

**STREETSCAPING FEASIBILITY
STUDY**

**91 EGLINTON AVENUE EAST &
5055 HURONTARIO STREET**

**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**

SEPTEMBER 2018

CFCA FILE NO. 1525-4876

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Revision Number	Date	Comments
Rev.0	September 10, 2018	Issued for 1 st Submission

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LIST OF DRAWINGS

SFS P:	Streetscaping Feasibility Study: Plan
SFS 1:	Streetscaping Feasibility Study: Eglinton Avenue East Sections
SFS 2:	Streetscaping Feasibility Study: 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, a Zoning By-Law Amendment, and Draft Plan of Subdivision required to permit the residential development at 91 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 2017. 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 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 and Enbridge, are reflected on the drawings.

The information received from utility companies indicates that with the exception of the light poles, there are no other existing utilities within the north boulevard of Eglinton Avenue along the frontage of the proposed development.

Five (5) cross-sections have been prepared, four (4) are located along Eglinton Avenue East, and one (1) 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.

3.0 Trench Location Plan

Drawing SFS P reflects the Trench Location Plan along Eglinton Avenue East and Thornwood Drive. As per the City's requirements, a trench with plan area of 2m x 2m is proposed at a minimum distance of 0.75 m from the back of the municipal curb. According to the utility locations obtained to-date, no underground utilities are conflicting with the proposed trench location in the ultimate design condition. Above-ground utility conflicts have been identified and may require a Utility Relocation Plan during the detailed design stage.

The building setbacks are labelled in Drawing SFS S1 and Drawings SFS S2. 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.

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

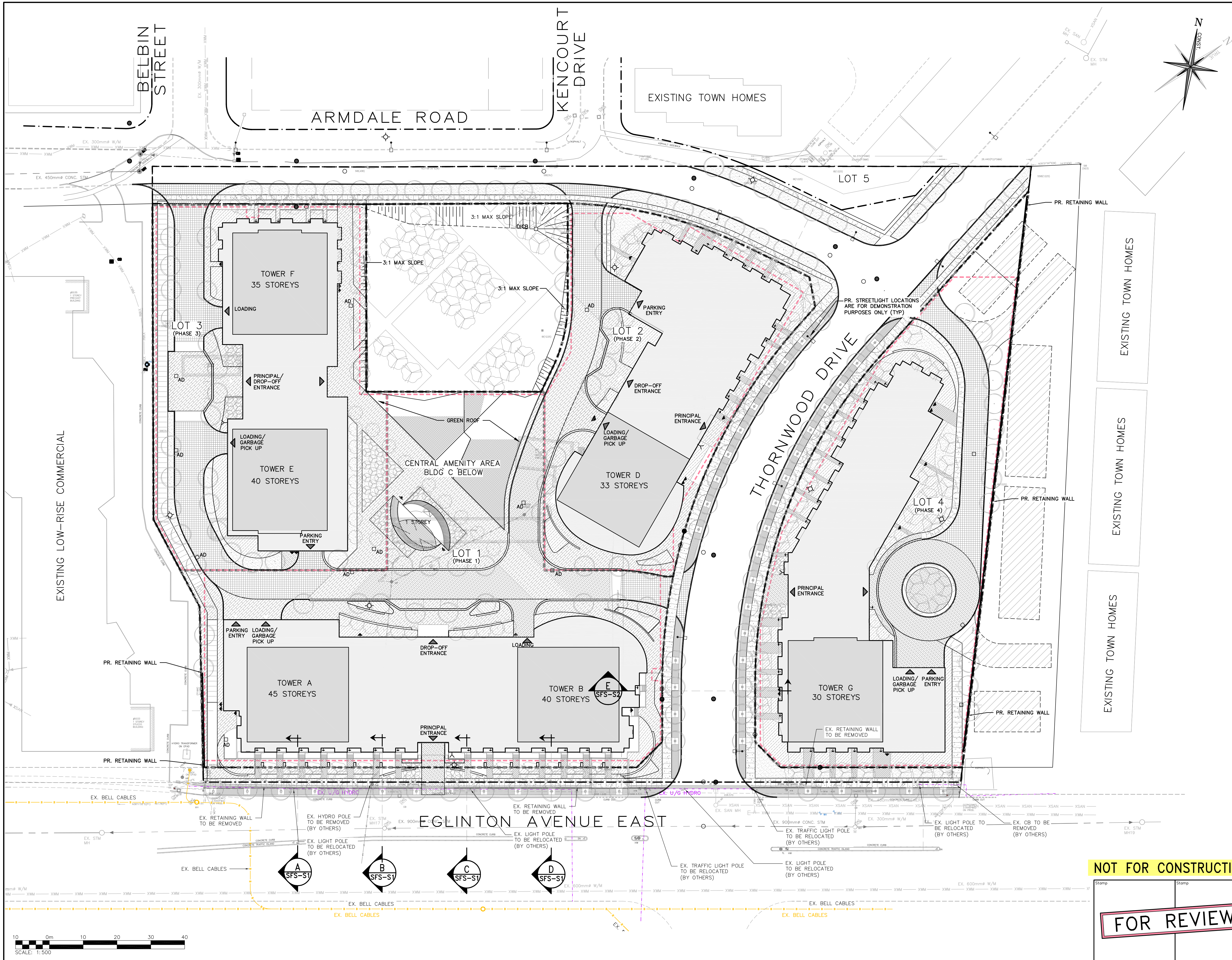
C.F. CROZIER & ASSOCIATES INC.



Nick Mocan, M.Sc., P.Eng.
Associate

I:\1500\1525-91 Eglinton Ltd Partnership\4876-91 Eglinton Ave E\Reports\5678_Streetscaping Feasibility Study.docx

FIGURES



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING FENCE
- EXISTING GRADE
- PROPOSED RETAINING WALL
- PROPOSED SLOPE (3:1 MAX.)
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED PHASE LIMIT
- PROPOSED STREET LIGHT LOCATION
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED CATCHBASIN / AREA DRAIN
- PROPOSED WATERMAIN GATE VALVE
- EX. STREET LIGHT POLE

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	

0 ISSUED FOR 1st. SUBMISSION 2018/SEP/10

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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.

SURVEY NOTES:
SURVEY COMPLETED BY KRCMAR SURVEYORS LTD. (JULY, 22, 2017)
DRAWING NAME: 17-1538701
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 (CSRS) (2010))
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.: R2-01 (2018/AUG/30)
PROJECT No.: N/A

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

STREETSCAPING FEASIBILITY STUDY:
PLAN

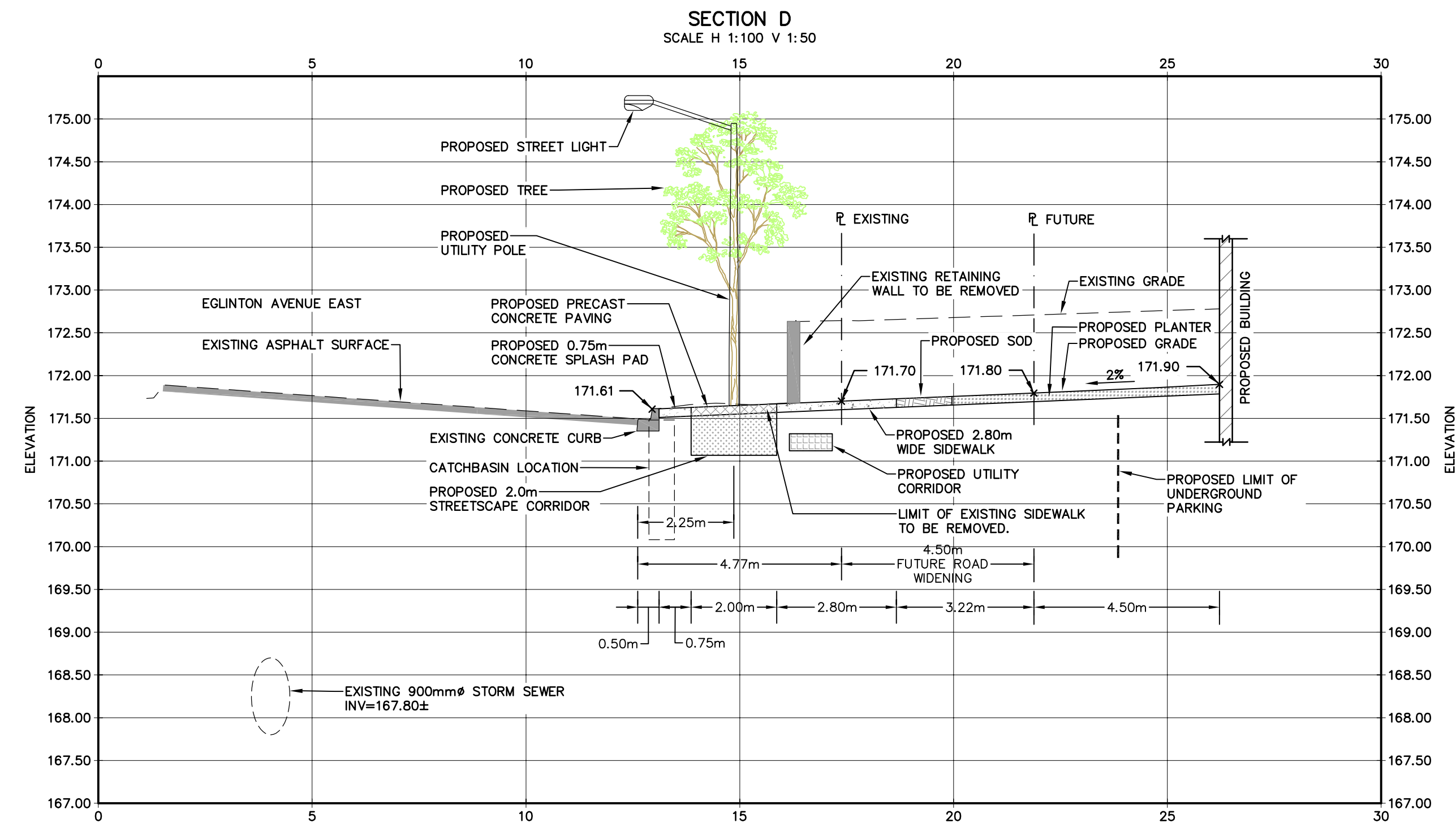
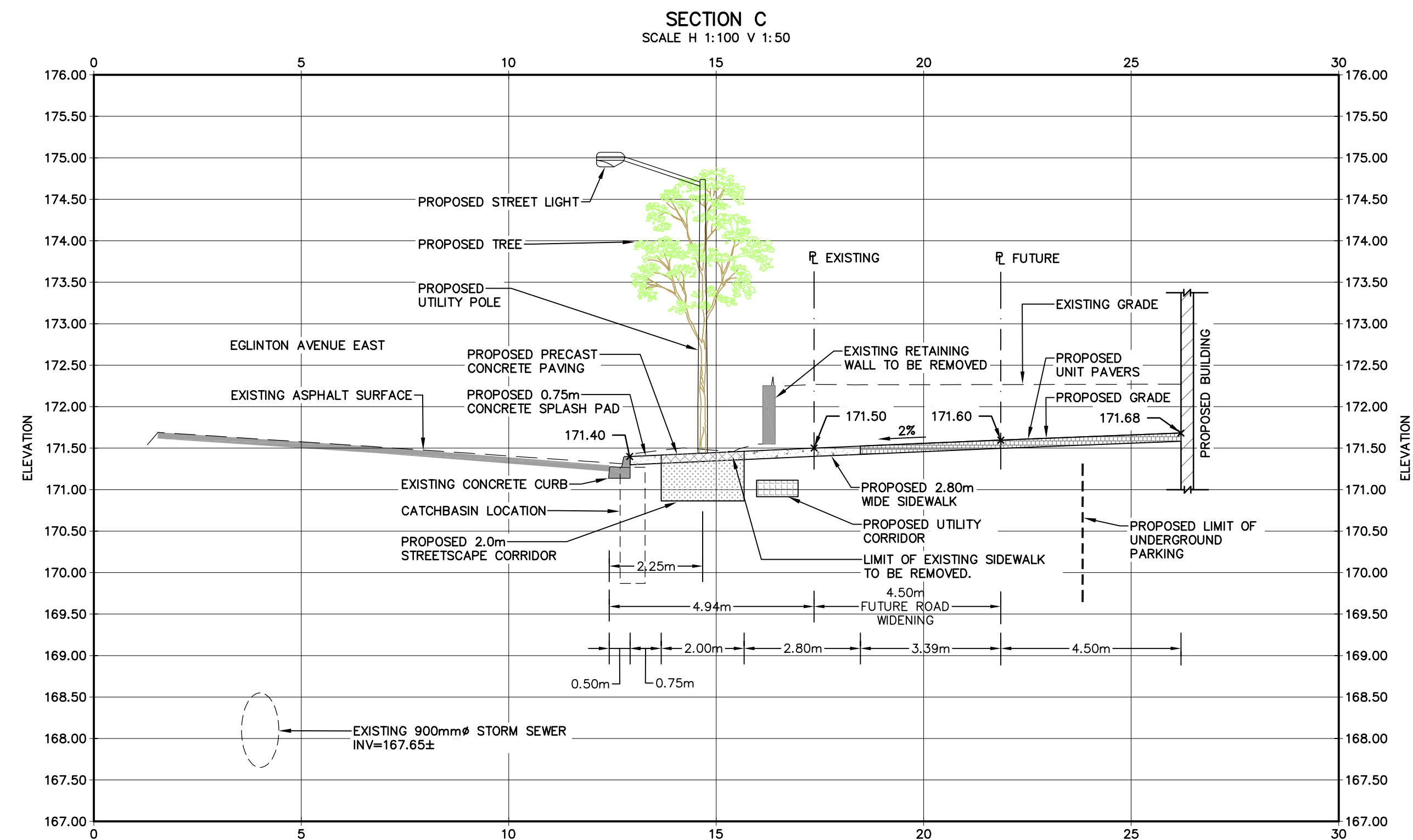
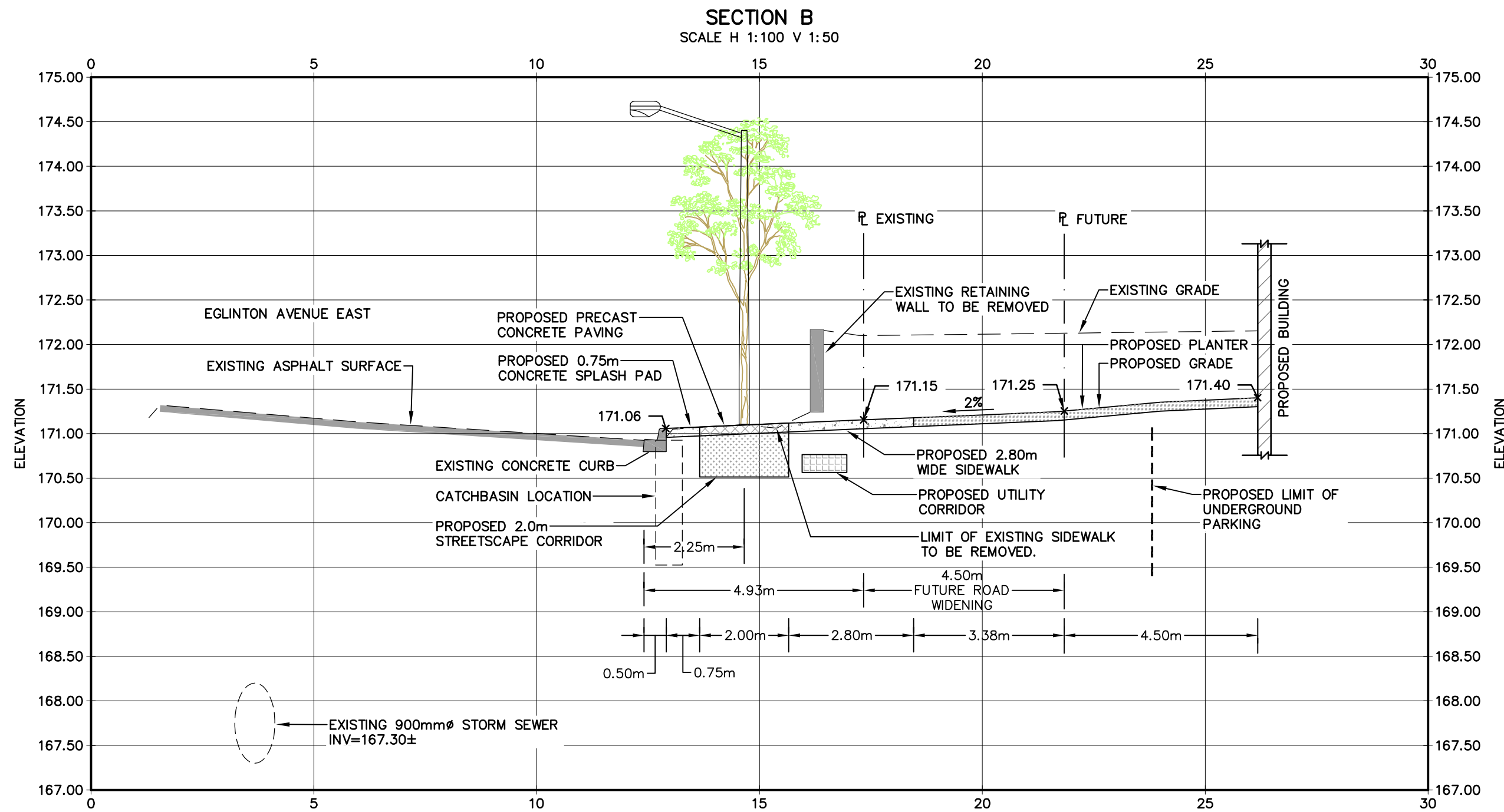
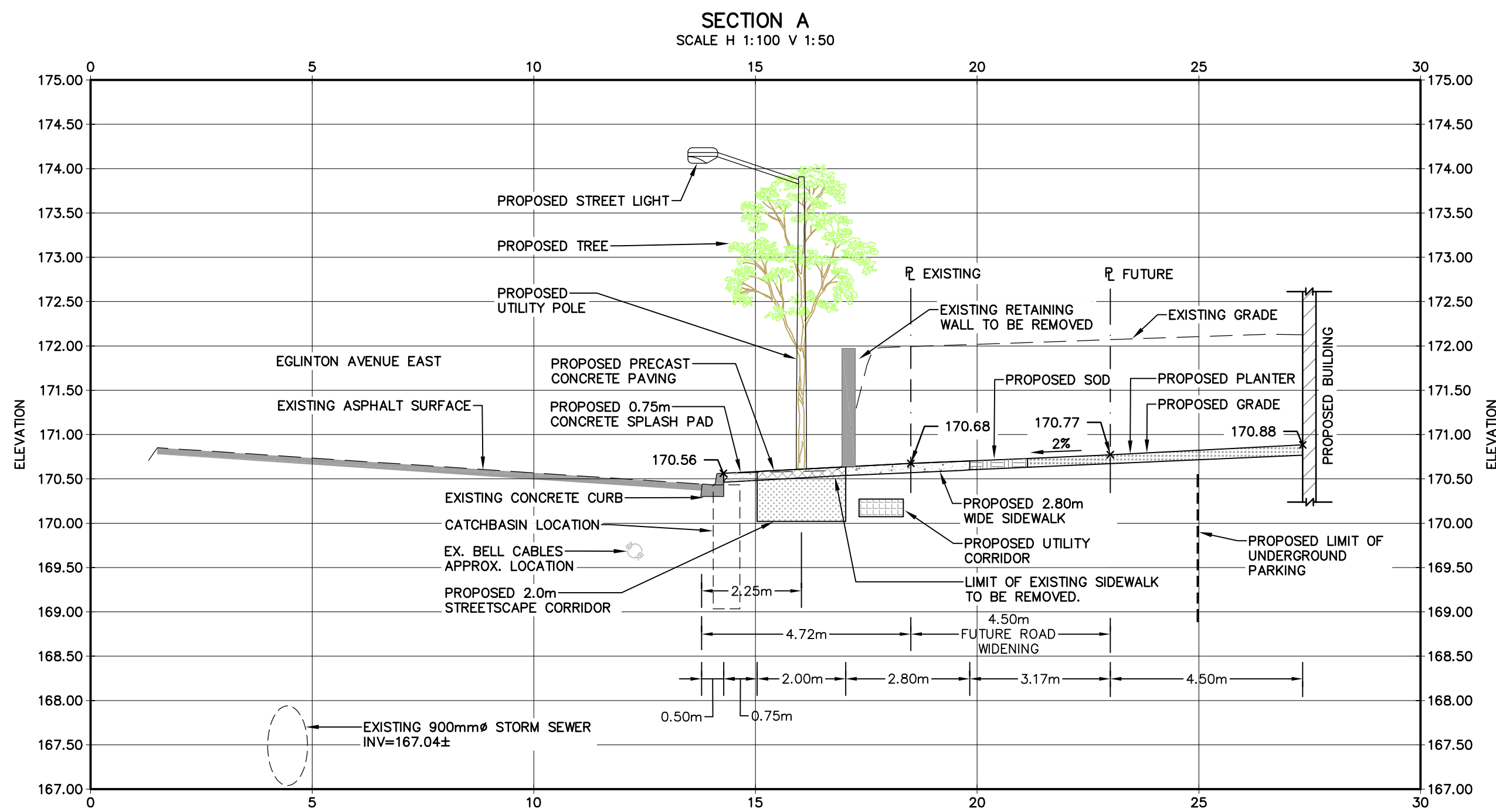
CROZIER CONSULTING ENGINEERS

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

Drawn	M.J.M.	Design	N.S.	Project No.	1525-4876
Check	S.C.	Check	N.C.	Scale	1:500
				Dwg.	SFS P

NOT FOR CONSTRUCTION

FOR REVIEW



- NOTES:
- SEE LANDSCAPE DESIGN DRAWINGS, DETAILS AND SPECIFICATIONS FOR STREETSCAPE INSTALLATION. (i.e. TREES, SIDEWALK ETC.)
 - CANOPY CLEARANCES SHOULD CONFORM WITH MISSISSAUGA STREETSCAPE FEASIBILITY TERMS OF REFERENCE, FIGURE 1.



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PROJECT No.: N/A

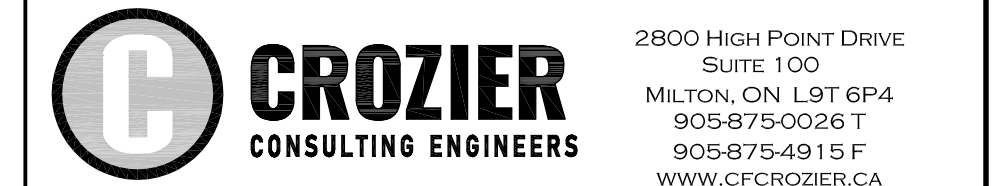
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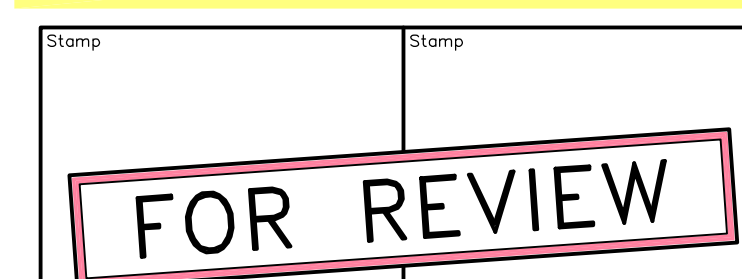
Project
PROPOSED HIGH-RISE DEVELOPMENT
91 EGLINTON AVE. E. & 5055 HURONTARIO ST.
CITY OF MISSISSAUGA

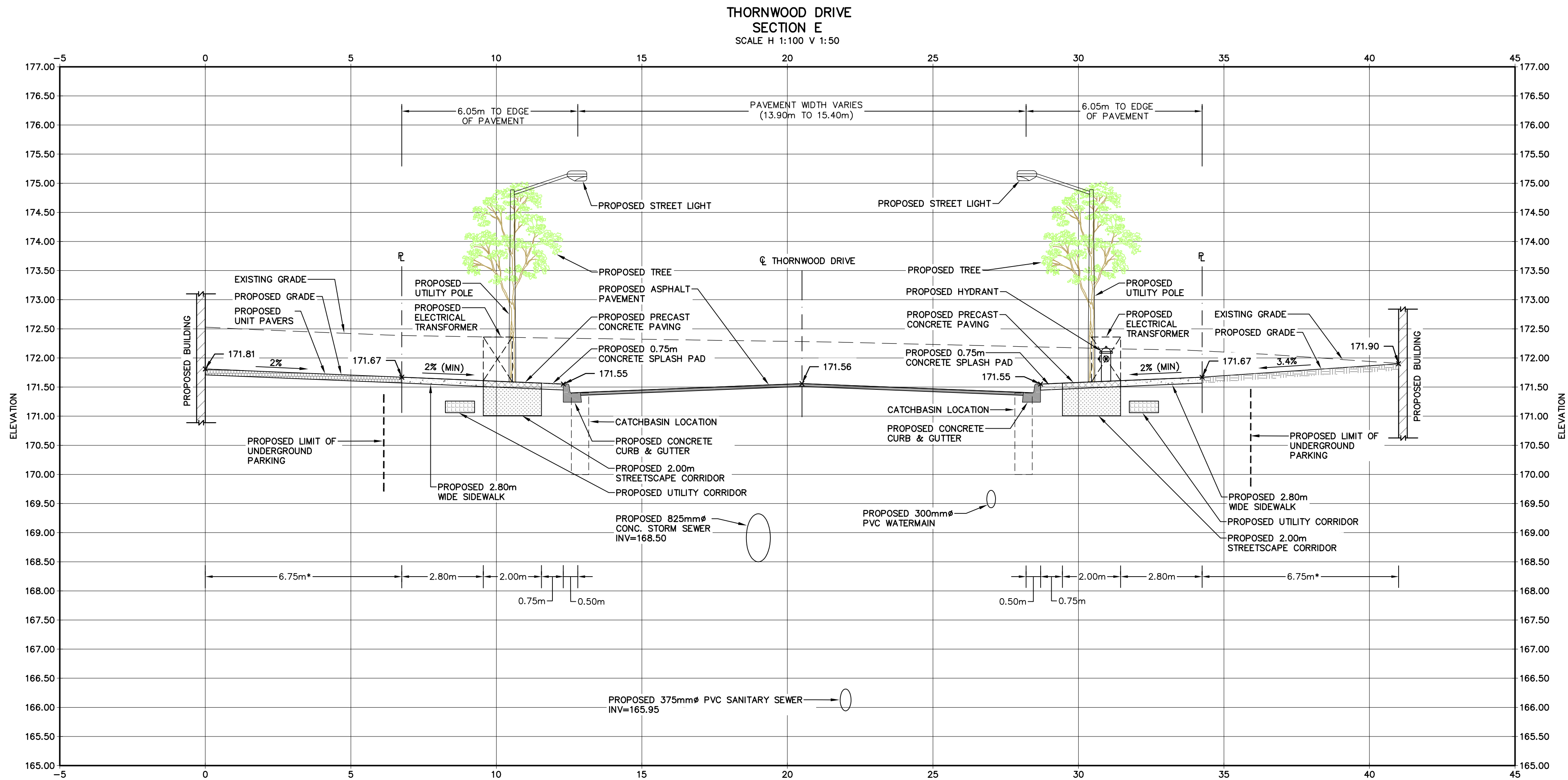
Drawing
STREETSCAPING FEASIBILITY STUDY:
EGLINTON AVENUE EAST SECTIONS

Drawn	M.J.M.	Design	N.S.	Project No.	1525-4876
Check	S.C.	Check	N.C.	Scale	Dwg. SFS S1



NOT FOR CONSTRUCTION





* NOTE:
OFFSET OF BUILDING FROM FUTURE PROPERTY LINE VARIES ALONG THORNWOOD DRIVE
- MINIMUM 4.50m OFFSET FOR PHASE 1
- MINIMUM OFFSET OF 3.00m FOR PHASES 2 AND 4



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.

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CITY OF MISSISSAUGA

Drawing
STREETSCAPING FEASIBILITY STUDY:
THORNWOOD DRIVE AND ARMDALE ROAD
SECTIONS

		2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905-875-0026 T 905-875-4915 F WWW.CFCROZIER.CA	
Drawn:	M.J.M.	Design:	N.S.
Check:	S.C.	Check:	N.C.
Project No.		1525-4876	
Scale		Dwg.	
		SFS S2	