



Corporate Report

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DATE: October 23, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 12, 2007

FROM: Edward R. Sajecki
Commissioner, Planning and Building

SUBJECT: **Mississauga Urban Design Advisory Panel**

- RECOMMENDATIONS:**
1. That the Report on the Mississauga Urban Design Advisory Panel dated October 23, 2007 from the Commissioner of Planning and Building, be received for information.
 2. That the Mississauga Urban Design Advisory Panel – Pilot which was formed on May 29, 2007 be continued for a period of two years in accordance with the Terms of Reference attached to this report (Appendix 1).
 3. That staff report back to the Planning and Development Committee in two (2) years on the status and progress of the Mississauga Urban Design Advisory Panel Pilot.
 4. That \$5,000.00 be included in the 2008 Planning and Building Department current budget to cover the yearly operating cost of the Mississauga Urban Design Advisory Panel.

BACKGROUND: The City of Mississauga has matured from a collection of small communities into one of Canada's largest and most distinct cities.

As Mississauga becomes more intensely developed, it becomes increasingly important for us to think about how our buildings, and the spaces around them, are designed; how they both visually and functionally integrate into their surrounding neighbourhoods, and how they will inspire others to make a significant contribution to our City. Today's urban context is the foundation for making Mississauga a distinct city for the 21st Century.

COMMENTS:

One of the vision statements of the Mississauga Strategic Plan for the New Millennium is:

“Mississauga will be a distinct major Canadian City.”

The objective is to create a safe, well-designed city with interesting architecture and a strong downtown core, complimented by communities which retain their own identity, yet contribute to an overall strong city identity.

In 2006, City Council along with the City's senior leadership agreed that one of the strategic priorities for building a great city for the 21 Century is to strive for national leadership in urban design through the establishment of a “peer review process for significant building designs”.

Over the past year, the Planning and Building Department has explored various opportunities to reinforce the urban design objectives of the City. Of particular interest is the concept of an “Urban Design Panel”. Design Review Panels have been used successfully by many cities in Canada and internationally to engage in constructive dialogue with an aim to improve the design quality for buildings and public spaces. Panels exist in the United States in cities such as Boston and Seattle, in England and across Europe. Canadian Design Review Panels include the National Capital Commission in Ottawa and those of the City of Vancouver and Montreal. In Ontario, Design Review Panels have been established in the City of Ottawa and Niagara Falls. In Toronto, the Community Housing Corporation (TCHC) has established a Design Review Panel to review the current redevelopment of the Regent Park neighbourhood. The Toronto Waterfront Revitalization Corporation (TWRC) has recently established a Design Review Panel to review the redevelopment of Toronto's waterfront. As well the City of

Toronto has most recently established their own Design Review Panel and to date have had two Design Review Panel meetings. (see Appendix 2)

Design Review Panels provide professional, objective advice on matters of design that effect the public realm, including the design of proposed buildings, streets, parks and open spaces, in order to help achieve and uphold standards of design excellence. Design Review Panels make an important contribution to the development approvals process but do not replace the process. Their input is integrated into the development review process to provide advice to the City. Panel Members are design professionals who review development proposals based on publicly approved criteria such as district plans or design guidelines.

The Vancouver Model

The concept of an Urban Design Panel in Canada originated with the City of Vancouver and has been held in high regard by professionals and municipalities across the continent as a way to promote better urban design. Most impressive is the way in which the Vancouver Urban Design Panel has become a peer-review mechanism. The comments and recommendations of the Urban Design Panel are highly valued as they offer an impartial view, independent of municipal staff.

In the Vancouver model, the role of the municipal design staff is not diminished by the Urban Design Panel, but rather the Panel and municipal design staff work together to achieve the same urban design objectives and policies of the City. In Vancouver, the Panel reviews the larger design issues of a project, with the responsibility for the detailed review left to the municipal design staff.

Ontario Models

Despite the success of the Vancouver's "Urban Design Panel" model, it is not possible to simply replicate it here in Ontario. There are key differences between British Columbia and Ontario's planning legislation. Ontario does not have the legislation to require developers to seek approval of a Design Review Panel. However, opportunities for an independent perspective within the City of Mississauga's planning review and approval process would be valuable for many of the significant building proposals being submitted across the City. Therefore, the Planning and Building

Department recommends the formation of an “Advisory” Committee to deal with urban design issues and provide advice to the department.

Terms of Reference

The Planning and Building Department has recently established the ground work for a Mississauga Urban Design Advisory Panel Pilot. In this regard, the Planning and Building Department has prepared Terms of Reference. (Appendix 1).

The framework for the Pilot is based on an analysis of best practices in other jurisdictions with Design Review Panels. Furthermore in order to gain some trial and error experience, the Planning and Building Department has held 3 panel meetings. The knowledge from these assisted with formulating the Terms of Reference. The Pilot is proposed to test the feasibility of a city-wide Urban Design Panel for Mississauga by implementing a Panel for a trial period to review development proposals in select areas within the City. The main focus of the projects intended to go through the Mississauga Urban Design Advisory Panel will provide advice on major applications in the following areas:

- City Centre and Hurontario Street Growth Corridor
- Streetsville- Queen Street
- Port Credit – Lakeshore Road and Hurontario Street
- Clarkson – Lakeshore Road
- Cooksville – Dundas Street and Hurontario Street
- all other major mixed use and high density residential development applications
- selected high profile employment uses on significant transportation corridors
- developments at entrances into the City

The Commissioner of Planning and Building will reserve the right to either exclude/include other applications.

Twelve (12) highly qualified professionals have volunteered their time (see Appendix 3). The panel includes architects, landscape architects, planners, urban designers and an engineer. All members have a broad range of experience and a high calibre of design expertise.

The role of the Mississauga Urban Design Advisory Panel is to provide professional, objective advice on matters of design that affect the public realm. They do this by providing input as part of the development approvals process as independent design professionals who will help to ensure a high level of design that fits well into the cityscape.

The Mississauga Urban Design Advisory Panel is not intended to replace the development approval process, community input or the role of Council to approve development. It is an additional stream of consultation to enhance the development approvals process and design of municipal projects. It has been developed to integrate within the existing development approval process. Research of other city panels has shown that the best opportunity for improvement of proposed projects is for the panel to review projects at an early conceptual design stage. It is intended that the first review would occur early in the design process, followed by potentially a second review once revisions to the development application have been made. The intent of the Pilot is to test the effectiveness of the Mississauga Urban Design Advisory Panel at different stages of the development application process.

Pilot Meeting of the Mississauga Urban Design Advisory Panel

On May 29, 2007, the Planning and Building Department held the first Mississauga Urban Design Advisory Panel Meeting to review the Parkside Village, Block 8 development by Amacon Development Corporation located in Mississauga City Centre, east side of Confederation Parkway between the proposed extension of Princess Royal Drive and City Centre Drive which provided valuable feedback for staff and the developer. Due to the fact that the development proposal was well into the approvals process, some of the panel advice would not be easy for the applicant to address. If the panel meeting had been earlier it would have more valuable.

The second Mississauga Urban Design Advisory Panel Meeting was held on August 15, 2007 to review the proposed hotel, conference centre, residential apartment and commercial development by World Class Development located in the City Centre Planning District. The proposal is located on Blocks 9 and 29, Plan 43M-1010 which are lands bounded by Rathburn Road West to the north, Duke of York Boulevard to the east, Prince of Wales Drive to the south and Living Arts Drive to the west. During this meeting the

Panel members gave staff and the applicant excellent advice and recommendations. The applicant is now considering the suggestions and how to best address them in their design. These matters deal with site permeability and massing.

A third meeting was held on September 18, 2007 for potential applications for Official Plan amendments, rezonings and draft plans of subdivision by Pinnacle International to permit a mixed use apartment, townhouse and commercial development. The proposal is located in the Northeast Quadrant of Hurontario Street and Eglinton Avenue West, Ward 5. Again the Panel gave the applicant and staff valuable advice and the applicant is formulating their response.

Based on these three meetings staff have developed a protocol for the operation of the meetings. It is anticipated that this protocol will continue to evolve during the two year Pilot. See appendix 4.

Panel Feedback

At the September 18, 2007 Panel meeting, the Panel had the opportunity to provide feedback on the Pilot to date. Comments included:

- Most projects should go to the panel at least two times. Once for initial feedback and once to ensure the Panels comments have been addressed by the applicant.
- The Panel noted that the earlier the project came to the Panel the more receptive the applicant was to make changes to the proposal.
- The Panel noted that at the end of the meeting the Panel should provide the applicant with direction on whether they should return to the Panel for further review and direction or proceed subject to further refinements of their proposal.
- The Panel noted that in general the Pilot to date has been successful.

FINANCIAL IMPACT:

In order to establish and operate the Mississauga Urban Design Advisory Panel, it will be necessary to include funding in the yearly budget. The funding will be used for food, beverages, materials and supplies. The recommended yearly budget is \$5,000.00.

CONCLUSION:

The establishment of an Urban Design Advisory Panel in Mississauga has the potential to be an important catalyst in ensuring that Mississauga will be a distinct major Canadian City. Its very presence will send a strong message to the public, the development industry and to the design community that the urban design bar has been raised in Mississauga and that the quality of Design is a vital ingredient to the building of a vibrant pedestrian oriented City. In addition, it will establish the notion that Mississauga will be a demonstration City for the principles of “Smart Growth” and a great City for the 21st Century.

It is recommended that the Mississauga Urban Design Advisory Panel be in place for a two year period and then report back to Council on its findings.

ATTACHMENTS:

- Appendix 1, The Mississauga Urban Design Advisory Panel, Terms of Reference
- Appendix 2, Background information on other Cities Design Review Panels
- Appendix 3, The Mississauga Urban Design Advisory Panel Biographies
- Appendix 4, The Mississauga Urban Design Advisory Panel, Panel Meeting Protocol

Edward R. Sajecki
Commissioner of Planning and Building

The Mississauga Urban Design Advisory Panel

Terms of Reference

1.0 Purpose of Mississauga Urban Design Advisory Panel:

The Mississauga Urban Design Advisory Panel ("Advisory Panel") acts as an independent urban design advisory body to the Planning and Building Department.

The Advisory Panel is strictly an advisory body and makes recommendations only. It does not have the authority to approve or refuse projects or make policy decisions.

2.0 Duties:

- 2.1 To give advice and make recommendations to the Planning and Building Department on the potential physical and aesthetic impact of proposed buildings, structures, landscapes, streetscapes, parks and infrastructure projects in the community, including an evaluation of its relationship to the site and its surroundings.
- 2.2 To give professional advice to the Planning and Building Department regarding any proposed policy or guidelines affecting the community's physical environment.
- 2.3 To ensure that the efforts to improve the quality of design through the reviews of the Advisory Panel are achieved in the context of an effective and timely process.

3.0 Scope of Work:

- All development, streetscape, parks and infrastructure projects in the City Centre.
- All major development applications in the following areas*:
 - City Centre;
 - Hurontario Street;
 - Streetsville - Queen Street;
 - Port Credit – Lakeshore Road and Hurontario Street;
 - Clarkson – Lakeshore Road;
 - Cooksville – Dundas Street and Hurontario Street;
 - selected high profile employment uses on significant transportation corridors;

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- developments at entrances into the City
- All major mixed use and high density residential development applications*.
- * *The Commissioner of Planning and Building or in his/her absence the Director of the Development and Design Division has the discretionary powers to waive projects from the review of the Advisory Panel, if the project is not deemed to have significant community impact.*

4.0 Advisory Panel Membership:

- 4.1 The Advisory Panel will be comprised of not less than five (5) members. At least three (3) architects, one (1) landscape architect and one (1) other individual from a different discipline are needed for quorum.
- 4.2 The panel members will be selected by the Planning and Building Department from a pool of available designers for each meeting, based on their availability, potential conflict of interests and the scope of the project being evaluated.
- 4.3 The panel members are to be non-paid positions. Meals and travelling expenses will be covered by the City.
- 4.4 No member shall be appointed to the Advisory Panel, if they are employees of the City of Mississauga.
- 4.5 The panel members may be required to sign a confidentiality agreement in regards to presentation material forwarded to them as outlined in section 7.0 of the Terms of Reference.

5.0 Operation of the Advisory Panel:

- 5.1 The Director of the Development and Design Division will be responsible for the operation of the Advisory Panel.
- 5.2 Meeting Schedule:
 - Monthly meetings, as required.
- 5.3 The members of the Advisory Panel shall appoint, from their members, a Chairperson for each meeting.

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- 5.4 The role of the chairperson is to preside over the discussions to ensure that matters brought forward before the Advisory Panel are fairly considered.
- 5.5 Any lobbying of the Advisory Panel members by the applicants is strictly prohibited. All conflicts of interest by the members of the Advisory Panel must be declared before the start of the meeting and remove themselves from any discussion of the item.
- 5.6 The Planning and Building Department will ensure that the proceedings of the meeting are properly recorded to the satisfaction of the chairperson.
- 5.7 Minutes of the meetings and the recording of the Panel Recommendations will be the responsibility of the Planning and Building Department.
- 5.8 Individual Advisory Panel Members should not be identified in the minutes, but specific comments can be recorded without attribution.
- 5.9 The Minutes will be reviewed by the Chair prior to being distributed to the Advisory Panel Members, relevant staff and the Applicant in final form.
- 5.10 Minutes will be sent to the Advisory Panel Members, Staff and the Applicant as soon as possible after the meeting, in order to provide staff and the applicant timely written summaries of the review.
- 5.11 Advisory Panel Members will be asked to approve the minutes at the next Advisory Panel Meeting and will have the opportunity to comment on the minutes at that time.
- 5.12 Applicants will not have the opportunity or ability to request any changes to the minutes.

6.0 Meeting Procedure

- 6.1 Staff of the Planning and Building Department will make a brief presentation ten (10) minutes maximum of the project outlining its context, background, scope, related by-laws, design policies or guidelines and to reiterate the design concerns which they would like the advisory panel to address.

In addition, the Planning and Building Department will outline any Urban Design related aspects of the project which they would like the Advisory Panel to address.

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- 6.2 The applicant is then given an opportunity for a brief presentation, ten (10) minutes maximum, of the project. Audio visual equipment would be available should applicant chose to make a power point presentation.
- 6.3 The Advisory Panel then reviews the presentation material, followed by a discussion on the merits of the design of the project.

Please note that the applicant **will not participate** during the Advisory Panel discussions unless requested by the chairperson. However, Advisory Panel members may ask questions of the project team on any aspect of their development proposal.

With the guidance of the chairperson, the Advisory Panel will formulate their recommendations for the project at the end of the Advisory Panel Meeting. If the Advisory Panel feels that more information is required, the project will be deferred to a later date.

- 6.4 The chairperson will ask the applicant for a brief response to the recommendations, if any.
- 6.5 Following the meeting, the Planning and Building Department will undertake a review of the recommendations and determine the appropriate actions to be taken by the applicant.
- 6.6 The Planning and Building Department will advise the Advisory Panel on the actions taken, as a result of their recommendations, prior to the following Advisory Panel meeting.

7.0 Presentation Material:

- 7.1 The presentation material for projects to be reviewed must be submitted not less than **three (3) weeks in advance of the meeting**.
- 7.2 The presentation material should provide enough detail to be understood by the Advisory Panel members. This should include the following:
 - Key plan;
 - Coloured copies of the site plan, building elevation plans and landscape plans;
 - Photographs of the surrounding streetscape and adjacent lands;
 - Coloured renderings, digital perspectives or a physical massing model showing the proposed development and its relationship to the adjacent lands;

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- Floor plans for all ground related floors;
- Building elevations and materials;
- A brief project description;
- A letter from the design consultants addressing the merits of the proposed design recognizing: the design policies contained in the Official Plan and any applicable planning policies and urban design guideline documents and the surrounding building context.

- 7.3 All presentation material should be mounted on panels of no more than 0.9m x 1.2 m (3' x 4') in size.

In addition, twenty (20)** reduced copies of the presentation material in a bound booklet form of no more than 28 cm X 43 cm (11" x 17" landscape format) shall also be provided by the applicant to the Planning and Building Department.

- 7.4 The applicant may choose to prepare a PowerPoint Presentation with the above information to further explain the proposed application at the Advisory Panel Meeting.
- 7.5 Meeting agendas along with copies of the presentation material and the Planning and Building Department information will be forwarded to the Advisory Panel members and the applicant, not less than **two (2) weeks in advance of the meeting.**

***depending on the magnitude of the project more copies may be required.*

Background Information on Other Cities Design Review Panel

CITY	PANEL/ ADVISORY COMMITTEE	AUTHORITY/ ROLE	SCOPE OF WORK	MEMBERSHIP	TERM	MEETING FREQUENCY	COMMENTS
Vancouver	Urban Design Panel	Vancouver Charter - City By-laws 4722, 5020 and 6418 - Through development permit process - Advisory to Development Permit Board	Civic Works - bridges, parks streets and buildings - Major rezonings or development permit applications	6 architects 2 professional engineers 2 landscape architects 1 representative from planning commissioner 1 development industry representative	2 years	Every 2 weeks	Public meeting
Calgary	Urban Design Panel	Resolution of Council - through development permit process - Advisory to Calgary Planning Commission	Site specific areas	7 members with development in architecture, building construction, urban design or in areas as Council deems appropriate	1 year	Every 2 weeks	Non-public meeting
Toronto Waterfront	Design Review Panel	Advisory to Toronto Waterfront Revitalization Corporation	Buildings, streets, parks and public art	6 architects 2 landscape architects 1 planner 1 professional engineer	3 years (max.)	6-8 weeks	Public meeting
Seattle	Design Review Board	Chapter 23-4, Early project implementation - Seattle's Municipal Code	7 districts - One design board for each district - Commercial and multi-family development	7 Boards of 5 members: - 1 design professional - 1 development representative - 1 community representative - 1 local community representative - 1 local business representative	2 years	2 meetings per month	Public meeting

CITY	PANEL/ ADVISORY COMMITTEE	AUTHORITY/ ROLE	SCOPE OF WORK	MEMBERSHIP	TERM	MEETING FREQUENCY	COMMENTS
Ottawa	Peer Design Review Panel	City enacted a Design By-law - Advisory to Planning Department	New development with downtown district	7 architects 3 landscape architects	2 years	As required	Non-public meeting
West Vancouver	Design Advisory Committee	Through development permit process - Advisory to Council	Commercial - Multi-family residential - Public building and works	4 architects 2 landscape architects 3 individuals with expertise in planning, design development, engineering projects, building of similar fields and are residents of West Vancouver	2 years	To be determined by committee	Public meeting
Boston	Civic Design Commission	Advisory to the Boston Redevelopment Authority	District plans - New or rehabilitated structures over 100,00 sq. ft. - Civic projects: buildings, parks and infrastructure projects	11 members	NA	As required	Public meeting
National Capital Commission - Ottawa	Ottawa	Advisory to the Commission's Board of Directors regarding planning, design and realty	Long range plans and policies- design proposals- real estate issues	10 individuals with expertise in real estate development, environmental, urban and regional planning, urban design, architecture and landscape architecture	NA	NA	Public meeting

CITY	PANEL/ ADVISORY COMMITTEE	AUTHORITY/ ROLE	SCOPE OF WORK	MEMBERSHIP	TERM	MEETING FREQUENCY	COMMENTS
Toronto	Design Review Panel	Resolution through Council -Advisory to staff at the City of Toronto	Major projects to be determined through further focus group meetings in all areas of the City to implement the goals of the Official Plan and City Council's Beautiful Initiative.	12 members 6 architects, 3 landscape architects, 3 individuals from a related discipline	2 years	monthly	Public meeting
Mississauga	Mississauga Urban Design Advisory Panel	Resolution of Council - Advisory to the Planning and Building Department	Major development applications in site specific areas - major mixed use and high density residential developments - Civic Projects: buildings, parks, infrastructure projects within the City Centre - other projects at the discretion of the Commissioner of the Planning and Building Department	6 architects 3 landscape architects 3 individuals who have experience in one of the following disciplines: planning, design or engineering	2 years	monthly	Non public meeting

The Mississauga Urban Design Advisory Panel

David Anselmi, OALA FCSLA

David Anselmi studied landscape architecture at Ryerson University and the University of Georgia at the graduate level. Since 2003, he has been Vice President, Park Development, for Parc Downsview Park, responsible for the design, development and evolution of all aspects of public open space. Has also served as Vice President of Operations with Immersion Studios and Principal with PMA Landscape Architects, Toronto. As adjunct associate professor, David has taught with the University of Toronto's Faculty of Architecture and Landscape Architecture and as an instructor with Ryerson's Department of Architecture and Landscape. Mr. Anselmi has previously participated as juror in various municipal Urban Design Awards programs including that with the City of Mississauga.



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Ted Baker, B.L.A., O.A.L.A., F.C.S.L.A

Ted Baker received a Bachelor of Landscape Architecture Degree from the University of Toronto in 1970. He worked with Richard Strong / Steven Moorhead Limited as their senior landscape architect in the United States, Canada and Australia until 1977. Ted Baker has been in private practise as a landscape architect since 1977 and is a partner with Baker Turner Inc. Mr. Baker has worked on a number of important design initiatives and projects ranging from residential / subdivision development to site design work, parks, open space, golf course architecture, and interior landscapes. He has also conducted lectures, publications and has participated on a number of boards. Ted Baker is a member of the Ontario Association of Landscape Architects. In 1992, he was elected by his peers as a Fellow of the Canadian Society of Landscape Architects.

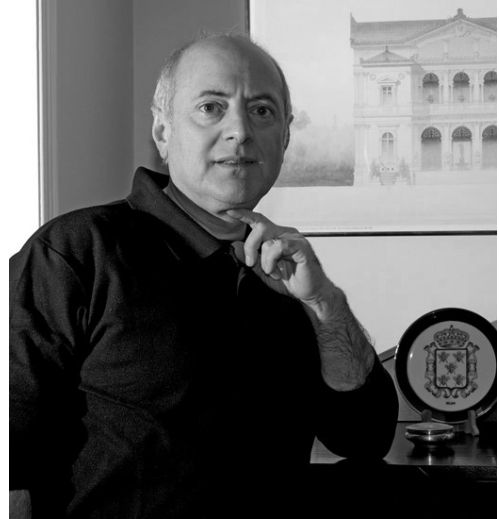


The Mississauga Urban Design Advisory Panel

Moiz Behar, OAA, MRAIC, MCIP, RPP

Mr. Behar has more than 27 years of experience in planning, urban design and architecture in both the private and public sectors.

Following his graduation, Mr. Behar worked as an architect in the private sector until 1988. Since then, he has served in senior capacities for the former cities of Etobicoke and North York as an urban designer, architect and planner. Before establishing his own planning, development and urban design consulting firm in late 1998, Mr. Behar was the Director of Urban Design in the City of Toronto (North York) in charge of urban design and streetscaping as well as site plan approval.



Through his firm MBPD Inc., Mr. Behar is currently providing planning, development, and urban design consulting services to municipalities and other public sector clients, as well as development companies throughout the GTA and beyond.

The Mississauga Urban Design Advisory Panel

Robert Grossmann, M.Arch, OAA, MRAIC

Robert Grossmann, a member of the firm for 35 years, is highly experienced in the design and management of large custom and commercial office and residential developments. He has been the driving force behind many of the firm's projects in the Toronto region and has a proven track record in completing projects on time and within budget. He is particularly knowledgeable in the municipal approvals and re-zoning process. Through years of experience in project control and team management, he has achieved an excellent relationship with local developers, city officials, and contractors.



The Mississauga Urban Design Advisory Panel

John Hillier, OALA, FCSLA

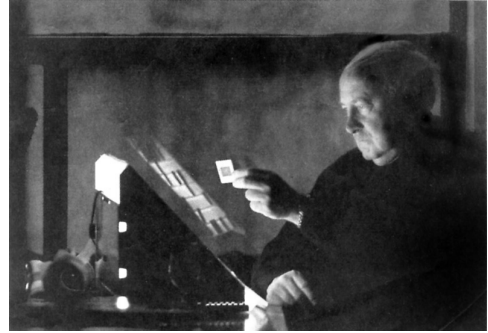
John Hillier is a landscape architect whose interests and experience extend into the realms of urban design and planning. He joined the firm of du Toit Associates Limited in 1977 and co-founded du Toit Allsopp Hillier in 1985. Highlights of Mr. Hillier's work include Confederation Boulevard in Ottawa, light rail transit urban design in Ottawa and Toronto, landscape for the new University of Ontario Institute of Technology, Square One Expansion and Mississauga's new Garden Park. In Toronto, he led the firm's contribution to the Gardener Expressway dismantling, the heritage landscape plan for the Gooderham and Worts Distillery and public realm aspects of the West Don lands Precinct Plan. Mr. Hillier is currently leading the firm's work with 'West 8' on the Toronto Waterfront.



The Mississauga Urban Design Advisory Panel

J. Michael Kirkland

Michael Kirkland is founding partner of The Kirkland Partnership. He was educated at Harvard University graduating with Honour Degrees in Architecture (1968) and Urban Design (1971). He is the recipient of the Rome Prize, the Fulbright and a Harvard Loeb Fellowship. Work of the firm has been cited for many design awards including those of Progressive Architecture 3 (U.S.); Architectural Design 2 (G.B.); R.A.I.C. and O.A.A. 4 (Canada); The Governor General's Award for Architecture; and the Jean Laurent Gran Prix of Distinction for Urbanism.

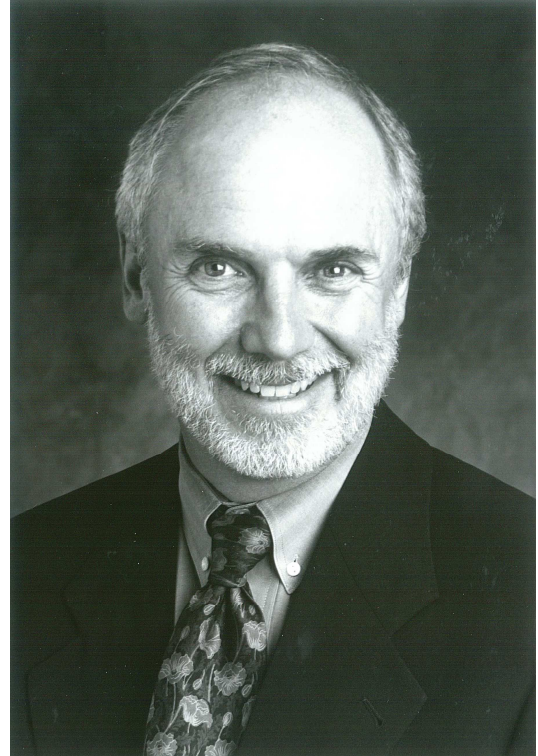


His projects include the world renowned Mississauga City Hall, North York Aquatic Centre, Festival Hall Entertainment Centre, The Harbourfront Plan (Toronto), North York Civic Square and Gardens, the Urban Design Plan for Toronto Railway Lands, a Culinary Centre for Shanghai, the St. Maria Goretti and Clouston Schools and a major Government Business Centre, the Customs House in Tianjin China. The work has been exhibited and published in numerous international venues.

The Mississauga Urban Design Advisory Panel

Daniel H. Leeming

Dan is a founding principle of The Planning Partnership. He has worked on the design and development of new towns and various sizes of planned communities for private and public agencies throughout Ontario and the United States over his 33 years of experience. His areas of expertise include community planning, from the regional to neighbourhood scale, the application of urban design, sustainable initiatives and facilitation to create meaningful and complete communities while satisfying the needs of the marketplace. Many of his projects have received awards, not only from Provincial and National Planning Associations, but from private sector Buildings and Development organizations. Dan also works with various universities and is an adjunct professor at the University of Guelph. He is active as a founding member of the Urban Design Working Group within the Ontario Professional Planners Institute, as well as the new national organization on Canadian Urbanism (CANU). He is also a member of the Toronto Urban Design Review Board



The Mississauga Urban Design Advisory Panel

Anne McIlroy MRAIC, MCIP, RPP

Anne McIlroy, a Principal of Brook McIlroy/Pace Architects Inc., graduated from the University of Toronto with a Bachelor of Fine Arts and a Bachelor of Architecture in 1987. Anne has twenty years experience as an urban designer and project manager for numerous master plans and urban design projects in Canada and the United States. Prior to the establishment of Brook McIlroy she was a Senior Associate with Cochrane Brook from 1997.



Anne has particular expertise in the development of master plans and design standards for communities, waterfronts universities and other institutions. She is a recognized expert in the facilitation of design workshops and public consultation forums.

Anne is a member and past Chair of the Urban Design Working Group, a committee of the Ontario Provincial Planning Institute of urban design practitioners. She has been appointed to the Toronto Waterfront Revitalization Corporation's Design Review Panel and writes and speaks regularly on topics of sustainable community design.

The Mississauga Urban Design Advisory Panel

Nick G. Poulos, P. Eng

Mr. Poulos is a partner of Poulos & Chung Limited responsible for the direction of the firm and the management of its resources. With over 25 years of experience in transportation planning and traffic engineering, Mr. Poulos is recognized as one of the leading experts in these disciplines. From conceptual planning, assessment of alternatives and development of functional solutions, he is able to direct the effective and efficient delivery of transportation solutions to both public and private clients. His advice is sought in the planning of communities, major developments, development of policy and planning and the delivery of infrastructure investment. Extensive projects Mr. Poulos has been involved in include, Markham Transportation Planning Study Update, Highway 407 East Transitory Station System Plan, Seaton Transportation Technical Advisor, Ministry of Housing, Markham North and Markham Centre OPA5 Lands, Markham and East Urban Community Expansion Study, Ottawa.



The Mississauga Urban Design Advisory Panel

Michael Spaziani, OAA, MRAIC, MES, B.ARCH

Michael Spaziani is the principal of MSAi, an architectural firm specializing in urban design. Initiated in 1986 the firm is celebrating its 21st year of practice. Mr. Spaziani commenced his architectural career winning the Royal Architectural Institute of Canada Medal for academic excellence upon graduation from Carleton University in Ottawa. A Dean's Honour Roll member at the University of Waterloo, he has been the recipient of many urban design awards in Ontario from building projects in Oakville, Mississauga, Pickering and Brampton. His Master Plan for the Wyndfield Community in Brantford was selected as the Ontario Home Builders Community of the Year in 2003. In 2006 he was selected as a juror for the Absolute Condominium for Mississauga's 25th Anniversary Urban Design Awards program.



He has shown professional community leadership volunteering for important positions such as Chairman of the Toronto Society of Architects (1989 through 1990) and Councillor for the Ontario Association of Architects (1990 through 1993). He currently sits as a volunteer for the Mississauga Heritage Committee.

The Mississauga Urban Design Advisory Panel

Mark Sterling, OAA, PEIAA, AAA, MCIP, RPP, B.ARCH, BES

Mark Sterling is a partner with Sweeny Sterling Finlayson & Company Architects, and has led a number of important urban design initiatives, projects and studies for various municipalities and clients across the GTA and abroad. He has a Bachelor of Environmental Studies and Bachelor of Architecture from the University of Waterloo. From 1995-1996, Mr. Sterling held the position of Director of Architecture and Urban Design for the City of Toronto and was also Senior Associate with the The Kirkland Partnership prior to that. He is the recipient of several urban design, planning and architecture awards and holds professional membership with the Canadian Institute of Planners, the Ontario Association of Architects and the Alberta Association of Architects to name a few.



The Mississauga Urban Design Advisory Panel

Sol Wassermuhl, OAA, FRAIC

Page+Steele, founded in 1926, is one of Canada's oldest architectural firms, with award winning landmarks both locally, in the USA, and internationally.

P+S has enjoyed four generations of design leadership over the past 80 years, and in the current era Sol Wassermuhl has been the Design Partner at P+S.



Mr. Wassermuhl has practised architecture for 35 years with a significant and diverse portfolio of constructed works, including landmark office towers, major hotels, institutional buildings, heritage conservation, urban residential projects and in particular complex urban mixed-use developments.

Mr. Wassermuhl has been a guest lecturer on the subjects of architecture and urban design at various conferences and panels, the Ontario Municipal Board, and at universities, including Waterloo University and the University of Toronto. The depth of his architectural expertise and commitment to urban design is amply evidenced in his vast body of successfully built work.

Mr. Wassermuhl's achievements and contributions to the profession were recently recognized with his appointment as a fellow of the Royal Architectural Institute of Canada. He is also a member of the Toronto Urban Design Review Board.

The Mississauga Urban Design Advisory Panel

Panel Meeting Protocol

Prior to the meeting

1. The Planner is to inform the applicant of the material requirements as noted Terms of Reference and the deadlines the information is required to the City in order for the applicant to make that designated panel meeting.
2. The Planner on file, together with the area manager and relevant involved staff (Urban Designer, Landscape Architect) will pose 1-3 questions regarding the application which they want the applicant to address and which they would like the Mississauga Urban Design Advisory Panel (MUDAP) to provide a peer review on.
3. A letter written by the coordinator of the MUDAP will be sent to the Panel Members outlining a brief summary of the proposal, the questions outlined in item (2), the information material provided by the applicant, and an agenda at least two (2) weekends prior to the panel date and cc'd to the applicant.
4. The Planner on the file is to contact the applicant at least two (2) days prior to the MUDAP meeting to ensure that the applicant is aware of the questions that have been proposed to them and to ensure that the applicant can confine their comments to ten (10) minutes maximum. The applicant is to be aware that all Panel Members have reviewed and received the information that the applicant prepared. No new information should be brought forward. This presentation should simply outline the main attributes of the proposal.

Please note that if a member of the applicants team is a member of MUDAP and has declared a conflict of interest, that member should not do the presentation to the Panel.

At the meeting

(Please note that all meetings will be recorded for accuracy of the MUDAP minutes)

5. The Panel Members will review the minutes from the previous meeting which have been e-mailed to them. Any comments on the minutes will be recorded and addressed in the minutes for the next meeting.
6. The applicant will be requested to enter the room to join the panel meeting. The applicant will have five (5) minutes to set up any equipment/boards they intend to use to aid in their presentation.

7. The planner coordinating the application will make a maximum ten (10) minute presentation on the context of the area. This will include the general location of the proposal, surrounding uses/buildings the Official Plan designations, zoning, design guidelines/control documents, etc. The Planner may also include any history of the site, former applications, and relevant public information. The Planner will then go over the questions to be addressed by the Panel Members. Other staff may be required to make a presentation on the context as it relates to the specific guidelines, etc. within the ten (10) minute timeframe.
8. The applicant will then make a ten (10) minute presentation on the information that was submitted to MUDAP for their review. This presentation is to highlight key aspects of the proposal and to address the questions that have been asked by the City.
9. MUDAP will then have a short period of questions for clarification in which staff, the moderator, or the applicant may be requested to respond to.
10. Once MUDAP has clarified all issues the application will be asked to leave for a short ten (10) minute *in camera* session to provide the Panel time to consolidate comments and formulate a direction. Only the Panel Members will be permitted to speak during this portion of the meeting unless requested to by MUDAP members.
11. MUDAP will then openly discuss the application with the applicant present. No one other than the panel may speak during this session unless requested to by MUDAP members.
12. The applicant will then be asked to rejoin the MUDAP meeting to receive the recommendations. The recommendations should take no more than ten (10) – fifteen (15) minutes. Each Panel Member will be given the opportunity to speak and then the Chair will summarize the comments discussed in camera.
13. MUDAP will then provide direction to the applicant on if they need to return to the Panel for a further review.
14. The meeting will then be adjourned.

After the Meeting

15. Staff will send a copy of the minutes to the Chair (or their designate) of MUDAP for their review and to ensure accuracy. Once the Chair (or their designate) has approved the minutes the minutes, will be sent out to all other MUDAP members, to staff and to the applicant in Draft form to be approved at the next panel meeting.