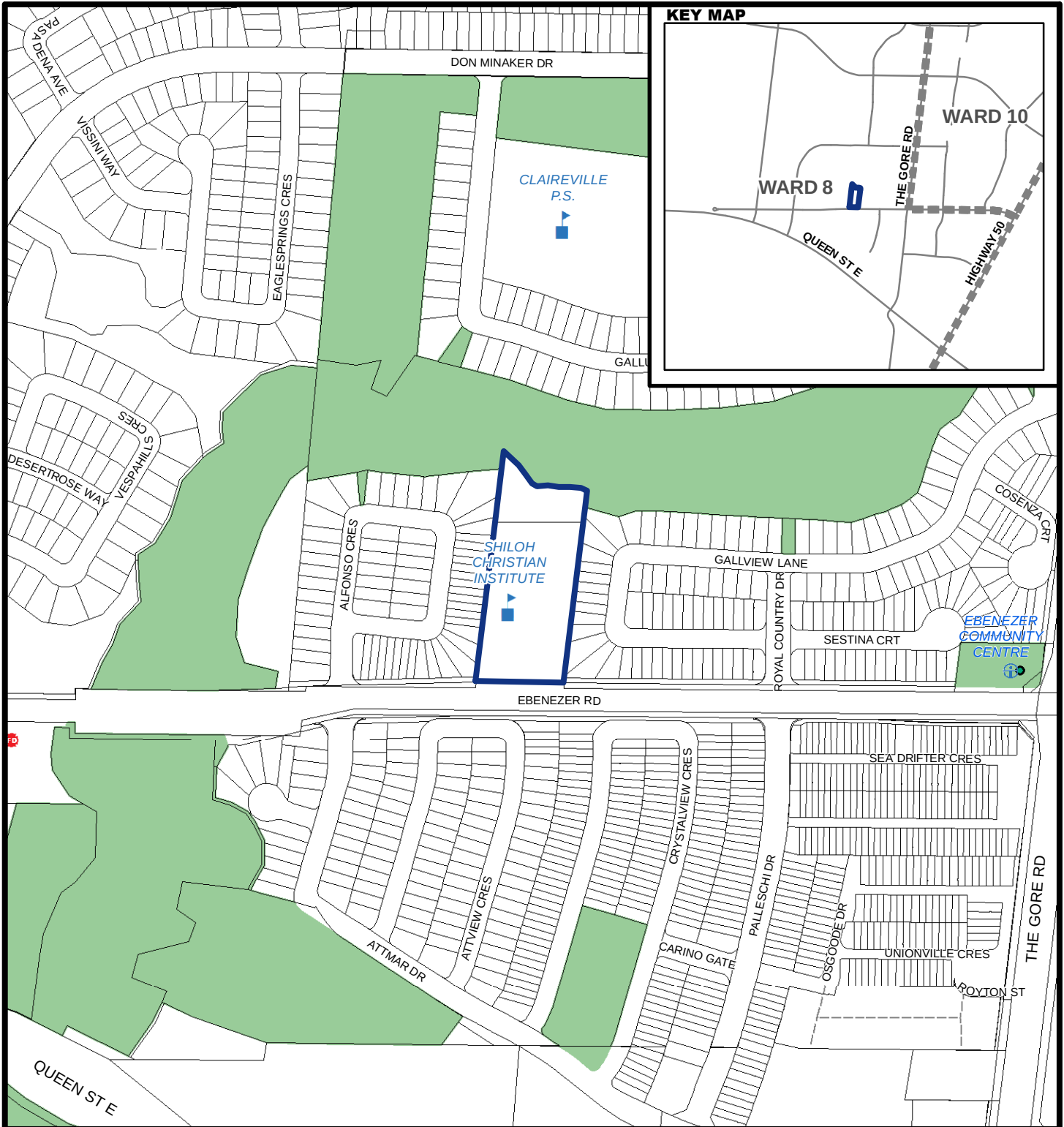
- Attend the virtual Public Meeting (City Hall is currently closed to in-person public attendance for the meeting): Pre-registration is required to speak at the meeting. Please email cityclerksoffice@brampton.ca, no later than 4:30 p.m. on Thursday, Oct. 1, 2020, to pre-register.
- AND/OR
- Send comments to Mark Michniak, Development Planner (905-874-3882) mark.michniak@brampton.ca
- AND/OR
- Mail/Fax Comments to: Planning and Development Services Department, 2 Wellington Street West, 3rd Floor, Brampton, ON L6Y 4R2 or Fax: (905)-874-2099
- AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to cityclerksoffice@brampton.ca and must be received no later than 4:30 p.m. on Thursday, Oct. 1, 2020.

If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

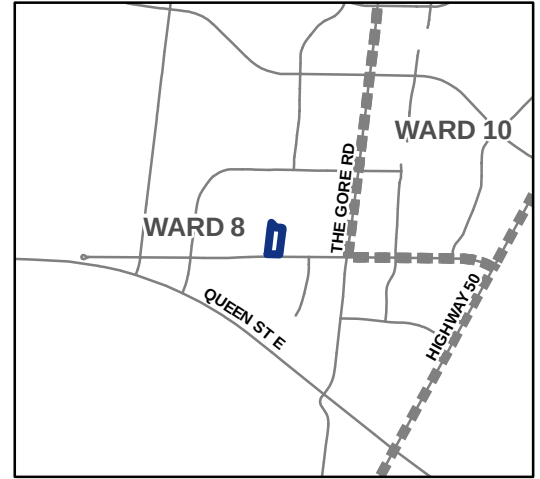
More Information

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice.

Note: In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.



KEY MAP



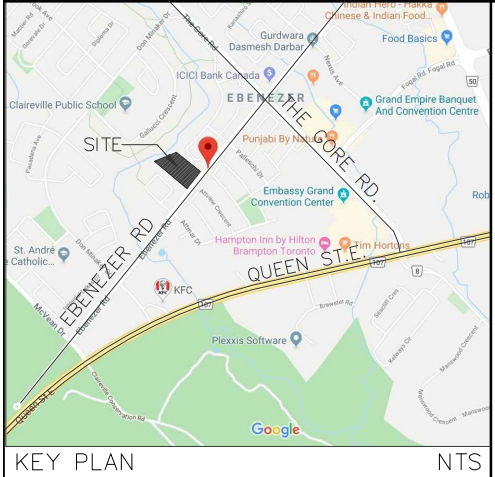
- SUBJECT LAND
- GREENSPACE
- SCHOOLS
- PROPERTY LINE
- RECREATIONAL FACILITY





LEGEND:	
	EXISTING ELEVATION
	CURB ELEVATIONS
	PROPOSED ELEVATION
	1.8m WOOD PRIVACY FENCE
	1.5m BLACK CHAIN LINK FENCE
	TREE HOARDING
	600x600 CONCRETE SLABS
	UNIT PAVERS
	FUTURE A/C UNIT
	FUTURE A/C UNIT ON BALCONY ABOVE
	GAS METER
	HYDRO METER
	VALVE & BOX
	VALVE CHAMBER
	STREET LIGHT
	CATCH BASIN
	TRANSFORMER
	HYDRANT
	WATER SERVICE
	DIRECTION OF FLOW
	FINISHED FLOOR ENTRY
	TOP OF FOUNDATION WALL
	FINISHED BASEMENT SLAB
	UNDERSIDE OF FOOTINGS
	BUILDING ENTRANCE
	STM MANHOLE
	MAIL BOX
	UNIT NUMBER
	MUNICIPAL ADDRESS
	EXISTING TREES TO BE SAVED TYP.
	BUILDING ENTRANCES
	STREET LIGHT
	DROPPED CURB
	SNOW STORAGE AREA
	RA-1 STOP SIGN
	FIRE ROUTE SIGN ON STREET LIGHT
	FIRE ROUTE & POST
	ACCESSIBLE SIGNAGE
	STREET NAME
	TACTILE PLATE

SITE STATISTICS	
GROSS SITE AREA	- 14677.47sq.m./ 1.468Ha/ 3.627Ac
AREA BEYOND 10M BUFFER	- 2115.00sq.m./ 0.2115Ha/ 0.5226Ac
NET SITE AREA	- 12652.46sq.m./ 1.2652Ha/ 3.1265Ac
COVERAGE (including Porches, Steps & Decks)	3898.04 sq. m. 31.03%
LANDSCAPE AREA	3928.74 sq. m. 31.27%
ROADS AND PARKING	4735.68 sq. m. 37.70%
PARKING	REQUIRED PROVIDED
RESIDENT PARKING REQUIRED: PARKING @ 2 SPACES/UNIT	156
78 units X 2/unit = 156	
PROVIDED:	
1 per unit on driveway	78
1 per unit in attached garage	78
TOTAL RESIDENT PARKING PROVIDED	156
VISITOR PARKING REQUIRED:	24
78 units X 0.30/unit = 23.4	
VISITOR PARKING PROVIDED:	24
(include: two accessible parking spaces)	
TOTAL PARKING REQUIRED	180
TOTAL PARKING PROVIDED	180
DENSITY	78 UNITS / 1.2652 HA = 61.65 UpHA
FLOOR SPACE INDEX (FSI) Gross floor area, 8825.16 m² / NET site area, 12652.46m² = 0.6975	
HEIGHT	3.5 STOREY
ROAD WIDTH	7.9m & 6.4m (includes curbs)
CL ROAD RADIUS	13.0m



YOUR HOME DEVELOPMENT CORPORATION
4965 STEELES AVE. WEST TORONTO, ONT. MPL 1R4
Proposed Condominium Development
EBENEZER ROAD
CITY OF BRAMPTON ONTARIO

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Single pages of documents are not to be read independently of all pages of the Contract Documents.
The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work.
Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.

architects inc.
70 Silton Road, Unit #01
Woodbridge, Ontario, L4L 8B9
(905) 265-2688

Date	Rev.	Description	Drawn	BT
24.10.2020	C2	UPDATED per comments	Date	09/04/19
04.14.2020	C2	UPDATED the Boundary per Eng. deg.	Checked	
03.26.2020	C2	UPDATED the Boundary per Eng. deg.	Approved	
03.17.2020	C2	UPDATED per new Boundary	Printed	04.15.2020
03.13.2020	C2	UPDATED per planner comments	CAD File	91458-SP12.DWG
03.02.2020	C2	UPDATED per free survey	Sheet Title	SITEPLAN
02.06.2020	C2	UPDATED radius from 12m to 13m	Scales	1: 300
01.31.2020	C2	UPDATED as per comments & survey	Sheet Number	19-1458-SP1
12.09.19	C2	UPDATED as per comments		
11.06.19	C2	UPDATED & COLORED SITE PLAN		
10.04.19	BT	UPDATED SITE PLAN		
09.04.19	BT	PRELIMINARY SITE PLAN		