

**STREETSCAPING FEASIBILITY
STUDY**

**91 & 131 EGLINTON AVENUE EAST AND
5055 HURONTARIO STREET
21T-M 18 5**

**CITY OF MISSISSAUGA
REGION OF PEEL**

PREPARED FOR:

91 EGLINTON LTD. PARTNERSHIP

PREPARED BY:

**C.F. CROZIER & ASSOCIATES INC.
2800 HIGH POINT DRIVE, SUITE 100
MILTON, ON L9T 6P4**

FEBRUARY 2020

CFCA FILE NO. 1525-4876

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Revision Number	Date	Comments
Rev.0	September 10, 2018	Issued for 1 st Submission
Rev.1	May 31, 2019	Issued for 2 nd Submission
Rev.2	February 7, 2020	Issued for 3 rd Submission

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SFS-S1:	Streetscaping Feasibility Study: Eglinton Avenue East Sections
SFS-S2:	Streetscaping Feasibility Study: Eglinton Avenue East and Thornwood Drive Section

1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by 91 Eglinton Ltd. Partnership (the Owner) to prepare a Streetscaping Feasibility Study. The study will support the applications for an Official Plan Amendment (OPA), a Zoning By-Law Amendment (ZBA), and Draft Plan of Subdivision required to permit the residential development at 91 & 131 Eglinton Avenue East and 5055 Hurontario Street in the City of Mississauga, Region of Peel (the Site).

The proposed development is in an Amended Boulevard Treatment Area. The Streetscaping Feasibility Study has been completed for the site as required by the City of Mississauga and is in accordance with the Streetscape Feasibility Terms of Reference, May 2019. The purpose of the study is to demonstrate that the proposed development can accommodate the appropriate boulevard treatment within the public right-of-way and that the associated building setbacks are adequate.

The study was previously submitted in May 2019 and has since been updated with comments from the City of Mississauga dated July 23, 2019 (File No.: 21T-M 18 5). The main update was coordinating with Alectra for Utility Relocation and adding notes to the sections in support of a Utility Relocation Plan at detailed design.

The complete study consists of two parts:

1. Existing Utility Plan
2. Trench Location Plan

Enclosed Drawings SFS P, SFS S1, and SFS S2 reflect the Existing Utility Plan and Trench Location Plan.

2.0 Existing Utility Plan

There are no existing utilities on Thornwood Drive and therefore the Utility Plan package is based on the existing utility locations present along Eglinton Avenue East. Information regarding existing underground utilities, as received from Bell, Enbridge, Alectra, and Rogers are reflected on the drawings.

Six cross-sections have been prepared, five are located along Eglinton Avenue East, and one is a typical cross-section for Thornwood Drive. All sections are in accordance with City policies and demonstrate above- and below-grade utilities. The cross-sections are in accordance with the City of Mississauga Standard Cross-Section Specific to City Centre.

City comments requested a Streetscaping Section along future Private Belbin Street as well but a call with Cameroon Maybee (City Landscape Staff) on February 5, 2020 confirmed that the ROW design is still under review. Once a ROW design is confirmed by the City, a cross-section will be prepared to illustrate the streetscaping as required.

3.0 Trench Location Plan

Drawing SFS P reflects the Trench Location Plan along Eglinton Avenue East and Thornwood Drive. Per the City's requirements, a trench with minimum plan area of 2m x 2m is proposed at a minimum distance of 0.75 m from the back of the municipal curb. The trench along Eglinton Avenue has been revised per City comments to be 3m wide.

According to the utility locations obtained to-date, an existing Hydro Cable conflicts with the proposed trench location in the ultimate design condition. Relocation discussions have been initiated with Alectra whom will prepare the relocation drawings and cost estimate. In the interim, notes have been added to the cross-section drawings to indicate the relocation in progress.

The building setbacks are labelled in Drawing SFS S1, Drawings SFS S2 and Drawings SFS S3. The buildings are adequately setback from property line. The Landscape Architect is responsible to specify trees that adhere to the above-grade street tree canopy clearances as shown in Figure 1 of the Streetscaping Feasibility Terms of Reference.

4.0 Conclusion

Based on the Streetscaping Feasibility Study, an appropriate boulevard treatment can be accommodated in the public right-of-way adjacent to Eglinton Avenue East and Thornwood Drive in accordance with City's streetscape requirements. The existing Hydro Cable along Eglinton Avenue requires relocation and the design is in progress by the utility.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Nicole Segal, M.M.Sc., E.I.T.
Land Development

C.F. CROZIER & ASSOCIATES INC.



Nick Constantin, P.Eng.
Senior Project Manager

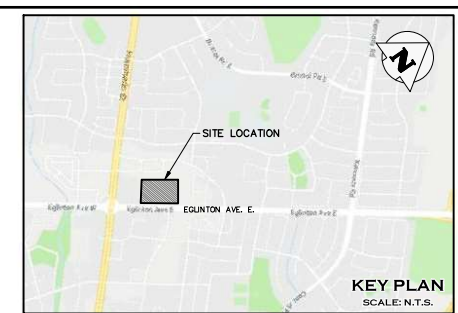
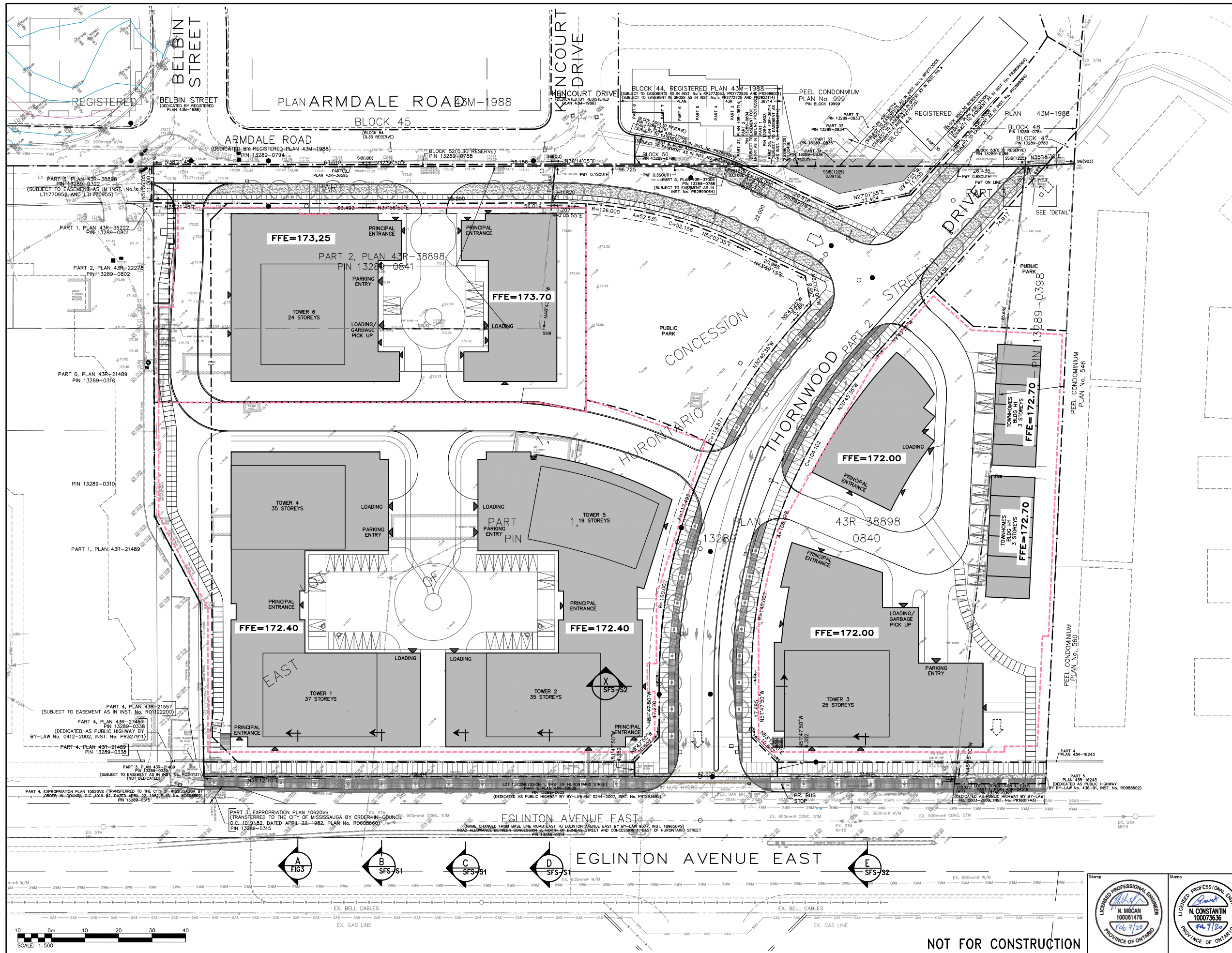
C.F. CROZIER & ASSOCIATES INC.



Nick Mocan, M.Sc., P.Eng.
Interim President

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DRAWINGS



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING DITCH
- EXISTING FENCE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE (TO MATCH EXISTING)
- PROPOSED MINOR FLOW DIRECTION
- PROPOSED GRASSED SWALE
- PROPOSED RETAINING WALL
- PROPOSED SLOPE (3:1 MAX.)
- EXTENTS OF WORK
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- PROPOSED MAJOR OVERLAND FLOW DIRECTION
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED PHASE LIMIT
- PROPOSED STREET LIGHT LOCATION

PROPOSED HATCHING PATTERNS AND SYMBOLS FOR PAVING, CONCRETE, SOD ETC., AS SHOWN BELOW ARE PER LANDSCAPE ARCHITECTS DESIGN AND SPECIFICATIONS.

UNIT PAVERS A	PRECAST CONCRETE PAVING
UNIT PAVERS B	CONCRETE SPLASH PAD
COBBLE PAVING	PLANTER
SIDEWALK CONCRETE PAVING	SOD
TREE GRATE	

2	ISSUED FOR 3rd. SUBMISSION	2020/FEB/07
1	ISSUED FOR 2nd. SUBMISSION	2019/MAY/19
0	ISSUED FOR 1st. SUBMISSION	2018/SEP/18
No.	ISSUE / REVISION	YYYY/MM/DD

ELEVATION NOTE:
ELEVATIONS SHOWN HEREON ARE MISSISSAUGA DATUM AND ARE RELATED TO THE CITY OF MISSISSAUGA BENCH MARK NO. 1073, HAVING AN ELEVATION OF 171.721 METRES. BENCHMARK SET HORIZONTALLY AT THE BASE OF A 750mm CONCRETE TRAFFIC POLE ON THE NORTH SIDE OF EGLINTON AVENUE EAST OPPOSITE TO SORRENTO DRIVE.

SURVEY NOTES:
SURVEY COMPLETED BY KRCMAR SURVEYORS LTD. (JULY, 22, 2017)
DRAWING NAME: 17-1538101
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF SPECIFIED CONTROL POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK, AND ARE REFERRED TO THE 6° UTM CO-ORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 8100° WEST LONGITUDE. (NAD83) (GCRS) (2011)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999759

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON MASTER PLAN BY DIALOG
DRAWING No.: RZ-016 (2020/JAN/28)
PROJECT No.: N/A

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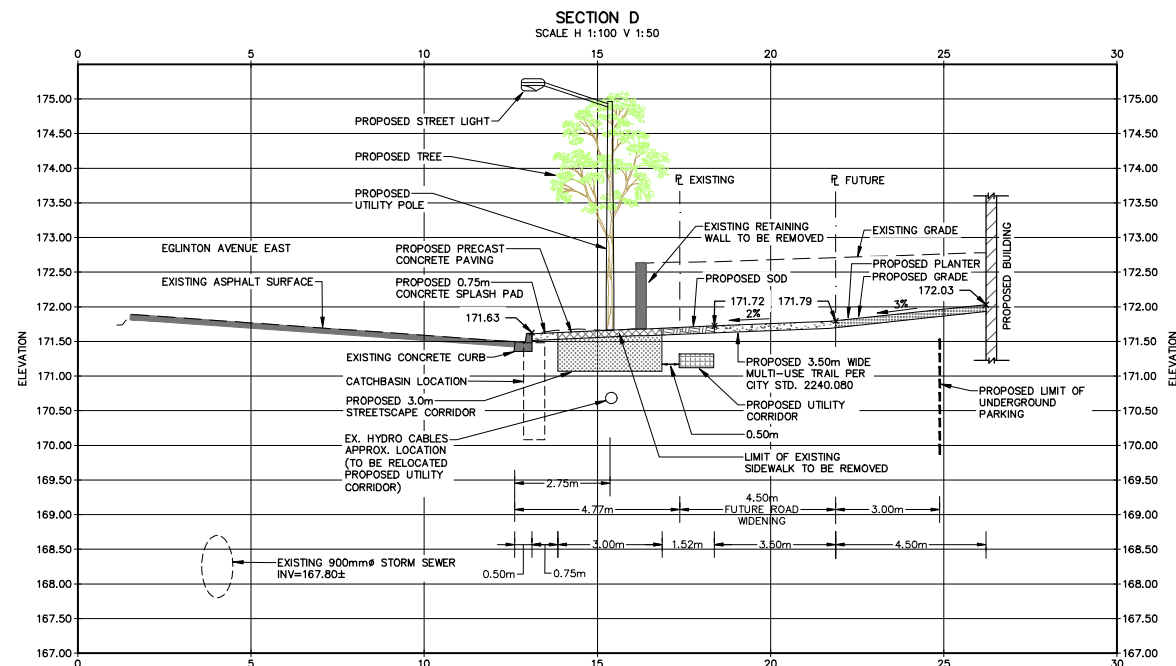
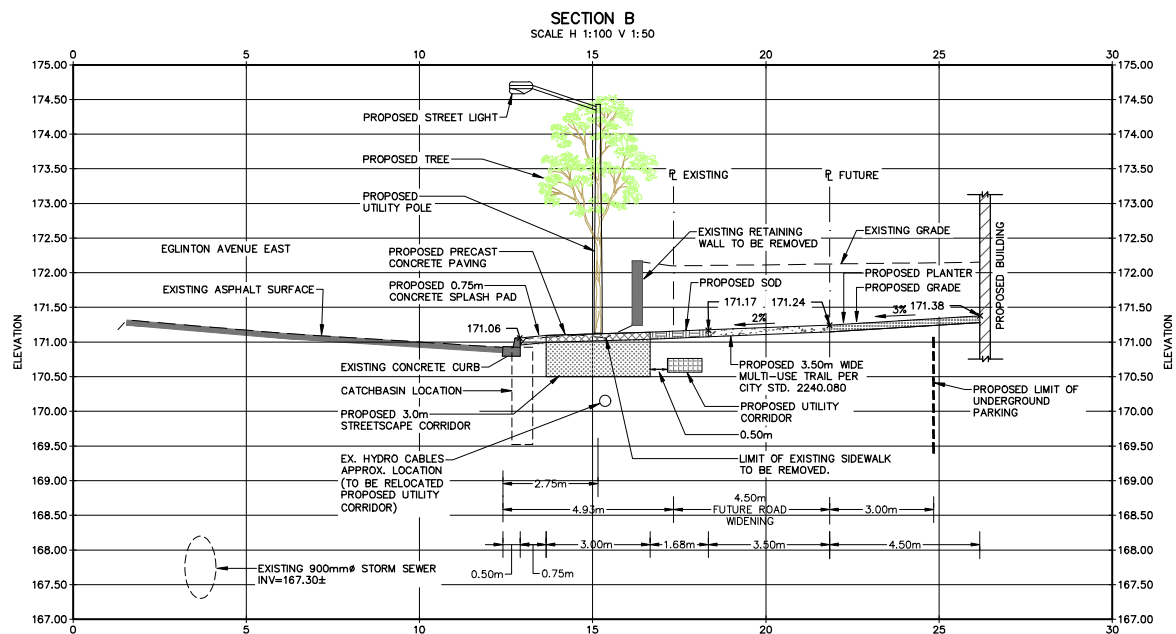
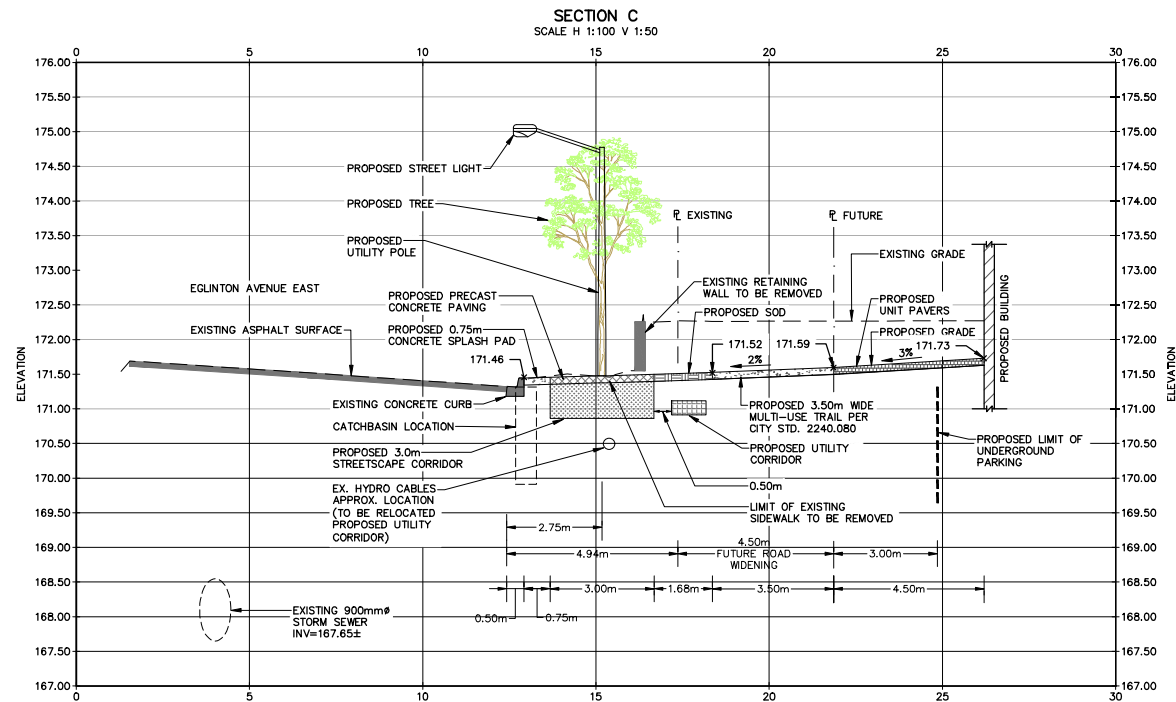
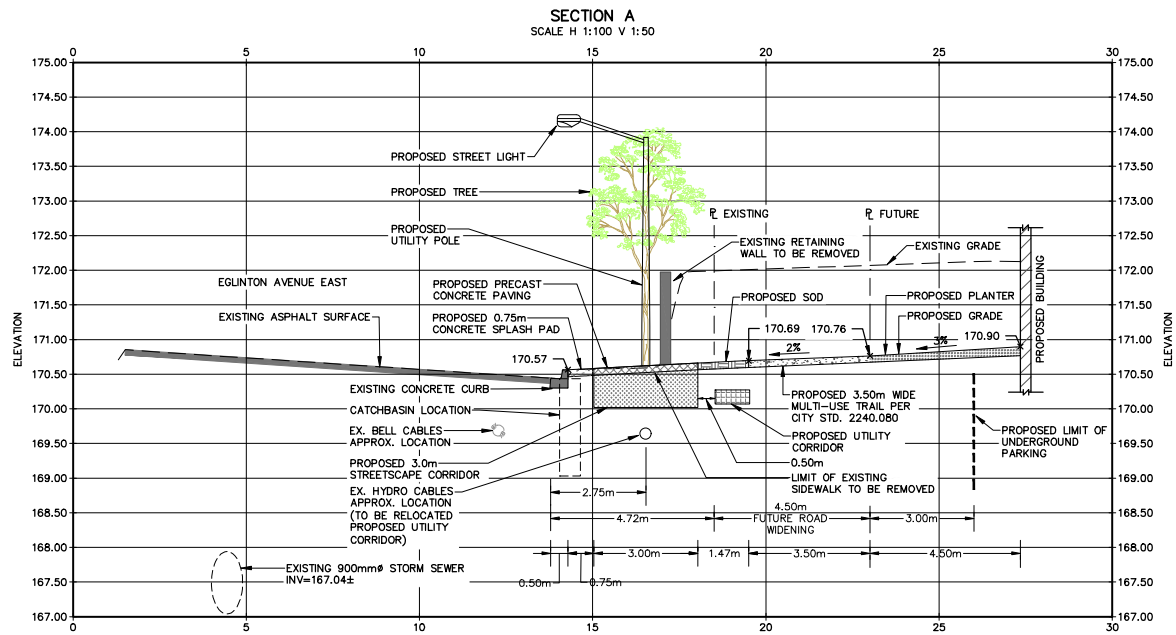
PROPOSED HIGH-RISE DEVELOPMENT
91 & 131 EGLINTON AVE. E. AND
5055 HURONTARIO ST.
CITY OF MISSISSAUGA

STREETSCAPE FEASIBILITY STUDY:
PLAN

	2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 4P4 905-875-0026 T 905-875-4915 F WWW.CFCROZIER.CA
	Drawn: P.S. Design: P.S. Project No: 1525-4876 Check: S.C. Check: N.C. Scale: H 1:500 Dwg: SFS-P V 1:50

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NOT FOR CONSTRUCTION



LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR (0.5m)
- - -	EXISTING CONTOUR (1.0m)
- - -	EXISTING DITCH
- - -	EXISTING FENCE
- - -	EXISTING GRADE
- - -	PROPOSED GRADE
- - -	PROPOSED GRADE (TO MATCH EXISTING)
- - -	PROPOSED MINOR FLOW DIRECTION
- - -	PROPOSED GRASSED SWALE
- - -	PROPOSED RETAINING WALL
- - -	PROPOSED SLOPE (3:1 MAX.)
- - -	EXTENTS OF WORK
▶	BUILDING ENTRANCE (PERSONNEL DOOR)
▶	BUILDING ENTRANCE (OVERHEAD DOOR)
▶	PROPOSED MAJOR OVERLAND FLOW DIRECTION

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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999759

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON MASTER PLAN BY DIALOG
DRAWING No.: RZ-01b (2020/JAN/28)
PROJECT No.: N/A

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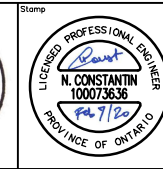
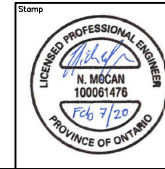


Project
PROPOSED HIGH-RISE DEVELOPMENT
91 & 131 EGLINTON AVE. E. AND
5055 HURONTARIO ST.
CITY OF MISSISSAUGA

Drawing
STREETSCAPE FEASIBILITY STUDY:
EGLINTON AVENUE EAST SECTIONS



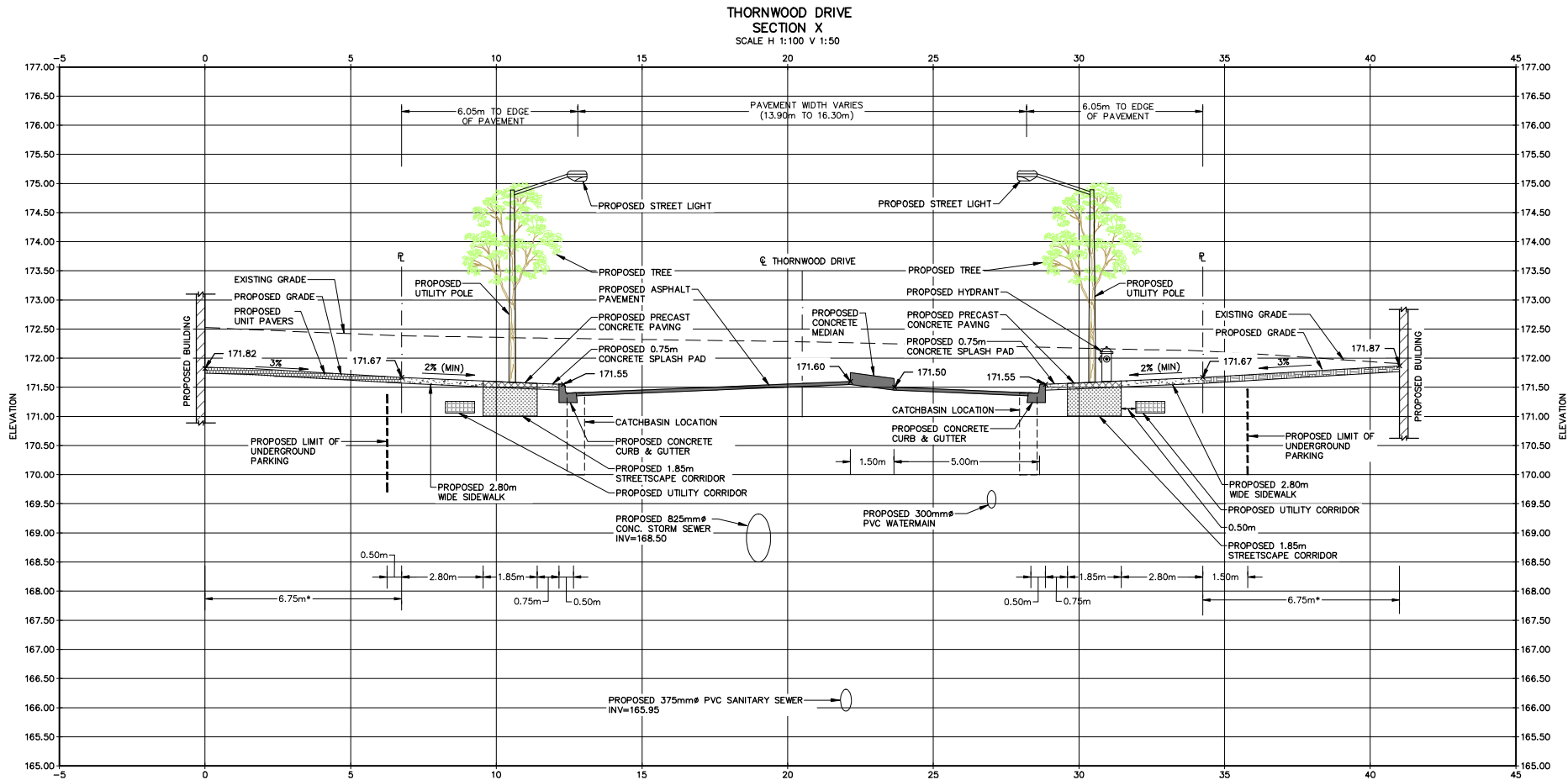
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Check	S.C.	Check	N.C.	Scale	H 1:500 V 1:50
				Dwg.	SFS-S1



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NOTE:
1. EXISTING HYDRO CABLE ALONG EGLINTON AVENUE EAST TO BE RELOCATED INTO PROPOSED UTILITY CORRIDOR AS PER DETAILED DESIGN BY ALECTRA (IN PROGRESS)

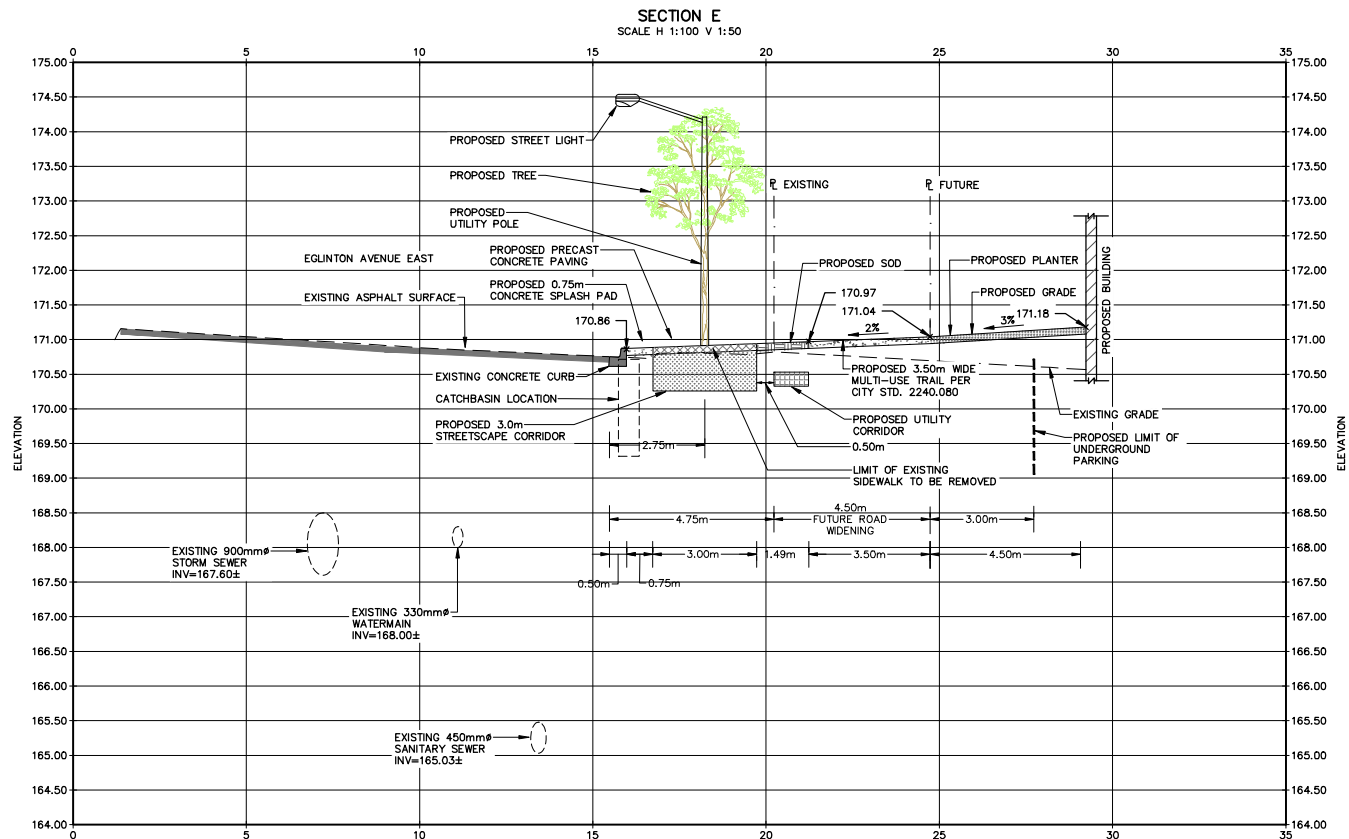
NOTES:
1. SEE LANDSCAPE DESIGN DRAWINGS, DETAILS AND SPECIFICATIONS FOR STREETSCAPE INSTALLATION. (i.e. TREES, SIDEWALK ETC.)
2. CANOPY CLEARANCES SHOULD CONFORM WITH MISSISSAUGA STREETSCAPE FEASIBILITY TERMS OF REFERENCE, FIGURE 1.
3. STREET TREES TO BE SPACED AT 8.0m ON CENTER AND 10.0m ON CENTER WHERE UTILITIES OCCUR.
4. ALL TREES TO BE PLANTED IN SOD.
5. WHERE UTILITIES SUCH AS LIGHT STANDARDS OR FIRE HYDRANTS ARE ENCOUNTERED PROVIDE 1.0m CLEARANCE FROM SOIL CELLS IN SOIL CELL CORRIDOR AND DIVERT SUBDRAIN AROUND UTILITY.



LEGEND

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- - -	EXISTING CONTOUR (0.5m)
- - -	EXISTING CONTOUR (1.0m)
- - -	EXISTING DITCH
- - -	EXISTING FENCE
x215.00	EXISTING GRADE
x215.00	PROPOSED GRADE
x215.00	PROPOSED GRADE (TO MATCH EXISTING)
2.0%	PROPOSED MINOR FLOW DIRECTION
2.0%	PROPOSED GRASSED SWALE
---	PROPOSED RETAINING WALL
	PROPOSED SLOPE (3:1 MAX.)
---	EXTENTS OF WORK
▶	BUILDING ENTRANCE (PERSONNEL DOOR)
▶	BUILDING ENTRANCE (OVERHEAD DOOR)
→	PROPOSED MAJOR OVERLAND FLOW DIRECTION

NOTE:
SEE LANDSCAPE DESIGN DRAWINGS, DETAILS AND SPECIFICATIONS
FOR STREETScape INSTALLATION. (e.g. TREES, SIDEWALK ETC.)



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MISSISSAUGA

Project
PROPOSED HIGH-RISE DEVELOPMENT
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CITY OF MISSISSAUGA

Drawing
STREETScape FEASIBILITY STUDY:
EGLINTON AVENUE EAST AND
THORNWOOD DRIVE SECTIONS

Stamp
LICENSED PROFESSIONAL ENGINEER
N. MCGAN
100061476
Feb 7/20
PROVINCE OF ONTARIO

Stamp
LICENSED PROFESSIONAL ENGINEER
N. CONSTANTIN
100073636
Feb 7/20
PROVINCE OF ONTARIO

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	P.S.	Design	P.S.	Project No.	1525-4876
Check	S.C.	Check	N.C.	Scale H 1:500 V 1:50	Dwg. SFS-S2

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