

PREPARED FOR:  
SOLMAR (EDGE 3) CORPORATION

JULY

2020

# URBAN DESIGN STUDY

**16 Elm Drive West,  
Mississauga**





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**SECTION**

# **INTRODUCTION**

# **INTRO**



# 1.0

## Introduction

This Urban Design Study (Study) has been prepared by SGL Planning & Design Inc. in support of the updated development proposal by Solmar (Edge 3) Corp. (Solmar), to facilitate the development of a third condominium apartment building (Building C) on the eastern portion of the lands located at 36, 34 and 16 Elm Drive West in the City of Mississauga (the “development site”). Specifically, Building C is located at 16 Elm Drive West (the “subject site”).

As part of the development of the entire site, Official Plan and Zoning By-law Amendments were previously approved by Mississauga City Council in 2016 for the construction of three apartment buildings with commercial uses, a day care and a park. Since this approval, the owner has acquired two additional properties along Hurontario Street which has prompted updates to the proposal for Building C fronting Elm Drive West and Hurontario Street. As a result, a new Zoning By-law Amendment is required for the updated development proposal for Building C.

The purpose of this Urban Design Study is to illustrate the design aspects of the revised proposal and demonstrate the compatibility of Building C within the context of the development site and surrounding area. This Study highlights the ability of the updated proposal to accommodate design direction from the City of Mississauga. Consistent with the goals and objectives of the City as outlined within the Official Plan, the proposed development represents good urban design and will provide for intensified built form accommodating a mix of uses within the City’s Downtown Fairview area along the Hurontario Intensification Corridor and planned Hurontario LRT line.

**Section 2** of this report provides an overview of the proposal and its context within the development site and surrounding area, as well as the vision and design objectives for the proposed development.

**Section 3** of this report provides a detailed analysis of how the proposal is designed to meet the urban design goals and objectives of the City of Mississauga. This section assesses how the proposed development is appropriate for the subject site with respect to site design and function, built form and massing and site access, parking and services.

**Section 4** of this report provides a summary and conclusions, demonstrating the ability of the development to support direction from the City of Mississauga, and meet its vision and design objectives.



**SECTION**

**THE PROPOSAL**

**PROPOSAL**

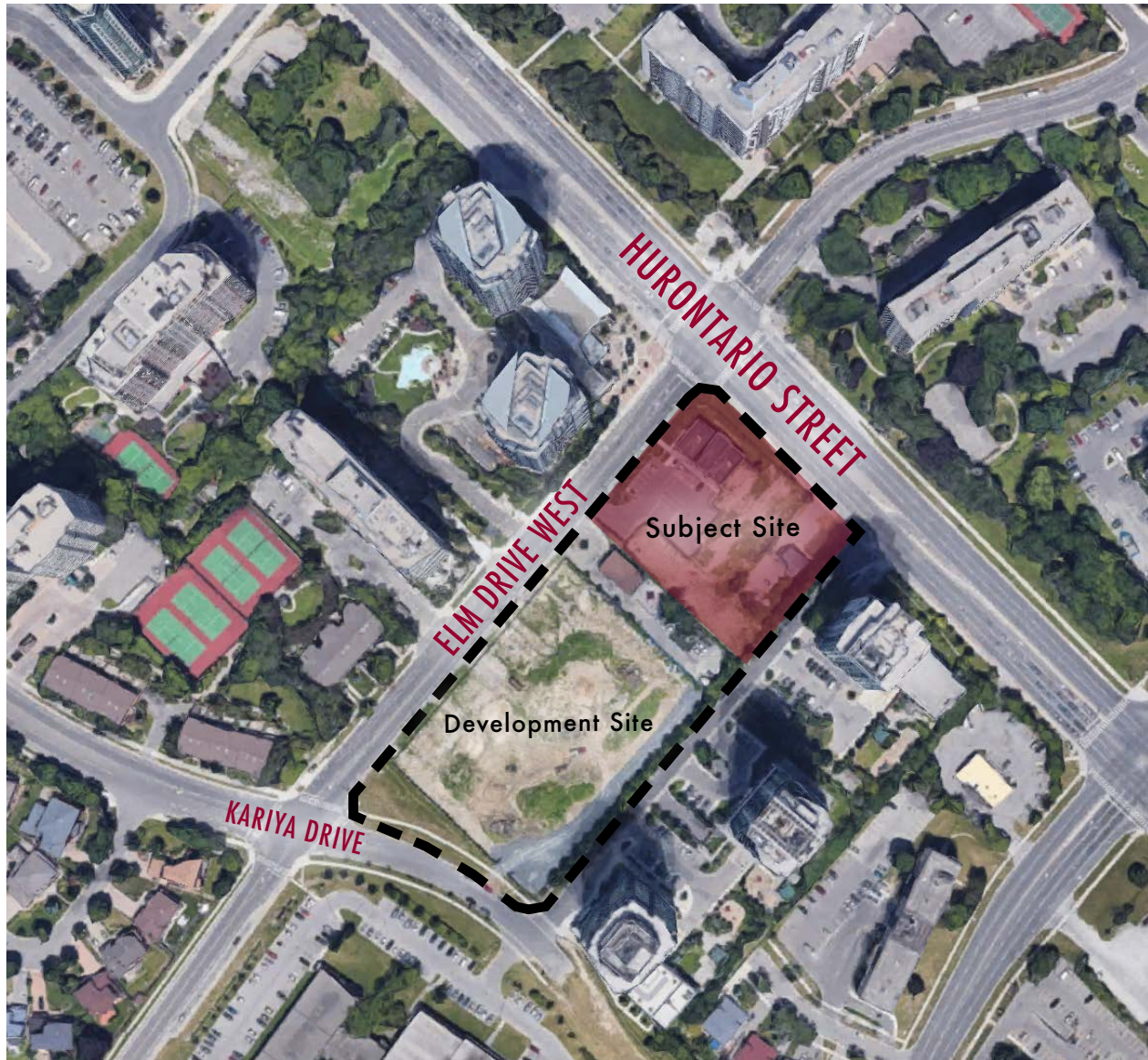


FIGURE 2.1: Subject Site Location in the Context of the Entire Development Site

## 2.0 The Proposal

### 2.1 Design Context

The development site is approximately 1.54 hectares in size, located along Elm Drive West between Hurontario Street and Kariya Drive. As previously approved by the City, the development of two other buildings on the site (Building A and Building B) remains unchanged. These buildings are currently under construction, and once complete, Building A will be 35 storeys and contain a daycare, and Building B will be 40 storeys. The development site is also designed to include a public park located along Kariya Drive. Building C, located at 16 Elm Drive West is part of the third phase of development on the site.



As a result of the owner acquiring two additional properties along Hurontario Street, the previous approved design of Building C has been modified to include a twelve storey podium that now extends along Hurontario Street, southward from Elm Drive West towards the adjacent site containing three apartment buildings to the south. The acquisition of these two additional properties allows for a comprehensive development of the block. The location of the tower portion of Building C proposed at the intersection of Hurontario Street and Elm Drive West remains unchanged, however the footprint of the tower has been changed to be similar to Buildings A and B. The tower portion of Building C is planned as the tallest of the three buildings on the site, with a height of 50 storeys, which also remains unchanged from the existing permitted height.



FIGURE 2.2: Development Plan for the Entire Development Site

## 2.2 Site and Neighbourhood Context

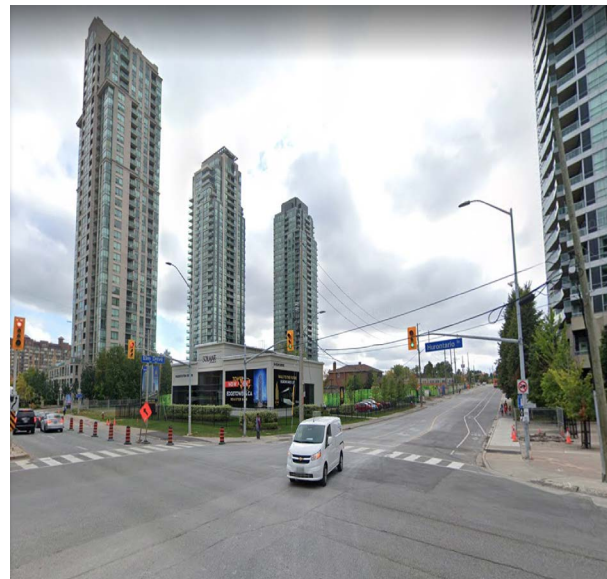
Within the context of the Official Plan, the subject site is located within the City's Downtown Fairview Character Area. It is also located along the Hurontario Street Intensification Corridor, and within a Major Transit Station area, directly adjacent to the planned Hurontario LRT line. Currently, bus stops are located at the Hurontario and Elm Drive Intersection servicing multiple routes.

Uses and built form surrounding the site primarily comprise of high rise residential buildings ranging from 19 to 33 storeys, as well as office buildings and retail uses. These higher density buildings are located to the north, east, and south of the site. The character of this area along Hurontario Street has evolved to provide for an extension of the intensified high rise uses present within the Downtown Core. Sidewalks directly adjacent to the street are currently located in front of the subject site along Hurontario Street and Elm Drive West with minimal landscape and streetscape elements. The development of Building C provides an opportunity to enhance the streetscape and pedestrian experience along these two boulevards.

Once complete, the development of the site will include two other buildings, 35 and 40 storeys, directly to the west of the subject site. These two buildings provide appropriate transitions to the low rise built form to the west. Building C will also be located on the opposite side of the site from a new public park planned along Kariya Drive. Currently, Solmar's temporary presentation centre occupies a portion of the subject site which will be replaced by the development of Building C. The rest of the subject site is currently vacant.



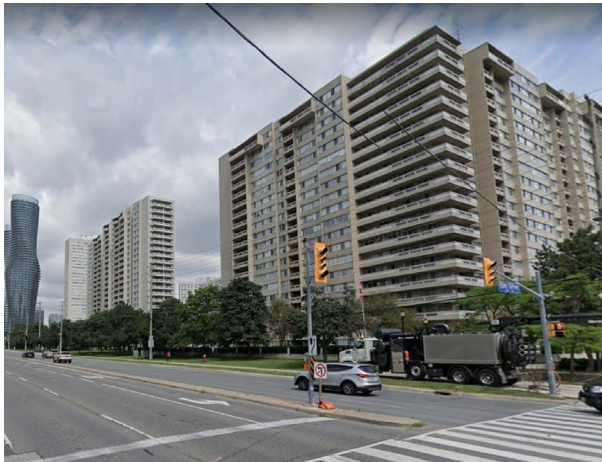
Street view of the subject site, looking north-west along Hurontario Street



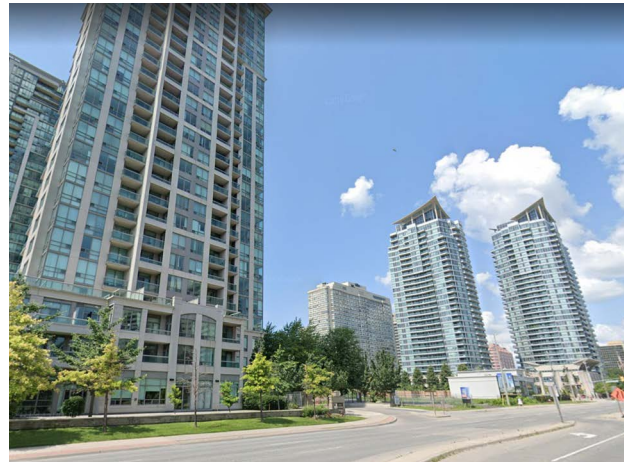
Street view of the subject site, looking south from the intersection of Hurontario Street and Elm Drive West



The site is in close proximity to Square One Shopping Centre within the Downtown Core, just north west of the site, which is surrounded by office and retail buildings, condominium apartment buildings, Massasauga City Hall, the Living Arts Centre, and Sheridan College Massasauga Campus. Further west along Burnhamthorpe Road stretching north to Rathburn Road are more high-rise residential buildings as well as vacant lands proposed for residential development.



Street view looking north-west from the intersection of Hurontario Street and Elm Drive West



Street view looking west towards the subject site from Hurontario Street

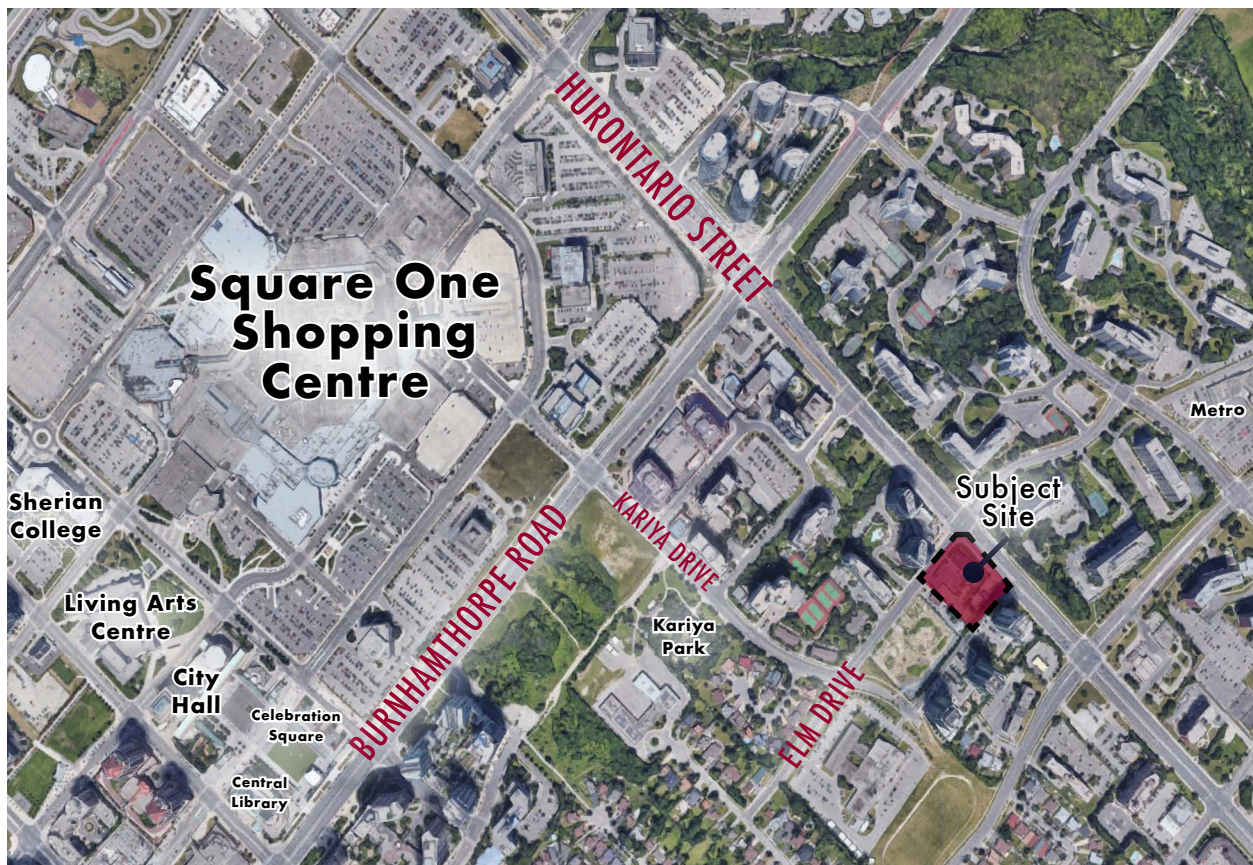


FIGURE 2.3: Surrounding Context

## 2.3 Vision and Design Objectives

### 2.3.1 Vision

While this Urban Design Study addresses the necessary approvals needed for the development of Building C, consideration for how the development site operates and functions as a whole is also important.

As it contributes to the rest of the site and surrounding area, the vision for Building C is to unify the development proposal for the development site through the creation of a compact transit-oriented mixed use development that accommodates intensified built form within the City's Downtown Fairview area and along the future Hurontario Light Rail Transit line. The building will further define Downtown Massasauga as an urban centre while responding to the evolving high density nature of the area.

### 2.3.2 Design Objectives

With frontage along Hurontario Street and being the tallest proposed building on the development site, Building C is designed to frame the street and function as a gateway building for the site and Downtown Fairview area. The development of the subject site will provide for a lively, walkable, and well-designed street frontage with a pedestrian scaled podium accommodating commercial and non-residential uses at grade.

Building C is planned to achieve its vision through the following design objectives for the site:

- Foster an attractive, harmonious and distinct identity for the site
- Provide transitions to the existing and evolving urban character of the surrounding through built form and site organization;
- Support a high quality public realm and mix of uses along Hurontario Street and Elm Drive West;
- Improve pedestrian movement throughout the entire site and provide access to and from the surrounding area; and
- Encourage walkability, active transportation, and transit usage in proximity to the planned LRT line through transit oriented development.



## 2.4 Proposed Development

The site area for the development of Building C is approximately 0.37 hectares. The building is located within the eastern portion of the development site, with frontage along Hurontario Street which extends from Elm Drive West to the adjacent site to the south.

Building C will contain 41,457.72 m<sup>2</sup> of residential space beginning at the second storey. A total of 617 residential dwelling units are proposed, with the following unit breakdown:

- 414 one bedroom units;
- 195 two bedroom units; and
- 8 three bedroom units.

Building C is designed as a gateway for the development site, providing access from both Hurontario Street and Elm Drive West. Internal to the building, a covered public pedestrian walkway will connect from Hurontario Street through the site to the two other residential buildings and new public park. A driveway located west of the building and accessed from Elm Drive West provides vehicular access to the building, as well as to the rest of the site as it connects to an internal east-west driveway network through the site, with access off of Kariya Drive. This driveway is connected to two other accesses points to and from Elm Drive West next to Buildings A and B as well.

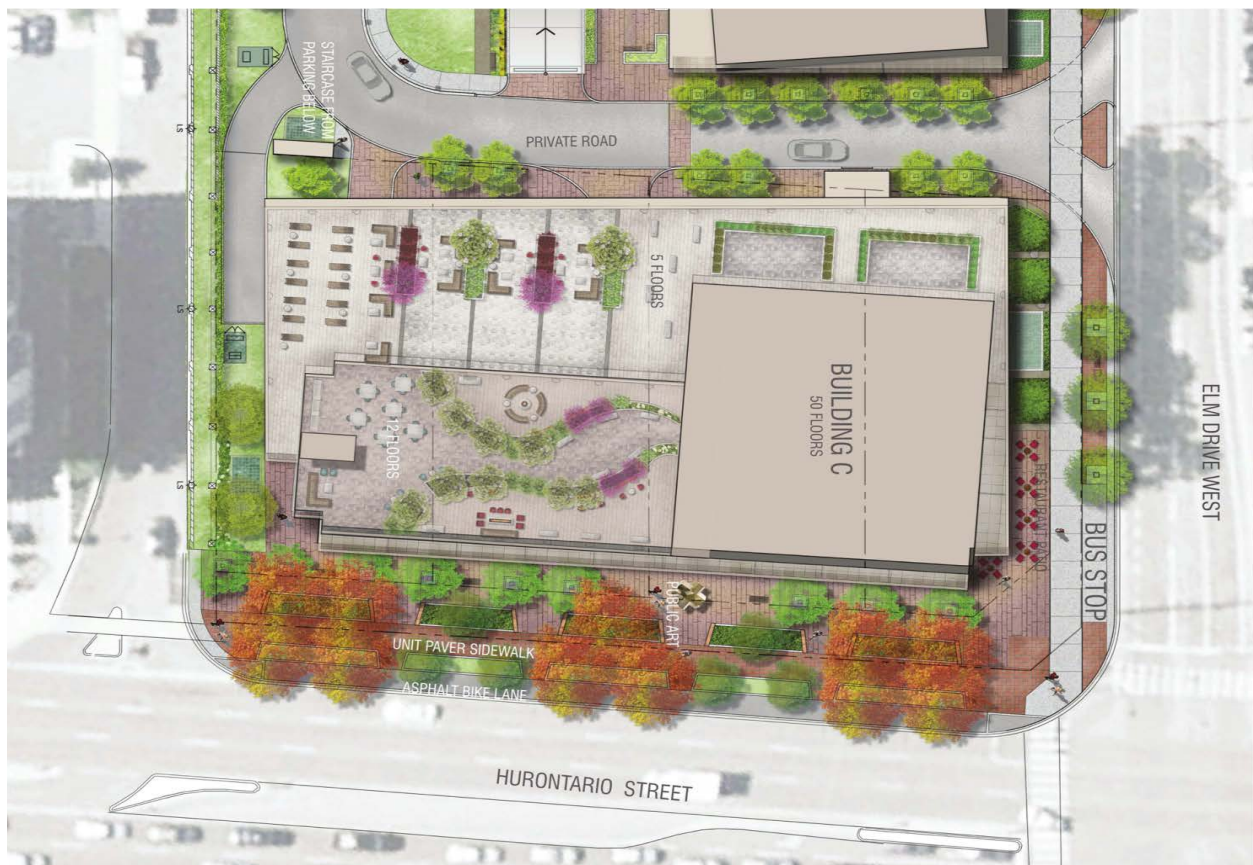


FIGURE 2.4: Proposed Development Plan for Building C

The building is designed with a tiered podium of five and twelve storeys. The first tier, being five storeys in height, occupies the majority of the subject site. The second tier is twelve storeys in height and is stepped back from the five-storey podium, extending south from the tower along Hurontario Street. A portion of the ground floor of the building is designed to contain a large residential lobby and lounge located within the eastern portion of the building fronting Elm Drive.

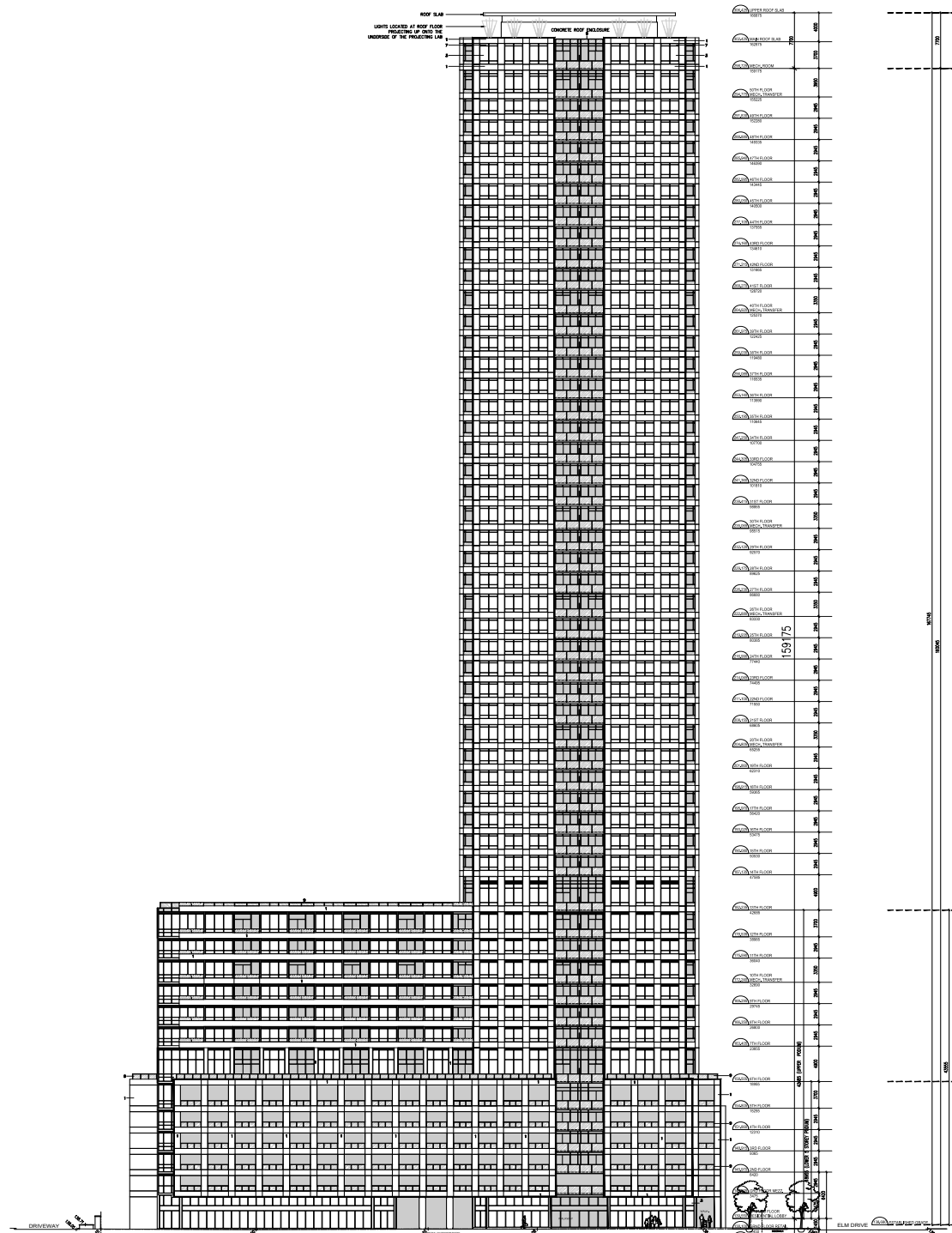


FIGURE 2.5: East Elevation Fronting Hurontario Street

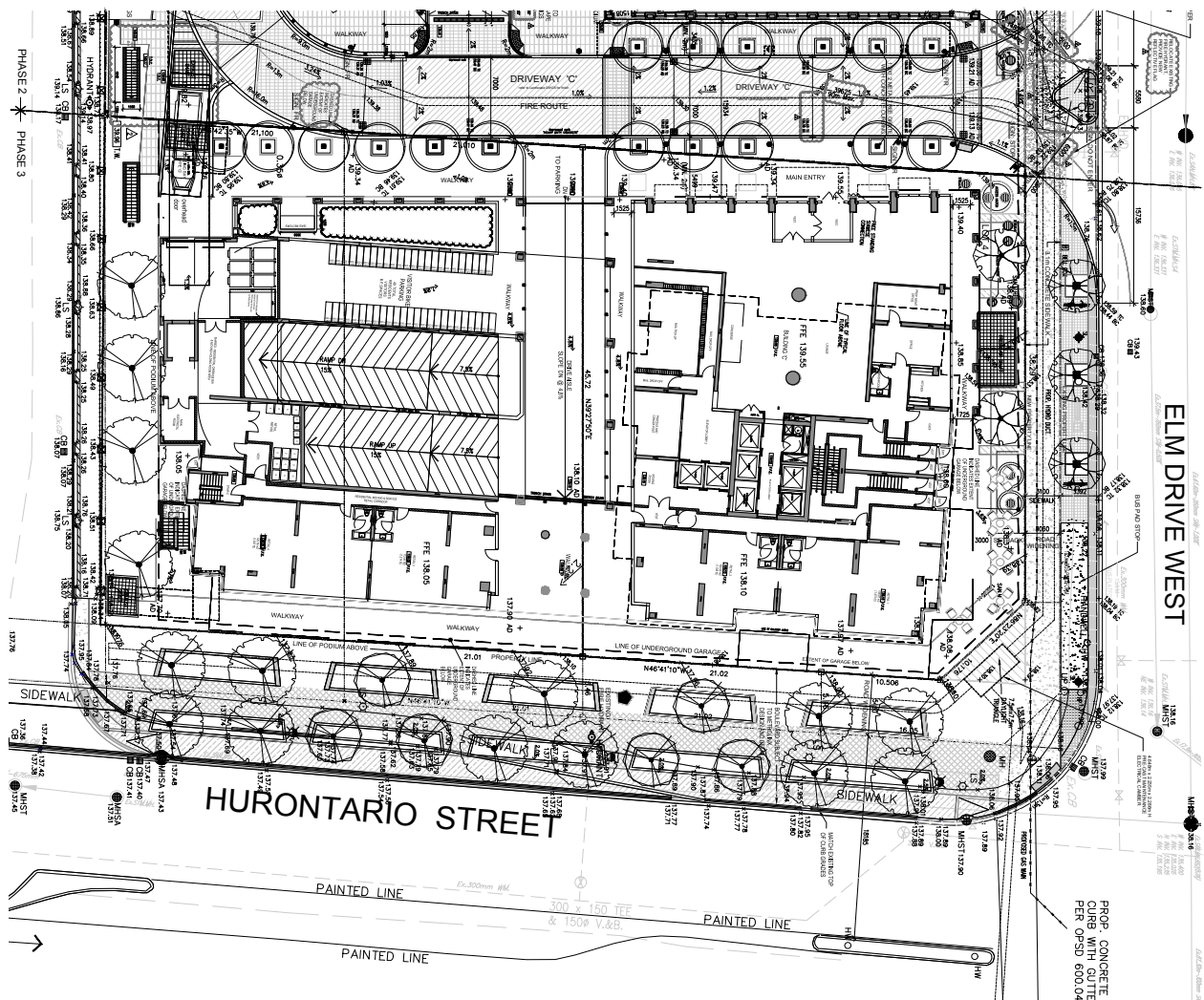


FIGURE 2.6 : Ground Floor Plan

Located at grade within the southerly corner of the building is a covered internal driveway loop for pick-ups, drop offs, loading, and servicing with access to the building's internal below ground and five-storey above ground parking structure. The remaining portion of the ground floor of the building is designed to accommodate 467.03 m<sup>2</sup> of non-residential space, with three units fronting onto Hurontario Street and one unit framing the corner of Hurontario Street and Elm Drive West. Wide sidewalks and entrances along both streets are designed to accommodate seating, landscaping, public art, as well as patio and spill out retail spaces between the building and the boulevard.



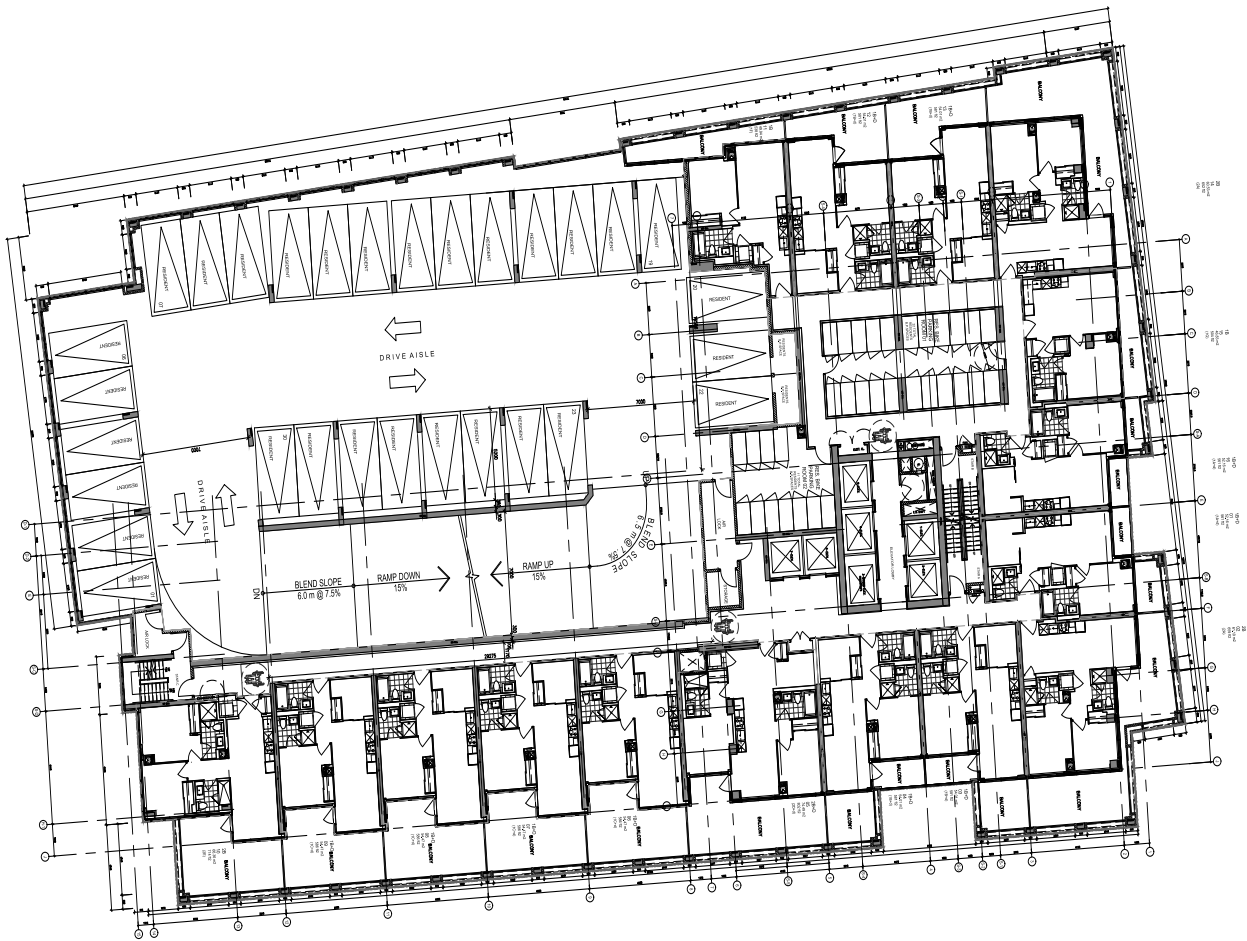


FIGURE 2.7: 2nd to 4th Floor Plans

From the second to fifth storey, the area of the building base not occupied by the internal parking structure contains residential units fronting both Hurontario Street and Elm Drive.



FIGURE 2.8: 6th Floor Amenity Plan

The top floor of the five-storey base portion of the podium contains residential units fronting Hurontario Street and Elm Drive West, as well as amenity space towards the back of the building behind these units in the form of multiple exercise rooms and studios, a lounge, and a large outdoor landscaped terrace overtop of the five-storey internal parking structure.

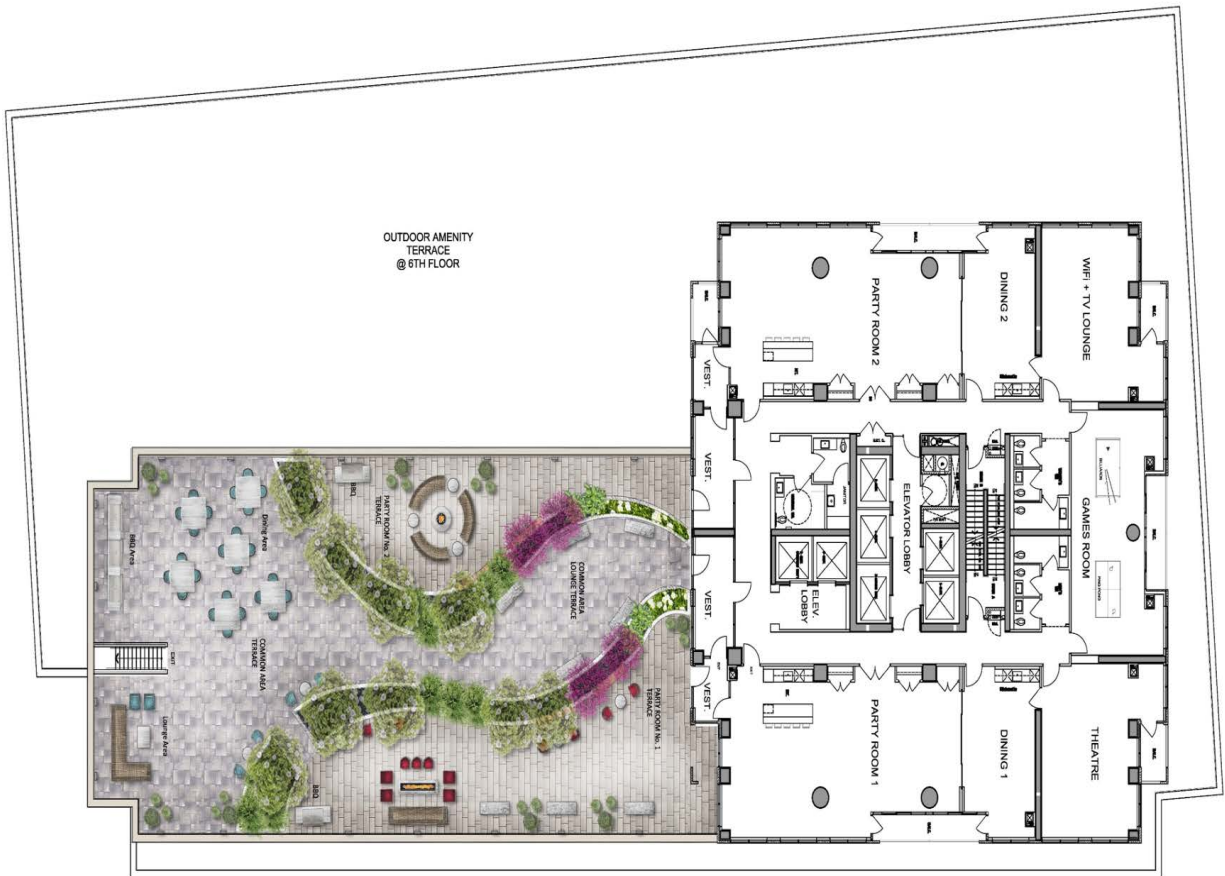


FIGURE 2.9: 13th Floor Amenity Plan

The second tier of the podium from the 7th to 12th floor contains residential units. At the 13th floor, the tower portion of the building at the Hurontario Street and Elm Drive West intersection contains additional residential amenities including multiple party and dining rooms, a games room, a Wifi and TV lounge, as well as a theatre. The other half of the top of the podium fronting Hurontario Street contains another large outdoor landscaped terrace for use by residents.



**SECTION**

# **ANALYSIS OF THE PROPOSED DEVELOPMENT**

# **ANALYSIS**





## Analysis of the Proposed Development

Building C is designed to unify the development of the site through the creation of a compact mixed use development that accommodates intensified built form within the City's Downtown area. The following section provides an overview of the various design aspects of the development proposal, highlighting how the proposal supports the direction provided by the City. This includes consideration for Section 9 of the Mas-sauga Official Plan: Building a Desirable Urban Form which encourages high quality urban design through intensified and compatible built form, a mix of uses, an attractive and functional public realm, and support for active transportation and transit uses. As it relates to the location of the site, this direction is specifically encouraged within Intensifi-cation Areas, the City's Downtown area, and in proximity to Major Transit Station Areas.

Throughout the following section, descriptions of the proposed development are in-tended to highlight elements of the site and building as it relates to built form and ur-ban design direction provided by the Official Plan. As the policies of the Plan are both thorough and comprehensive, the following analysis of the proposed de-velopment responds to summarized versions of different policies as appropriate.

According to the Plan, the preferred location of tall buildings is in proximity to existing and planned Major Transit Station Areas and highly attractive urban quality is encouraged at intersections and along major streets, as these are important civic spaces and linkages.

Additionally, the City's Strategic Plan sets out a vision to encourage vibrant, safe, and connected communities, achieved through compact and connected mixed use developments that encourage transit, walking, and cycling as a desirable choice. To achieve its vision, the Plan also encourages the creation of communities that provide for a variety of opportunities to live, work, and prosper.

### 3.1 Site Design and Function

Building C is designed to unify the development of the site, providing for intensified mixed use built form within the City's evolving Downtown area, consistent with the planned high density character of the street. The integration of Building C within the design and function of the development site will form a distinct identity for the block, while also contributing to the overall evolving and vibrant identity of the City's Downtown Intensification Area and Hurontario Street Corridor.



### 3.1.1 Public Realm

In keeping with the City's vision to encourage greater utilization of transit and active transportation modes, Building C proposes two active street frontages along Hurontario Street and Elm Drive West, with direct access to existing transit, as well as the future Hurontario LRT line. The Official Plan emphasizes the importance of an attractive and comfortable public realm along streetscapes within Intensification Areas and along major road, which should be designed to create a sense of identity and frame the edges of streets. The pedestrian scaled six storey podium provides a continuous street wall connecting the building and public sidewalk.

The public realm along Hurontario Street and at the corner of Elm Drive is defined by a larger boulevard to encourage walkability, buffered from the street by an ashplant bike lane, large street trees, a street furniture and planting zone, as well as lighting, public art opportunities, store entrances, and outdoor patio space. Concrete unit pavers are proposed to define the boulevard and create a unique identity for the public realm of the site, differentiating it from the surrounding area. Landscape elements of the site are proposed along all four sides of the building, with planters located at areas of pedestrian activity, and new trees located along the site's public and private roads. As emphasized by the design direction of the Official Plan, these site development elements work together to contribute to the quality and character of streets and open spaces, while supporting active transportation and transit usage.



FIGURE 3.1: View of Proposed Podium and Public Realm Looking South-west From Hurontario Street

### 3.1.2 Pedestrian Circulation and Access

The Official Plan encourages well-coordinated public open space and walkway connections within developments, which should ensure that pedestrian circulation is accessible, comfortable, safe, and integrated. Along it's Hurontario Street frontage, a break in the centre of the podium opens the building up to a covered courtyard and public walkway which runs from the front of the building towards the back, leading to the site's internal driveway. Through the use of safe pedestrian crossings, this walkway continues past the subject site throughout the rest of the development site, providing connection to the two other buildings and public parks at the opposite end of the block. Residential access is provided off of Elm Drive West, at the corner of the building furthest away from Hurontario Street, which differentiates this entrance from the commercial uses towards the front of the building.

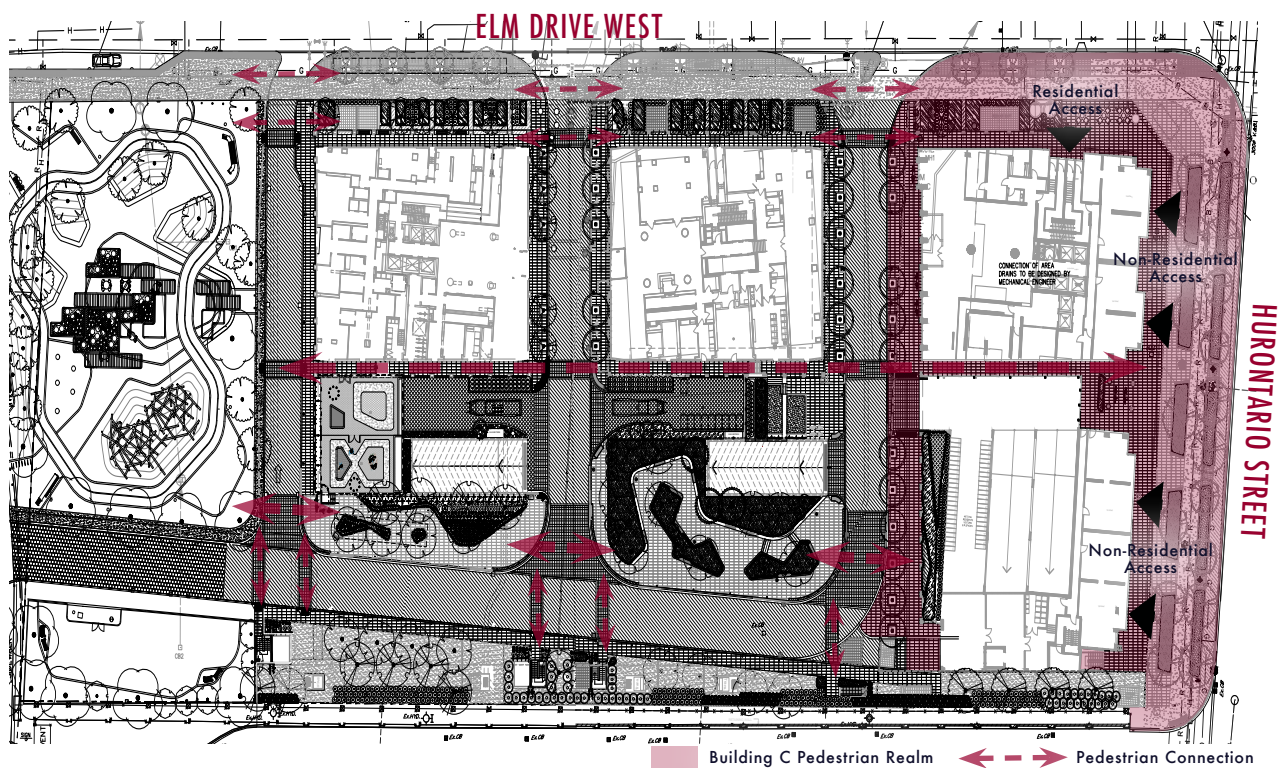


FIGURE 3.2: Pedestrian Circulation Throughout the Development Site from Building C

### 3.2 Built Form and Massing

The proposed design and location of Building C will enhance the Massasauga skyline and further define the evolving high rise view corridor of Hurontario Street in the City's Downtown. Tall buildings at major intersections should have a strong presence within the City, and therefore must provide heightened architectural quality and interest and create a sense of enclosure and identity. Design direction from this section of the Plan also highlights the importance of compatible built form design that reinforces and enhances local character and respects immediate surrounding contexts.



### 3.2.1 Building Articulation

While Building C is articulated to stand out as a prominent high rise tower, it is also designed as a harmonious element on the development site to compliment and reinforce the architectural details of both Buildings A and B. Together, the three buildings are designed to create a tiered effect, which introduces a unique architectural style to downtown, decreasing in size from Building C located at Hurontario Street to Building A located closer to Kariya Drive. The simple lines defining the architectural style of Building C are also intended to respect the built form and unique architectural elements of current and future high rise buildings along the corridor.



FIGURE 3.3: View Looking South-west Towards Building A, B and C on the Development Site

### 3.2.2 Podium Design

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Within Intensification Areas, tall buildings are required to incorporate podiums to mitigate wind and micro climatic impacts, maximize sunlight, and achieve street frontage and at grade relationships that support a pedestrian oriented public realm. The City directs that principal streets should have continuous building frontages that provide continuity of built form with minimal gaps between buildings and minimal building setbacks where spatial enclosure and street related activity is desired. Building C incorporates a tiered podium, the largest base portion being five storeys and occupying the majority of the subject site's area and frontage along Hurontario Street. The second tier is twelve storeys and located towards the front of the building base along Hurontario Street.

As it relates to the public realm along both Hurontario Street and Elm Drive West, the built form design of the ground floor of the podium is designed to address the street and pedestrian scale, as well as provide opportunities for natural surveillance. This is achieved through the building's continuous articulated façade with large windows and spacious entrances from the sidewalk leading to both active commercial uses at grade and the building's residential lobby. The second floor is designed to extend overtop of the building's at grade façade and pedestrian walkway in front of the building, providing enclosure to the space as well as pedestrian weather protection. The individual columns that extend from ground to the top of the base portion of the podium provide visual interest and prominence for the uses at grade while creating a unified rhythm for this portion of the building's façade. This part of the podium is articulated at the corners fronting Hurontario Street, offering prominence to the public realm at intersections and visual interest to the building.

The two tiers of the podium are designed to harmoniously fit on top of one another, with setbacks to define each part of the building, including the tower. The second tier of the podium provides additional enclosure to the building at ground level and breaks apart the massing of the full structure. The large landscaped terraces located on both the 6th and 13th floors provide residential amenity space, while also defining the setbacks of each podium portion where trees and landscape elements are seen from the street, from other high rise towers, as well as along the corridor.

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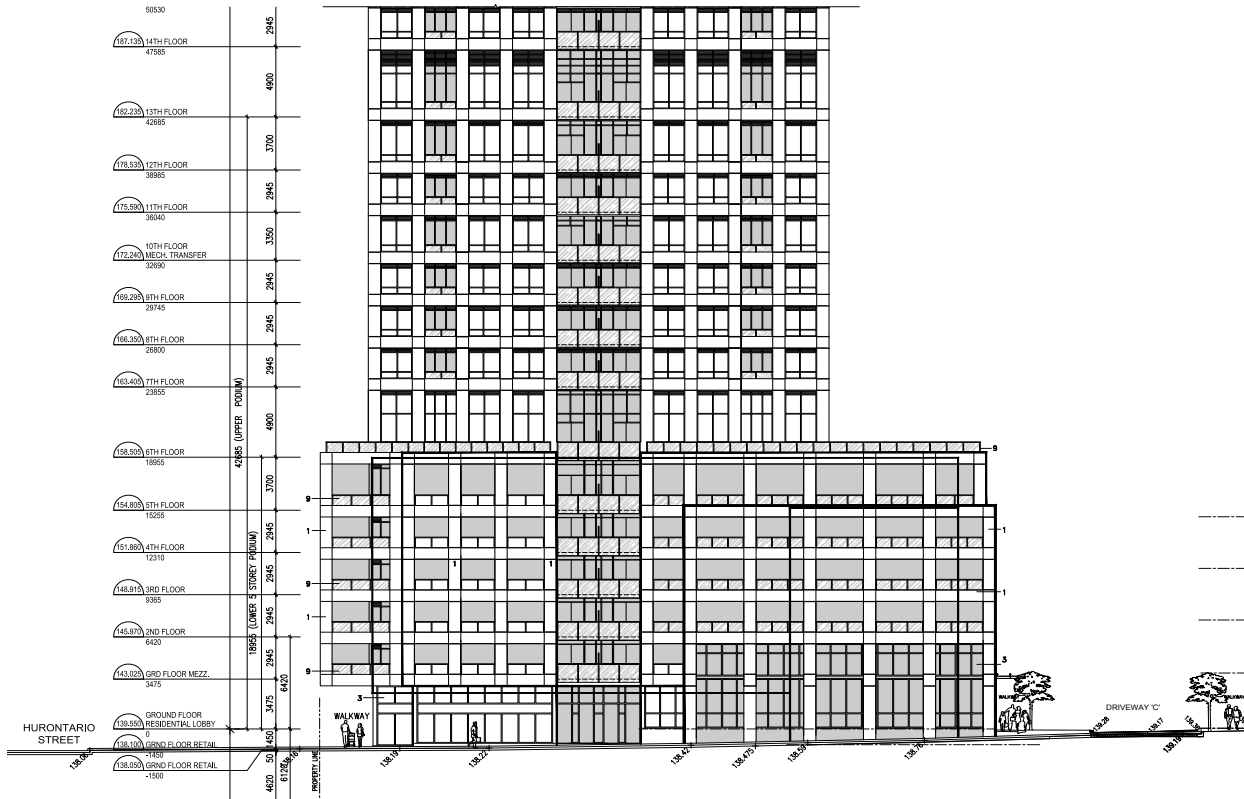


FIGURE 3.4: North Elevation of Podium From Elm Drive West

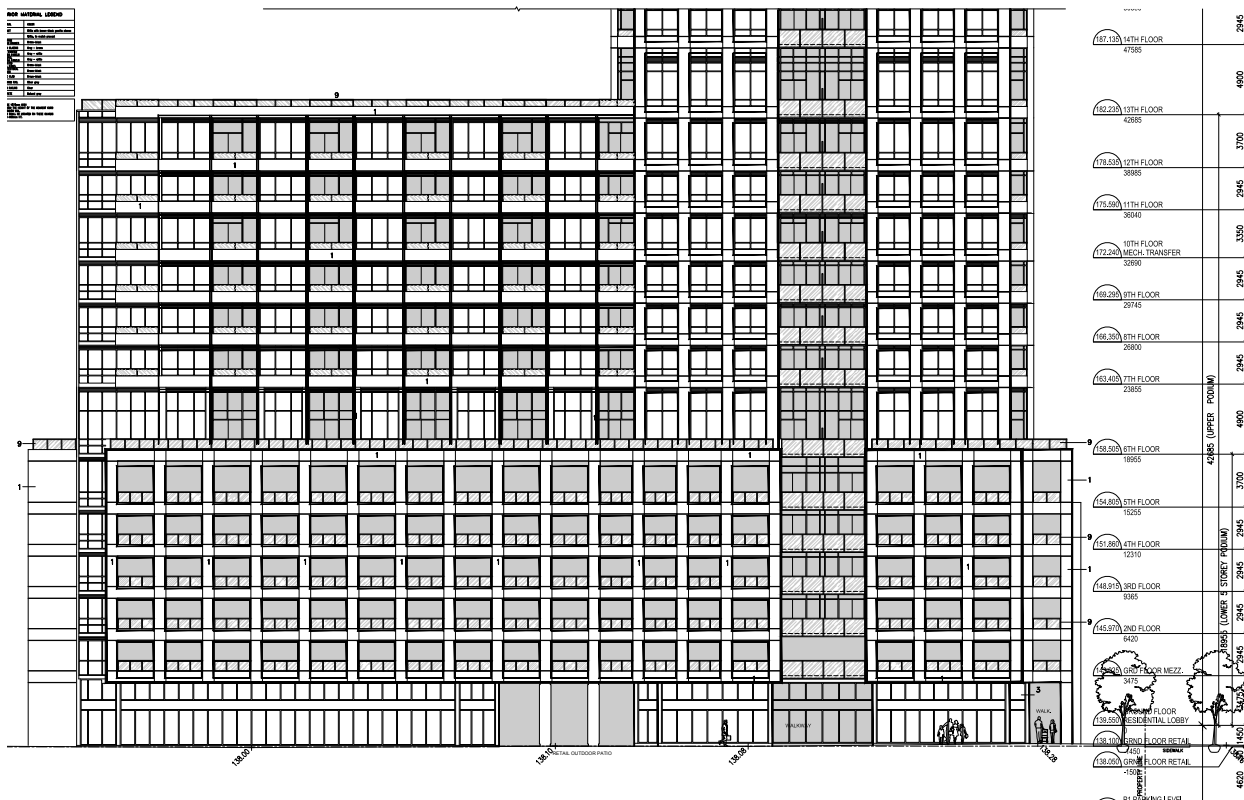


FIGURE 3.5: East Elevation of Podium From Hurontario Street



### 3.2.3 Tower Orientation

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Appropriate height and compatible built form transitions for tall buildings are required by the City of Massasauga between sites and their surrounding areas to provide for an integrated streetscape, as well as to maintain privacy, light and sky views. This includes appropriately mitigating physical and negative impacts relating to micro climatic conditions including sun, shadow and wind, as well as noise. The orientation of the tower portion of Building C has been designed to maximize views and sunlight, while minimizing shadows and overlook of apartment suites from the other buildings on the development site, as well as adjacent residential buildings, as demonstrated by the shadow study and wind study prepared for the development as part of this application. These indicate there are no significant shadow impacts on adjacent properties cast by Building C at peak hours, and no significant wind impacts created by the building.

Additionally, the orientation of the building also complements the existing high rise residential building to the south of the site within the same block, as both buildings provide a podium that fronts Hurontario Street and expands across the majority of their site's frontage, with the tower portion of the building located at the northern end of the podium. Not only does this create a unified built form streetscape along the block, but also helps mitigate any visual height impacts from Building C on the existing adjacent building.

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## 3.3 Site Access, Parking and Services

### 3.3.1 Vehicular Access

Vehicular access to Building C is integrated within the development site through connectivity with the site's shared driveway network. With three access points provided off of Elm Drive, and one off of Kariya Drive, the building's frontage along Hurontario Street is preserved for pedestrian and active transportation uses, as well as direct access to existing and planned transit services. This orientation provides for a continuous streetscape along Hurontario Street and minimizes the interaction between pedestrians and vehicles. The site's internal driveways are designed to be landscaped and visually pleasing for residents.

### 3.3.2 Active Transportation and Transit

In order to promote active transportation, the site is designed to encourage walking, cycling, and the use of transit. Secure bicycle parking is provided internal to the building and located in between the vehicular ramps for the above ground parking structure. Access through the covered walkway internal to the building from Hurontario Street, as well as from the building's back driveway, leads to the building's bicycle parking area.

Transit access and sidewalks are provided at the front of the building, while vehicular and goods movement is screened and internal to the building. This creates a public realm that prioritizes pedestrians while screening vehicular movement from public view. This balance inherently promotes the use of transit and active transportation for residents and visitors to the site, along with elements of the building such as its location along the street, animated building façade, and safe and comfortable connections for pedestrians, as previously discussed.

### 3.3.3 Parking, Servicing and Loading

Alternatives to surface parking help support an attractive and comfortable public realm. In alignment with the design direction from the Official Plan, Building C incorporates a 5-storey above ground parking structure internal to the footprint of the building, located within the southern portion of the building furthest away from both Hurontario Street and Elm Drive West. This is in addition to below grade parking that is also provided.

### 3.3.3 Servicing and Loading

FIGURE 3.6: West Elevation of the Parking Structure Integrated Within the Podium

**SECTION**

**4**

**CONCLUSION**

CONCLUSION





## Conclusion

Overall, the proposal represents high-quality design that promotes intensification on a vacant site, enhances the public realm and pedestrian environment along both Hurontario Street and Elm Drive with support for active transportation and transit, and introduces built form that will serve as a gateway building for the development site, as well as the Downtown Fairview area, while respecting the character of the Hurontario Street corridor.

This Study describes how Building C demonstrates the vision to unify the development of the entire site and create a compact transit-oriented mixed use development that accommodates intensified built form, further defining Downtown Massasauga as an urban centre. In alignment with the City's Official Plan, Building C achieves the goals, objectives and urban design policies for new development within the City's Downtown Fairview Area, along the Hurontario Street Intensification Corridor and within a Major Transit Station Area with future access to the Hurontario Light Rail Transit Line.



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