



URBANTECH[®]

Streetscape Feasibility Study

25 Hillcrest Avenue and 3154 Hurontario Street

City of Mississauga

Prepared for

33HC TAS LP, 33HC Corp., 3168 HS LP and 3168 HS Corp.

Project #: 20-252

May 2022



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- **Drawing S-2** Trench Location Plan



1. INTRODUCTION

Urbantech has been retained as consulting engineers by TAS to complete a Streetscape Feasibility Study in support of a zoning bylaw amendment for the proposed 2.14 ha development located at 25 Hillcrest Avenue and 3154 Hurontario Street in the City of Mississauga.

The subject property is located within an Amended Boulevard Treatment area per Streetscape Feasibility Terms of Reference Appendix A.

The Streetscape Feasibility Study has been completed for the subject property in accordance with the City of Mississauga Streetscape Feasibility Terms of Reference dated May 2019. The purpose of the Streetscape Feasibility Study is to show that the proposed building setback is adequate 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.

The proposed site fronts two public ROWs namely Hillcrest Avenue and Hurontario Street in the City of Mississauga. At this time Metrolinx is revising the existing ROW as part of the Hurontario Light Rail Transit Project. We will work with Metrolinx to ensure that a proper streetscape is provided under the ultimate condition along Hurontario Street. As such the analysis of Hurontario Street that has been undertaken is subject to revision as a result of the coordination.

The study consists of two parts:

- **Drawing S-1** Existing Utility Plan
- **Drawing S-2** Trench Location Plan

2. EXISTING UTILITY PLAN

The Utility Plan package is based on the existing utility locations present along Hillcrest Avenue and Hurontario Street. Information regarding existing underground utilities is based on the topographic survey (R-PE Surveying Ltd., October 2020) and a Subsurface Utility Engineering (SUE) study prepared by Onsite Locates Inc. (May 3, 2022).

Depths of the utilities are to be verified by Onsite Locates Inc. prior to re-application.

3. TRENCH LOCATION PLAN

The trench location plan, **Drawing S-2**, demonstrates the anticipated boulevard along Hillcrest Avenue and Hurontario Street. Per the City's requirements, a 2 m wide below grade trench (2 m deep) unencumbered area for street tree corridor can be provided within the proposed boulevard width. The distance between the tree corridor and proposed joint utility trench are labelled on the cross-section and provide a separation of 0.3 m. The anticipated boulevard require sidewalk to be placed within private property within a portion of Hillcrest Avenue.

Two cross-sections have been prepared along Hillcrest Avenue and one cross section along Hurontario Street. All sections demonstrate the relationship between existing and anticipated boulevard elements. The cross-sections are in accordance with the City of Mississauga Streetscape Feasibility Terms of Reference Appendix B.



Further refinements are anticipated the trench location plan as the project proceeds. Alternative locations for the street tree corridor and utilities may be examined. The landscape architect will be responsible to incorporate trees in their design that adhere to the above grade space required for the street tree canopy cover required in the Streetscape Feasibility Terms of Reference. Location of the electrical ducts will be coordinated with the electrical engineer.

4. CONCLUSIONS

Based on the Streetscape Feasibility Study, an appropriate boulevard treatment can be accommodated in the public right-of-way adjacent to the subject property in accordance with the City of Mississauga's streetscape requirements. Ongoing Coordination is required with Metrolinx and several project disciplines (civil, landscape architect, architect and electrical engineer) to perfect the placement of all boulevard elements.

Report Prepared by:

Janna Ormond B.Eng., EIT
Municipal Design Assistant

Steven Hader, P. Eng.
Senior Project Manager

APPENDIX A

Drawings

Drawing S-1 Existing Utility Plan
Drawing S-2 Trench Location Plan

GO TRANSIT ACCESS

JOHN STREET

HURONTARIO STREET

HILLCREST AVENUE

BUILDING A
(MIXED USE)

BUILDING B
(MIXED USE)

BUILDING C
(COMMERCIAL)

BUILDING D
(MIXED USED)

BUILDING E
(COMMUNITY CENTRE)

0.75m CONCRETE RUMBLE
STRIPS PER CITY OF
MISSISSAUGA STD.

2.0m WIDE STREETSCAPE
CORRIDOR, TREE PLANTINGS
AND LIGHT STANDARDS TO BE
COORDINATED WITH
LANDSCAPE AND ELECTRICAL

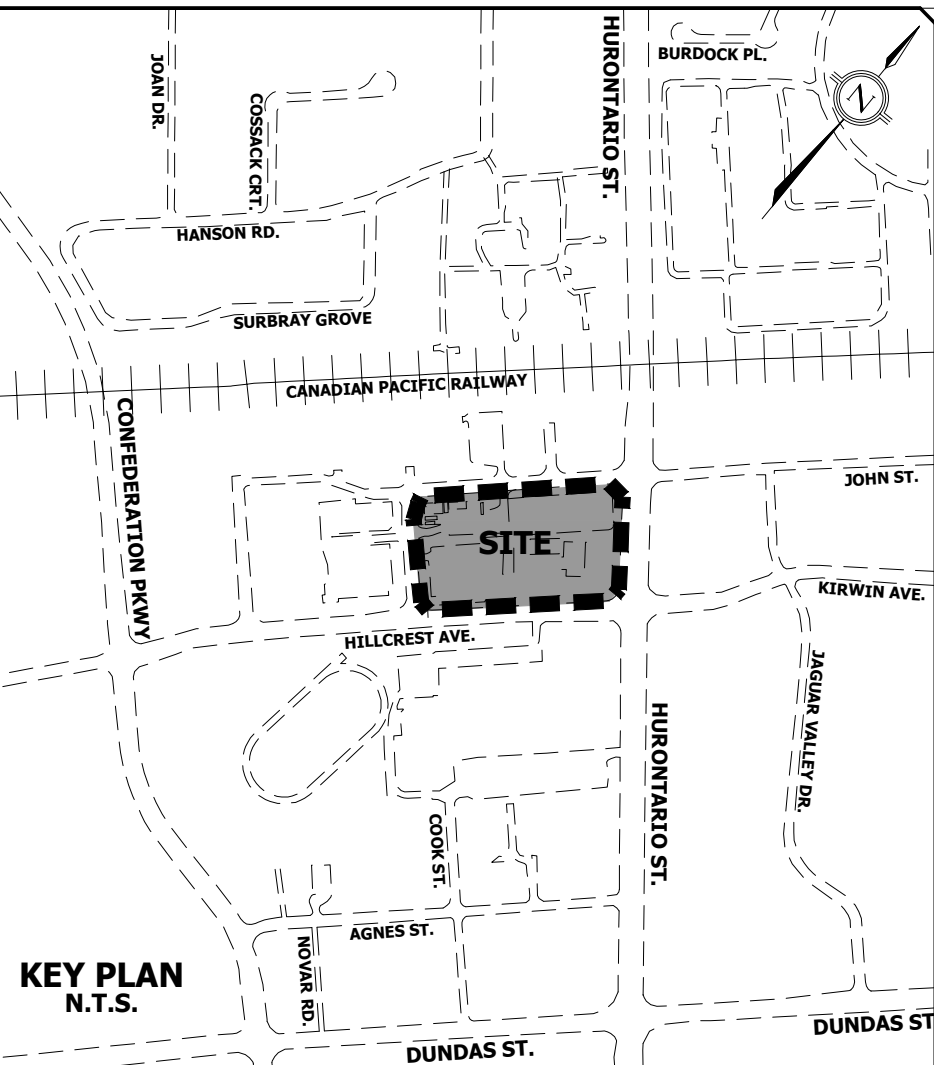
2.0m WIDE STREETSCAPE
CORRIDOR, TREE PLANTINGS
AND LIGHT STANDARDS TO BE
COORDINATED WITH
LANDSCAPE AND ELECTRICAL

0.75m (MIN) CONCRETE
RUMBLE STRIPS PER CITY OF
MISSISSAUGA STD.

2.0m WIDE STREETSCAPE
CORRIDOR, TREE PLANTINGS
AND LIGHT STANDARDS TO BE
COORDINATED WITH
LANDSCAPE AND ELECTRICAL

LIMIT OF UNDERGROUND LEVEL

HURONTARIO STREET
WIDENING AND
IMPROVEMENTS TO BE
COORDINATED WITH
METROLINK



LEGEND

- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING SINGLE/AREADRAIN
- EXISTING DOUBLE CATCHBASIN/AREA DRAIN
- EX. VALVE AND BOX
- EXISTING OVERHEAD HYDRO
- EXISTING UNDERGROUND HYDRO
- EXISTING UNDERGROUND BELL TELEPHONE
- EXISTING UNDERGROUND CABLE (TV)
- EXISTING GASMAIN
- EXISTING FIBER OPTIC CABLE
- LIMIT OF PROPERTY
- LIMIT OF UNDERGROUND GARAGE
- STREETSCAPE CORRIDOR (2.0m)
- RUMBLE STRIP (0.75m MIN)

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 1001 HAVING AN ORTHOMETRIC ELEVATION OF 123.221 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD:1928/78AD.).

TABLET SET HORIZONTALLY AT THE BASE OF A 750MM CONCRETE TRAFFIC POLE ON THE SOUTH SIDE OF HILLCREST AVENUE, WEST OF CENTERLINE OF THE EASTERLY GO STATION ENTRANCE.

ISSUED FOR REZONING			
1 APR. 22, 2022			
FIRST DATE APR. 22, 2022	SECOND DATE	THIRD DATE	FORTH DATE

Urbantech® Consulting
A Division of Leighton Zee West Ltd.
2030 Bristol Circle, Suite 105
Oakville, ON, L6H 0H2
TEL 905.829.8818 • urbantech.com

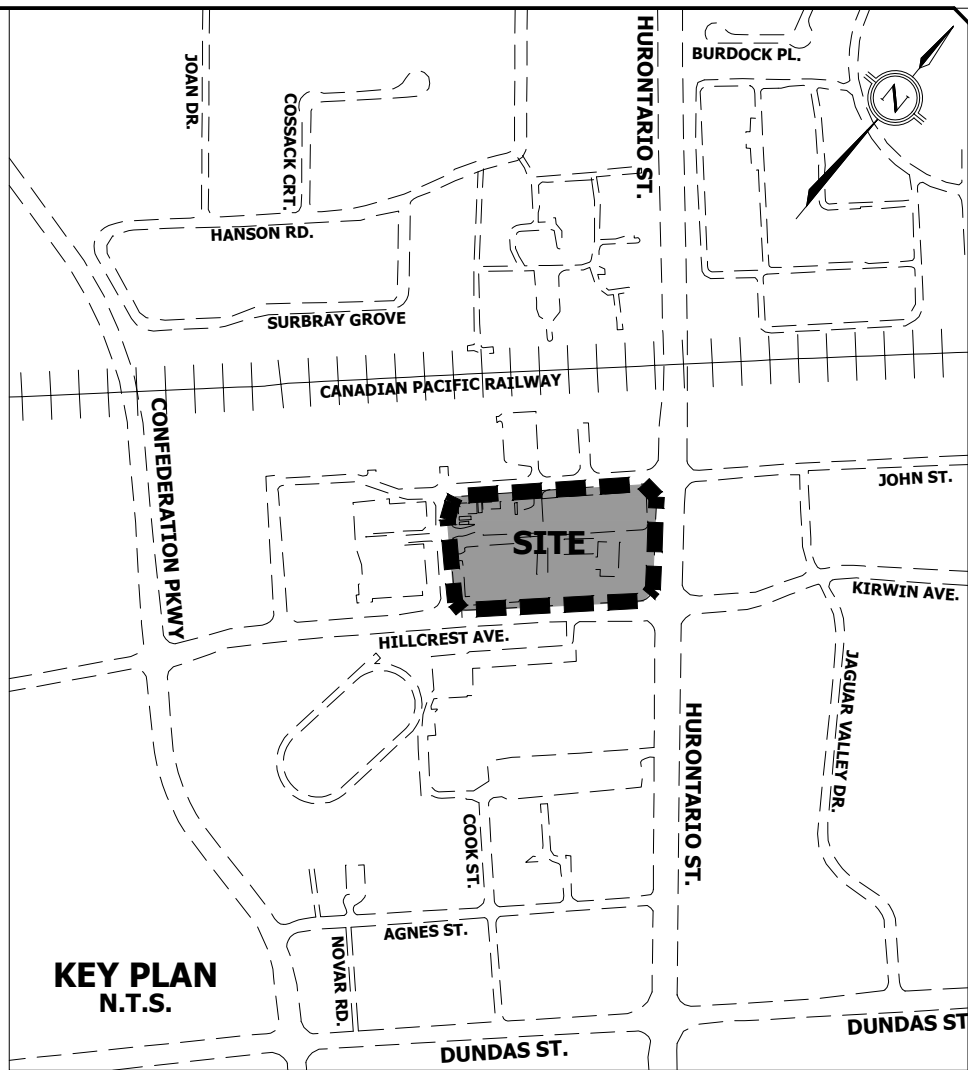
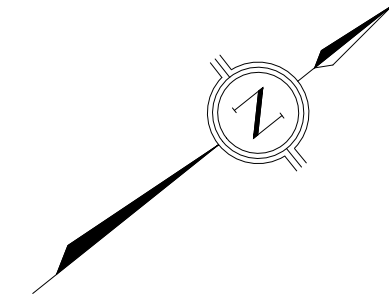
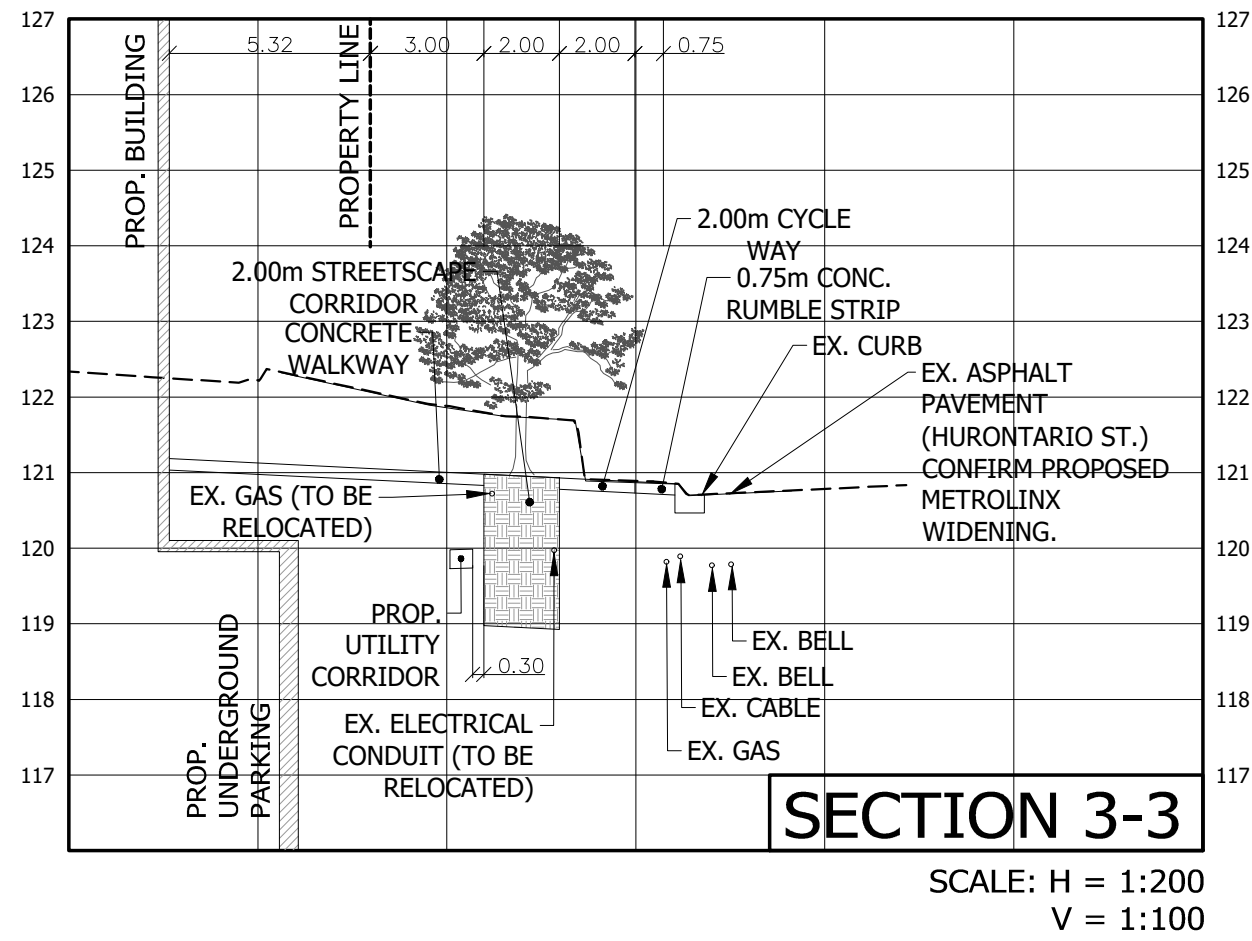
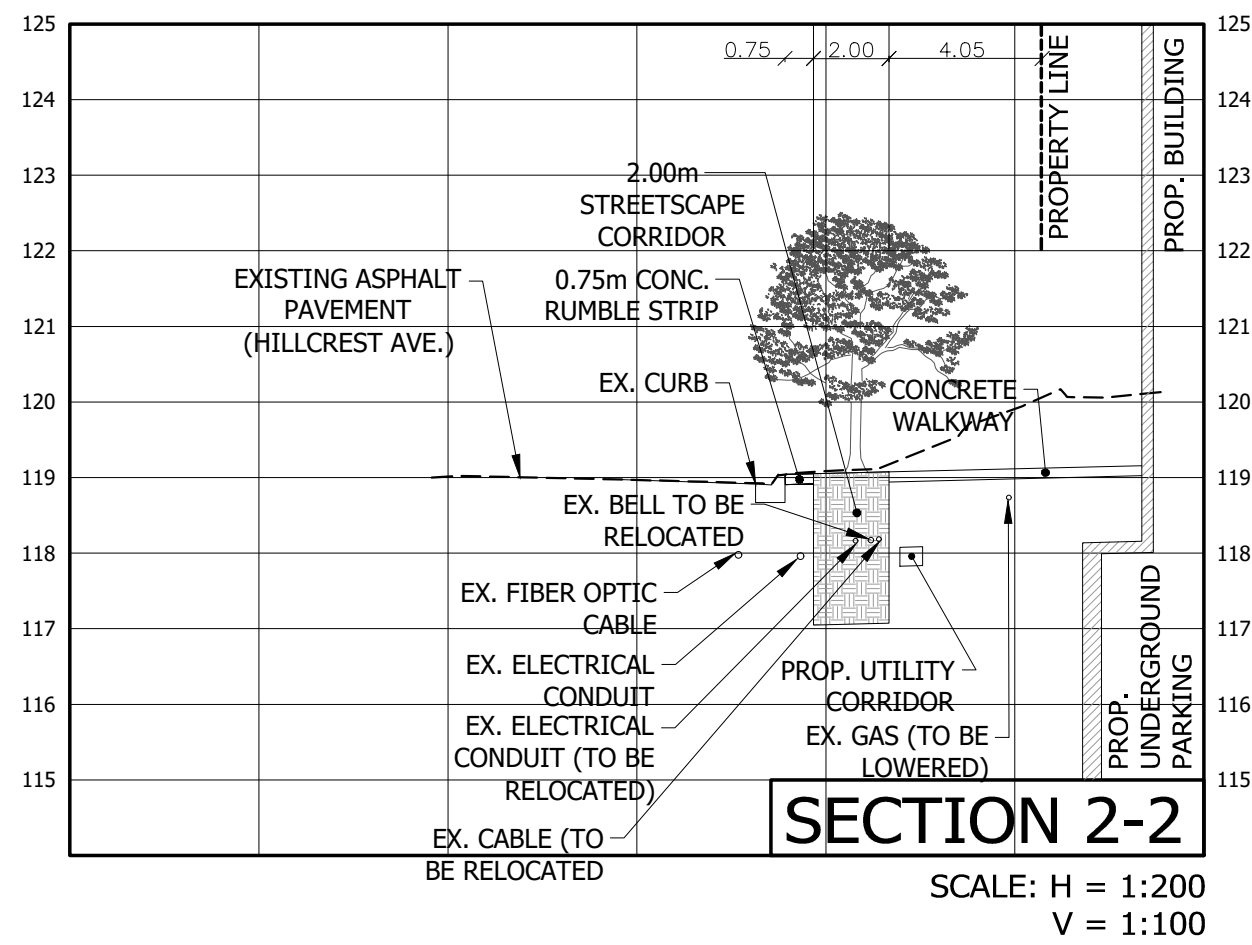
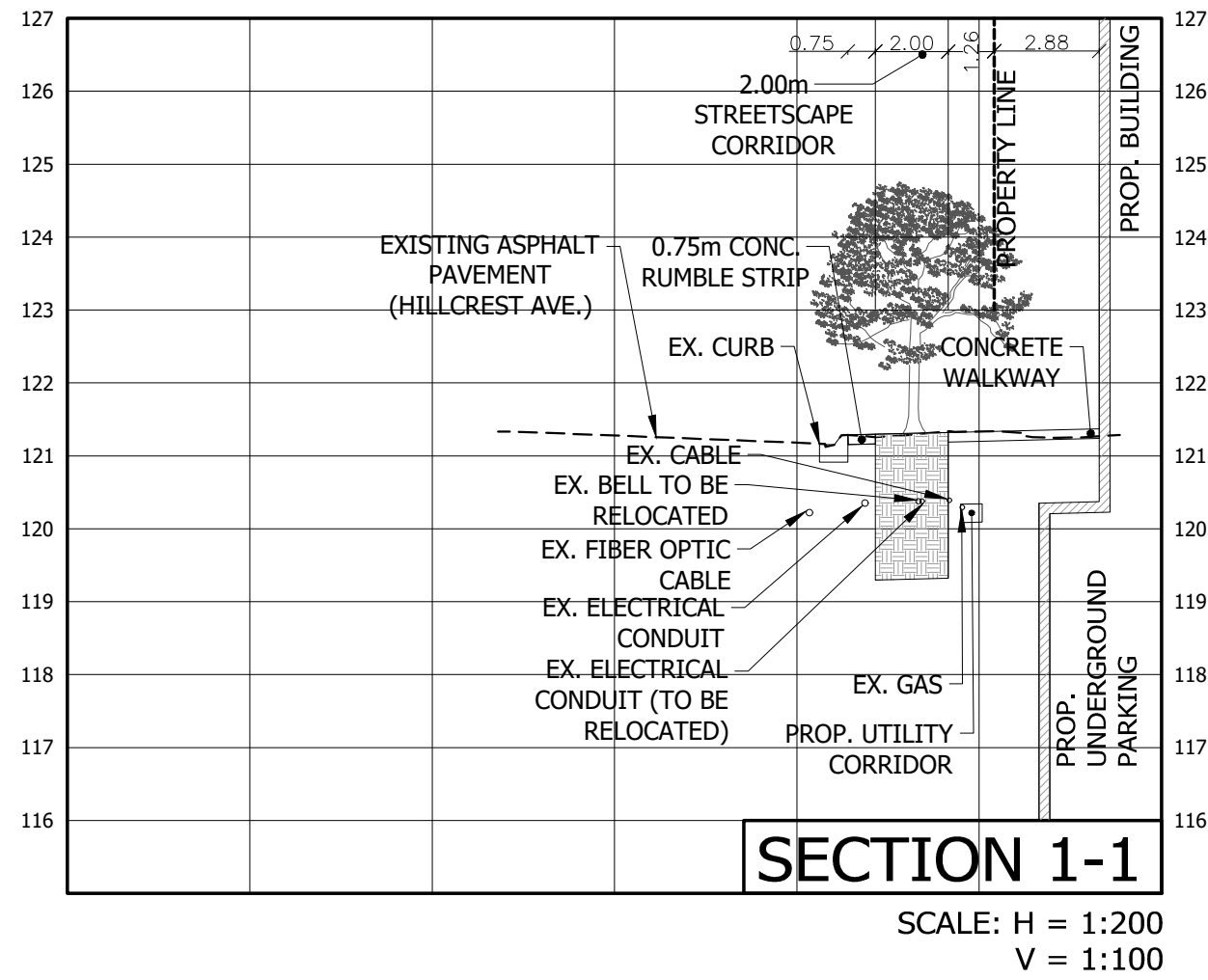
CONNECTING COOKVILLE
33 HILLCREST AVENUE,
MISSISSAUGA, ONTARIO

Region
of Peel
working with you

MISSISSAUGA

EXISTING
UTILITIES PLAN




REGION FILE No. #####		CITY FILE No. #####	
SCALE: 1:400	AREA XXXXX	PROJECT No. 20-252	
DRAWN BY: M.J.M	CHECKED BY: R.B.T.M	PLAN No. S-1	
DATE: APRIL 2022	SHEET OF C-		



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ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 1001 HAVING AN ORTHOMETRIC ELEVATION OF 123.221 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD:1928:PRE-78AD.).

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1 APR. 22, 2022 ISSUED FOR REZONING			
<input type="checkbox"/> FIRST DATE APR. 22, 2022	<input type="checkbox"/> SECOND DATE	<input type="checkbox"/> THIRD DATE	<input type="checkbox"/> FORTH DATE
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CONNECTING COOKSVILLE 33 HILLCREST AVENUE, MISSISSAUGA, ONTARIO			
 Region of Peel working with you			
 MISSISSAUGA			
TRENCH LOCATION PLAN -SECTIONS			
REGION FILE No. #### CITY FILE No. ####			
SCALE: 1:400	AREA XXXX	PROJECT No. 20-252	
DRAWN BY: M.J.M	CHECKED BY: R.B.T.M	PLAN No.	S-2
DATE: APRIL 2022	SHEET OF C-		

FILE: P:\PROJECTS\20-252 (HILLCREST & HURONTARIO)\DRAWINGS\PRELIMINARY ENGINEERING & FIGURES\100 - SERVICES\PLANSET 2 TRENCH LOCATION PLAN.DWG