

**STREETSCAPING FEASIBILITY
STUDY**

**579, 619 LAKESHORE ROAD EAST AND
1022, 1028 CAVEN STREET
CITY OF MISSISSAUGA
REGION OF PEEL**

**PREPARED FOR:
STAR SEEKER INC.**

**PREPARED BY:
C.F. CROZIER & ASSOCIATES INC.
2800 HIGH POINT DRIVE, SUITE 100
MILTON, ON L9T 6P4**

OCTOBER 2022

CFCA FILE NO. 1876-5866

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Revision Number	Date	Comments
Rev.A	December, 2021	Issued for Coordination
Rev.0	October, 2022	Issued for Submission

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1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by Star Seeker Inc. to prepare a Streetscaping Feasibility Study. This study will support the applications for a Zoning By-Law Amendment (ZBA) required to permit the mixed-use development of 579, 619 Lakeshore Road East and 1022, 1028 Caven Street in the City of Mississauga, Region of Peel (hereby known as the 'proposed development').

The proposed development is in an Amended Boulevard Treatment Area. The Streetscaping Feasibility Study has been completed for the proposed development as required by the City of Mississauga and is in accordance with the Streetscape Feasibility Terms of Reference, dated May 2, 2019. 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. Streetscape and Utility Plan
2. Streetscape Sections Plan

Enclosed Drawings SFS-P and SFS-S reflect the Streetscape Utility Plan and Streetscape Sections Plan respectively. These plans are based on the subsurface utility investigation completed by R&B Locating in July 2021.

2.0 Streetscape and Utility Plan

The Streetscape Plan is based on the existing utility locations present along Lakeshore Road East. Information regarding existing underground utilities is based on the topographic survey by R-PE Surveying Ltd. (March 2, 2021) and a Subsurface Utility Engineering (SUE) on-site locates investigation prepared by R&B Locating (July 2021).

Two cross-sections, as shown on Drawing SFS-S, have been taken along Lakeshore Road East. All sections have been prepared in accordance with City policies as required in the Streetscape Feasibility Study Terms of Reference (May 2, 2019)

3.0 Streetscape Sections Plan

Drawing SFS-P reflects the Streetscape Corridor Location along the north boulevard of Lakeshore Road East right-of-way (R.O.W.). Per the City's requirements, a streetscape corridor with minimum plan area of 2.0 m x 2.0 m is proposed at a minimum distance of 0.75 m from the back of the municipal curb. The streetscape corridor will be designed with an amended treatment (concrete paving) to accommodate the minimum 2.0 m width. Landscape drawings prepared by Strybos Barron King Ltd. (SBK), dated October 18, 2022 (attached) present the design. The proposed sidewalk width has been set at 2.1 m, or greater, and accommodates a 2.5 m wide streetscape corridor within the existing boulevard width. The existing R.O.W. limits are illustrated on the cross-sections shown on Drawing SFS-S.

According to the utility locates survey, and as shown on Drawing SFS-P, there is an existing Gas Service, Fiber Optic Cables, Traffic Light Cables, Storm Sewer, Sanitary Sewers, Watermains, and Utility Pole/Streetlights which cross the streetscape corridor of the proposed development. None of these services present conflicts with the proposed streetscaping layout. However, two (2) Utility Poles/Streetlights are conflicting with the proposed lay-by parking. As such, the conflicts are to be resolved in the future by relocating either the lay-by parking or Utility Poles. Refer to Drawing SFS-P for details.

The building setbacks are labelled on Drawing SFS-S. It is required to have a minimum building setback of 2.8 m from the tree trench. The buildings fronting Lakeshore Road East have a setback of approximately 6 m from the tree trench alignment. Therefore, the buildings are adequately set back from tree trench. The Landscape Architect (SBK) is responsible to identify trees that adhere to the above-grade street tree canopy clearances as shown in the drawings of the Streetscaping Feasibility Terms of Reference.

4.0 Conclusions

Based on the details contained in this Streetscaping Feasibility Study, an appropriate boulevard treatment can be accommodated within the public right-of-way adjacent to Lakeshore Road East, in accordance with the City of Mississauga's Streetscape Feasibility Terms of Reference. Modifications to the boulevard treatment are not required to prevent conflicts with existing utilities.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Jayesh Boily, E.I.T.
Land Development

JB/cj

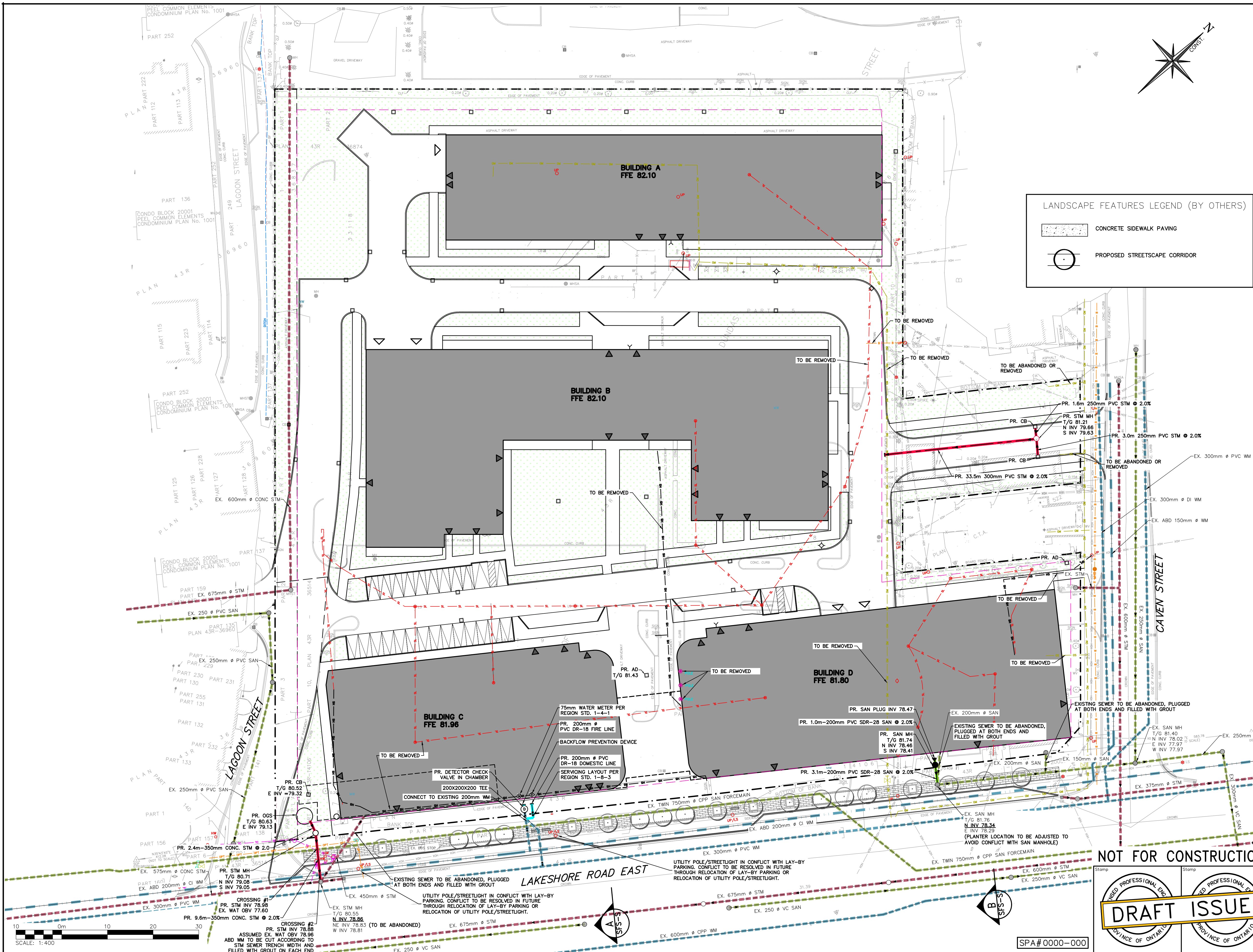
C.F. CROZIER & ASSOCIATES INC.



Matt Britton, P.Eng.
Project Manager – Land Development

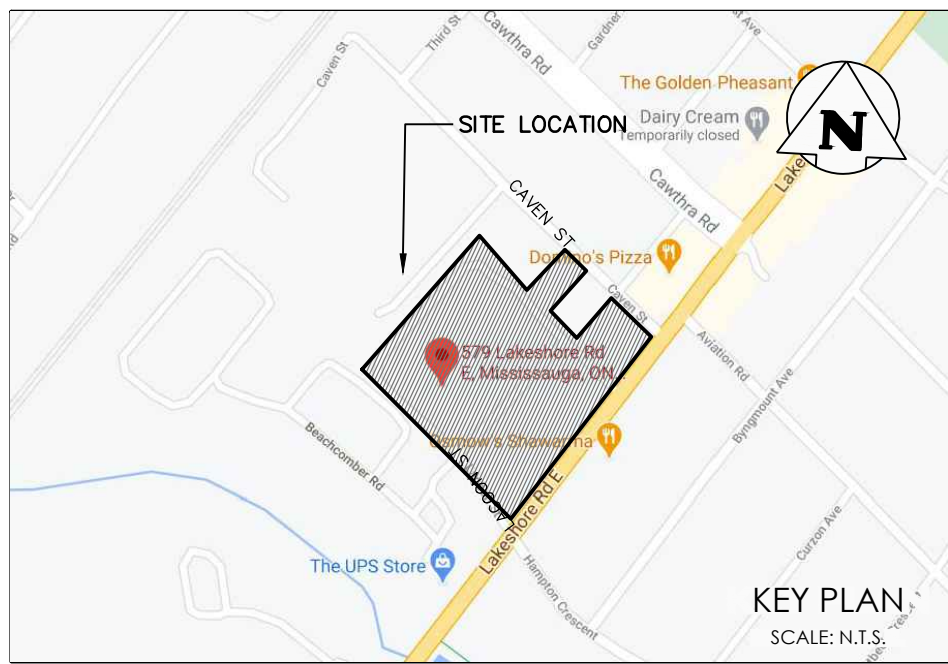
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DRAWINGS



LANDSCAPE FEATURES LEGEND (BY OTHERS)

- CONCRETE SIDEWALK PAVING
- PROPOSED STREETSCAPE CORRIDOR



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.25m)
- EXISTING CONTOUR (0.5m)
- EXISTING DITCH
- EXISTING FENCE
- EXISTING GRADE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- BUILDING ENTRANCE (OVERHEAD DOOR)
- PROPOSED LIMIT OF UNDERGROUND PARKING
- PROPOSED STREET LIGHT LOCATION
- EXISTING UNDERGROUND BELL TELEPHONE CABLES
- EXISTING UNDERGROUND ELECTRICAL CABLES
- EXISTING UNDERGROUND GAS MAIN PIPE
- EXISTING UNDERGROUND GAS SERVICE PIPE
- EXISTING UNDERGROUND STREET LIGHT CABLES
- EXISTING UNDERGROUND FIBRE OPTIC CABLES
- EXISTING UNDERGROUND TRAFFIC LIGHT CABLES
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE

0	ISSUED FOR FIRST SUBMISSION	2022/OCT/21
B	ISSUED FOR COORDINATION	2022/SEP/09
A	ISSUED FOR COORDINATION	2021/NOV/09
No.	ISSUE / REVISION	YYYY/MM/DD

REFERENCED AS-BUILT/AS-CONSTRUCTED DRAWINGS:
THE FOLLOWING AS-BUILT/AS-CONSTRUCTED DRAWINGS WERE REFERENCED TO DETERMINE THE EXISTING CONDITIONS SURROUNDING THE PROPOSED DEVELOPMENT: 24973-D, 24974-D, 44089-D, 44090-D, 59415-D, C-457900, C-4920, C-4945, C-4927, & MAP Z-7. ALL EXISTING INFRASTRUCTURE IS TO BE VERIFIED IN THE FIELD.

SURVEY NOTES:
SURVEY COMPLETED BY R-PE SURVEYING LTD. (2021/MAR/02)
REFERENCE No.: 20-315
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 756 HAVING AN ORTHOMETRIC ELEVATION OF 78.596 METRES. ELEVATIONS ARE REFERRED TO THE CANADIAN VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CVD-1928.PRE-1978).

BENCHMARK IS ON THE SOUTH FACE AT THE WEST CORNER OF BEIGE BRICK PUMPING STATION ON THE SOUTHEAST CORNER OF BEACH STREET AND AVIATION ROAD.

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY QUADRANGLE ARCHITECTS LIMITED. PROJECT No.: 17125 DATED (2022/JUL/11)

DRAWING NOTES:
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ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

579-603 LAKESHORE ROAD EAST
CITY OF MISSISSAUGA

STREETSCAPE AND UTILITY PLAN

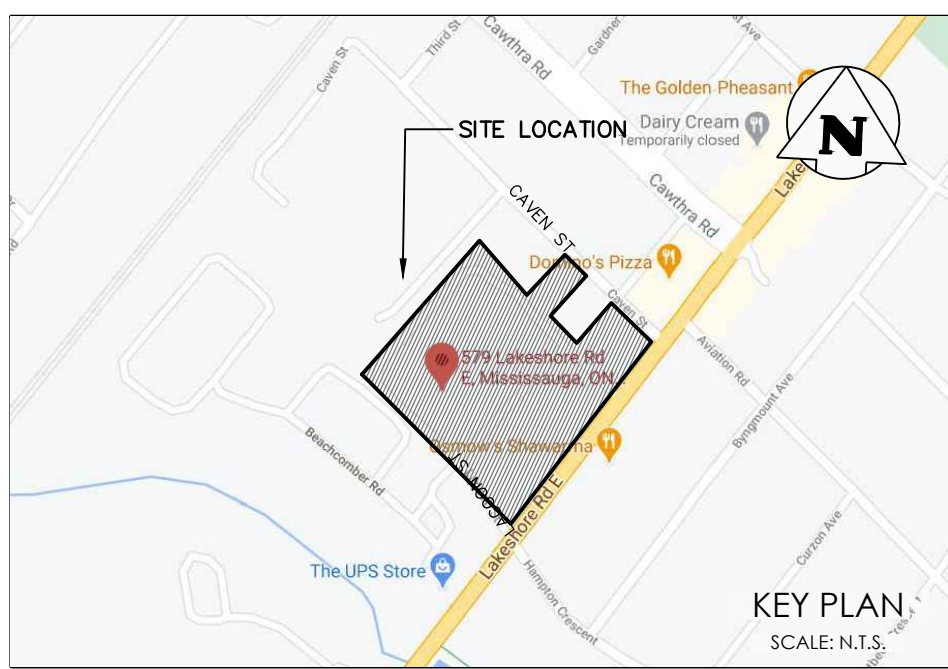
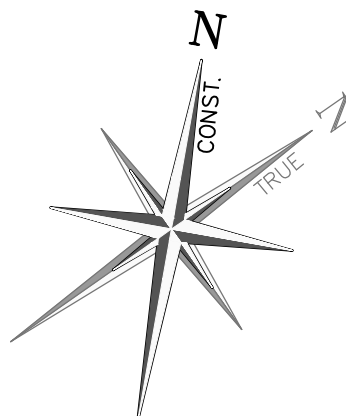
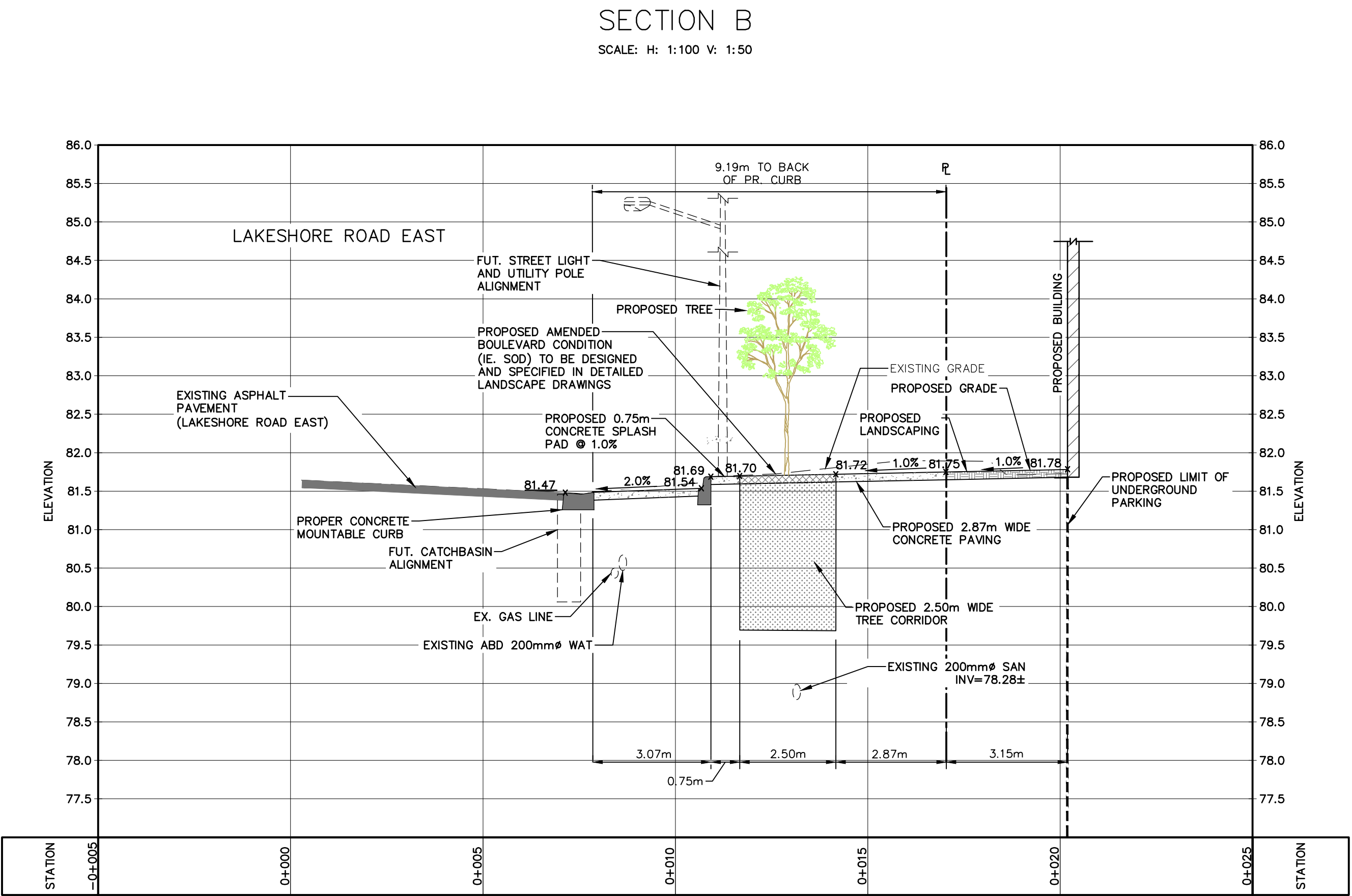
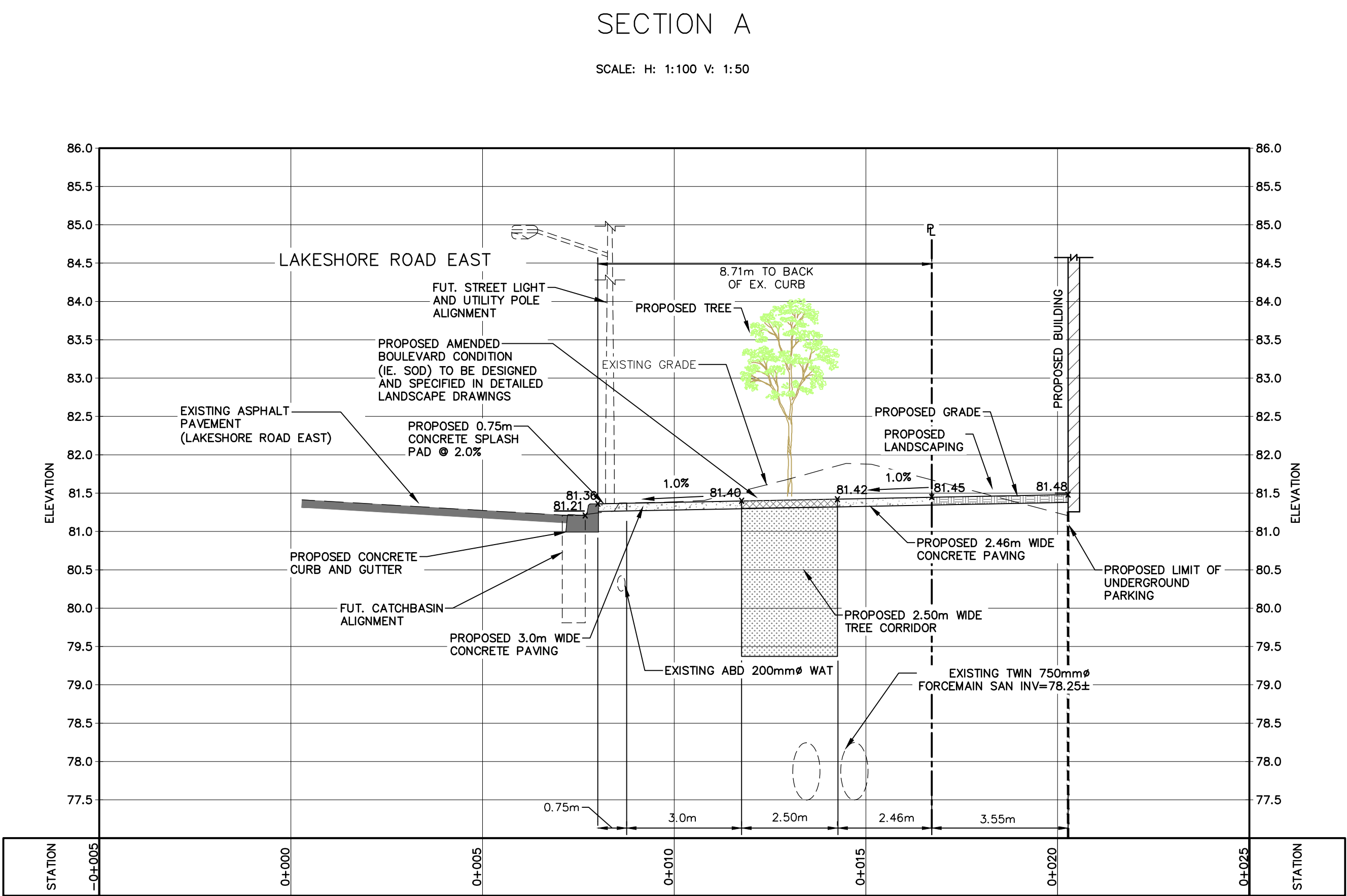
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DRAFT ISSUE

CROZIER CONSULTING ENGINEERS

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Drawn	J.B.	Design	J.B./MB	Project No.	1876-5866
Check	J.B.	Check	M.B./N.C.	Scale	1:400
				Dwg.	SFS-P



- 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.
 3. ALL TREES TO BE PLANTED IN SOD.
 4. CONTRACTOR TO VERIFY THE EXACT VERTICAL ELEVATION OF EXISTING GAS, BELL AND ROGERS UTILITY LINES.

FOR LOCATION OF THE SECTIONS SHOWN ON THIS DRAWING SEE DRAWING SFS-P

0	ISSUED FOR FIRST SUBMISSION	2022/OCT/21
B	ISSUED FOR COORDINATION	2022/SEP/09
A	ISSUED FOR COORDINATION	2021/NOV/09
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SITE PLAN NOTES:

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ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

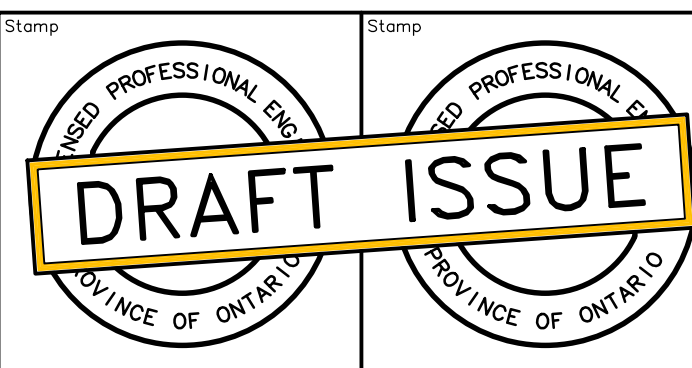
Project
579-603 LAKESHORE ROAD EAST
CITY OF MISSISSAUGA

Drawing
STREETSCAPE SECTIONS
LAKESHORE ROAD EAST

211 YONGE STREET
SUITE 301
TORONTO, ON M5B 1M4
416-477-3392 T
WWW.CFCROZIER.CA

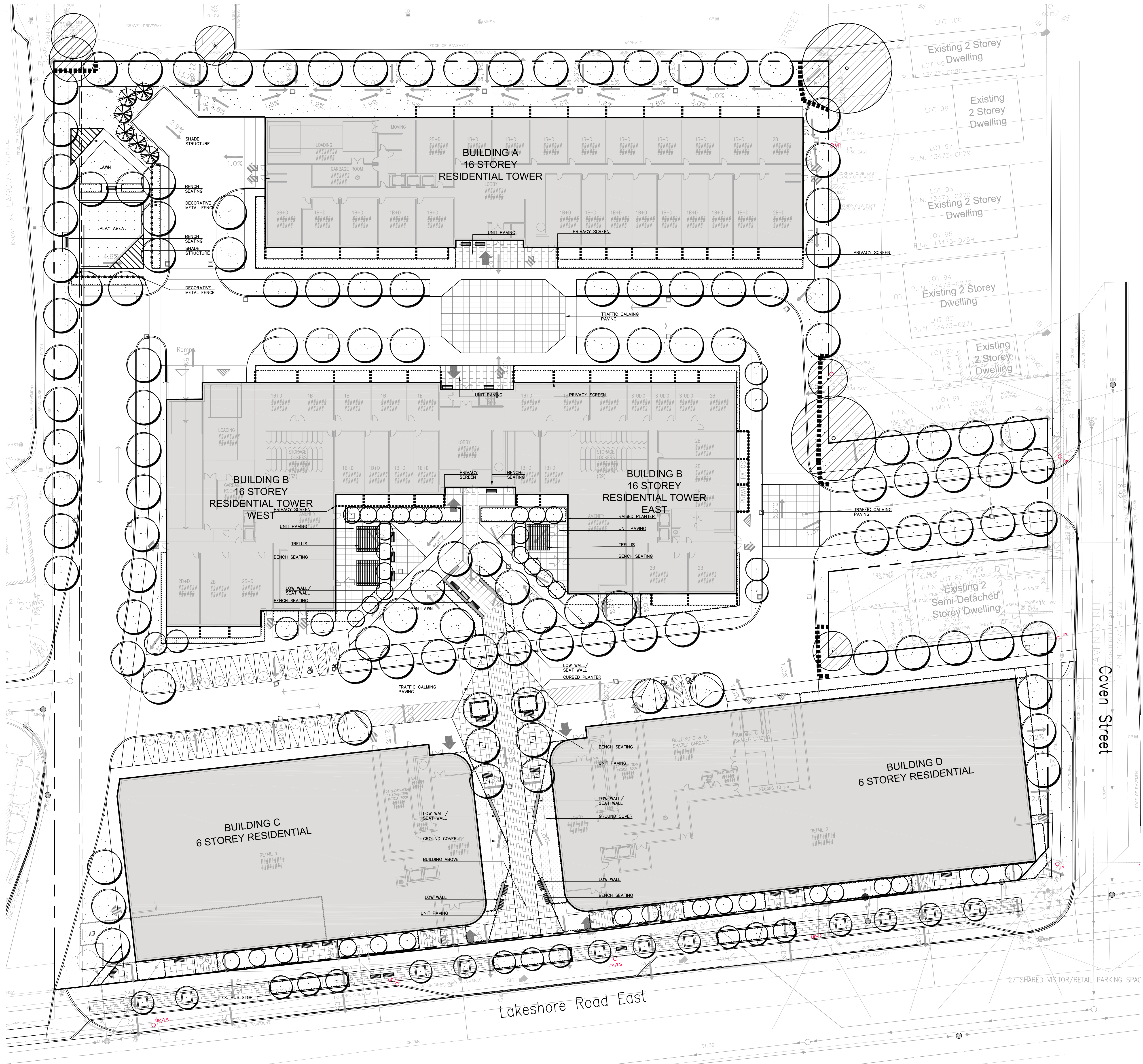
Drawn J.B. Design J.B./MB Project No. **1876-5866**
Check J.B. Check M.B./N.C. Scale AS SHOWN Dwg. **SFS-S**

NOT FOR CONSTRUCTION



SPA#0000-000

SUPPORTING DOCUMENTATION



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEYMAP

LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED GROUND COVER
- SEEDING
- DECORATIVE UNIT PAVING
- 1.8m HT. WOOD PRIVACY SCREEN
- DECORATIVE METAL FENCE
- BENCH SEATING
- LOW WALL/ SEAT WALL
- RAISED PLANTER

ISSUED FOR REVIEW (2022-10-18)			
2.	JULY 7, 2022	V1000 ISSUED FOR COORDINATION	MCQ
1.	NOV 18 2021	ISSUED FOR COORDINATION	JOB
No.	DATE	REVISION	BY

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
579, 619 Lakeshore Road E
+ 1022, 1028 Caven Street
Mississauga, Ontario
THE BRED A GROUP

DRAWING TITLE: PRELIMINARY LANDSCAPE CONCEPT PLAN

SCALE: 1:300	PROJECT No. 5559
DATE: NOVEMBER 2021	
DRAWN BY: S.D. K.L.	DRAWING No.
CHECKED BY: M.G. J.B.	L100