



Sheridan Centre
**Development
Master Plan**

May 2023

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1.0 Introduction & Overview

1.1 Purpose of the Development Master Plan

This Urban Design Study (the “Urban Design Study”) has been prepared by Brook McIlroy Inc on behalf of Dunpar Homes (“the Client”) to describe the urban design vision, strategy and rationale of the Master Plan Concept (“the Plan”) that will guide the form and pattern of development on the Subject Site and inform future intensification of the Sheridan Centre, located at 2225 Erin Mills Parkway (the “Subject Site”) in the City of Mississauga (the “City”). The Urban Design Study will describe how the Master Plan fits within the existing and emerging architectural and urban design context of the surrounding neighbourhood; meets the general intent of relevant urban design policy and guideline documents; and how the Master Plan Concept incorporates best urban design principles and practices.

This Urban Design Study reviews the architectural plans of two development sites (Zones A & G) prepared by Dunpar, both at 15-storeys in height, and provides an analysis on how the Proposed Development fits within the existing and surrounding context as well as within the design vision for the Master Plan Concept, prepared by Brook McIlroy Inc.

The Urban Design Study addresses the urban design and planning policies of the City of Mississauga’s Official Plan (Office Consolidation, 2022), the Downtown Core Built Form Standards (2020), and the Green Development Standards (2012).

1.2 Supporting Documents

This Master Plan has been prepared in accordance with the City of Mississauga’s development application guidelines, to be used by City staff to assess the Proposal’s overall design in relation to its local setting. This document has been prepared concurrently with the following supporting reports, plans, policies, and documents:

- Zone A and Zone G Architectural Packages, prepared by Dunpar (November, 2019 and September 2021, respectively);
- Sheridan Centre Urban Design Brief, prepared by Brook McIlroy (March 2023)
- Shadow Study prepared by WSP (April 2023)
- City of Mississauga Official Plan (Office Consolidation, 2022);
- Green Development Standards (2012); and
- Reimagining the Mall Directions Report (2019).

2.0 Design Vision & Direction

2.1 Vision Statement

The Vision for the Subject Site is to intensify an underutilized lot within an evolving corridor in Mississauga. The Plan enhances the existing condition of the mall site (*majority of mall to be retained*), by establishing a pedestrian oriented plan that leverages and adds to the natural green context of the area. It proposes appropriately scaled mixed-use and residential mid-rise and tall buildings that provide an appropriate transition in height within the site and to the surrounding community.

The Proposed Master Plan aims to add vibrancy and activation into the area while respecting the existing and surrounding context. The Master Plan will guide the Subject Site toward development as a complete and mixed-use community, while enhancing both the private and public realms.



Project Precedent - Oakridge Mall Redevelopment in Vancouver (City of Vancouver)

2.2 Guiding Principles

The New Sheridan Street

A new interior pedestrian-oriented main street is a key design consideration and strategy for the Master Plan Concept. This interior main street with retail at grade, increases porosity and connection to and throughout the Subject Site, working to create a mixed-use and complete community with a green and sustainable focus. The street fronts the existing mall on its main frontage to the south and provides a generous landscaped area, integrating green buildings with green open spaces.

Key principles for the “New Sheridan Street”:

- Establishing a continuous street wall through building podiums that define the street edge.
- Supporting and enhancing the existing mall by establishing a comfortable and engaging pedestrian condition.
- Activating the edges of the mall through the development of landscaped zones that can also function as spill out spaces for future mall tenants.
- Activating the street edges through the use of retail spaces along the ground floor of building podiums facing the New Sheridan Street.





Sheridan Centre Street Network (Brook McIlroy)

- Primary vehicle road
- Secondary vehicle road
- - - Potential vehicle road
- Gateway

Connected Green Network

The Master Plan Concept introduces a green network that will weave throughout the Subject Site and along the perimeters, enhancing the connection between the Subject Site and the existing natural heritage system. A system of green buffers, landscaped courtyards and linear parks will establish a “Green Loop” around the site. The Green Loop will be a prime location for active transportation, wrapping the site and knitting it into the rooftop green space and surrounding context.

Key principles for the “Connected Green Network”:

- Creating a green boulevard that buffers the street and offers active uses through an increased building setback for Zones that face Erin Mills Parkway and Fowler Drive (i.e., Zones A, B, C, and D).
- Enhancing connections with the existing green network surrounding the Subject Site, through landscaping treatments and additional pedestrian access points to the existing Dunpar Licensed Lands within the Subject Site.
- Increasing open space access, while establishing a strong green character for the mall through the addition of a new green open space on its rooftop.
- Expanding open space options and contributing to the comfort of the pedestrian environment by creating landscaped courtyards and landscape entry points through building configuration.





Sheridan Centre Existing and Proposed Green Network (Brook McIlroy)

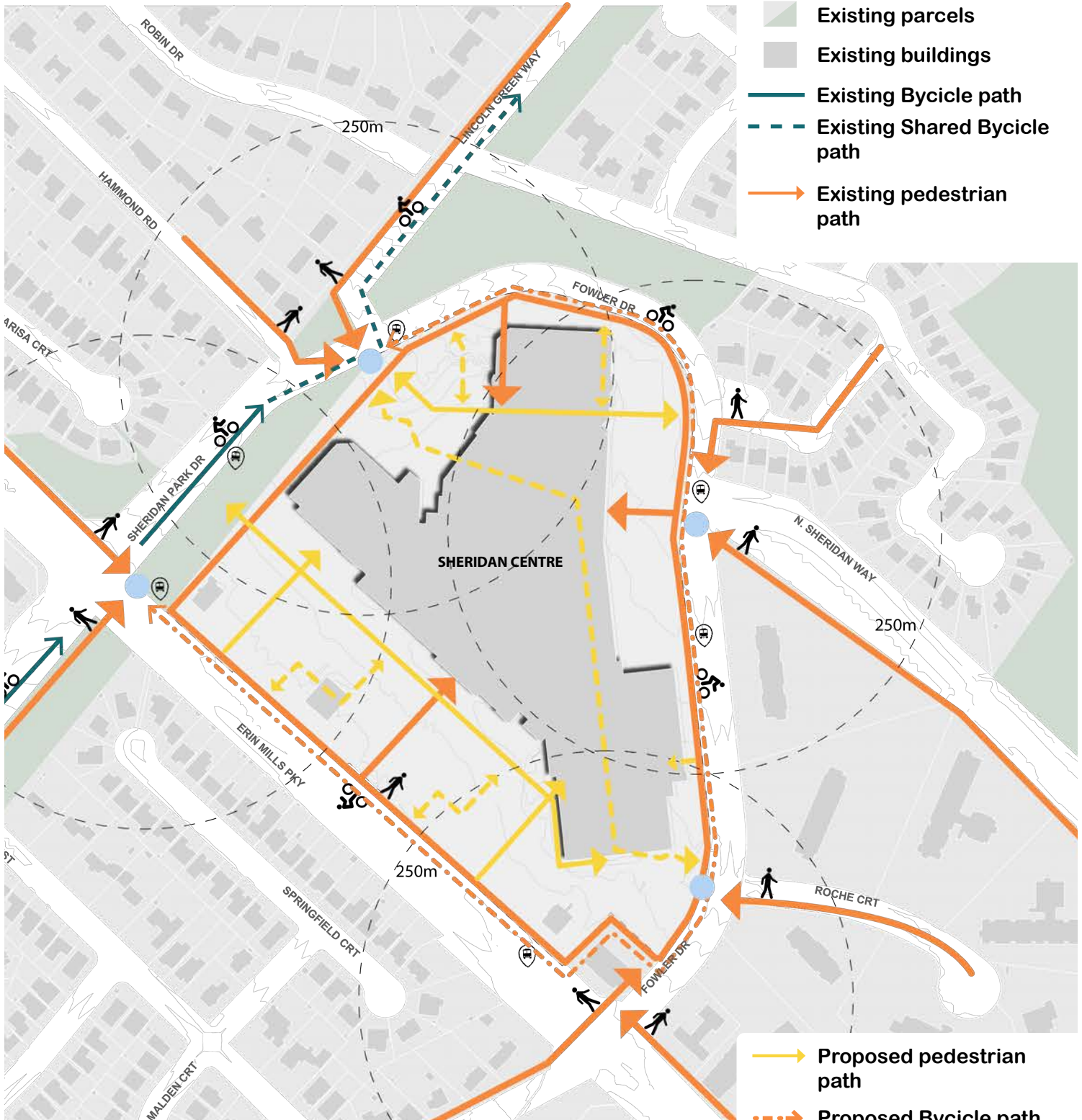
Accessible and Human Scale Environment

The Master Plan Concept breaks down the site to allow for porosity at its edges and a system of fine-grained streets, open spaces and pathways. The Plan creates a pedestrian-friendly and human scaled site through podium built forms that address the street while maintaining a proportionate height.

Key principles for “Accessible and Human Scale Environment” :

- Addressing the street through a base building height of 6- to 8-storeys to provide a consistent street wall condition and a contextually appropriate scale and pedestrian-oriented environment.
- Providing permeability for the overall site, through continuous sidewalks and pedestrian mews that knit together the different open spaces and the active transportation nodes.
- Increasing accessibility through topography-based solutions that enhance connections from the Subject Site to the public realm on the existing streets.
- Reducing car presence through the provision of underground parking and limited surface parking at specific locations.





Sheridan Centre Pedestrian Network (Brook McIlroy)

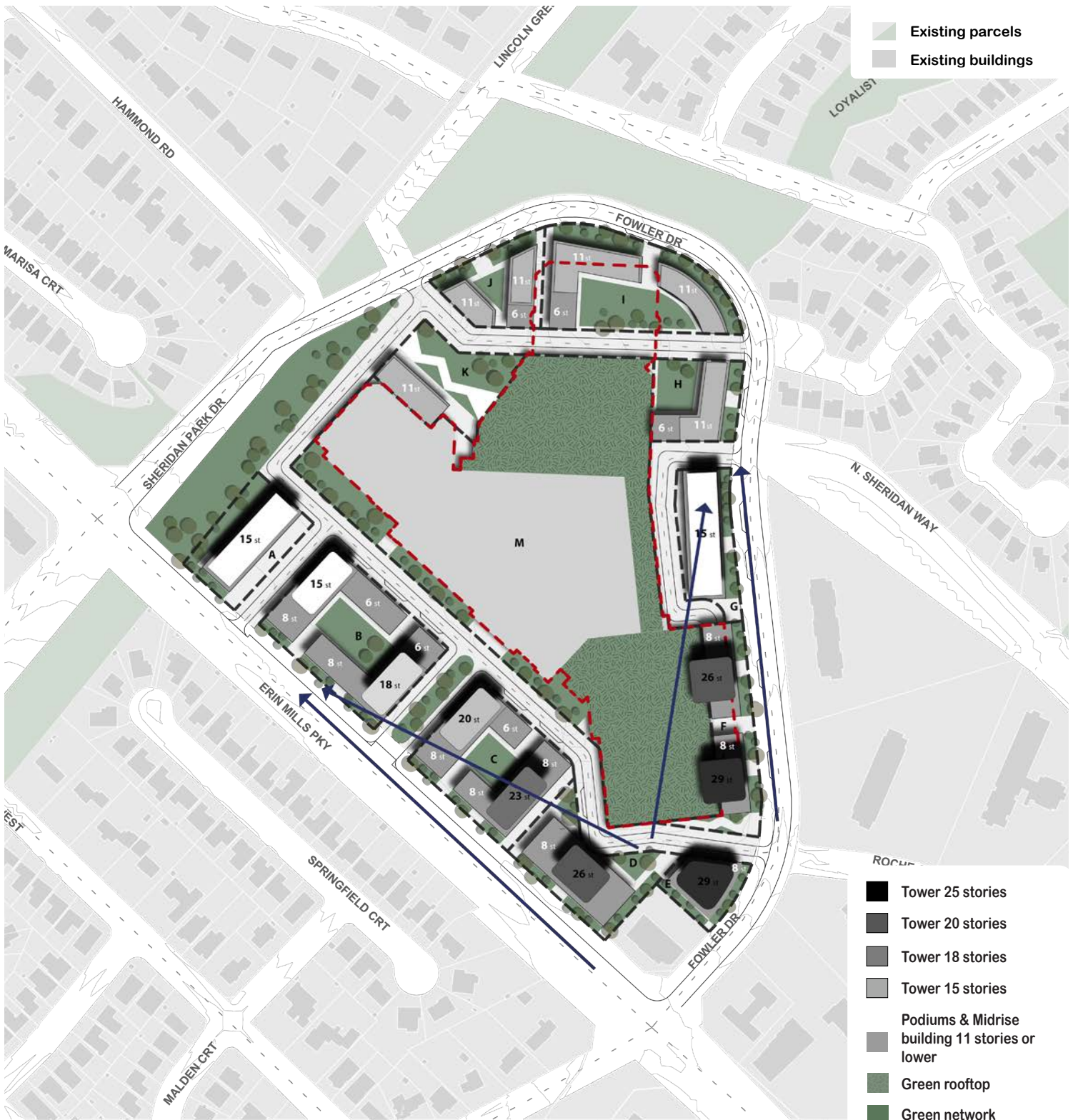
Built Form Transition

The proposal prioritizes a well-designed built form that is appropriately massed, articulated, located and oriented, with particular consideration made for the existing and surrounding context. The built-form transition on the Subject Site minimizes shadow and adverse impacts on the neighborhoods. The tallest building height is located the southeast corner along Erin Mills Parkway, transitioning down towards Lincoln Green, respecting the neighbourhood context

Key principles for “Built form Transition” :

- Locating the highest density and tallest building forms at the intersection of Fowler Drive and Erin Mills Parkway, in proximity to the existing, taller residential buildings and commercial areas to the southeast of the Subject Site.
- Providing a transition in height from the southeast corner of the Subject Site down to the northeast corner, in proximity to the open space and residential neighborhoods.
- Creating a varied built form condition, with tower podium buildings facing Erin Mills Parkway and midrise buildings on the north portion of the Subject Site, facing Fowler Drive.
- Configuring setback and stepback approaches on the midrise buildings to reduce shadows impact on existing and proposed open space.





- Existing parcels
- Existing buildings

- Tower 25 stories
- Tower 20 stories
- Tower 18 stories
- Tower 15 stories
- Podiums & Midrise building 11 stories or lower
- Green rooftop
- Green network

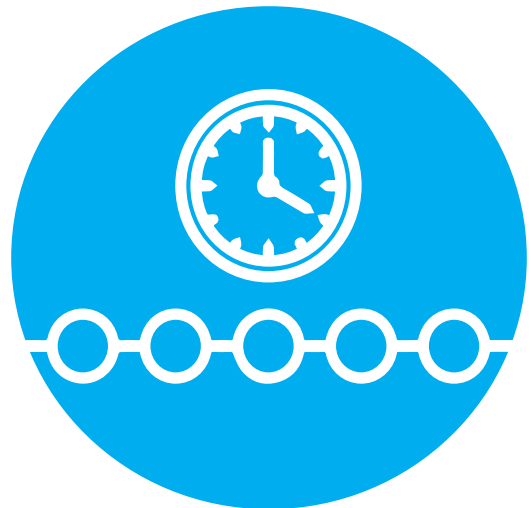
Sheridan Centre Building Transitions (Brook McIlroy)

Phased Development

The Master Plan Concept retains the majority of the mall (*exception of north wing and portion of southeast wing*), creating infill development on the Subject Site with flexibility for future intensification. The phasing strategy ensures for an appropriate and timely development of the Subject Site.




Key principles for Phasing :

- Planning for success, through a phased approach that will see incremental infill for the area.
- Designing for an ultimate condition through the configuration of development zones and buildings that will form a consistent and complete future redeveloped site.
- Prioritizing pedestrian connections and open space.
- Allowing for flexible infill development through the evolution of the area.





Sheridan Centre Master Plan - Phasing Brook McIlroy)

-  Existing parcels
-  Existing buildings
-  Existing Mall

3.0 The Proposal

3.1 Master Plan Overview

The proposed Master Plan will establish a new fabric of residential and mixed-use buildings, wrapping the existing mall (Zone M) site. The development plan introduces a transit and active mobility-oriented mixed-use complete community within an underutilized site, enhancing the public realm through new pedestrian connections and green nodes that augment the existing green and natural area network surrounding the site.

The Master Plan proposes a concept that fosters

vibrancy and character in the Community Node, while preserving the existing mall structure and leveraging the site's proximity to natural areas and corridors. The Master Plan establishes an appropriately scaled plan that respects and reinforces the existing context and prioritizes design excellence through site, building, and open space orientation and placement, as well as podium and tower articulation.

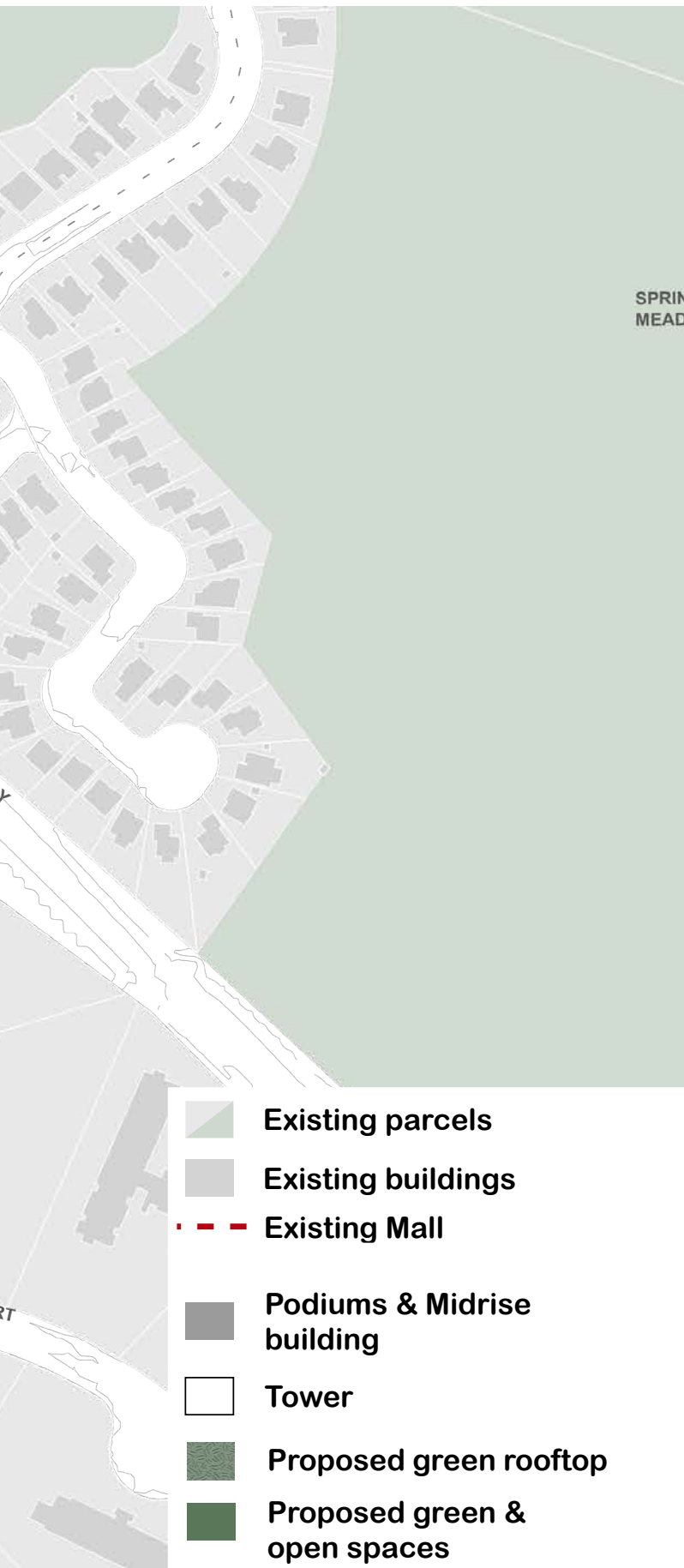
The master plan proposes a connected system of pedestrian and cycling networks, with landscaped



Sheridan Centre Master Plan(Brook McIlroy)



Sheridan Centre Master Plan (Brook McIlroy)



entry points along a “Green Loop.” The Green Loop will provide a landscaped edge and will include forecourts for future entrances to the site, enhancing overall visual and physical porosity.

The development concept includes a mix of residential and mixed uses as well as new open spaces, pedestrian connections and a connected green network. The Proposal provides a diversity of urban forms and opportunities for different housing types and tenures, providing housing choice and contributing towards the vision of a Complete Community.

The Proposal introduces:

- A walkable, pedestrian-oriented and well-scaled mixed-use community;
- Appropriately sized development blocks with opportunities for at-grade retail uses facing the proposed new street and existing mall;
- A green network that weaves throughout the site and wraps the perimeters;
- A publicly accessible green open space (POPS) at the southwest edge of the Subject Site, on Dunpar Licensed Lands;
- Enhanced site interconnectivity through the green network, pedestrian connections, green nodes/entry points, and enhancements to the existing roads and sidewalks; and
- A phasing strategy that enables a successful development build-out over time, achieving incremental growth

3.2 Master Plan Site and Zone Design

The Subject Site is bounded by Erin Mills Parkway to the south, Lincoln Green Way / Sheridan Park Drive to the west, and Fowler Drive to the north and east. The Master Plan Concept consists of 12 development Zones organized around the perimeter of Zone M, the existing Sheridan Centre Mall (*predominantly being retained*).

Zone M is 2-storeys in height and contains 52,868 square metres of retail use. The north wing and a portion of the southeast wing of Zone M are to be

demolished to enable implementation of the Master Plan (Zone I and F).

The Master Plan includes a mix of residential and mixed-use mid-rise and tall buildings ranging in heights from 11- to 29-storeys with integrated 6- to 8-storey podiums, adding a diversity of urban forms and housing choices into this Community Node and establishing a coherent built form.



Sheridan Centre Master Plan - Building and Zones Identification (Brook McIlroy)

ZONE	Proposed GFA Building A1 (Residential)				Proposed GFA Building A1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
ZONE A	1		1,672	17,997	1	0	0	0
	From 2-6		8,915	95,960			0	0
	From 7-15		11,835	127,391			0	0
	Total		22,422	241,349				
ZONE B	Proposed GFA Building B1 (Residential)				Proposed GFA Building B1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-6	5.5	13,662	147,057	1	0.5	1,242	13,369
	From 7-8	2	3,334	35,887				
	From 9-15	7	5,950	64,045				
	Total		22,946	246,989	Total		1,242	13,369
	Proposed GFA Building B2 (Residential)				Proposed GFA Building B2 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
From 1-6	5.5	13,607	146,465	1	0.5	1,237	13,315	
From 7-8	2	4,010	43,163					
From 9-18	10	8,500	91,493					
Total		26,117	281,121	Total		1,237	13,315	
ZONE C	Proposed GFA Building C1 (Residential)				Proposed GFA Building C1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-6	5.5	11,473	123,494	1	0.5	1,043	11,227
	From 7-8	2	3,332	35,865				
	From 9-20	12	10,200	109,792				
	Total		25,005	269,152	Total		1,043	11,227
	Proposed GFA Building C2 (Residential)				Proposed GFA Building C2 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
From 1-8	7.5	15,590	168,886	1	0.5	1,046	11,259	
From 9-23	15	12,750	137,240					
Total		28,440	306,126	Total		1,046	11,259	
ZONE D	Proposed GFA Building D1 (Residential)				Proposed GFA Building D1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-8	8	19,560	210,542	1	0	0	0
From 9-26	18	15,300	164,688			0	0	
Total		34,860	375,230	Total		0	0	
ZONE E	Proposed GFA Building E1 (Residential)				Proposed GFA Building E1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-8	8	10,232	110,136	1	0	0	0
From 9-29	21	17,850	192,136			0	0	
Total		28,082	302,272	Total		0	0	
ZONE F	Proposed GFA Building F1 (Residential)				Proposed GFA Building F1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-8	8	8,550	93,431	1	0	0	0
	From 9-29	21	17,850	192,136			0	0
	Total		26,530	285,567	Total		0	0
	Proposed GFA Building F2 (Residential)				Proposed GFA Building F2 (Retail)			
Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
From 1-8	8	10,272	110,567	1	0	0	0	
From 9-26	18	15,300	164,688			0	0	
Total		25,572	275,255	Total		0	0	
ZONE G	Proposed GFA Building G1 (Residential)				Proposed GFA Building G1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	1		1,534	19,741	1	0	0	0
	From 2-7	6	12,984	139,759			0	0
	From 8-12	5	10,760	115,820			0	0
From 13-15	3	4,962	53,411			0	0	
Total		30,540	328,730	Total		0	0	
ZONE H	Proposed GFA Building H1 (Residential)				Proposed GFA Building H1 (Retail)			
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.
	From 1-6	6	9,210	99,136	1	0	0	0
	From 7-8	2	2,372	25,532			0	0
From 9-11	3	3,045	32,776			0	0	
Total		14,627	157,444	Total		0	0	

Residential					Retail				
ZONE I	Proposed GFA Building I1 (Residential)				Proposed GFA Building I1 (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-8	8	9,488	102,128	1	0	0	0	
	From 9-11	3	2,454	26,415					
	Total		11,942	128,543	Total		0	0	
ZONE I	Proposed GFA Building I2 (Residential)				Proposed GFA Building I2 (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-8	8	11,088	119,360	1	0	0	0	
	From 7-8	2	2,798	30,117					
	From 9-11	3	3,893	39,751	Total		0	0	
Total		17,579	189,219						
ZONE J	Proposed GFA Building J1 (Residential)				Proposed GFA Building J1 (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-8	8	5,694	61,290	1	0	0	0	
	From 7-8	2	1,362	14,660					
	From 9-11	3	1,560	16,792	Total		0	0	
Total		8,616	92,742						
ZONE J	Proposed GFA Building J2 (Residential)				Proposed GFA Building J2 (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-8	8	5,104	54,939	1	0	0	0	
	From 9-11	3	1,650	17,760					
	Total		6,754	72,699	Total		0	0	
ZONE K	Proposed GFA Building K1 (Residential)				Proposed GFA Building K1 (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-8	8	13,384	144,064	1	0	0	0	
	From 9-11	3	2,778	29,902					
	Total		16,162	173,966	Total		0	0	
ZONE M	Proposed GFA Building M1 (Residential)				Proposed GFA Mall - Partially demolished (Retail)				
	Levels	Stories	sq.m	sq.ft.	Levels	Stories	sq.m	sq.ft.	
	From 1-2	0	0	0	1	1	42,605	458,597	
	Total		0	0	2	1	10,283	110,470	
					Total		52,888	569,067	

Site area (Overall plan)

	acres	sq.m	sq.ft.
Total	30	121,607	1308967
Proposed Road Network			
Total		22,746	244836
Proposed Floor Space Index (FSI)			
Total construction		403,630	4344639
FSI			4.08
Proposed GFA			
		sq.m	sq.ft.
Residential		346,194	3726403
Retail		57,436	618236
			%
			86%
			14%

Floor Plate

ZONE A	Proposed GFA Building A1 (Residential)		
	Levels	sq.m	sq.ft.
	1	1,672	17,997
	From 2-6	1,783	19,192
	From 7-15	1,315	14,155

ZONE B	Proposed GFA Building B1		
	Levels	sq.m	sq.ft.
	From 1-6	2,484	26,738
	From 7 -8	1,667	17,943
	from 9-15	850	9,149
	Proposed GFA Building B2		
	Levels	sq.m	sq.ft.
	From 1-6	2,474	26,630
	From 7 -8	2,005	21,582
	From 9-18	850	9,149

ZONE C	Proposed GFA Building C1		
	Levels	sq.m	sq.ft.
	From 1-6	2,086	22,454
	From 7 -8	1,666	17,933
	From 9-20	850	9,149
	Proposed GFA Building C2		
	Levels	sq.m	sq.ft.
	From 1-8	2,092	22,518
	From 9-23	850	9,149

ZONE D	Proposed GFA Building D1		
	Levels	sq.m	sq.ft.
	From 1-8	2,445	26,318
	From 9-26	850	9,149

ZONE E	Proposed GFA Building E1		
	Levels	sq.m	sq.ft.
	From 1-8	1,279	13,767
	From 9-29	850	9,149

ZONE F	Proposed GFA Building F1		
	Levels	sq.m	sq.ft.
	From 1-8	1,085	11,679
	From 9-29	850	9,149
	Proposed GFA Building F2		
	Levels	sq.m	sq.ft.
From 1-8	1,284	13,821	
From 9-26	850	9,149	

ZONE G	Proposed GFA Building G1		
	Levels	sq.m	sq.ft.
	1	1,834	19,741
	From 2-7	2,164	23,293
	From 8-12	2,152	23,164
From 13-15	1,654	17,804	

ZONE H	Proposed GFA Building H1		
	Levels	sq.m	sq.ft.
	From 1-6	1,535	16,523
	From 7-8	1,186	12,766
From 9-11	1,015	10,925	

ZONE I	Proposed GFA Building I1		
	Levels	sq.m	sq.ft.
	From 1-8	1,186	12,766
	From 9-11	818	8,805
	Proposed GFA Building I2		
	Levels	sq.m	sq.ft.
	From 1-6	1,848	19,892
	From 7-8	1,399	15,059
	From 9-11	1,231	13,250

ZONE J	Proposed GFA Building J1		
	Levels	sq.m	sq.ft.
	From 1-6	949	10,215
	From 7-8	681	7,330
	From 9-11	520	5,597
	Proposed GFA Building J2		
	Levels	sq.m	sq.ft.
	From 1-8	638	6,867
	From 9-11	550	5,920

ZONE K	Proposed GFA Building K1		
	Levels	sq.m	sq.ft.
	From 1-8	1,673	18,008
	From 9-11	926	9,967

Taller buildings are primarily sited along Erin Mills Parkway, with the tallest buildings located at the southeast corner of the Subject Site. Built form height transitions down to 11- storeys as you move north towards Fowler Drive and 15-storeys as you move west to Sheridan Park Drive, respecting the residential neighbourhood condition and limiting shadow impacts. The Master Plan proposes buildings designed to appropriately frame and animate the public realm, and incorporates significant setbacks and landscaping along Erin Mills Parkway, with reduced setbacks and a finer-grain Green Loop

network along Fowler Drive. Proposed street walls are designed to be appropriate in height and proportion to each unique frontage, and provide usable greenspace for residents and pedestrians with the continuous Green Loop landscaped pedestrian buffer.

The Master Plan introduces a form of intensification through a range of building types and heights. The proposed development is consistent with the planned context while maintaining compatibility with the development patterns of the surrounding area.



Sheridan Centre Master Plan - Podium and Building Heights (Brook McIlroy)

The Master Plan Concept proposes a green network that weaves through the site and along the perimeters, enhancing the public realm and establishing a pedestrian-oriented green network on and surrounding the Subject Site. Within the green network, porosity of the site's edge is maintained with entry points that extend the landscaping and tree planting into the site, providing a welcoming entry to the site and the existing Sheridan Centre. Entry points

connect to the existing green landscape surrounding the Subject Site and existing natural heritage areas in the wider area. In addition, the plan proposes a green roof atop the existing mall structure (Zone M) and a green open space to the west of the Subject Site, parallel to Zone A, Building A1. Courtyards and open spaces are incorporated within Zones to increase the overall green landscaped area on-site.



Sheridan Centre Master Plan - Green Network (Brook McIlroy)

At full buildout, including the Sheridan Centre retail area, the Proposal will provide a total residential GFA of 346,194 square metres and a total retail GFA of 57,436 square metres, resulting in an overall density of 4.08 FSI.

All retail spaces will be located at-grade, both within the existing mall, and in the podiums of Buildings B and C fronting the existing mall and new internal street.



Sheridan Centre Master Plan - Land Use (Brook McIlroy)

The proposed Master Plan retains the existing mall, recognizing its central role as an important community facility. Only the north wing will be demolished. Improvement on existing mall and the new landscaped ramp at the north east corner will provide occasions for more open mall edges



Sheridan Centre Master Plan - Mall Facade (Brook McIlroy, 2023)

The Master Plan concept proposes new multi-modal connections throughout the Subject Site providing future buildings with vehicular access to parking, loading and servicing areas, as well as pick-up/drop off areas. Parking in development blocks is to be located primarily below grade and loading and servicing areas internally screened from the public realm. Limited surface parking will be provided on the new street network for accessibility and short-term convenience.

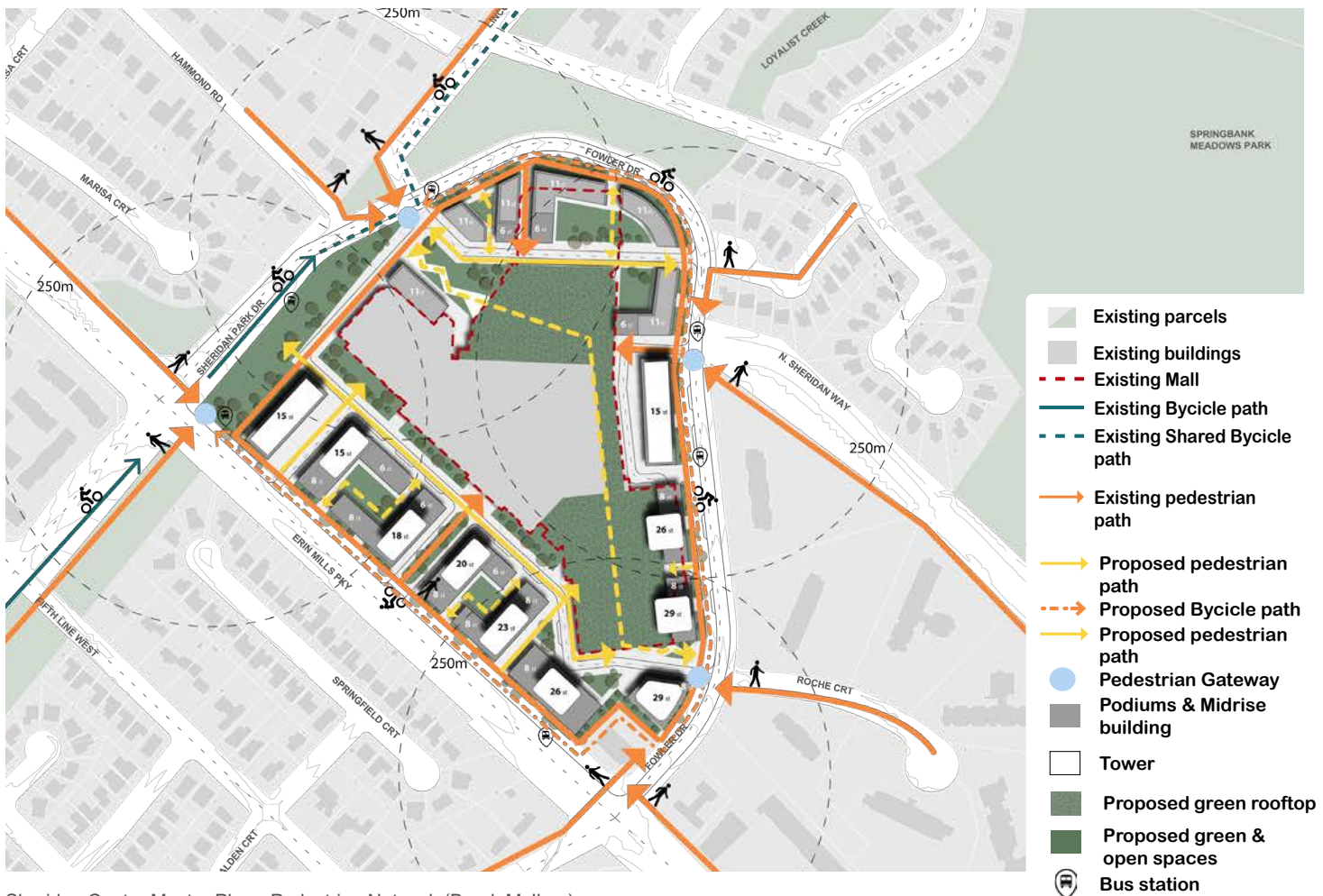
The New internal Sheridan Main Street to the south and new internal street to the north establish vehicular and pedestrian connections throughout the Subject Site and into the surrounding community, providing connections to pedestrian and vehicular gateways, transit infrastructure, open spaces, courtyards and landscaped areas within the site. The full building out of the street and pedestrian network will aid in establishing a complete and connected community that is walkable and includes pedestrian-oriented landscaping and street furniture.



Sheridan Centre Master Plan - Street Network (Brook McIlroy)

Pedestrian access and circulation are enhanced in the Master Plan Concept with new pedestrian connections proposed throughout the Subject Site, providing enhanced connections through and to the surrounding context. The Plan also includes a proposed green network that weaves through the Subject Site and along the perimeters, augmenting the existing natural green context of the area, increasing site permeability and enhancing the public realm surrounding the Subject Site.

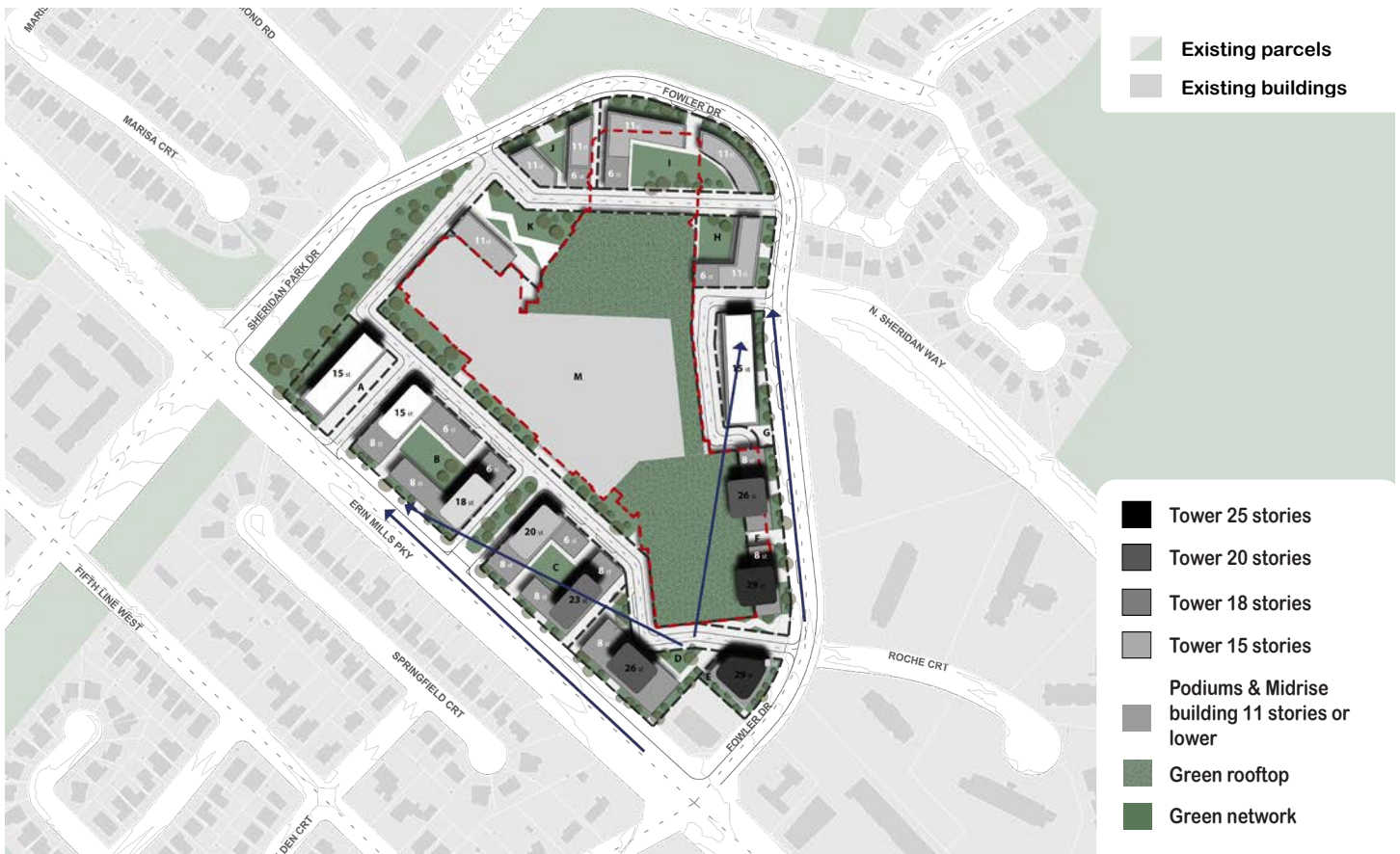
The Master Plan proposes a sloped landscaped pedestrian ramp that leads to the green rooftop, which contains a park and generous landscaping. This further contributes to the greening of the site, establishing a Community Node that acts as a destination and attraction point for residents and visitors.



Sheridan Centre Master Plan - Pedestrian Network (Brook McIlroy)

The proposed buildings provide an appropriate built form transition, with taller buildings primarily located along Erin Mills Parkway, and the tallest sited at the southeast corner, transitioning down west towards Lincoln Green/Sheridan Park Drive and north towards Fowler Drive. This height transition minimizes shadow and adverse impacts on the surrounding neighborhood. The Proposal consists of four “Landmark Towers” located at the tallest built form peak on the southeast corner of Erin Mills Parkway and Fowler Drive.

These towers help establish a gateway at Fowler Drive and Roche Crescent, and will incorporate appropriate architectural treatment, building articulation and massing, displaying urban design excellence. These towers are located within Zone D (26- and 29-storeys) and Zone F (26- and 29-storeys), anchoring the development. The remaining tall and mid-rise buildings vary in height, ranging from 6- to 23 storeys, massed in volumes that respond to their functional organization and public realm frontages.



Sheridan Centre Master Plan - Built Form Transition (Brook McIlroy)

The podiums are designed to frame the streets and the existing mall with contextually appropriate streetwall heights and street-facing uses that respond to each unique frontage. The building podiums facing the mall incorporate grade-related uses in the form of retail spaces to animate the public realm while helping to create a transition in height and a pedestrian scale. Where there is a retaining wall separating the sidewalks and the Subject Site, the proposed podium form will help resolve the topography change and establish a connection between the public realm and the active ground floors.

The proposed buildings establish well-scaled open spaces in the form of courtyards, generously landscaped setbacks, adjacent open green spaces, and large POPS, providing residents and visitors with open space amenities and views to natural areas. The design of the open spaces will help to create comfortable microclimate conditions and along with active building frontages, will frame and animate streets both within the site and around its perimeter.



Sheridan Centre Master Plan Building - Separation Distances (Brook McLroy)

3.3 Zone and Building Design

Zone A

Zone A is located at the southwest corner of the Subject Site, east of Lincoln Greenway. The site is identified for development of Building A1. Vehicular access to Zone A is provided from Erin Mills Parkway through a proposed internal street. Along the western frontage is the Dunpar Licensed Lands (Hydro Corridor) which is proposed to become new Privately Owned Publicly Accessible park.

The additional connections and pathways for residents and visitors will facilitate active mobility and recreation. Additionally, the park acts as a buffer between the proposed building and the residential area to the west.

It is a 15-storey mid-rise building with an integrated

6-storey podium. The height of Building A1 as a mid-rise form is appropriate in proportion to the 45 metre right-of-way along Erin Mills Parkway.

A buffer area is proposed between the building and the vehicular condition along Erin Mills Parkway.

There is a 35 metre separation distance from the upper portion of Building A1 and the 15-storey portion of Building B1.

Publicly-accessible spaces within Zone A will connect to a porous pedestrian network through landscaped areas, providing permeability into the inner site, activating uses within the Block and creating a welcoming entrance to the site and the existing Sheridan Centre for residents and visitors.



Sheridan Centre Zone A (Brook McIlroy)

Zone B

Zone B fronts onto Erin Mills Parkway and consists of two L-shaped mixed-use buildings, with a centralized courtyard. The buildings frame the courtyard, providing a noise buffer from traffic along Erin Mills Parkway, while also offering convenient, quiet pedestrian connections from the street into internal streets and the existing Sheridan Centre. The south elevation contains a generously landscaped area that forms part of the proposed Green Loop.

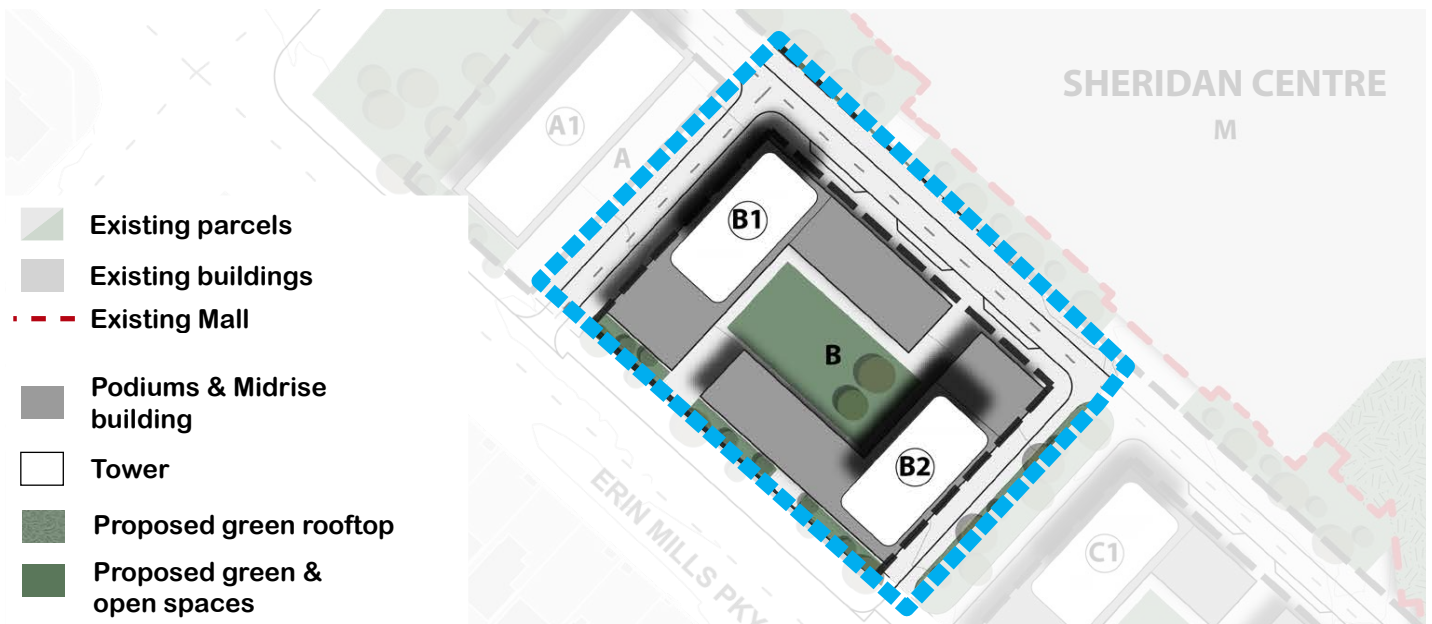
Building B1 is 15-storeys, with a 6-to-8-storey podium. The 8-storey podium volume fronts onto Erin Mills Parkway and the 6-storey podium volume fronts onto the new internal street facing the existing mall. The podium features a green roof and establishes an appropriate streetwall height, complementing the existing mall façade to the north. The ground floor contains retail uses to create a main street atmosphere, augmenting retail offerings in the existing mall. Building B1 contains a total residential

GFA of 22,946 square metres, a total retail GFA of 1,242 square metres and a taller element floor plate of 850 square metres.

There is a 35 metre separation distance between the 15-storey component of Building B1 and Building A1, and a 56 metre separation distance between the taller 15- and 18-storey elements of Building B1 and Building B2.

Building B2 is 18 storeys in height, with a 6 to-8 storey podium. The 8-storey podium volume fronts onto Erin Mills Parkway and contains a green roof. The 6-storey podium volume fronts onto the new internal street facing the existing mall, establishing an appropriate streetwall height and complementing the existing mall facade to the north. The ground floor of the podium contains retail uses facing the new street. Building B2 contains a total residential GFA of 26,117 square metres, a total retail GFA of 1,237 square metres and a taller element floor plate of 850 square metres.

There is a 38 metre tower separation between the 18-storey tower of Building B2 and 20-storey tower of Building C1.



Sheridan Centre Zone B (Brook McIlroy)

Zone C

Zone C fronts onto Erin Mills Parkway and consists of two L-shaped mixed-use buildings, with a centralized courtyard. As in Zone B, the buildings frame the courtyard, providing a noise buffer from traffic along Erin Mills Parkway, while also offering convenient, quiet pedestrian connections from the street into internal streets and the existing Sheridan Centre. The south elevation contains a generously landscaped area, that forms part of the proposed Green Loop.

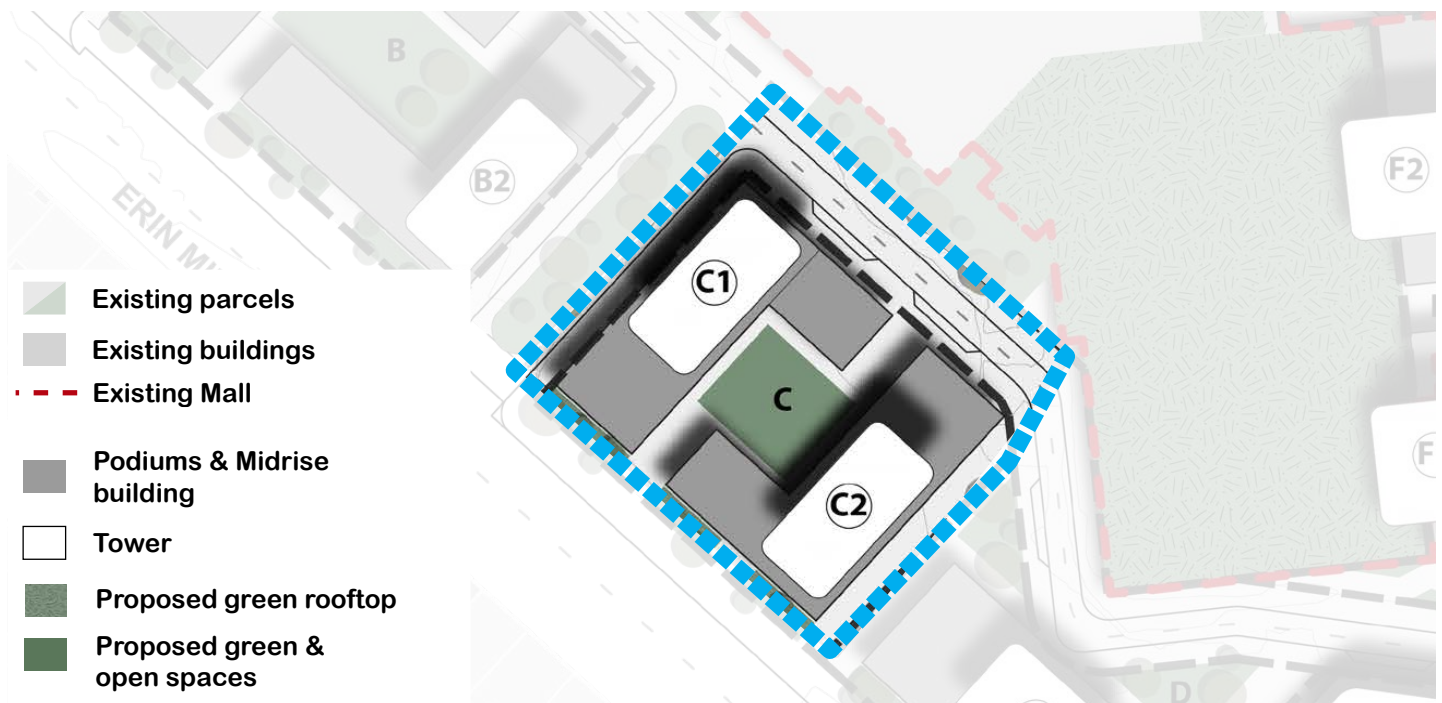
Building C1 is 20-storeys with a 6 to-8-storey podium. The 8-storey podium volume fronts onto Erin Mills Parkway and the 6-storey podium volume contains a green roof and fronts onto the new internal street facing the existing mall, establishing an appropriate streetwall height and complementing the existing mall

façade to the north. The ground floor of the 6-storey podium contains retail uses. Building C1 contains a total residential GFA of 25,005 square, a total retail GFA of 1,043 square metres and a taller element floor plate of 850 square metres.

There is a 40 metre tower separation between the taller elements of Buildings C1 and C2.

Building C2 is 23-storeys with an 8-storey podium and a green roof, fronting onto Erin Mills Parkway and the new internal street facing the existing mall. The ground floor of the 8-storey podium contains retail uses. Building B2 contains a total residential GFA of 28,440, a total retail GFA of 1,046 square metres and a taller element floor plate of 850 square metres.

There is a 40 metre tower separation between the taller elements of Buildings C2 and D1.



Sheridan Centre Zone C(Brook McIlroy)

Zone D

Zone D fronts onto Erin Mills Parkway and the new internal street facing the existing mall and consists of 1 rectangular shaped residential building. The north, east and south elevation contains a generously landscaped area.

Building D1 is 26-storeys with an 8-storey podium and a green roof. It contains a total residential GFA of 34,860 square metres and a taller element floor plate of 850 square metres.

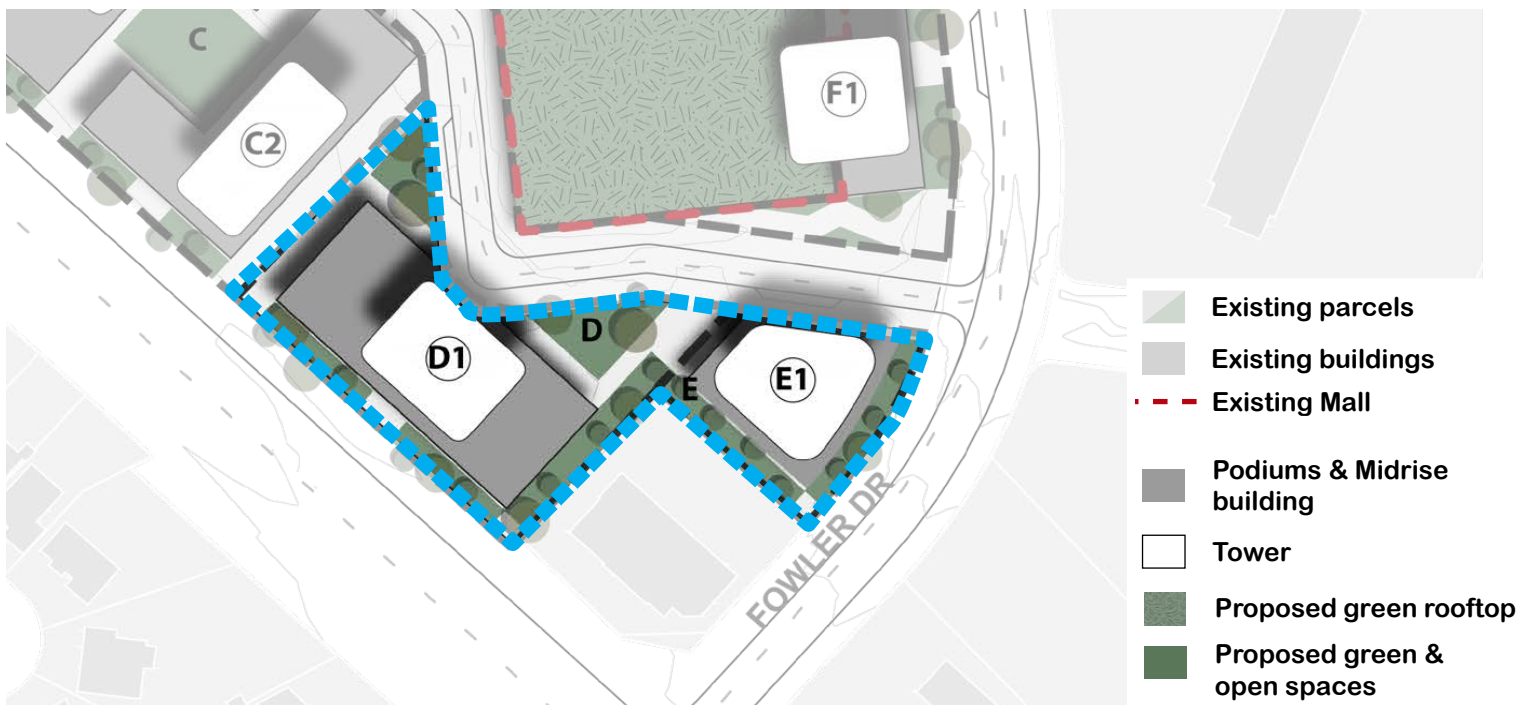
There is a 46 metre tower separation from corner to corner between the taller elements of Buildings D1 and E1.

Zone E

Zone E fronts onto Fowler Drive and the new internal street facing the existing mall and consists of 1 irregular shaped landmark residential building. The south and east elevations contain a generously landscaped area. A key gateway exists at this corner of the Subject Site, providing pedestrian and vehicular access into the site and to the surrounding community.

Building E1 is 29-storeys with an 8-storey podium and contains a total residential GFA of 28,530 square metres and a taller element floor plate of 850 square metres.

There is a 46 metre tower separation between the taller elements of Building D1 and Building E1, and a 43 metre tower separation between the taller elements of Building E1 and Building F1.



Sheridan Centre Zone D and Zone E (Brook McIlroy)

Zone F

Zone F fronts onto Fowler Drive and consists of two residential buildings, with direct podium access to the proposed green roof for Zone M (existing mall) and mall at the west elevation. In addition, the ground level of the east elevation contains a generously landscaped area and the primary ground-level entrance.

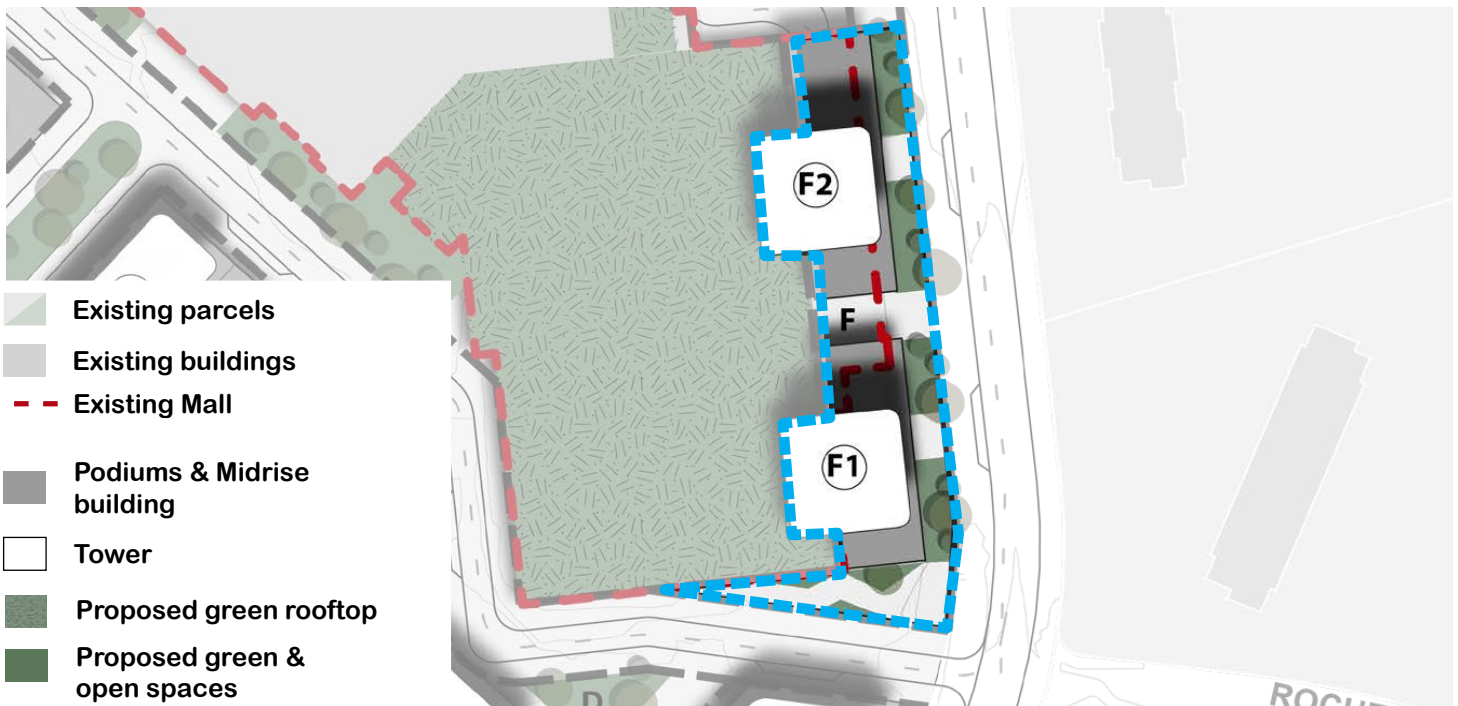
Building F1 is 29-storeys tall with an 8-storey podium. The 8-storey podium volume fronts onto Fowler Drive, establishing an appropriate streetwall height and respecting the existing and proposed public realm condition to the east. Building F1 contains a total residential GFA of 26,530 square metres and a taller element floor plate of 850 square metres.

There is a 40 metre tower separation between the taller elements of Buildings F1 and F2.

Building F2 is 26-storeys with an 8-storey podium and a green roof. The 8-storey podium volume fronts onto Fowler Drive, establishing an appropriate streetwall height and respecting the existing and proposed public realm condition to the east. Building F2 contains a total residential GFA of 25,572 square metres and a taller element floor plate of 850 square metres.

There is a 43 metre tower separation between the taller elements of Buildings F2 and G1.

A proposed sloped landscaped pedestrian ramp will connect Fowler Drive and the new Sheridan Main Street to the proposed park on the rooftop of the existing mall (Zone M).



Sheridan Centre Zone F (Brook McIlroy)

Zone G

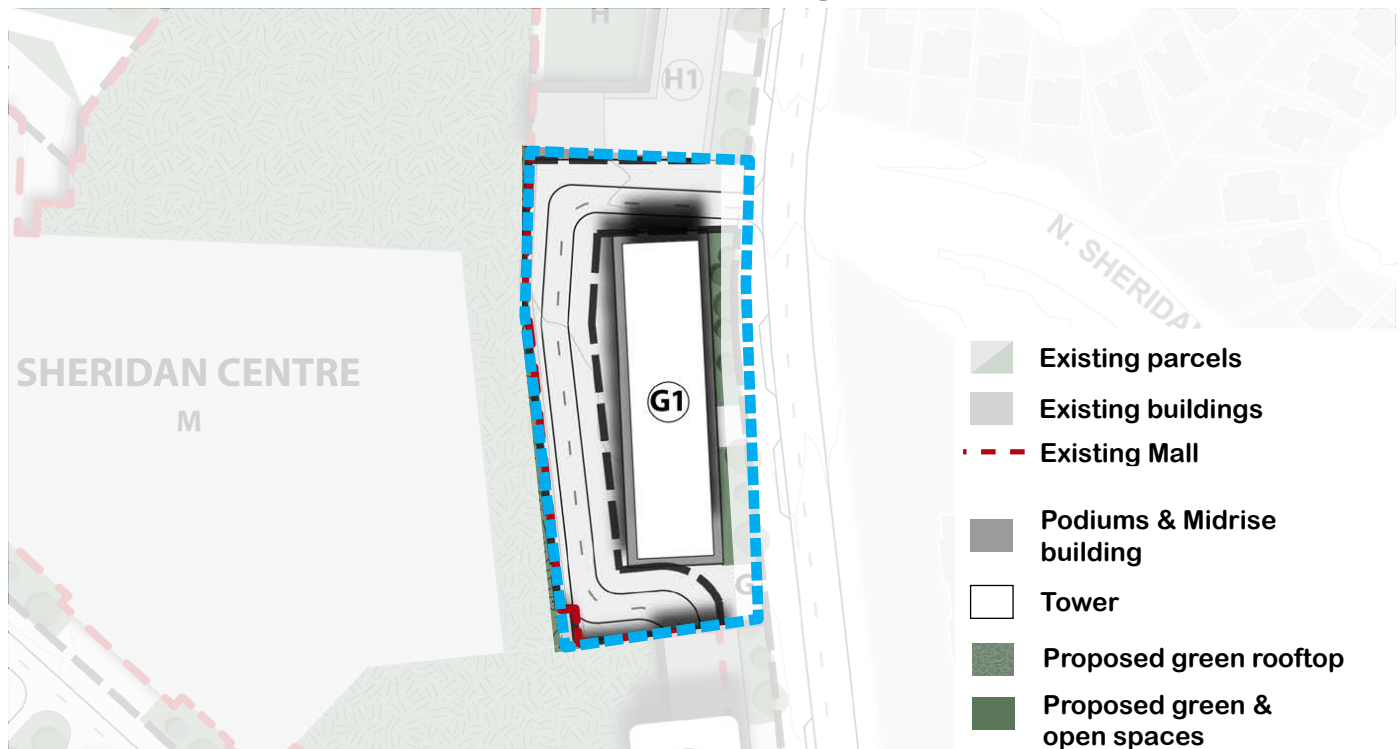
Zone G is located along the northeast perimeter of the Subject Site, fronting Fowler Drive. It is the future location of proposed Building G1.

Vehicular access to Zone G is provided from Fowler Drive. Building G1, with frontage on Fowler Drive and the existing mall, is a 15-storey building with an integrated 7-storey podium. The heights of proposed buildings along Fowler Drive including building G1 echo the transition in heights of the proposed buildings from east to west along Erin Mills Parkway, providing a gradual transition from tall to lower mid-rise form. Building G1, with a 15 storey taller mid-rise form, bridges the transition from 26 to 11 storeys and interfaces with the large open space north of the 14-storey existing building east of Fowler Drive. The proposed building achieves a consistency in height transition and is appropriate within its existing and planned context for the intensification

of this Community Node. It introduces a form of intensification with a building height and type that is consistent with the planned context while maintaining compatibility with the development patterns of the surrounding area.

There is a 43-metre separation distance from the 15-storey component of Building G1 and the tower of Building F2. There is a 24-metre separation distance between the 15-storey component of Building G1 and Zone M (the existing mall), and an 18-metre separation distance between the 15-storey component of Building G1 and the 11-storey H1 building.

Publicly-accessible spaces within Zone G will be connected to a porous pedestrian network through landscaped areas, providing permeability into the inner site, activating uses within the Block and creating a welcoming entrance to the site and the existing Sheridan Centre for residents and visitors.



Sheridan Centre Zone G (Brook McIlroy)

Zone H

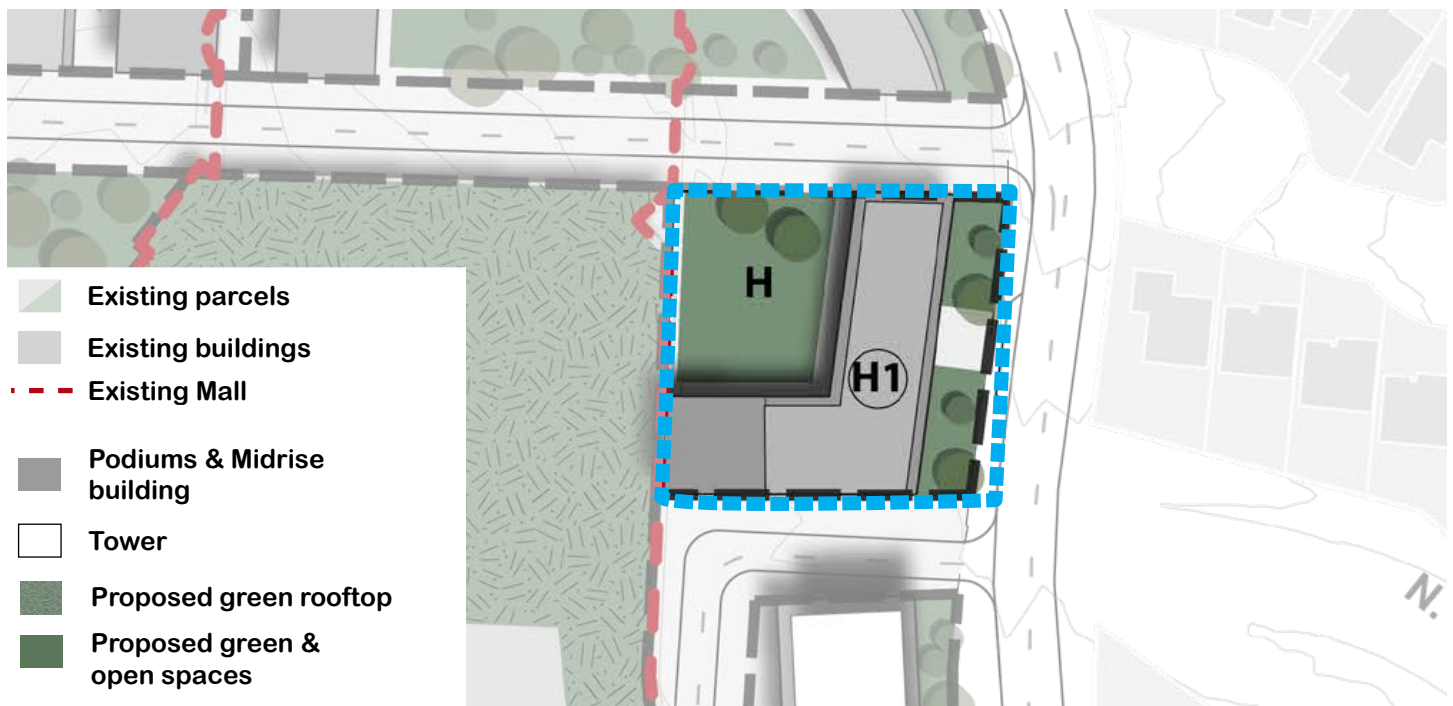
Zone H fronts onto Fowler Drive and consists of one L-shaped residential mid-rise building with direct podium access to the proposed green roof in Zone M (existing mall) at the west elevation and a courtyard/green space at grade on the north-west elevation between the proposed building and the existing mall. The east elevation contains a generously landscaped area and the main pedestrian entrance at grade. The courtyard could also be used as spill out space for future mall uses, further activating this frontage of the mall.

Building H1 is 11-storeys with a 6-storey podium. The 6-storey podium establishes an appropriate streetwall height, respecting the existing and proposed public realm condition and reducing shadow impact. It

provides a continuous frontage that together with the proposed boulevard/green loop, will help to improve pedestrian comfort and safety along Fowler Drive. Building H1 contains a total residential GFA of 14,627 square metres.

There is an 18-metre separation distance between the 15-storey portion of Building G1 and the 11-storey portion of Building H1. There is an 11 metre separation distance across the proposed north internal street between Buildings H1 and I1.

The mid-rise building incorporates appropriate setbacks and stepbacks, reducing the shadow impact on the existing and proposed open space as well as the residential neighbourhood to the north.



Sheridan Centre Zone H (Brook McIlroy)

Zone I

Zone I fronts onto Fowler Drive to the north and consists of 2 residential buildings with a centralized courtyard/green space at grade along the south elevation. In addition, the north and east elevations contain a generously landscaped area facing Fowler Drive.

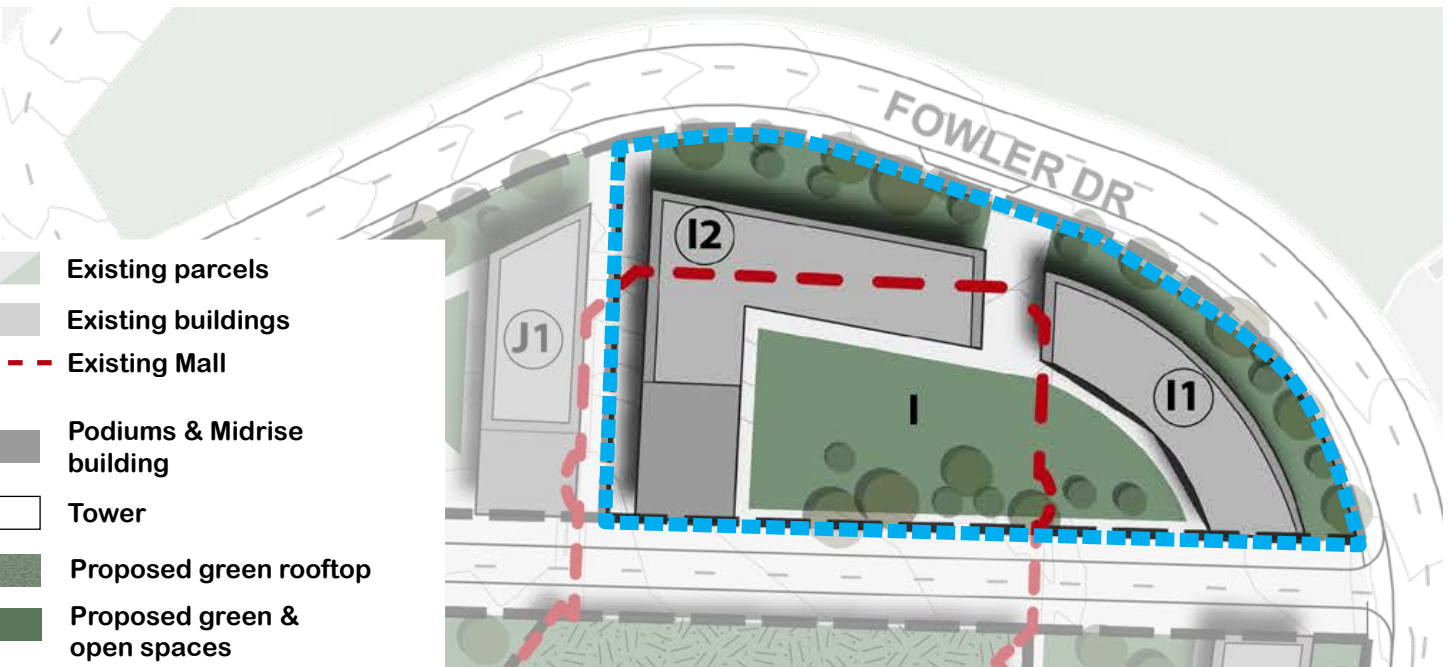
Building I1 is a curved shaped 11-storey building and is appropriately massed and sculpted to respect the residential neighborhood and existing green network north of the Subject Site. The curvilinear shape follows the edge of Fowler Drive, providing an appropriate streetwall, and creates a park-like courtyard setting along the new proposed street, south of the building. The podium of the proposed building will improve on the existing retaining wall condition on this portion of the street by using the building to bridge the elevation difference with accessible connections between and around it. Building I1 contains a total residential GFA of 11,942 square metres.

There is an 11 metre separation distance between Buildings I1 and I2.

Building I2 is an 11-story L-shaped building with a 6-storey podium. The podium establishes an appropriate streetwall height fronting the existing mall and the residential neighborhood and existing green network to the north. Building I2 contains a total residential GFA of 17,579 square metres.

The mid-rise buildings incorporate appropriate setbacks and stepbacks, reducing the shadow impact onto the existing and proposed open space as well as the residential neighbourhood to the north.

The proposed new street south of Zone I combined with a renewed mall façade at this elevation establishes a revitalized pedestrian streetscape condition that is attractive and activating.



Sheridan Centre Zone I (Brook McIlroy)

Zone J

Zone J fronts onto Fowler Drive to the north and consists of 2 residential buildings, with a centralized triangular courtyard/green space open towards Fowler Drive. In addition, the north elevation contains a generously landscaped area, which forms part of the proposed green loop.

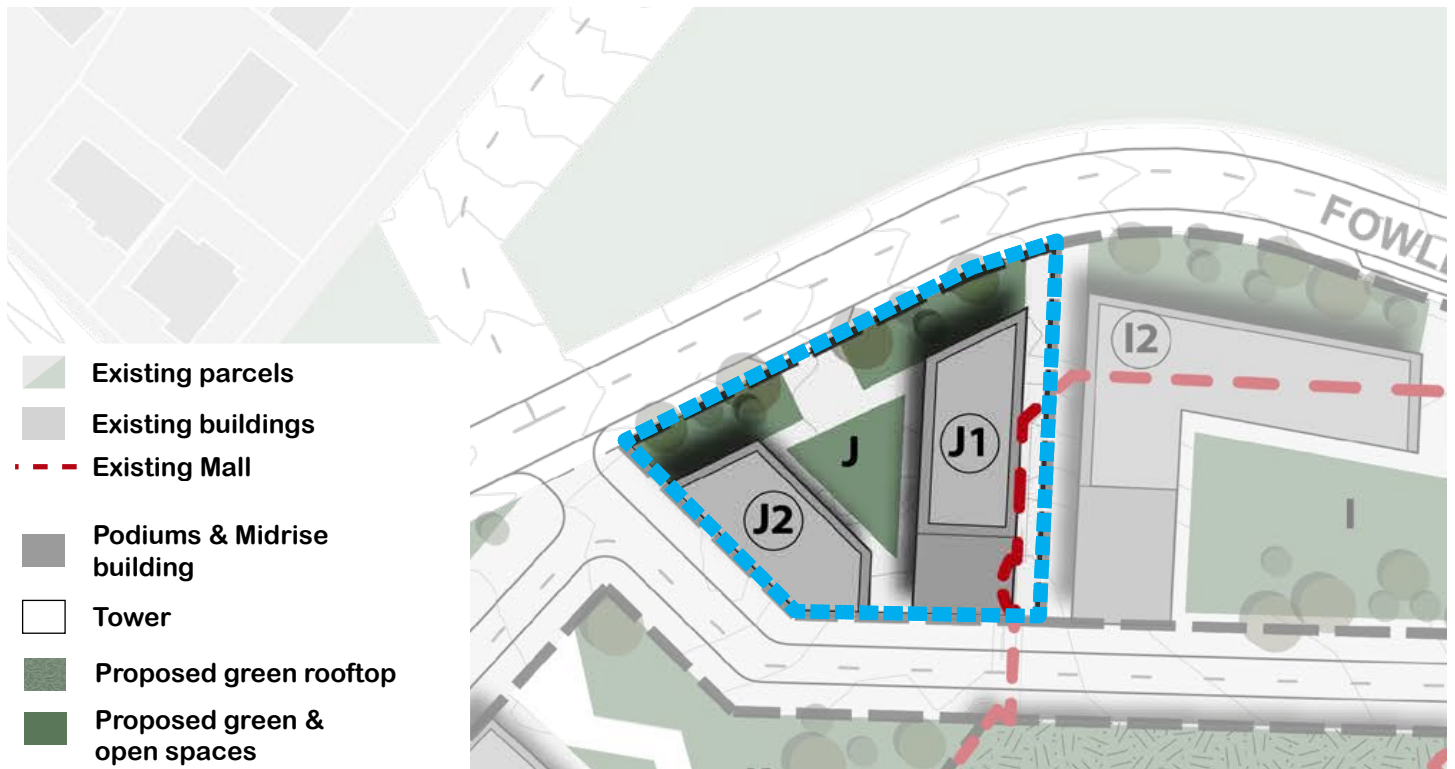
Building J1 is an 11-storey irregular shaped mid-rise building with a 6-storey podium. The podium establishes an appropriate streetwall height fronting the existing mall and the residential neighbourhood and existing green network to the north. Building J1 contains a total residential GFA of 8,616 square metres.

The separation distance between Building J1 and Building J2 varies between 11 metres and 34 metres.

Building J2 is 11-storey irregular shaped mid-rise building and is appropriately massed and sculpted to respect the residential neighborhood and existing green network north of the Subject Site. Building J2 contains a total residential GFA of 6,754 square metres.

There is a 53 metre separation distance between Buildings J2 and K1.

The mid-rise buildings incorporate appropriate setbacks and stepbacks, reducing the shadow impact onto the existing and proposed open space as well as the residential neighbourhood to the north.



Sheridan Centre Zone J (Brook McIlroy)

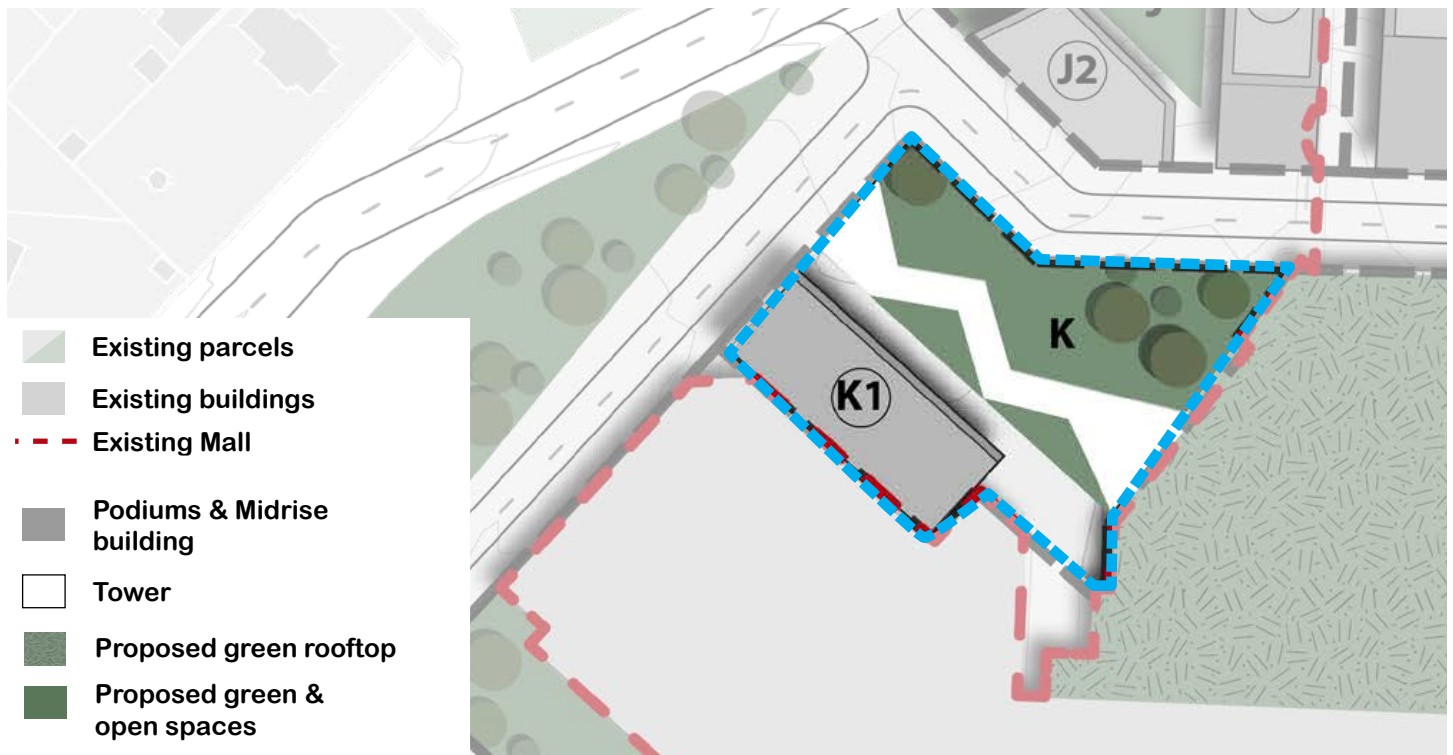
Zone K

Zone K fronts onto Sheridan Park Drive to the west and consists of one residential building that sits between the existing mall and a sloped pedestrian ramp providing access to the green roof of the mall structure. A key site gateway exists to the west of Zone K, which contains generous landscaping and opportunity for public art, contributing to the greening of the site.

The proposed landscaped ramp will connect Sheridan Park Drive/Lincoln Greenway Road and the new proposed internal street, north of Zone K to the proposed park and landscaped space on the green roof of the existing mall (Zone M).

Building K1 is an 11-storey rectangular mid-rise building and is appropriately massed and sculpted to respect the residential neighborhood west of the Subject Site. Building K1 contains a total residential GFA of 16,162 square metres.

The mid-rise building incorporates appropriate setbacks and stepbacks, reducing the shadow impact onto the existing and proposed open space as well as the residential neighbourhood to the north.



Sheridan Centre Zone K (Brook McIlroy)

Zone M

Zone M, the existing Sheridan Centre mall (predominantly being retained), is a 2-storey building with 52,868 square metres of retail use. The north wing and partially the southeast portion of Zone M are to be demolished for implementation of the proposal (Zones I and F). The roof of Zone M will be further enhanced with an incorporated green roof and landscaped park/open space. A proposed landscaped ramp will connect the surrounded context to the rooftop at the north-west and south edges.



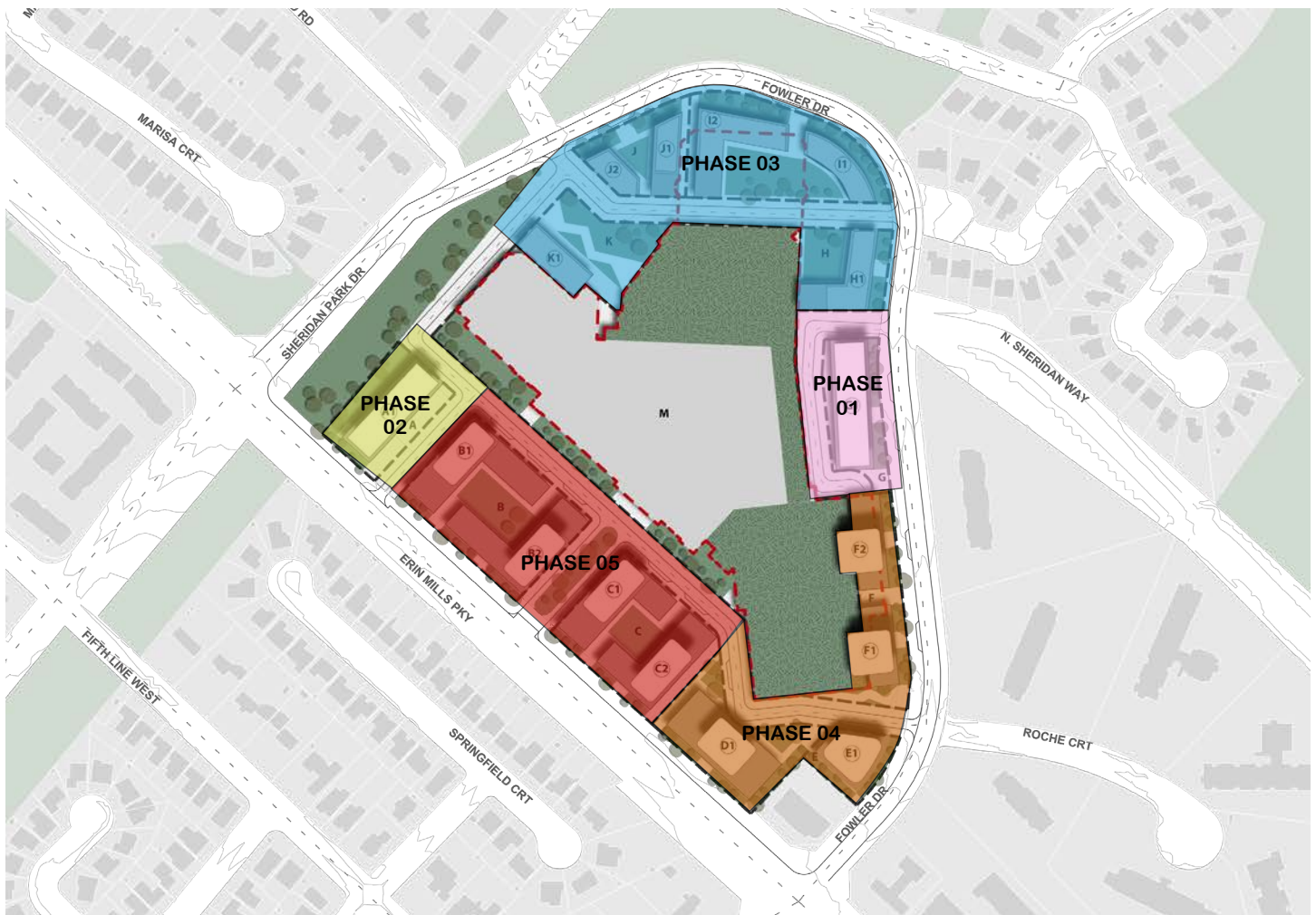
Sheridan Centre Zone M (Brook McIlroy)

3.4 Phasing Strategy

A phasing strategy has been developed to ensure incremental build-out of the Subject Site. Phase 1 of development begins with Zone G, along Fowler Drive. Phase 2 of development is within Zone A. Phase 3 includes Zones H, I, J and K, mid-rise buildings facing the residential neighbourhoods and green lands at the north. Phase 4 includes Zones D, E and F, the tallest buildings of the proposal, identified as “Landmark Buildings” on the southeast corner of the Subject Site.

Lastly, Phase 5 includes Zones B and C, buildings with primary frontages along Erin Mills Parkway and with retail frontages facing the existing mall and the proposed New Sheridan Street.

The rooftop park will be realized together with the development of Zone F, following the development of Zone K. The transformation of the Dunpar Licensed Lands into a park will be realized in phase 1 along with the Zone A proposed development.



Sheridan Centre Master Plan - Phasing Brook McIlroy)

- Existing parcels
- Existing buildings
- Existing Mall

4.0 Conclusion

The Sheridan Centre Master Plan provides an urban design vision that respects and responds to the existing site condition and the surrounding context, but also adds mixed-use density, extensive landscaped areas, an active mobility network of pathways, and new pedestrian-oriented streets to an underutilized lot.

Through the use of urban design best practices, the Master Plan incorporates a built form pattern that appropriately addresses and is supportive of the urban design-related policies of the Mississauga Official Plan. The Master Plan enhances the existing site by proposing a series of public realm design interventions including the addition of new pedestrian and vehicular connections, as well as a new green network that weaves through the site and along the perimeters, enhancing connections into the surrounding context and contributing to the green nature and character of the area. The Plan proposes mid-rise and tall buildings

sited in appropriate locations to preserve privacy and access to sunlight and views. Architectural treatments, building massing, and the use of appropriately scaled base building podiums introduces a new built form into the area, while respecting and enhancing the existing urban condition and public realm.

The Master Plan introduces additional housing, retail, and landscaped open green spaces to the Subject Site, transforming the site into a complete mixed-use community where residents can live, work, shop, and play.

From an urban design perspective, the Master Plan presents an appropriate and desirable direction for the Subject Site, represents good urban design practice, and can inform the future redevelopment and build out of the larger Community Node area in future years.

5.0 Appendix

5.1 Development Master Plan



5.2 Master Plan Zones and Building Numbers



5.3 Proposed Street Network



5.4 Proposed Active Transportation Network



5.5 Proposed Open Space Network



5.6 Proposed Building Uses



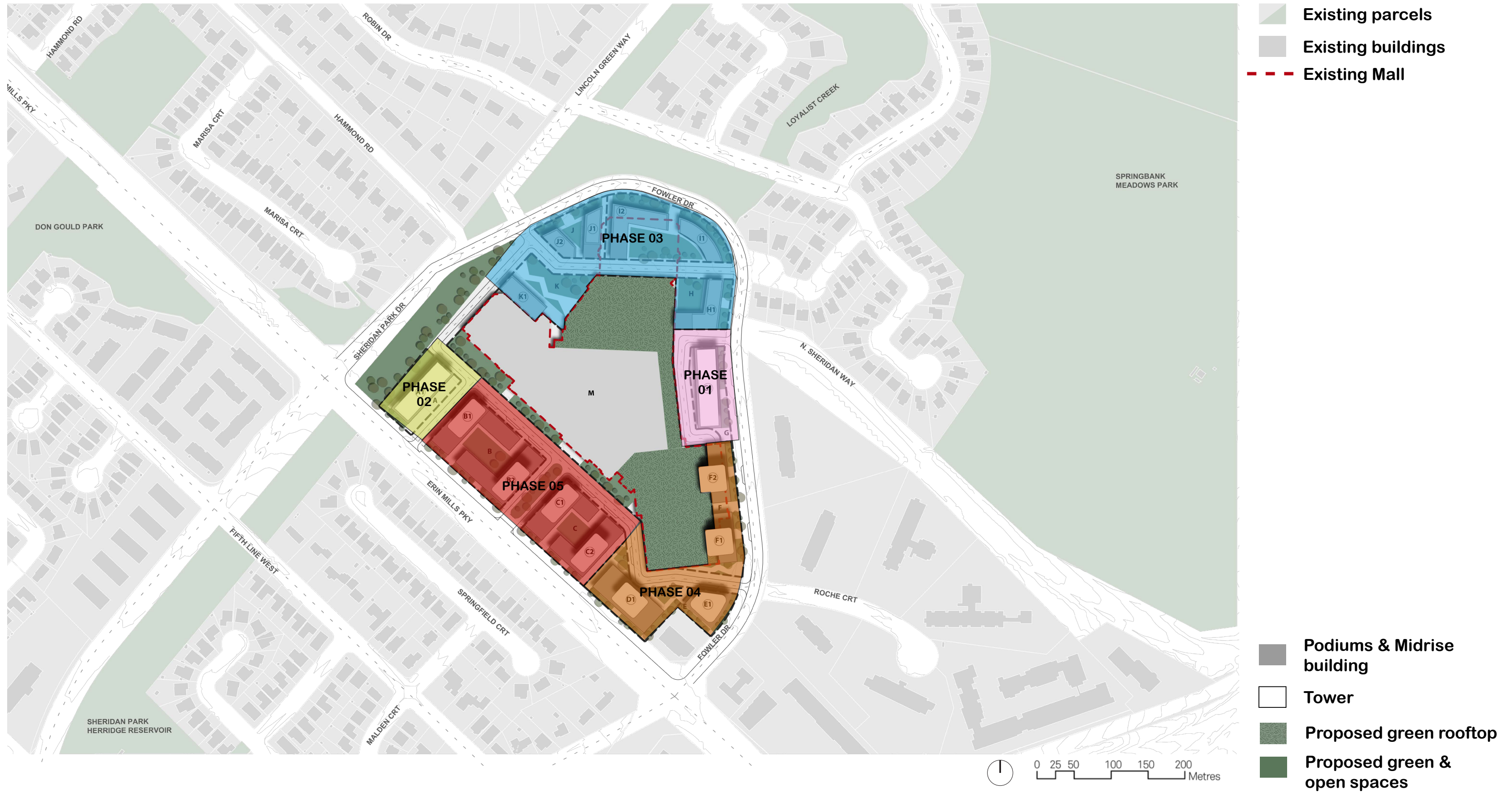
5.7 Proposed Mall Facade Interventions



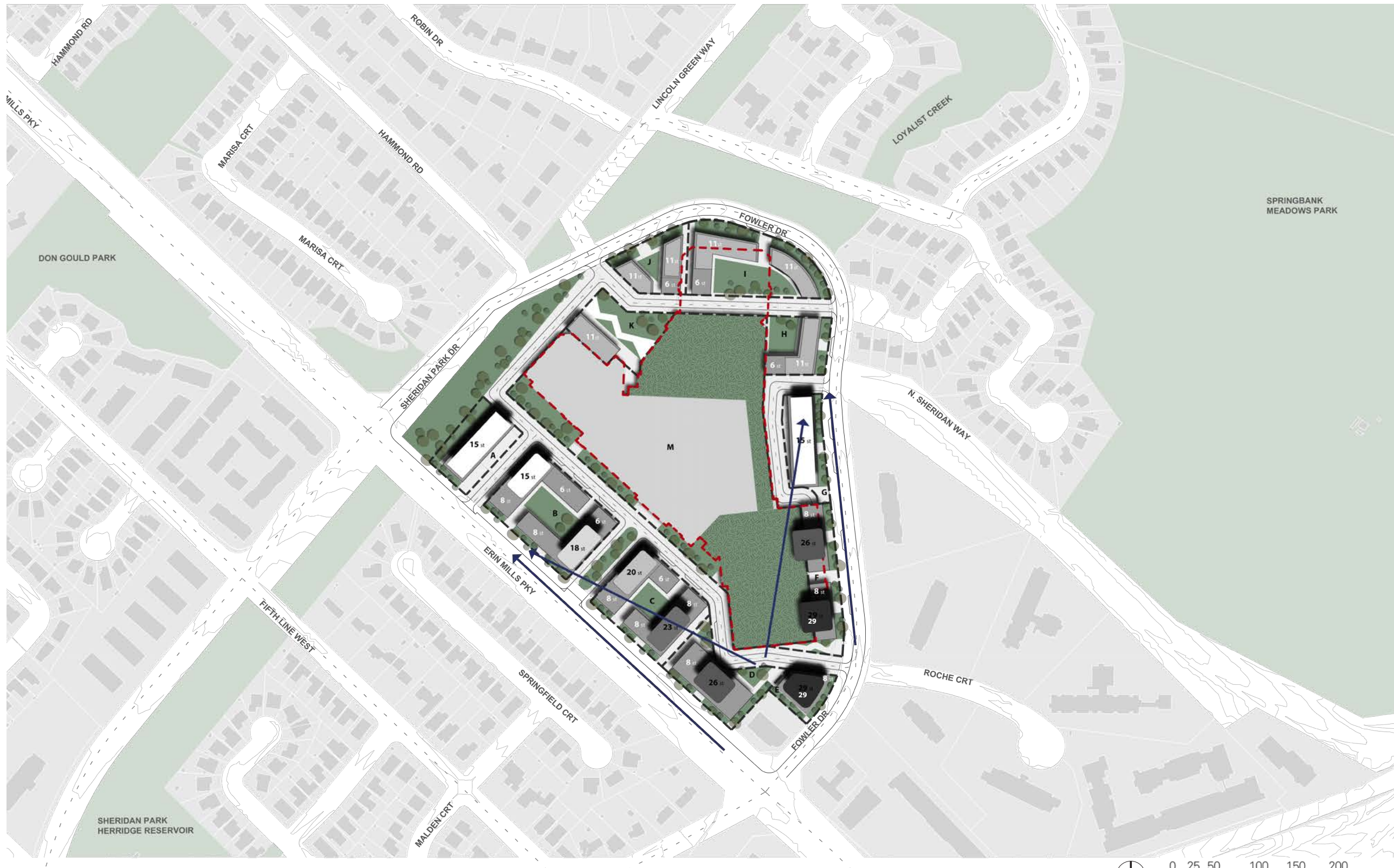
- Existing parcels
- Existing buildings
- Existing Mall

- New Mall Facade
- Improved Mall Facade
- Podiums & Midrise building
- Tower
- Proposed green rooftop
- Proposed green & open spaces

5.8 Proposed Phasing Plan



5.9 Proposed Building Heights and Transitions



- Existing parcels
- Existing buildings

- Tower 29 stories
- Tower 26 stories
- Tower 23 stories
- Tower 18 stories
- Tower 15 stories
- Podiums & Midrise building 8 stories or lower
- Proposed green rooftop
- Proposed green & open spaces





HAMMOND RD

ROBIN DR

ERIN MILLS PKY

MARISA CRT

HAMMOND RD

MARISA CRT

SHERIDAN PARK DR

PAULA CRT

SPEYSIDE DR

FIFTH LINE WEST

ERIN MILLS PKY

SPRINGFIELD CRT