

M City hits the heights

Edward Rogers, Mayor Bonnie Crombie, Urban Capital and IBI Group unveil 81-storey tower in the heart of M City, Mississauga in Canada

by Nick Myall / 25 September 2018





IBI Group



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Following the unprecedented successes of M City's first two towers, M1 and M2, Rogers Real Estate Development, Mayor Bonnie Crombie and the M City team unveiled plans for a third tower along the western edge of Mississauga's emerging downtown in Canada. Designed by acclaimed Canadian firm IBI Group, M3 will soar to 81 stories, making it the tallest tower in Mississauga by a significant margin, and one of the tallest buildings in the GTA.

"M City is the first residential development for the Rogers Family and we are thrilled to once again be partnering with the City of Mississauga. Our goal is to develop a world-class community befitting any city in the world. The unveiling of M3 is a significant step towards that goal," says Edward Rogers, Chair of Rogers Communications. "Today's announcement demonstrates our unwavering belief in this city and continued commitment to delivering cutting-edge design that resets expectations of what the future of

development looks like in Mississauga.”

M3’s unveiling comes only a few short months after construction began on the more than 1,570 units that comprise M City’s first two phases. Rogers Real Estate Development Limited, a private holding company owned by the Rogers family, enlisted leading Canadian developer Urban Capital Property Group to help bring their vision of downtown Mississauga to life. The 8-tower, 15-acre, 4.3 million sq. ft. master-planned community was designed by renowned urban designers Cooper Robertson of New York, to reflect the city’s own vision for a new downtown, and introduces two acres of public parkland onto the site.

“We are working to build a complete, well-planned city. Today is another important milestone as we shape our City’s growing and thriving downtown core. Once complete, M City will define the western edge of downtown Mississauga and will perfectly compliment the Absolute Towers to the east. These significant and ongoing building investments help strengthen our City’s tax base which allows Council to fund important resident priorities we all rely on including libraries, community centres and public transit,” adds Mayor Crombie

M3’s stunning, slender design features a subtle twist at the lower and upper parts of the tower and a dramatic sloped crown at the top. The design is rooted in the context of Mississauga’s downtown and was the result of a design competition held by Rogers Real Estate Development Limited and Urban Capital, which received proposals from several of the country’s top architecture firms.

“M3 preserves the spirit of movement and twists that made the M City 1 and 2 buildings so striking. It was important for our design to embody this artful dynamism that has become so representative of Mississauga, but with a subtle, refined application,” says lead architect Mansoor Kazerouni, Global Director of Buildings at IBI Group. “Mississauga has a very unique layout and acts almost as a city with two grids. You have due North and South forming one grid and a streetscape that runs diagonal to those directions. Our twist is meant to speak directly to both compositions. The result is a design that is completely unique to the site and emblematic of the ambitions of M City.”

The tower’s verticality is enhanced by a dynamic façade defined by saw tooth balconies that create a black and white diagonal pattern up the building, providing scale, texture and materiality. “The tower form is crowned by a sloped and stepped top that complements the diagonal balcony pattern and creates incredible terrace units, giving residents an opportunity to experience the city like never before,” says Kazerouni.

Fronting onto Burnhamthorpe, M3 will provide unfettered access to abundant green spaces with M City’s expansive two-acre parkland abutting the podium. A wraparound café on the ground level along with a linear park on the tower’s north east side, will activate a public realm in and around the site. The building’s unique design allows for an extensive amenity pavilion that includes an indoor pool and gymnasium, providing one-of-a-kind views of the neighbouring park.

“M3 cements the notion that M City is a catalyst for the evolution of Mississauga,” says Mark Reeve, Partner at Urban Capital Property Group. “I’m very proud of our tremendous team, which includes the owner/developer, Rogers Real Estate Development Limited, IBI Group, Cecconi Simone, Ellis Don, Cooper Robertson and our other leading-edge consultants. Together, we continue to push the envelope and deliver a dynamic community that Mississauga will be proud of. We want to help put this city on the map as one of the most progressive, forward-thinking and creative places in the world.”

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