

OZ/OPA 20/007 W4

3575 Kaneff Crescent

Recommendation Report
Planning and Development Committee
November 13, 2023

Kaneff Properties Limited



Application Timeline

July 9, 2020 – Application Deemed Complete

July 22, 2020 – Notice of Complete Application

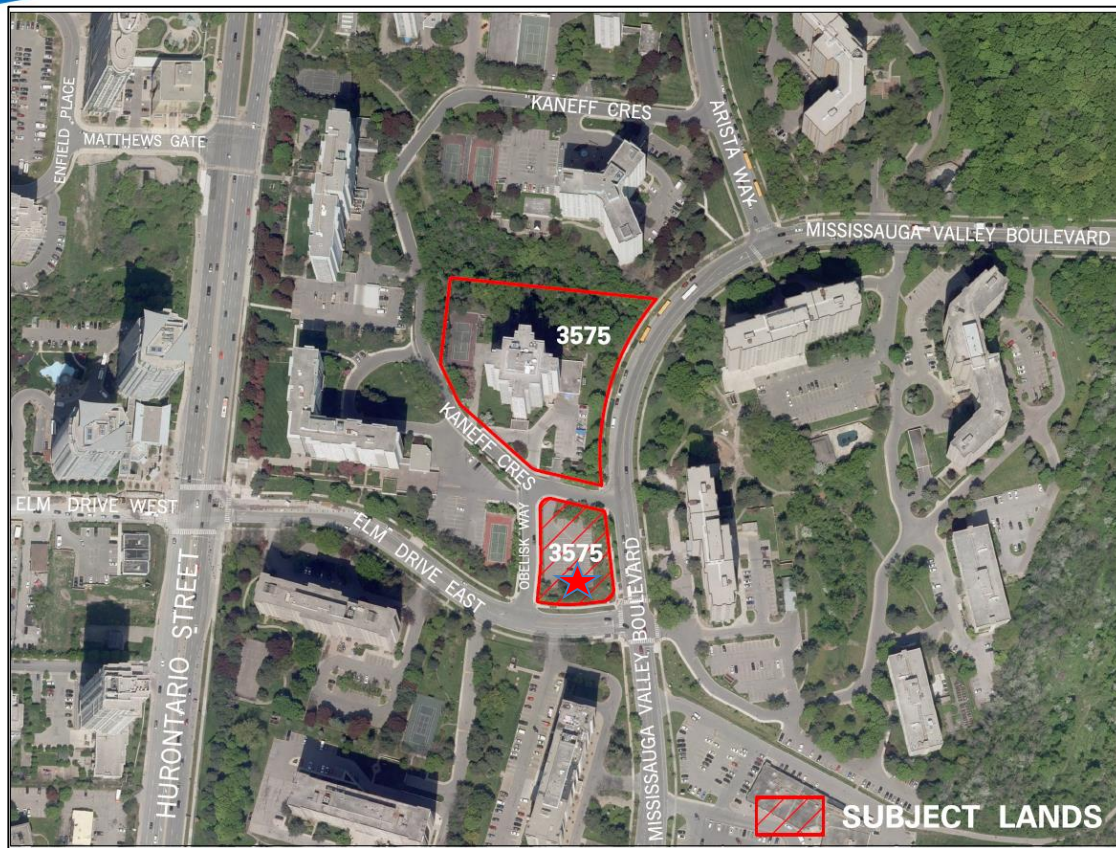
November 17, 2020 – Virtual Community Meeting

November 23, 2020 – Public Meeting – Information Report

August 14, 2023 – Applicant appealed to the Ontario Land Tribunal (OLT) for non-decision

December 1, 2023 – First OLT Case Management Conference (CMC)

Aerial Photo



Immediate Context



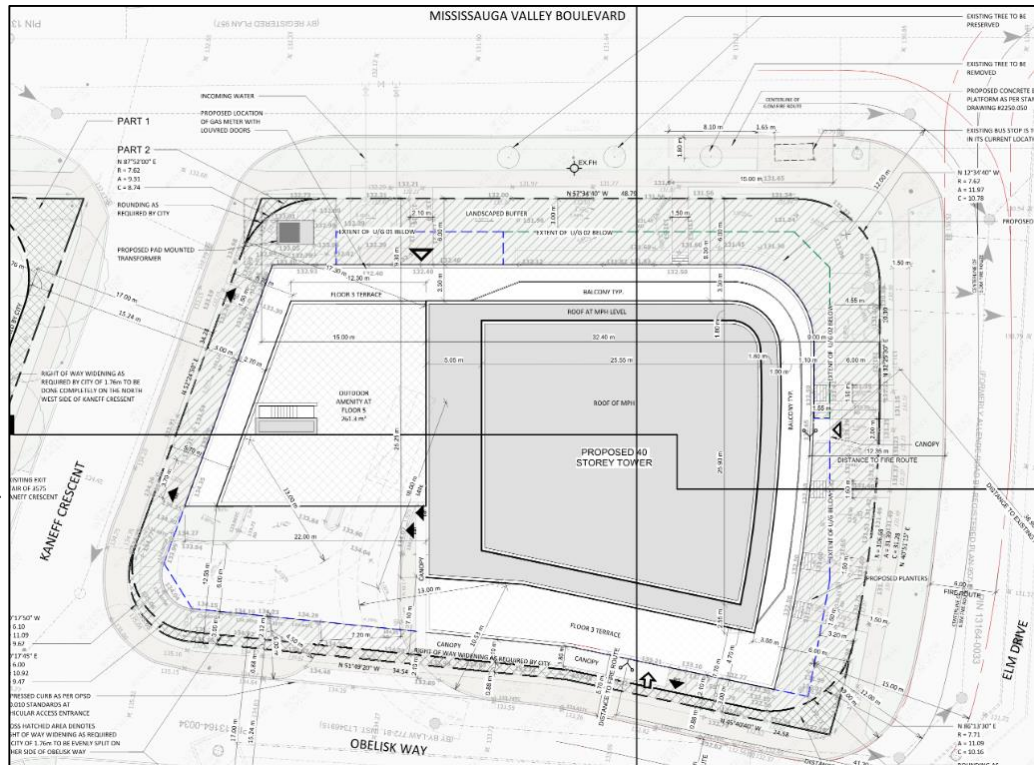
Evolution of the application

	Original Application	First Resubmission	Second Resubmission	Current Proposal
Building Height	29 Storeys	33 Storeys	32 Storeys	40 Storeys
Number of Units	282	322	317	467
Floor Space Index	7.59	8.65	8.7	12.0
Amenity Space	5.8 m ²	5.8 m ²	5.7 m ²	3.0 m ²
Parking Ratio	0.46 res and 0.15 vis	0.78 res and 0.15 vis (32 spaces off-site)	0.8 res and 0.15 vis (46 spaces off-site)	0.54 res and 0.10 vis (46 spaces off-site)

Current Proposal

- Building Height: 40 storeys
- 467 residential units
 - 1 bedroom – 287 (61.5%)
 - 1 bedroom plus den – 15 (3.2%)
 - 2 bedroom – 80 (17.1%)
 - 2 bedroom plus den – 84 (18.0%)
 - 3 bedroom - 1 (0.2%)
- Indoor Amenity GFA: 1,144 m²
- Outdoor Amenity GFA: 261 m²
- Landscaped Area: 25%
- 300 parking spaces (46 spaces off-site)
- FSI: 12.0

Combined per unit: 3.0 m²



Renderings



VIEW LOOKING SOUTH WEST FROM MISSISSAUGA VALLEY BOULEVARD



VIEW LOOKING SOUTH EAST FROM MISSISSAUGA VALLEY BOULEVARD



VIEW LOOKING NORTH WEST ON ELM DRIVE



VIEW LOOKING NORTH EAST FROM KANEFF CRESCENT

Renderings



VIEW FROM CORNER OF MISSISSAUGA VALLEY BOULEVARD AND ELM DRIVE EAST



VIEW FROM ELM DRIVE EAST



VIEW FROM CORNER OF KANEFF CRESCENT AND OBELISK WAY



VIEW FROM ALONG OBELISK WAY OF RESIDENTIAL MAIN ENTRANCE

Mississauga Official Plan

- The site is currently designated **Residential High Density** Special Site which permits apartments with a maximum height of 25 storeys and an FSI range of 1.5 – 2.0
- An amendment is required to apply a Special Site to the existing **Residential High Density** designation to allow for 40 storeys and an FSI of 12.0

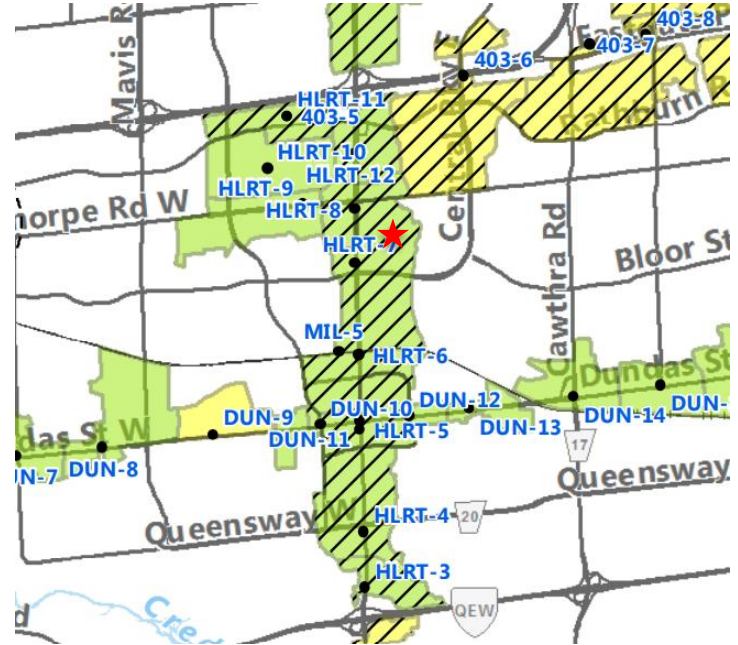
Zoning By-law

- The site is currently zoned **RA5-4** which permits an apartment with a maximum height of 25 storeys and an FSI of 1.5
- An amendment is required rezone the lands to the **RA5 – Exception Zone** category to permit the proposed development and associated site specific regulations

Evaluation of Application

Growth Plan / Region of Peel Official Plan

- Located in the Fairview Primary Major Transit Station Area which is to achieve a minimum density target of 300 people and jobs / Ha
- Will exceed minimum density targets required based on current density, active and approved applications.
- Intensifying within built up area in proximity to transit, increasing housing supply



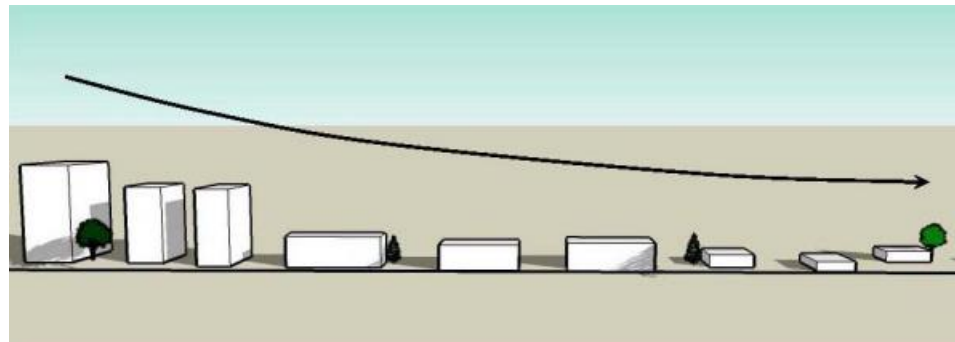
Evaluation of Application

Mississauga Official Plan

25 storey maximum height in Downtown Fairview

Chapter 9 – Build a Desirable Urban Form

- Development to create distinctive places and sense of place
- Development to be compatible and provide appropriate height and built form transition
- Development to have regard for:
 - Size and distribution of massing and height
 - Front, side and rear yards
 - Views, sunlight and wind
 - Function and use of buildings, structures and landscapes



Evaluation of Application

Zone Regulations	Existing RA5-4 Zone	Proposed RA5-XX Zone
Max. FSI	1.5	12.0
Max. Height	77.0 m and 25 storeys	123.8 m and 40 storeys
Min. Landscaped Area	40% of the lot area	25% of the lot area
Min. Amenity Area at Grade	55 m ²	0.0 m ²
Min. Amenity Area per Unit	The greater of 5.6 m ² per dwelling unit or 10% of the site area	3.0 m ²
Parking	0.8 res spaces per unit 0.2 visitor spaces per unit	0.54 res spaces per unit 0.10 visitor spaces per unit (portion of parking provided off-site)

Conclusion

- Residential intensification and tall buildings are supported on this site
- The development, as currently proposed, is not acceptable from a planning standpoint and should not be approved:
 - Additional density not needed to meet minimum density targets for Downtown Fairview
 - Height does not provide appropriate transition from Hurontario Street to Mississauga Valleys Neighbourhood nor to the surrounding area
 - Zoning By-law deviations suggest overdevelopment of the site.