



The Final Urban Frontier: Developing the GTA's Mall Sites

NOVEMBER 22, 2022



Image Credit: Almadev

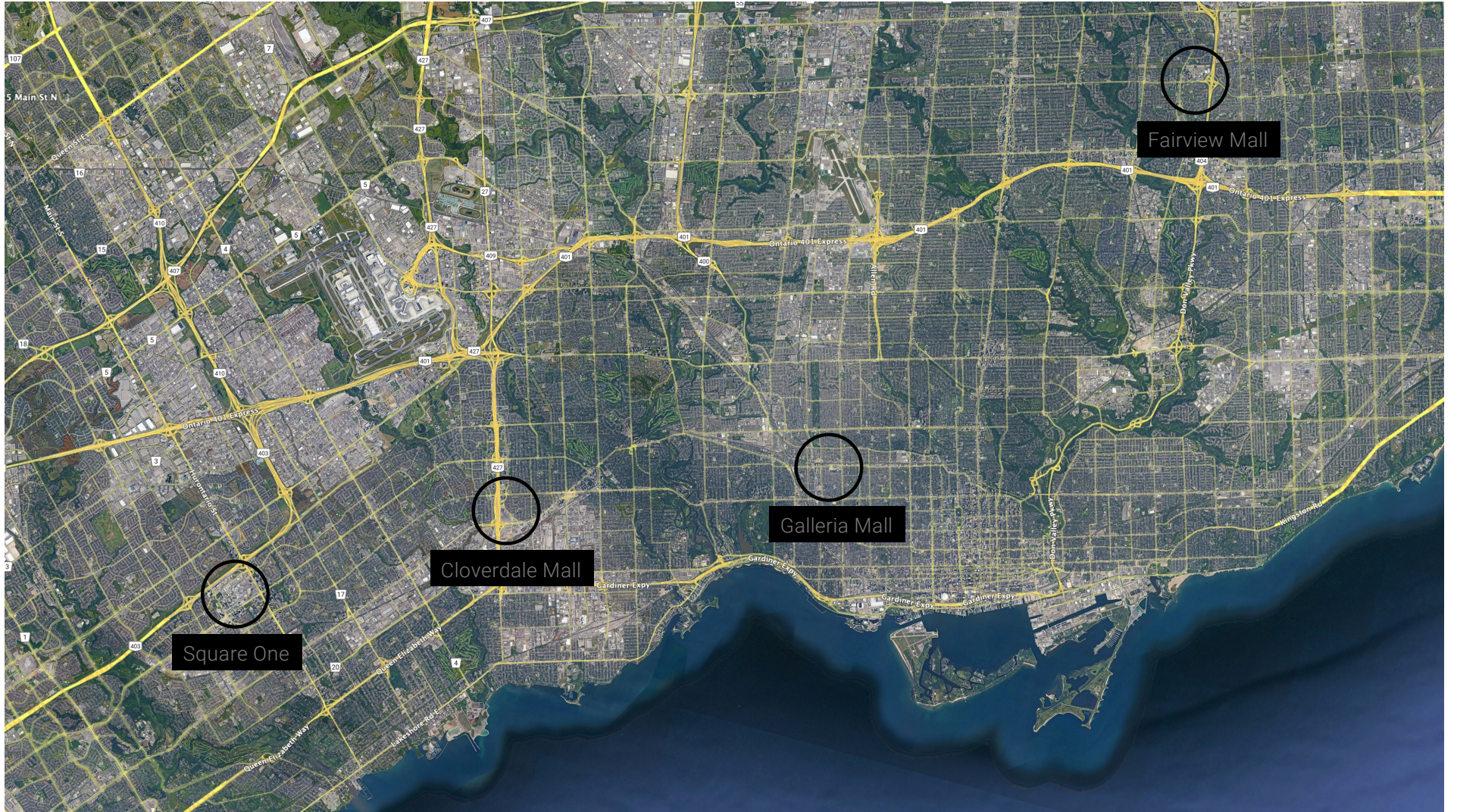
DESIGN PANEL



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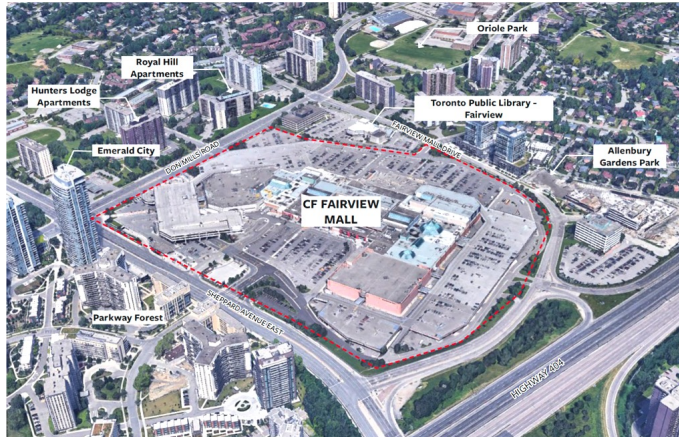
Square One

Cloverdale Mall

Galleria Mall

Fairview Mall

CF Fairview Mall



Square One



Cloverdale Mall



Galleria Mall





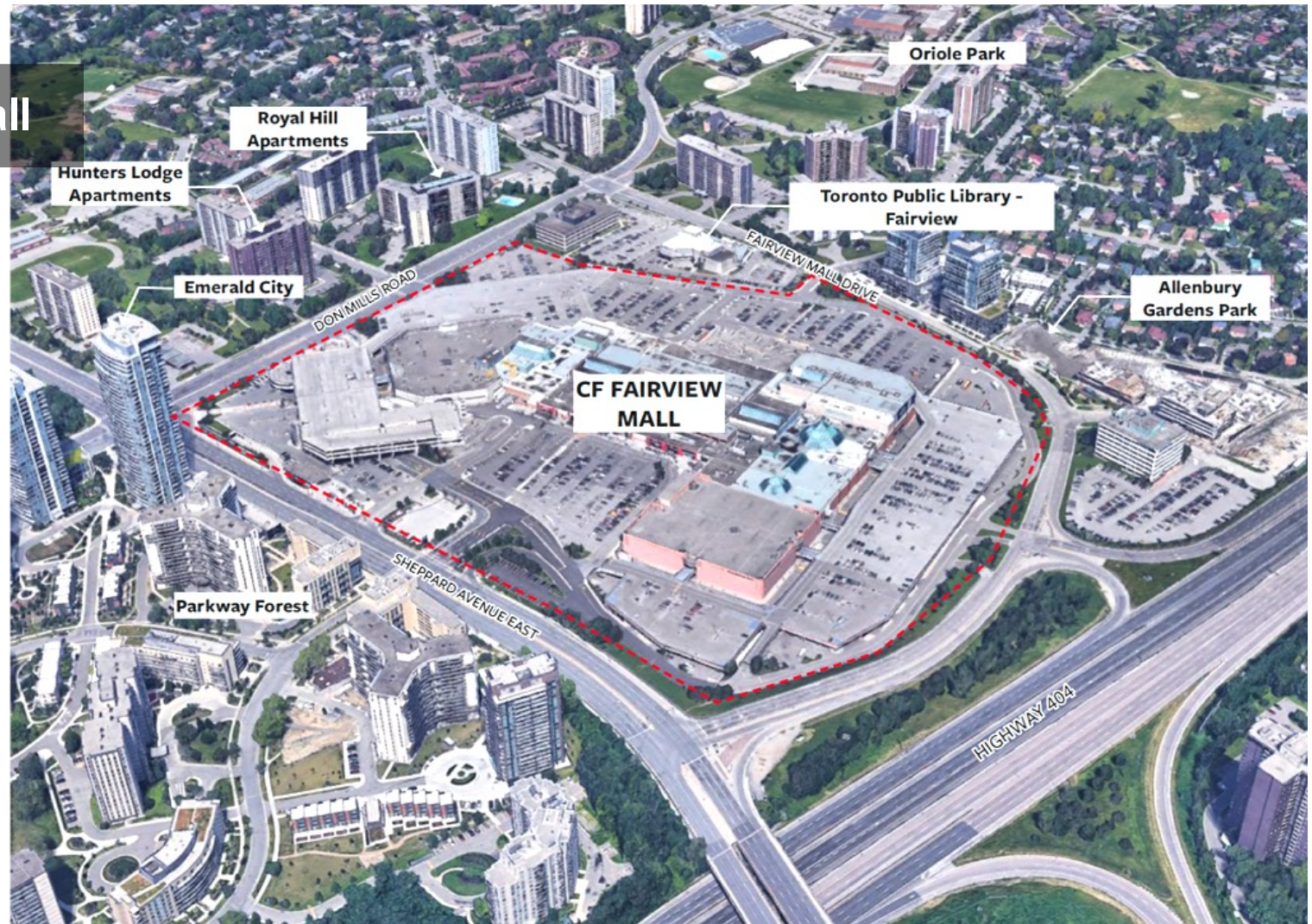
CF Fairview Mall

Infusing New Mixed-use Development

CF Fairview Mall

Opportunities and Considerations

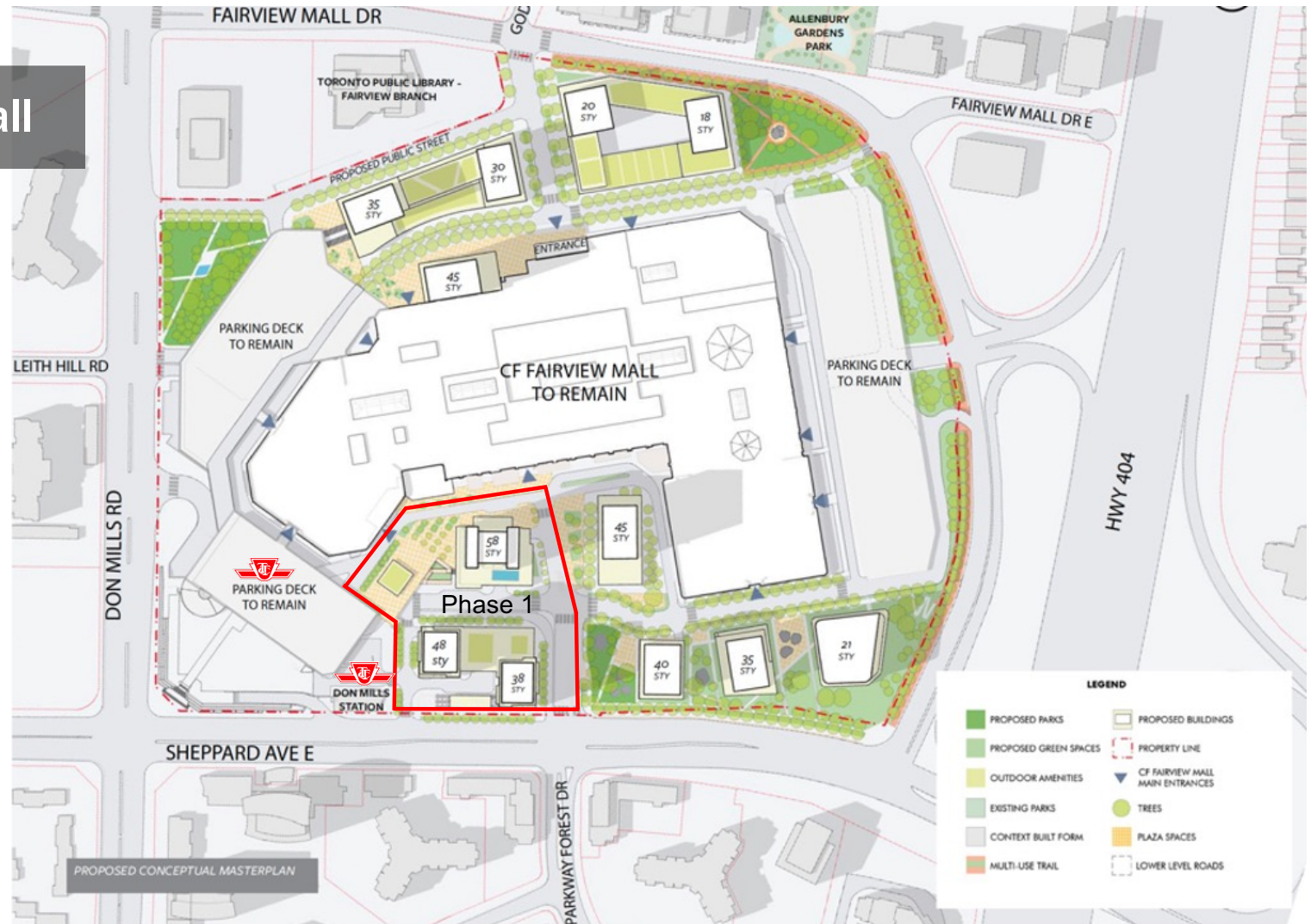
- One of the fastest growing neighbourhoods in Toronto
- Access to Subway and Bus Terminal
- Access to two 400 series highways
- Opportunity to respond to transit infrastructure and development context



CF Fairview Mall

Development Approach

- Adding a mix of uses and amenities to enhance the mall experience
- Enhancing pedestrian experience and improving multi-modal connections to transit
- Infusing the site with parks and community services



CF Fairview Mall



CF Fairview Mall

Total Masterplan

- 12 buildings ranging from 18-58 storeys
- 4,700 residential units
- 2.5 FSI
- 40,000 m² non-residential uses
- 3 new public parks

Phase 1

- 3 buildings (rental and condo)
- 1,416 residential units
- 38-58 storeys
- 978 m² POPS



An aerial, slightly faded view of a modern city skyline. The scene is dominated by numerous high-rise buildings of varying heights and architectural styles. In the center, a prominent, tall, slender tower with a rounded top stands out. To the right, a large, multi-story building features a distinctive facade with a grid of square, recessed panels. In the foreground, a wide, multi-lane road with cars and a bus is visible. A large, modern building with a green roof and a glass facade is situated in the lower center. The overall atmosphere is bright and clear, suggesting a sunny day.

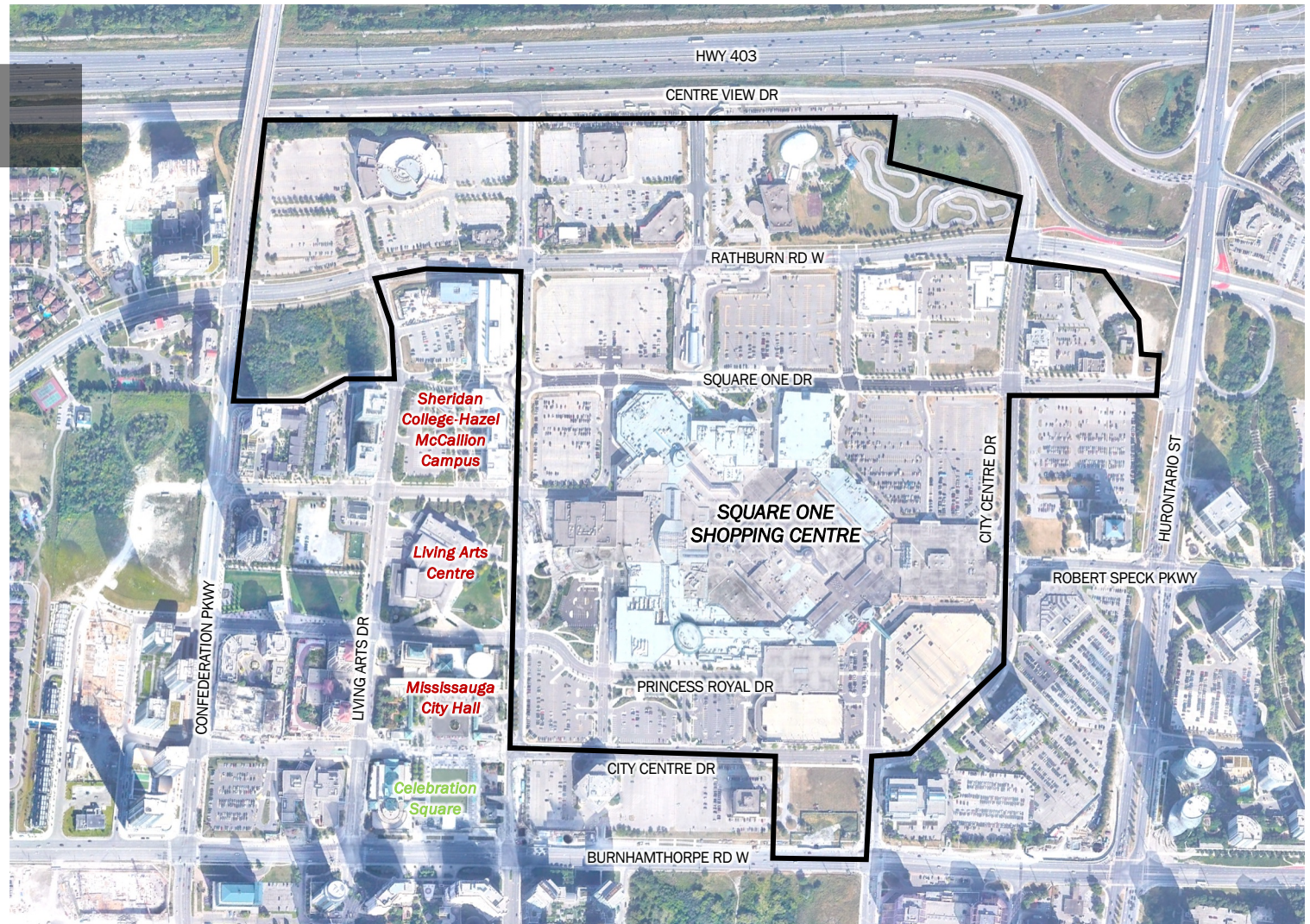
Square One

**A structuring framework to
support Mississauga's downtown**

Square One

Opportunities and Considerations

- 130-acre site
- One of Canada's leading shopping centres
- Surrounded by major civic and institutional uses
- Strategic framework needed to support continued evolution of the downtown



Square One



Square One

Development Statistics

- 18M ft² mixed use development
- 37 residential towers
- 18,000 residential units
- New office buildings
- Multiple public and private open spaces

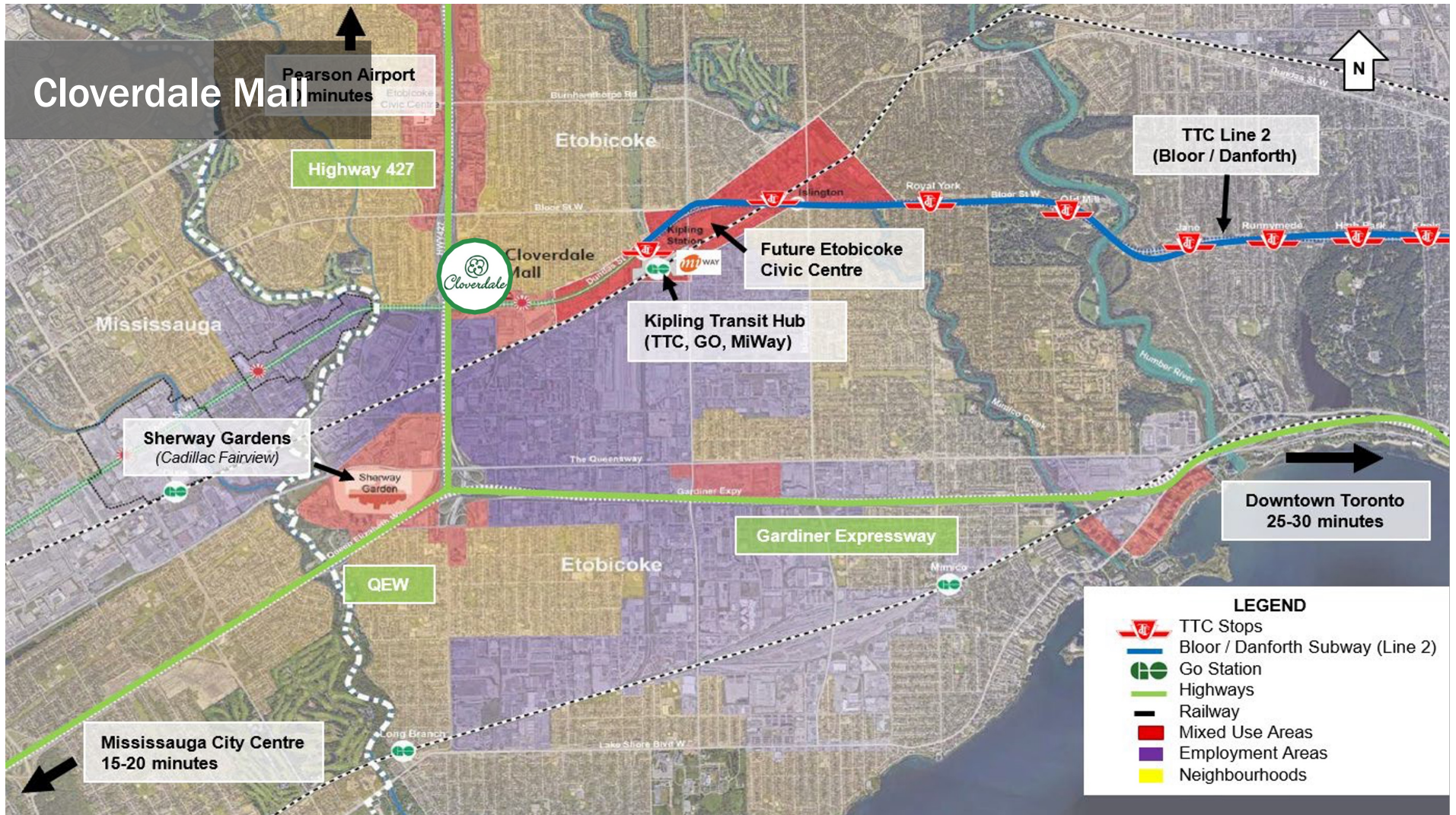


An architectural rendering of a modern, multi-story commercial building complex. The scene is a wide, pedestrian-friendly plaza with a paved ground and several large, mature trees. People are shown walking, sitting at outdoor tables, and taking photos. The building has a mix of glass facades and brickwork. A sign with 'V+' is visible on the right side of the building. The overall atmosphere is bright and lively.

Cloverdale Mall

Establishing a local community hub

Cloverdale Mall



Pearson Airport
minutes

Highway 427



Kipling Transit Hub
(TTC, GO, MiWay)

Future Etobicoke
Civic Centre

TTC Line 2
(Bloor / Danforth)

Sherway Gardens
(Cadillac Fairview)

QEW

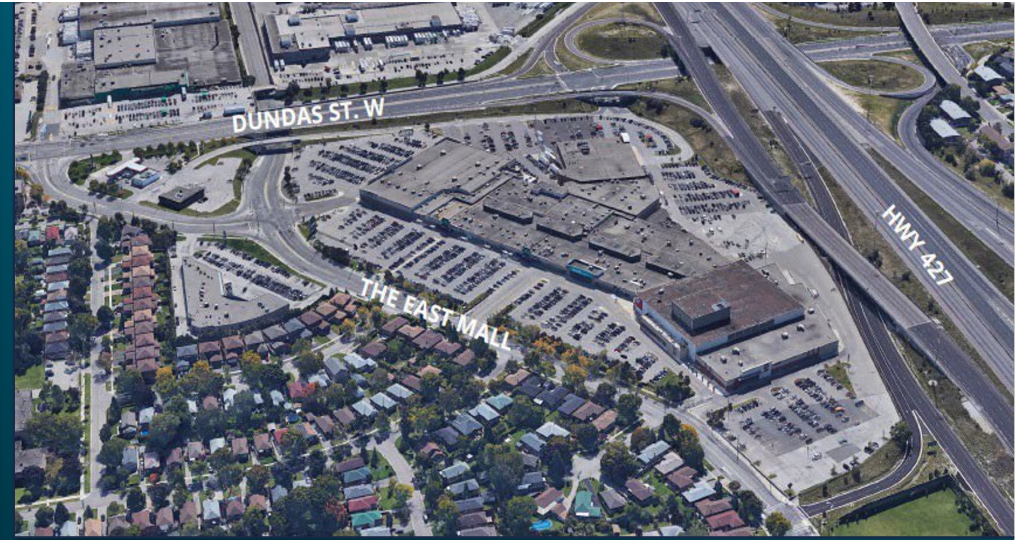
Gardiner Expressway

Downtown Toronto
25-30 minutes

Mississauga City Centre
15-20 minutes

- LEGEND**
- TTC Stops
 - Bloor / Danforth Subway (Line 2)
 - Go Station
 - Highways
 - Railway
 - Mixed Use Areas
 - Employment Areas
 - Neighbourhoods

Cloverdale Mall



Cloverdale Mall

- 4,750 residential units
- 14,000 m² of retail
- 44,900 parks, open spaces, landscape and private road
- New community hub
- 3.4 FSI



Cloverdale Mall



An aerial architectural rendering of the Galleria Mall development. The image shows a cluster of modern high-rise buildings with glass facades and dark accents, set against a backdrop of a dense urban landscape. In the foreground, there is a large, landscaped area with green lawns, winding paths, and various trees, including some with purple blossoms. The overall scene is presented in a semi-transparent, light blue-tinted style.

Galleria Mall

**Reimagining an urban block to
strengthen an existing community hub**

Galleria Mall

Opportunities and Considerations

- An enclosed mall, constructed in the 1970's
- Adjacent to public facilities that require capital investment
- While mall has seen few upgrades over the years, it currently functions as an existing local community hub



Galleria Mall

Development Approach

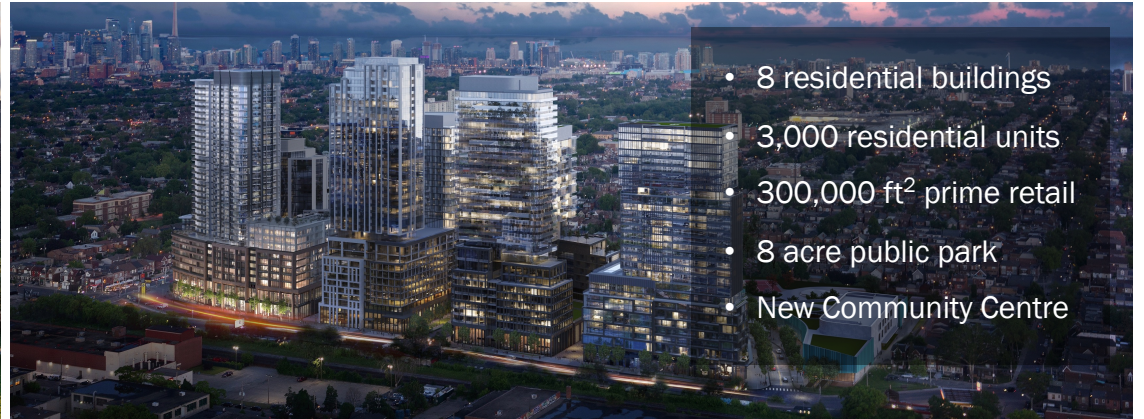
- Significant public consultation program
- Integrated land swap strategy that delivers park and community uses for development
- Pedestrian-oriented development on all edges
- Strategic phasing strategy



Galleria Mall



Galleria Mall



- 8 residential buildings
- 3,000 residential units
- 300,000 ft² prime retail
- 8 acre public park
- New Community Centre

