

Purpose

An Urban Design Study is to demonstrate the compatibility of a development proposal with the surrounding context and to address the City's planning and urban design principles and objectives as outlined in the Mississauga Strategic Plan, Official Plan, Zoning By-law 0225-2007, urban design guidelines and standards.

When is it required?

Reference to the City of Mississauga's Official Plan (*Section 19 "Implementation" - Sub-section 19.4, policy number 19.4.5 at <http://www.mississauga.ca/portal/residents/mississaugaofficialplan>*) an Urban Design Study may be required as part of a complete application submission for an official plan amendment, rezoning, draft plan of subdivision, condominium or consent application to supplement the Planning Rationale.

Please note: this is a generic Terms of Reference; additional parameters may be modified for site-specific assessment.

Who should prepare this study?

The Urban Design Study document should be prepared, signed and dated by an urban designer, a licensed architect (OAA), landscape architect (OALA) or planner (RPP MCIP) with a demonstrated specialization in urban design.

Contents of an Urban Design Study

At a minimum, the Urban Design Study shall contain the following:

Section 1: Introduction

1.1 Goals and Objectives

Summary of vision, goals and objectives as outlined in the Planning Justification Report.

1.2 Analysis of the Existing Site and Neighbourhood

- Site location, orientation, boundaries and lot configuration
- Analysis of the adjacent context including built form, type of uses, landmarks, gateways, etc.
- Photos of the site and the surrounding context
- Site topography, natural features and vegetation
- Surrounding public and private open spaces
- Map of the transportation network, including vehicular, cycling, pedestrian, public transit, etc.

Section 2: Analysis of the Proposed Development

Provide write-up, sketches, illustration photos (before and after scenarios), views from 3D model(s), etc. to explain the proposed development within the existing context. The analysis should include, but not limited to:

2.1 Site Design

- Master planning (for large sites). The applicant should clarify if the proposal is part of phased development for the entire site. A master design concept plan for the subject land as a whole (all phases) should be prepared to allow for a comprehensive design review
- The location of all building(s) on site, abutting streets and surrounding context

- Multiple street cross-sections with accurate grading information (scale 1:100) to analyze building height with full Right of Way (ROW). Show how the building and site grading relates to the existing context.
- Proposed public and private open spaces
- All on-site landscape opportunities
- Proposed location, size and relationship of the indoor and outdoor amenity areas
- Proposed streetscape plans, scale 1:200. Please review the City's Terms of Reference for Streetscape Feasibility Study at https://www7.mississauga.ca/documents/pb/main/2017/Streetscape_Feasibility_Terms_of_Reference.pdf
- Detailed site statistics for the proposed development, e.g., number of units, parking, amenity space calculations, etc.

2.2 Built Form & Uses

- Provide a concept site plan, the ground floor plan with uses and building setback to the property lines
- Identify access and egress points
- Height and massing model axonometric views (various view Points)
- Location of underground parking structures, stairways and exhaust vents
- For high-density development, provide floor plate sizes, building step backs from the podium to the tower and other floor/typical floor plans
- Transition to adjacent uses and built form
- Angular plane analysis
- Building separation distances between all buildings
- The visual impact of the proposed built form/building massing against the existing setting at multiple vantage points through photo simulation analysis (before and after scenarios)

2.3 Access, Circulation, Parking & Services

- Access points to/from the site (both pedestrian and vehicular)
- Entrances
- Drop-off, loading areas, garbage collection, services and major utilities
- Internal roadway, walkway systems, emergency, fire truck access and service routes for condo
- Vehicular parking and bicycle storage areas

2.4 Supporting Studies

- Impact of light, shadow, wind, noise, view and privacy
- A **Standard for Shadow Study** to assess the impact of the development in terms of sun and daylight access to the surrounding context. Please refer to the City's *Standards for Shadow Studies* document at http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/FinalStandards_ShadowStudies_July2014.pdf
- A **Pedestrian Wind Comfort and Safety Study** to assess and mitigate the impact of the new development on the pedestrian level wind condition. Please review the City's *Pedestrian Wind Comfort and Safety Studies* document at <http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/PedestrianLevelWindComfortStudies.pdf>
- An **Acoustic Impact and Vibration Study** to identify the noise issues/sources, include recommendations to mitigate the noise factors and be stamped/signed by a certified engineer (licensed to practice in Ontario)

Section 3: Summary and Conclusions

Summarize the main points of the Urban Design Study for consideration.