

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 18, 2025

CASE NO.: OLT-23-000836

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Kaneff Properties Limited
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit the development of a 29-storey apartment building
Reference Number: OZ 20/007 W4
Property Address: 3575 Kaneff Crescent
Municipality/UT: Mississauga/Peel
OLT Case No.: OLT-23-000836
OLT Lead Case No.: OLT-23-000836
OLT Case Name: Kaneff Properties Limited v. Mississauga (City)

BEFORE:

F. LAVOIE) Thursday, the 14th
MEMBER)
) day of August, 2025

THESE MATTERS having come before the Ontario Land Tribunal (the “Tribunal”) for a public hearing on October 7-11, 2024, and the Tribunal, in its written decision issued on July 3, 2025, (the “Decision”) having allowed, in part, the appeals of the Official Plan Amendment (“OPA”), a Zoning By-law Amendment (“ZBL”) and Site Plan (“SPA”) for the property municipally known as 3575 Kaneff Crescent;

AND THE TRIBUNAL having withheld its Final Order with respect to the OPA, ZBA and SPA until the conditions, as set out in paragraph 73 of the Decision, are satisfied;

AND THE TRIBUNAL having been advised that the conditions for the release of the Tribunal's Final Order on the OPA have been satisfied;

AND THE TRIBUNAL FURTHER ORDERS that the OPA in Attachment "1" is approved;

THE TRIBUNAL may be spoken to in the event that the Parties have any difficulty in implementing this Decision and Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

Amendment No. 206
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 206.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Downtown Fairview Character Area and to delete the floor space index (FSI) range from the subject site.

LOCATION

The lands affected by this Amendment are located on the south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard. The subject lands are located in the Downtown Fairview Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

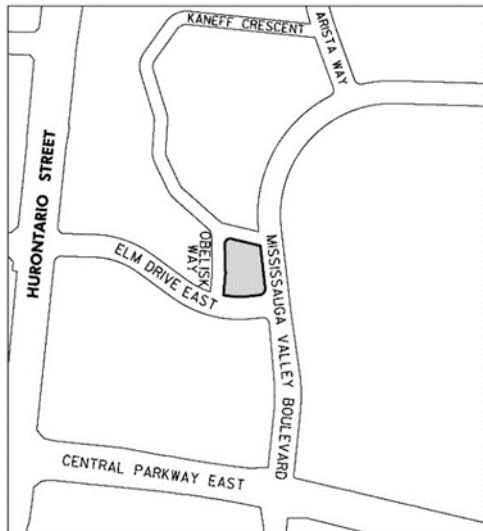
The subject lands are designated Residential High Density which permits apartment buildings and other accessory uses.

An Official Plan Amendment is required to remove the FSI range from the subject site and to add a Special Site to permit an increase in the maximum building height to 40 storeys and increase the maximum FSI to 12.0.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.3, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 5 on Map 12-3: Downtown Fairview Character Area in accordance with the Special Site Policies, and by removing the ***floor space index (FSI)*** range from the subject site.
2. Section 12.3.2, Special Site Policies, Downtown Fairview Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

12.3.2.5 Site 5



12.3.2.5.1 The lands identified as Special Site 5 are located on the south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard.

12.3.2.5.2 Notwithstanding the policies of this Plan, an apartment building with a maximum height of 40 storeys will be permitted.

12.3.2.5.3 Notwithstanding the policies of this Plan, a maximum ***floor space index (FSI)*** of 12.0 will be permitted.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. OLT-23-000836, Mississauga Official Plan will be amended in accordance with the Order.

Upon receipt of the Ontario Land Tribunal's Final Order for OLT Case No. OLT-23-000837, City of Mississauga Zoning By-law 0225-2007 as amended, will be amended in accordance with the Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 15, 2025.

INTERPRETATION

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

This Amendment supplements the intent and policies of Mississauga Official Plan.