



4099 ERIN MILLS PARKWAY

MISSISSAUGA, ON
URBAN DESIGN STUDY

AUGUST 22nd, 2022

**TURNER
FLEISCHER**



TEAM & COLLABORATIVE PARTNERS



TURNER
FLEISCHER



GRADIENTWIND
ENGINEERS & SCIENTISTS





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The background image is a blue-tinted architectural rendering of a modern multi-story building. The building features a brick facade and large, rectangular windows. Some windows show interior details like furniture and plants. In the foreground, there is a paved courtyard area with several small trees and shrubs. A few stylized human figures are scattered throughout the scene, including a couple embracing near a tree, a person standing near a glass entrance, and others in the background. The overall style is clean and professional, typical of architectural presentations.

SECTION 1 - INTRODUCTION

1.1 GOALS AND OBJECTIVES

The City’s Mississauga Official Plan (MOP) provides direction for the next stage of the city’s growth and articulates a vision for a future Mississauga through specific guidance for both the public and private sectors in the ongoing evolution of the city. MOP provides planning policies to guide the city’s development to the next Planning Horizon, as required by Provincial legislation. MOP provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment as well as to set out the goals, objectives and policies to guide future development, redevelopment and intensification within the City. It also forms the basis for detailed land use designations and urban design policies.

THE PROPOSED DEVELOPMENT CONFORMS TO THE CITY OF MISSISSAUGA OFFICIAL PLAN BY:

- Supporting the city’s Official Plan by promoting the revitalization of a site suitable for redevelopment.
- Implementing pedestrian and transit-oriented development and a vibrant street life.
- Contributing to the existing area context with a strong emphasis on creation and articulation of public realm design paired with appropriate built form in terms of scale and design.
- Creating a development framework exhibiting sensitivity to the existing area context and promoting development within general and City urban design standards.
- Providing retail opportunities for existing and future residents and providing an alternative built form (townhouses, apartment).
- Supporting a mix of uses by providing future residents with a wide range of amenities and access to greenspace which will be thoughtfully and fully detailed/designed through the Site Planning process.
- Providing and contribute to visual relief and variety for existing residents and creates opportunities for future residents.
- Providing open space areas that contribute to community connectivity and creates opportunities for recreation for residents.
- Prioritizing the policies put forth in Section(s) 5.3.5.5, 5.3.5.6, 9.2.2.1, 9.2.2.3, 9.2.2.6, 9.3.1.3 , 9.3.1.7, 9.3.1.8, 9.5.1.1, 9.5.1.2-9.5.1.4, 9.5.1.11, 9.5.2.2, 9.5.2.3 & 16.1.1.2.

‘MADE IN MISSISSAUGA’ GREEN DEVELOPMENT STRATEGY:

The development proposal incorporates a number of green initiatives in an effort to adhere to the ‘Made in Mississauga’ Green Development Strategy guidelines. The guiding principles taken from this strategy and applied in the following proposal includes:

- Leading and encouraging environmentally responsible approaches to architecture and site planning.
- Enhancing Natural Environments through the redevelopment of a heavily paved site and provision of parkland/greenspace.
- Promoting a Green Culture through strategic site planning and programming and engineering principles - integrate sustainable design and from an urban design perspective, the proposed residential development will be sympathetic with the existing character area and surrounding residential development. The provision of open space and accentuation of same thorough urban design strategies will contribute both visually and functionally to the existing and future residents and to the neighborhoods inventory of greenspace and provide an animated pedestrian realm.

The current proposal promotes transportation demand management practices through the provision of long and short term bicycle spaces, uninterrupted pedestrian pathways, proximity to existing transit options.

The proposal is located adjacent to existing uses/services and facilities that contribute to the development of a complete and healthy community.

**For a more complete review and assessment of the projects compliance to the MOP please refer to planning justification submitted as part of the application.*

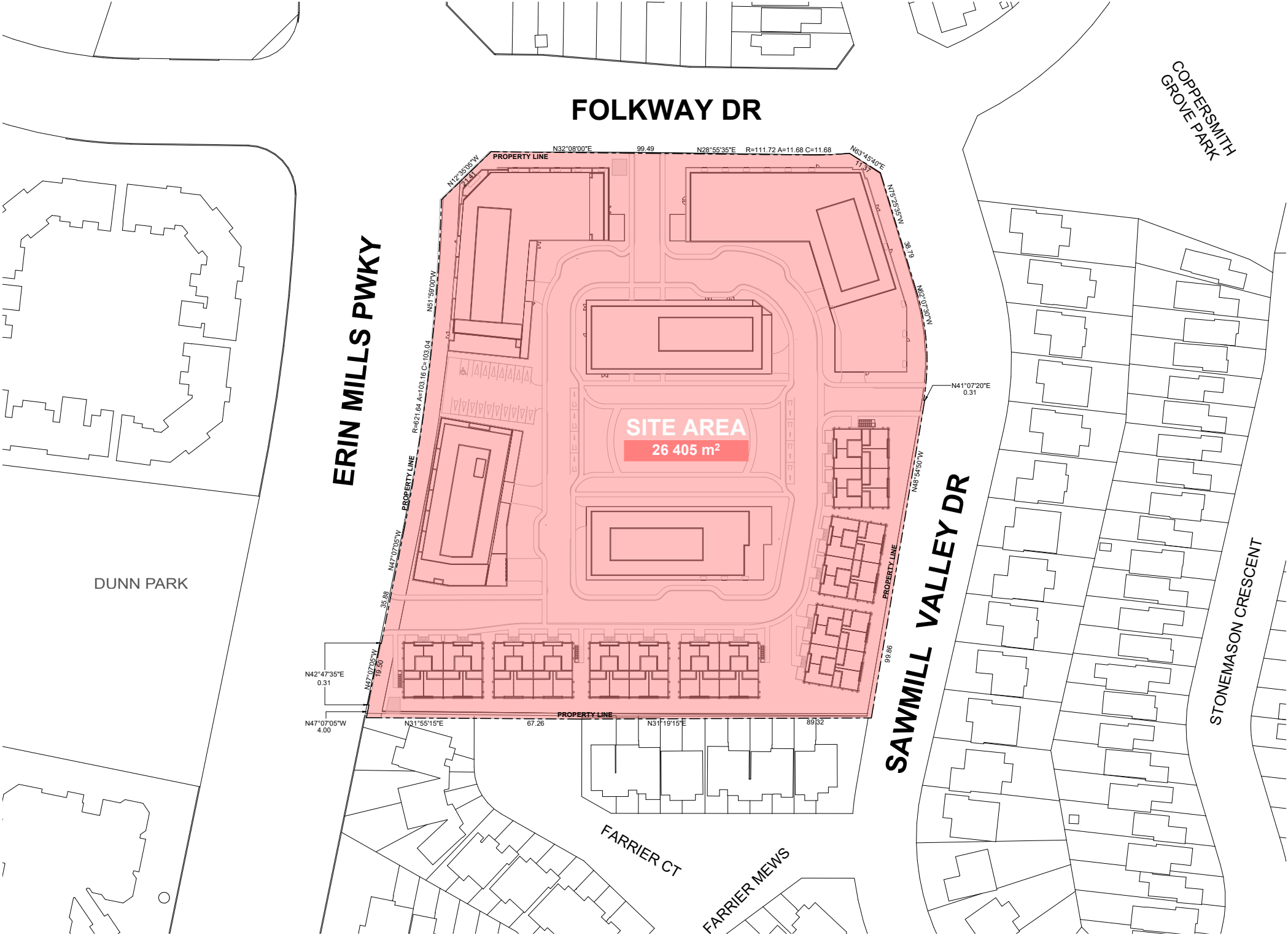
**Detailed architectural and landscape drawings shall be based on the approved Urban Design Brief as part of the future Site Plan Approval application to the City. It is anticipated that the use of the Development Design Guidelines will be emphasized during the detailed design and Site Plan Approval process.*

DESIGN VISION

DESIGN AND FUNCTIONALITY OPPORTUNITIES FOR THE SITE TO ACHIEVE CONSISTENCY WITH THE MOP INCLUDE:

- No exposed parking areas to public realm.
- Enhanced streetscape interface with the public realm.
- Bicycle and pedestrian connections from the public ROW and internal contiguous connections.
- Balanced greenspace and hardscapes for visual appeal and functionality of the site.
- New greenspace in an immediate area largely dominated by private residential uses.
- Ground floor residential connections to the street.
- Direct connections between public ROW and interior to site.
- Pedestrian oriented internal circulation network prioritizing foot traffic and safety for users.
- Facilitating Crime Prevention Through Environmental Design (CPTED) principles, such as natural surveillance throughout the site.
- Rejuvenation of the subject property through the redevelopment of underutilized space.
- Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed-use areas (5.3.5.2).
- Enhance the visual experience for residents, motorists and pedestrians.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



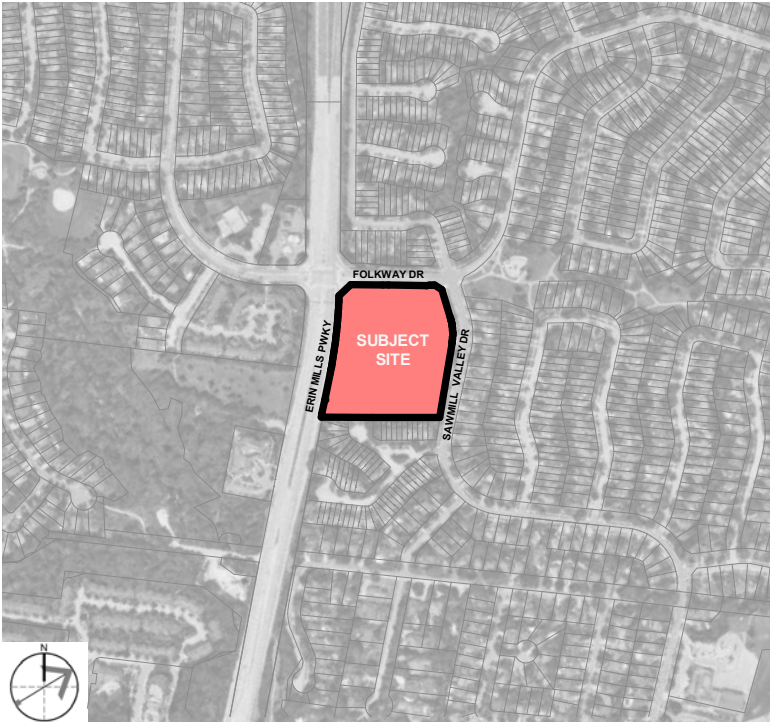
SITE LOCATION

LEGEND

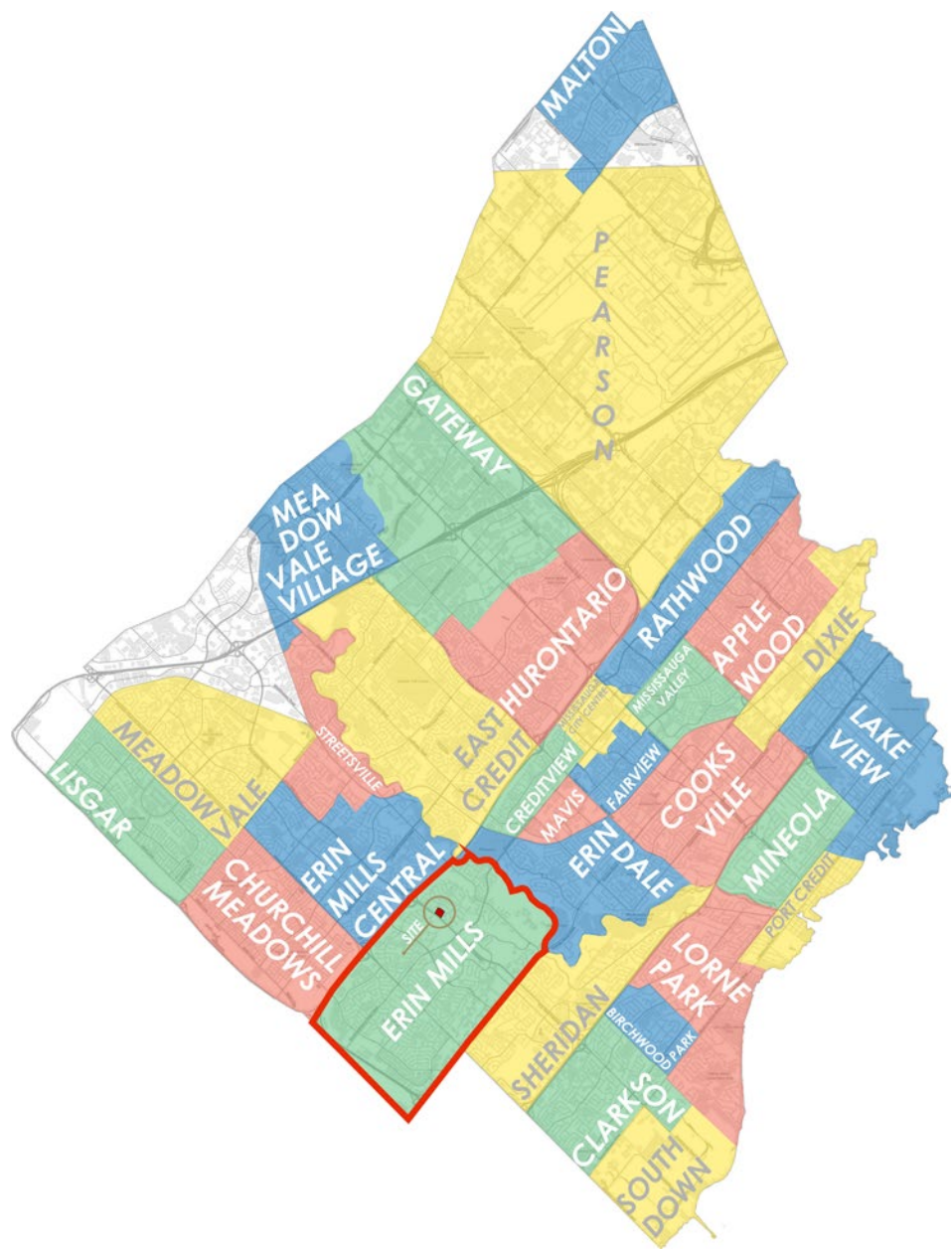
SITE AREA

SITE INFORMATION

The subject site is municipally addressed as 4099 Erin Mills Parkway in the City of Mississauga. It has frontage along Erin Mills Parkway of approximately 160m, 136 m of Folkway Drive and 169m of Sawmill Valley Drive. This site has a total area of 26, 405 sq. m.



1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



1. Erin Mills



2. Churchill Meadows



3. Erin Mills Central



5. East Credit

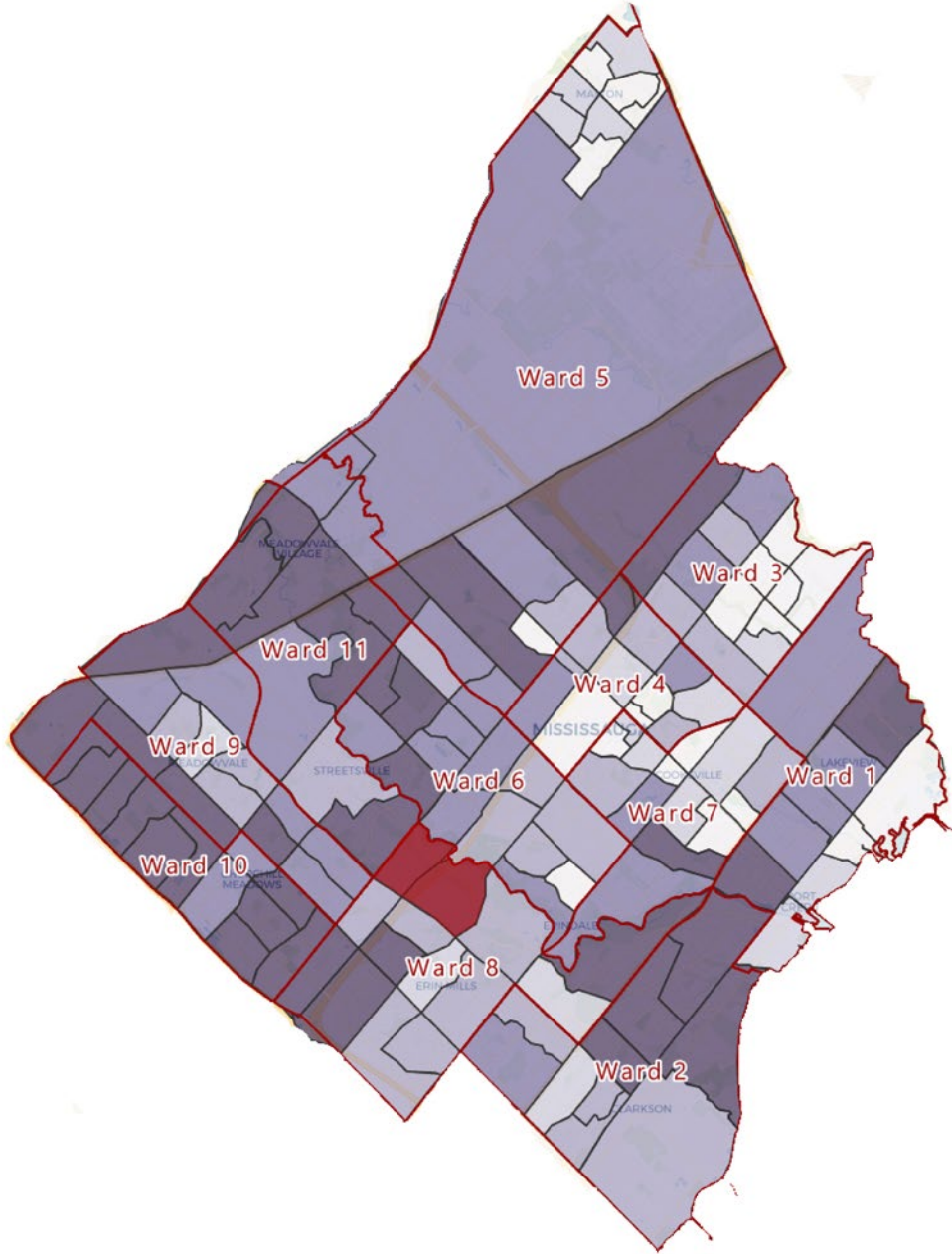
SITE LOCATION

ADJACENT NEIGHBOURHOODS

The subject site lies within the western part of Mississauga in Ward 8. Neighbourhoods around the area include the following:

- 1. Erin Mills:** This area is a community hub, a top Mississauga destination and it is situated along the Credit River Valley which contours this neighbourhood's beautiful topography, filled with hills and winding streets. One of its landmarks includes the University of Toronto's Mississauga campus.
- 2. Churchill Meadows:** Situated north of Highway 403 and south of Britannia Road, One of Mississauga's youngest neighbourhoods with several parks and educational institutions, this area is an affordable, family-oriented neighbourhood.
- 3. Erin Mills Central:** This area is near the 400 series highway and Go Train services. It has more affordable real estate than other Mississauga neighbourhoods, and its landmark includes Credit Valley Hospital and Erin Mills Town Centre.
- 4. East Credit:** Located in north-central Mississauga, its landmark includes BraeBen Golf Course and Heartland Town Centre, one of Canada's largest malls. The David J Fulham trail is also in East Credit and follows the course of the Credit River; this makes this area ideal for outdoor activities.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



5. Creditview



6. Erindale



7. Sheridan



8. Clarkson

SITE LOCATION

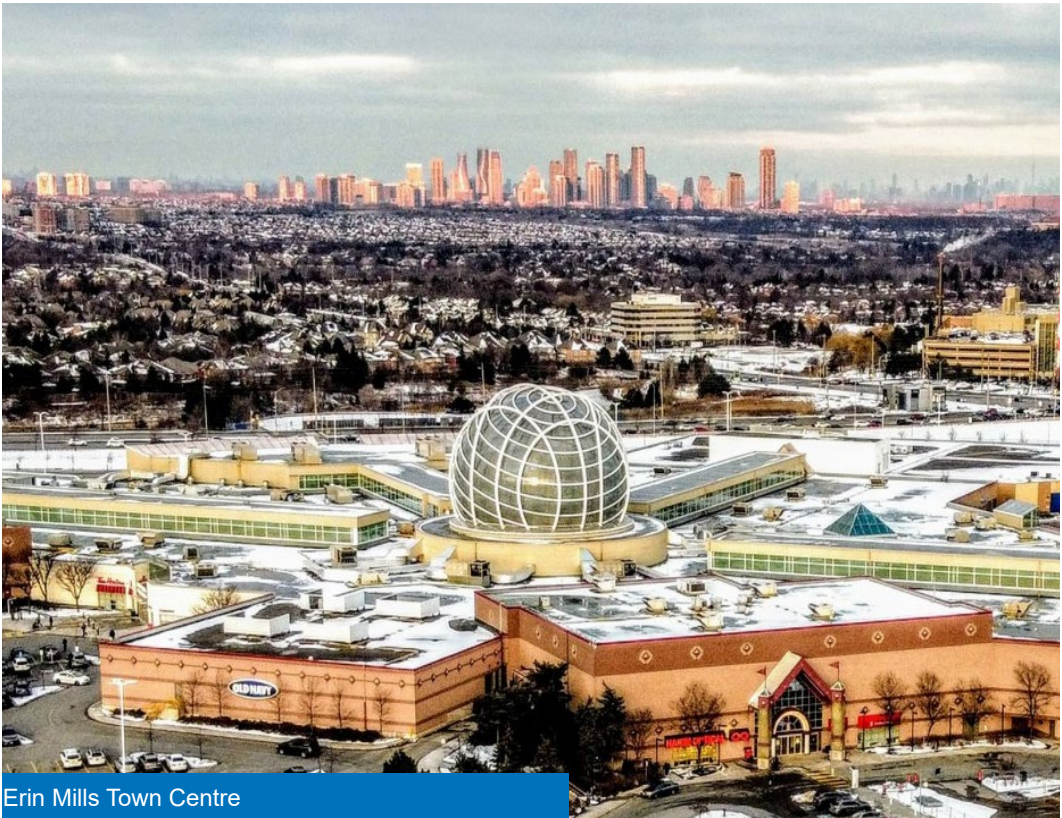
ADJACENT NEIGHBOURHOODS

- 5. Creditview:** This area was designated as a residential development by the City of Mississauga in the 1970s. Residents enjoy fast and easy access to the Mississauga City Centre which is located just a few minutes north of this neighbourhood. One of its landmarks is Square One Shopping Centre, one of the largest malls in Ontario and part of Canada’s top ten malls. The Living Arts Centre is also in this area, hosting hundred of performing arts, educational, community and corporate events.
- 6. Erindale:** This area has an abundance of parklands and is one of Mississauga’s historic neighbourhoods. Some of its heritage structure still stands today, such as churches, community halls and residential developments. One of its natural landmarks includes Erindale Park, which encompasses 222 acres, making it the largest park in Mississauga.
- 7. Sheridan:** This area is a quiet and family-friendly neighbourhood. This community is led by The Sheridan Homelands Ratepayers Association “SHORA,” which hosts several annual events such as Pumpkin Parade, Christmas Lights contest, etc. Its neighbourhood landmarks include Sheridan public library, Thornlodge Park and Sheridan Park.
- 8. Clarkson:** Mississauga First Nations were the first settlers here, and this area is known for its outstanding vegetation and produce. They have claimed the title “Strawberry Capital of Ontario.” One of its landmarks includes Rattray Marsh, a popular birding site and boardwalk trails through this preserve.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



University of Toronto Mississauga



Erin Mills Town Centre



South Common Library



Erin Mills Station

ADJACENT CONTEXT

LANDMARKS

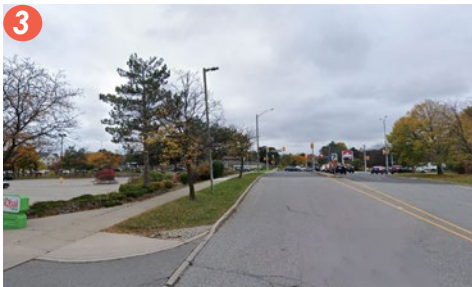
University of Toronto Mississauga: This campus was established in 1967 and has grown to be the second largest of the three University of Toronto campuses. It is situated on 225 acres of protected greenbelt along the Credit River. UTM has 18 academic units (15 departments and two institutions), with over 180 programs and 90 areas of study.

Erin Mills Town Centre: This mall opened in 1989 and was owned and managed by Cadillac Fairview until the Ontario Pension Board purchased it in 2010. It was famous for the large clock tower, which was visible in every aspect; now, a spectacular new architectural sphere has been added to float over the centre court allowing natural light to flood this shopping centre. It now contains 185 stores, a large food court and parking spaces for more than 4500 vehicles.

South Common Library: This 2-storey library opened to the public in 1983. Facilities at this location include study carrels, quiet rooms, 3D printers, children's multimedia workstations, etc. It is situated near South Common Community Centre and Glenbrook Presbyterian Church.

Erin Mills Station: This station is part of the 18-kilometre Mississauga transit-way. Metrolinx began constructing this transitway in 2013, and it was completed by 2016. It is situated northwest of Erin Mills Parkway and Highway 403 interchange. Some amenities at this station include 300 parking spaces, heated/enclosed waiting areas, and bike lock-up areas.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



SITE PHOTOS

LEGEND

- EXISTING DEVELOPMENT
- 1 LOOKING SOUTH ON ERIN MILLS PARKWAY
- 2 LOOKING NORTH ON ERIN MILLS PARKWAY
- 3 LOOKING WEST ON FOLKWAY DR
- 4 LOOKING EAST ON FOLKWAY DR
- 5 LOOKING SOUTHWEST FROM FOLKWAY DR AND SAW-MILL VALLEY DRIVE
- 6 LOOKING SOUTHEAST FROM SURFACE PARKING LOT
- 7 LOOKING NORTHEAST FROM EXISTING SOUTH SITE ENTRANCE
- 8 LOOKING SOUTHWEST FROM EXISTING SOUTH SITE ENTRANCE

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



View from Northeast



View from Northwest



View from West



View from Southeast

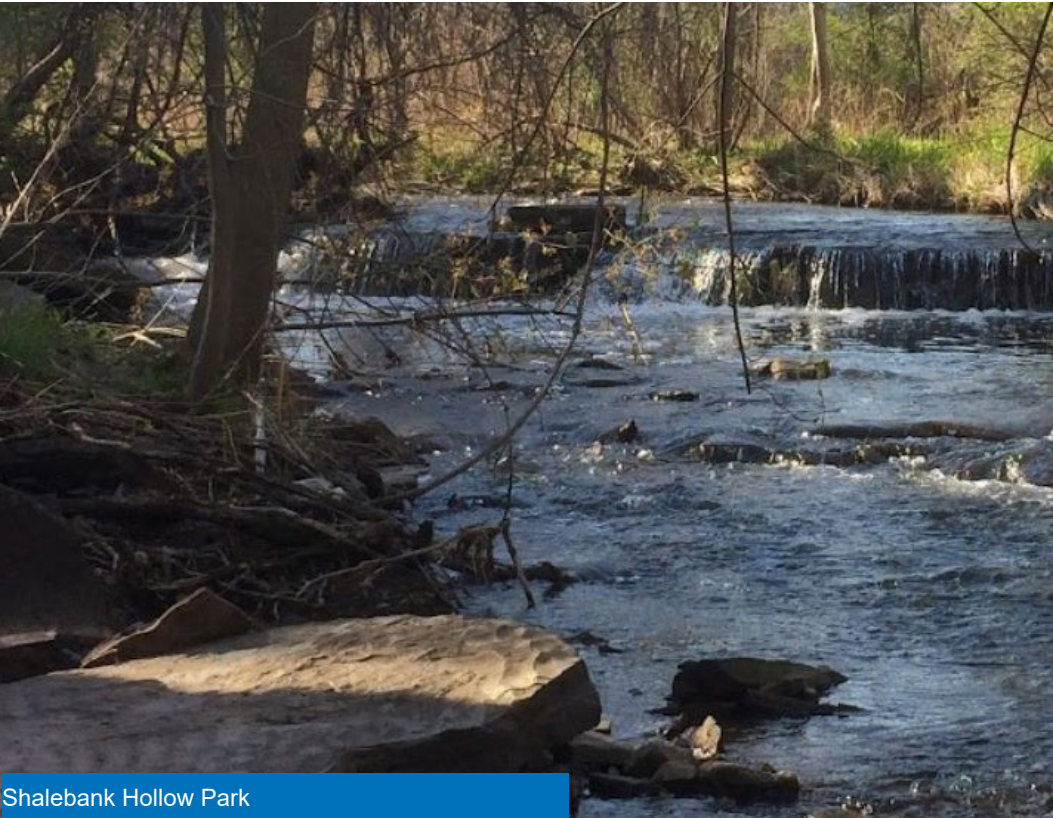
SITE PHOTOS

EXISTING RETAIL PLAZA

The subject land is currently occupied with a one-storey commercial/retail plaza with pedestrian/vehicular access provided from Erin Mills Parkway, Folkway Drive and Sawmill Valley Drive. There is surface parking along the north and west parts of the site. The current plaza contains diverse restaurants, grocery stores, banks, offices, pharmacies, etc.

The surrounding neighbourhood to the east and south contain two-storey detached homes. Along the west part of the site along Erin Mills Parkway has a variety of residential developments, a retirement home, a gas station and churches.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



Shalebank Hollow Park



Arbour Green Park



Sawmill Creek



Windy Hollow

SITE TOPOGRAPHY

ADJACENT NATURAL FEATURES

Shalebank Hollow Park: Shalebank Hollow Park is connected to Mullet Creek and located northeast of the subject land. This Park has been freshly forested, and there is still evidence of its farming past. Some trails are accessible from Folkway Dr and includes areas for birdwatching activities.

Arbour Green Park: Arbour Green Park is situated west of the subject land, including a soccer field, softball diamond, playgrounds and branches of trails that stretch kilometers, reaching Sawmill Valley Trail and Dunn Park.

Sawmill Creek Park: Sawmill Creek Park connects to a 9.0 km trail southeast of the subject land. It takes an average of 2 hours to complete the trail starting from Erindale Park. The path is a combination of paved paths, wooden boardwalks, and packed dirt. The track is encompassed by mature and dense trees, making it very popular for hiking, mountain biking and snowshoeing.

Windy Hollow Trail: Windy Hollow Trail is situated south of the subject land and is a moderate but steep pathway. The entire trail connects from Glen Erin trail to Windy Hollow Park, which could take up to an hour to complete. The gradual elevation change should be noted for visitors. Popular activities in the area include mountain biking, hiking, and trail running.

1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



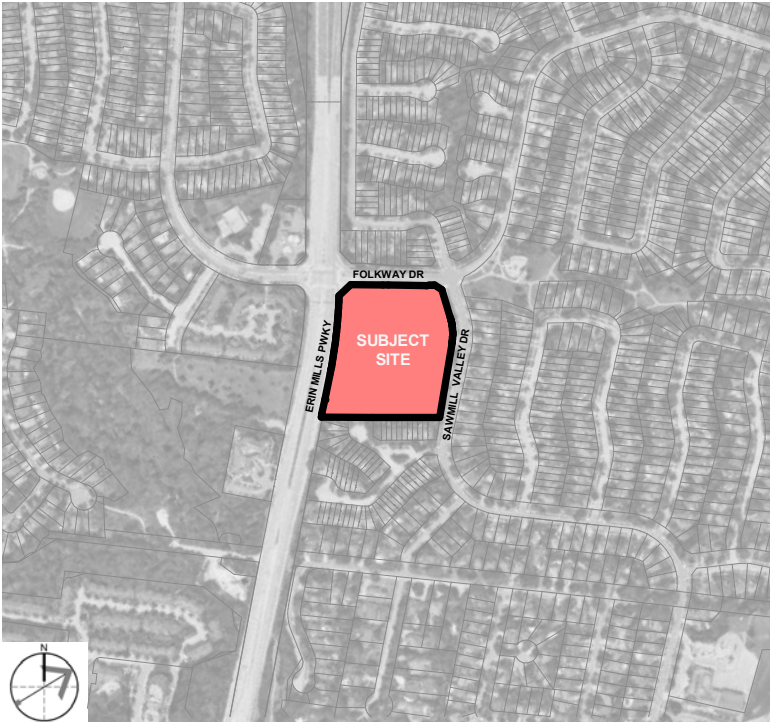
SURROUNDING OPEN SPACES

LEGEND

- SITE
- EXISTING PARKS

OPEN SPACES

- 1. Erin Mills Athletic Fields
- 2. Shalebank Hollow
- 3. Trapper's Green
- 4. Coppersmith Grove
- 5. Trellis Trail
- 6. Sawmill Valley Trail
- 7. Arbour Green
- 8. Sawmill Valley Trail
- 9. Dunn Palk
- 10. Pheasant Run
- 11. Pine Tree Hill
- 12. Sawmill Creek
- 13. South Millway Green
- 14. Woodchuck Green
- 15. Erindale Park

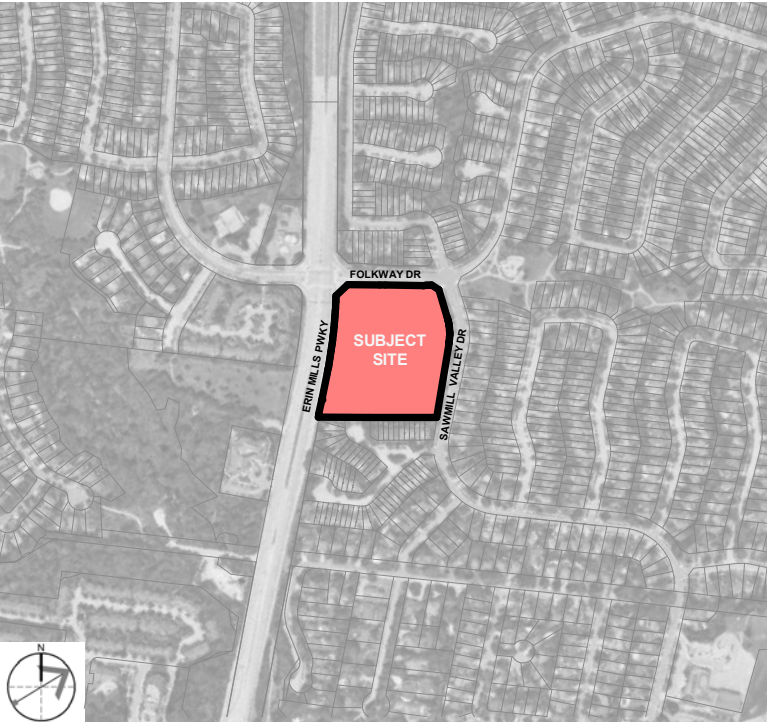


1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



TYPE OF USES

- LEGEND**
- RESIDENTIAL
 - COMMERCIAL & RETAIL
 - EDUCATIONAL
 - COMMUNITY



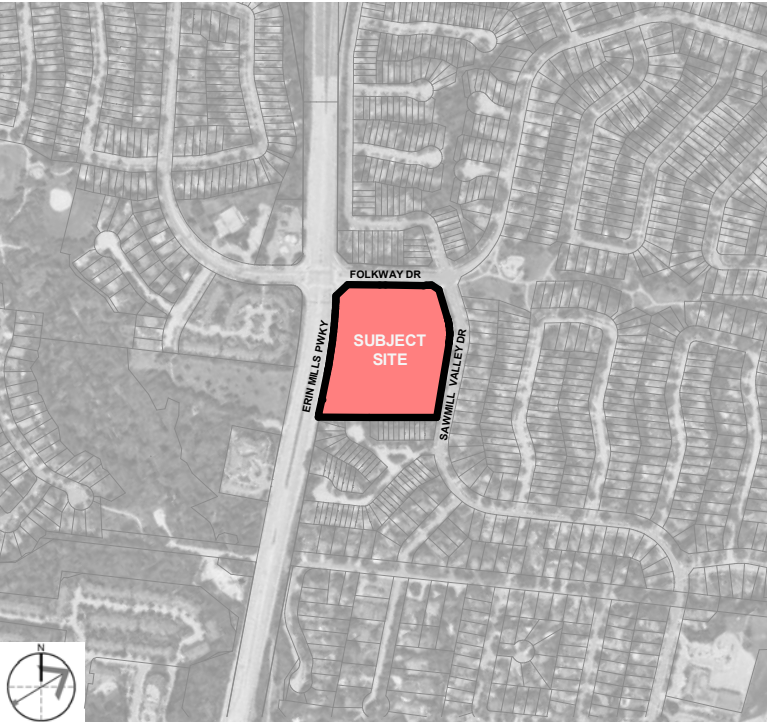
1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



BUILDING HEIGHT

LEGEND

- 1-2 STOREY IN HEIGHT
- 4 STOREY IN HEIGHT
- 18 & 19 STOREY IN HEIGHT



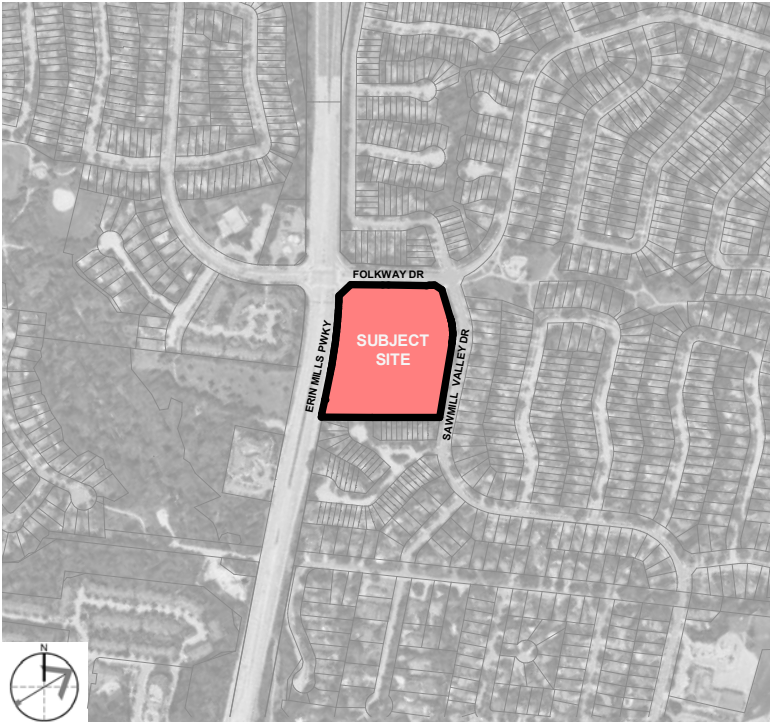
1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



STREET NETWORK

LEGEND

- SITE
- HIGHWAY / ARTERIAL / MAJOR COLLECTOR
- MINOR COLLECTOR / LOCAL

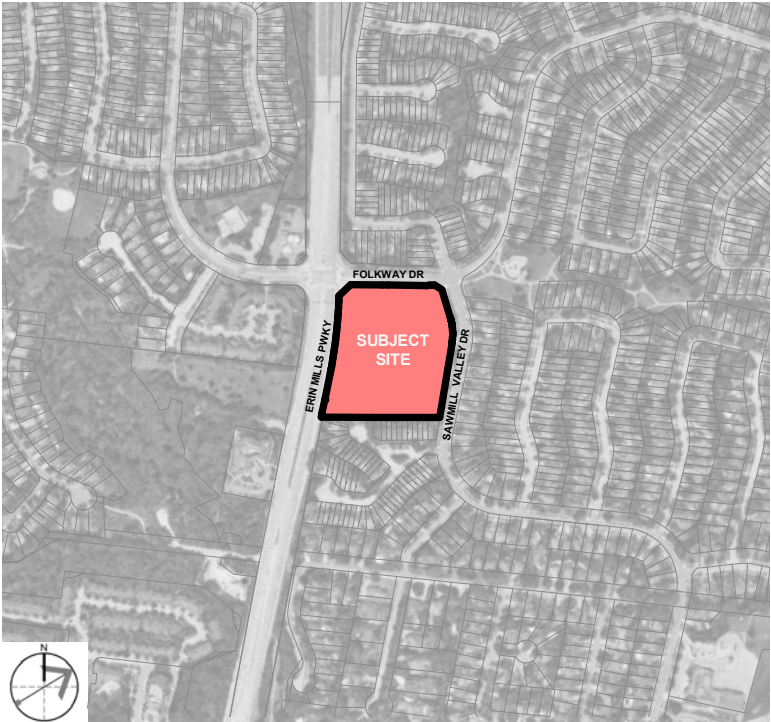


1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD

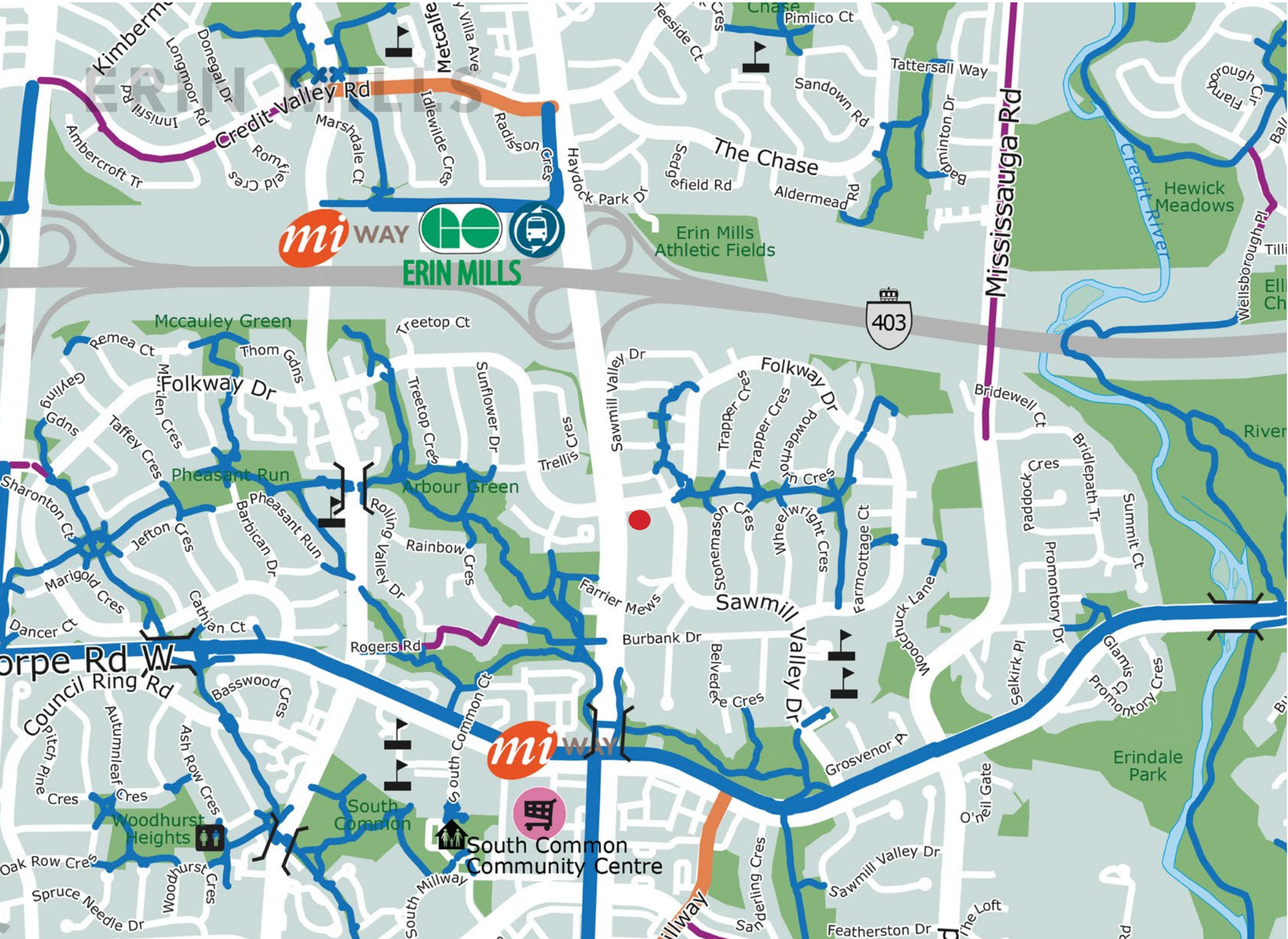


TRANSIT

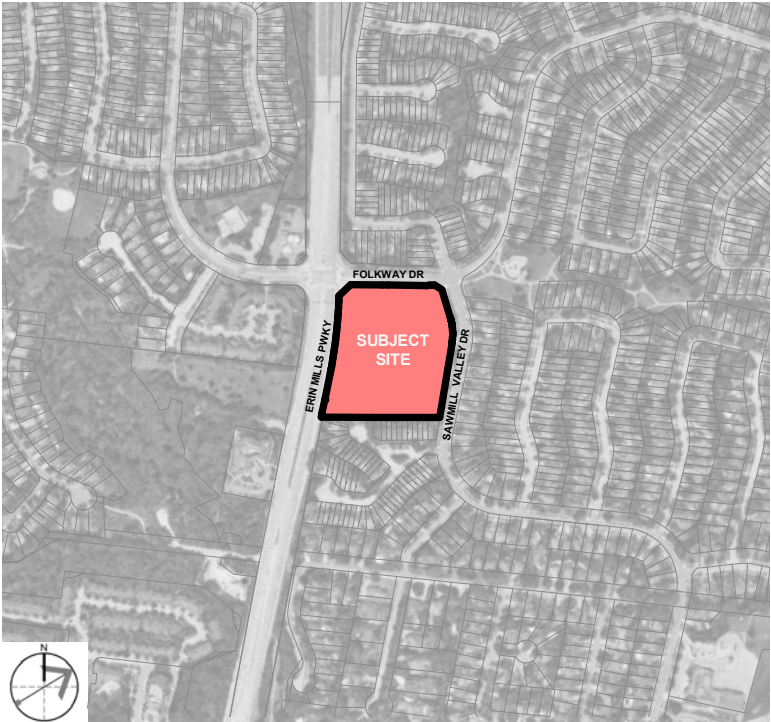
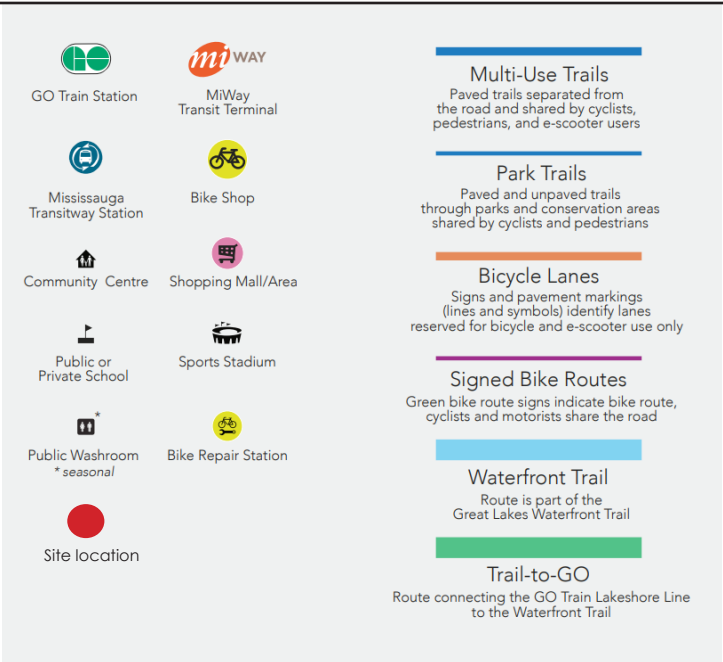
- LEGEND**
- MISSISSAUGA BUS ROUTES
 - STOPS



1.2 ANALYSIS OF SITE AND NEIGHBOURHOOD



TRANSIT

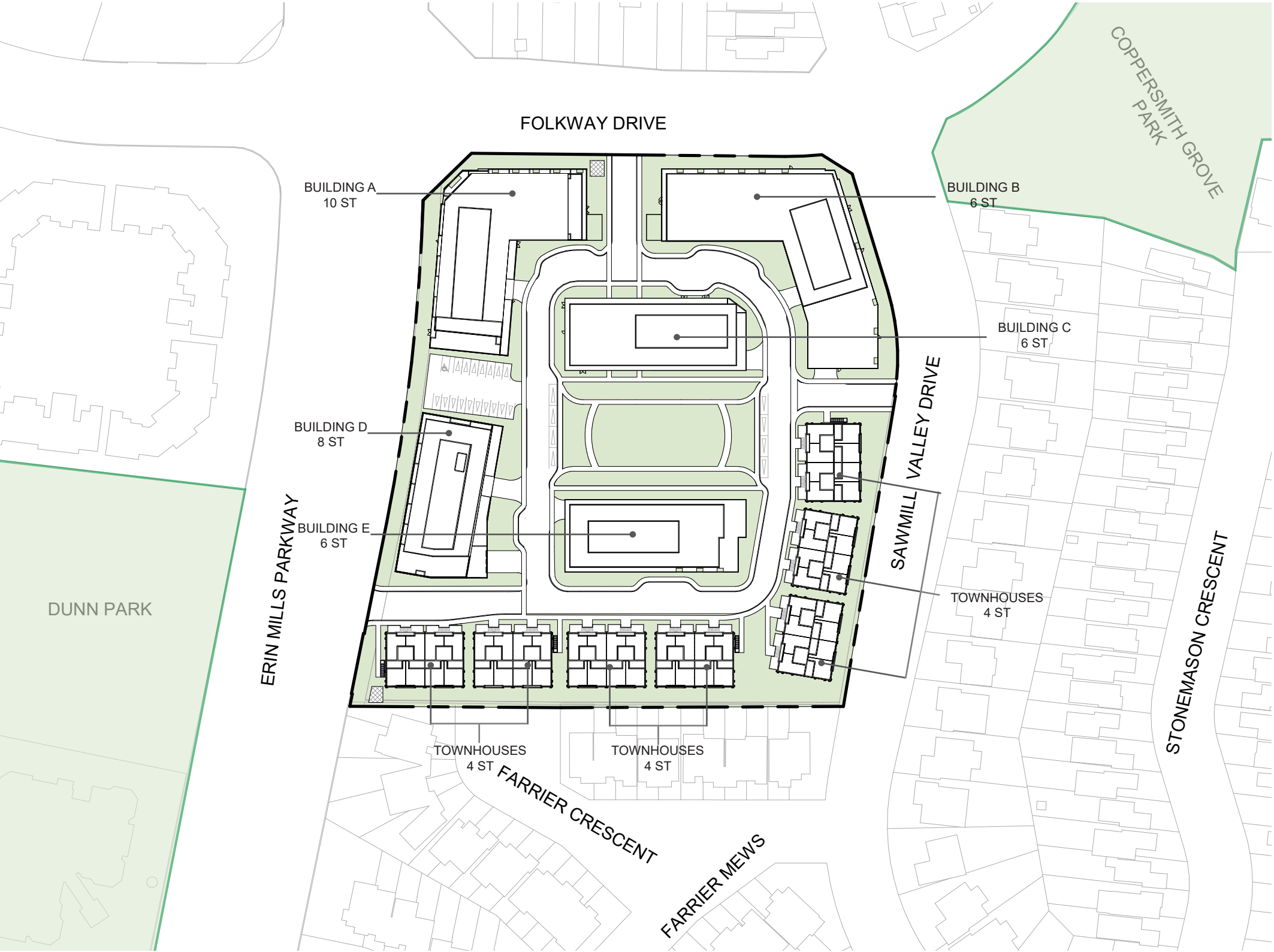


The background image is an architectural rendering of a modern, multi-story residential building. The building features a mix of brick and dark-colored panels, with large windows and balconies. In the foreground, there are people walking on a sidewalk, a person on a bicycle, and some landscaping including small trees and shrubs. The entire image is covered with a semi-transparent green overlay.

SECTION 2 - ANALYSIS OF PROPOSED DEVELOPMENT

2.1 - SITE DESIGN

2.1 SITE DESIGN



SITE PLAN

The existing retail plaza on the subject site is to be demolished to facilitate the development of five mixed-use residential buildings to the northwest of the site and seven stacked townhouse blocks to the southwest of the site.

A total Gross Floor Area (GFA) of 59,024m² is proposed, resulting in a Floor Space Index of 2.24. Of this, approximately 58,248 m² is to be residential GFA, while approximately 776 m² is to be non-residential GFA. The commercial spaces are located at grade in Building A and Building D and directed to Erin Mills Parkway.

2.1 SITE DESIGN



Design excellence is achieved through a carefully crafted built form and well-articulated materials. This is further complemented by design elements on the building facades.

The proposal clearly indicates a change in use between the ground-floor commercial and residential uses on the upper storeys. A high percentage of glazing is featured along Erin Mills Parkway creating a vibrant commercial frontage. Clear visibility between the interior and exterior uses of the building allows for passive surveillance. The at-grade residential units are also oriented to front onto Folkway drive and Sawmill Valley Drive.

The residential units on the upper floors have balconies that directly overlook the public realm, enhancing the perception of safety through community vigilance. The canopies and other weather protection features are provided along the public streets and clearly frame the entrances to the buildings.

Mississauga Official Plan Policies Considered

- 9.3.1.3 Major roads and their streetscapes should be designed to create spaces that are integral parts of the adjacent communities, thus serving to link communities.
- 9.3.1.7 Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage.
- 9.3.1.8 The design of developments at intersections and along major streets should be of a highly attractive urban quality, recognizing that streets are important civic spaces and linkages.
- 9.5.1.1 Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.

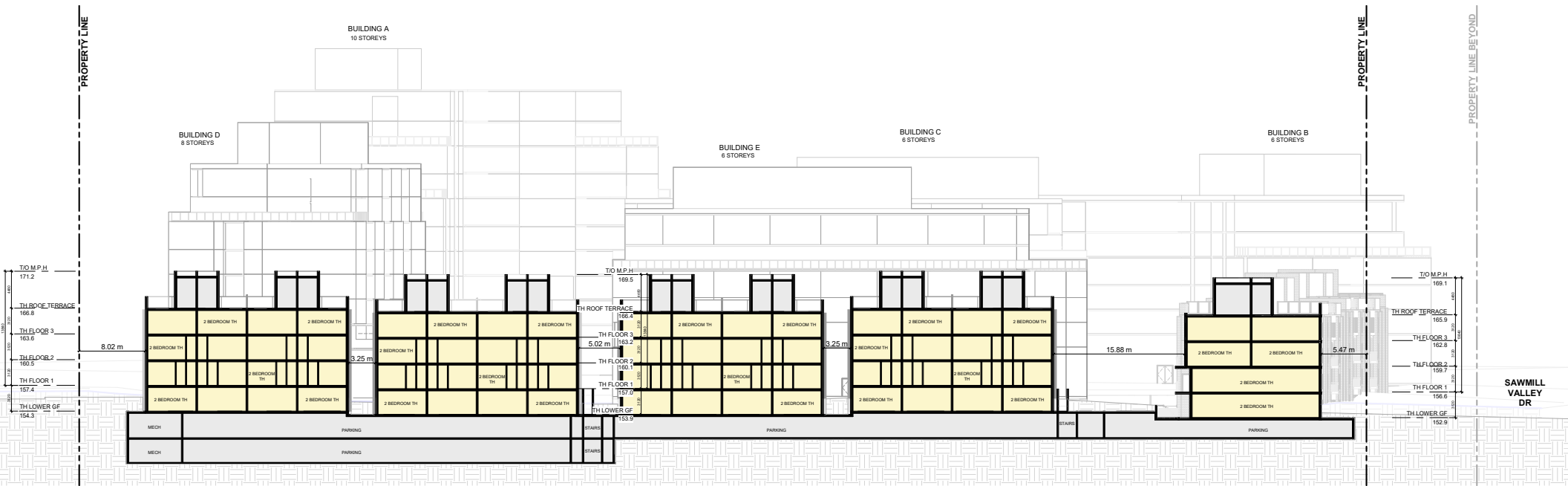
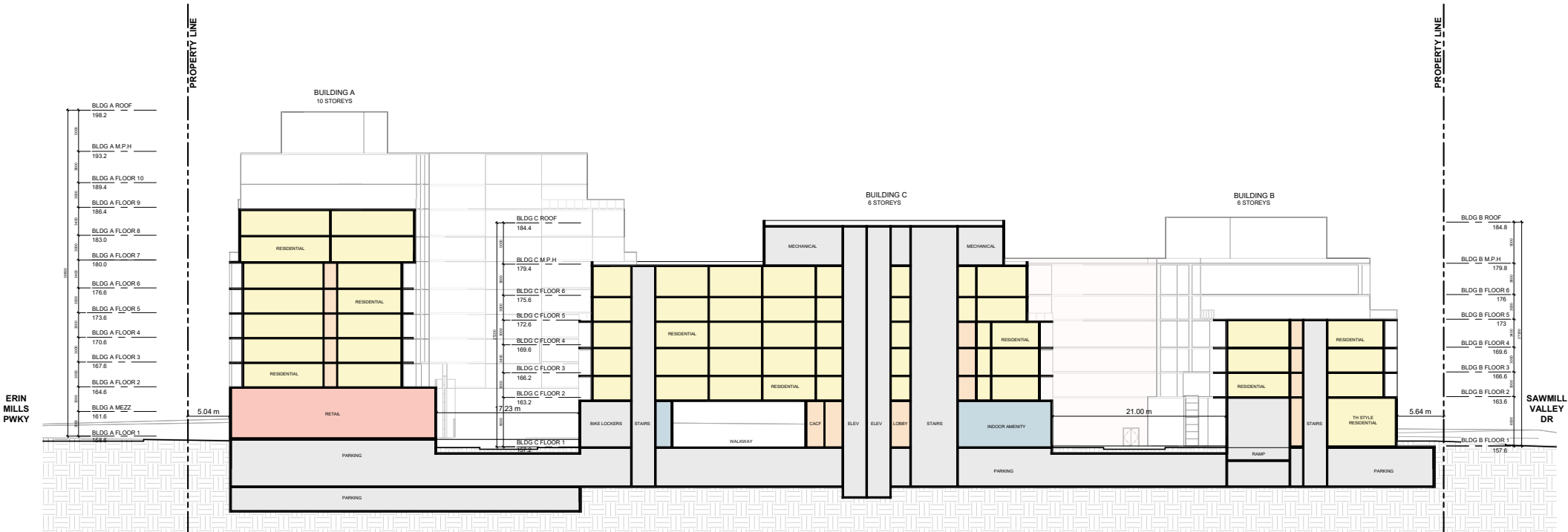
VIEW LOOKING AT BUILDING D FROM ERIN MILLS PARKWAY

2.1 SITE DESIGN

BUILDING SECTIONS

LEGEND

- RESIDENTIAL - UNIT
- RESIDENTIAL - COMMUNAL
- AMENITIES
- SERVICES
- RETAIL



Mississauga Official Plan Policies Considered

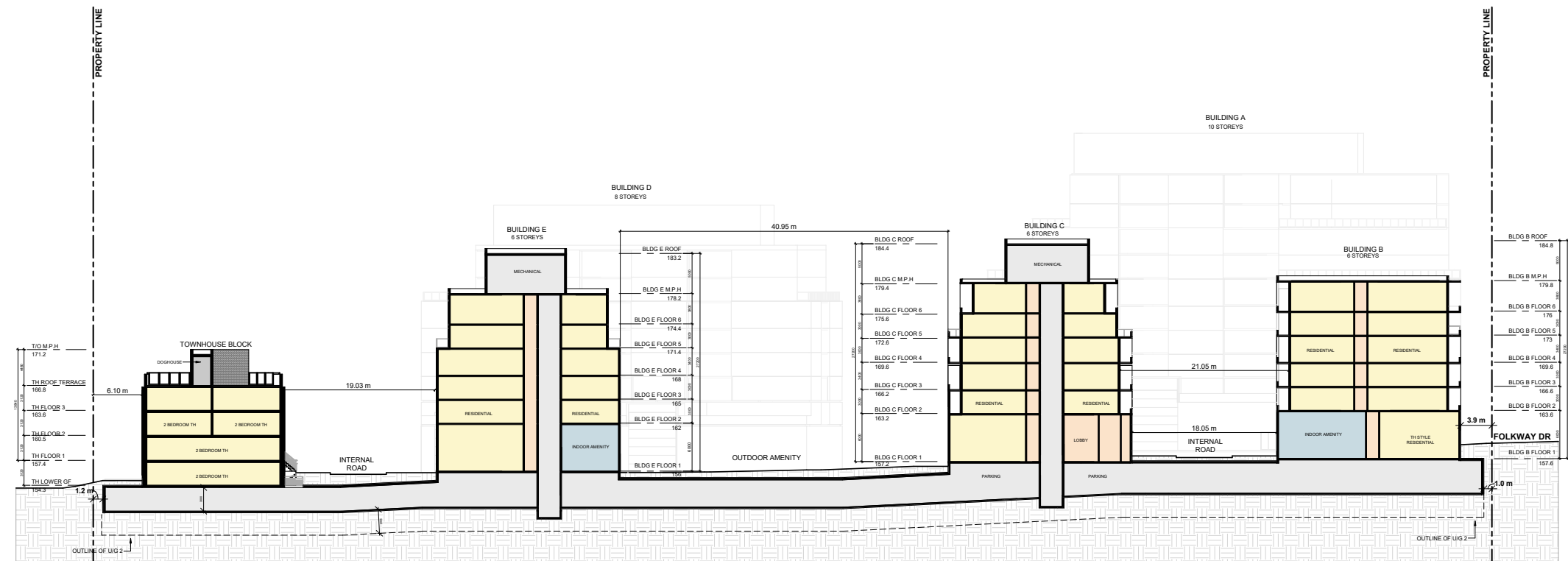
- 9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will
- c. respect the scale and character of the surrounding area;
 - g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

2.1 SITE DESIGN

BUILDING SECTIONS

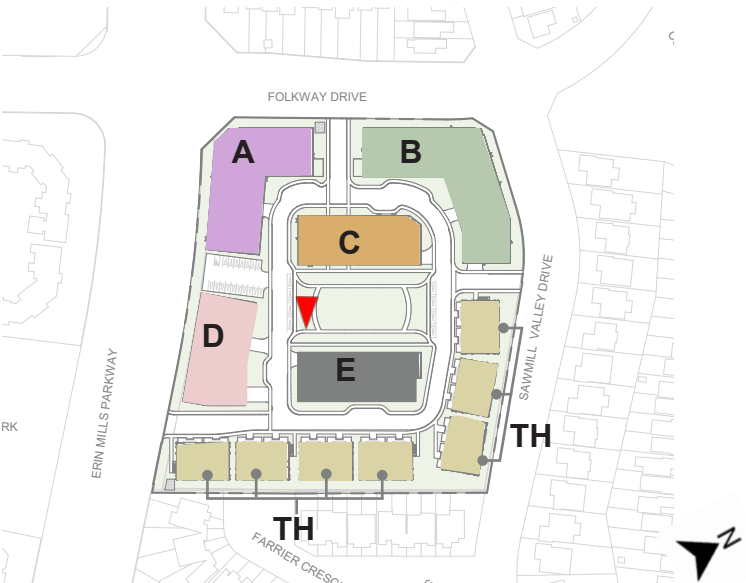
LEGEND

- RESIDENTIAL - UNIT
- RESIDENTIAL - COMMUNAL
- AMENITIES
- SERVICES
- RETAIL





VIEW OF BUILDING E FACING SOUTH EAST



2.1 SITE DESIGN

AMENITIES

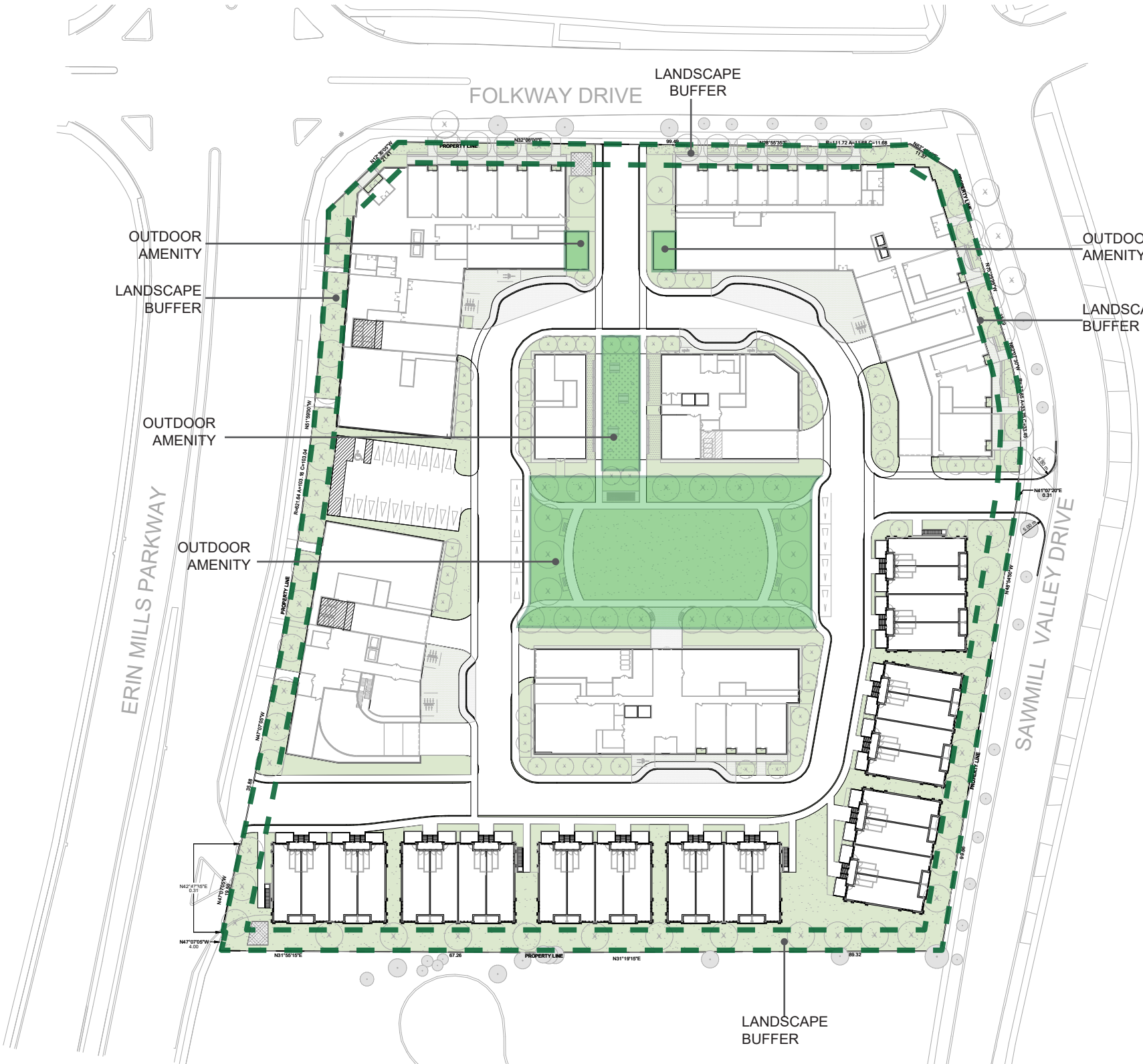
LEGEND

- INDOOR AMENITIES - 1,621.03 M2
- OUTDOOR AMENITIES - 2,330.41 M2

Amenity space will be provided within each of the buildings and in shared outdoor spaces at the hub of the development. A total of 1,621 m² of indoor amenity space and 2,330 m² of outdoor amenity space are proposed on the site. The outdoor amenity includes 2,018 m² of open green space located between Building C and Building D.



2.1 SITE DESIGN



PROPOSED GREEN SPACE

LEGEND

- PROPOSED GREEN SPACE
- LANDSCAPE BUFFER (3m)

The open green space will be accessible to future residents and the wider community. The proposal includes a high-quality public realm which facilitates passive and active gatherings.

The proposal also maintains a front yard setback of 3m which features a landscaped area between the buildings and the street. This approach will further contribute to the pedestrian experience.

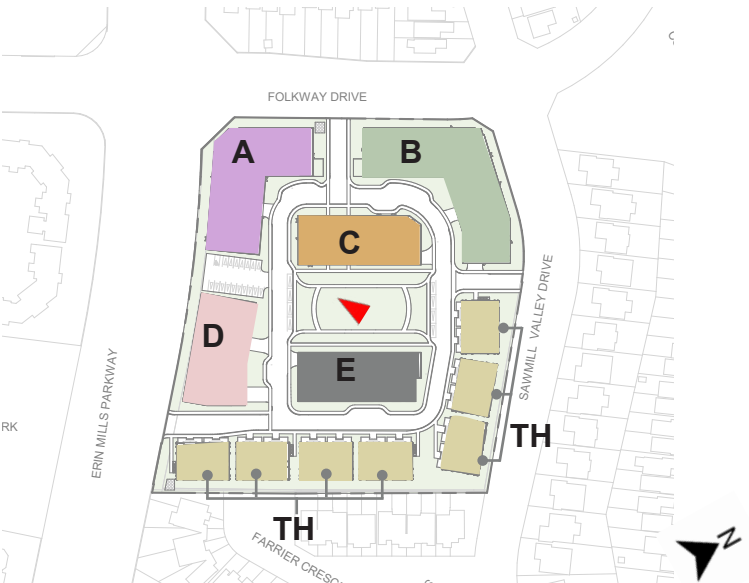
Landscaping and streetscape enhancements include treatments along Erin Mills Parkway, Folkway Drive and Sawmill Valley Drive to achieve safe, engaging, pedestrian-oriented street frontages. The placement and design of lighting, utilities and street furniture will be further established through the detailed design stage.

Mississauga Official Plan Policies Considered

- 9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will
- f. preserve mature high quality trees and ensure replacement of the tree canopy;



VIEW OF BUILDING A LOOKING WEST



2.1 SITE DESIGN



Pavers - Promenade Plank



Pavers - Granito Hex



Shading Structure - Trellis



Benches - Backless



Benches - With Back



Bike Racks - Short-term Bike Parking

LANDSCAPING OPPORTUNITIES

The Landscape design for the site has focused on providing connectivity throughout the site, focusing on a large green amenity area in the centre of the site, with a unique connection node that passes through the block to the North of the main amenity space.

Building drop off zones are accented with upgraded paving surfaces and planting to provide a sense of arrival at each building.

Residential units on the perimeter of the site provide connectivity to the surrounding neighbourhood, thus enhancing the sense of belonging in the community. Pedestrian access is provided at key points along the Erin Mills frontage to provide pedestrian connectivity to the commercial units.

2.1 SITE DESIGN

STATISTICS

	M2	SF
PROPOSED SITE AREA:	26,405	284,223
NEW PROPOSAL GFA	59,024	635,335
FSI	2.24	
NEW RESIDENTIAL UNIT#	703	

GFA BREAKDOWN
(GFA EXCLUDES U/G PARKING , MECH.P.H., EXIT STAIR WELLS, INDOOR AMENITY SPACE, BICYCLE STORAGE , GARBAGE CHUTES, GARBAGE ROOM PER CITY OF MISSISSAUGE ZONING BY LAW)

	DESCRIPTION		RESIDENTIAL						RETAIL		TOTAL GFA	
			TOTAL GFA		NET SALEABLE							
	TYPE	HEIGHT (m)	m2	ft2	m2	ft2	UNIT	m2	ft2	m2	ft2	
U/G PARKING		2 LEVELS	459	4941								
BUILDING 'A'	RESIDENTIAL BASE	33.6	15,064	162,152	13,120	141,226	197	411	4,429	15,476	166,581	
BUILDING 'B'	RESIDENTIAL BASE	21.2	11,286	121,480	9,585	103,173	142			11,286	121,480	
BUILDING 'C'	RESIDENTIAL BASE	21.2	5,815	62,595	4,936	53,131	80			5,815	62,595	
BUILDING 'D'	RESIDENTIAL BASE	26.0	7,308	78,664	6,213	66,877	95	365	3,926	7,673	82,591	
BUILDING 'E'	RESIDENTIAL BASE	21.9	6,184	66,569	5,221	56,195	77			6,184	66,569	
TOTAL			46,117	496,401	39,075	420,601	591	776	8,356	46,893	504,757	

	DIESCRIPTION		RESIDENTIAL						RETAIL		TOTAL GFA	
			TOTAL GFA		NET SALEABLE							
	TYPE	HEIGHT (m)	m2	ft2	m2	ft2	UNIT			m2	ft2	
B-B STACKED TOWNHOUSES	108.3M2/ UNIT	10.3 TO 11.3	12,131	130,578	12,131	130,578	112			12,131	130,578	

PARKING REQUIRED

RESIDENTIAL	UNITS #	MIN. RATE	PARKING SPACES
BUILDING 'A'	197	1.1	217
BUILDING 'B'	142	1.1	156
BUILDING 'C'	80	1.1	88
BUILDING 'D'	95	1.1	105
BUILDING 'E'	77	1.1	85
B-B STACKED TOWNHOUSES	112	1.1	123
SUB TOTAL	703		773
NON-RESIDENTIAL			
RESIDENTIAL VISITOR	703	0.2	141
RETAIL	776.3	5/100M2	39
SUB TOTAL (BEFORE SHARING)			180
SUB TOTAL (AFTER SHARING)			141
TOTAL (BEFORE SHARING)			953
TOTAL (AFTER SHARING)			914

AMENITY REQUIRED

5.6m2 per unit	3936.8 m2
----------------	-----------

AMENITY PROVIDED

INDOOR	1621.03 m2
OUTDOOR	2330.41 m2

BICYCLE PARKING - REQUIRED

USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
	RATIO	SPACES	RATIO	SPACES	
SHORT TERM (CLASS B)	0.05 / UNIT	35	0.20 / 100m²	0	35
LONG TERM (CLASS A)	0.60 / UNIT	422	0.15 / 100m²	0	422
TOTAL REQUIRED		457		0	457

* BICYCLE PARKING RATIOS AS PER CITY OF MISSISSAUGA ZONING BY-LAW
*BICYCLE PARKING SPACES SHALL NOT BE REQUIRED FOR NON-RESIDENTIAL USES WITH LESS THAN 1000 m² OF GFA - NON-RESIDENTIAL.

BICYCLE PARKING - PROVIDED

FLOOR	RESIDENTIAL		
	SHORT TERM (CLASS B)	LONG TERM (CLASS A)	SUB-TOTAL
FLOOR 1	38	158	196
U/G LEVEL 1		264	264
TOTAL PROVIDED	38	422	460

PARKING PROVIDED

FLOOR	USE		TOTAL
	RESIDENTIAL	NON- RESIDENTIAL	
FLOOR 1		26	26
U/G LEVEL 1	558	115	673
U/G LEVEL 2	215		215
TOTAL PROVIDED	773	141	914
RATIO	1.1		

EVSE	
RESIDENTIAL	NON-RESIDENTIAL
155	15
155	15
20%	10%

ACCESSIBLE PARKING - PROVIDED

FLOOR	SPACES		TOTAL
	RESIDENTIAL	VISITOR	
FLOOR 1		1	1
U/G LEVEL 1	2	5	7
U/G LEVEL 2	2		2
TOTAL PROVIDED	4	6	10

SALEABLE UNIT MIX PROVIDED - UNIT TOTALS

BLDG A+B+C+D +E	BLDG	1B	2B	2B+D	3B	TOTAL	AVG. UNIT SIZE	
							m²	ft²
	A	130	39	16	12	197	66.6	717
	B	86	37	16	3	142	67.5	726
	C	56	16	5	3	80	61.7	664
	D	57	17	15	6	95	65.4	704
	E	55	10	5	7	77	67.8	730
	SUBTOTAL	384	119	57	31	591		
	TOTAL UNITS	384	176	31				
	UNIT MIX	65.0%	20.1%	9.6%	5.2%	100.0%		
	UNIT MIX TOTAL	65.0%	29.8%		5.2%	100.0%		
	AVG UNIT SIZE	57.4	75.3	83.7	106.6	m²		
	AVG UNIT SIZE TOTAL	57.4	72.8		93.8	m²	66.1	711

BLDG	TYPE	AVG UNIT SIZE	
	2B	m2	ft2
TH	112	108.3	1166
TOTAL UNITS	112		

SITE STATISTICS

Proposed Site Area: 26,405 m2

Total Proposed GFA: 59,024 m2

Total Proposed Retail: 776 m2

Proposed Residential Units #: 703

Proposed Parking Spaces #: 914

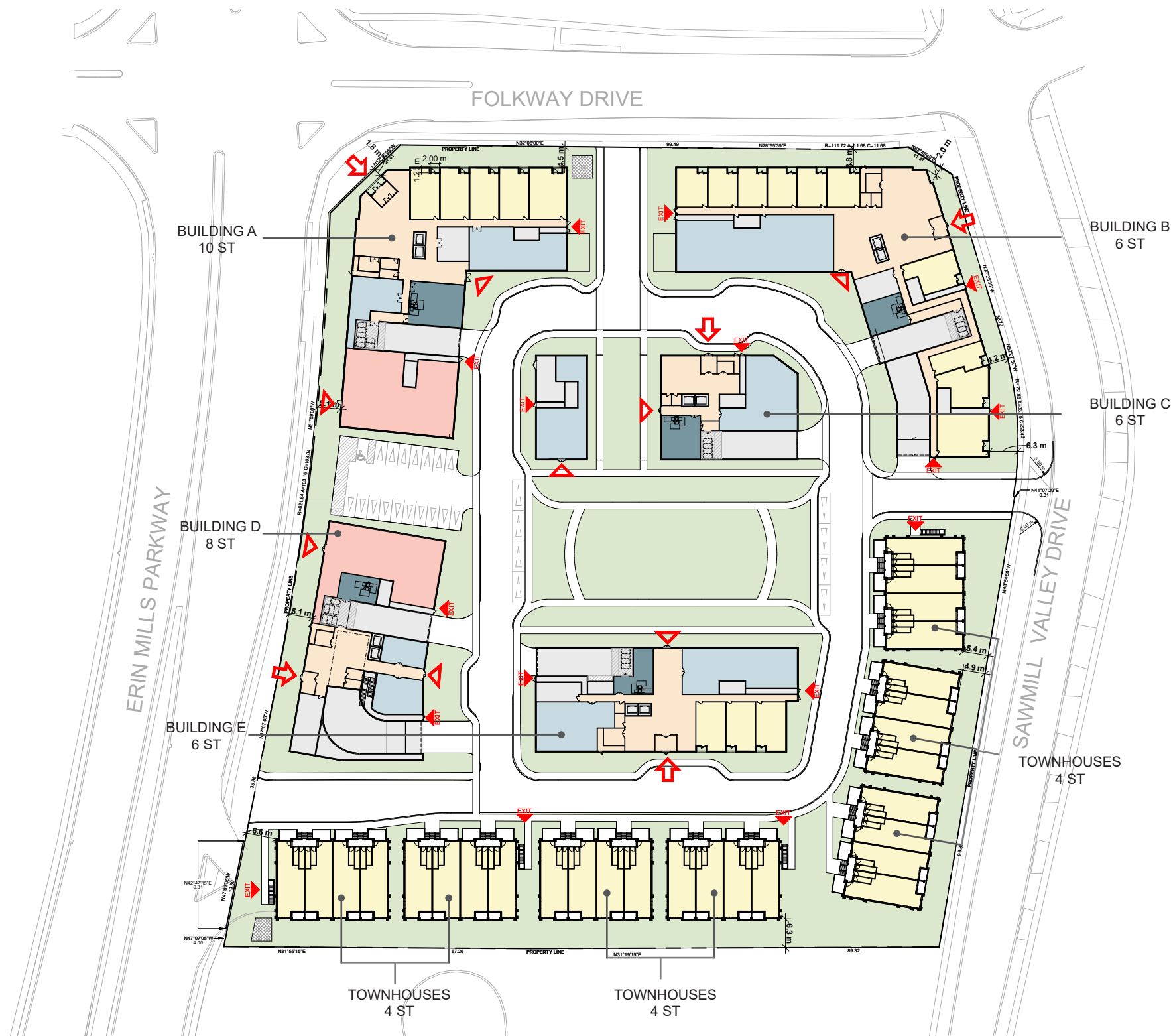
Proposed Bike Spaces #: 460

The background image is an architectural rendering of a modern, multi-story residential building. The building features a mix of brick and dark-colored panels, with large windows and balconies. In the foreground, there are people walking on a sidewalk, a person on a bicycle, and some landscaping including small trees and shrubs. The entire image is covered with a semi-transparent green overlay.

SECTION 2 - ANALYSIS OF PROPOSED DEVELOPMENT

2.2 - BUILT FORM & USES

2.2 BUILT FORM & USES



CONCEPT PLAN

LEGEND

- SALEABLE
- NON-SALEABLE
- AMENITIES
- EXCLUSIONS

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- EXIT

The proposal will positively contribute to the community by integrating commercial and residential uses with generous and family-oriented green spaces at the hub of the development. A total of 703 residential dwelling units of varying sizes and types are to be provided including larger units suitable for families.

The five mid-rise buildings provide 591 units including 15 ground-floor residential units in buildings A and B, with frontage on Folkway Drive and Sawmill Valley Drive. A total of 112 two-bedroom units with generous amenity space are provided in the seven townhouse blocks. Townhouse facades along Sawmill Valley Drive will be designed to articulate a continuation of street front.

Mississauga Official Plan Policies Considered

- 9.2.2.6 Development on Corridors will be encouraged to:
- b. face the street, except where predominate development patterns dictate otherwise;
 - c. not locate parking between the building and the street;
 - d. site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall;
 - e. provide entrances and transparent windows facing the street for non-residential uses;
 - g. consolidate access points and encourage shared parking, service areas and driveway entrances

2.2 BUILT FORM & USES



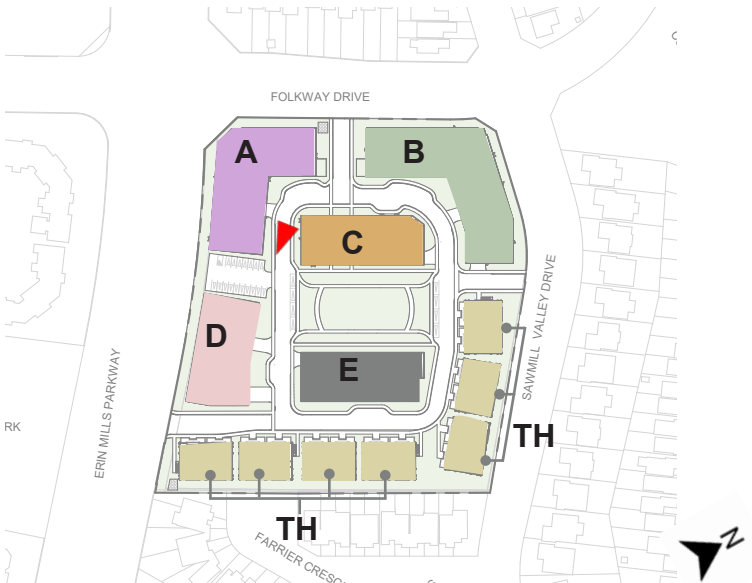
Direct pedestrian connections from public sidewalks are provided to both the residential and non-residential units. A suitable amount of surface parking is proposed between buildings A and D and on the west and east sides of the open green space to facilitate temporary parking for shoppers and visitors.

The principal entrances to the residential lobbies and retail units are proposed along Erin Mills Parkway, Folkway Drive and Sawmill Valley Drive to provide an active street wall condition. Additional entrances are accessible via the private condominium roads. Furthermore, all walkways and main building entrances are to be barrier-free.

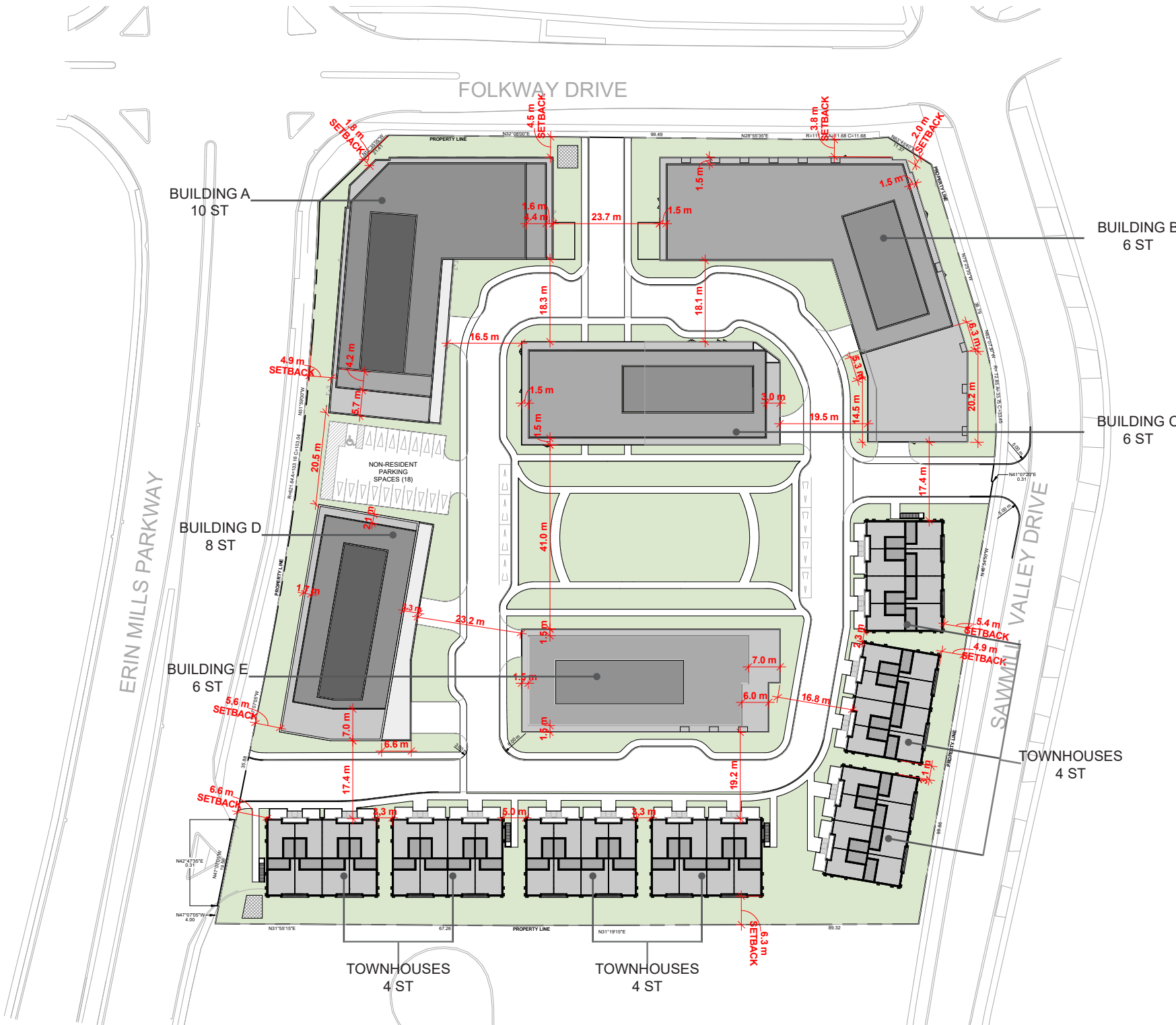
Mississauga Official Plan Policies Considered

- 9.1.10 The city vision will be supported by site development that:
- a. respects the urban hierarchy;
 - c. demonstrates context sensitivity, including the public realm;
 - d. promotes universal accessibility and public safety
 - e. employs design excellence

VIEW OF BUILDING D LOOKING SOUTH EAST



2.2 BUILT FORM & USES



BUILDING PLACEMENTS

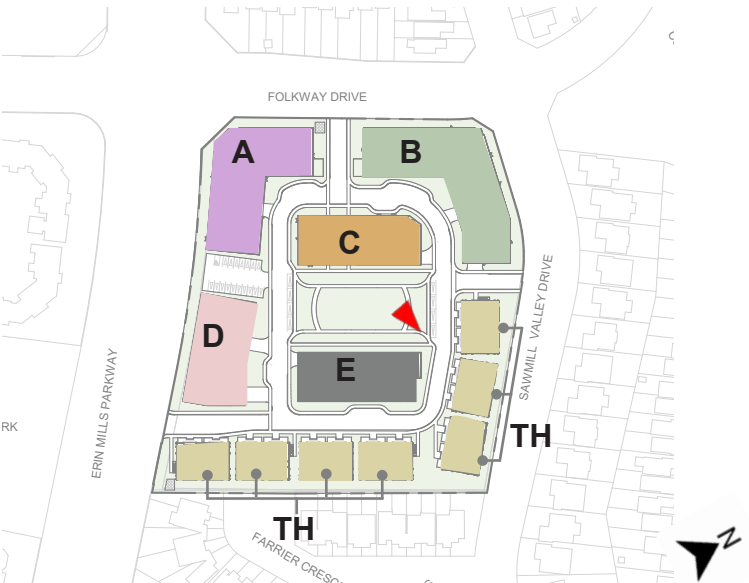
The proposed buildings have been oriented in a manner that provides for appropriate height and density transitions to the surrounding area. This includes adequate setbacks and separation distances from each other and from adjacent properties. The built form and entrances have been designed to mitigate the potential impacts of wind and shadows.

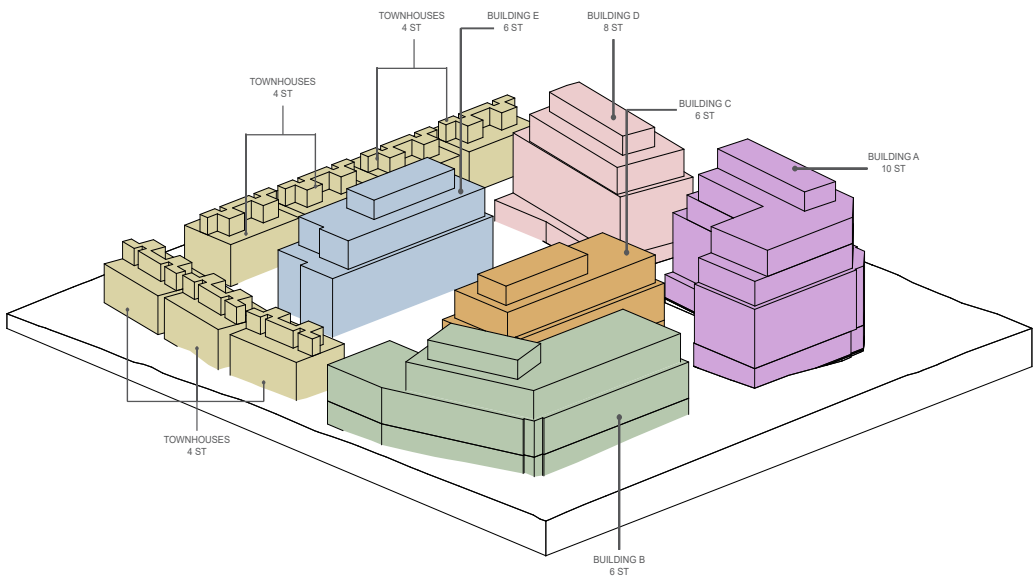
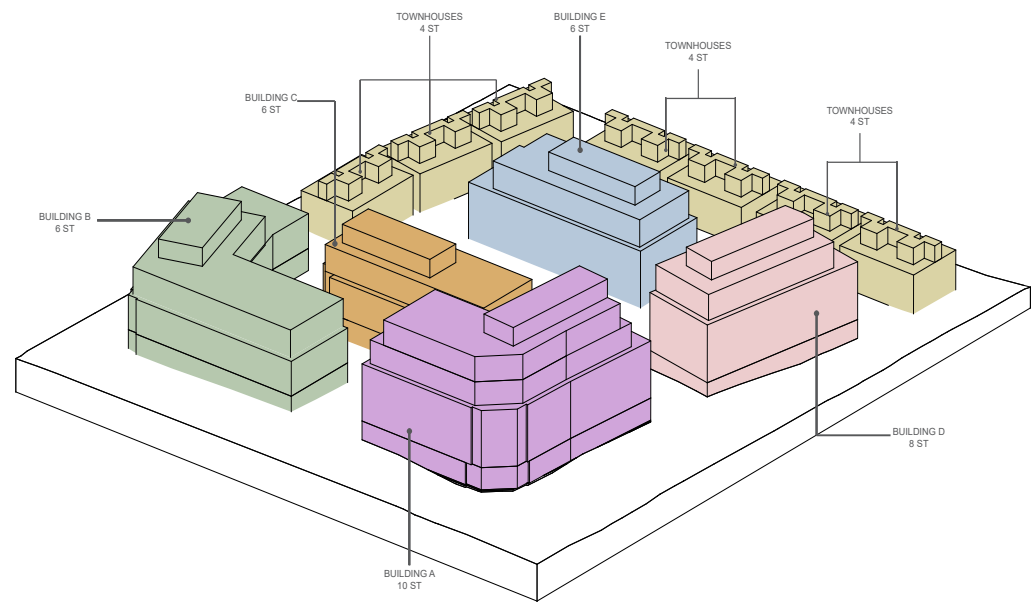
Mississauga Official Plan Policies Considered

- 9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:
- d. street and block patterns;
 - e. the size and configuration of properties along a street, including lot frontages and areas;
 - f. continuity and enhancement of streetscapes;
 - g. the size and distribution of building mass and height;
 - h. front, side and rear yards;
 - i. the orientation of buildings, structures and landscapes on a property;
 - j. views, sunlight and wind conditions;
 - l. privacy and overlook; and
 - m. the function and use of buildings, structures and landscapes.
- 9.5.1.3 Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.



VIEW OF TOWNHOUSES LOOKING NORTH EAST





LEGEND

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- TOWNHOUSES

As shown on the 3D massing diagrams, setbacks are incorporated to ensure adequate transitions, viewing distances and massing articulation between the proposed development and the neighbouring area (which consists primarily of single-family houses). The setbacks also facilitate visual variety of the proposed massing.

Mississauga Official Plan Policies Considered

5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

9.2.2.1 Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.

16.1.1.2 Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhances the existing or planned development;

2.2 BUILT FORM & USES



EXISTING CONDITION - LOOKING EAST



PROPOSED CONDITION - LOOKING EAST



EXISTING CONDITION - LOOKING SOUTH



EXISTING CONDITION - LOOKING SOUTH

VISUAL IMPACT

The existing site is surrounded by distinct existing residential lots. The positioning of the proposed massing follows an appropriate orientation in relation to Folkway Drive, Erin Mills Parkway, Sawmill Valley Drive and Farrier Crescent.

To reflect the scale of residential units along Farrier Crescent and Sawmill Valley Drive, 4-storey townhouses are proposed on the south and southeast of the site.

Apartment Buildings C and E are located within the centre of the development. These 6-storey buildings are set further back to reduce perceived scale impact along street frontages. Apartment Building A is located at the intersection of Erin Mills Parkway and Folkway Drive, this 10-storey block creates a visual anchor along this larger arterial road.

Apartment Building B is located at the intersection of Folkway Drive and Sawmill Valley Drive. It is the transition between the taller Building A and the 4-storey townhouses along Sawmill Valley Drive.

(See page 31 for colour-coded massing diagram)

Mississauga Official Plan Policies Considered

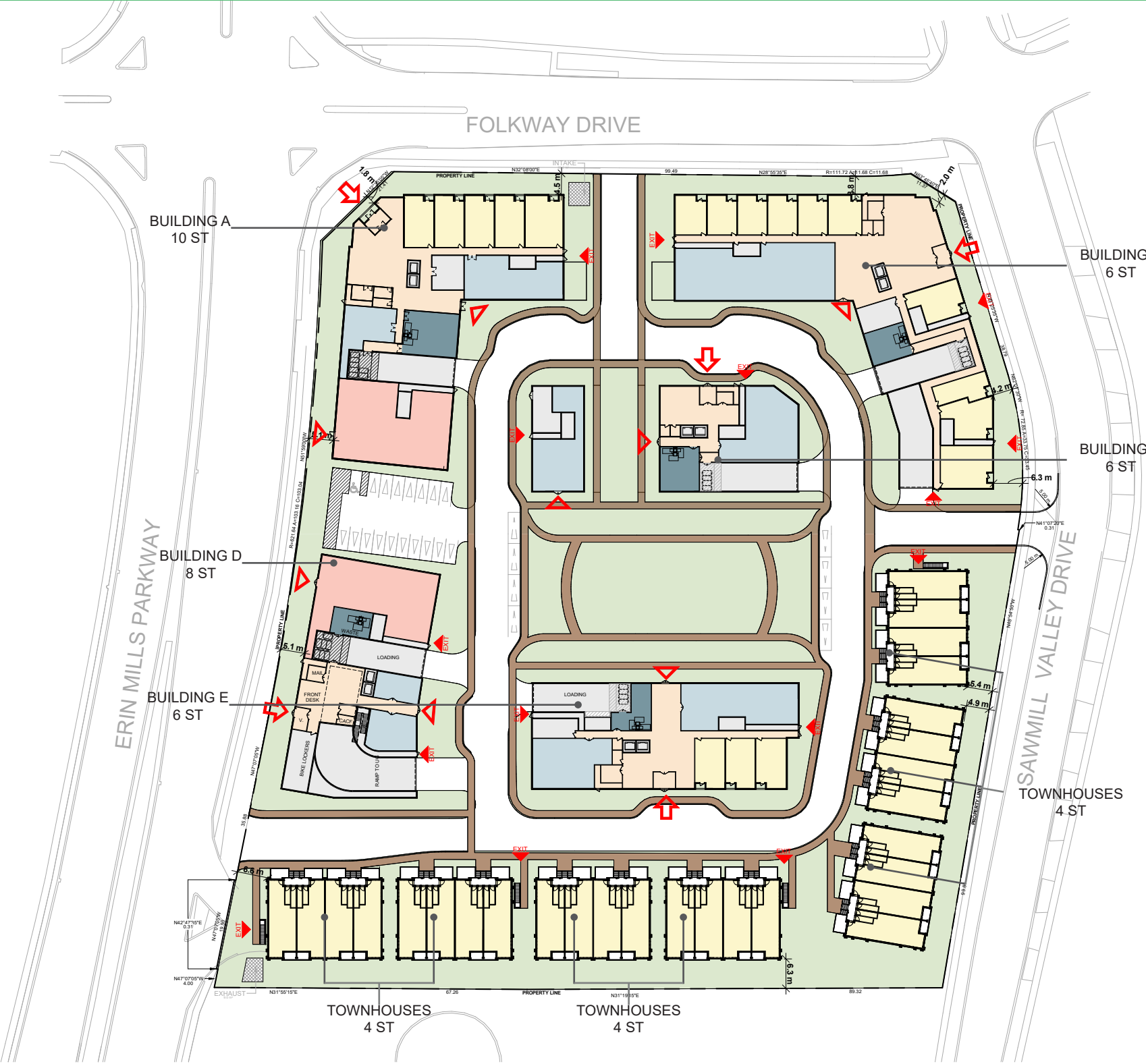
- 9.5.1.3 Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.
- 9.5.1.4 Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.
- 9.5.1.11 New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare

The background is a full-page architectural rendering of a modern, multi-story residential building. The building features a mix of brick and dark-colored panels, with large windows and balconies. In the foreground, there are several people: a man walking, a person on a bicycle, and a group of people near a set of stairs leading up to the building. The entire image is overlaid with a semi-transparent green filter.

SECTION 2 - ANALYSIS OF PROPOSED DEVELOPMENT

2.3 - VEHICULAR ACCESS, CIRCULATION PARKING AND SERVICES

2.3 VEHICULAR ACCESS, CIRCULATION, PARKING & SERVICES



ENTRANCES & INTERNAL PATHS

LEGEND

- RESIDENTIAL - UNIT
- RESIDENTIAL - COMMUNAL
- AMENITIES
- SERVICES
- RETAIL
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- EXIT
- WALKWAY NETWORK

The proposal promotes a pedestrian-oriented environment. The sidewalks, and walkways are designed to be continuous, accessible, barrier-free, and well connected to building entrances and amenity spaces. The entrances are easily identifiable with signages and weather protection features. Appropriate lighting will be used along pedestrian paths of travel to signify designated areas of passage and ensure safe circulation.

Mississauga Official Plan Policies Considered

9.5.2.2 Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:

- a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe;
- b. fronting walkways and sidewalks with doors and windows and having visible active uses inside;
- c. avoiding blank walls facing pedestrian areas; and
- d. providing opportunities for weather protection, including awnings and trees.

9.5.2.3 Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways

2.3 VEHICULAR ACCESS, CIRCULATION, PARKING & SERVICES

ACCESS & SERVICE POINTS

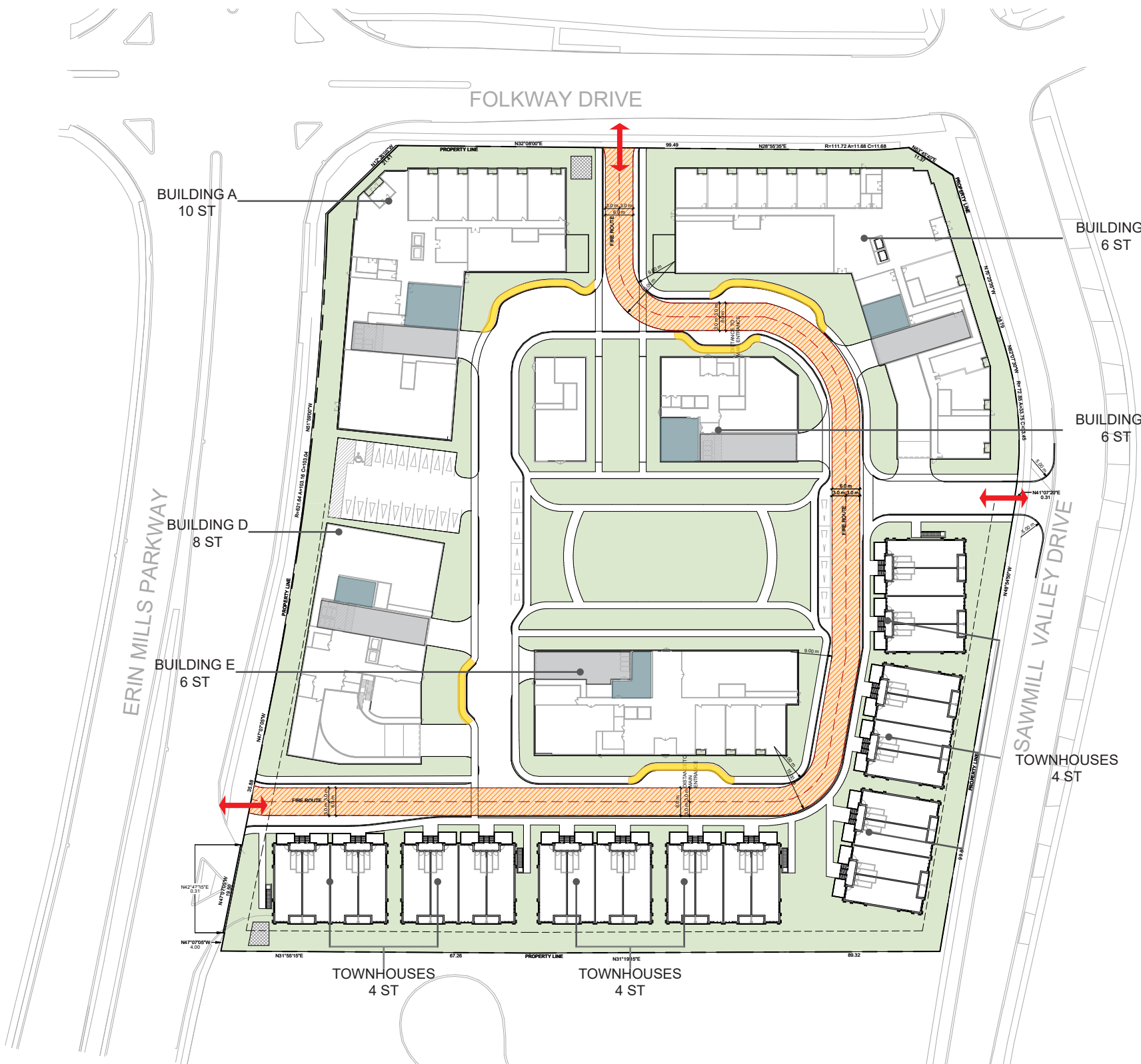
LEGEND

- DROP OFF
- LOADING
- GARBAGE
- FIRE ROUTE
- VEHICULAR ACCESS POINTS

The site will be accessed from Erin Mills Parkway, Folkway Drive and Sawmill Valley Drive via a private condominium road that provides, access to parking and loading areas as well as circulation within the site. The two accesses to the underground parking structure are conveniently located at buildings B and D, on opposite sides of the site.

Waste storage areas are enclosed within the building envelope so as not to be visible from the public realm. In efforts to shield servicing areas from public view, townhouse units' waste storage areas are provided in the underground parking structure and share loading spaces and waste collection areas in the midrise blocks.

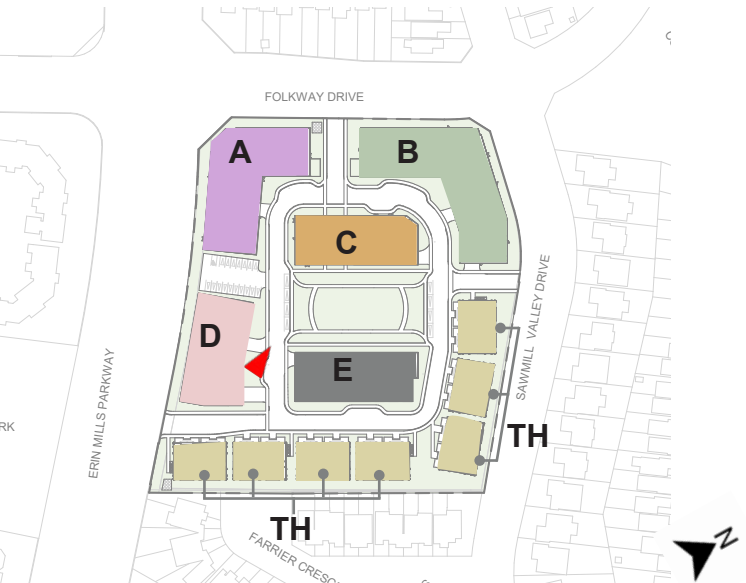
According to the study by BA Consulting Group Ltd., the swept path for passenger vehicles and garbage collection trucks entering the site is adequate, as well as space for turning and maneuvering.



2.3 VEHICULAR ACCESS, CIRCULATION, PARKING & SERVICES



VIEW OF BUILDING C LOOKING NORTH WEST



2.3 VEHICULAR ACCESS, CIRCULATION, PARKING & SERVICES

VEHICULAR AND BIKE SPACES

LEGEND

- LONG TERM BIKE STORAGE
- NON RESIDENT PARKING
- SHORT TERM BIKE STORAGE

Parking has been proposed within two levels of underground parking structure accessed from two entry points at buildings B and D, both integrated into the structure and out of public view.

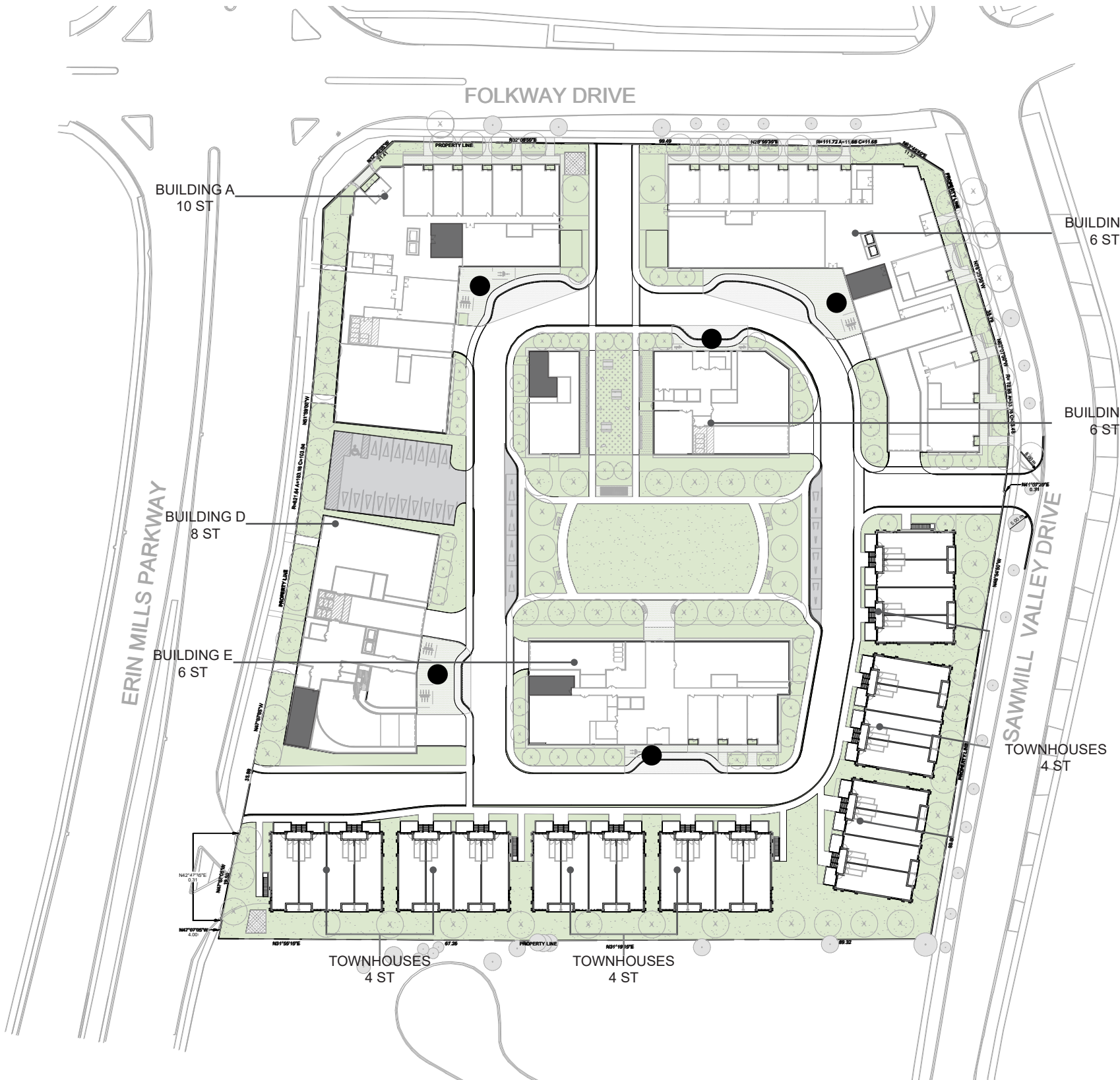
A total of 914 parking spaces are to be provided, including 773 residential spaces and 141 shared visitor and retail spaces. Twenty percent of residential parking spaces and ten percent of parking will be EV-charger ready.

A total of 457 bicycle spaces are proposed for residents, including 422 long-term parking spaces and 35 short-term spaces. Bicycle parking is provided in convenient locations at grade and on the first level of the underground parking structure.

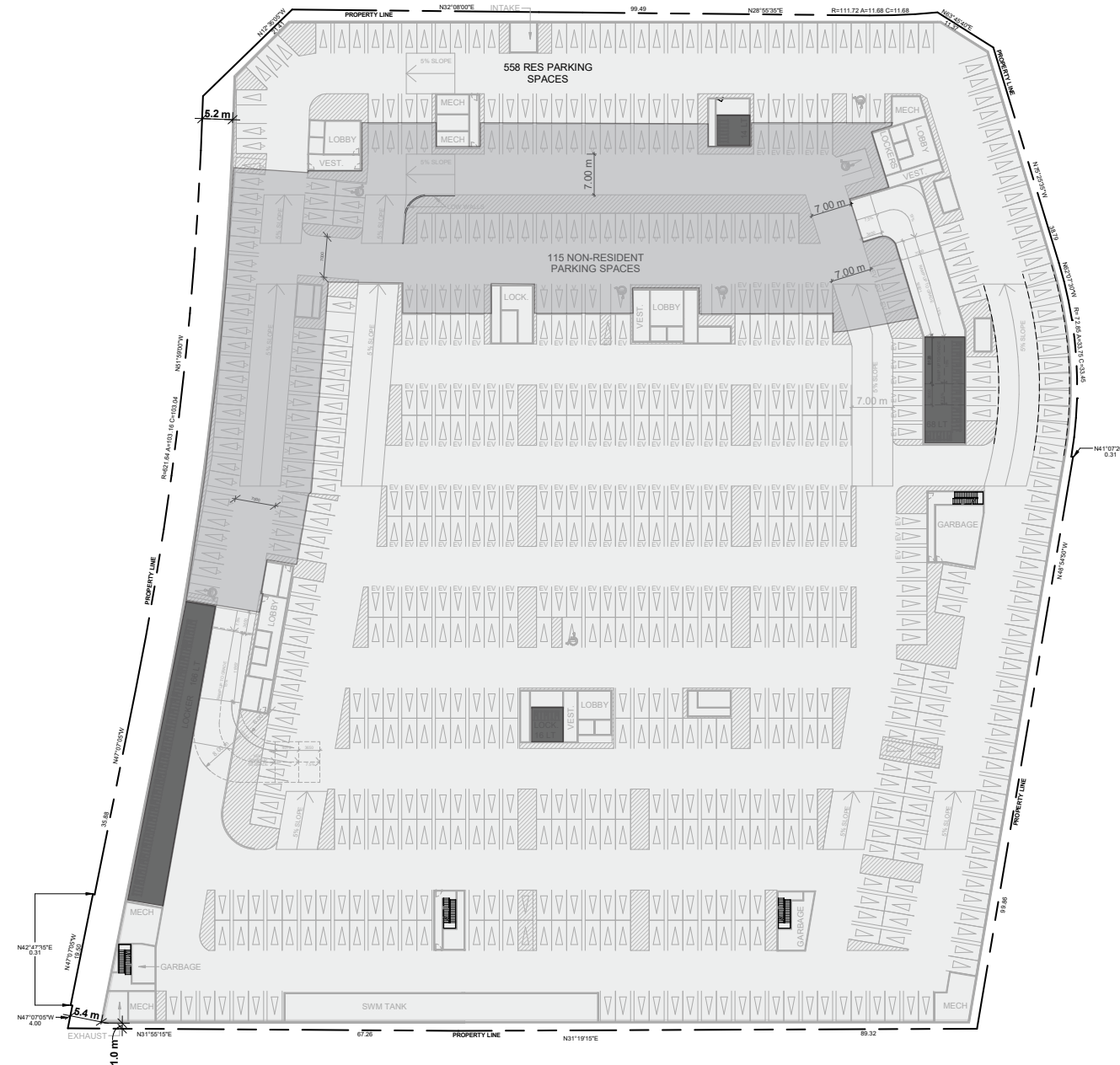
Mississauga Official Plan Policies Considered

9.1.10 The city vision will be supported by site development that:
Development on Corridors will be encouraged to:
b. utilizes best sustainable practices;

9.2.2.6 Development on Corridors will be encouraged to:
c. not locate parking between the building and the street;
g. consolidate access points and encourage shared parking, service areas and driveway entrances



2.3 VEHICULAR ACCESS, CIRCULATION, PARKING & SERVICES

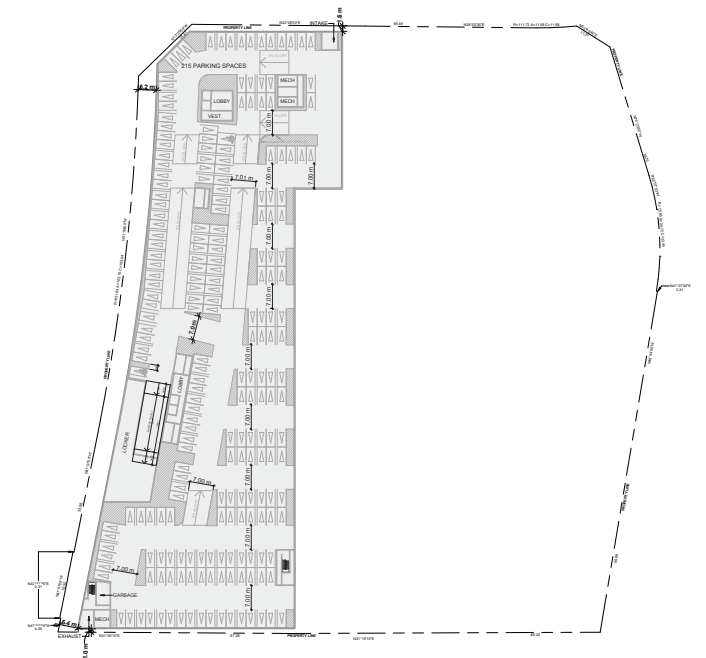


U/G 1 FLOOR PLAN

VEHICULAR AND BIKE SPACES

LEGEND

- BIKE STORAGE
- NON RESIDENT PARKING
- RESIDENT PARKING



U/G 2 FLOOR PLAN

An architectural rendering of a modern, multi-story residential building, possibly a townhouse or apartment complex. The building features a mix of brick and light-colored siding, with large windows and balconies. The scene is overlaid with a semi-transparent green filter. In the foreground, several people are walking on a sidewalk, and a person is riding a bicycle. A small tree and some landscaping are visible near the building's entrance. The overall atmosphere is clean and modern.

SECTION 2 - ANALYSIS OF PROPOSED DEVELOPMENT

2.4 - SUPPORTING STUDIES

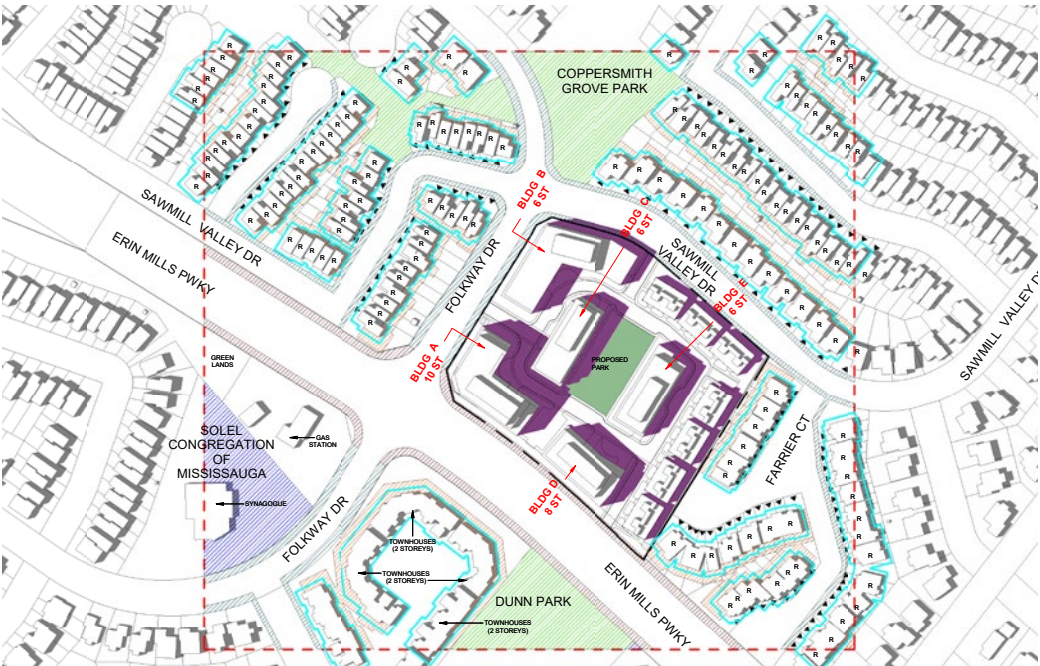
2.4 SUPPORTING STUDIES



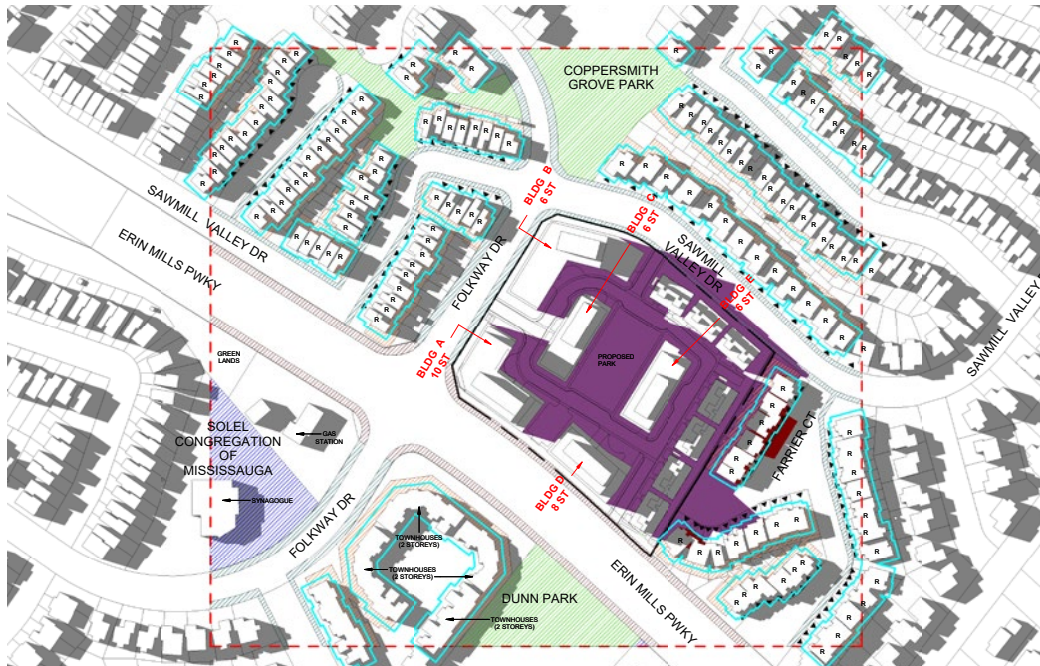
JUNE 21 - 0707 AM



JUNE 21 - 0820 AM



JUNE 21 - 1620 PM



JUNE 21 - 1920 PM

SHADOW STUDIES

LEGEND

- EXISTING SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT

OVERLAPPING SHADOWS

- BASE MAP EXTENT * AS PER SHADOW STUDY
- STANDARDS(SHADOW IMPACT REGION)

CRITERIA 3.1
RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES

FRONT BUILDING ENTRANCE

NO IMPACT ZONE (7.5M FROM REAR WALL) OF
LOW RISE RESIDENTIAL BUILDING

R - RESIDENTIAL LOW RISE BUILDING

CRITERIA 3.2
COMMUNAL OUTDOOR AMENITY SPACE

TOTAL AREA (APPROXIMATE OF COMMUNAL
OUTDOOR SPACE)

CRITERIA 3.3
PUBLIC REALM - OPPOSITE BOULEVARDS

- OPEN SPACE AND PARKS
- LOW AND MEDIUM DENSITY RESIDENTIAL STREETS
- MIXED USE, COMMERCIAL, EMPLOYMENT AND HIGH DEN-
SITY RESIDENTIAL STREETS

CRITERIA 3.5
IMPACT ON USE OF SOLAR ENERGY

3M OFFSET FROM LOW RISE RESIDENTIAL BUILDING

2.4 SUPPORTING STUDIES



SEPTEMBER 21 - 0835 AM



SEPTEMBER 21 - 1012 AM



SEPTEMBER 21 - 1412 PM



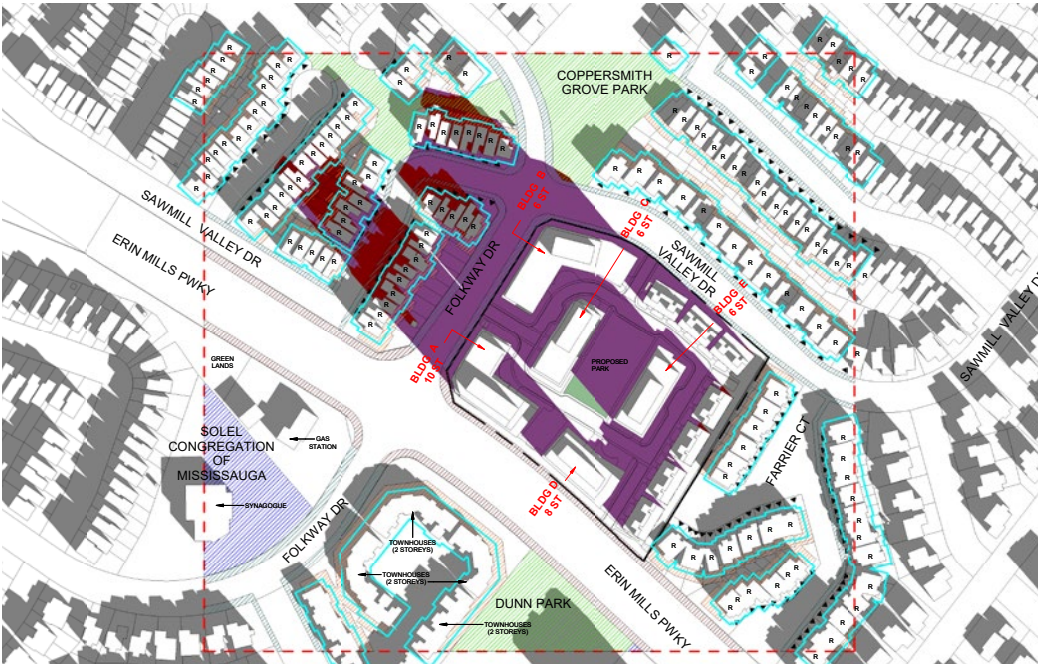
SEPTEMBER 21 - 1748 PM

SHADOW STUDIES

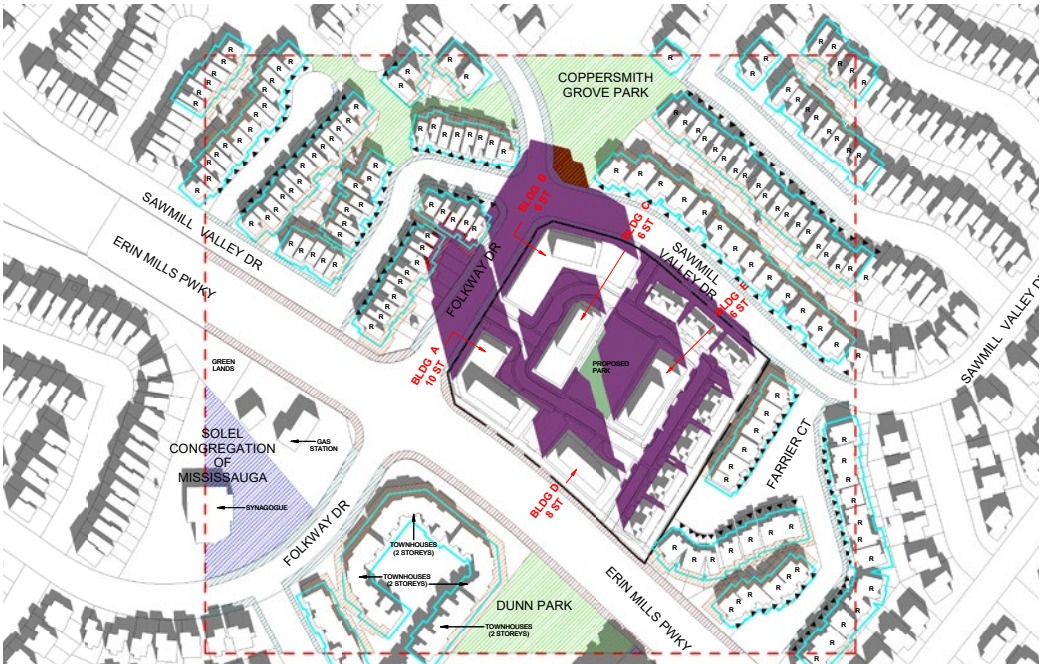
LEGEND

- EXISTING SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT
- OVERLAPPING SHADOWS
- BASE MAP EXTENT * AS PER SHADOW STUDY
- STANDARDS(SHADOW IMPACT REGION)
- CRITERIA 3.1
RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES
 - FRONT BUILDING ENTRANCE
 - NO IMPACT ZONE (7.5M FROM REAR WALL) OF LOW RISE RESIDENTIAL BUILDING
- R - RESIDENTIAL LOW RISE BUILDING
- CRITERIA 3.2
COMMUNAL OUTDOOR AMENITY SPACE
 - TOTAL AREA (APPROXIMATE OF COMMUNAL OUTDOOR SPACE)
- CRITERIA 3.3
PUBLIC REALM - OPPOSITE BOULEVARDS
- OPEN SPACE AND PARKS
- LOW AND MEDIUM DENSITY RESIDENTIAL STREETS
- MIXED USE, COMMERCIAL, EMPLOYMENT AND HIGH DENSITY RESIDENTIAL STREETS
- CRITERIA 3.5
IMPACT ON USE OF SOLAR ENERGY
 - 3M OFFSET FROM LOW RISE RESIDENTIAL BUILDING

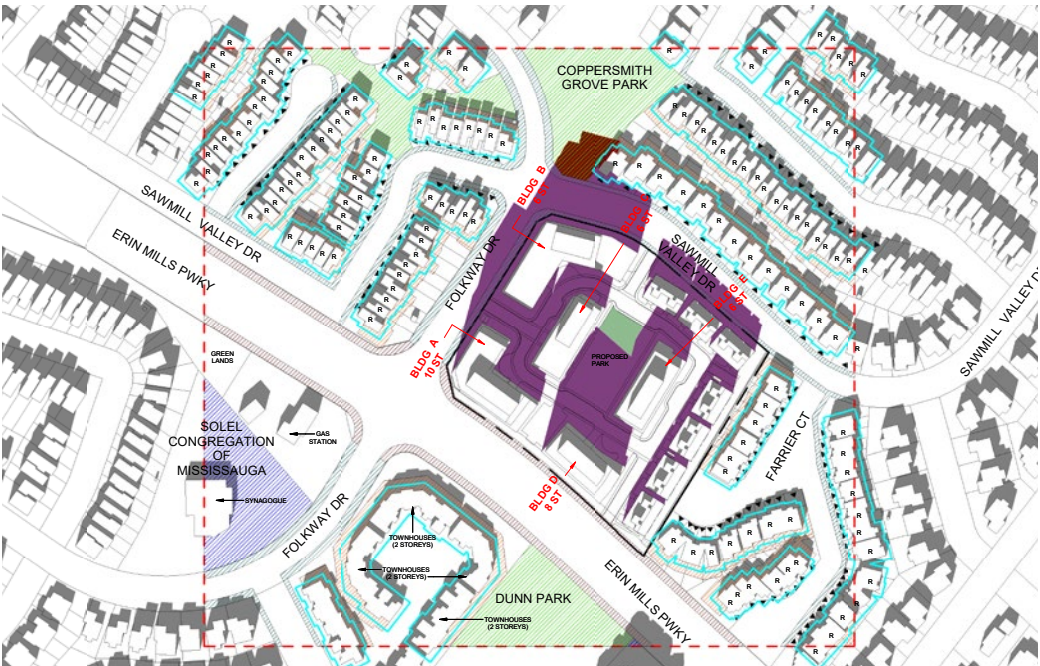
2.4 SUPPORTING STUDIES



DECEMBER 21 - 0919 AM



DECEMBER 21 - 1117 AM



DECEMBER 21 - 1317 PM



DECEMBER 21 - 1417 PM

SHADOW STUDIES

LEGEND

- EXISTING SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT
- OVERLAPPING SHADOWS

- BASE MAP EXTENT * AS PER SHADOW STUDY
- STANDARDS(SHADOW IMPACT REGION)

CRITERIA 3.1
RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES

- FRONT BUILDING ENTRANCE
- NO IMPACT ZONE (7.5M FROM REAR WALL) OF LOW RISE RESIDENTIAL BUILDING

R - RESIDENTIAL LOW RISE BUILDING

CRITERIA 3.2
COMMUNAL OUTDOOR AMENITY SPACE

- TOTAL AREA (APPROXIMATE OF COMMUNAL OUTDOOR SPACE)

CRITERIA 3.3
PUBLIC REALM - OPPOSITE BOULEVARDS

- OPEN SPACE AND PARKS
- LOW AND MEDIUM DENSITY RESIDENTIAL STREETS
- MIXED USE, COMMERCIAL, EMPLOYMENT AND HIGH DENSITY RESIDENTIAL STREETS

CRITERIA 3.5
IMPACT ON USE OF SOLAR ENERGY

- 3M OFFSET FROM LOW RISE RESIDENTIAL BUILDING

2.4 SUPPORTING STUDIES

As per the standard requirements of shadow studies of the City of Mississauga, the analysis was conducted for the dates of March 21, June 21, September 21, and December 21 at all required reference times.

SHADOW MODELLING INFORMATION

1.

Site latitude and longitude of the subject site at 4099 Erin Mills Parkway, Mississauga, ON L5L 3P9 are as follows:

Latitude: 43° 33' 3.2148"

Longitude: -79° 41' 15.846"
2.

Time Zone: Eastern

Standard Time: UT – 5 hours (December 21st)

Daylight Time: UT – 4 hours (March 21, June 21st and September 21st)
3.

Astronomic North was determined based on the North Arrow on Survey plan Block II Registered Plan M-247 prepared by J.D. BARNES Ltd. dated January 4, 2022.
4.

The **source of the base plan** is a combination of property data obtained from the City of Mississauga and the land survey by J.D. BARNES Ltd. 4099 Erin Mill's proposed and built massing provided by Turner Fleischer Architects Inc.

Other existing surrounding building mass and heights were approximated based on Google Maps.
5.

The **source of the proposed building model** was provided by the architect, Turner Fleischer Architects Inc.
6.

Site Orientation:
The site is bound by :
Erin Mills Pkwy and Folkway Dr Intersection on Northwest : N12°08'00"E
Folkway Dr on North : N32°08'00"E , N28°55'35"E
Folkway Dr Sawmill Valley Dr Intersection on Northeast : N63°45'40"E
Sawmill Valley Dr on East : N75°25'35"W , N62°07'30"W , N41°07'20"E , N48°54'50"W
Farrier Ct Townhouses on South : N31°55'15"E , N31°19'15"E
Erin Mills Pkwy on West : N42°47'35"E , N47°07'05"W , N51°59'00"
7.

Shadow Studies are conducted assuming site is flat and is at +158.6M

REVIEW OF SHADOW CRITERIA

Review of Shadow Criteria

Criterion 3.1 - Residential Private Outdoor Amenity Spaces - Jun 21 and Sep 21

Proposed shadows reach properties on northwest on June 21 between 07:07 to 07:20, but they are not shadowed for more than two consecutive hourly test times*. See drawing SPA812.

Proposed shadows reach townhouses on southeast on June 21 between 17:20 to 19:33, and they are not shadowed for more than two consecutive hourly test times*. See drawing SPA815.

Proposed shadows reach private amenity spaces of the townhouses west of the site on September 21 between 08:35 to 10:12, and they are shadowed for more than two consecutive hourly test times*. See drawing SPA816.

Proposed shadows reach private amenity spaces of the townhouses north of the site on September 21 between 17:12 to 17:48, and they are not shadowed for more than two consecutive hourly test times*. See drawing SPA816.

** 'Hourly test times' are assumed to be 1 hour in duration each.
The 'Consecutive hourly test' period does not exceed two hours.*

Criterion 3.2 - Communal Outdoor Amenity Areas - Jun 21, Sep 21 and Dec 21

Refer to table on SPA812

1- Coppersmith Grove Park
Proposed shadows shadow a small corner of the south corner of the Coppersmith Grove Park on December 21 from 09:19 to 15:15. But it still meets the criteria as the sunfactor is more than 0.5. (calculate sun factor, avg. of total area in sunshine at all times / total area of the park). See drawing SPA819 and SPA820.

2- Dunn Park
Proposed shadows do not affect Dunn Park area.

3- Proposed Outdoor Amenity Space.
The criterion is not met for the proposed Outdoor Amenity Area for September 21 and December 21. See drawing SPA816 - SPA820.

However, the sun access factor on September 21 is 49.9%, only 0.1% lower than the requirement. We will carefully design the MPH of Buildings D & E to minimize their shadow impact to meet this criterion.

While the criterion is not met for December 21, we believe the outdoor amenity area is at the most appropriate location. It could have been placed at the south corner of the subject site to gain daylight in the winter months. However, by placing it in the centre of the development, it's shielded from the traffic and the noise of the public streets and provides a safer gathering space for the community.

Criterion 3.3 - Public Realm - Sep 21

We identify Folkway Dr as a low and medium-density residential street. Proposed shadows reach the sidewalk and cover it from 9:12 to 11:12 on September 21. See drawing SPA816.

We identify Sawmill Valley Dr as a low and medium-density residential street.Proposed shadows reach the northwest sidewalk at 17:12 on September 21. See drawing SPA818.

We identify Erin Mills Pkwy as a high-density residential street. Proposed shadows do not reach the opposite boulevard or sidewalk at any of the time intervals and therefore meets the criteria.

Criterion 3.4 - Turf and flower gardens in public parks - Sep 21

N/A.

Criterion 3.5 - Building Faces to allow for the possibility of using solar energy - Sep 21

Proposed shadows reaches the northwest townhouses of 4195, 4191 and 4185 Sawmill Valley Dr, at just 17:48pm on September 21. But this still meets the criteria.

SHADOW STUDIES

Table 1. Summary

Month	Time	Criterion 1 Met/Not Met	Criterion 2 Met/Not Met	Criterion 3 Met/Not Met	Criterion 4 Met/Not Met	Criterion 5 Met/Not Met	Notes/ Explanations
June 21st	7:07	Met	Met	n/a for date	n/a - no Turf and flower gardens in Public Parks	n/a for date	Criterion 1 met although no impact zone shadowed by proposal. This does not occur for more than two consecutive hours.
	7:20	Met					Criterion 1 met although no impact zone shadowed by proposal. This does not occur for more than two consecutive hours.
	8:20	Met					
	9:20	Met					
	10:20	Met					
	11:20	Met					
	12:20	Met					
	13:20	Met					
	14:20	Met					
	15:20	Met					
	16:20	Met					
	17:20						Criterion 1 not met as no impact zone is shadowed by proposal for more than two consecutive hourly test times between 17:20 to 19:33. Only a very minimal part of the no impact zone is shadowed at 17:20 (refer to SPA814).
	18:20	Not Met					
	19:20	Not Met					
	19:33	Not Met					
Sept 21st	8:35	Not Met	Met	See Table 3	n/a - no public parks within study region	Not Met	Criterion 1 and 5 not met as no impact zone is shadowed by proposal for more than two consecutive hourly test times between 17:20 to 19:33 (refer to SPA816).
	9:12	Not Met				Not Met	
	10:12	Not Met					
	11:12	Met				Met	
	12:12	Met				Met	
	13:12	Met				Met	
	14:12	Met				Met	
	15:12	Met				Met	
	16:12	Met				Met	
	17:12	Met*				Met	Criterion 1 and 5 met although no impact zone shadowed by proposal. This does not occur for more than two consecutive hourly test times for both cases.
	17:48	Met*				Met	Criterion 1 and 5 met although no impact zone shadowed by proposal. This does not occur for more than two consecutive hourly test times for both cases.
Month	Time	Criterion 1 Met/Not Met	Criterion 2 Met/Not Met	Criterion 3 Met/Not Met	Criterion 4 Met/Not Met	Criterion 5 Met/Not Met	Notes/ Explanations
Dec 21st	9:19	n/a for date	Met	n/a for date	n/a - no public parks within study region	n/a for date	
	10:17						
	11:17						
	12:17						
	13:17						
	14:17						
	15:15						

Table 2. Criteria 2

Coppersmith Grove Park Area						Dunn Park Area			Proposed Outdoor Amenity Area		
		Sun Coverage*		Date Average	Sun Coverage*		Date Average	Sun Coverage*		Date Average	
		Percentage			Percentage			Percentage			
June 21st	7:07	15,455.34	100.00%	100.00%	25,787.86	100.00%	100.00%	518.80	25.71%	55.85%	
	7:20	15,455.34	100.00%		25,787.86	100.00%		671.96	33.30%		
	8:20	15,455.34	100.00%		25,787.86	100.00%		958.10	47.48%		
	9:20	15,455.34	100.00%		25,787.86	100.00%		1,180.88	58.52%		
	10:20	15,455.34	100.00%		25,787.86	100.00%		1,419.79	70.36%		
	11:20	15,455.34	100.00%		25,787.86	100.00%		1,661.34	82.33%		
	12:20	15,455.34	100.00%		25,787.86	100.00%		1,897.23	94.02%		
	13:20	15,455.34	100.00%		25,787.86	100.00%		2,017.90	100.00%		
	14:20	15,455.34	100.00%		25,787.86	100.00%		2,017.90	100.00%		
	15:20	15,455.34	100.00%		25,787.86	100.00%		1,951.51	96.71%		
	16:20	15,455.34	100.00%		25,787.86	100.00%		1,578.60	78.23%		
	17:20	15,455.34	100.00%		25,787.86	100.00%		958.70	47.51%		
	18:20	15,455.34	100.00%		25,787.86	100.00%		70.83	3.51%		
	19:20	15,455.34	100.00%		25,787.86	100.00%		0.20	0.01%		
	19:33	15,455.34	100.00%		25,787.86	100.00%		0.20	0.01%		
	8:35	15,455.34	100.00%		25,787.86	100.00%		304.50	15.09%		
	9:12	15,455.34	100.00%		25,787.86	100.00%		257.48	12.76%		
Sept 21st	10:12	15,455.34	100.00%	100.00%	25,787.86	100.00%	100.00%	452.41	22.42%	49.89%	
	11:12	15,455.34	100.00%		25,787.86	100.00%		1,057.98	52.43%		
	12:12	15,455.34	100.00%		25,787.86	100.00%		1,489.01	73.79%		
	13:12	15,455.34	100.00%		25,787.86	100.00%		1,831.45	90.76%		
	14:12	15,455.34	100.00%		25,787.86	100.00%		2,017.90	100.00%		
	15:12	15,455.34	100.00%		25,787.86	100.00%		1,910.35	94.67%		
	16:12	15,455.34	100.00%		25,787.86	100.00%		1,483.96	73.54%		
	17:12	15,455.34	100.00%		25,787.86	100.00%		259.91	12.88%		
	17:48	15,455.34	100.00%		25,787.86	100.00%		9.48	0.47%		
	9:19	15,152.42	98.04%	97.31%	25,787.86	100.00%	100.00%	698.85	2.71%	14.58%	
	10:17	15,353.33	99.34%		25,787.86	100.00%		4,126.06	16.00%		
	11:17	15,058.14	97.43%		25,787.86	100.00%		974.78	3.78%		
	12:17	14,779.94	95.63%		25,787.86	100.00%		1,400.28	5.43%		
	13:17	14,690.30	95.05%		25,787.86	100.00%		3,744.40	14.52%		
	14:17	14,868.04	96.20%		25,787.86	100.00%		698.85	2.71%		
	15:15	15,379.61	99.51%		25,787.86	100.00%		14,678.45	56.92%		

* Sun Coverage calculated by subtracting full extent of shadow impact of proposal from total pak area
* The criteria is not met for proposed Outdoor Amenity Area for September 21 and December 21

Table 3. Criteria 3		Low/ Medium Density	High Density
Sept 21st	8:35		
	9:12	Not Met	Met
	10:12	Not Met	Met
	11:12	Not Met	Met
	12:12		
	13:12		
	14:12		
	15:12	Met	Met
	16:12	Met	Met
	17:12	Not Met	Met
	17:48		
	SUMMARY	Not Met	Met

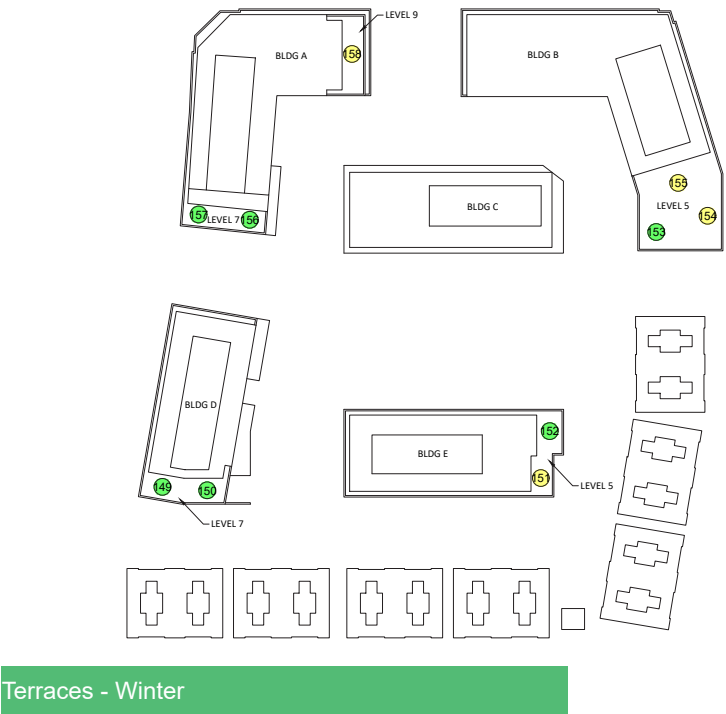
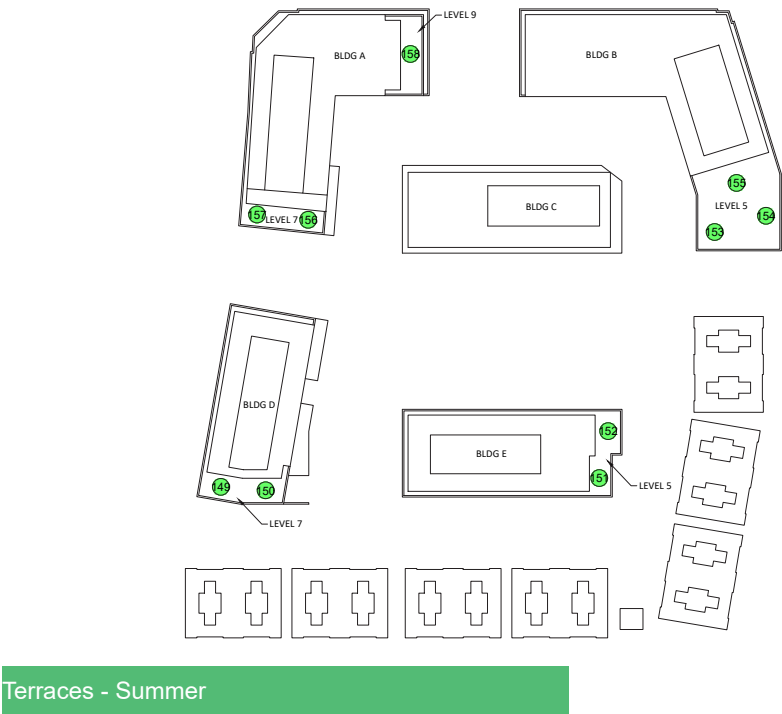
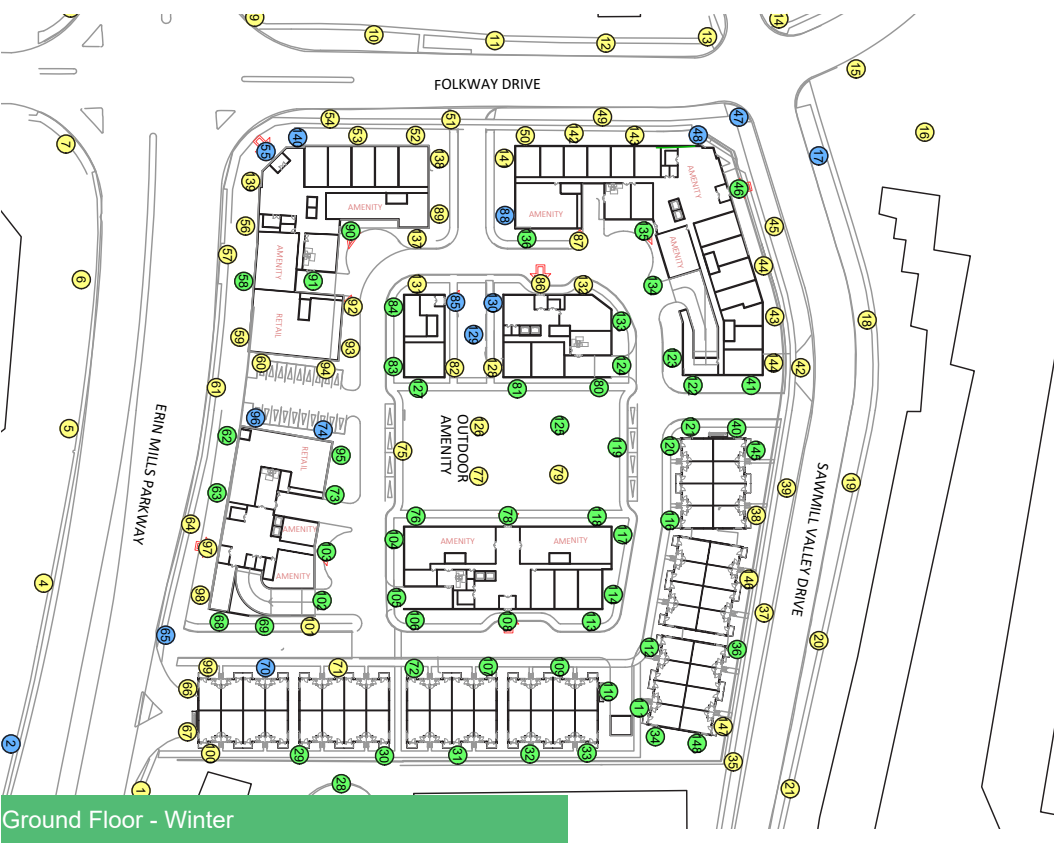
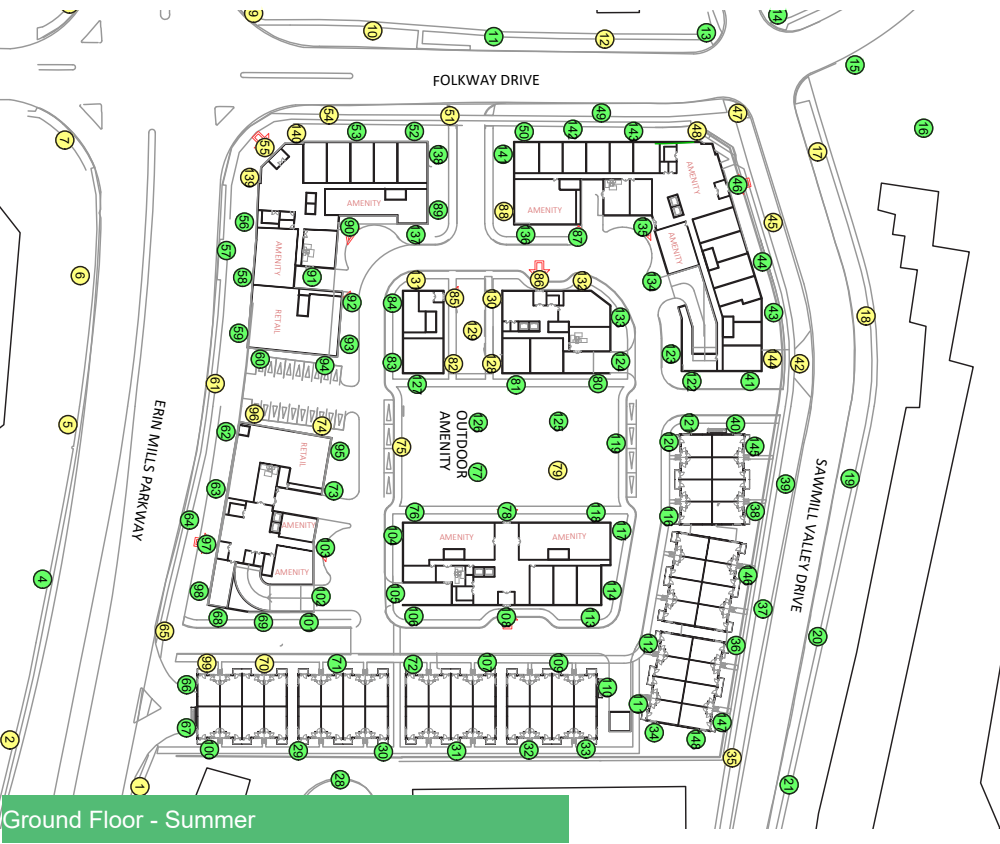
* The criteria is not met at Folkway Drive west sidewalk and Sawmill Valley Drive north sidewalk. Refer to SPA816 and SPA818

Mississauga Official Plan Policies Considered

- 9.2.2.3
- While new development need not mirror existing development, new development in Neighbourhoods will:

d. minimize overshadowing and overlook on adjacent neighbours;

2.4 SUPPORTING STUDIES



WIND COMFORT AND SAFETY

LEGEND

- # SITTING
- # STANDING
- # WALKING

PEDESTRIAN LEVEL WIND STUDY

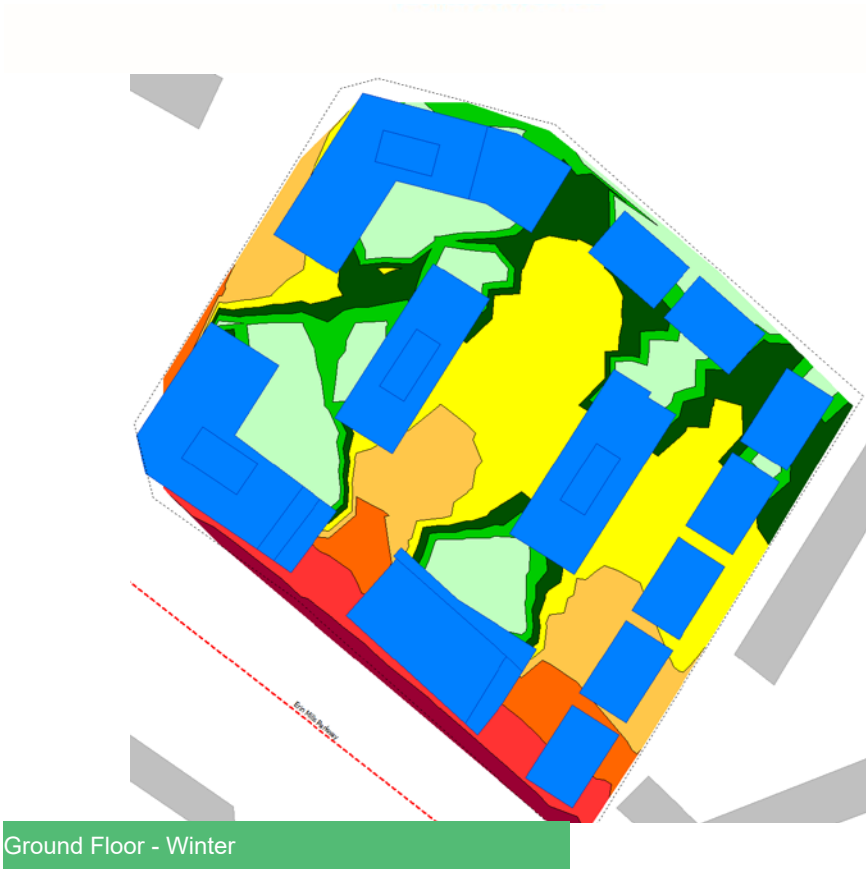
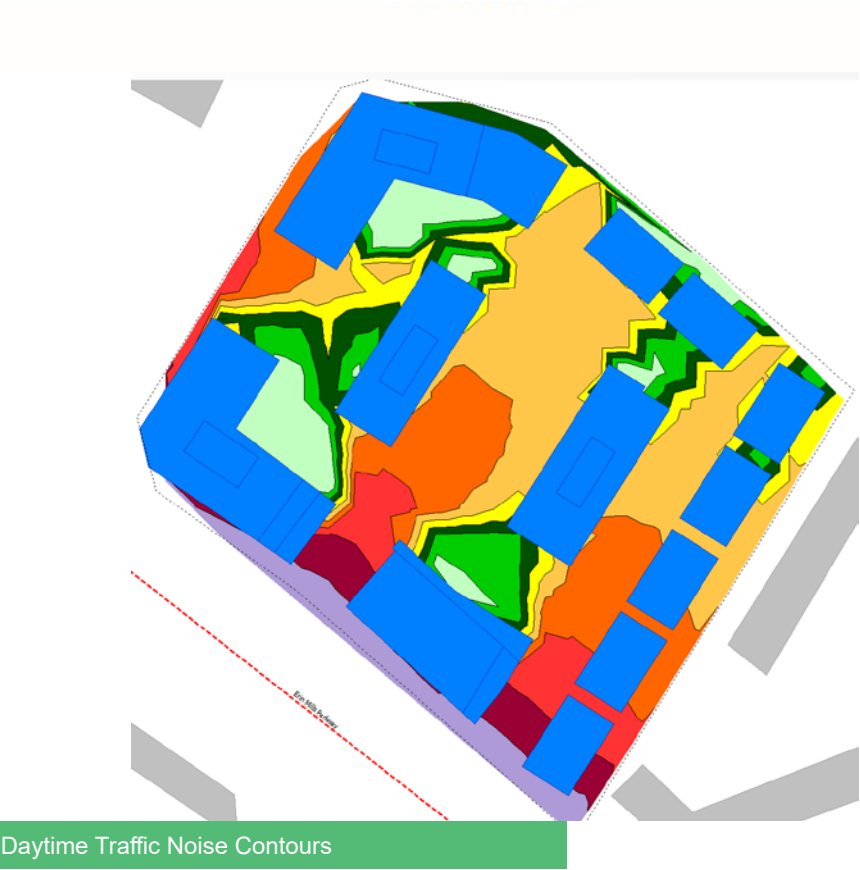
The Pedestrian Level Wind (PLW) study conducted by Gradient Wind Engineers & Scientists includes wind tunnel measurements of pedestrian wind speed using scaled models combined with meteorological data. The study targeted areas such as sidewalks, walkways, laneways, parking areas, landscape spaces, outdoor amenity areas, public transit stops and building access points. Wind comforts were also considered in the terraces for building A, B, D, and E.

Overall, the study found:

- Conditions over most pedestrian-sensitive areas within and surrounding the development site will be acceptable for the intended pedestrian use on an annual and seasonal basis.
- In comparison to the existing versus future wind comfort, the north area of the site remains unchanged
- There were Improvements in wind comfort along the south and west of the site and where there is a reduction in comfort, conditions remain acceptable for intended uses.

Mississauga Official Plan Policies Considered

- 9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:
- j. views, sunlight and wind conditions;



LEGEND

80-85 db	50-55 db
75-80 db	45-50 db
70-75 db	40-45 db
65-70 db	35-40 db
60-65 db	30-35 db
55-60 db	25-30 db
	20-25 db
	15-20 db
	10-15 db
	5-10 db
	0-5 db

ROADWAY TRAFFIC NOISE FEASIBILITY

The Roadway Traffic Noise Feasibility Assessment conducted by Gradient Wind Engineers & Scientists was completed to satisfy the requirements for a Zoning By-Law Amendment (ZBA) application submission.

Overall, the study found:

- Daytime Period (07:00-23:00) noise levels will range between 40 to 72 dBA
- Nighttime Period (23:00-07:00) noise level will range between 33 to 65 dBA
- The highest noise level of 72 dBA occurs at the south façade of building A and D
- Mitigation such as upgrading building components like AC units to maintain a comfortable living environment is required in later stages.
- Noise control measures is required in time for Site Plan Approval to reduce the noise level below 55dBA in the communal amenity space. For this stage, no mitigation is recommended.

Mississauga Official Plan Policies Considered

9.5.1.11 New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare

The background of the slide is a semi-transparent yellow overlay on top of an architectural rendering of modern multi-story buildings. The buildings feature large windows and balconies. A street with a few cars and trees is visible at the base of the buildings.

SECTION 3 - SUMMARY AND CONCLUSIONS

3.1 CONCLUSION



SUMMARY

This Urban Design Study concludes that the proposed development embodies a desirable improvement and densification of the existing site. With the provision of stepped built form, active ground floor uses, a well-planned pedestrian network, upgraded streetscaping and the creation of open green space, we believe the proposal is consistent with the vision and principles set in the policies of the Mississauga Official Plan.

- The proposal provides a sensitive connection to the existing context and surrounding community and considers the impacts of wind, noise, and shadows.
- The proposal offers a high-quality, attractive, and timeless architectural design that will add to the visual appeal of the Erin Mills neighbourhood.
- The proposal offers ample amenity space that is family-oriented and engaging and retail opportunities that animate the public realm.
- The proposal with its pedestrian-friendly streetscapes creates safe and attractive places to live, shop, and gather.

VIEW OF BUILDING A LOOKING WEST

