



3085 Hurontario Streetscape feasibility Study

VERSION 2.0

JULY 31, 2023

Submitted to:

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Submitted by:

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TABLE OF CONTENTS

- 1.0 Background..... 1
- 2.0 Existing Utility Plan..... 2
- 3.0 Relocation plan..... 3
- 4.0 Conclusion 3
- 5.0 Streetscape Utility Plan 5

1.0 BACKGROUND

RE: Official Plan and Zoning By-Law Amendment OZ/OPA 21-11 W7.

Primary Engineering and Construction (Primary) has been retained by 3085 Hurontario Limited Partnership to update the previous Study issued on August 29, 2021 and to coordinate the design relocations by the utilities in order to rectify any conflicts with the future landscape plan.

Primary is pleased to offer the following Streetscape Feasibility Study that complies with the Terms of Reference for the Streetscape Feasibility report. This report will address the existing utility infrastructure locations along Kirwin Ave, East of Hurontario St. and West of Jaguar Valley Dr. As mentioned in the previous report, the streetscape vision for Hurontario St will be under the Metrolinx scope of works.

This report (Version 2) is an extension of the previous report issued by RTG Systems Inc. dated August 27, 2021.

Please contact me directly if you require any further information.

Best Regards,

Robert Rigatti, CET
Director, Ontario Operations
Primary Engineering and Construction



Erik Veneman, P. Eng.
Senior Engineer
Primary Engineering and Construction

2.0 EXISTING UTILITY PLAN

RE: Kirwin Ave.

Included in the Study is an Existing Utility Plan drawing outlining the proposed landscape vision by the landscape architect for the frontage along Kirwin Ave. The landscape design was provided by NAK Design on July 26th, 2023. Included in this drawing are the existing utilities that are installed in this right of way. Requests were made to each utility to provide their record drawings (as built information) for this roadway in order to prepare a collaboration plan. These markups were verified in the Streetscape feasibility report issued on August 29, 2021. As per the original report, locates and test pit locations also confirmed the locations of the outlined utility conflicts.

We have confirmed that the only underground utility in the boulevard is a streetlight conductor in conduit located directly behind the barrier curb. An additional Bell pole with overhead wiring is installed in the boulevard along the western side of the side (bordering 3121 Hurontario St). The Bell service will be decommissioned, and the Pole removed prior to demolition of the existing structure at 3085 Hurontario St.



Image 1: Existing streetlight conduit behind barrier curb along Kirwin Ave. (Provided in initial report dated August 27, 2021)



Image 2: Existing Bell pole with overhead wiring along the western property line of 3085 Hurontario St. and 3121 Hurontario St.

3.0 RELOCATION PLAN

RE: Next Steps

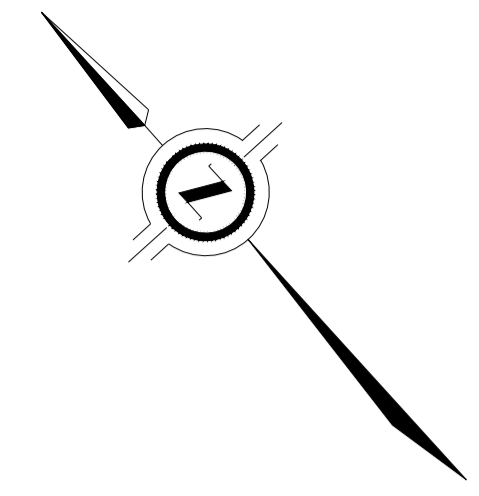
Each Utility will be made aware of the proposed development site and design initiations will commence in order to provide servicing to the site. These designs will be coordinated with the Streetscape Study to ensure the proposed infrastructure is not in conflict with the city's required 2.0m x 2.0m unencumbered area. As per the City's requirements, a 2.0m wide below grade trench (by 2.0m deep) unencumbered area for the street tree corridor can be provided for within the existing boulevard width.

4.0 CONCLUSION

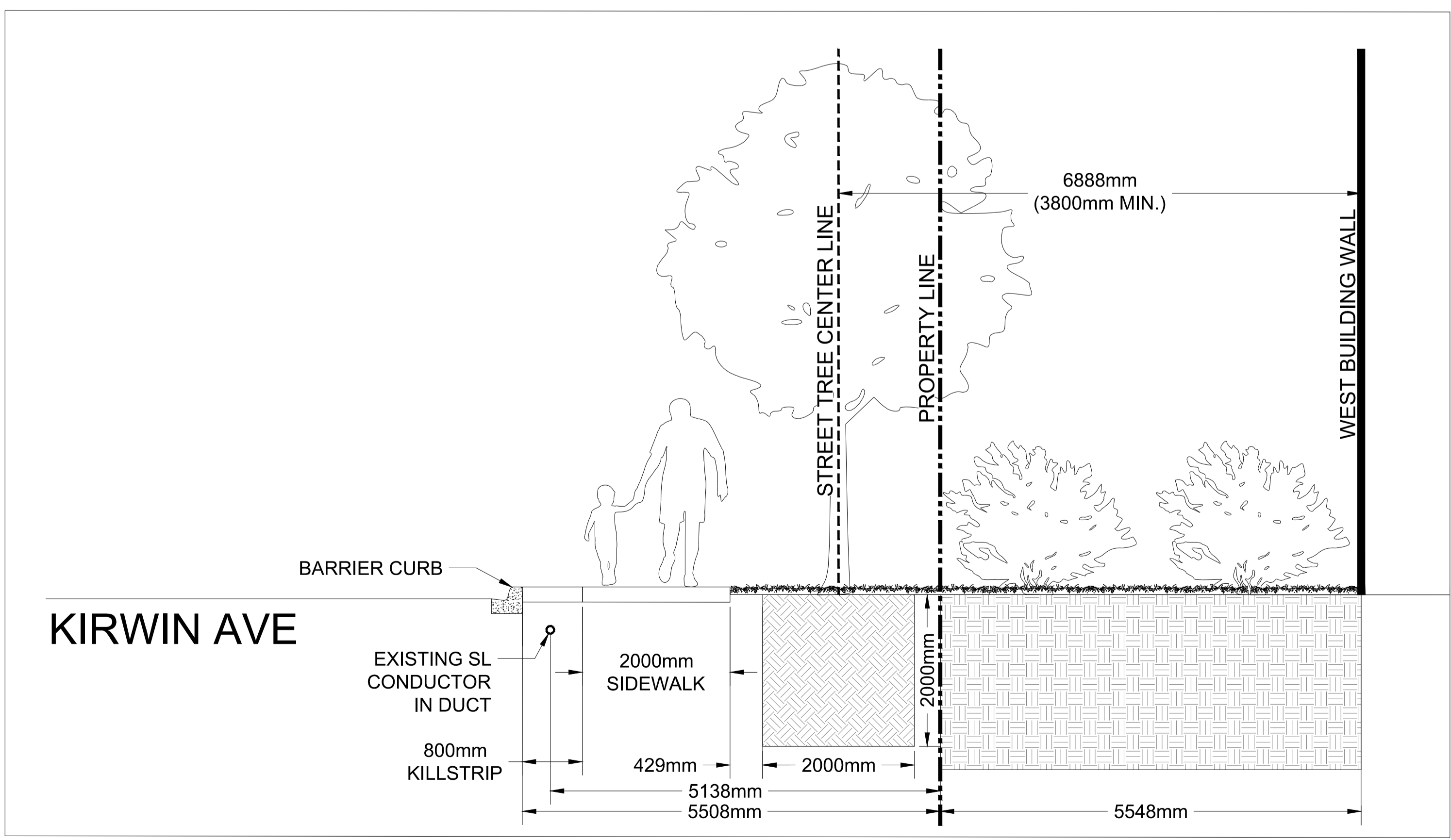
As the existing streetlight conduit is not in conflict with the unencumbered area as outlined in the Streetscape Feasibility Terms of Reference; the existing conduit will not be required to be relocated. Furthermore, the existing Bell pole and overhead wiring will be removed and all

proposed installations in order to service the proposed condominium site will be coordinated in order to avoid the unencumbered area. Lastly, the proposed building setback meets the required min. separation from street tree center line to any vertical barrier.

5.0 STREETScape UTILITY PLAN



- LEGEND:**
- PROPERTY LINE
 - BELL --- EXISTING BELL UG
 - ROGERS --- EXISTING ROGERS UG
 - SL --- EXISTING STREET LIGHT LINE
 - ⊠ EXISTING PEDESTAL
 - EXISTING FLUSH MOUNT
 - EXISTING TELCOM POLE
 - ⊗ EXISTING VAULT
 - PROPOSED STREET TREE
 - ▨ PROPOSED STREET TREE CORRIDOR (2.0m WIDE BY 2.0m DEEP)



SECTION A-1
SCALE: 1:50

I hereby certify that the information on this plan is complete, accurate and based on physical locates, as provided by Primary Engineering and Construction, on July 31, 2023

[Signature]
Engineer's Signature



KEY PLAN (NTS)

| NO. | DATE | REVISIONS | BY |
|-----|------------|-----------------------|----|
| 1 | 2023-07-31 | IFR1 (1st SUBMISSION) | CL |
| | | | |
| | | | |

PRIMARY

ERIK VENEMAN
90396938
July 31, 2023
PROVINCE OF ONTARIO

STREETSCAPE UTILITY PLAN

3085 HURONTARIO ST
MISSISSAUGA, ONTARIO

| DRAWN BY | DESIGNED BY | CHECKED BY | DATE | SCALE | SHEET |
|----------|-------------|------------|------------|-------|-------|
| CL | AJ | EV | 2023-07-31 | 1:200 | 1 / 1 |