

SITE PLANS, REZONING, LAND DIVISION AND CONDOMINIUM

SECTION 6 - DESIGN REQUIREMENTS

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6.01 DESIGN STANDARDS AND SERVICING POLICY FOR MULTI-FAMILY AND RESIDENTIAL/INDUSTRIAL CONDOMINIUM DEVELOPMENTS**6.01.01 General Requirements**

Engineering drawings shall be prepared to the satisfaction of the City, to show location of all underground services, including Sanitary, Storm, Watermains, Hydro, Telecommunications, Gas, etc., together with the location of all roadways, sidewalks and boulevards, certified and stamped by a registered Professional Engineer of the Province of Ontario.

Roadways shall not be considered to form any part of the required parking.

Designated fire access routes shall be provided throughout the development to the standards of the Fire Department and Emergency Services Division and in accordance with good engineering practise. (Refer also to fire routes By-law No. 1036-81, as amended)

Multi-family developments shall be signed so as to easily identify the location of all blocks. Such signs shall be approved by the Urban Design Section of the Planning and Building Department.

Proper waste collection areas must be provided throughout the development so that the waste haulers vehicles can enter the development and collect waste efficiently and safely. Such arrangements shall be in accordance with standards as set down by the Regional Municipality of Peel.

A certified statement signed and stamped by a registered Professional Engineer of the Province of Ontario stating that all services have been designed and constructed in accordance with the City of Mississauga Standards and Servicing Policy for Multi-family and Condominium Developments is required prior to registration of the development.

6.01.02 Internal Private Roadways

Internal private roadways shall be designed in accordance with the current City of Mississauga design criteria for a minor residential street (including curbs, curb and gutters, subdrains and sidewalks where applicable) in accordance with the latest Ontario Provincial Standard Drawings and Specifications or City Standards and Requirements as applicable; with the following modifications:

- Minimum width of roadway shall be 7.0m
- Minimum centre line turning radius shall be 12m (fire truck) for any development which has no buildings over three stories.
- Lengths of driveways must be a minimum of 6m measured from the back of the sidewalk, where a sidewalk exists or 6m from the back of the curb, where no sidewalk exists
- Minimum overhead clearance shall be 5.0m
- The minimum pavement structure for the roads will be as follows, but may vary depending upon site soil conditions. For site conditions or any specific uses which require extra strength pavement, the pavement structure shall be substantiated by a report from the applicant's geotechnical consultant

250mm	OPSS Granular 'B'
200mm	OPSS Granular 'A'
65mm	OPSS H.L.8
40mm	OPSS H.L.3

- Parking lots shall be structurally designed to the equivalent of the internal road design standards.
- The minimum pavement structure for driveways to individual, single, semi or townhouse units will be as follows:

150mm	Granular 'A'
50mm	H.L.8
25mm	H.L.3F

6.01.03 Watermains and Water Services

- Watermains and water services shall be designed and constructed in accordance with the most recent requirements of the Region of Peel, the Ontario Building Code and in accordance with municipal by-laws.
- Trench backfill for the watermain and water service installations shall consist of native or granular material, free of organics and contaminants, placed and compacted in lifts as required to achieve a minimum compaction of 95% of the Standard Dry Density. (OPSS 514.07.08)
- *Shall be designed and constructed in accordance with the Region of Peel design Criteria and Development Procedures Manual, latest edition.*
- Upon completion of the site work and services and prior to registration, a certified statement signed and stamped is required from a registered/licensed Professional Engineer of the Province of Ontario confirming that all water boxes have been raised to final grade, uncovered and in a clean condition.

6.01.04 Storm and Sanitary Sewers, Drains and Appurtenances

- The storm and sanitary sewers, drains and appurtenances shall be designed and constructed in accordance with the most recent requirements of the Ontario Building Code and in accordance with the appropriate municipal By-laws.
- Trench backfill for the storm and sanitary sewer and drain installations shall consist of native or granular material, free of organics and contaminants, placed and compacted in lifts as required to achieve a minimum compaction of 95% of the Standard Proctor Density. (OPSS 514.07.08)
- Upon completion of the site servicing works building construction and landscaping; the storm sewer system, including catchbasins and leads shall be cleaned and flushed.
- Flushing operations shall comply with the current Storm Sewer Use By-Law adopted by Council and be certified by a registered Professional Engineer from the Province of Ontario upon completion.

6.01.05 Streetlighting

- The average horizontal maintained lux rating referred to herein represents the average illumination on the traffic used pavement, between curb lines when the illuminating source is at its lowest output and the luminaire is at its dirtiest condition.
- Luminaires shall be chosen to distribute the light away from residential buildings and onto roadways, pathways or parking lots.
- Every residential unit shall be provided with exterior lighting fixtures located near all entrances.
- Luminaires and poles shall have an average life expectancy of 20 years and shall be vandal resistant.
- All lighting installations shall conform to the requirements of the Canadian Standards Association, Electrical Code of Ontario.
- All installation shall be subject to The Electrical Safety Authority (ESA) inspection.
- All wiring shall be underground.
- The total lighting system must be completed and operational prior to occupancy.

6.01.06 Individual Unit Services

- Storm sewers, sanitary sewers and watermains shall not be permitted to be constructed under any building except in special circumstances as permitted in the Ontario Building Code.

6.01.07 Utilities

Gas, Hydro the provision of Telecommunications, etc., shall be constructed underground and in accordance with the applicable utility company's requirements. The Developer's Consultant will arrange for the necessary design co-ordination with the various utility companies and receive acceptance/approval from each utility company, prior to the issuance of Building permits.

6.01.08 Erosion and Sediment Control

Condominium developments which are within 30m of a watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the current Erosion and Sediment Control By-law adopted by Council. The developer will be required to apply for an Erosion and Sediment Control Permit prior to undertaking any land stripping or regrading activities within the lands.

Standard Drawings – Common Element Condominium Roads

Dwg. No. – Common Element Condominium road cross section with off-street parking

Dwg. No. – Common Element Condominium road cross section with on-street parking.