

SECTION 4

Urban Design Brief

4.1 Block U

This chapter provides an urban design analysis of the Proposed Development in the context of the Region of Peel Official Plan (ROP), the Mississauga Official Plan (OP), and applicable or informational design guidelines.

For ease of reference, topics have been organized and grouped in the following sections, as they relate to the requested approvals with key policies and guidelines extracted for reference:

1. Block U

- A) Reconfiguring the Open Space Network
- B) Permitting Residential Uses on the Second Floor
- C) Accommodating Residential Floor Plates

2) Built Form

3) Shadow Analysis

Relevant Policies

Mississauga Official Plan

- 11 General Land Use Designations
 - 11.2.5 Residential
 - 11.2.6 Mixed Use
 - 11.2.9 Convenience Commercial

Port Credit Local Area Plan

- 8.0 Complete Communities
 - 8.1 Housing
 - 8.3 Community and Cultural Infrastructure
 - 8.5 Lake Ontario Waterfront
- 10.3 Neighbourhood Character Area
 - 10.3.3 Port Credit West Village Precinct
 - 10.3.6 Mainstreet Neighbourhood Precinct
- 12.0 Land Use Designations
 - 13.1.3 Special Site 3

Design Principles for Block U

The concept of creating an animated waterfront node at Brightwater originated in 2012 in the Inspiration Port Credit Master (IPC) Planning Framework. The IPC Framework originally called for “a cultural, academic, research, institutional, community facilities or campus use.”

This area of the plan (known as Block U) required reconsideration when the Port Credit West Village Partners acquired the Site in 2017, to balance the ambition of creating a special catalytic use by the water's edge, with the need to respond to the market and economic challenges for securing commitment from a cultural, academic, research or institutional user.

Between 2017 and 2019, the concept adapted. The original 2017 concept (**Figure 44**) was defined by a new urban gateway at the southern terminus of the Brightwater Boulevard. This gateway was formed by two new buildings (named buildings ‘T’ and ‘U1’). A community program was envisaged at the terminus of Mississauga Road. Block U was interconnected by a network of private open spaces.

Through discussions with City staff, the final approved scheme in 2019 (**Figure 45**) shifted the limit of the waterfront district (west of the Brightwater Boulevard). It eliminated Building T, and envisaged a large central open space, with pedestrian passages to the broader waterfront. This concept continued to imagine a community use at the terminus of Mississauga Road. A key focus was the treatment of the public realm, and how it should be designed to be a welcome, inviting, and pedestrian oriented place. The following planning and design principles capture

the ambitions and aspirations for Block U, in the approved 2019 concept.



LANDMARK

- A southern catalyst for Brightwater to attract residents from far and wide
- High-quality placemaking, and built form and architecture with an interesting visual aesthetic



URBAN AND PEDESTRIAN ORIENTED

- Promote pedestrian activity and accessibility, and limit the visual and physical impact of vehicles on the pedestrian realm
- Locate the tallest buildings along Shoreside Drive, transitioning down in scale towards the lake



MIXED-USE ANIMATION

- Incorporate uses that will attract and serve the surrounding community throughout the site all day and in all seasons
- Incorporate an anchor institutional space



FLEXIBLE AND DIVERSE POPS

- Introduce POPS that complement non-residential uses at grade
- Have the look and feel of a public space
- Serve and enhance the Waterfront Park as a destination



CONNECTED AND POROUS

- Maintain view corridors to Lake Ontario
- Blend seamlessly into the waterfront park system
- Promote movement into and through the site

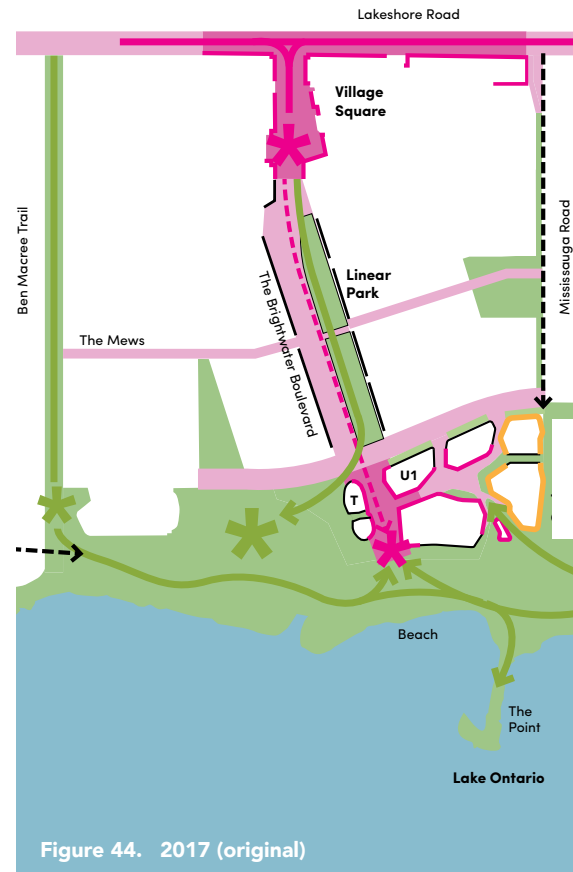


Figure 44. 2017 (original)

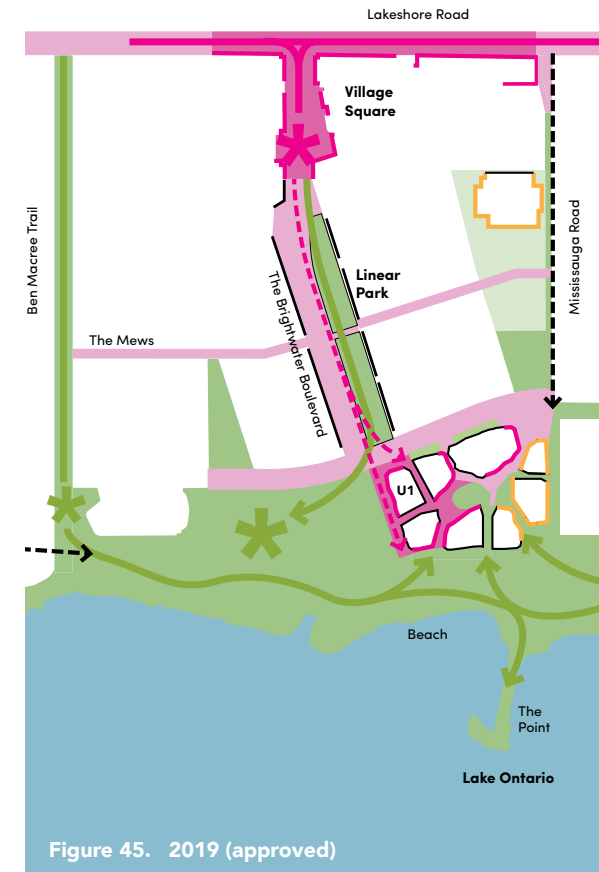


Figure 45. 2019 (approved)

To secure this ambition, the Port Credit Local Area Plan (PCLAP or LAP), as amended by OPA 97 (in 2019), included policies stating that the Site will consist of a “vibrant, animated waterfront, that will be a regional destination” (Policy 10.3.3.1). Policy 13.1.3.2.12 only permits non-residential uses on the first two storeys of the buildings, and Policy 13.1.3.2.11 states integration of privately owned public space (POPS) with the abutting public waterfront park will be prioritized.

Requested Revisions to Block U

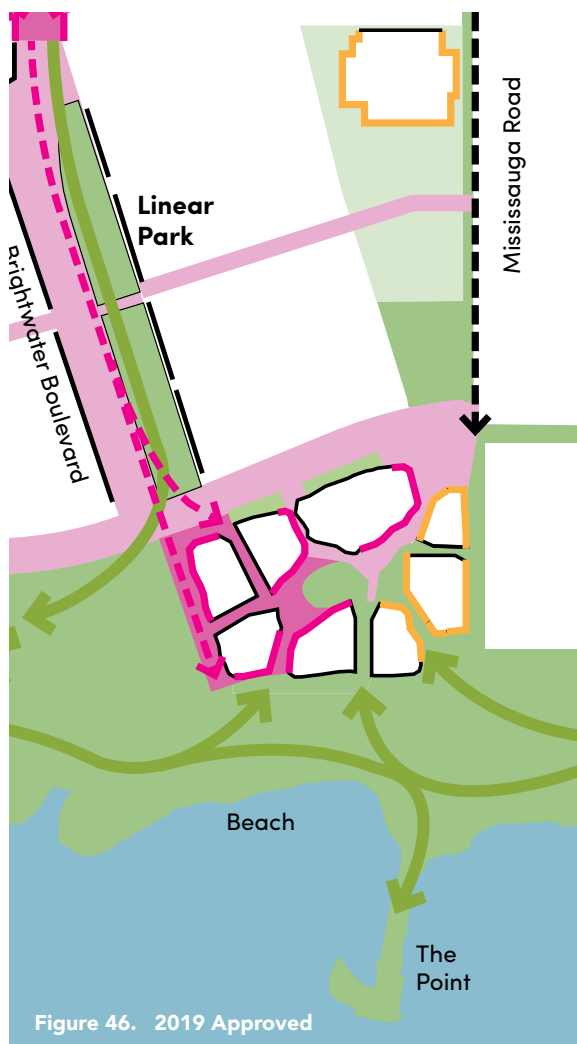
The current Official Plan Amendment Application (OPA) seeks three revisions to the originally approved Block U concept. They include:

- A) Reconfiguring the POPS network
- B) Permitting residential uses on the second floor
- C) Reconfiguring massing, to support more efficient residential floor plates

The following section provides an urban design analysis and justification for these revisions.

A) Reconfiguring the Open Space Network

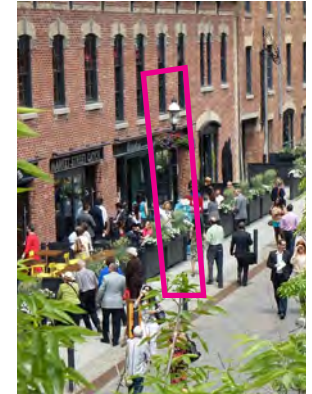
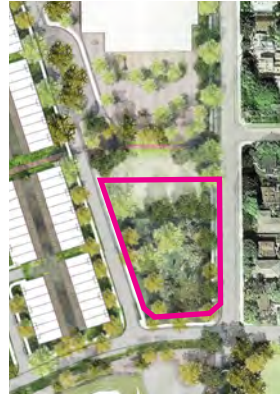
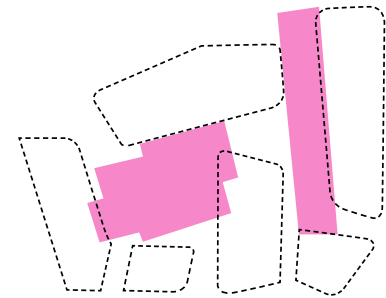
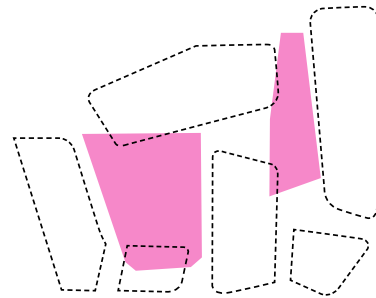
Rather than creating one central open space (as assumed in the 2019 concept), the Proposed Development seeks to create two interconnected spaces, that successfully integrate with the adjacent public waterfront.



The scale of the waterfront open spaces is appropriate.

The western open space is approximately 3,150 square metres, with a width of 60 metres and a length of 55 metres. This is comparable to the Community Park within Brightwater (Block R).

The eastern linear open space is approximately 1,600 square metres, with a width of 20 metres and a length of 80 metres. This is comparable to the Village Square within Brightwater, or Market Street in St. Lawrence Market.



The proposed open spaces are appropriately sized to host distinct yet complimentary programs. Further, the varied scale and configuration will be able to take advantage of different microclimates to support different programs at different times of the day or year.

The revised configuration of open spaces enhances porosity and connectivity through Block U

OP policies require new developments to support pedestrian mobility, safety and connections across the Site and to transit (8.2.4.5, 8.2.4.6, 13.1.3.3.1). OPA 13.1.3.2.11 further states that integration of privately owned public spaces (POPS) with the abutting public waterfront should be prioritized.

The revised concept builds on and extends the street, park and open space network. Open passages in the podiums of Blocks P and Q form a continuous east-west connection between the public parks on block J1 and R, crossing The Brightwater Boulevard and the Linear Park on Block J2. North-south mid-block openings on Blocks P and Q enhance connectivity between the pedestrian mews and Shoreside Drive and the Waterfront Park. Block U prioritizes pedestrian movement within the Block and south towards the lake, trails and waterfront.

Together, these pedestrian routes, sidewalks and passages form an interconnected network to connect the Site with the surrounding community.

The reconfigured POPS is appropriate. It promotes pedestrian connectivity across the Site, to the waterfront, and abutting public open spaces.



Figure 48. The revised configuration of open spaces enhances porosity and connectivity

B) Permitting Residential Uses on the Second Floor

OPA 97 limits uses within the first two storeys of the building to non-residential uses, including community, cultural, recreational, educational, institutional, retail, office uses, and amenity areas for residential uses (Special Site Policy 13.1.3.2.12). This policy was intended to attract a mix of uses within the block.

As discussed in earlier sections of this Report, market conditions have dramatically shifted since 2019. This finding is supported by a Market Feasibility Report prepared by Tate in 2024 (**Appendix D**), that cautions against developing a setting with a significant proportion of non-residential uses. Tate states that non-residential uses (particularly on the second floor) within Block U would likely remain vacant, and/or cause a net-drain in the viability of commercial and office uses within Block C/H by the Village Square.

Vacant non-residential uses will not support the ambition of creating a vibrant and thriving environment. In response, the Proposed Development seeks permission to allow residential uses on the second floor.

As demonstrated in **Figure 49**, the Proposed Development will continue to incorporate a ground floor strategy with non-residential uses (like restaurants, retail, or commercial uses), amenity spaces, and residential lobbies. Loading facilities are organized around a 'U-shaped' service road. This spine provides access to a series of internalized access points to loading and parking areas. They are organized to carefully integrated to minimize impacts on the public realm.

The ground floor will continue to promote porosity and connectivity to the waterfront by maintaining a number of open air, or covered passages.

Permitting residential uses on the second floor (while maintaining active non-residential uses at grade) is appropriate. This strategy will continue to support at-grade animation, while ensuring that the second floor is viable, occupied, and more animated.

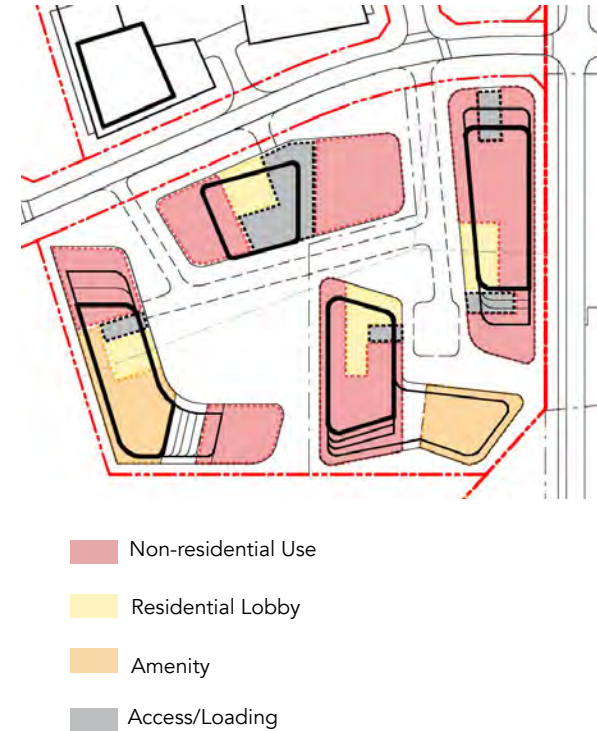


Figure 49. The Revised Proposal supports this potential ground floor layout, enabling animation

C) Accommodating Residential Floor Plates

The original 2019 concept featured a unique ‘terraced’ building typology, with incrementally narrowing floor plates stacked upon one another. While this original approach created a distinct architectural expression, the design assumptions now require adaptation.

The original approach had deep floor plates at the 1st and 2nd floors (shown in purple), ranging from 32 metres to 40 metres. While deep floor plates can accommodate a range of non-residential uses, residential programs require a narrower floor plate. Best practices typically size residential floor plates between 20 and 24 metres (to optimize solar access). In the 2019 Approval, residential floor plates (which commenced at the third floor) had deep floor plates that ranging from 27 to 35 metres (lower in the building). These floor plates tapered to a undersized depth of 17 to 20 metres (at the top level). This original strategy requires adaptation to make more efficient use of the buildings.

The Proposed Development maintains deep floor plates at the 1st and 2nd floors, to accommodate non-residential uses at grade and allow for the flexibility for the second floor to accommodate residential or non-residential uses.

The residential floors above the second floors have been scaled down to an average depth of 20 to 24 metres, which is in keeping with best practices. To maintain the ‘terraced’ architectural expression, the buildings introduce incrementally shorter floor plates along the length of the building (not in all directions). The overall size of the floor plates are similar to those approved in 2019.

To recapture some of the density that was previously spread out along the lower levels of the building, some incremental heights are being sought (see Section 4.2).

The revised floor plate strategy is appropriate. It adapts the original terraced architectural expression in a manner that is conducive to delivering appropriately scaled residential floor plates, with access to daylight and skyview.

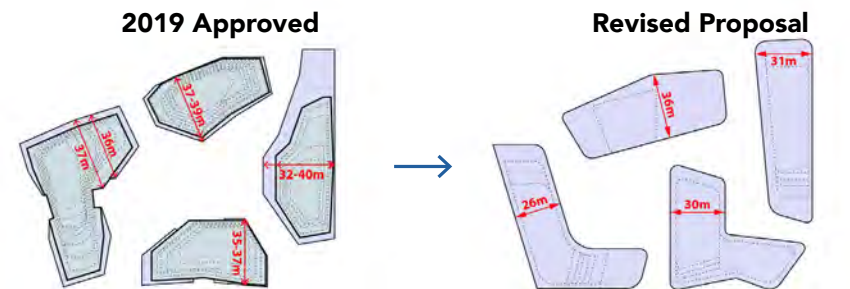


Figure 50. 1st and 2nd Floors - Floor Plate Dimensions

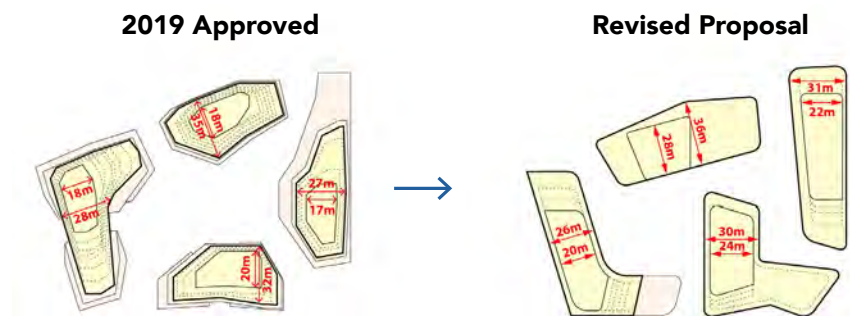


Figure 51. Residential Floors - Floor Plate Dimensions

SUMMARY OPINION ON REVISED BLOCK U CONCEPT

The proposed revisions to Block U continue to achieve the principles and objectives established through the planning process for the 2019 Approved Plan. The following evaluation table demonstrates alignment with the design and planning principles in the proposed OPA, or a commitment to achieve the principle in subsequent design development and application (e.g. rezoning or Site Plan Application).

The revisions to Block U are appropriate.



LANDMARK

- A southern catalyst for Brightwater to attract residents from far and wide
- High-quality placemaking, and built form and architecture with an interesting visual aesthetic

2024 PROPOSED PLAN

- ✓ The scale of the waterfront open spaces and the program of non-residential uses at grade will continue to make the block a catalyst for waterfront activity.
- ✓ Demonstration will occur at the rezoning and/or site plan approval stage.



URBAN AND PEDESTRIAN ORIENTED

- Promote pedestrian activity and accessibility, and limit the visual and physical impact of vehicles on the pedestrian realm
- Locate the tallest buildings along Shoreside Drive, transitioning down in scale towards the lake

- ✓ The uses at grade have been designed to promote animation. Loading and servicing uses have been carefully integrated to minimize impacts on the pedestrian realm.
- ✓ The tallest buildings are located towards the north of the block along Shoreside Drive.



MIXED-USE ANIMATION

- Incorporate uses that will attract and serve the surrounding community throughout the site all day and in all seasons
- Community/Recreational Use

- ✓ The open spaces will support active and passive activity, the ground floor uses will support a range of retail, commercial, amenity, and other non-residential uses to attract and serve the surrounding community.
- ✓ The Partnership is still in discussion with potential providers.



FLEXIBLE AND DIVERSE POPS

- Introduce POPS that complement non-residential uses at grade
- Have the look and feel of a public space
- Serve and enhance the Waterfront Park as a destination

- ✓ The plan introduces two large POPS that will complement the uses at grade.
- ✓ Demonstration will occur at the rezoning and/or site plan approval stage.
- ✓ Demonstration will occur at the rezoning and/or site plan approval stage.



CONNECTED AND POROUS

- Maintain view corridors to Lake Ontario
- Blend seamlessly into the waterfront park system
- Promote movement into and through the Site

- ✓ The structure of Block U continues to maintain views to Lake Ontario
- ✓ A series of open air and covered passages will ensure that the waterfront park and the two central open spaces blend seamlessly with the waterfront park

4.2 Built Form

Relevant Policies

Mississauga Official Plan

- 9.2.1 Intensification Areas
- 9.2.1 Non-Intensification Areas
- 9.2.4 Cultural Heritage Resources
- 9.5 Site Development and Buildings
 - 9.5.1 Context
 - 9.5.3 Buildings
 - 9.5.4 Relationship to Public Realm
- 19.4 Development Applications

Port Credit Local Area Plan

- 10.2 Community Node Character Area
- 10.3 Neighbourhood Character Area
 - 10.3.6 Mainstreet Neighbourhood Precinct
- 13.1.3 Special Site 3

4.2.1 HEIGHTS

The current Application seeks incremental heights on Blocks P, Q and U, to utilize the as-of-right residential gross floor area permitted in 2019. **Figure 53** describes the existing permitted heights and the new heights being sought.

The requested incremental heights are appropriate for three reasons:

1) The Proposed Development continues to focus heights in the centre of the site, away from low-rise or sensitive areas

The 2019 Approved Plan located the greatest heights in the centre of the Site, transitioning down in scale in all directions (**see Figure 54**).

The Proposed Development continues maintain this overall hierarchy (**See Figure 55**).

The heights in the Proposed Development remain in conformity with Local Area Plan policies that recognize buildings in the Promenade district- Block P and Q - as those most appropriate for the tallest heights on the site (13.1.3.2.10) (**see Figures 54 and 55**). They are also in conformity with general OP policies, which direct new development to respect adjacent neighbourhoods through an appropriate level of transition in heights and form (9.2.2.3; 9.5.1.2; 9.5.1.5).

Proposed heights are appropriate as they continue to focus heights in the centre of the Site, away from, and with good transitional relationships to, lower-scaled areas.

Figure 52. The Revised Proposal Continues to Focus Heights in the Centre of the Site



Figure 53. Height Summary

	2019 Approved Heights	Current Requested Heights
P1	26 storeys	26 storeys
P2	23 storeys	29 storeys
P3	29 storeys	35 storeys
Q1	25 storeys	28 storeys
Q2	townhomes	29 storeys
Q3	townhomes	15 storeys
U1	15 storeys	16 storeys
U2	15 storeys	19 storeys
U3	8 storeys	12 storeys
U4	8 storeys	9 storeys



Figure 54. 2019 Approved Heights

SECTION 4 URBAN DESIGN ANALYSIS



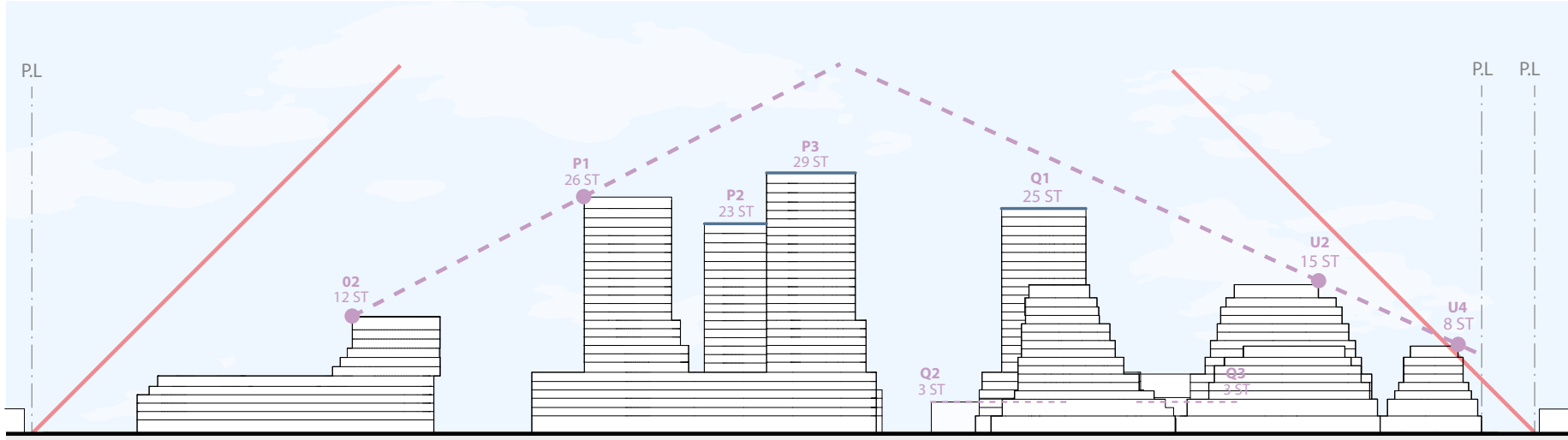


Figure 56. 2019 Approved Heights (Blocks P and Q)

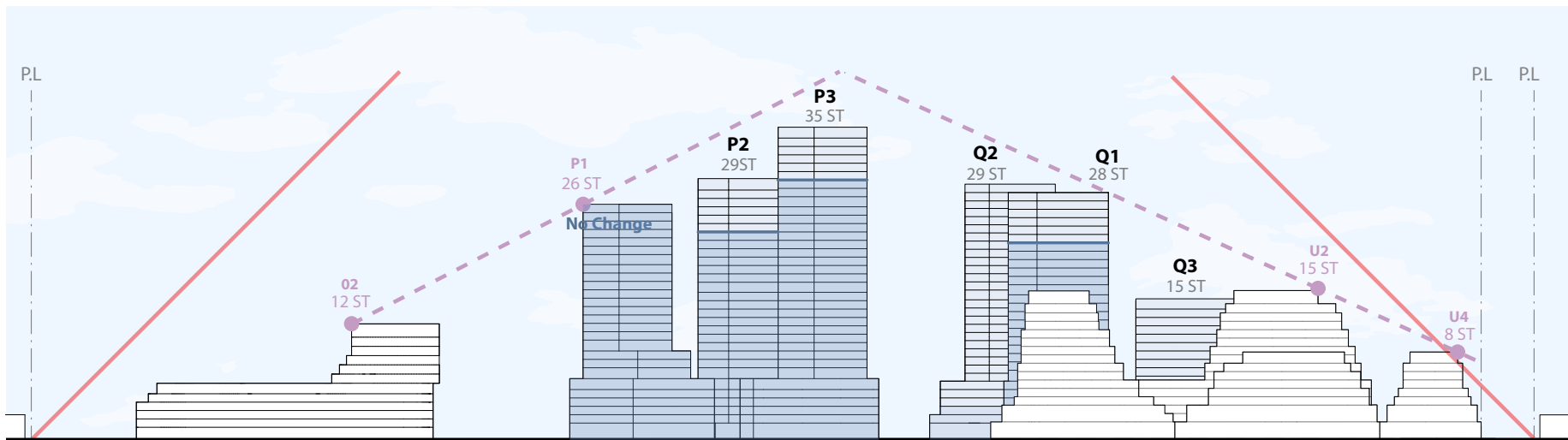


Figure 57. Proposed Heights (Blocks P and Q)

2) The Proposed Heights achieve an appropriate level of transition to sensitive areas

Building heights in the Proposed Development have been carefully established to maintain a compatible relationship with the adjacent neighbourhood.

The OP encourages developments to provide appropriate transition to existing and planned development by having regard for the size and distribution of building mass and height (9.5.1.1.(g)). The OP further requires development proposals to demonstrate compatibility and integration with surrounding land uses and the public realm (9.5.1.9). Figure 9-29 and Figure 9-30 in the OP provide a demonstration of transition policies, and includes a reference to the use of a 45-degree angular plane as an appropriate measure for transition, and has therefore been illustrated on **Figures 56, 57, 59, and 60**, taken from the adjacent property line (as shown with the heavy red line). The Proposed Development fits within the 45-degree angular planes, or within the zoning envelope as established in the 2019 Approved Plan.

The Proposed Development also maintains a similar transition in height as compared to the 2019 Approved Plan. The additional heights, focused in the centre of the site, maintain a similar gradation of height, as compared to the heights in 2019.

The proposed heights are appropriate and maintain an appropriate transition to adjacent low-rise neighbourhood areas.



Figure 58. Demonstration of Appropriate Transition in the Mississauga OP

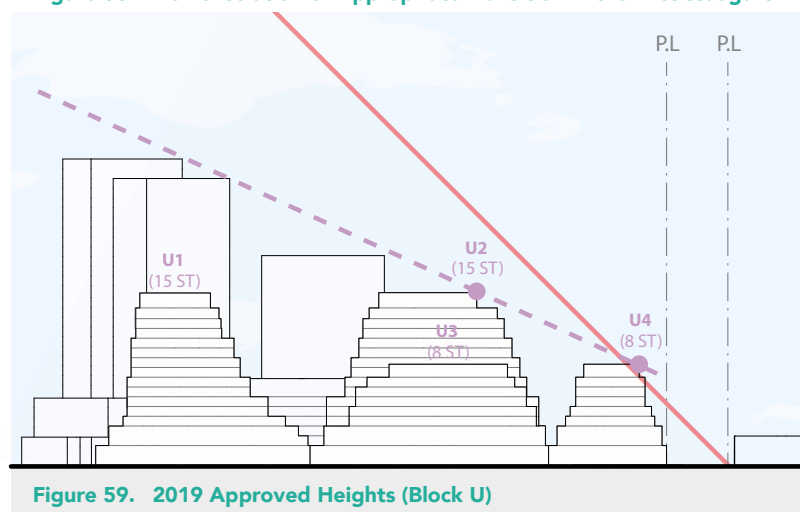


Figure 59. 2019 Approved Heights (Block U)

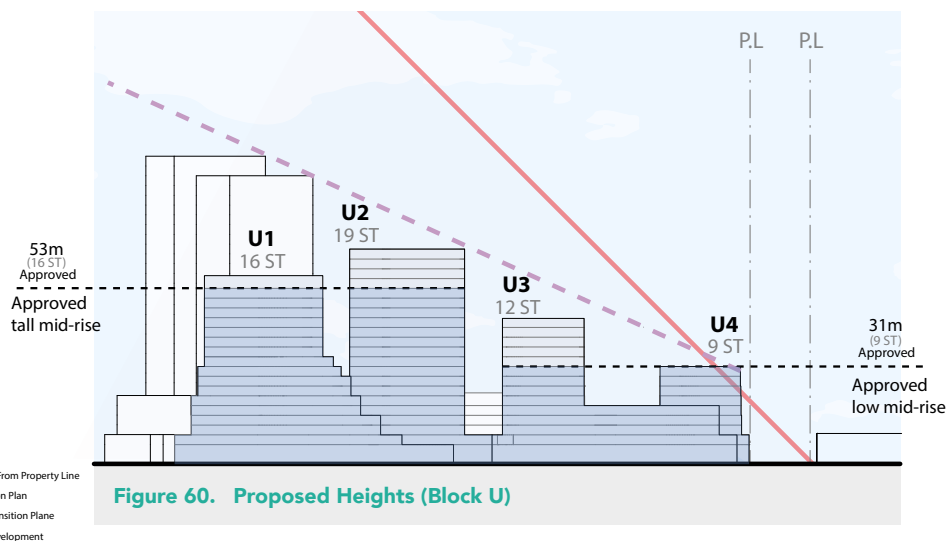


Figure 60. Proposed Heights (Block U)

Massing Drawing

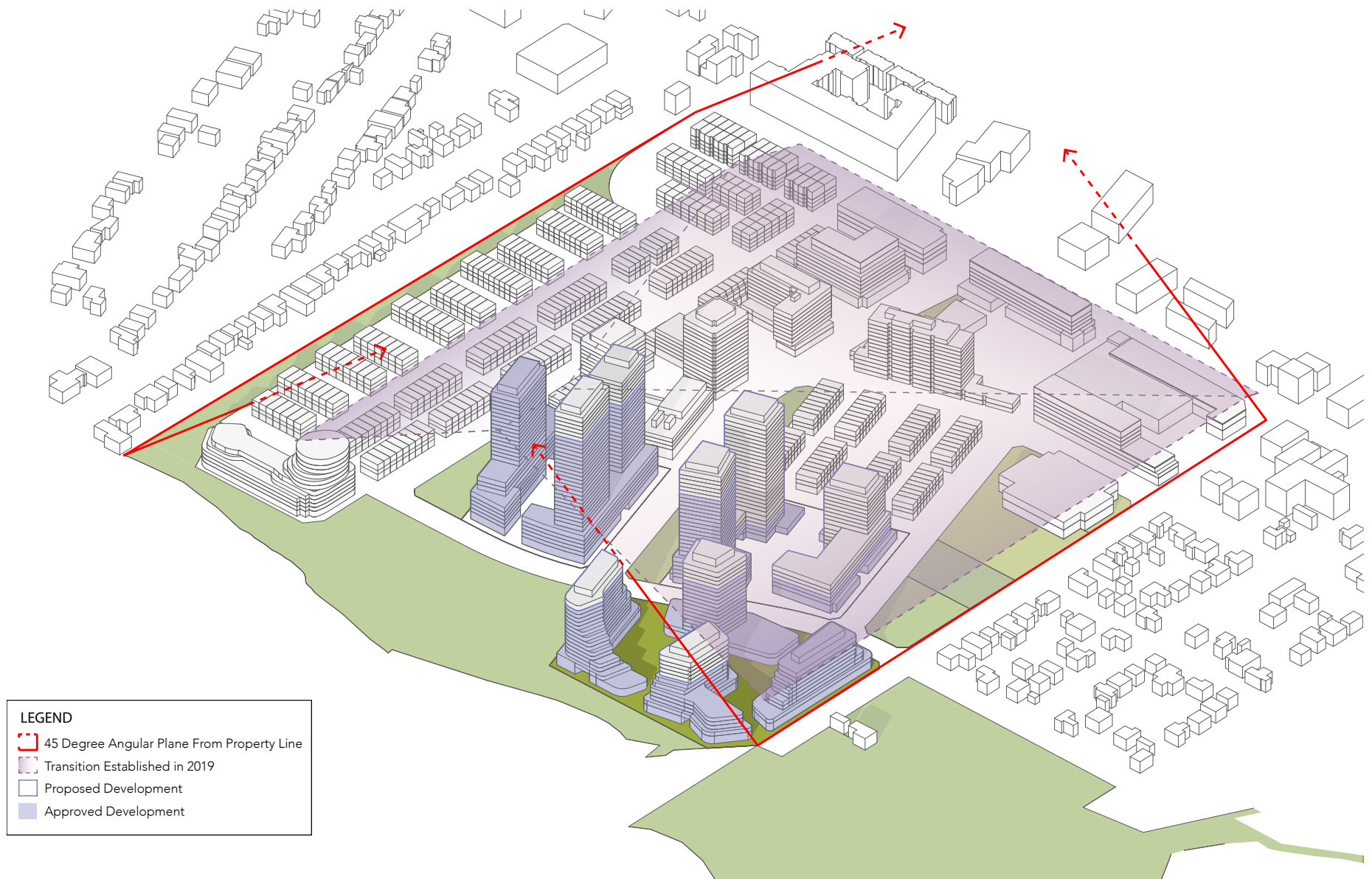


Figure 61. Proposed Heights (Site Wide)

3) The proposed massing utilizes terracing to provide further transition

In addition to the overall height and scale of buildings, the Proposed Development uses terracing to step heights away from sensitive areas. The south limit of U1 continues to utilize terraces to the north and to the south, providing transition to the lake to the The Brightwater Boulevard. U4 incorporates terracing to respond to the Port Credit HCD. U3 pushes the massing toward the northern end of the block and uses a series of terraces toward the lake. This demonstrates that the use of terracing continues to respond appropriately to sensitive built-form and land use.

An appropriate terracing strategy has been developed for Block U.

Overall, the proposed massing is appropriate. New buildings are appropriately scaled so that heights peak in the centre of the Site, and providing an appropriate transition in all directions towards the edges of the Site.

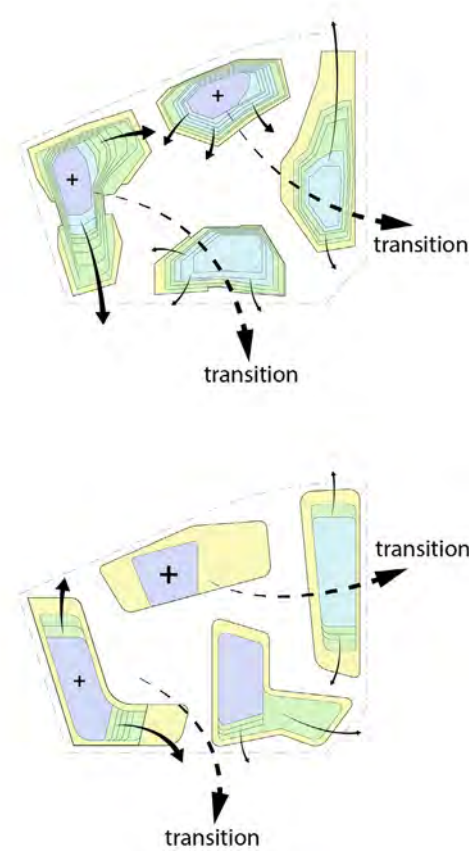


Figure 62. Block U Height Transition and Terracing Diagram

4.2.2 FLOOR PLATES

Relevant Policies

Mississauga Official Plan

9.5.1 Site Development and Buildings - Context

Port Credit Local Area Plan

10.2.1 Community Node Character Area General Policies

Zoning By-law

4.15 RA1 to RA5 Zones (Apartments)

OP Policy 9.5.1.2 states “development should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements (among others):

- (g) the size and distribution of building mass and height; and
- (i) the orientation of buildings, structures and landscapes on a property; views, sunlight and wind conditions.

The City does not have consistent design standards for floor plates. The Port Credit Built Form Guide provides guidance for the Community Node Character Area (2.4.1; see **Figure 63**). This guide does not apply to the Site as it is not located within the Community Node, but the guideline has been reviewed nonetheless for an understanding of general design intent within the Port Credit Local Area Plan area.

As shown in **Figure 63**, buildings at and above 16-storeys should limit floor plates to 800 m². All buildings over 16 storeys in Blocks P and Q have floor plates scaled at a size of 800 m², as shown in **Figure 64**.

Guideline 2.4.1 also states that buildings should be designed so they are as square as possible to ensure minimal shadow impact, and to ensure they do not create the visual impact of larger bulky floor plates.

The Community Node section of the Built Form Guide is written to inform development taking place within a context that is largely built up and established. Comparatively, the context of Blocks P, Q and U is quite different.

The Proposed Development has regard for the Port Credit Built Form Guide, but is not fully consistent with it. This is appropriate for the Brightwater context, as described below.

Taller building elements (over 16 storeys) in Blocks Q and U are square shaped. In response to the narrow profile of Block P, the floor plates of taller buildings in Block P (over 16 storeys) have been narrowed and offset to create a more slender building profile and maintain views and skyview from Block K and between P2 and P3 required by OP policy 9.5.3.9.

Shadow impacts from the Proposed Development are demonstrated in **Section 4.3** of this Report.

Block U is envisioned as a vibrant block within the Brightwater community, embodying the dynamic interplay of ground floor activation and a diverse mix of uses as established in the 2019 Approved Plan. The proposed larger floor plates for Buildings U1 (1,100 m²), U2 (900 m²), U3 (1,050 m²), and U4 (1,200 m²) are intended to create a distinct “terraced” architectural form, that distinguish Block U from the rest of the site. Its floor plates remain similar to the 2019 approved floor plates.

The proposed floor plates are appropriately sized to respond to each building’s context, and are oriented to open views from within the Site.

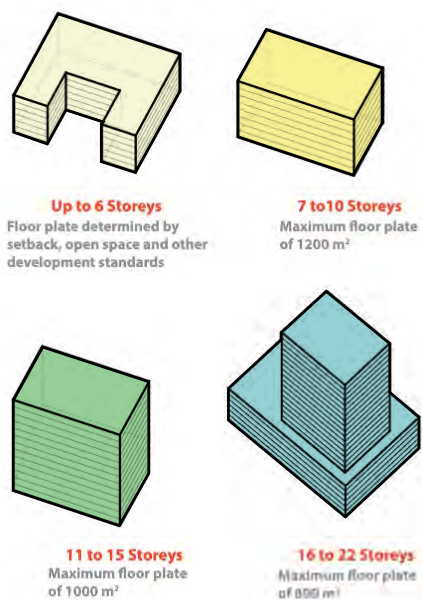


Figure 63. Port Credit Built Form Floor Plate Guidelines



Figure 64. Proposed Floor Plates within Blocks P, Q and U

4.2.3 TOWER SEPARATION

Relevant Policies

Mississauga Official Plan

9.2.1 Intensification Areas

Port Credit Local Area Plan

10.0 Desirable Urban Form

10.1 General Policies

10.2.1 Community Node Character Area General Policies

Zoning By-law

4.15 RA1 to RA5 Zones (Apartments)

OP policy 9.2.1.13 states “Tall buildings will be appropriately spaced to provide privacy and permit light and sky views”.

The City does not have consistent standards directing appropriate tower separation distances. Areas with tall buildings, like Mississauga Downtown, have guidelines for 30 metres.

Policies regarding tower separation distances ensure that as density increases, individuals still have access to natural light and unobstructed views of the sky, significantly enhancing the livability and appeal of urban spaces. Tower separation also helps maintain visual corridors that are essential for the enjoyment of views, contributing to a city’s identity and sense of place while allowing for privacy and reducing overlook between units, ensuring that density does not come at the expense of residents’ comfort. Collectively, the intent of these policies is to foster an urban form that is both dynamic and comfortable, promoting well-spaced, sky view-enhancing buildings within a coherent and accessible public realm. The Proposed Development maintains appropriate separation distances to respect the intentions of tower separation policies.

The Proposed Development maintains separation distances of buildings P1, P2 and P3 as in the Approved Plan. The proposed development introduces two new buildings, Q2 and Q3, and improves the design of Block U buildings.

Despite the Zoning By-law only requiring a 15.0m separation distance above 26.0m, and despite contemporary urban design

standards of 25.0m between tall buildings, the Proposed Development achieves a 30.0m separation distance in all relationships, except for the corner-to-corner relationship of U2 and U4, which is held to the 25.0m separation distance. The 25.0m separation at the corner is appropriate and strategic. Buildings U2 and U4 are offset, where building U2 is horizontal, designed to face Lake Ontario, thus the buildings are not in a facing relationship and maintain views and natural light. All facing buildings maintain a 30-meter tower separation distance, particularly for P2 and P3, as well as Q1 and Q2.

A 30.0m separation ensures adequate daylight to the building interiors and surrounding public spaces, contributing to the health and well-being of residents. The distance facilitates privacy and comfort by reducing direct overlook into adjacent units. It ensures that the development contributes positively to the skyline and does not create a monolithic appearance that can result from too-close tower placements. This separation distance allows for architectural diversity and open space between buildings, enhancing the overall quality of the development.

Many buildings exceed the 30.0m distance and meet the minimum distance of 35.0m to 40.0m as stated in the Port Credit Built Form Guide. Such as 41.0m between P1 and P3, 74.0m between P2 and Q2, 66.0m between P3 and Q1 and 63m between U1 and U4, surpass minimum guidelines, promoting an open and inviting urban landscape with high-quality public and open spaces in-between buildings. Larger separations facilitate landscaped areas

and pedestrian pathways, fostering community connectivity, views, and privacy. These strategic separations, particularly in Block U, are designed to encourage gathering and space for connection at the heart of the Brightwater community.

The Proposed Development maintains appropriate separation distance between taller elements.



Figure 65. Tower Separation

4.2.4 VIEWS AND VISTAS

Relevant Policies

Mississauga Official Plan

- 7.7.2 Lake Ontario Waterfront
- 9.1 Build a Desirable Urban Form - Introduction
- 9.2.1 Intensification Areas
- 9.3.3 Gateways, Routes, Landmarks and Views
- 9.5.1 Context
- 9.5.3 Buildings

Port Credit Local Area Plan

- 5.1 Guiding Principles
- 6.1 Community Node Character Area
- 10.3.3 Port Credit West Village Precinct
- 13.1.3 Site 3

The OP provides direction to protect open views and sky view, especially towards Lake Ontario.

Policy 9.5.3.9 states that tall buildings will minimize undue physical and visual negative impact relating to (among others) views; and skyview, while Policy 9.2.1.12 states tall buildings will be sites to preserve, reinforce and define view corridors. OP policy 9.3.3.9 states “development will preserve, promote and enhance public views to the Lake Ontario Waterfront.

The Character Area policies for the Subject Site in the Port Credit Local Area Plan require the provision of view corridors to Lake Ontario, where appropriate.

The 2019 Approved Plan established a street and block system that created open views of Lake Ontario. Specifically, three direct views from Lakeshore Road will be opened. Park E and Coveside Drive form direct vertical connections to the Lake. Additionally, the wide right-of-way combined with building setbacks maintain an open view corridor of the lake for pedestrians standing on the west side of the intersection of Lakeshore Road and The Brightwater Boulevard.

The Proposed Development seeks to improve views and vistas. Tall buildings have been staggered to open views and sky view and avoid direct facing conditions.

The podium of P1 has been separated from P2 and P3 to open views of the lake through Block P for residents of K3.

Block U 1 is intentionally located at the base of Block J to act as a partial view terminus for The Brightwater Boulevard. This building will contribute to the character of the community, and enhance its identity through bold and high-quality architecture. The intent is to draw attention to the Block U, and act as its gateway for pedestrians. U1 will serve as an identifiable landmark for the Brightwater community due to its visibility from the lake and from the north, and connection to the waterfront park (see **Figure 66** - View of Block U from The Brightwater Boulevard).

The buildings in the Proposed Development are appropriately scaled and sited to promote views and vistas.



Figure 66. View of Block U from The Brightwater Boulevard