

**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**

MAY 2019

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 |

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| 2.0 | EXISTING UTILITY PLAN | 1 |
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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: 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 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 study was previously submitted in September 2018 and has since been updated with comments from the City of Mississauga dated February 6, 2019 (File No.: 21T-M 18 5). The main update was incorporating a multi-use trail along Eglinton Avenue East (City of Mississauga Cycling Master Plan). The location and geometry of the multi-use trail was coordinated with City staff and is in accordance with City Standard Drawing No. 2240.080.

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.

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 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 trench along Eglinton Avenue has been revised per City comments to be 3m wide.

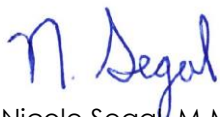
The building setbacks are labelled in Drawing SFS S1 and Drawings SFS S2. The buildings are adequately setback from property line. The Landscape Architect is responsible to specify trees that adhere to the above-grade street tree canopy clearances as shown in Figure 1 of the Streetscaping Feasibility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

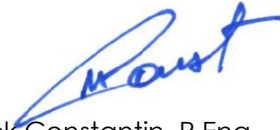
Respectfully submitted,

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

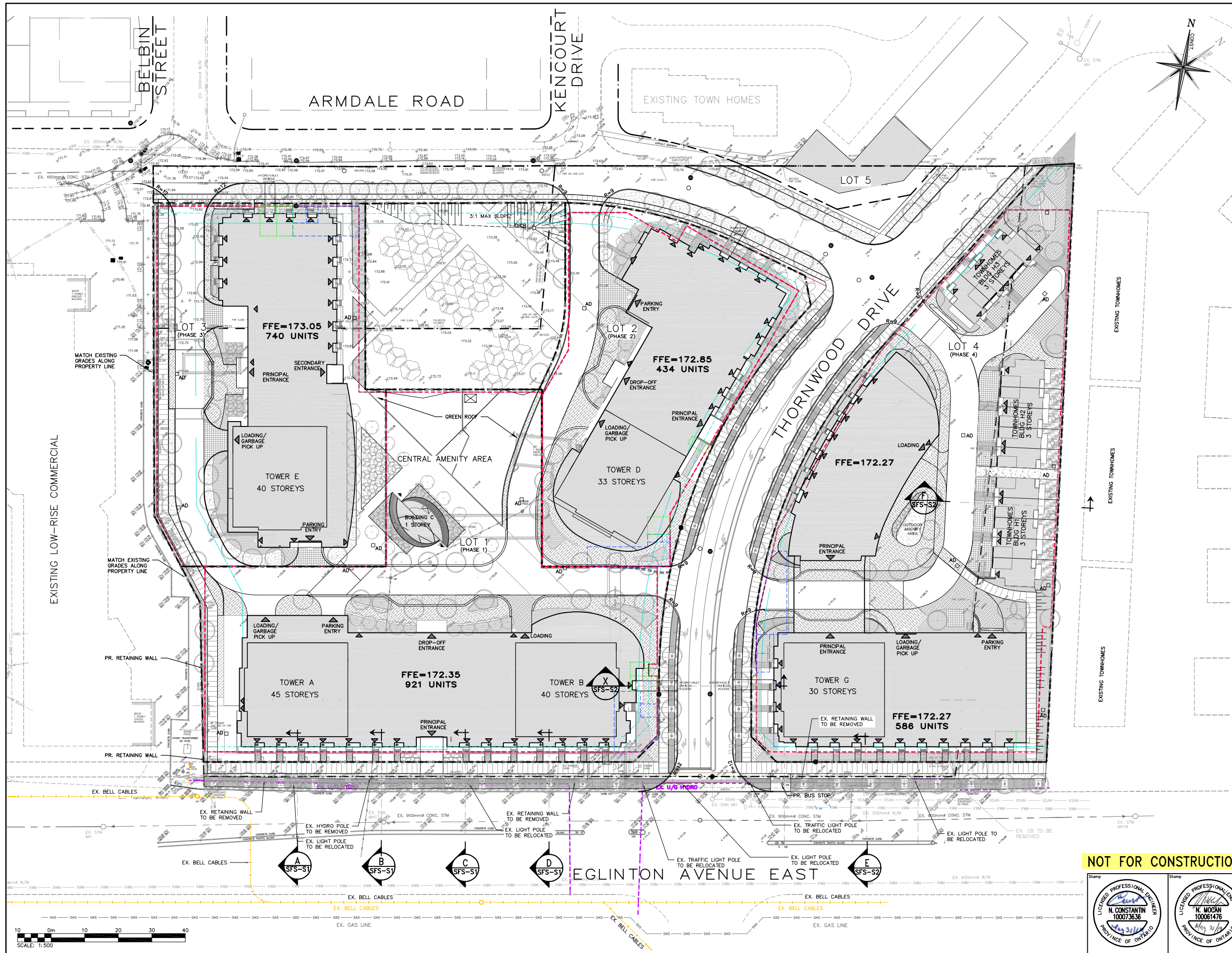
C.F. CROZIER & ASSOCIATES INC.



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

\\Milton-DC\Milton-Projects\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 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 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 | |

| | | |
|--|----------------------------|-------------|
| 1 | ISSUED FOR 2nd. SUBMISSION | 2019/MAY/31 |
| 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. | | |
| SURVEY NOTES: SURVEY COMPLETED BY KRCMAR SURVEYORS LTD. (JULY, 22, 2017) DRAWING NAME: 17-1638101 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 81°00' WEST LONGITUDE. (NAD83) (CGRS) (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-01b (2019/JAN/18) PROJECT No.: N/A | | |
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MISSISSAUGA

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

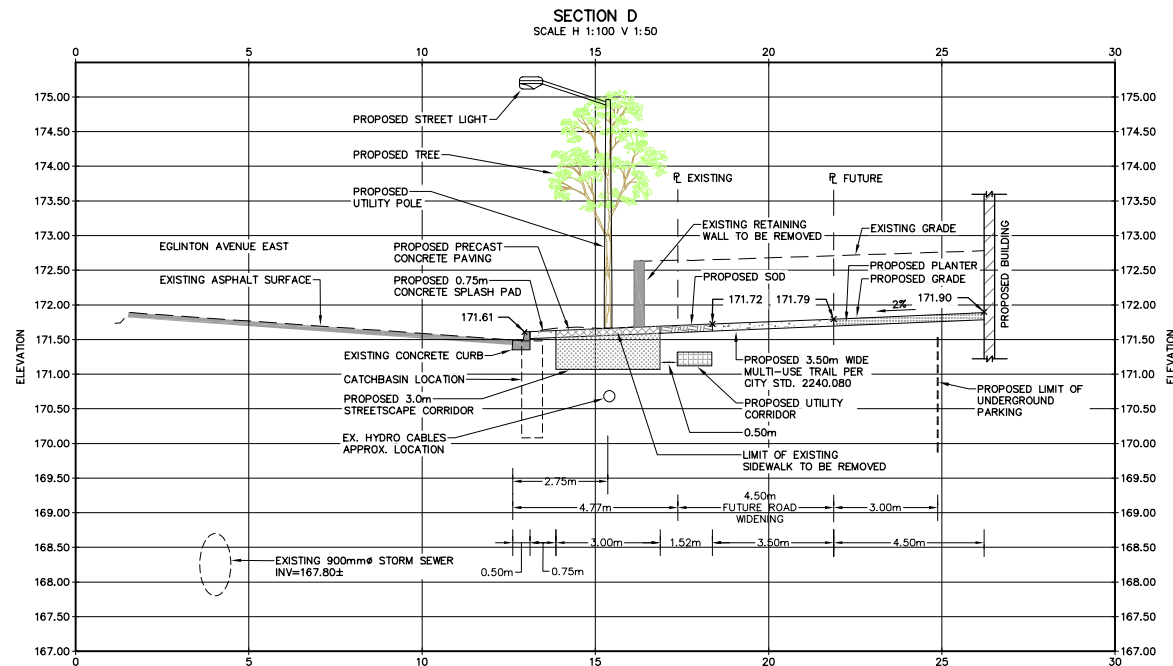
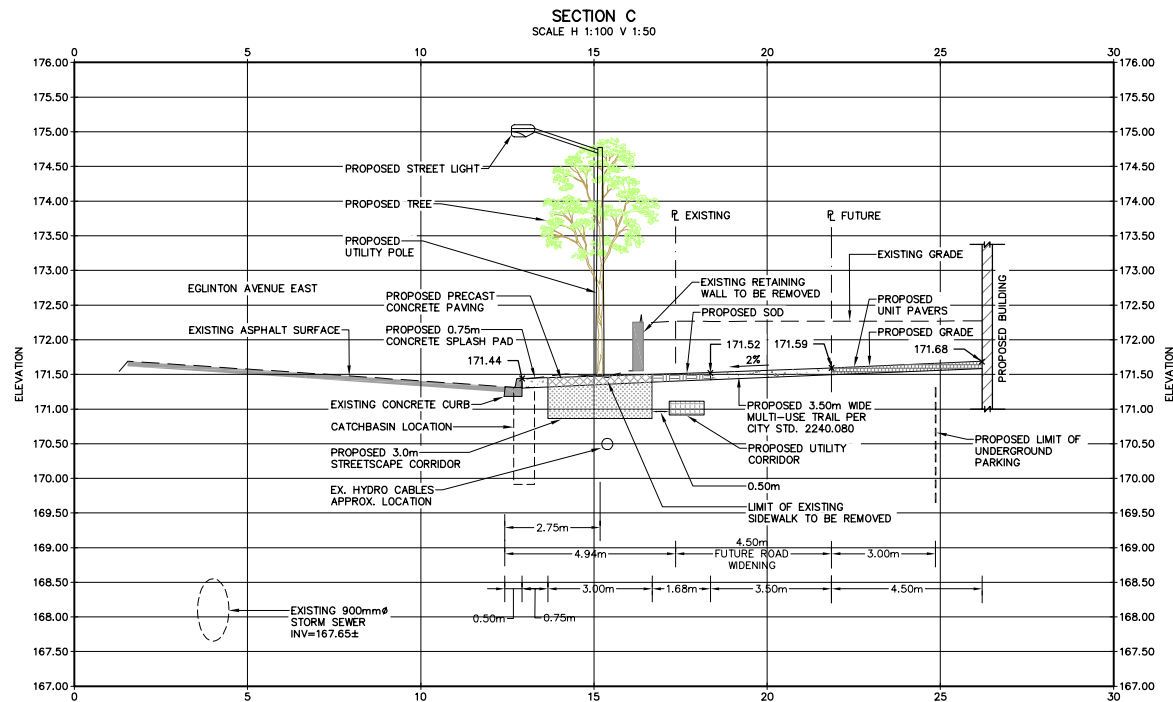
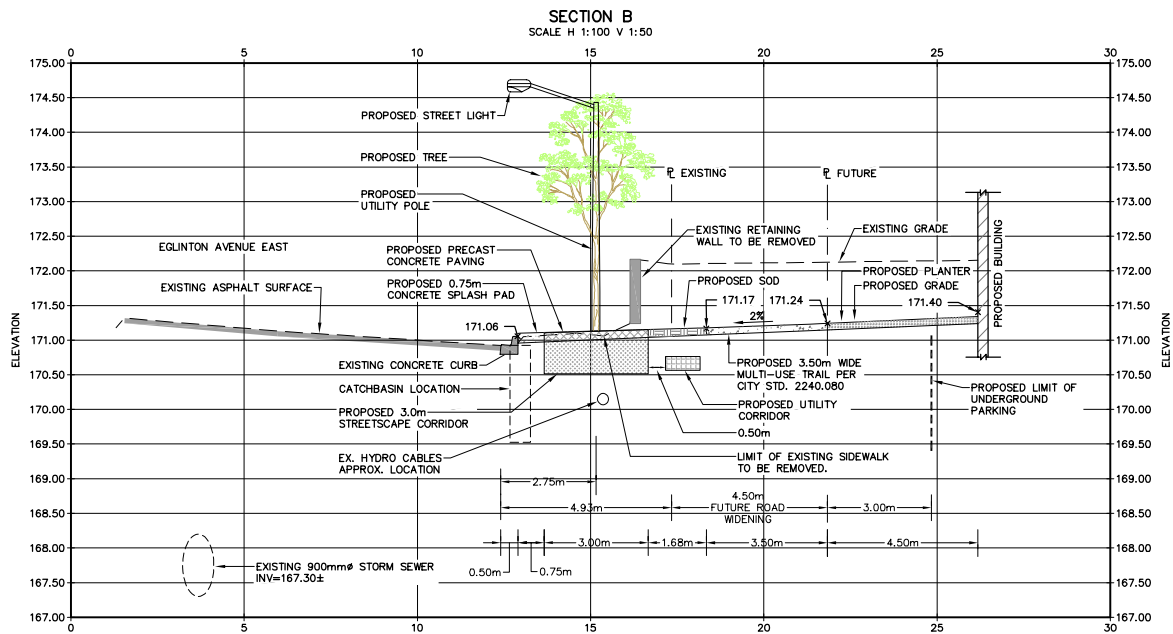
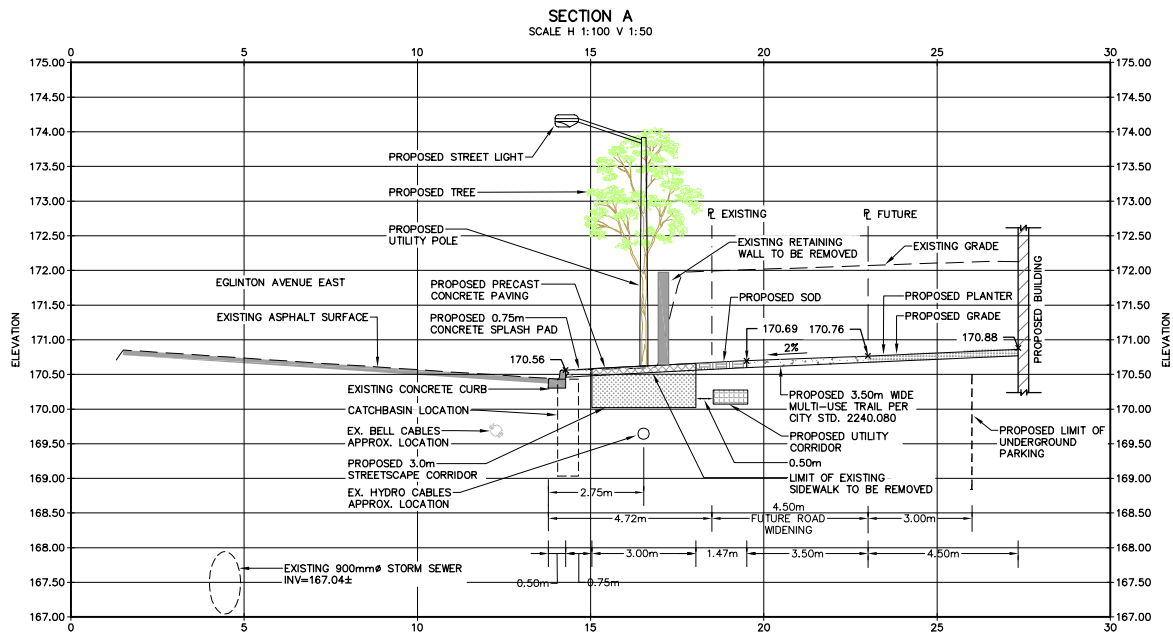
Drawing: STREETScape FEASIBILITY STUDY:
PLAN

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

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L7T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Stamp: LICENSED PROFESSIONAL ENGINEER
N. CONSTANTIN
100073636
PROVINCE OF ONTARIO

Stamp: LICENSED PROFESSIONAL ENGINEER
N. MOON
100061476
PROVINCE OF ONTARIO



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



LEGEND

| | |
|-----------|--|
| --- | PROPERTY LINE |
| - - - | EXISTING CONTOUR (0.5m) |
| - - - | EXISTING CONTOUR (1.0m) |
| - - - | EXISTING DITCH |
| - x - x - | 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 |

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

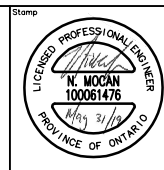
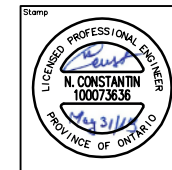
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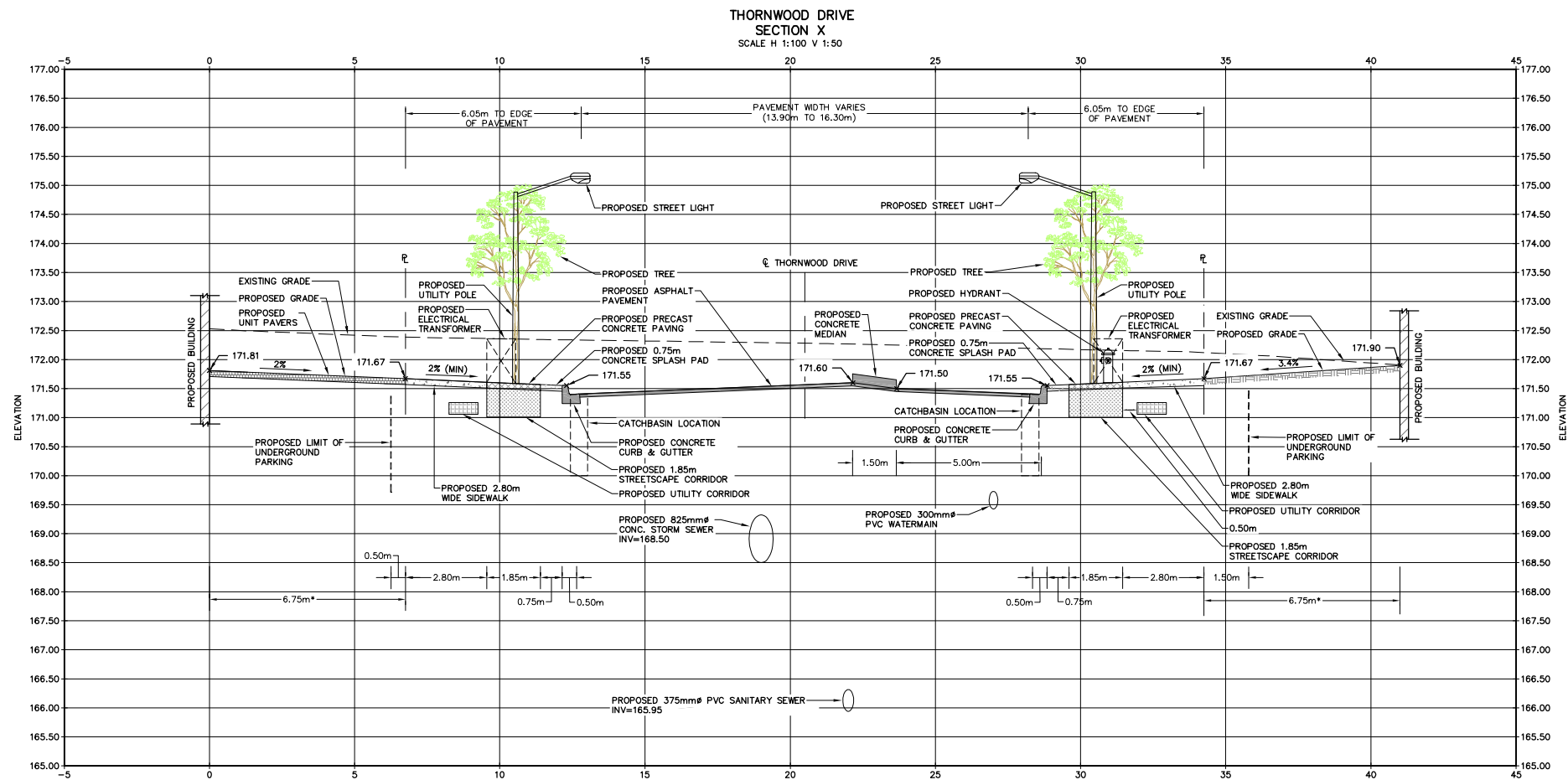
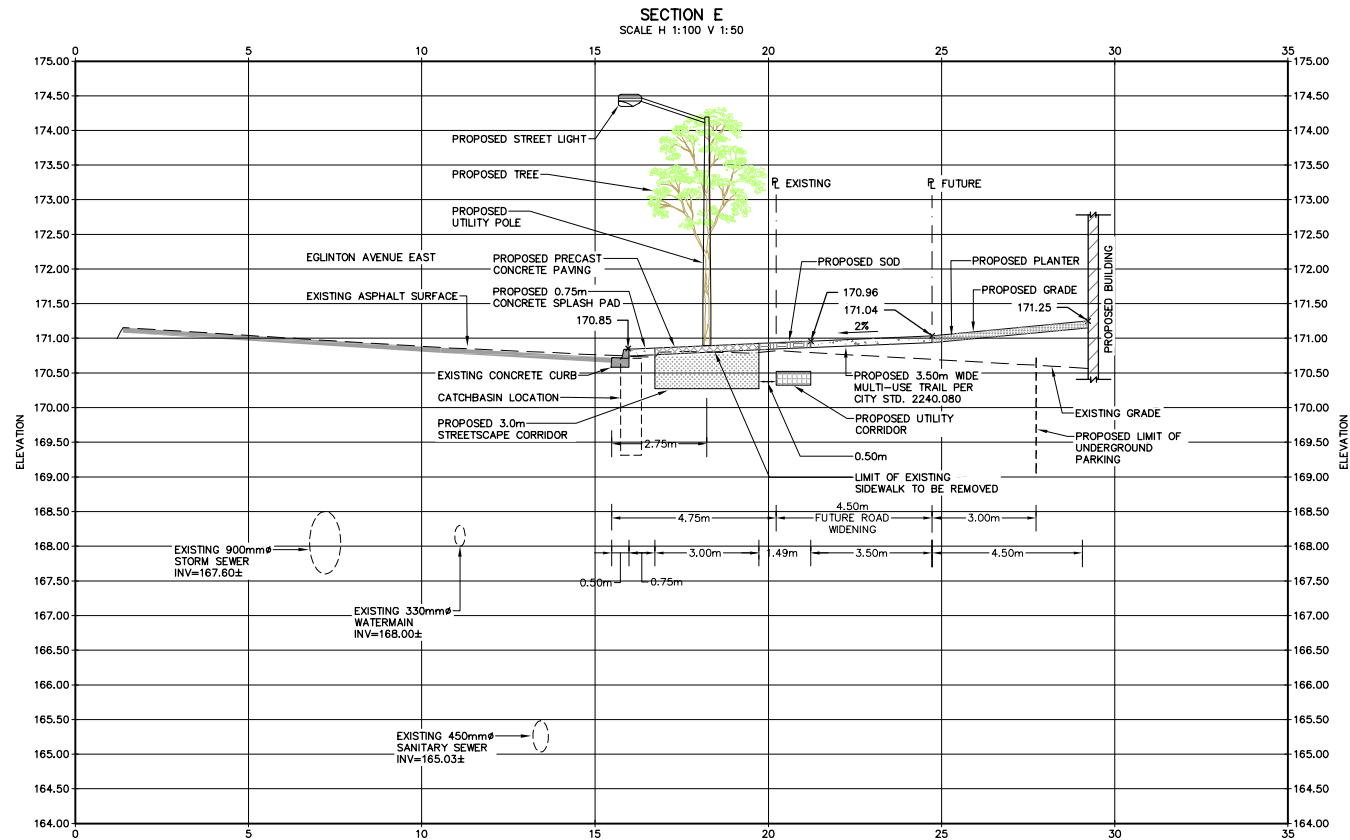
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CITY OF MISSISSAUGA

Drawing
STREETSCAPE FEASIBILITY STUDY:
EGLINTON AVENUE EAST SECTIONS

NOT FOR CONSTRUCTION



| | |
|--|--|
| C 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.I.M. Design: N.S. Project No.: 1525-4876 Check: S.C. Check: N.C. Scale: Dwg.: SFS-S1 |



| LEGEND | |
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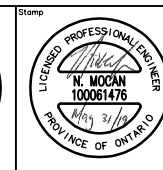
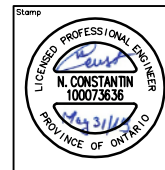
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CITY OF MISSISSAUGA**

Drawing
**STREETSCAPE FEASIBILITY STUDY:
EGLINTON AVENUE EAST AND
THORNWOOD DRIVE SECTIONS**

NOT FOR CONSTRUCTION



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.I.M. | Design | N.S. | Project No. | 1525-4876 |
| Check | S.C. | Check | N.C. | Scale | Dwg. SFS-S2 |