



September 24, 2021

DELIVERED VIA EMAIL

His Worship Mayor Patrick Brown
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

AND TO:
City Clerk Mr. Peter Fay

AND TO:
Wards 3 & 4 Councillors Medeiros & Bowman

AND TO:
Councillor Fortini, Vice-Chair, Planning & Development

**RE: Minister's Zoning Order (MZO) - Request for Consideration
Lionhead Golf Club & Conference Centre, Brampton**

We would first like to thank you for your leadership and tireless efforts in response to the COVID-19 pandemic. This has been a challenging time and we would like to commend you, your council colleagues, and city staff for your efforts over the past year to help combat the virus and keep the people of Brampton safe.

The Kaneff Group is proposing a unique opportunity to support the City's comprehensive Housing Strategy and Action Plan. Our proposal focusses on adding a mix of housing to Brampton's housing stock, adding public parks and open spaces for community use while protecting environmentally sensitive natural heritage features and a provincially significant wetland (PSW). The subject lands make up a 31-hectare portion of land located at the Lionhead Golf Club & Conference Centre, north of Steeles Avenue West and Mississauga Road, in the City of Brampton (herein referred to as the "Subject Lands").

As stated in Brampton's Housing Action Plan, the City's growth forecast will account for most of the Peel Region's population growth, becoming a city of 1 million people by 2051. The rental vacancy rates are hovering close to 1.3% (2020), where a rate between 3% to 5% is considered healthy. Our proposal provides a unique opportunity to advance the City's objectives through a Minister's Zoning Order (MZO) to expedite the delivery of key government initiatives, notably developing a complete community. The proposal increases the supply and mix of housing options, including approximately 300 units of purpose-built rental units. The mix of housing options, including the purpose-built rental units, are intended to address the affordability issue that is prevalent in the GTA, and which has been exacerbated by the low interest rate environment and the Covid-19 crisis.



The Subject Lands are approximately 1 km from a 200,000 square foot neighbourhood commercial centre, and equally close to public transit stops along Mississauga Road and Steeles Avenue. The 401 & 407 highways are less than 5 km and 10 km, respectively, south from the Subject Lands, rendering access to major arterial roads accessible and convenient for future residents of the community.

This vision for the Subject Lands aims to create a complete community which will protect over 11 hectares of natural heritage features, including a provincially significant wetland. The plan for the Subject Lands contemplates open space and parks adjacent to the Credit River valley. Sustainability efforts will be furthered through world class sustainable design and collaboration with city staff and the Credit Valley Conservation Authority through the site plan process. In addition, this proposal is consistent with the Brampton West Secondary Plan Sub Area 40-1 which was approved in 2009.

In order to help expedite the process, we are seeking your consideration of a council request for an MZO. Issuing an MZO for the Subject Lands will assist in Ontario's economic recovery while supporting Brampton's goals of reducing barriers to supply of housing and adding more purpose-built rental housing to Brampton's housing stock.

In support of this MZO application, please find the following materials enclosed:

- A copy of the Conceptual Demonstration Plan;
- A copy of the Visioning Package; and
- A copy of the Brampton West Secondary Plan Sub Area 40-1 Block Plan

We will be sending a copy of the proposed Minister's Zoning Order to city staff in the coming days.

Thank you for your consideration.

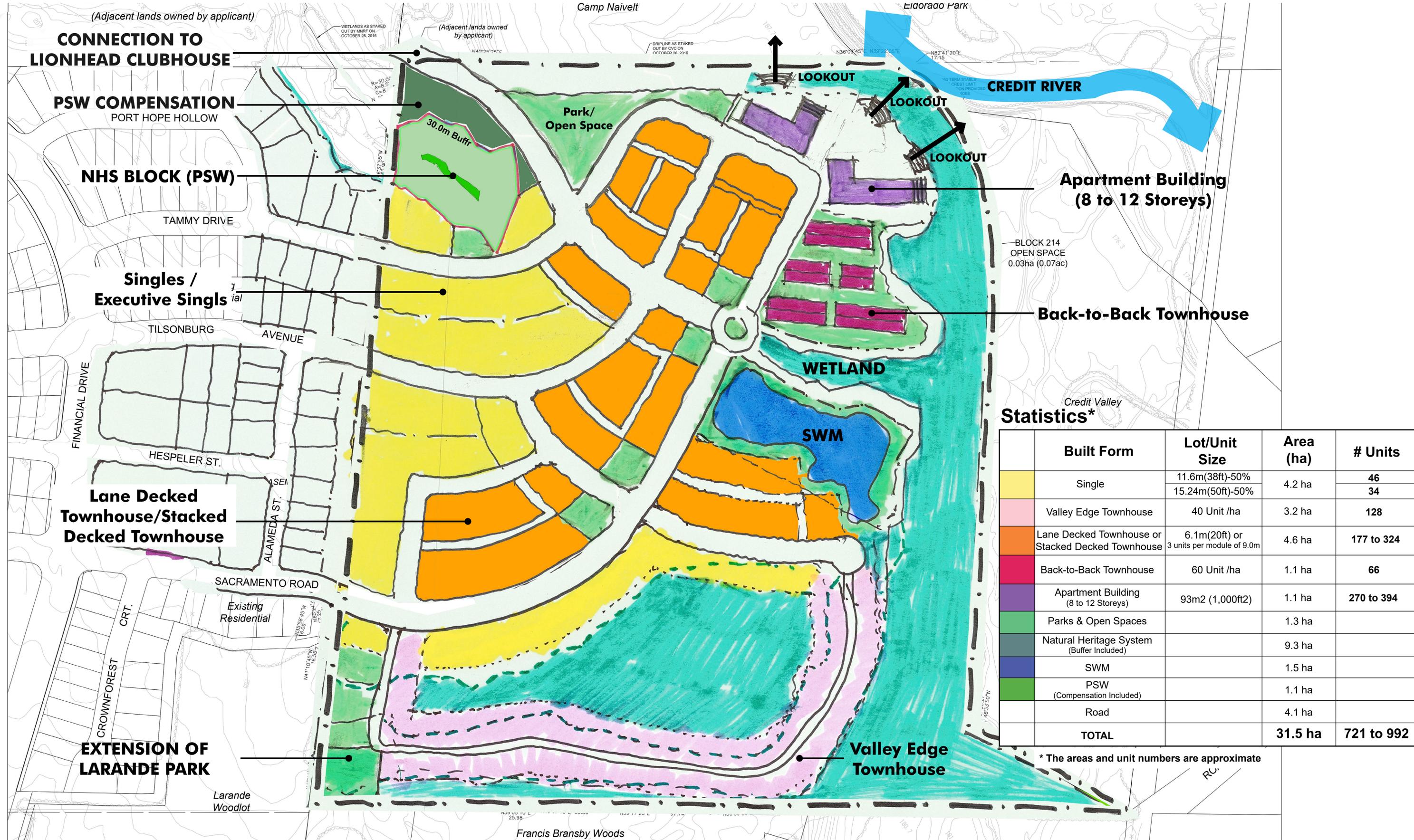
KANEFF PROPERTIES LIMITED

Dimitrina Kaneff

PER: Dimitrina Kaneff, President

Encls.

Cc: Anna-Maria Kaneff, Executive Vice-President
Kristina Kaneff, Vice President & General Counsel
Kevin Freeman, Director of Planning & Development



Statistics*

Built Form	Lot/Unit Size	Area (ha)	# Units
Single	11.6m(38ft)-50%	4.2 ha	46
	15.24m(50ft)-50%		34
Valley Edge Townhouse	40 Unit /ha	3.2 ha	128
Lane Decked Townhouse or Stacked Decked Townhouse	6.1m(20ft) or 3 units per module of 9.0m	4.6 ha	177 to 324
Back-to-Back Townhouse	60 Unit /ha	1.1 ha	66
Apartment Building (8 to 12 Storeys)	93m2 (1,000ft2)	1.1 ha	270 to 394
Parks & Open Spaces		1.3 ha	
Natural Heritage System (Buffer Included)		9.3 ha	
SWM		1.5 ha	
PSW (Compensation Included)		1.1 ha	
Road		4.1 ha	
TOTAL		31.5 ha	721 to 992

* The areas and unit numbers are approximate

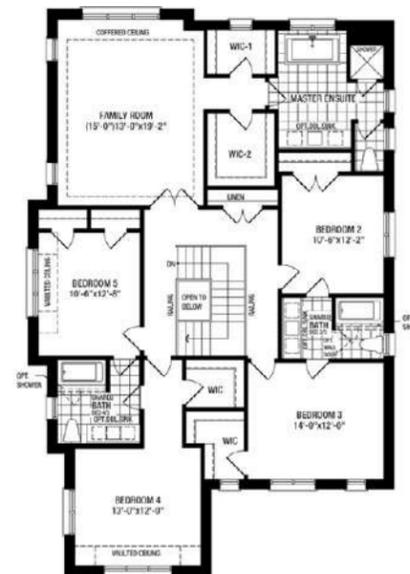
LIONHEAD GOLF COURSE

RESIDENTIAL-BLOCK 2

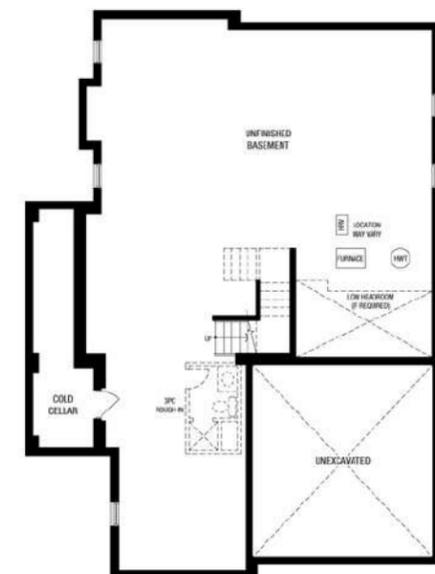
CITY OF BRAMPTON



Ground Floor



Second Floor

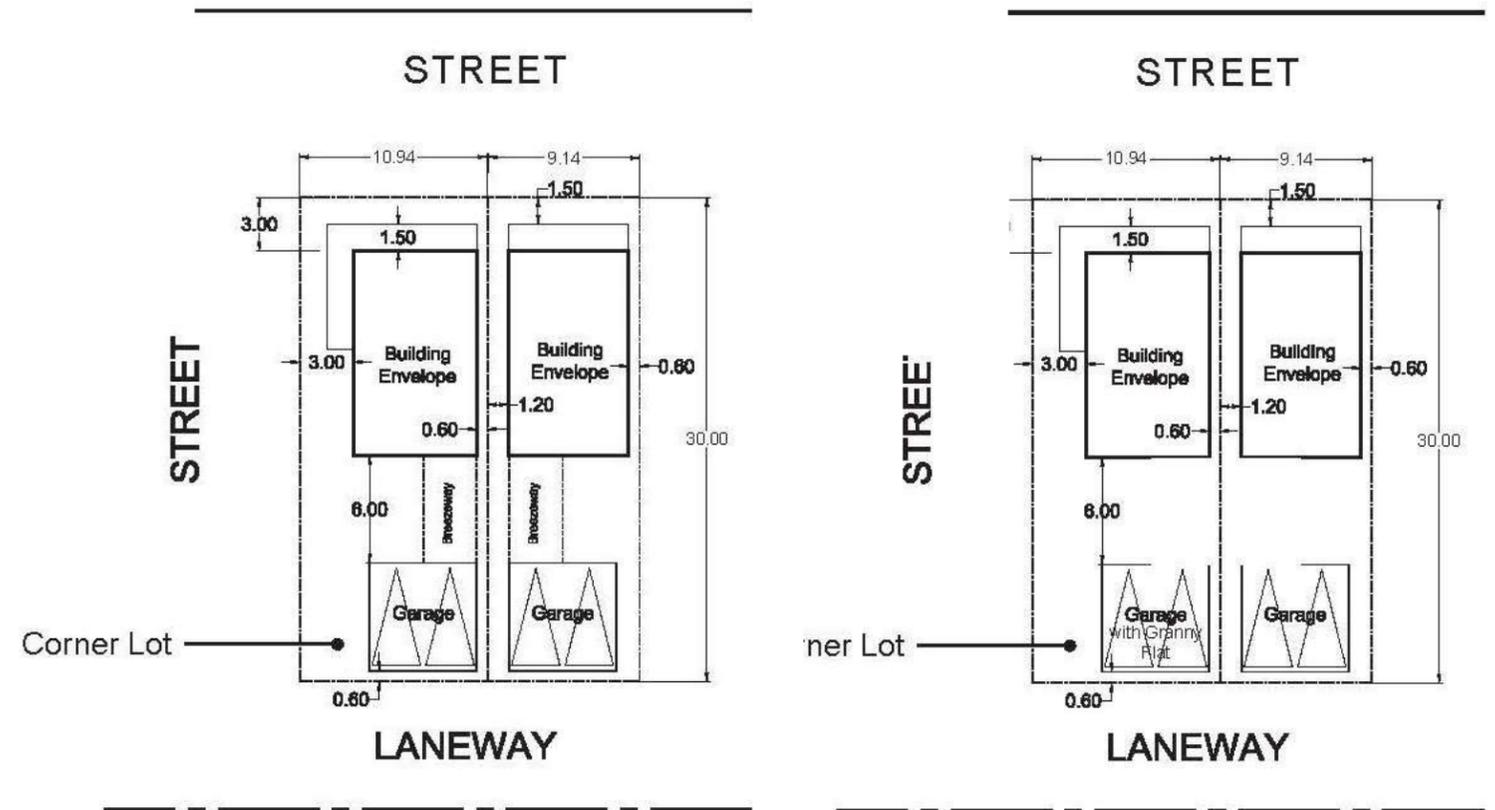


Basement

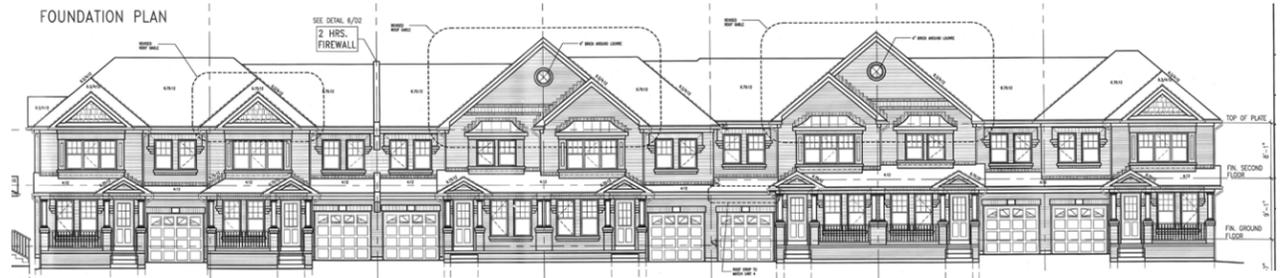
50' Lot

BUILT FORM- CONVENTIONAL SINGLES

LIONHEAD GOLF COURSE - BLOCK 2



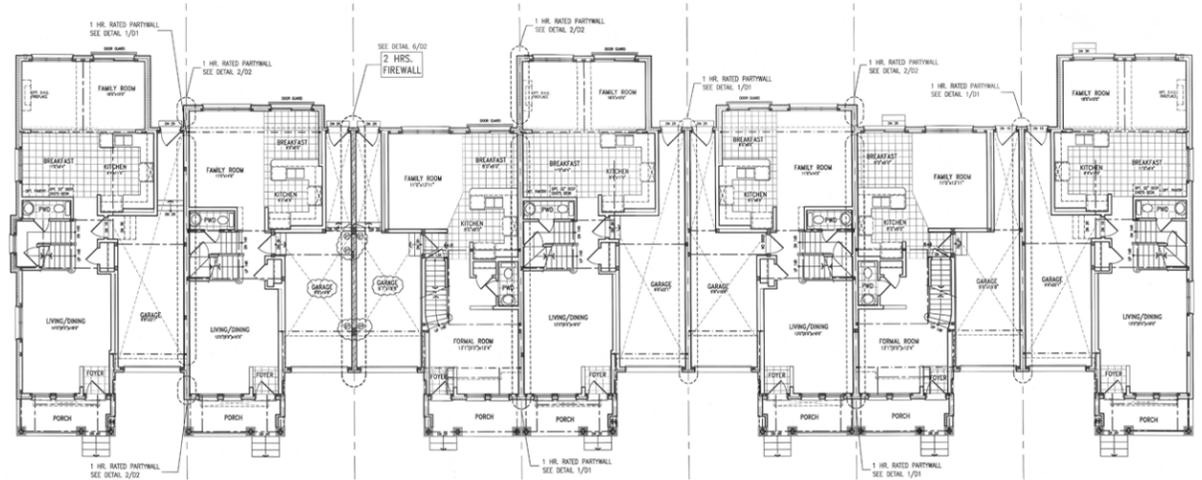
BUILT FORM- LANEWAY SINGLES
LIONHEAD GOLF COURSE - BLOCK 2



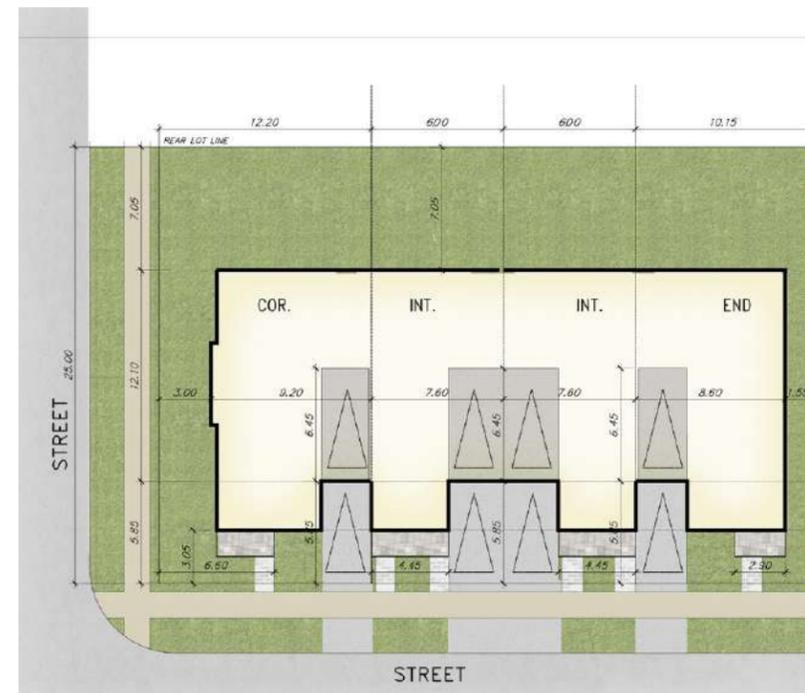
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



CONCEPT PLAN - 1 CAR GARAGE (2 CAR PARKING)

BUILT FORM- CONVENTIONAL TOWNHOUSE

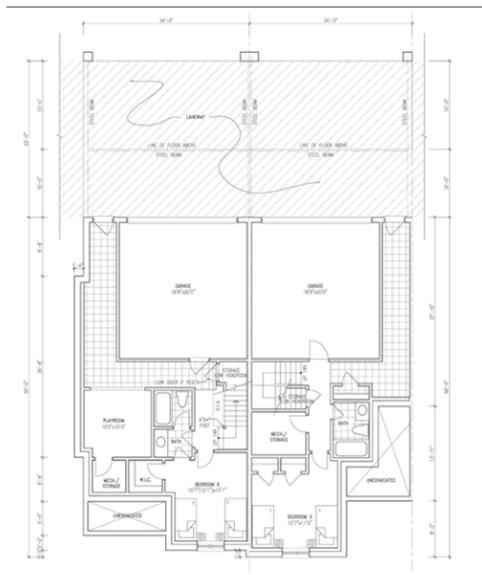
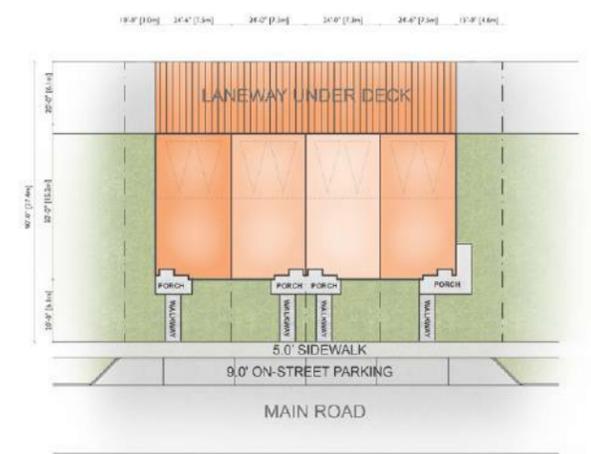
LIONHEAD GOLF COURSE - BLOCK 2



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1.2 VE-2 BASEMENT FLOOR PLAN (VE-2)
SCALE: 1/8" = 1'-0"
VALLEY EDGE DECKED TH W/ 2 CAR PARKING



1.1 VE-1 FIRST FLOOR PLAN (VE-1)
SCALE: 1/8" = 1'-0"



1.3 VE-2 SECOND FLOOR PLAN (VE-2)
SCALE: 1/8" = 1'-0"

BUILT FORM- VALLEY EDGE TOWNHOUSE

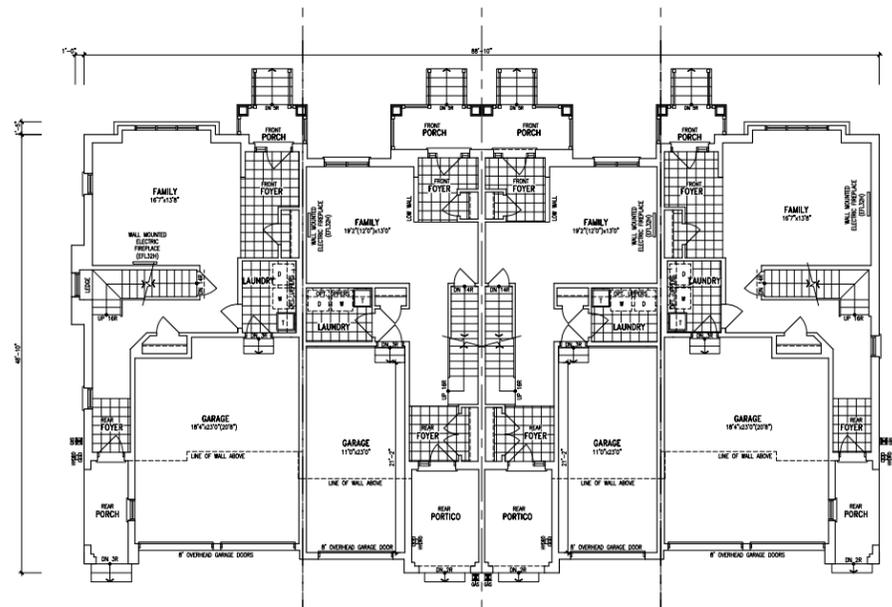
LIONHEAD GOLF COURSE - BLOCK 2



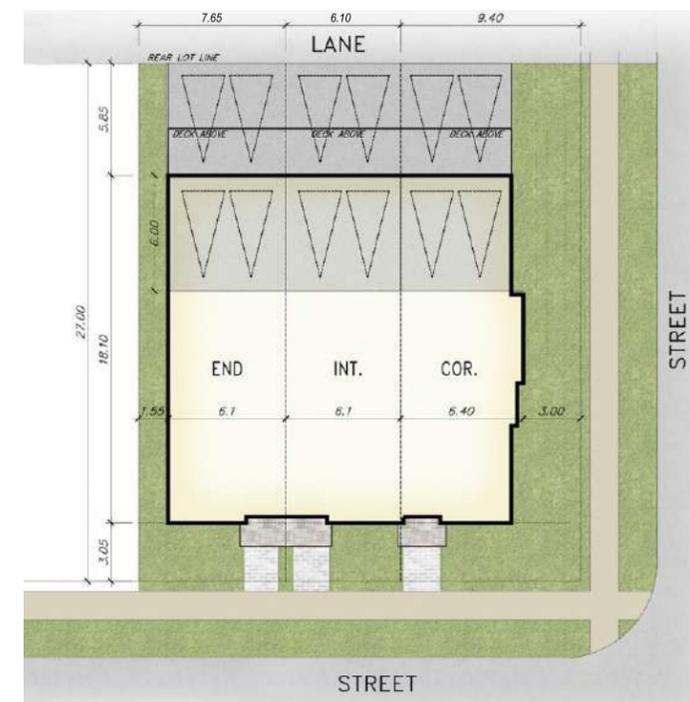
FRONT ELEVATION



REAR ELEVATION



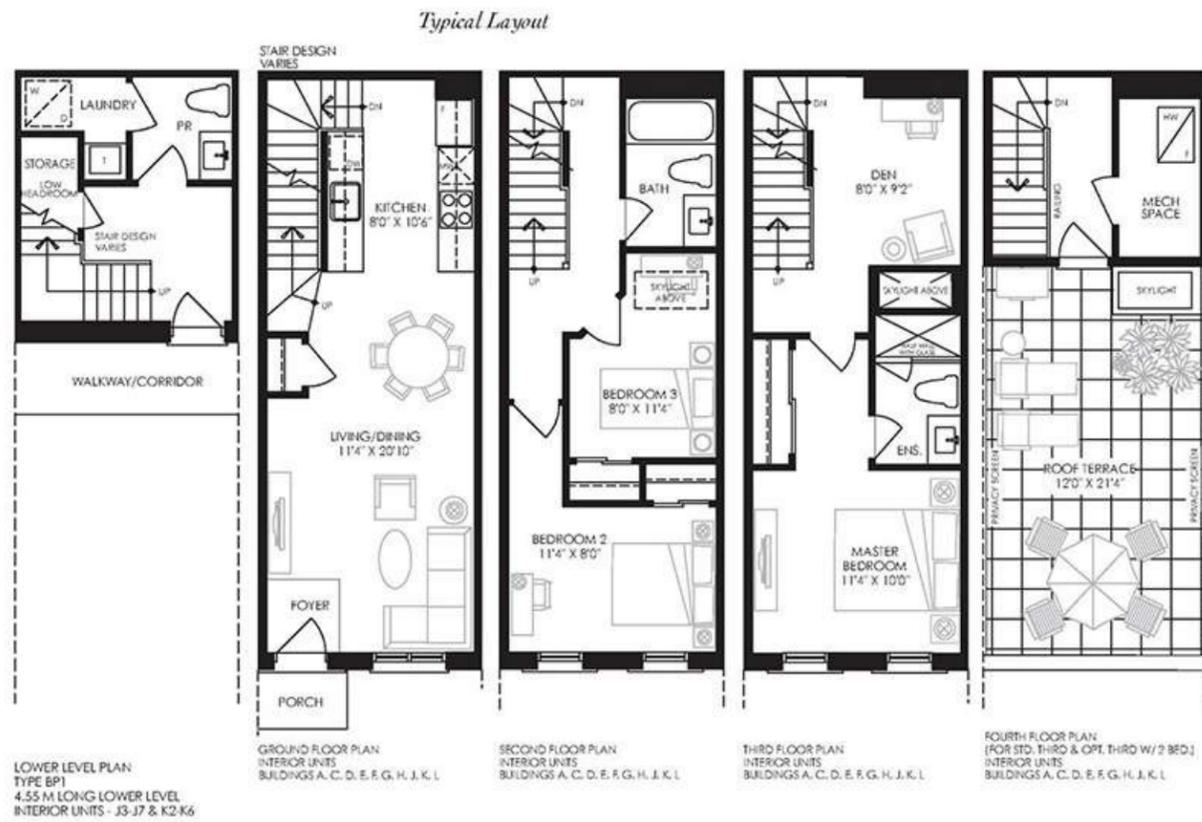
GROUND FLOOR PLAN



CONCEPT PLAN - 2 CAR GARAGE (4 CAR PARKING)

BUILT FORM- LANE DECKED TOWNHOUSE

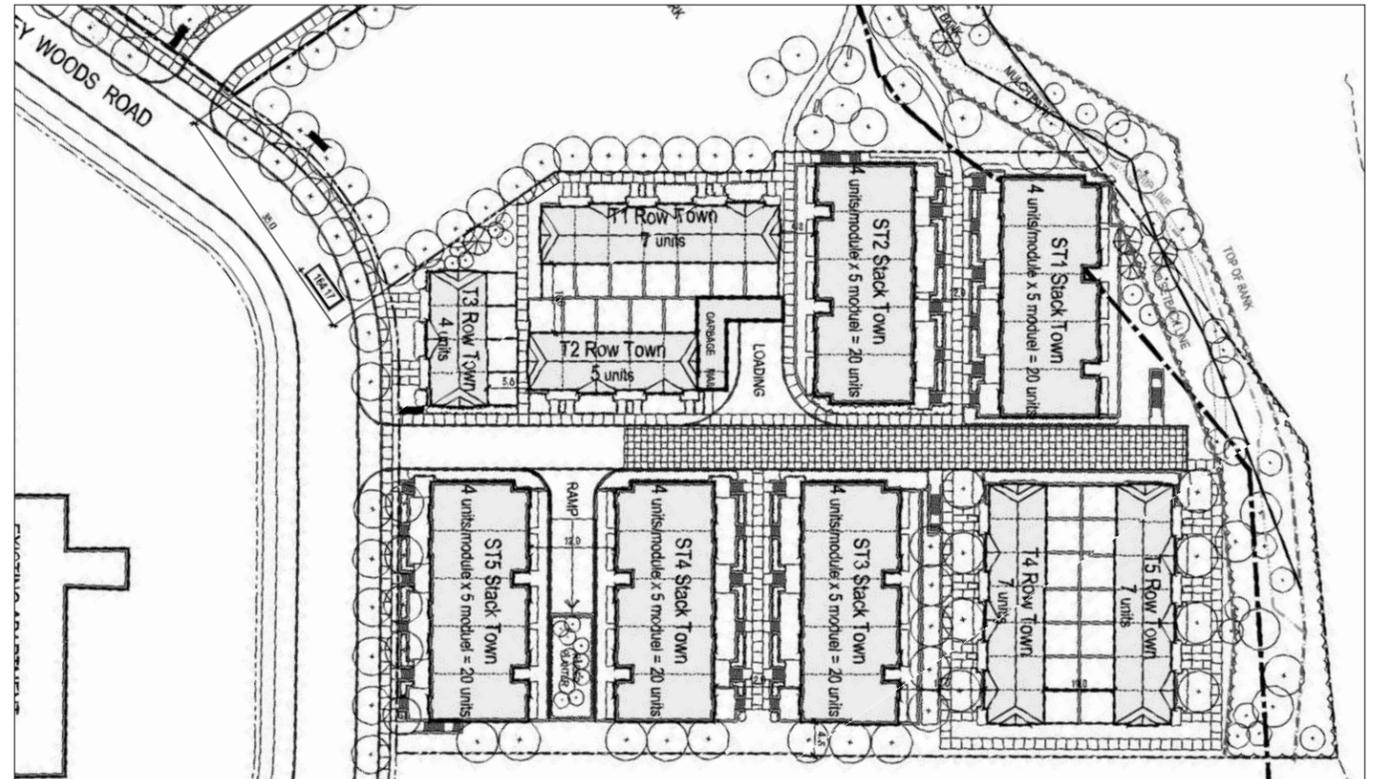
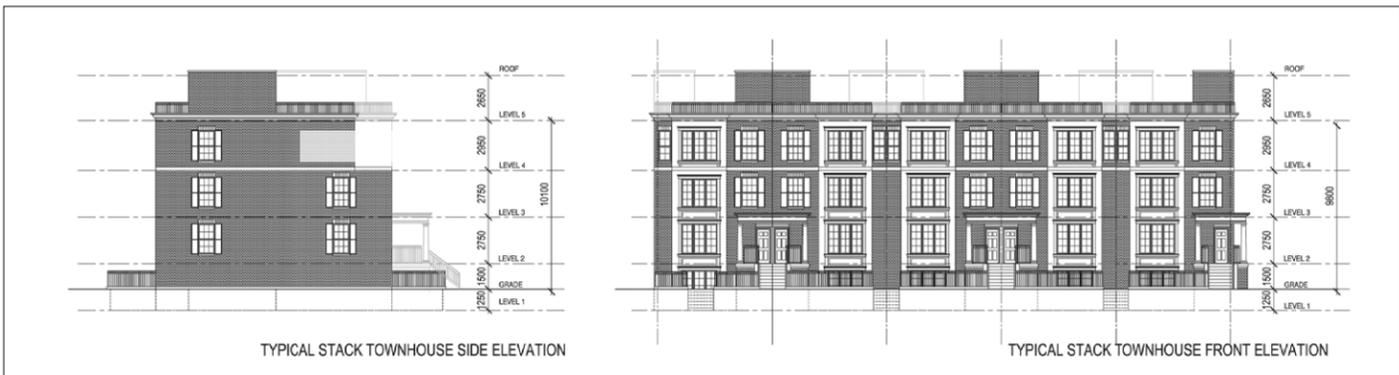
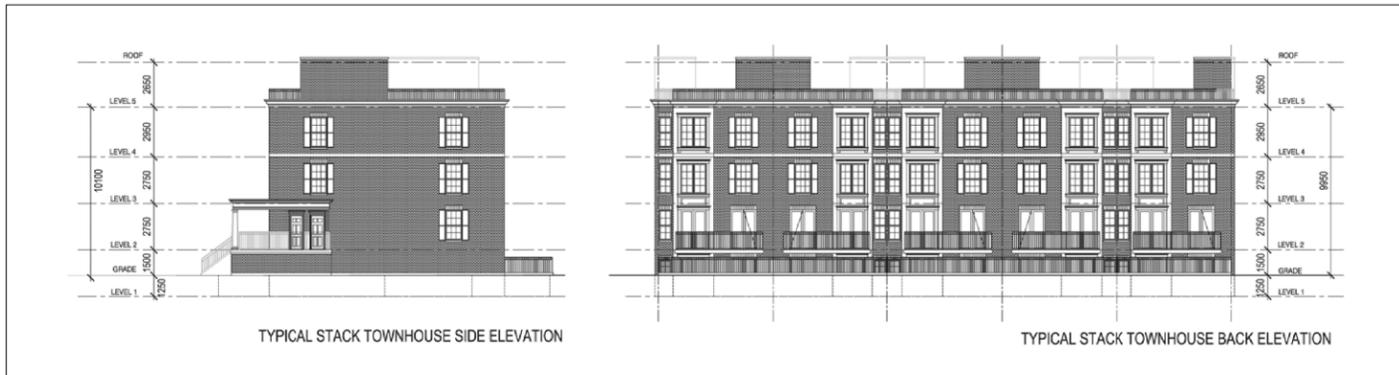
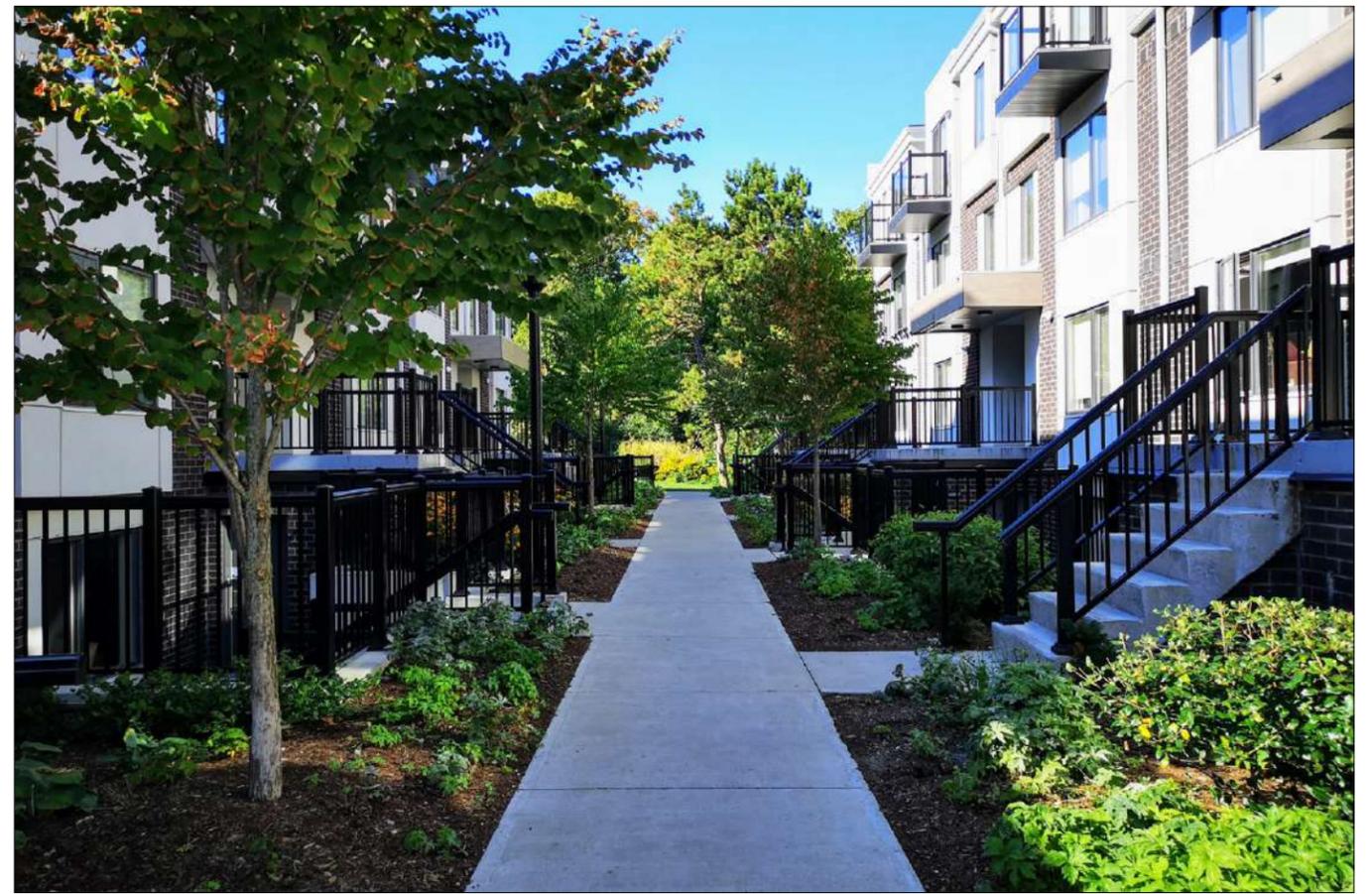
LIONHEAD GOLF COURSE - BLOCK 2



Canterbury Lawrence, Toronto , ON

BUILT FORM- BACK TO BACK TOWNHOUSE

LIONHEAD GOLF COURSE - BLOCK 2



Towns On The Ravine, Toronto, ON
BUILT FORM- BACK TO BACK STACKED TOWNHOUSE
LIONHEAD GOLF COURSE - BLOCK 2

3 Bedroom Stacked, 1175 sq.ft



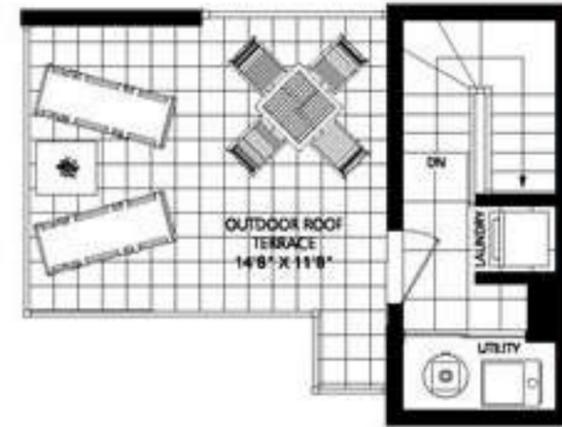
1st and 2nd Level



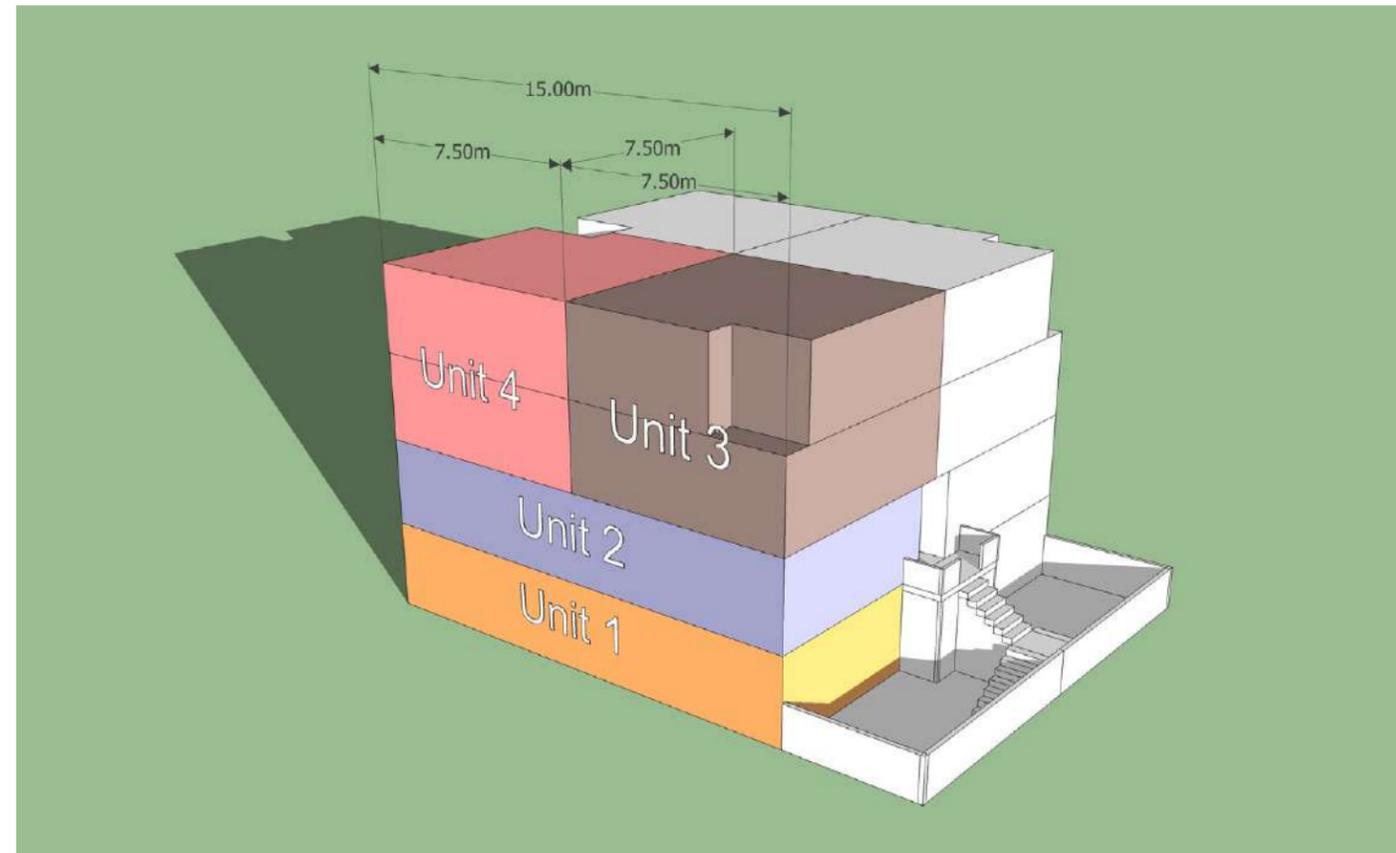
GROUND FLOOR PLAN



3rd and 4th Level



ROOFTOP TERRACE



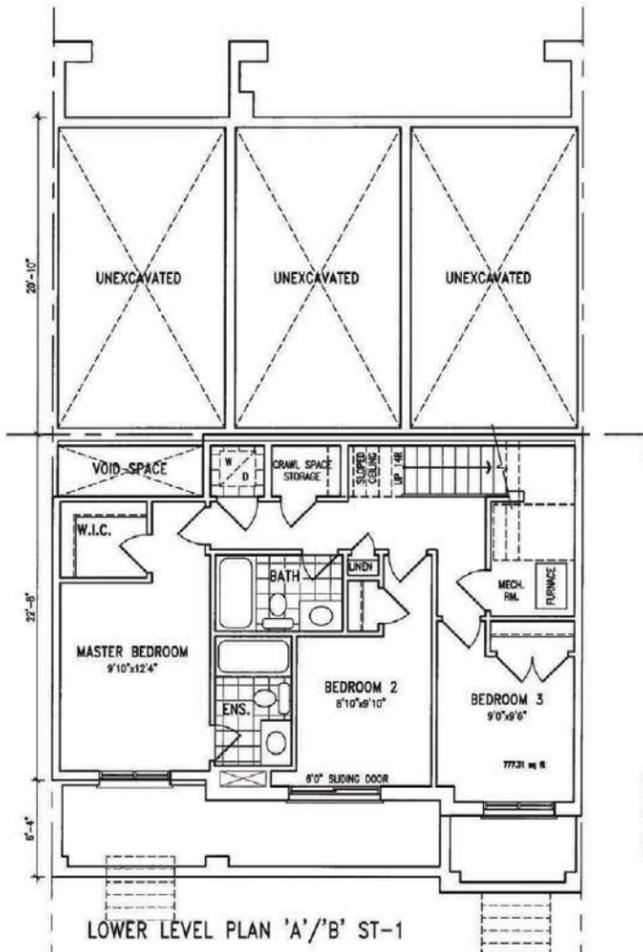
3D Model Study

BUILT FORM- BACK TO BACK STACKED TOWNHOUSE (Module of 4 units)

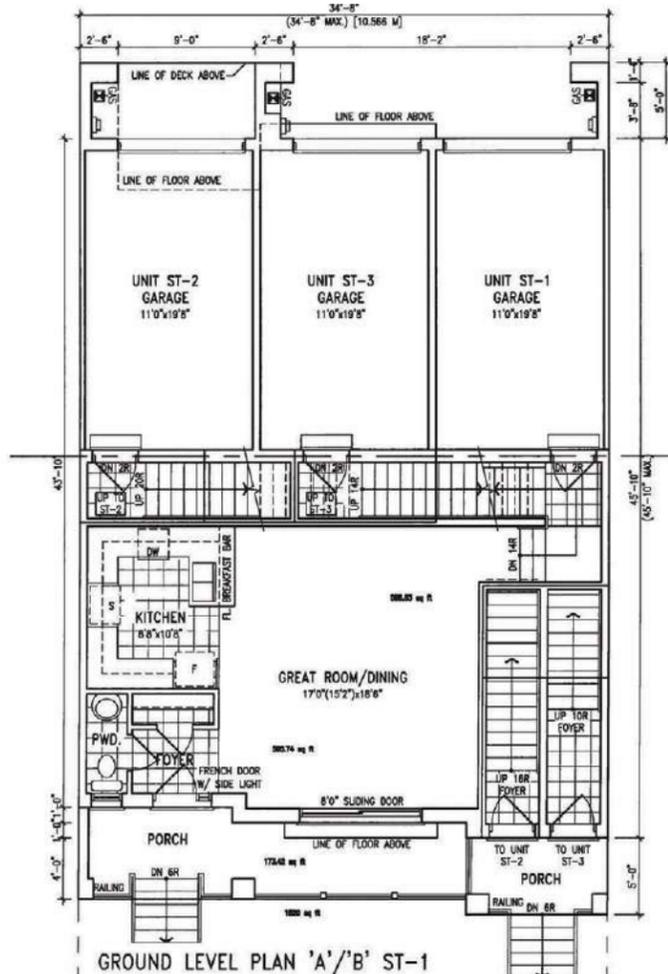
LIONHEAD GOLF COURSE - BLOCK 2



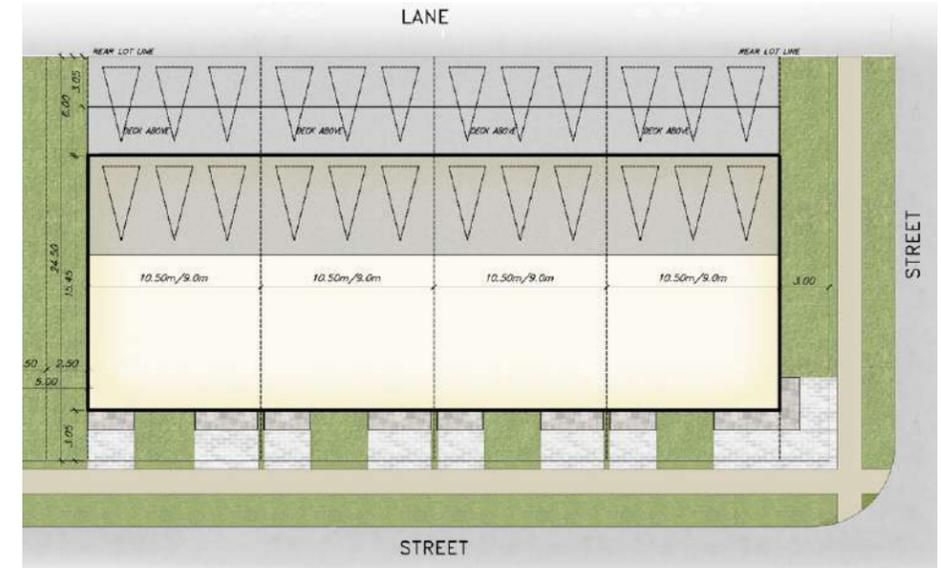
FRONT ELEVATION



LOWER FLOOR PLAN



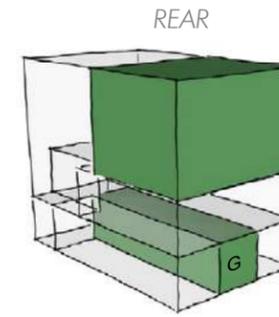
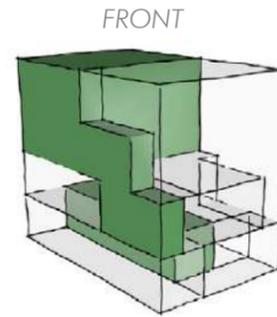
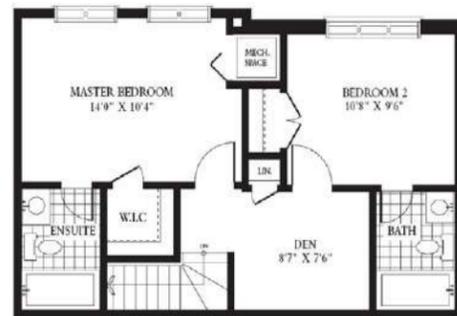
GROUND FLOOR PLAN



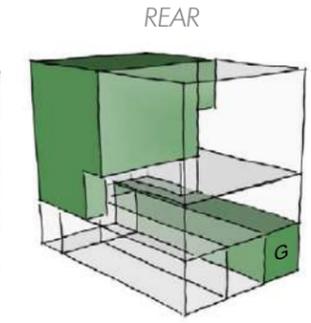
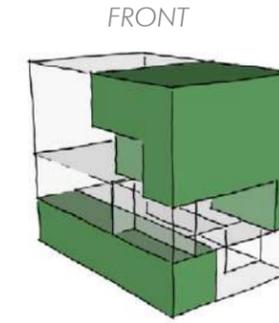
BUILT FORM- STACKED DECKED TOWNHOUSE

LIONHEAD GOLF COURSE - BLOCK 2

Alternative Unit Configuration



- Unit has the back half of the 2nd and 3rd floor.
- 1 car garage & 1 surface parking space

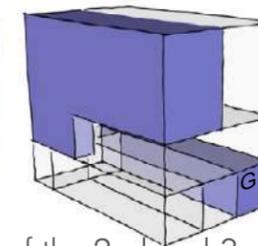
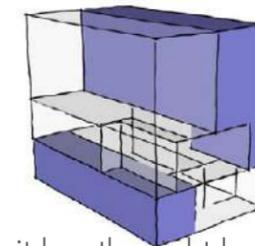


- Unit has the right half of the 2nd and 3rd floor.
- 2 car garage & 1 surface parking space

MBTW PROPOSED ALTERNATIVE UNIT

FRONT ALTERNATIVE

REAR ALTERNATIVE

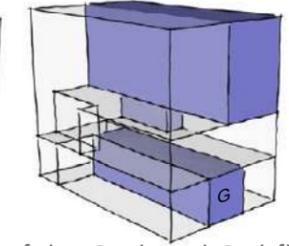
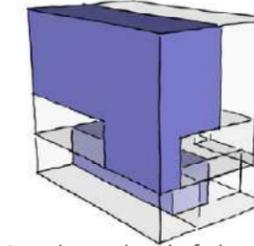


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MBTW PROPOSED ALTERNATIVE UNIT

FRONT ALTERNATIVE

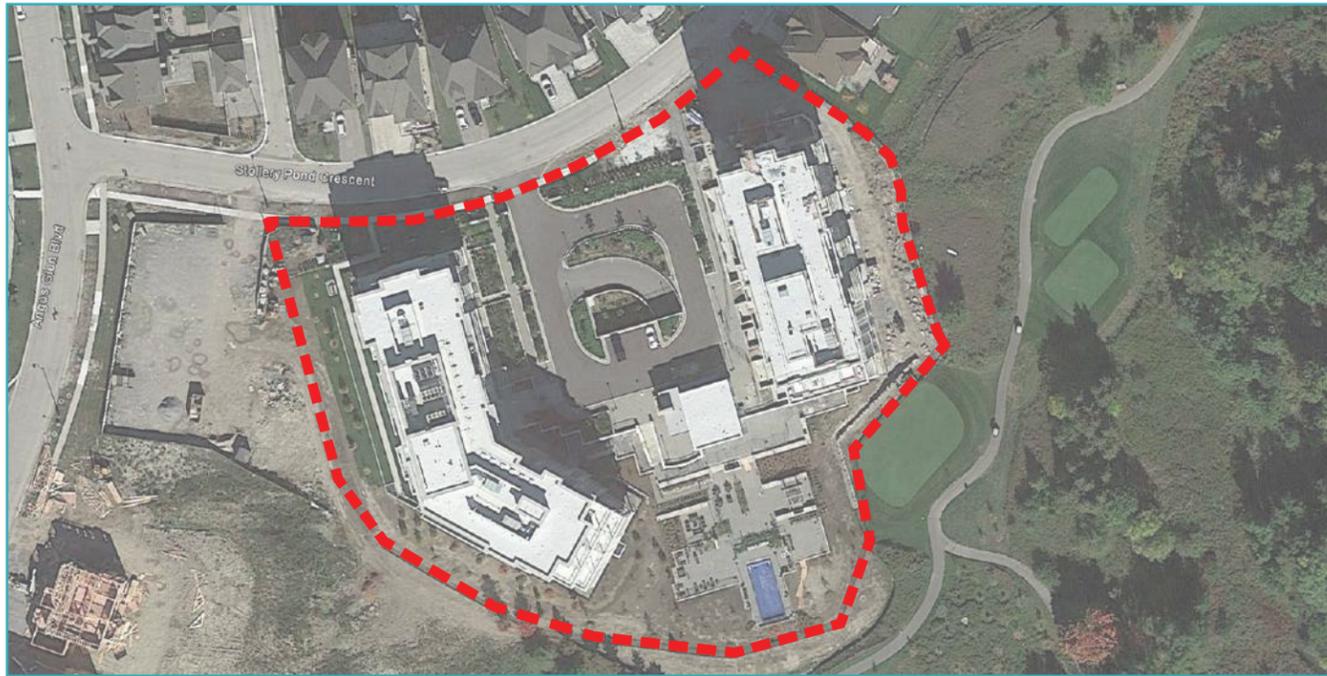
REAR ALTERNATIVE



- Unit has the left half of the 2nd and 3rd floor.
- 1 car garage & 1 surface parking space

BUILT FORM- STACKED DECKED TOWNHOUSE

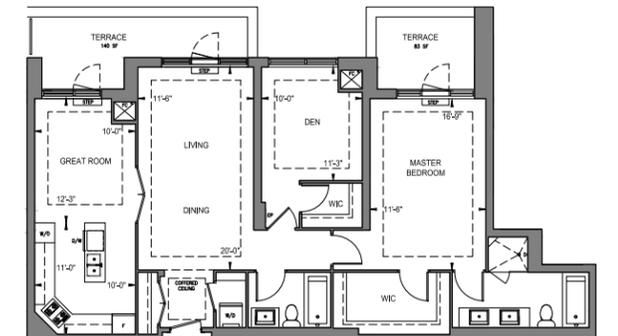
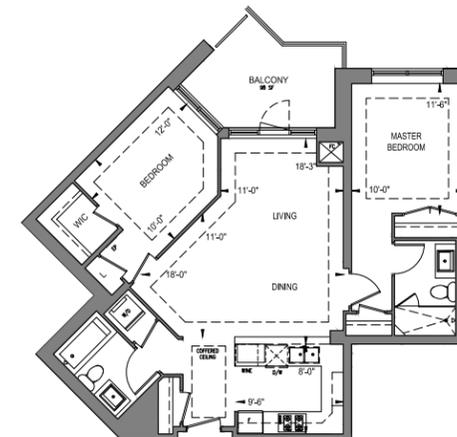
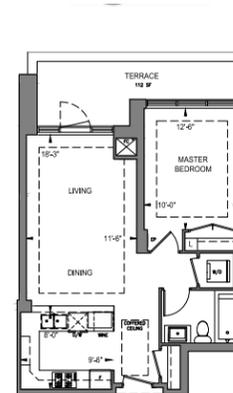
LIONHEAD GOLF COURSE - BLOCK 2



AERIAL PHOTO



Angus Glen 6th, Markham, ON



BUILT FORM- APARTMENT (Up to 8 Storeys)
LIONHEAD GOLF COURSE - BLOCK 2



AERIAL PHOTO



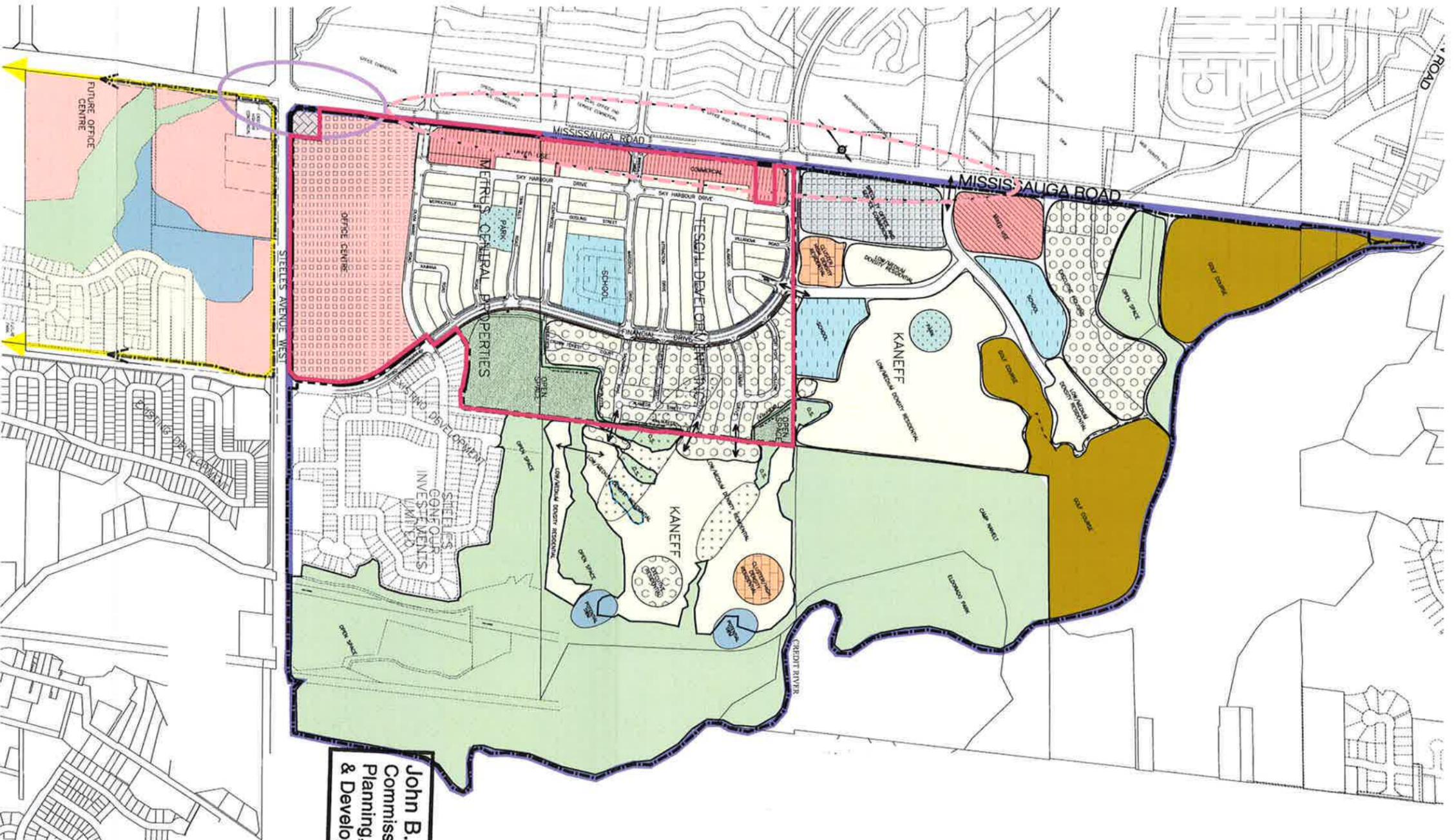
Kilgour Estate, Toronto, ON



BUILT FORM- APARTMENT (Up to 8 Storeys)

LIONHEAD GOLF COURSE - BLOCK 2

BRAMWEST SECONDARY PLAN SUB AREA 40-1 BLOCK CONCEPT



AUG 12, 2009

John B. Corbett, MCIP, RPP
Commissioner, *State II*
Planning, Design *Approval*
& Development Dept.
RBH

August 13/09

LEGEND

- | | | | | | |
|--|--|--|---------------------------------------|--|--|
| | LOW DENSITY RESIDENTIAL | | MIXED USE | | LIMIT OF SUB AREA 40-1 |
| | EXISTING DEVELOPMENT | | OFFICE CENTRE | | SUB AREA 40-1 - PHASE 1 |
| | POTENTIAL HIGH DENSITY RESIDENTIAL | | EXISTING SERVICE STATION | | LIMIT OF SUB AREA 40-2 |
| | POTENTIAL STORM WATER MANAGEMENT | | EXECUTIVE RESIDENTIAL | | BIKE PATH |
| | OPEN SPACE | | SPECIALTY OFFICE & SERVICE COMMERCIAL | | DRIP LINE AS STAKED ON MAY 20, 2008 |
| | PARK | | POTENTIAL SERVICE STATION | | DRIP LINE AS STAKED ON MAY 28, 2008 |
| | LIONHEAD LEGENDS GOLF COURSE | | POTENTIAL ROAD CONNECTION | | PRIMARY GATEWAY |
| | SCHOOL | | EXISTING ROAD CONNECTION | | MISSISSAUGA ROAD STREETSCAPE ENHANCEMENT |
| | LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO DRAFT PLAN APPROVAL OF SUBDIVISION 21T-07007B. | | | | |

NOTE: THIS DEVELOPMENT PLAN IS CONCEPTUAL ONLY, AS THE FINAL ALIGNMENT OF FINANCIAL DRIVE IS PRESENTLY UNKNOWN.

THE DEVELOPMENT CONCEPT WILL BE AMENDED TO REFLECT THE ALIGNMENT DETERMINED BY THE EA PROCESS, AND OTHER MATTERS DETERMINED THROUGH THE PUBLIC PLANNING PROCESS.



KLWM
PLANNING PARTNERS INC.



Metrus
DEVELOPMENT INC.



KANEFF

84 JARDIN DRIVE - UNIT 18, CONCORD, ONT. L4K 3P3
PHONE: (905) 661-4555 FAX: (905) 661-3077 WWW.KANEFFDESIGN.COM