

Amendment No. XX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and maps designated Map “A” and Map “B” attached hereto constitutes Amendment No. XX.

Also attached hereto but not constituting part of the Amendment and Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XX, XX, 202X, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from “Residential High Density” to “Residential High Density” with a site-specific provision to address height and density in order to facilitate the future development of a 29 storey residential apartment building.

## LOCATION

The subject lands affected by this Amendment are located at 3575 Kaneff Crescent, which is a parcel of land bounded by Kaneff Crescent to the north, Elm Drive to the south, Obelisk Way to the west and Mississauga Valley Boulevard to the east. The subject lands are located in the Downtown Fairview Character Area, as identified in the City of Mississauga Official Plan.

## BASIS

The proposal is to re-designate the subject lands from “Residential High Density” to “Residential High Density” with a site-specific provisions to permit a maximum height of 29 storeys and an FSI of 7.59.

The proposed Official Plan Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The amendment conforms to the policy framework of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe for growth management and intensification. The amendment promotes a range and mix of housing as well as the redevelopment of underutilized lands within the City of Mississauga’s Urban Growth Centre.
2. The amendment is consistent with the Region of Peel and City of Mississauga’s Official Plan, both of which are consistent with Provincial policies and builds on the policy framework for complete communities and growth and intensification.
3. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes a range of housing types, sizes and tenures; it is compatible from a density, scale and massing perspective; it efficiently and effectively utilizes existing community infrastructure and facilities.
4. The subject lands are well served by existing and planned transit services, such as the Hurontario LRT.

Details regarding this Amendment to the Mississauga Official Plan are contained in the Planning and Building Report dated XXXXX XX, 202X, attached to this Amendment as Appendix II.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended by the following:

1. Section 12.3.2, Special Site Policies, Downtown Fairview Character Area of the City of Mississauga Official Plan, is here by amended by adding the following:

12.3.2.X Site X

12.3.2.X.X The subject lands identified as Special Site X are located at 3575 Kaneff Crescent, which bounded by Mississauga Valley Boulevard to the east, Kaneff Crescent to the north, Obelisk Way to the west and Elm Drive to the south and has an area of 0.27 hectares (0.68 acres).

12.3.2.X.X Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. One apartment building with a maximum height of 29 storeys will be permitted;
  - b. A maximum FSI of 7.59 will be permitted.
2. Map 12-3 of the Downtown Fairview Character Area, of the Official Plan, is hereby amended by adding a Special Site X, as shown on Map “B” of this Amendment.

#### IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan. The lands will be rezoned concurrently to implement this Amendment.

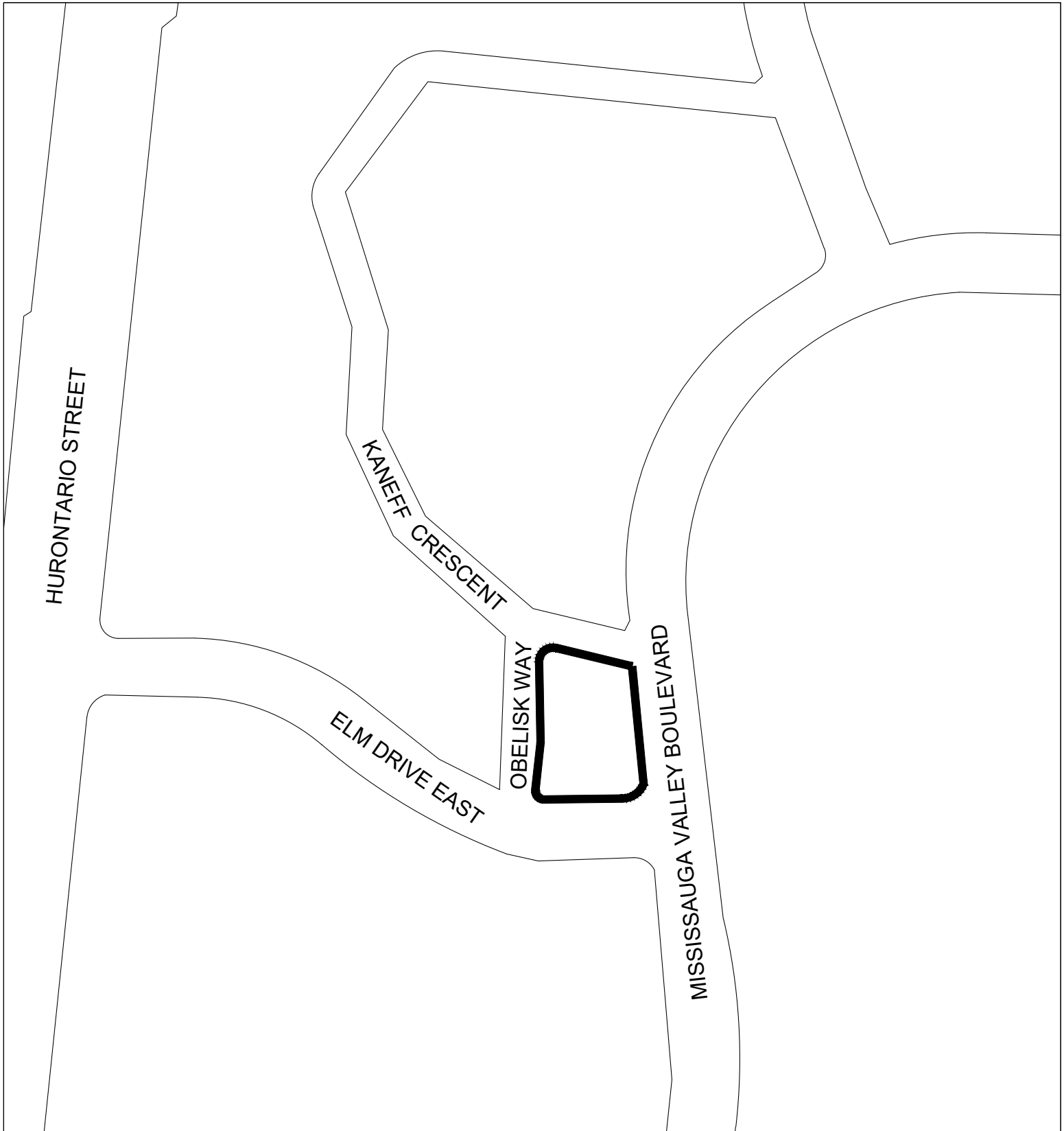
Provisions will be made through the Zoning By-law Amendment for the lands subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated March 13, 2019.

#### INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Upon approval of this Amendment, the Mississauga Official Plan, will be amended in accordance with the intent of this Amendment.




# MAP 'A'

## SITE LOCATION MAP

3575 Kaneff Crescent, Mississauga, Regional Municipality of Peel

### LEGEND


 Subject Property




Scale NTS  
May 25, 2020


# MAP 'B' - Part of Schedule 12 Map 3 Downtown Fairview Character Areas

## Legend


 Subject Area


 Special Site

## FSI Ranges

 0.9-1.4

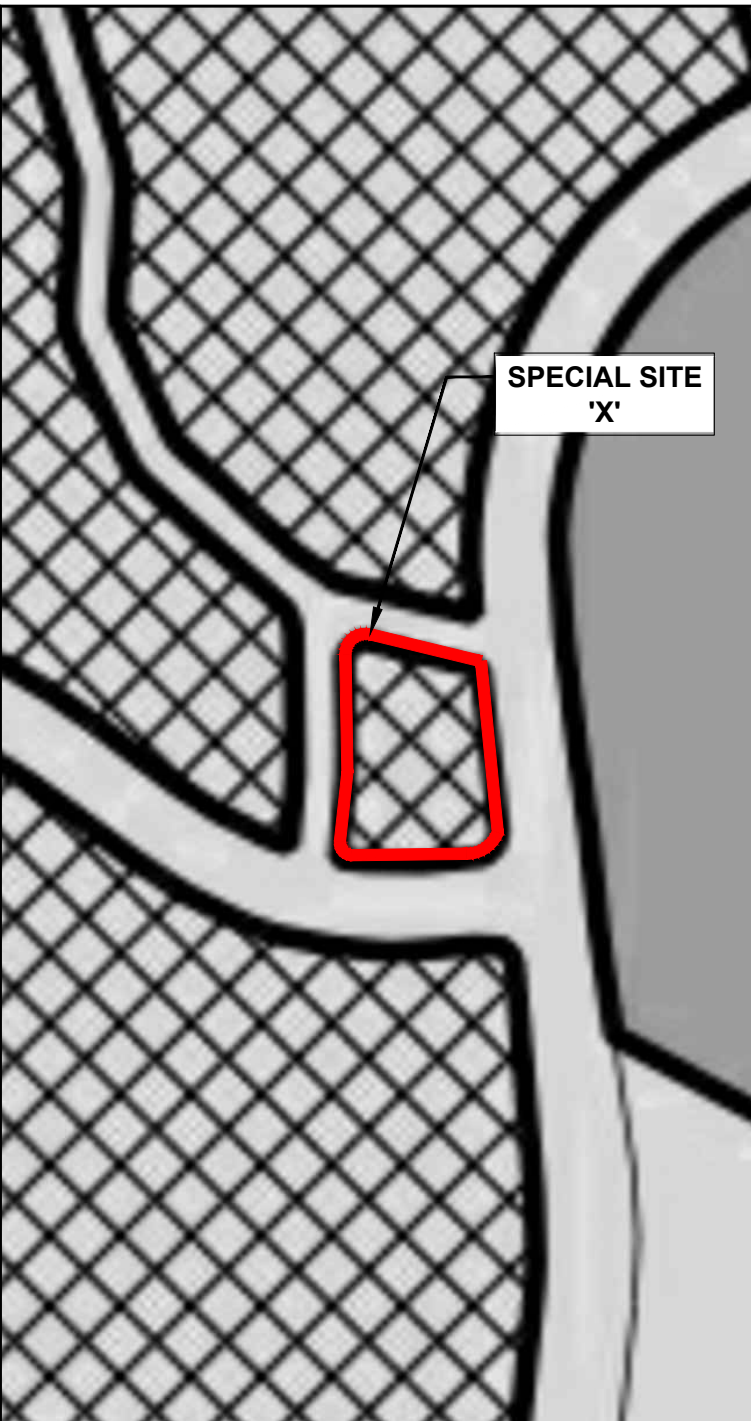
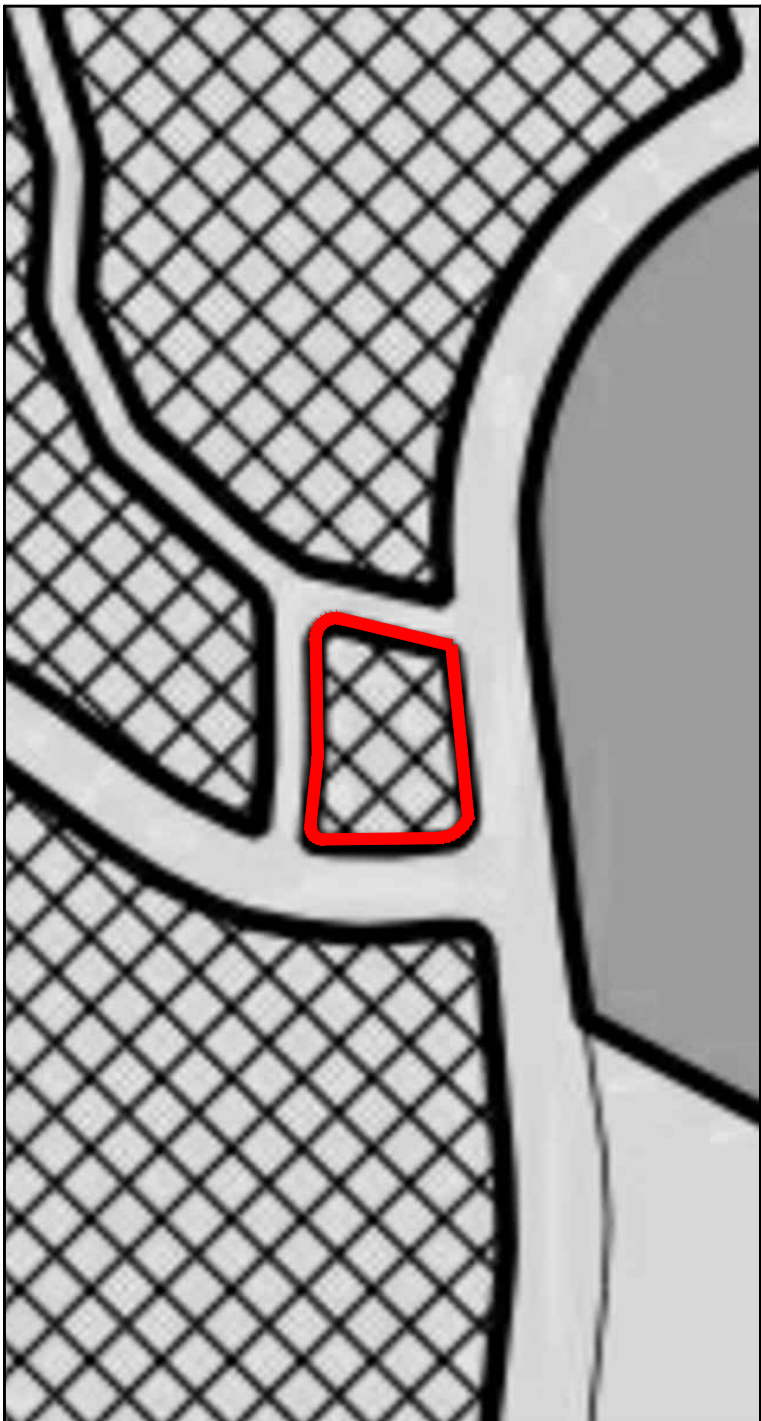
 1.0-2.1

 1.5-2.0

 2.2-2.9

 8.2

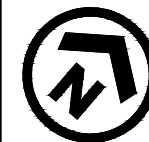
 SUBJECT PROPERTY



SPECIAL SITE 'X'

EXISTING SITE CHARACTER DESIGNATIONS

PROPOSED SITE CHARACTER DESIGNATIONS



SCALE 1:2000  
MAY 25, 2020