

1225 DUNDAS STREET EAST  
MISSISSAUGA, ONTARIO

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This Urban Design Study ('Study') has been prepared in support of an Official Plan Amendment and Zoning By-law Amendment Application for the lands municipally known as 1225 Dundas Street East, in the City of Mississauga (the 'Subject Lands' or 'Site').

The purpose of this Study is to illustrate the proposed design considerations and solutions for a compact, vibrant, transit-supportive, mixed-use development on the Subject Lands. This Study provides urban design guidance and has been prepared to describe, at a high-level, the design vision for the development. Specifically, it provides detail on the design rationale and strategy that has been applied to ensure a development that seamlessly integrates with the surrounding community is provided as well as an analysis of the surrounding context.

This Study has been prepared in accordance with the City of Mississauga Urban Design Study Terms of Reference, dated January 19, 2019 and in collaboration with Turner Fleischer Architects, MHBC and Glen Schnarr & Associates Inc.

# INTRODUCTION | 01

## 1.1 GOALS AND OBJECTIVES

The goal of the proposed development is to advance the City of Mississauga's vision of creating a desirable urban city, contribute to achieving the goals and objectives for the Dundas Street corridor and achieve the goals and objectives of the Mississauga Official Plan. The key urban design objectives that have guided the proposed development include:

- Develop a safe, comfortable and vibrant environment for residents and visitors;
- Provide a range and mixture of high-quality, refined, aesthetically pleasing built forms;
- Implement architecture that is locally inspired, while having a distinguishable and unique identity;
- Support the creation of a safe, comfortable and attractive public realm;
- Support the creation of new housing options for residents;
- Support local employment opportunities;
- Support the creation of complete community; and,
- Provide development that frames the street and provides direct pedestrian connections.



# INTRODUCTION | 01

## SUBJECT LANDS

### 1.2 ANALYSIS OF THE EXISTING SITE AND NEIGHBOURHOOD

The Subject Lands are located within the established Applewood community of the City. The Subject Lands are located on the north side of Dundas Street East, west of Queen Frederica Drive. It has an area of approximately 1.29 hectares (3.19 acres). The Site is generally flat. It is currently improved with a local retail plaza comprised of a low-rise, multi-tenant commercial structure and surface parking areas.



# INTRODUCTION | 01

## 1.3 SITE CONTEXT

As demonstrated in the images to the right, the Site is located at the periphery of the established Applewood community of the City. It is also surrounded by medium density residential forms to the north and west.



*View looking north across the Subject Lands*



*View looking west across the Subject Lands and Dundas Street East*



*View looking east at 1224 Dundas Street east toward Blundell Road*



*Views looking east across the Subject Lands and Dundas Street East from 1170 Arena Road*

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1.3 SITE CONTEXT CONT'D



View looking east across the Subject Lands and Dundix Road



View looking east across Dundix road from 132 Dundix Road



View looking north from Dundix Road toward 88 - 177 Dundix Road



View looking southeast from Dundix Road across the Subject Lands toward Queen Frederica Drive



*View looking northeast from the Subject Lands towards Queen Frederica Drive*



*View looking north along Queen Frederica Drive toward Dundix Road*



*View looking south along Queen Frederica Drive from Dundix Road*



*View looking southeast from Dundix Road across the Subject Lands toward Queen Frederica Drive*



# INTRODUCTION | 01

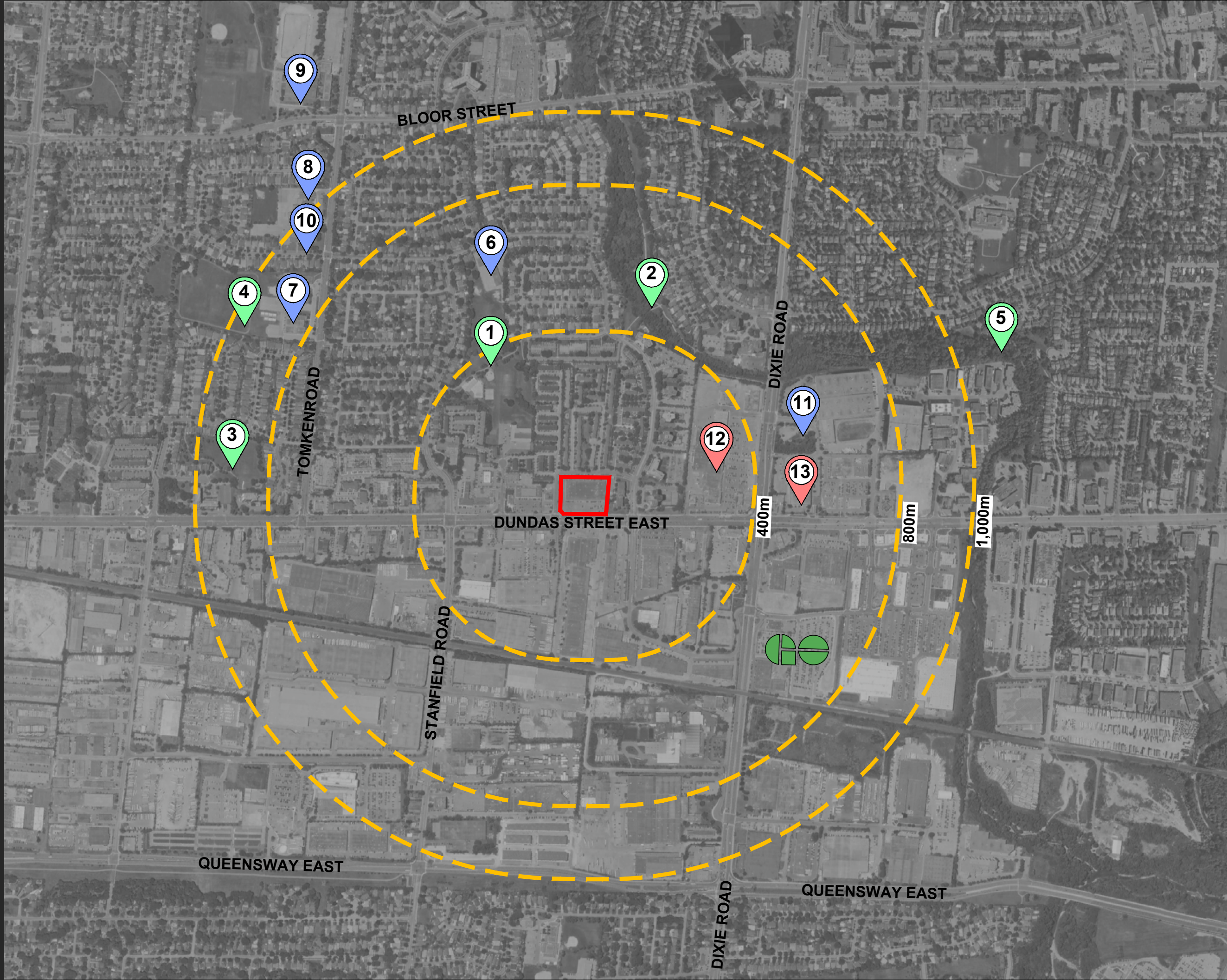
- SUBJECT LANDS 
- BUFFER LINES 
- PARKS & OPEN SPACES 
- INSTITUTIONAL USES 
- COMMERCIAL USES 

## 1.3 SITE CONTEXT CONT'D


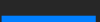

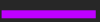

The Subject Lands are well-served by a multitude of recreational and commercial amenities. There are several green-spaces located within walking distance of the Subject Lands, including Applewood Heights Park, Applewood Trail, and Hawkins Glen. The Site is also located within a 500 metre radius of extensive retail areas along the Dundas Street and Dixie Road corridors. These retail areas include a diversity of uses which support the day-to-day needs of residents.

### SURROUNDING DESTINATIONS

1. Applewood Heights Park
2. Applewood Trail
3. Hawkins Glen
4. Cherry Hill Park
5. Willowcreek Park
6. Dixie Public School
7. Tomken Road Middle School
8. St. Thomas More School
9. Applewood Heights Secondary School
10. St. Patrick Parish
11. House of Praise
12. Retail Plaza
13. Dixie Decor Centre

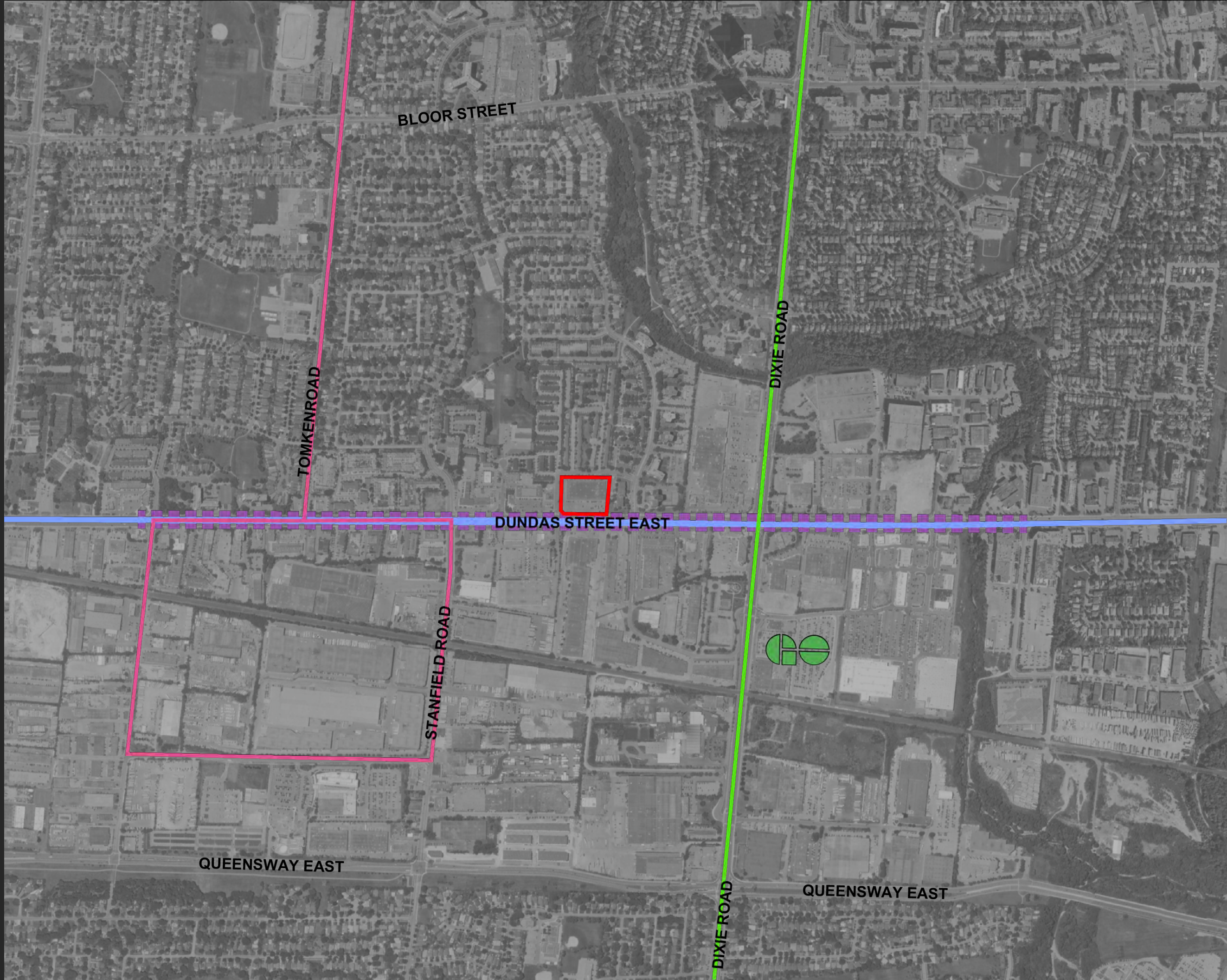


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- SUBJECT LANDS 
- MIWAY ROUTE 13 
- MIWAY ROUTE 1 
- MIWAY ROUTE 101 
- MIWAY ROUTE 110 

1.3 SITE CONTEXT CONT'D

The Subject Lands are serviced by an existing bus route (Route 1) operated by Mississauga Transit ('MiWay'). It is also located within a comfortable walking distance of various existing and planned transit services. This includes street-level transit operating in the surrounding area, the planned Dundas Bus Rapid Transit ('BRT') network that is directly in front of the Subject Lands and the Dixie GO Station, located approximately 540 metres southeast of the Subject Lands.



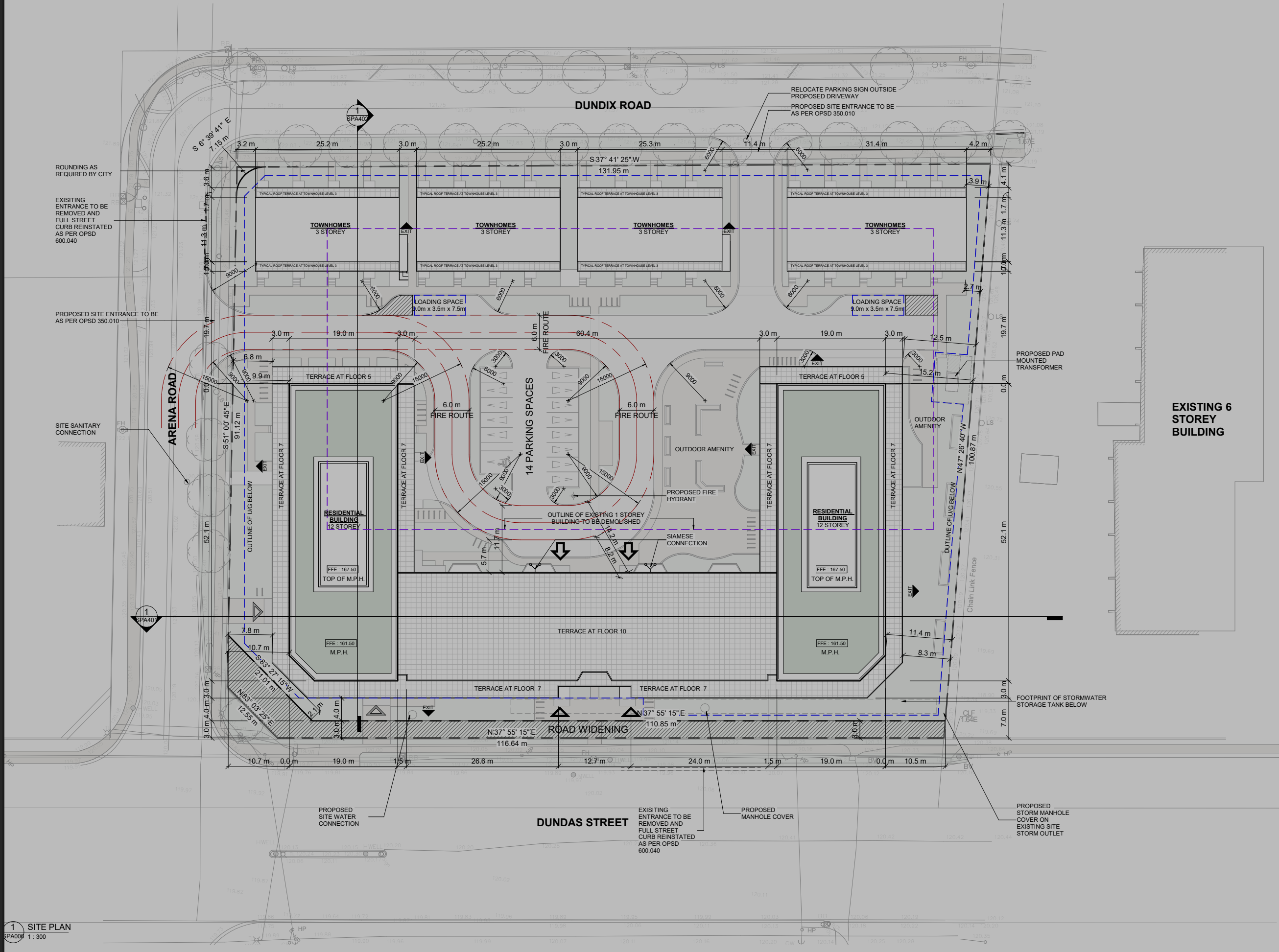


# PROPOSAL ANALYSIS | 02

## 2.1 SITE DESIGN

The proposed development envisions a compact, refined, transit-supportive, mixed use development that will seamlessly integrate with the planned and existing context. Specifically, the proposal has been planned and designed to provide compact, refined built forms that frame the street edge and provide direct pedestrian connections. Furthermore, the provision of townhouse built forms along the northern property line enables a compatible transition to the immediate surrounding context. The proposal will also positively contribute to the creation of Applewood as a vibrant, complete community.

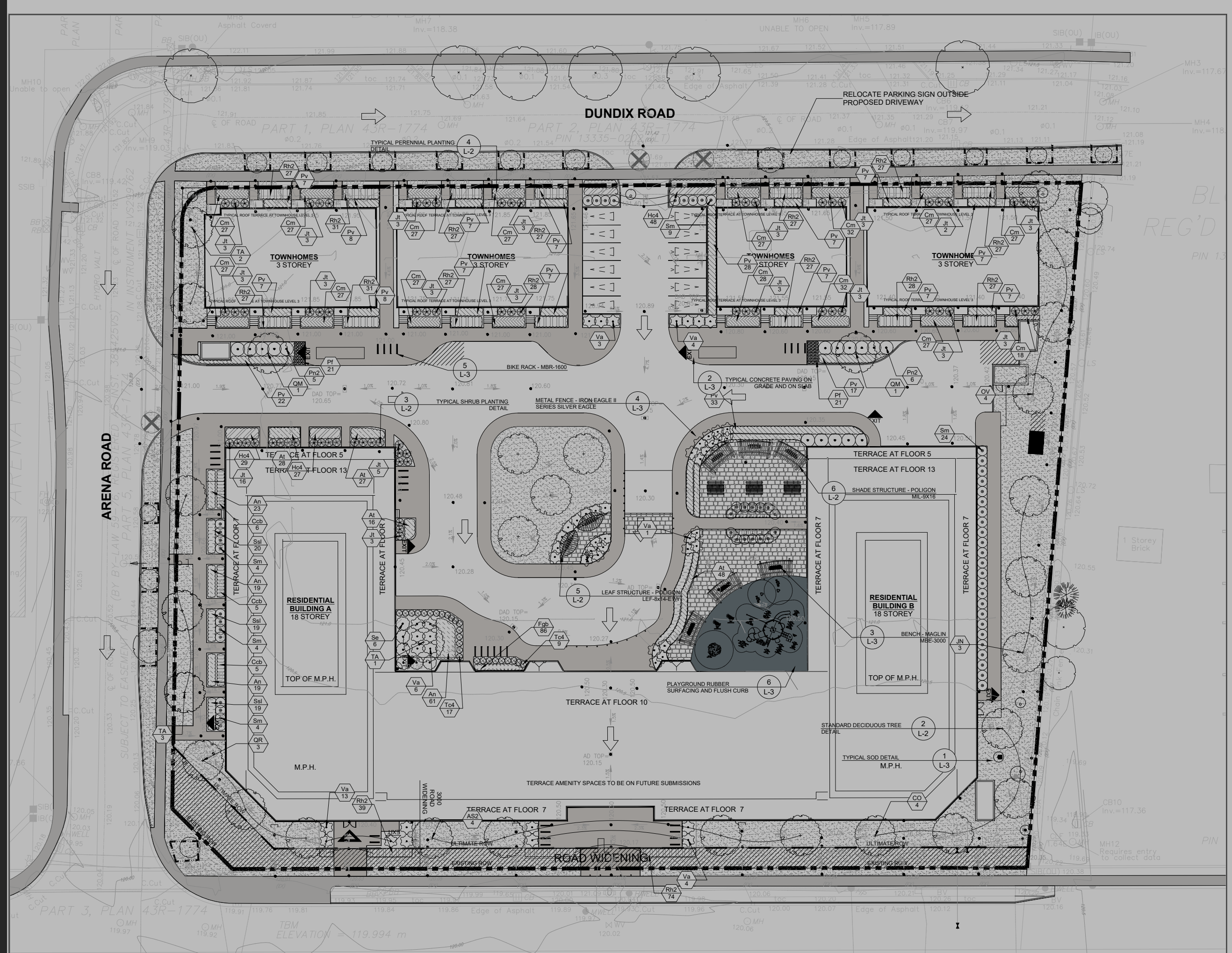
Overall, the proposal is to introduce a tall mid-rise built form along the Dundas Street corridor and four (4) blocks of 3-storey, back-to-back townhouse built forms. These built forms are to be organized around a central landscaped courtyard and streetscape enhancements. The tall mid-rise built form is to include two (2) point tower components rising to 18 storeys and these point tower components are to rise above a shared 9-storey podium. The proposed development will be comprised of a total of 644 residential dwelling units of varying size and configurations. A variety of landscaped open spaces and amenity areas are also to be provided.



1 SITE PLAN  
SPA007 1 : 300

**2.1 SITE DESIGN**

As shown on the Conceptual Landscape Plan, the development has been organized around a central landscaped courtyard and landscaped areas. Overall, a variety of landscaped areas are to be provided. These areas will be complimentary to the outdoor amenity areas that are to be provided. The landscape design will also provide opportunities for social interaction and outdoor enjoyment.



PROPOSAL ANALYSIS | 02

2.2 BUILT FORM & USES

The proposal is to introduce refined structures (Buildings 'A', 'B', 'C', 'D' and 'E') of varying height. Specifically, the proposal will feature a tall mid-rise built form as well as low-rise, back-to-back townhouse built forms. It is anticipated that there will be a variation of materials across the development to provide for a vibrant, aesthetically pleasing development that is also not visually overwhelming or overly repetitive. A variation of built form features and urban design elements are to be provided to ensure a harmonious streetscape environment is provided.

Furthermore, the mid-rise built form has been strategically positioned on the lot to enable a vibrant built form that frames the street edge and provides a range of grade-related, non-residential units that provide direct pedestrian connections. A central pedestrian walkway, combined with direct pedestrian connections to the non-residential uses and direct pedestrian connections to grade-related residential units are to be provided and will enable safe, comfortable and accessible connections to the public sidewalk. A visible residential lobby, indoor amenity areas, shared servicing areas and residential dwelling units are also to be provided.



# PROPOSAL ANALYSIS | 02

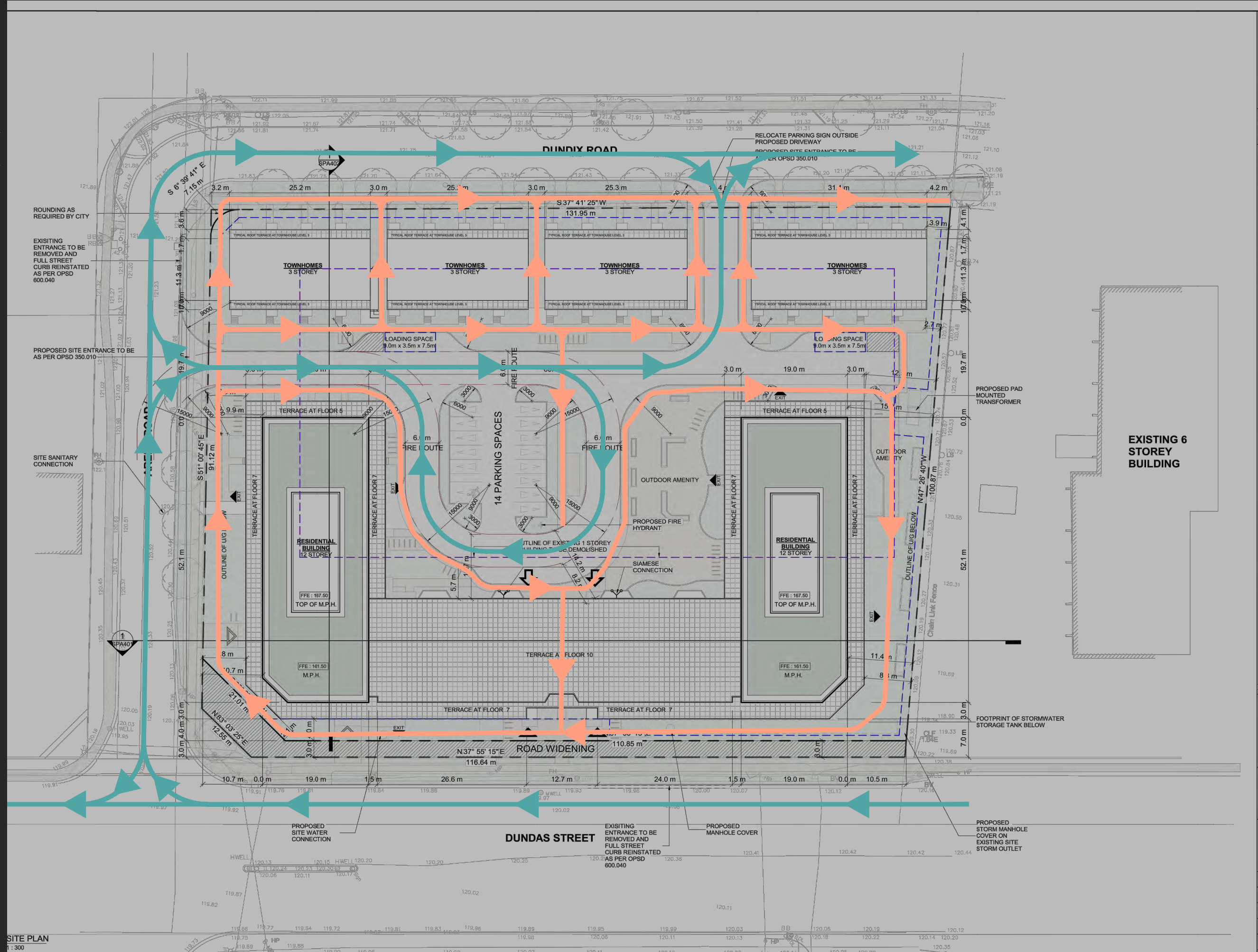
PEDESTRIAN CIRCULATION

VEHICLE CIRCULATION

## 2.3 ACCESS, CIRCULATION, PARKING & SERVICES

Access to the development is proposed via a fine grain, private road network, extending off of Arena Road and Dundix Road. A pedestrian drop-off area, access to shared loading spaces and access to the below-grade parking structure are to extend from the private road network. Surface parking spaces are also to be provided and have been strategically located on the Site.

The development is to also feature a series of public sidewalks and pedestrian pathways. Collectively, these sidewalks and pathways will enable safe, comfortable, convenient access to be provided across the Site and beyond. These connections will be complimented by streetscape treatments in order to provide for a high-quality, inviting, pedestrian-oriented environment and active street frontages.



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## SUMMARY & CONCLUSION

The proposed development provides for an appropriate, desirable and sensitive development on the Site. Overall, the proposed development will facilitate a high-density, compact, mixed-use development which integrates with the surrounding community through a more contextually appropriate development, in an appropriate location, at an appropriate density which advances the urban design goals and objectives of the Mississauga Official Plan and the Dundas Connects Master Plan.

As presented throughout this Study, the proposed development was found to positively contribute to achieving the urban design-related goals, objectives and directions of the Mississauga Official Plan and Dundas Connects Master Plan. The proposal strives to support the evolving nature and character of the Applewood community, in addition to supporting Applewood as a vibrant, complete community with a range of housing options for community members.