



## Mississauga's Brightwater community honours the Inspiration Port Credit vision

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Special to Postmedia Network

A lakeside field that lay dormant in south Mississauga for three decades will be unrecognizable by the end of the next.

That's the promise of Brightwater, a mixed-use master planned community taking shape on 72 acres on the shores of Lake Ontario, once home to a quarry, a brick plant and an oil refinery.

After five years of planning, the

joint venture – undertaken by Kilmer Group, Dream Unlimited, Diamond-Corp. and FRAM + Slokker – is moving ahead with phase one, a pair of condominium buildings designed by Diamond Schmitt Architects that sold out quickly and are expected to be ready for occupancy by 2023.

"It's really rare to be able to develop 72 acres within the urban context ... It's just a fabulous quality of life and great community, and we really feel privileged to be there," said Kilmer Developments chairman

The Inspiration Port Credit team came with a vision to make the site a lakefront urban neighbourhood of landscapes, meeting places, living, working, learning and drawing people to the water's edge.

Ken Tanenbaum, calling the site at 70 Mississauga Road South "a jewel within a jewel."

And there are many reasons for the community to shine. First there's the fact that it started with the environmental remediation and redevelopment of a brownfield.

Then there's the collaborative approach to planning that involved extensive public engagement, culminating in the city creating the Inspiration Port Credit team with a vision to make the site "a lakefront urban neighbourhood of landscapes, meeting places, living, working, learning and drawing people to the water's edge."

Not only are the developers staying true to that vision, they're raising the bar with a master plan designed

by Giannone Petricone Associates and Urban Strategies that truly revitalizes the space.

Once completed, the community will be home to close to 3,000 residential units, 300,000 square feet of retail and office space, 18 acres of new green spaces, walking and cycling promenades, an elementary school and a community centre.

Every street will feature a cutting-edge bioswale system to manage storm water run-off, ensuring water is absorbed into the land to nurture green space and trees, and preventing discharge of sediment into Lake Ontario.

"We're aspiring to a very high level of design excellence and a very high level of sustainability," said Tanenbaum, adding the goal is to achieve a

"cohesive diversity" where the buildings speak to one another, yet don't look the same.

Brightwater I, for example, is smaller and designed with a sharp-edged, modern village aesthetic; its Brightwater II sibling is taller, boasting a podium clad in red brick and tiered upper levels finished in bright white with curved balconies.

The two will be joined by a standalone retail building inspired by heavy-timber design and featuring a green roof.

Overall, the master plan calls for a mix of townhomes, midrise and highrise buildings, and includes accessible housing options. The city has a commitment that 150 purpose-built rentals will be built, and another 0.8-acre parcel of land will go to the region of Peel to add another 150 units of affordable, subsidized housing, said Mississauga Mayor Bonnie Crombie.

"It was the community that shaped the vision for the waterfront," said Mayor Crombie, noting the goal was to make it sustainable and accessible to all.

"One of my goals is to make Mississauga a livable, walkable community so this really speaks to my vision on how we're making the waterfront accessible," she added, noting that the city also stands to benefit from an economic spin-off, with roughly 3,000 to 4,000 new jobs expected to be created within the new community's boundaries.

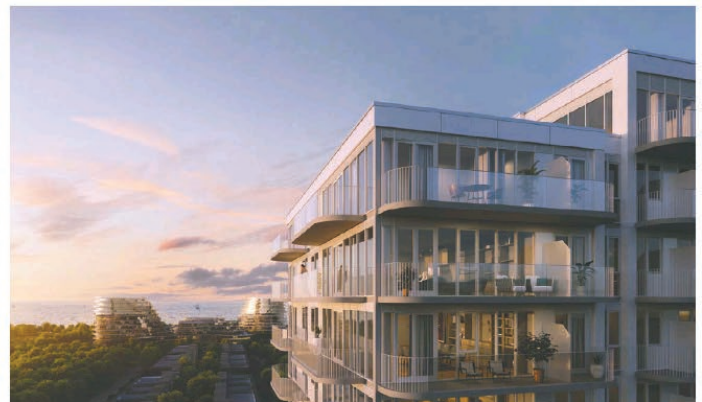
Bordered by J.C. Saddington Park to the east, Lake Ontario to the south, and adjacent to the town of Port Credit, Brightwater offers easy access to major highways, transit, and many popular amenities. The location is also steps to the Credit River, Port Credit Marina, public library and arena.

Timing for the launch of phase two will be gauged by the market and the pandemic, which is greatly affecting availability of trades, said Tanenbaum.

"It might make sense to go faster; it might make sense to go slow. But we assembled a remarkable team to undertake this project," he said. "People should be confident that not only will it get done, it will get done well."



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One of two condo towers to be built on the site, Brightwater I will be smaller and designed with a sharp-edged, modern village aesthetic.