



Brightwater

Planning and Development Committee

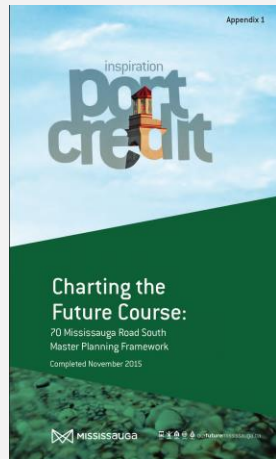
July 29, 2024

Brightwater has been envisioned and planned for over a decade, and the first phase is nearing completion



BRIGHTWATER
A Port Credit Waterfront Community

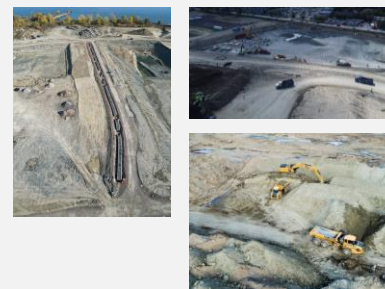
2012-2015
Inspiration
Port Credit



2017-2019
WV Master Plan
Framework



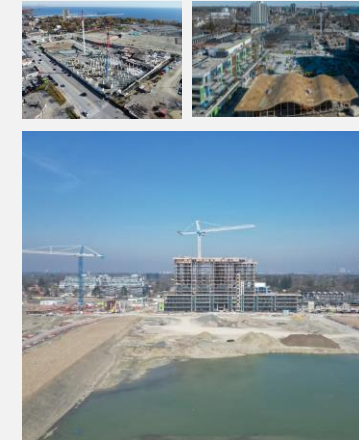
Site
Remediation



Street
Layout



Early
Phases



Summary of the 2019 Approved Plan



2,995
units

103 units / ha (gross)



± 417,500 m²
Total site GFA



± 25%

Parks and open
space

±18 acres



± 380,600 m²
GFA residential

Community Benefits

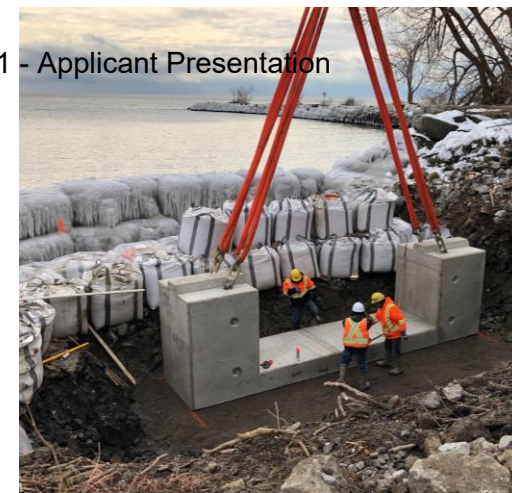
- ✓ Land set aside for Elementary School
- ✓ 150 affordable housing units under construction
- ✓ Contribution for Port Credit Active Transportation Bridge
- ✓ Contribution for traffic calming in Port Credit HCD
- ✓ Community space planned in Block U

Item 6.1 - Applicant Presentation



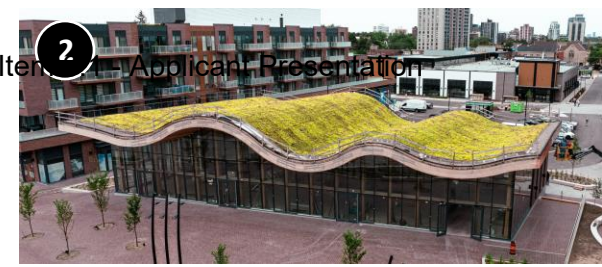
Major investments in remediation and infrastructure have readied the site to become a complete and sustainable community

Item 6.1 - Applicant Presentation

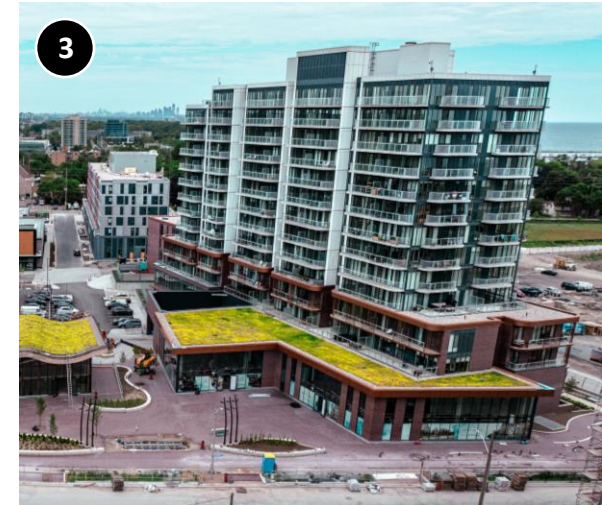




Development Progress



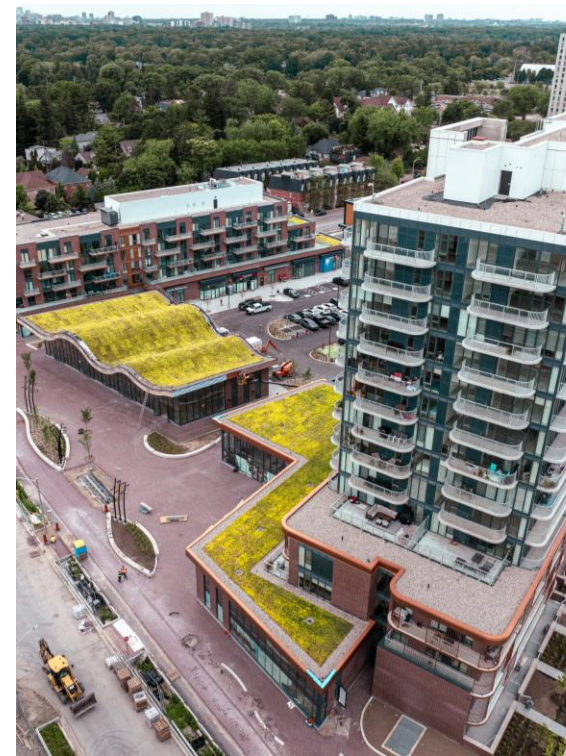
2 Applicant Presentation





5 Peel Housing Block (Occupancy anticipated 2024)





Sustainable mobility, design and initiatives are embedded in the DNA of Brightwater



 Pursuing LEED Neighbourhood Development Certification

 Sustainable mobility options with electric shuttle, MiWay loop through site, car sharing, micromobility services, and EV charging

 Building design to achieve energy savings and reduce emissions

 Bioswale system spans over 1km and will be the largest network in Ontario when complete



**Since 2019, the context
shaping Brightwater
has changed**



Provincial mandate for new housing supply – commits to **1.5 million homes** in Ontario over 10 years



Provincial policy requires transit-supportive development and intensification in proximity to transit



Provincial policy promotes:

- intensification that results in a net increase in residential units; and
- densities which efficiently use land and infrastructure

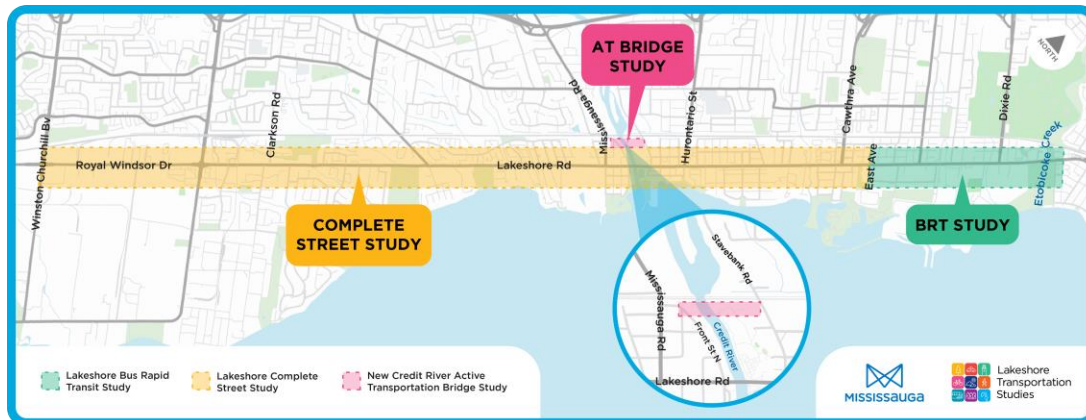
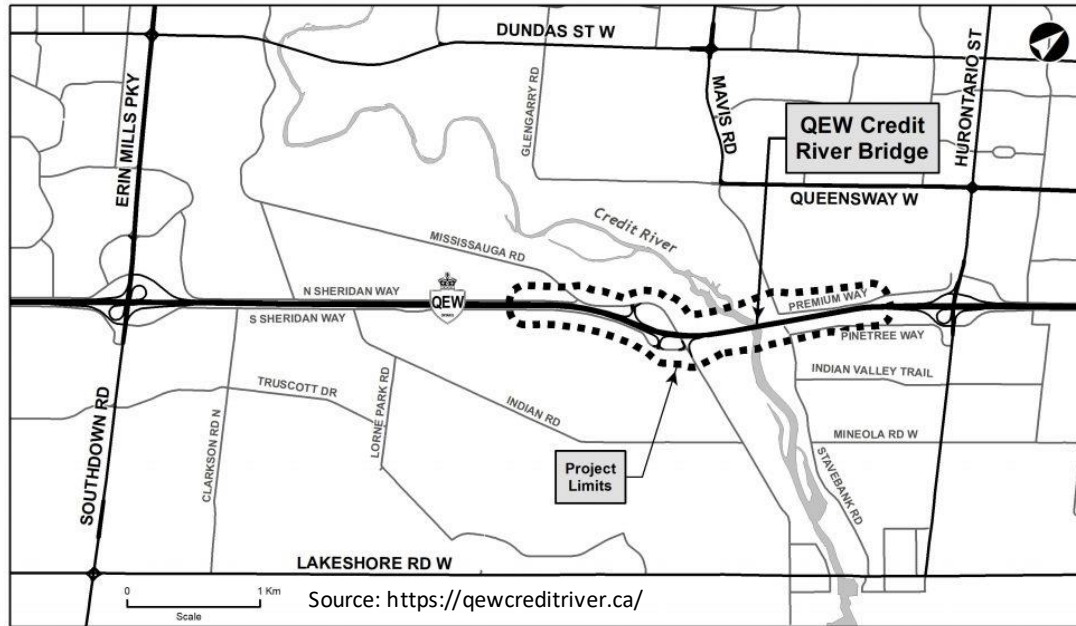


Brownfields are specifically identified as appropriate locations for a significant supply of housing through intensification and redevelopment

The market for office has slowed, with high vacancies attributed to hybrid work patterns



Significant transportation improvements are underway



Source: <https://www.mississauga.ca/projects-and-strategies/city-projects/lakeshore-corridor-transportation-improvements/>



Source: <https://www.metrolinx.com/en/projects-and-programs/hazel-mccallion-lrt>

**Within this new context,
there is opportunity to
optimize the existing
infrastructure on the
Brightwater site**

The primary changes included in the proposed Official Plan Amendment are:

DEMONSTRATION PLAN BASED ON APPROVED ZONING 2019



REVISED DEMONSTRATION PLAN 2024



- 898 new residential units,
- Height peak of 35 storeys at P3
- New buildings at Q2 and Q3
- Permission for residential uses on the second floor of Block U



2019 Approved Plan

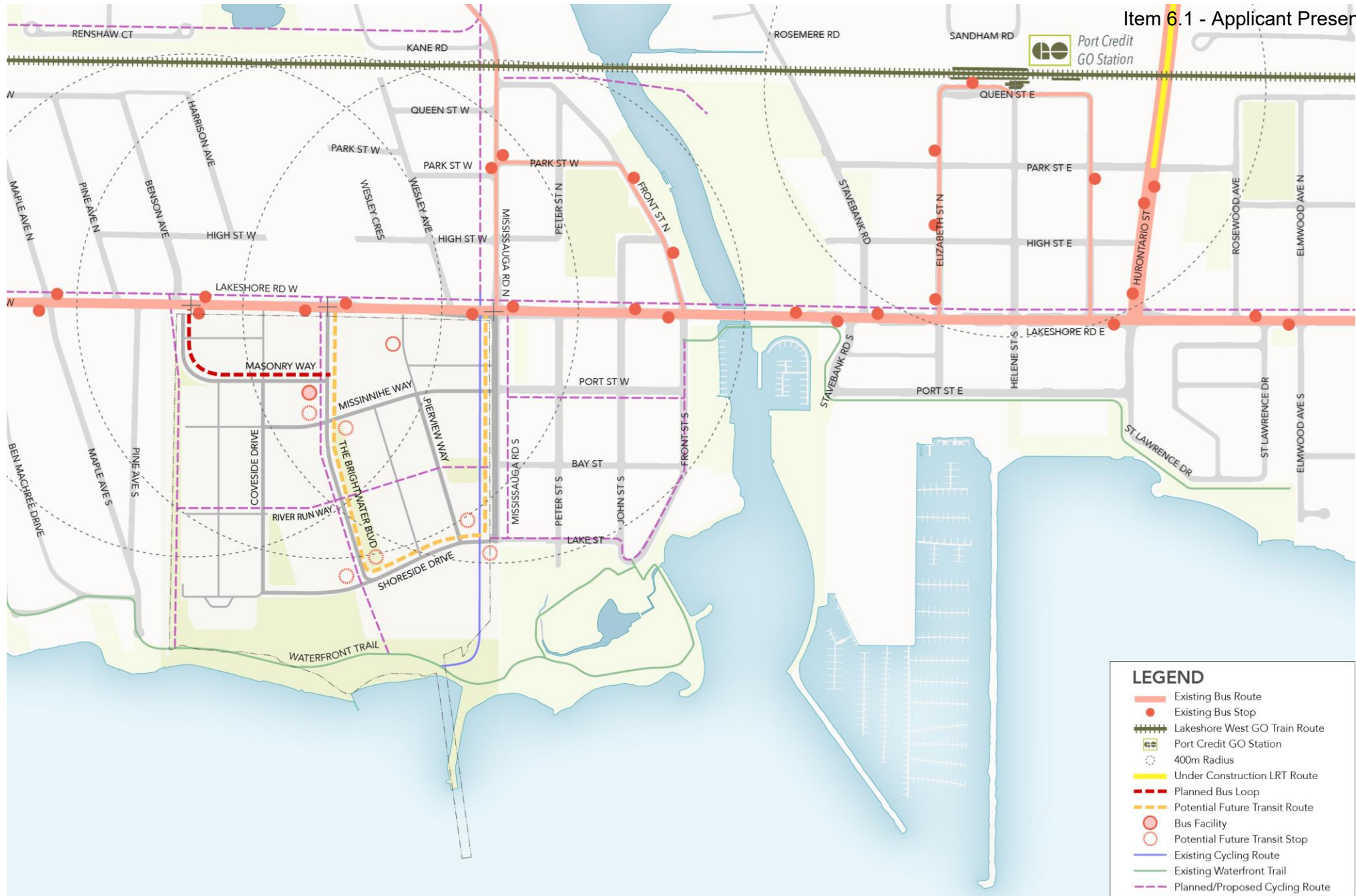


2024 Proposed Plan



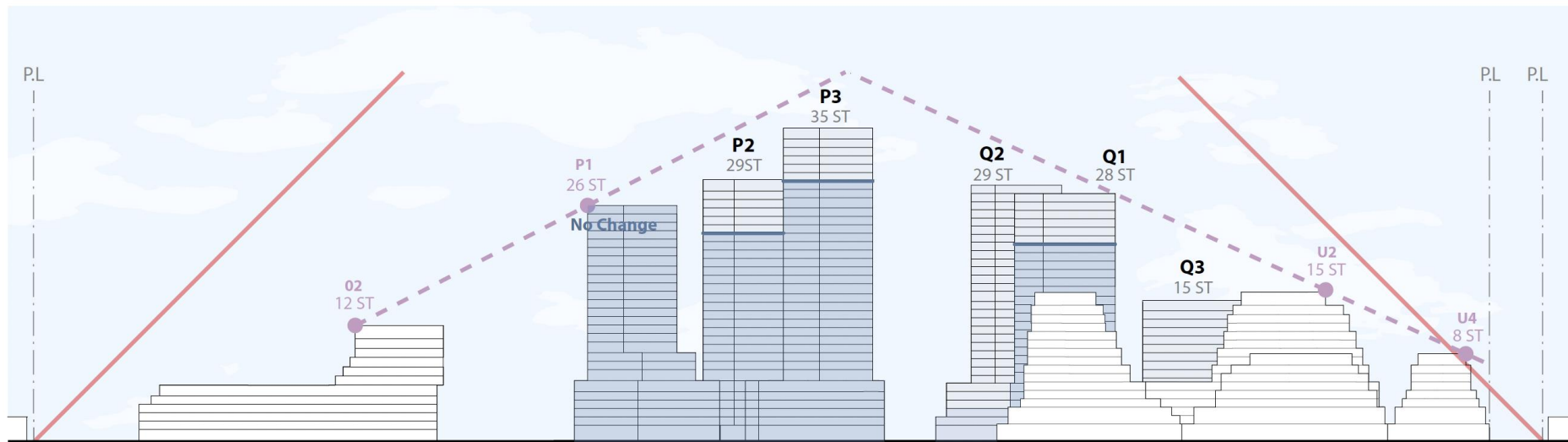
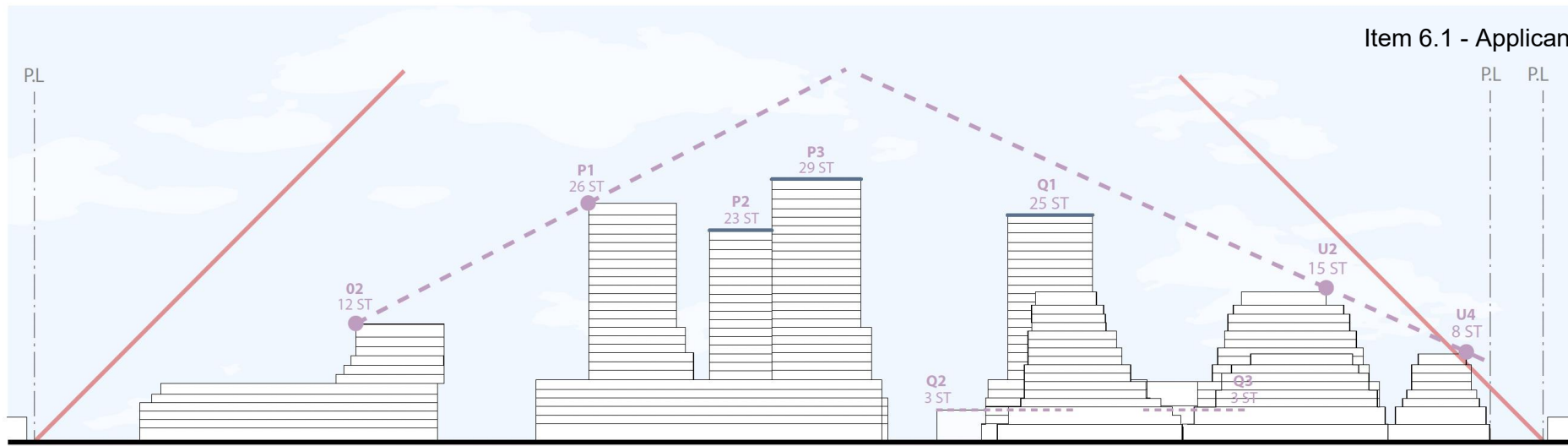
The Information Report lists a series of questions to be answered. The Brightwater Team is actively working through these items with City Staff and community representatives



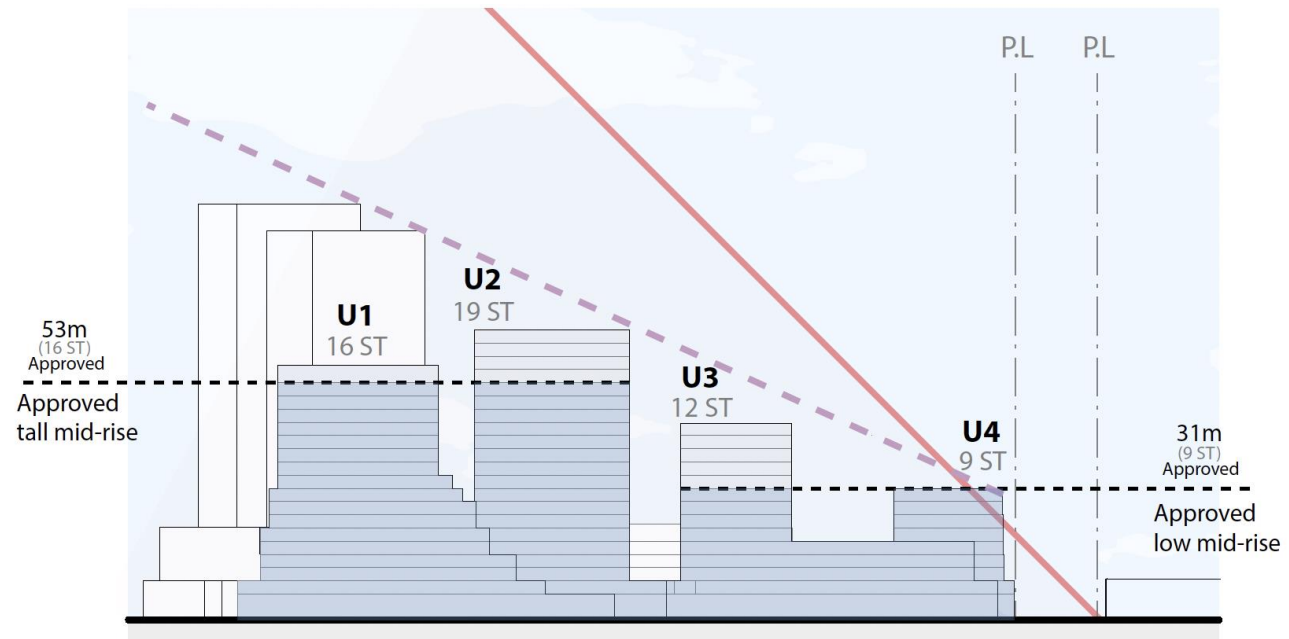
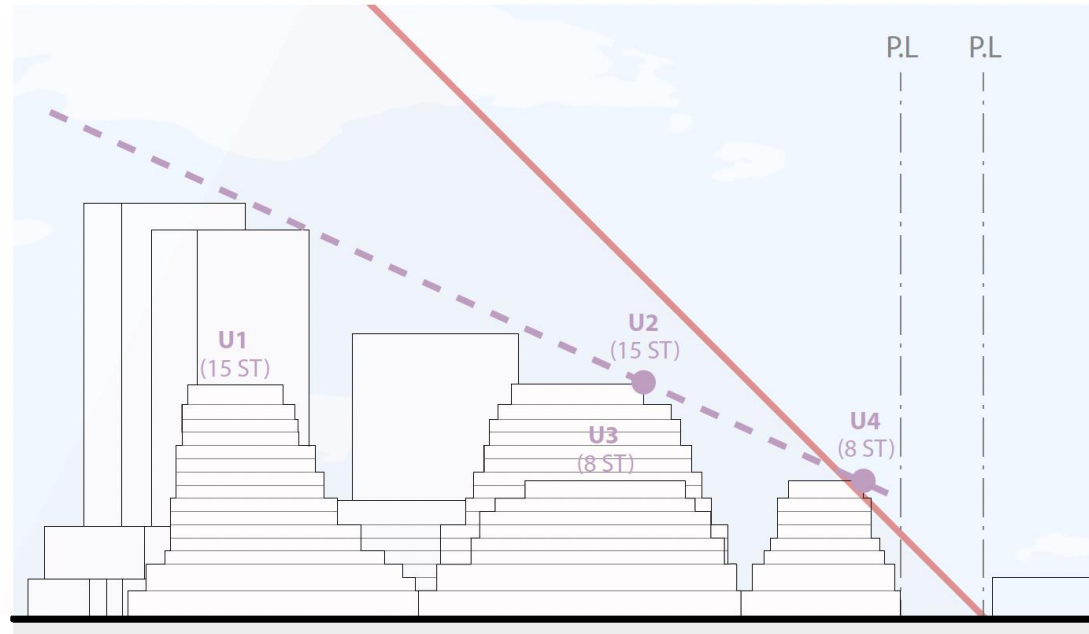


LEGEND

- Existing Bus Route
- Existing Bus Stop
- Lakeshore West GO Train Route
- GO Port Credit GO Station
- 400m Radius
- Under Construction LRT Route
- Planned Bus Loop
- Potential Future Transit Route
- Bus Facility
- Potential Future Transit Stop
- Existing Cycling Route
- Existing Waterfront Trail
- Planned/Proposed Cycling Route

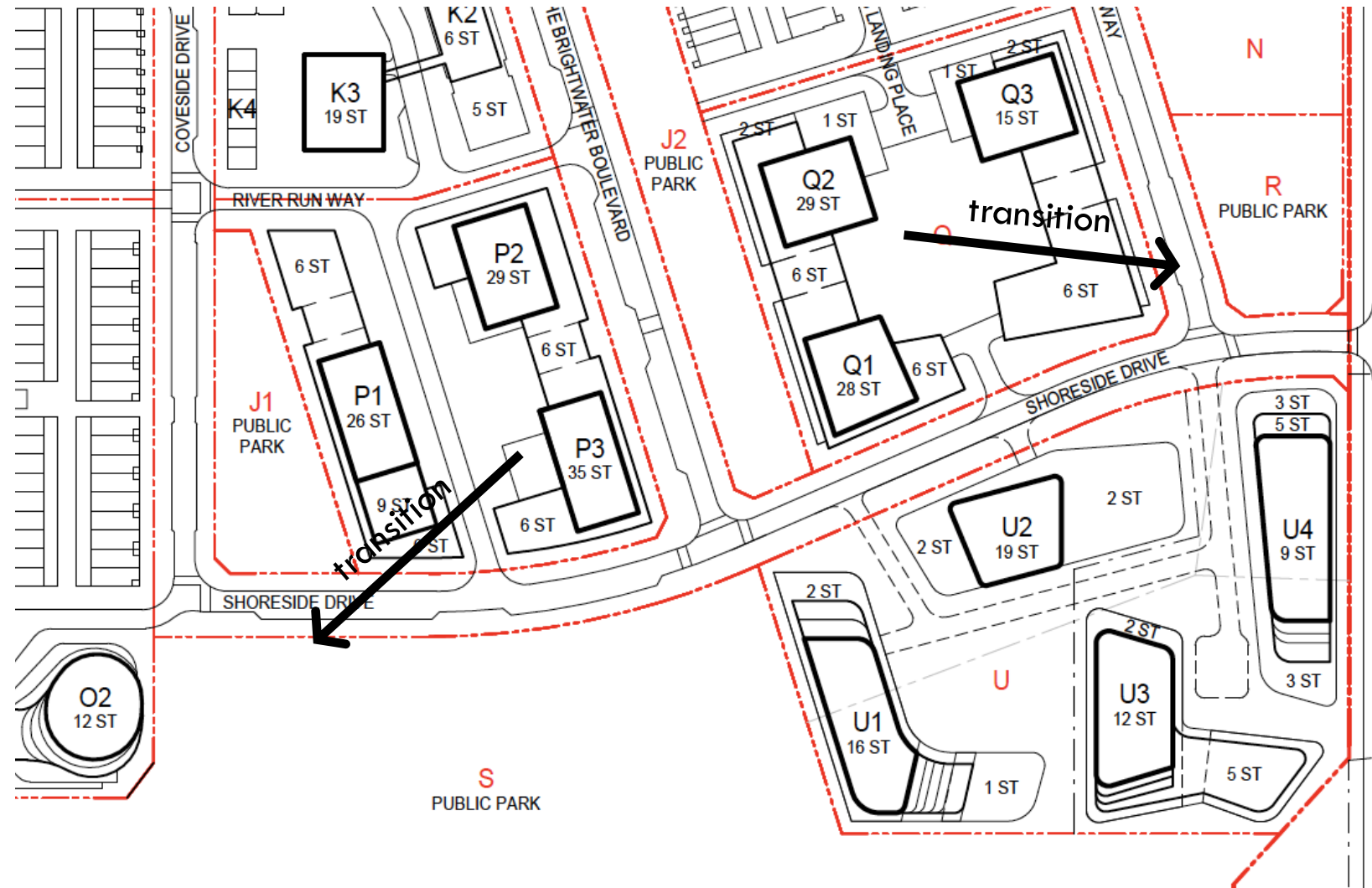


- 45° Angular Plane From Property Line
- 2019 Demonstration Plan
- 2019 Approved Transition Plane
- 2024 Proposed Development

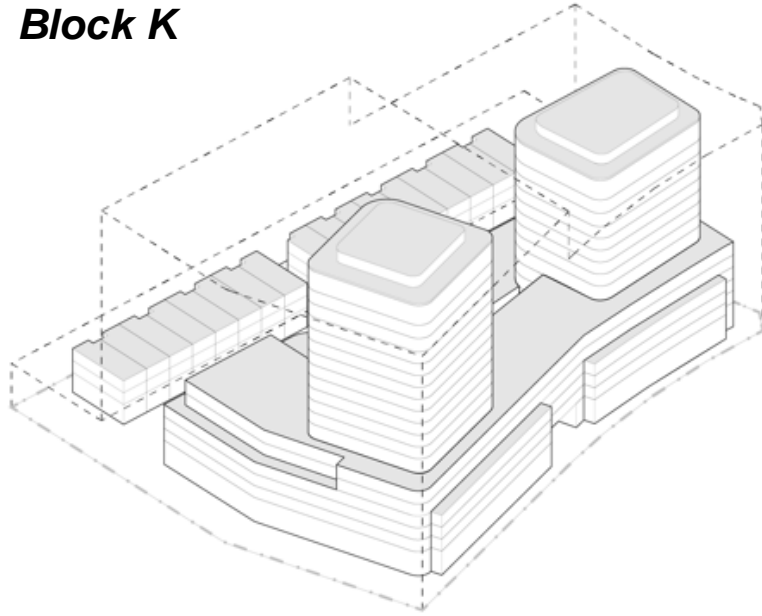


- 45° Angular Plane From Property Line
- 2019 Demonstration Plan
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- Height peak of 35-storeys is located within the centre of the site, minimizing impacts on the low-rise neighbourhood
- All building elements maintain compliance within the angular plane and established transition plane



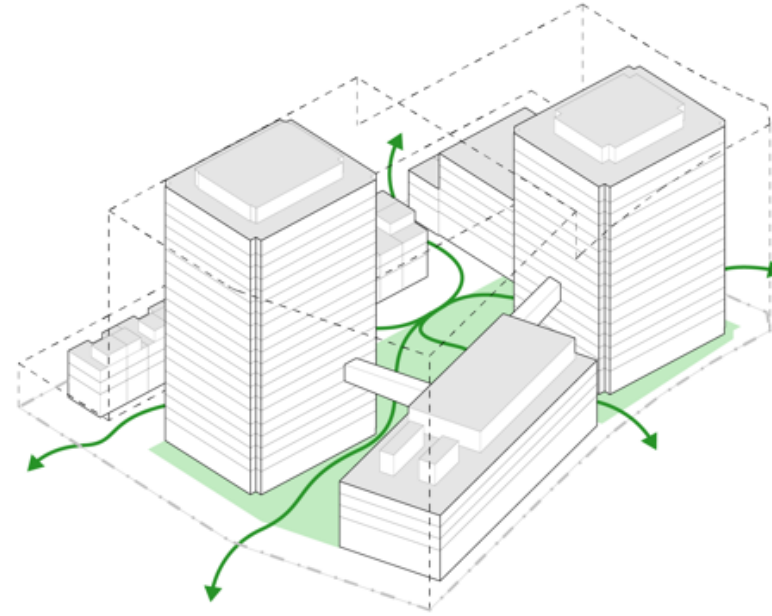
Block K



Conceptual Massing

FSI 4.1
3 Building Zones

- 19 storeys
- 15 storeys
- 3 storeys



Designed Massing

FSI 3.08
3 Building Zones

- 19 storeys
- 15 storeys
- 3 storeys



**UNUSED GFA =
~25%**

Block K – Plan View



2019 Conceptual Massing



2023 Designed Massing