

Introduction

As outlined in the Official Plan, Section 9, Build A Desirable Urban Form, Mississauga will transform the public realm to create a strong sense of place and civic pride. A distinct character for each community will be created or enhanced through streetscape elements. Developments will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit oriented. The public realm and the development interface with the public realm will be held to the highest design standards.

The requirement to provide a Streetscape Feasibility Study for all frontages of the proposed development will be identified by the Development and Design Division of the Planning and Building Department at a pre-application Development Application Review Committee (DARC) Meeting. The study is a requirement for rezoning applications to be deemed complete.

Appendix A Amended Boulevard Treatment Area illustrates the subject areas that correspond with the City's Intensification Areas set out in the Official Plan.

Purpose

A Streetscape Feasibility Study is a requirement of all *Rezoning* applications subject to Section 9 of the Official Plan and the Amended Boulevard Treatment Areas identified in the June 2016 Amended Boulevard Treatment Council Report. The purpose of the Streetscape Feasibility Study is to evaluate the adequacy of the proposed building setback by confirming that an appropriate boulevard treatment can be accommodated within the public right-of-way along the frontages of the developments in accordance with City Policies. If the below-grade space required for the street tree corridor and above-grade space required for the street tree canopy cannot be accommodated within the municipal boulevard, the proposed building will require either an additional setback from the property line to accommodate the requirement or a relocation strategy for the conflict in question.

The Study will confirm that both the below-grade and above-grade requirements for the street tree corridor can be met including any associated setbacks and/or utility relocations necessary to accommodate the corridor. The street tree corridor will accommodate the proposed Amended Boulevard Treatment, to be designed and detailed through the Site Plan Application process. The Amended Boulevard Streetscape Drawing Submission Requirements for the subsequent Site Plan process are provided in **Appendix C Amended Boulevard Streetscape Drawing Requirements**.

Criteria

The Study will verify that a 2 m wide below-grade trench to accommodate the street tree corridor and above-grade street tree canopy clearance (see Figure 1: Street Tree Corridor) can be provided within the public right-of-way, otherwise the utility locations will be modified to accommodate this objective. The proposed 2 m wide by 2 m minimum deep unencumbered area for the street tree corridor shall be located a minimum of 0.75 m from the back of the municipal curb for the length of the development. Underground utilities that conflict with the street tree corridor will have to be relocated or the building will be required to be set back further from the property line.

The applicant is to ensure that any relocated utilities have the regulated offsets from the street tree corridor and to other existing utilities, as required and verified through a submission to the Public Utility Co-ordinating Committee (PUCC).

The applicant is to show the location of the proposed building (s) and provide setback dimensions to the property line in addition to showing any proposed changes to the municipal curb location (i.e. addition of layby parking).

Streetscape Feasibility Study Requirements

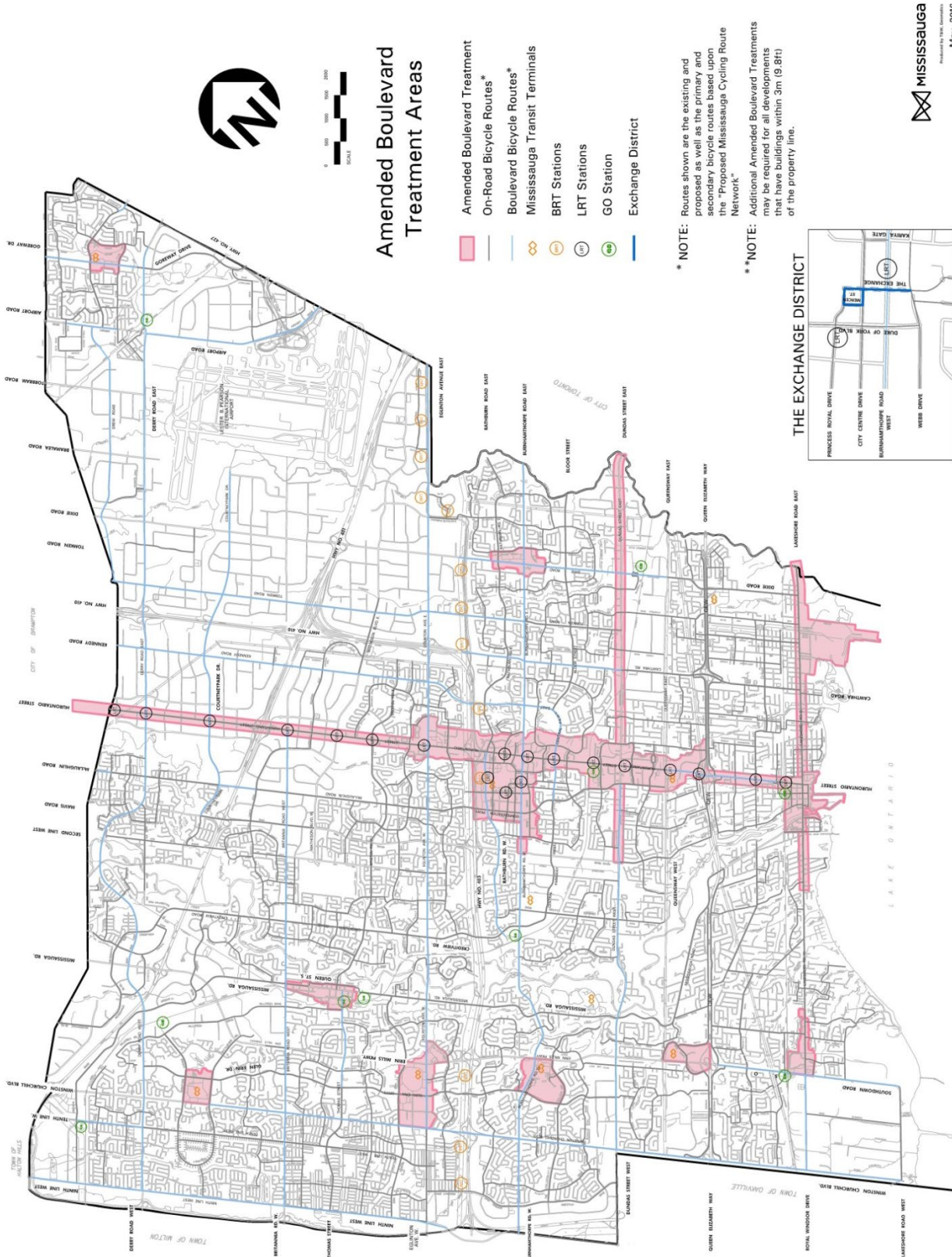
The applicant must demonstrate to the satisfaction of the City of Mississauga staff that the proposed street tree corridor location meets the standards set out within these Terms of Reference. To achieve this, the following plans and documents prepared, stamped and signed by a Professional Engineer are to be submitted with the Development Application;

1. A Utility Plan will be requested by the Development and Design Division of the Planning and Building Department as per ***Appendix B Utility Plan Terms of Reference***.
2. Using the base existing utility information obtained from the Utility Plan, provide a Streetscape Feasibility Plan showing the 2.0 m wide street tree corridor extending across the entire frontage of the development site, ensuring no conflicts with any above or below grade utilities. Clearly show and label the street tree corridor, and the existing utilities. The Streetscape Feasibility Plan shall be prepared in accordance with the following;
 - i. Plans and Cross-Sections as per ***Appendix B Terms of Reference*** criteria (i) and (ii)
 - ii. Prepared and stamped by a Professional Engineer.
3. Should a conflict be identified, then either a Utility Relocation Plan is required, or the building setback (both above and below ground) will be increased to an appropriate distance to provide an unencumbered corridor for tree planting.
4. The Utility Relocation Plan is to be prepared in accordance with items i) and ii) above. This plan will clearly show and label the proposed street tree corridor and ultimate design of the utilities to be relocated. Also provide a Utility Relocation Detailed Cost Estimate summarizing all proposed utility relocation costs. The estimate shall include a summary for each of the relocated utilities, a description of the scope of work and associated cost. A letter of acknowledgement from the utilities confirming that satisfactory arrangements have been made for the relocation of all utilities.
5. A letter of Acknowledgement from the owner of the property verifying that they are aware of the costs associated with the streetscape treatment that will be implemented through the site plan process.

Amended Boulevard Treatment Areas link; <http://www.mississauga.ca/portal/residents/standards>

Appendix A

Amended Boulevard Treatment Areas



Appendix B

Terms of Reference – Utility Plan

A Utility Plan is to be submitted as part of a Development Application (Rezoning / OPA / H-OZ / Site Plan / Draft Plan / Servicing Agreement and Development Agreement, where applicable).

The Utility Plan is to be based on the physical locates of all existing utilities/services within the municipal boulevard along the frontage(s) of the site. The physical locates must be obtained from test pits at reasonable intervals and/or by surface geophysics. The locates must be completed within 6 months of the submission date to ensure current information is provided.

Utilities are defined as any structures above or below ground which exist on City property and include, but are not limited to:

- Buried and aerial hydro cable and ducts;
- Telephone, cable, television and internet communication cables;
- Trees;
- Water, including underground pipes, hydrants and valves;
- Sanitary and storm sewer pipes, including cbs and manholes;
- Gas lines and
- Meters, hand wells and vaults.

The Utility Plan package is to include both a plan drawing and cross-sections as outlined below.

(i) Plans

The plan drawing must:

- Be to a scale of 1:200 metric;
- Show the limits of the development application, street line, abutting municipal boulevards, curb line, sidewalk, splash pad, street names, existing above and below ground utilities/services;
- Show all relevant dimensions and offsets from the property line;
- Identify all existing easements with the associated registration number; and
- Have a clear legend.

(ii) Cross-Sections

Sections are to:

- Be to a scale of 1:50 metric;
- Illustrate the area between the property line and the curb line;
- Be taken at intervals as required to depict any variation in offsets of existing utilities;
- Show the vertical and horizontal locations and applicable dimensions for all existing above and below ground utilities/services.

The applicant's consultant (Professional Engineer) is to certify on the plan that the information on this plan is complete, accurate and based on physical locates by placing the note below on the Utility Plan:

"I hereby certify that the information on this plan is complete, accurate and based on physical locates [specify if test pits OR geophysics], as provided by [Company name], on [date provided]."

Engineer's Signature

Note: Further to the receipt and acceptance of the Utility Plan as part of the development application review process, the streetscape is then to be designed to the satisfaction of the City. The information on the plan will also form the basis of a PUCC submission which is required as a condition of Site Plan Approval. The applicant will be responsible for all costs associated with relocating any utilities/services as required to accommodate the streetscape design. Streetscape securities are to include these costs.

Please check with the Utility Companies for confirmation of restrictions and minimum separation requirements required to identify utility conflicts and provide guidance for future relocation of utilities.

Appendix C**Amended Boulevard Streetscape Drawing Requirements**

All streetscape plans and construction details for the streetscape corridor works are to be prepared and stamped by a Landscape Architect. Boulevard streetscape plan and detail drawings are to be provided in a drawing package, separate from on-site landscape works, required for the subsequent Site Plan process.

All plans to be prepared in accordance with the following requirements:

- Plan scale to be a minimum of 1:200.
- Boulevard layout to be coordinated with the Site Plan, and Engineering Drawings to include dimensions for layout of the Street Tree Corridor (Refer to Figure 1) elements and adjacent areas.
- Grading information to be provided on Streetscape Plans and coordinated with Grading Plans and/or Site Plan drawings.
- All information from The Utility Relocation Plan will provide, below grade chambers, surface hydrants, utility cabinets and poles.
- Include all lateral connections and invert elevations.
- Proposed planting treatment for the Street Tree Corridor (Refer to Figure 1), and all Green Infrastructures required to support the streetscape, including soil cells, tree grates and guards, planters, paving materials etc.
- Plant list for proposed tree and/or shrub planting.
- Proposed site furnishings.
- Streetscape corridor sub-drain, proposed connections to outlet locations and invert elevations, to be coordinated with servicing drawings.
- Location of Bus Shelters, Parking Meters, etc.

All construction details to be prepared at a legible scale in accordance with the following requirements:

- All City of Mississauga Guideline details are to be customized to suit the Site Plan conditions and detailed requirements of the location.
- Sections through the Street Tree Corridor (Refer to Figure 1) to clearly illustrate clearance setbacks from existing, relocated and/or proposed utilities.
- All construction details for the streetscape corridor.
- Streetscape furnishings include anchoring details.
- For reference, the following link is provided for Soil Cell Trench Tree Planting & Open Grate Plan 02950-24 and Soil Cell Trench Tree Planting & Open Grate Cross Section 02950-25
<http://www.mississauga.ca/portal/business/requirementsmanualdetail>

Note: Where the streetscape is designed and secured through a Plan of Subdivision or Removal of “H” Holding Symbol Application, the site plan is to have the streetscape in a lighter tone shown on the drawings for information purposes. Applicants will provide a note in bold and boxed in proximity to the streetscape to say:

NOTE: Streetscape designed and secured for under file _____.

Figure 1: Street Tree Corridor

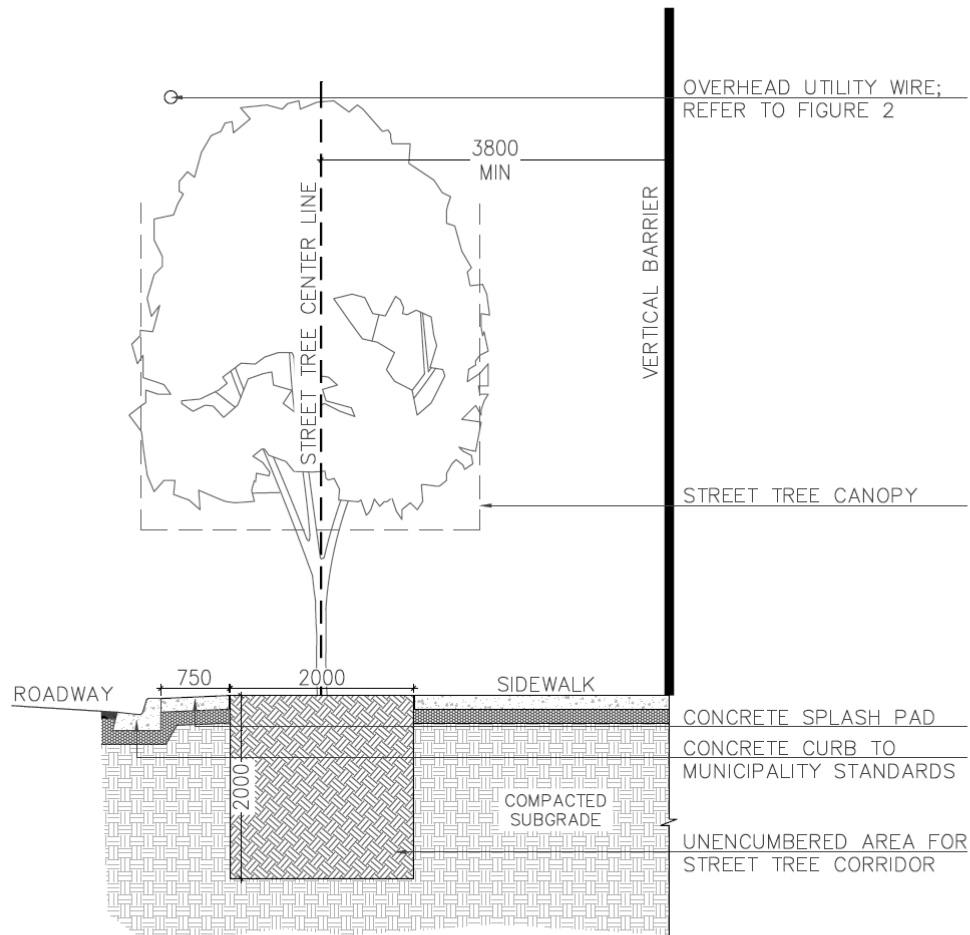
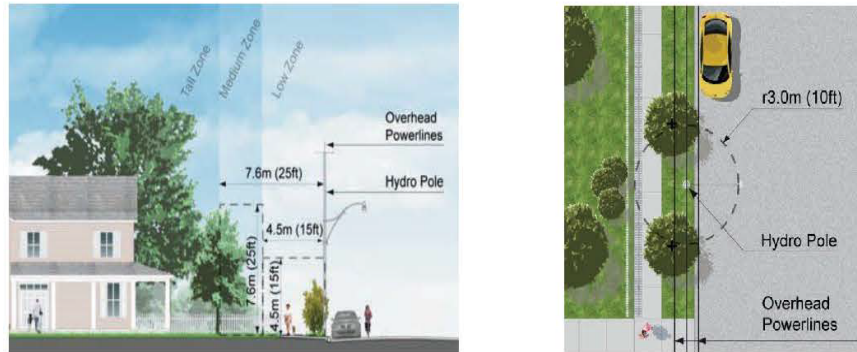


FIGURE 1: STREET TREE CORRIDOR

NOTES

1. ALL UTILITIES TO BE RELOCATED AS REQUIRED TO MEET BOTH HORIZONTAL AND VERTICAL CLEARANCES
2. SIDEWALK LENGTH VARIES DEPENDING ON THE LOCATION. 2.8M IN THE DOWNTOWN.

Figure 2: Planting Under or Around Powerlines – *Excerpt from Electrical Safety Authority Guidelines*



Low Zone - is the area under the power lines and extends to 4.5 m (15 ft) on either side. Trees and/or shrubs planted in this zone should have a maximum mature height and spread of 4.5 m (15 ft).

Medium Zone- extends from the edge of the outer edge of the Low Zone to a distance of 7.6 m (25 ft) on either side of the power line. The maximum mature height and spread of trees planted in this zone should be 7.6 m (25 ft).

Tall Zone - extends from the outer edge of the Medium Zone extending greater than 7.6 m (25 ft) from the power lines. Any strong and healthy tree may be planted in this zone.

Base Zone near the Hydro Pole - Trees and/or shrubs should not be placed closer than 3.0 m (10 ft) from the base of a hydro pole.