

STREETSCAPE FEASIBILITY TERMS OF REFERENCE

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 illustrates the subject areas that correspond with the City's Intensification Areas set out in the Official Plan.

The Streetscape Feasibility Study will be reviewed and approved by the Planning & Building Department in consultation with the Transportation & Works Department.

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 Urban Public Realm Council Report. The purpose of the Streetscape Feasibility Study is to evaluate the adequacy of the 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 streetscape trench and above-grade street tree canopy clearances 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 streetscape corridor can be met including any associated setbacks and/or utility relocations necessary to accommodate the corridor. The streetscape corridor and trench will accommodate the proposed Amended Boulevard Treatment to be designed and detailed through the Site Plan Application process.

Criteria

The Study will verify that a 2 m x 2 m below-grade trench and above-grade street tree canopy clearances (see figure 1) within the public right-of-way or that the utility locations will be modified to accommodate this objective. The proposed 2 m x 2 m trench shall be located a minimum of 0.75 m from the back of the municipal curb and sited parallel to the property line for the length of the development. Underground utilities that conflict with the trench 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 setbacks to the trench and other utilities.

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 trench 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. Existing Utility Plan as per ***Appendix B Utility Plan Terms of Reference***.
2. Using the base existing utility information obtained from the Utility Plan, provide a proposed Trench Location Plan that illustrates that the proposed 2 m width x 2 m depth streetscape trench extending across the entire frontage of the development site does not conflict with any above or below grade utilities in the ultimate design condition. Clearly show and label the trench and the existing utilities. The Plan shall be prepared in accordance with the following;
 - i. Plans and Cross-Sections as per *Appendix B* criteria (i) and (ii)
 - ii. Prepared and stamped by a Professional Engineer.
3. Should a conflict be identified, then a proposed Utility Relocation Plan is required. This plan will clearly show and label the proposed streetscape trench 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 proposed work is acceptable.
4. 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>

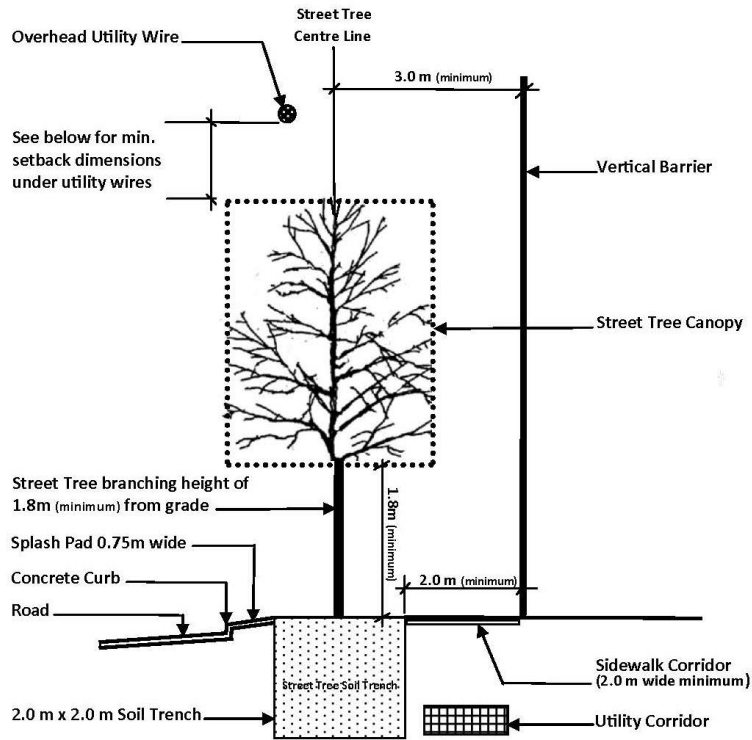
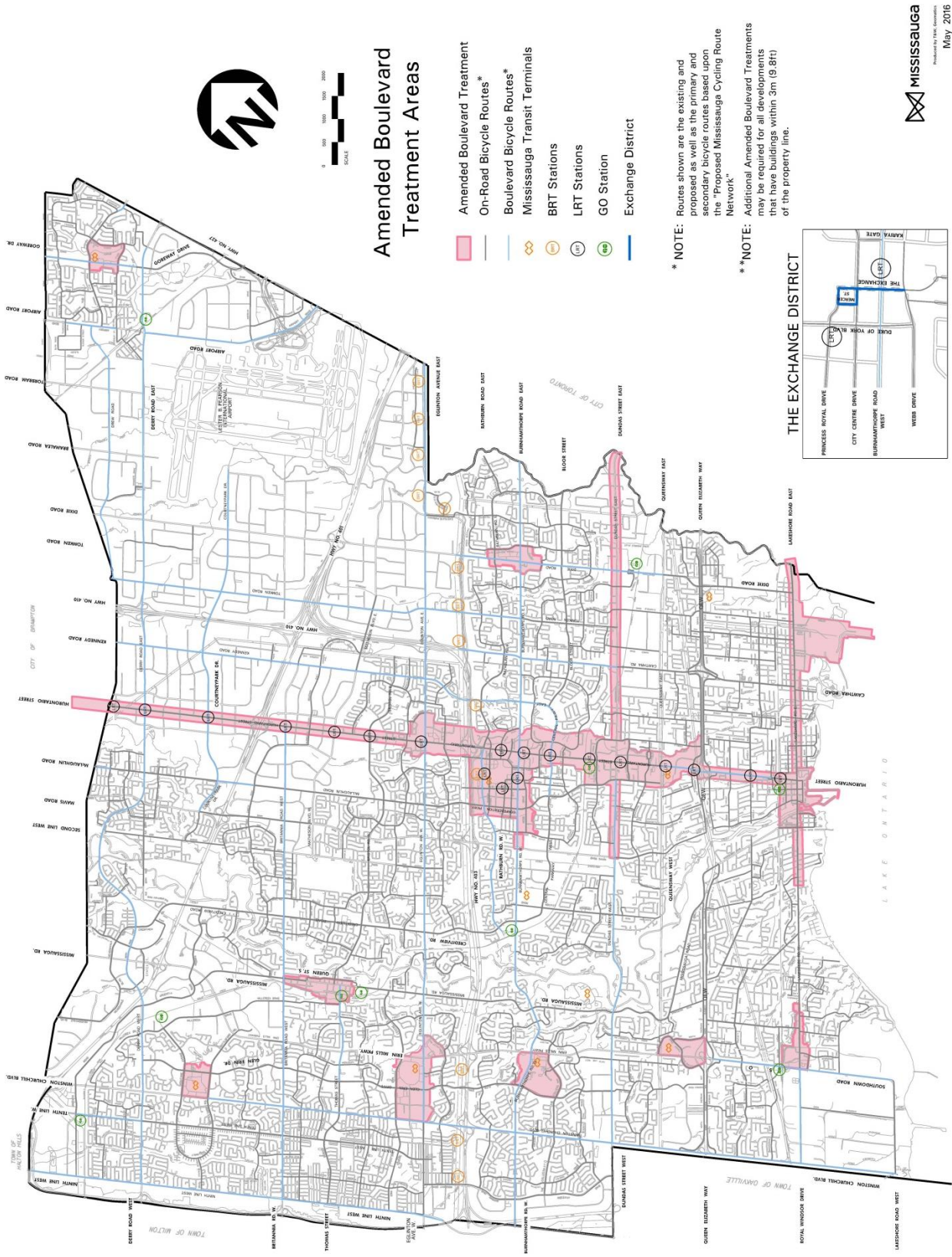


Figure 1 _

Appendix A

Amended Boulevard Treatment Areas



Appendix B Terms of Reference – Existing Above and Below Grade 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.

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 as described above.

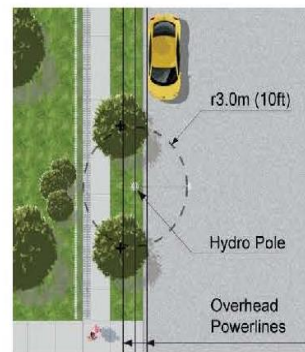
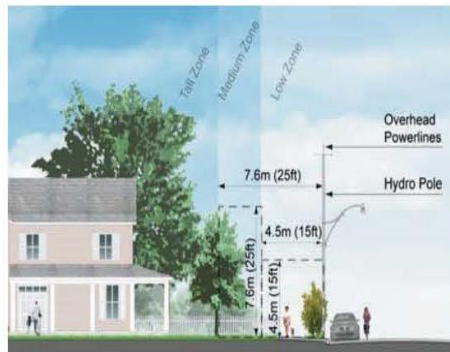
Note:

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.

Note: Please check with the Utility Companies for confirmation of restrictions.

PLANTING UNDER OR AROUND POWERLINES

Excerpt from Electrical Safety Authority Guideline



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.