



Starmont Estates Inc.

2555 Erin Mills Boulevard

**City of Mississauga
Region of Peel**

Streetscape Feasibility Study

November 2024

Submitted by:

**SCS Consulting Group Ltd
30 Centurian Drive, Suite 100
Markham, ON, L3R 8B8
Phone 905 475 1900
Fax 905 475 8335**

Project Number: 2730

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Appendix A Subsurface Utility Investigation (Level B) prepared by 4Sight Utility Engineers

LIST OF DRAWINGS

Drawing 01 & 02 Subsurface Utility Engineering Investigation
Drawing DETL-1 Existing Erin Mills Parkway Cross Section
Drawing DETL-1 Existing & Proposed Erin Mills Parkway Streetscape Cross Section (Prepared by SCS Consulting Group Ltd.)
Drawing L03 & L104 Existing & Proposed Erin Mills Parkway Streetscape Cross Section (Prepared by Strybos Barron King Landscape Architecture)

SUBMISSION HISTORY

Submission	Date	In Support Of	Distributed To
1 st	November 2024	Re-Zoning, Official Plan Amendment, DARC	City of Mississauga

1.0 INTRODUCTION

SCS Consulting Group Ltd. (SCS) was retained by Starmont Estates Inc. to prepare a Streetscaping Feasibility Study. The study will support the Official Plan Amendment and Zoning By-Law Amendment required to permit the mixed use condominium development located at 2555 Erin Mills Boulevard in the City of Mississauga, Region of Peel (the Site).

1.1 Project Description

The subject site is located on the northeast corner of Erin Mills Parkway and Erin Centre Boulevard. The proposed development is approximately 1.01 ha in size, consisting of 3 mixed use condominium towers, with retail at grade and 3 levels of underground parking levels (Refer to the Site Plan in **Appendix A**) The subject site consists of approximately 1022 apartment units with the access to the proposed development off of Erin Mills Boulevard.



Area Plan
2555 Erin Mills Boulevard

1.2 Objectives

The purpose of this Streetscape Feasibility Study is to demonstrate that the proposed development can accommodate the appropriate boulevard treatment within the public right-of-way and that the associated setbacks are adequate on Erin Mills Parkway and Erin Mills Boulevard. The Streetscape 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, December 2020.

Enclosed Drawings DETL-1, L100, L103 and L104 (Streetscape Cross-Sections) reflecting the existing utilities and the proposed tree trench in accordance with the City of Mississauga for the proposed design on Erin Mills Parkway and Erin Centre Boulevard.

2.0 Existing Utility Plan

A subsurface utility investigation was conducted on June 2024 by 4Sight Utility Engineers. The objective of the investigation was to identify the location of the exiting utilities fronting the proposed development on Erin Mills Parkway and Erin Centre Boulevard in accordance with ASCE 38-22 standard.

A total of six cross sections have been prepared along Erin Mills Parkway and Erin Centre boulevard to demonstrate compliance with the City of Mississauga Streetscape Feasibility Terms of Reference. All sections are in accordance with City policies and demonstrate above-and below-grade utilities, refer to details drawing DETL-1.

Within the westerly (site-adjacent) boulevard of Erin Mills Park, the following utilities are identified by the SUE investigation:

- 2" Gas Main
- Hydro
- Rogers Fiber Optics and Bell Communication Lines.
- Traffic Signal Line
- Street Light Line

Within the easterly (site-adjacent) boulevard of Erin Centre Blvd, the following utilities are identified by the SUE investigation:

- 50 PE IP Gas Service Line
- Hydro
- Rogers Coaxial Line
- Bell Communication Line.
- Traffic Signal Line
- Street Light Line

3.0 Trench Location Plan

3.0 Proposed Streetscape

The City's Streetscape Feasibility Study Terms of Reference require a soil trench corridor with a minimum cross section area of 2.0m x 2.0m within the municipal boulevard to accommodate boulevard trees. This soil trench is to be located a minimum distance of 0.75m from back of the municipal curb.

Drawings L103 and L104 reflect the proposed streetscape treatments and tree locations along Erin Mills Parkway and Erin Centre Boulevard as indicated in the Landscape Concept Plan L100, prepared by Strybos Barron King Ltd.

3.1 Erin Mills Parkway

There are currently no existing boulevard trees along the Erin Mills Parkway frontage due to overhead wires and limited boulevard space due to an existing bus bay which encroaches into the boulevard.

As shown on DETL-1, the available boulevard space is very constricted due to the bus bay and adjacent 2.4m wide sidewalk which takes up most of the boulevard along the western frontage. This coupled with the existing overhead hydro wires and low-hanging communication wires preclude the ability to plant trees within the Erin Mills Parkway boulevard.

As shown on drawing L103, raised planters are proposed within private property to facilitate trees along the Erin Mills Parkway frontage. These planters will provide sufficient soil volume (30m³ per tree).

The existing 1.5m wide sections of concrete sidewalk will be reconstructed at 1.8m width to meet the City's new requirements.

3.2 Erin Centre Boulevard

There are currently six existing boulevard trees within the Erin Centre Boulevard as shown on drawing V100. These trees are located between the existing sidewalk and the curb. As indicated on V100, five of these trees are in poor condition and one is dead. The failure of these trees is most likely due to compacted soil conditions and insufficient soil volume.

The existing Erin Centre Boulevard Cross Sections shown on drawing DETL-1 demonstrate that the existing as-constructed conditions cannot accommodate a 2.0m x 2.0m soil trench corridor for boulevard trees. The existing 1.5m wide concrete sidewalk is located 1.0m from the road allowance and is offset from the existing underground utilities leaving insufficient space for a soil trench.

Since the existing 1.5m wide sidewalk will be reconstructed at 1.8m wide to meet the City's new sidewalk requirements, there is an opportunity to relocate the sidewalk over top of the

existing utilities and free up space in the boulevard for the 2.0m x 2.0m soil trench. A decorative 0.4m wide unit paver band is proposed between the new sidewalk and the curb. Two existing streetlights will need to be relocated to accommodate this new arrangement. As shown on drawings L104, this arrangement will allow for 10 new boulevard trees within a soil trench along Erin Centre Boulevard.

Additional trees are proposed within private property within landscape spaces along the Erin Centre Boulevard frontage.

Above grade building and overhang setbacks vary along Erin Mills Parkway and Erin Centre Boulevard. In all cases these setbacks exceed 3.0m and are sufficient to accommodate the proposed tree canopies. The landscape architect is responsible to specify trees that adhere to the above-grade street tree canopy clearances as shown in Figure 1 of the Streetscaping Feasibility Terms of Reference.

4.0 Conclusions

Based on the Streetscaping Feasibility Study, an appropriate boulevard treatment can be accommodated adjacent to Erin Mills Parkway and Erin Centre Boulevard in accordance with City's Streetscape requirements.

Respectfully Submitted:

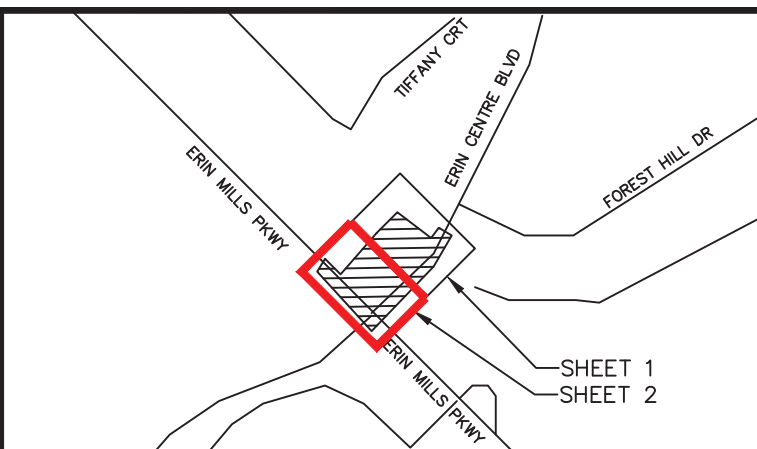
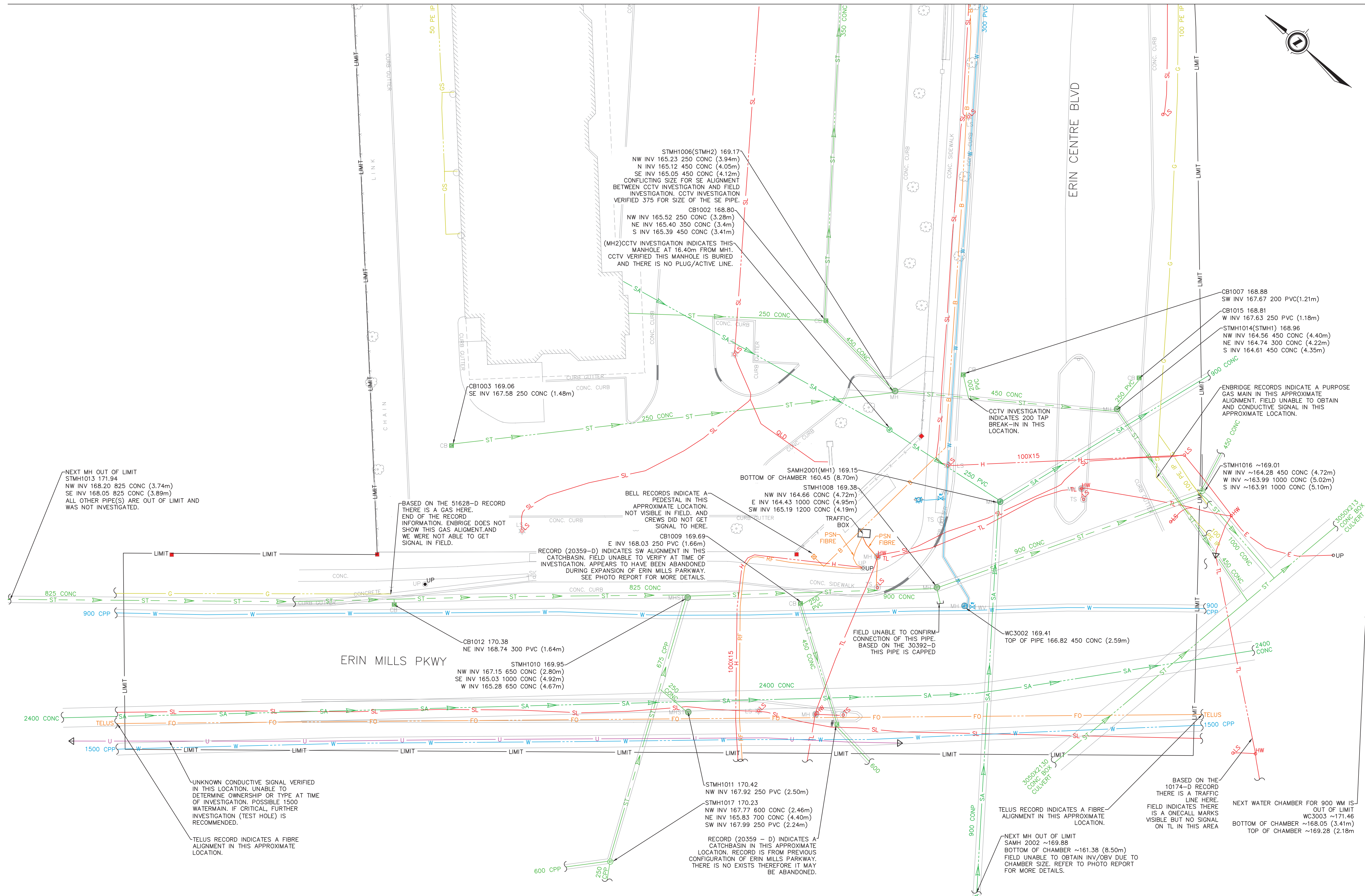
SCS Consulting Group Ltd.

A handwritten signature in black ink, appearing to read 'Kelvin Lui', is written over a horizontal line.

Kelvin Lui, P.Eng.

klui@scsconsultinggroup.com@scsconsultinggroup.com

APPENDIX A



- GENERAL NOTES**
1. THE FIELD INVESTIGATION WAS COMPLETED IN JUNE 2024.
 2. THE LIMITS OF THE INVESTIGATION ARE AS PER SHOWN ON THE DRAWING.
 3. THE BASE PLAN FOR THIS DRAWING WAS PROVIDED BY THE CLIENT AND 4SIGHT IS NOT RESPONSIBLE FOR ITS ACCURACY.
 4. UTILITY SIZES AND MATERIALS ARE SHOWN IF AVAILABLE FROM RECORD INFORMATION.
 5. KNOWN UTILITY OWNERS IDENTIFIED WITHIN PUBLIC RIGHT OF WAY INCLUDE:
 - a. WATER & SEWERS - REGION OF PEEL
 - b. ELECTRICAL - ALECTRA
 - c. TELECOM - BELL, ROGERS, TELUS, PSN
 - d. GAS - ENBRIDGE
 6. SEE PROJECT REPORT FOR ADDITIONAL DETAILS.

- LEGEND:**
- B BELL TELECOMMUNICATIONS
 - TV ROGERS COAXIAL
 - C PRIVATE COMMUNICATIONS
 - FO FIBER OPTIC
 - BF BELL FIBER OPTIC
 - RF ROGERS FIBER OPTIC
 - CF COGECO FIBER OPTIC
 - ZF ZAYO FIBER OPTIC
 - H HYDRO
 - SL STREETLIGHT
 - TL TRAFFIC LIGHT
 - E PRIVATE ELECTRICAL
 - G GAS
 - PL PIPELINE
 - W WATER
 - WS WATER SERVICE
 - SA SANITARY SEWER
 - FM SANITARY FORCEMAIN
 - ST STORM SEWER
 - U UNKNOWN CONDUCTIVE SIGNAL
 - QUALITY LEVEL "B"
 - QUALITY LEVEL "C"
 - QUALITY LEVEL "D"
 - LIMIT

- CONTINUES OUT OF LIMITS
- FLOW ARROW
- END CAP
- LOCATION BASED ON RECORD INFO
- LOCATION BASED ON FIELD OBSERVATION
- LOSS OF SIGNAL
- STORM MAINTENANCE HOLE
- SANITARY MAINTENANCE HOLE
- CATCH BASIN
- WATER CHAMBER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- LIGHT STANDARD
- HAND WELL
- HYDRO MAINTENANCE HOLE
- HYDRO VAULT / TRANSFORMER
- TELECOM PEDESTAL
- FLUSH-TO-GRADE
- BELL MAINTENANCE HOLE
- ROGERS MAINTENANCE HOLE
- UNKNOWN MAINTENANCE HOLE
- TEST HOLE

- ASCE QUALITY LEVELS**
- THE UTILITY INFORMATION SHOWN ON THIS DRAWING WAS COLLECTED IN ACCORDANCE TO ASCE STANDARD 38-22. THE INFORMATION IS SHOWN BY QUALITY LEVEL WHICH INDICATES THE LEVEL OF EFFORT USED TO DETERMINE THE LOCATION OF THE DATA.
- QUALITY LEVEL "D" - INFORMATION DERIVED FROM EXISTING RECORDS OR VERBAL RECOLLECTIONS.
- QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO THE QUALITY LEVEL "D" INFORMATION.
- QUALITY LEVEL "B" - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE UTILITIES.
- QUALITY LEVEL "A" - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES.

PREPARED BY:



REVISIONS

DISCLAIMER:

THIS DRAWING WAS PRODUCED BY 4SIGHT INC FOR THE USE OF THE CLIENT. 4SIGHT INC DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY UNAUTHORIZED USE BY THIRD PARTIES, OR ANY MODIFICATION MADE TO THIS DRAWING.

DATE (MM/DD/YY)

DRAWN A. NIZAMY 07/10/24

CHECKED J. GOSWAMI 08/07/24

APPROVED L. ARCAD 08/09/24

SCALE 1:250

0 5 10m

THE ENGINEER'S SEAL
HEREON IS TO CERTIFY THAT
THE UTILITIES SHOWN HAVE
BEEN INVESTIGATED IN
ACCORDANCE WITH STANDARD
SUE INDUSTRY PRACTICES.
ALL OTHER INFORMATION
HEREON HAS BEEN PROVIDED
BY OTHERS AND IS NOT A
PART OF THIS CERTIFICATION.



PROJECT:

2730-2555 ERIN CENTRE BLVD
MISSISSAUGA, ON

DRAWING:

SUBSURFACE UTILITY ENGINEERING
INVESTIGATION

CLIENT:

SCS CONSULTING GROUP LTD.

PROJECT NO.

24-0240

SHEET NO.

02 OF 02

DRAWINGS



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

SODDING

DECORATIVE UNIT PAVERS

CONCRETE PLANTERS WALL

CONCRETE PLANTER CURB

METAL PLANTERS

LIST OF DRAWINGS

L100	LANDSCAPE CONCEPT PLAN
L101	CONCEPTUAL EDGE MANAGEMENT CROSS-SECTIONS
L102	CONCEPTUAL EDGE MANAGEMENT CROSS-SECTIONS
L103	STREETSCAPE CROSS-SECTIONS(ERIN MILLS PKWY)
L104	STREETSCAPE CROSS-SECTIONS(ERIN CENTRE BLVD)
L105	LANDSCAPE PLAN-9th & 8th FLOOR ROOFTOP AMENITIES
V100	PRELIMINARY TREE INVENTORY & PRESERVATION PLAN

4	2024-12-04	ISSUED FOR SUBMISSION	BB
3	2024-11-18	REVISED AS PER CLIENT COMMENTS	MC
2	2024-11-04	ISSUED FOR COORDINATION	MC
1	2024-08-09	ISSUED FOR COORDINATION	MC
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.

SBK

STRYBOS BARRON KING

LANDSCAPE ARCHITECTURE

1770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO L4V 1R5
416.895.4949 F: 905.713.3101
WWW.STRYBOS.COM

PROJECT

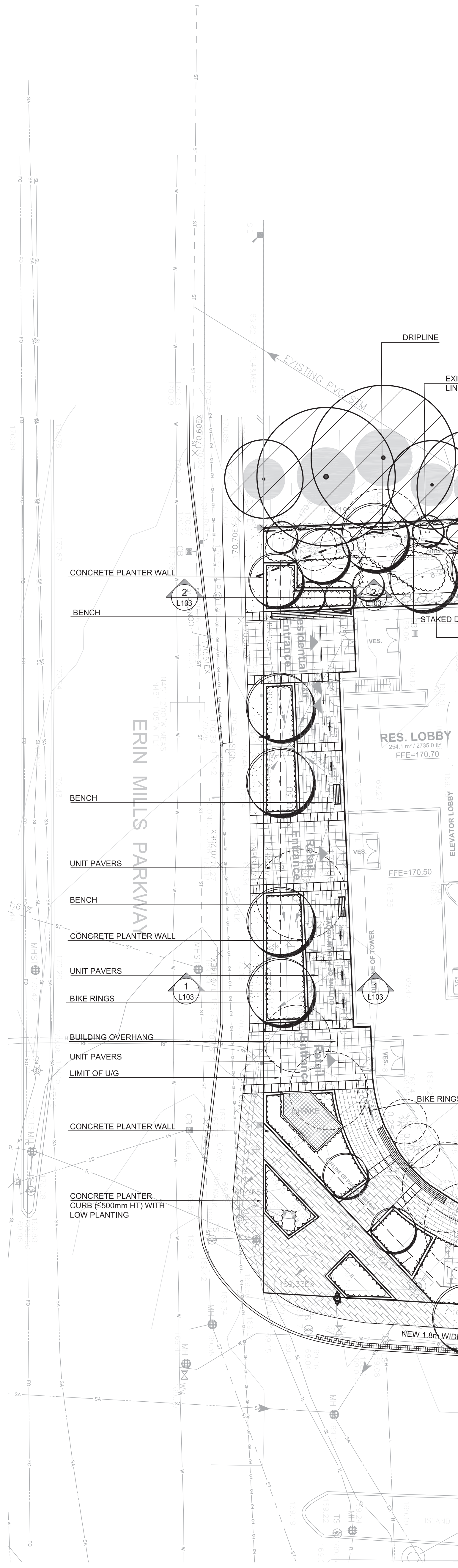
2555 ERIN CENTRE BLVD

MISSISSAUGA, ONTARIO

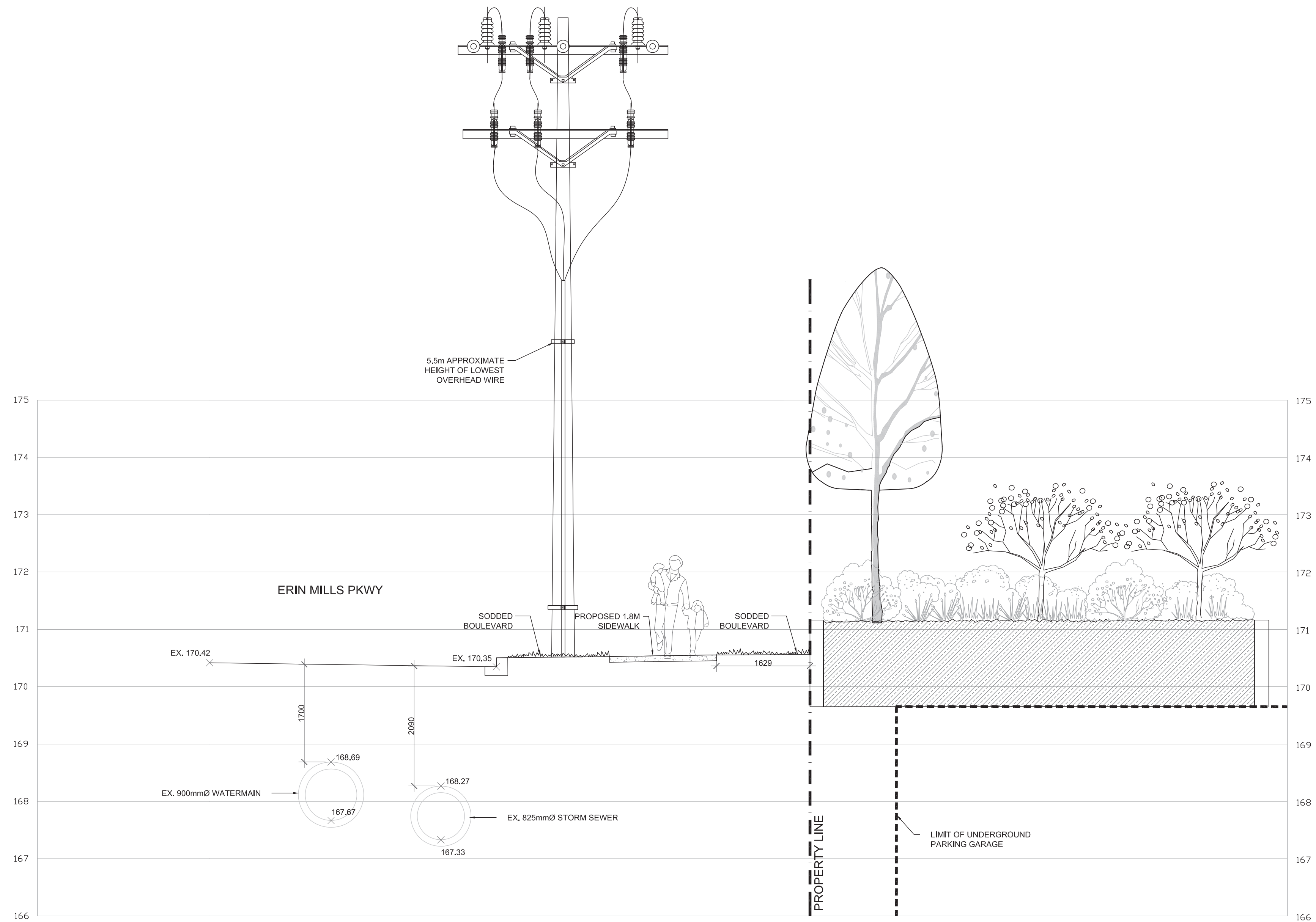
DRAWING TITLE

LANDSCAPE CONCEPT PLAN

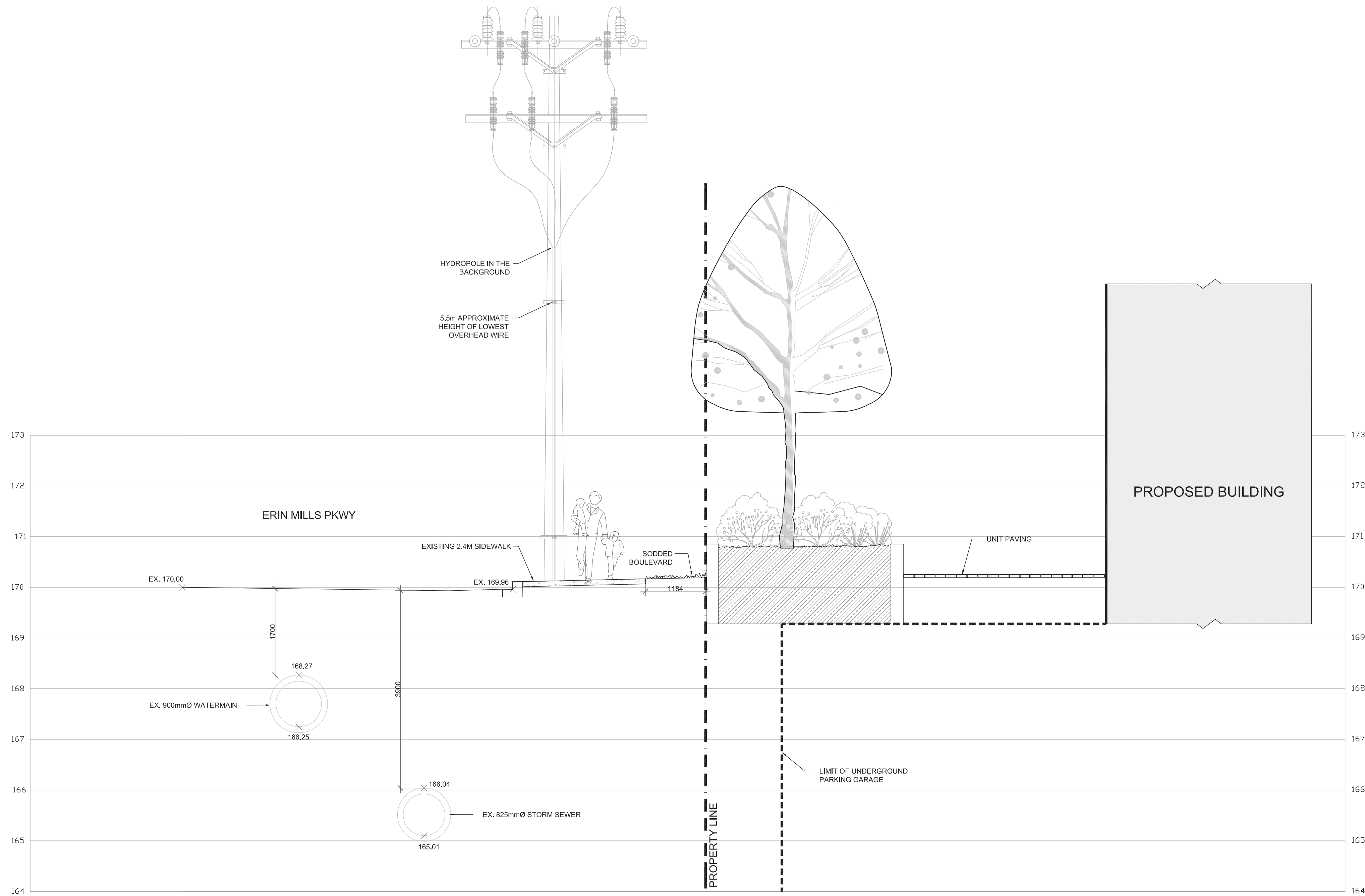
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DATE	AUGUST 06, 2024		6000
DRAWN BY	A.S.M.	DRAWING No.	
CHECKED BY	B.B.		L100



ERIN MILLS PARKWAY STREETSCAPE PLAN
1:200



2
L103
PROPOSED SECTION 2-2 (ERIN MILLS PARKWAY)
1:50



1
L103
PROPOSED SECTION 1-1 (ERIN MILLS PARKWAY)
1:50

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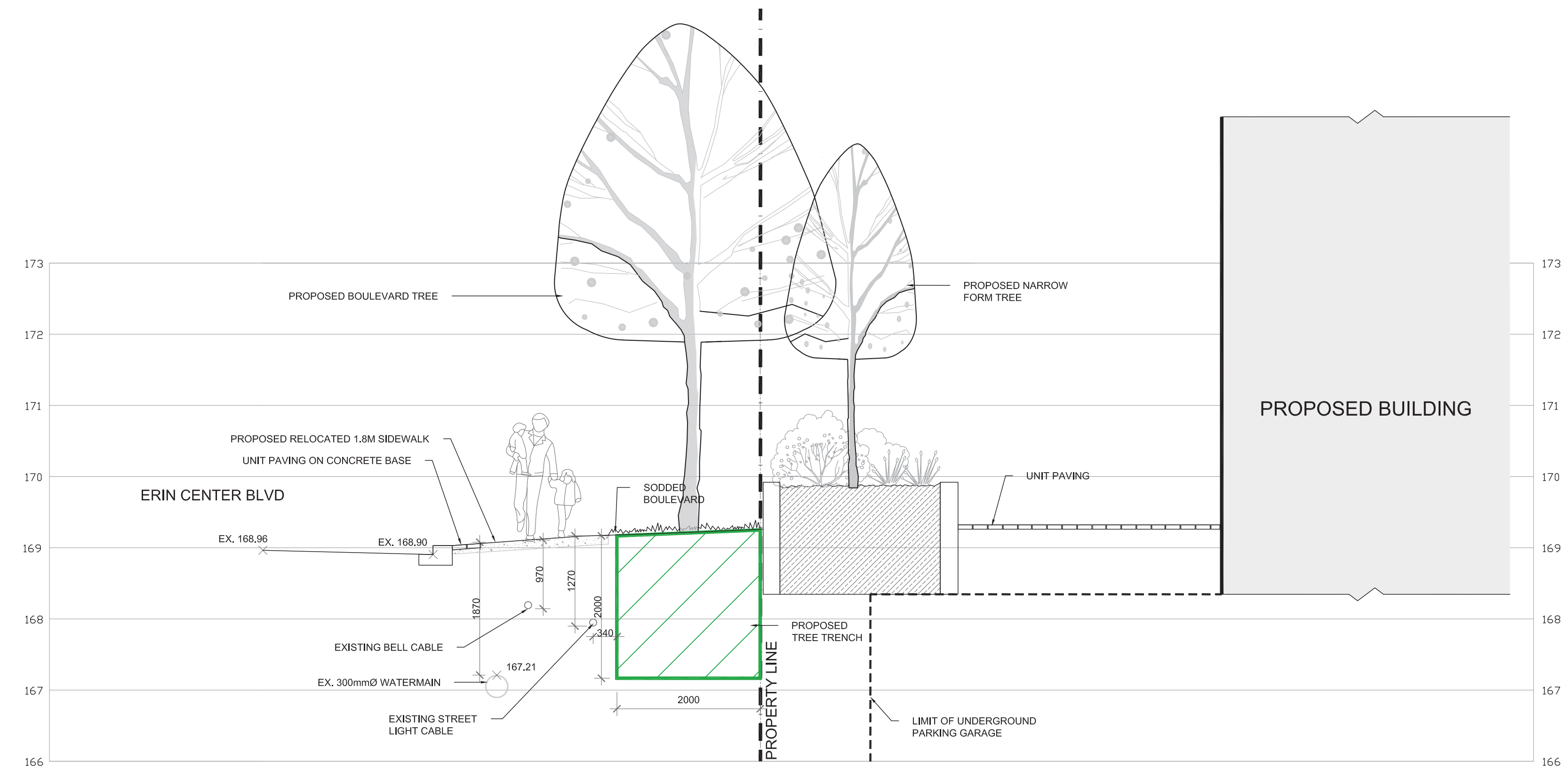
SBK
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

1770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO L4W 1G5
416.695.4949 F: 905.713.3101
WWW.STRYBOS.COM

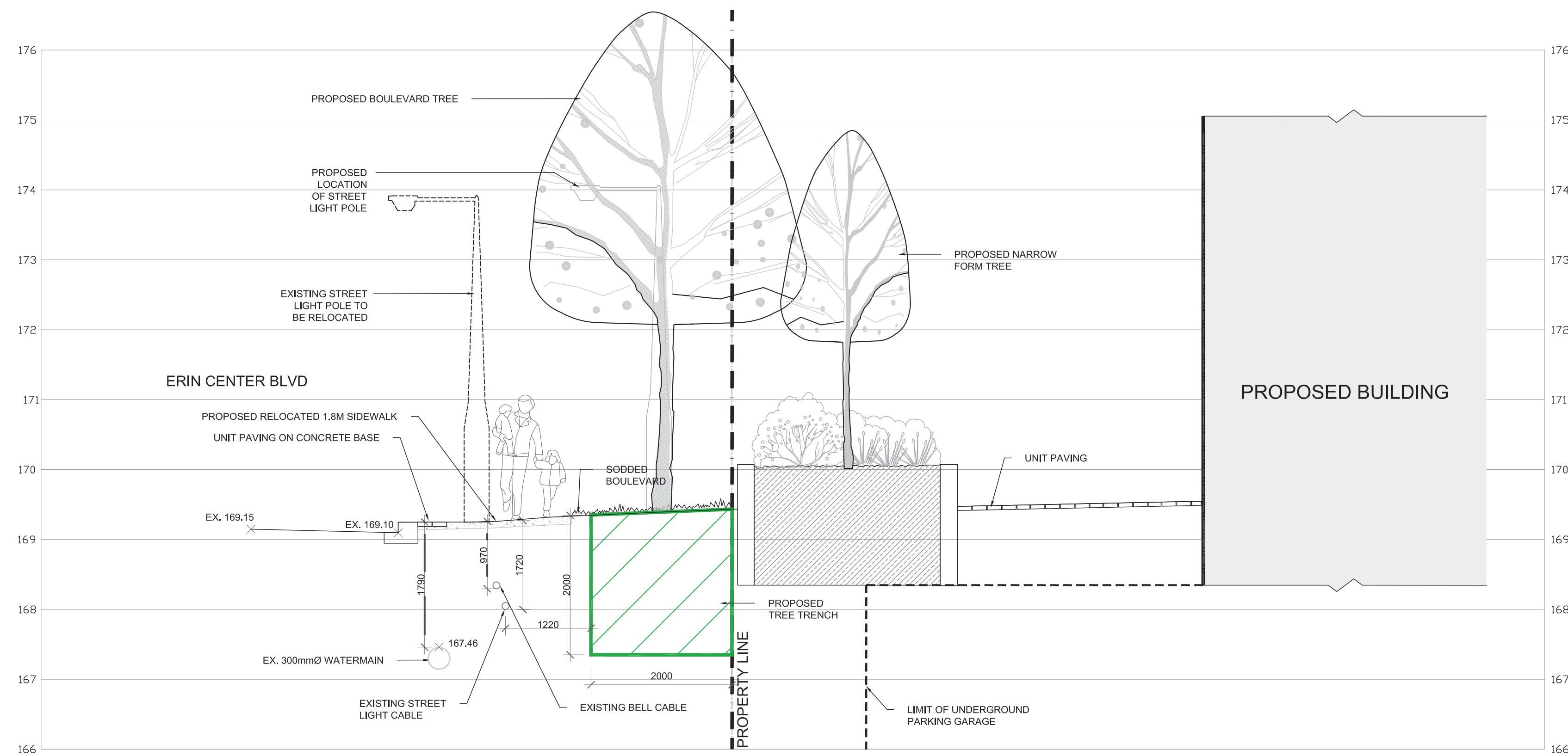
PROJECT:
2555 ERIN CENTRE BLVD
MISSISSAUGA, ONTARIO

DRAWING TITLE:
**PROPOSED STREETSCAPE
CROSS-SECTIONS
ERIN MILLS PARKWAY**

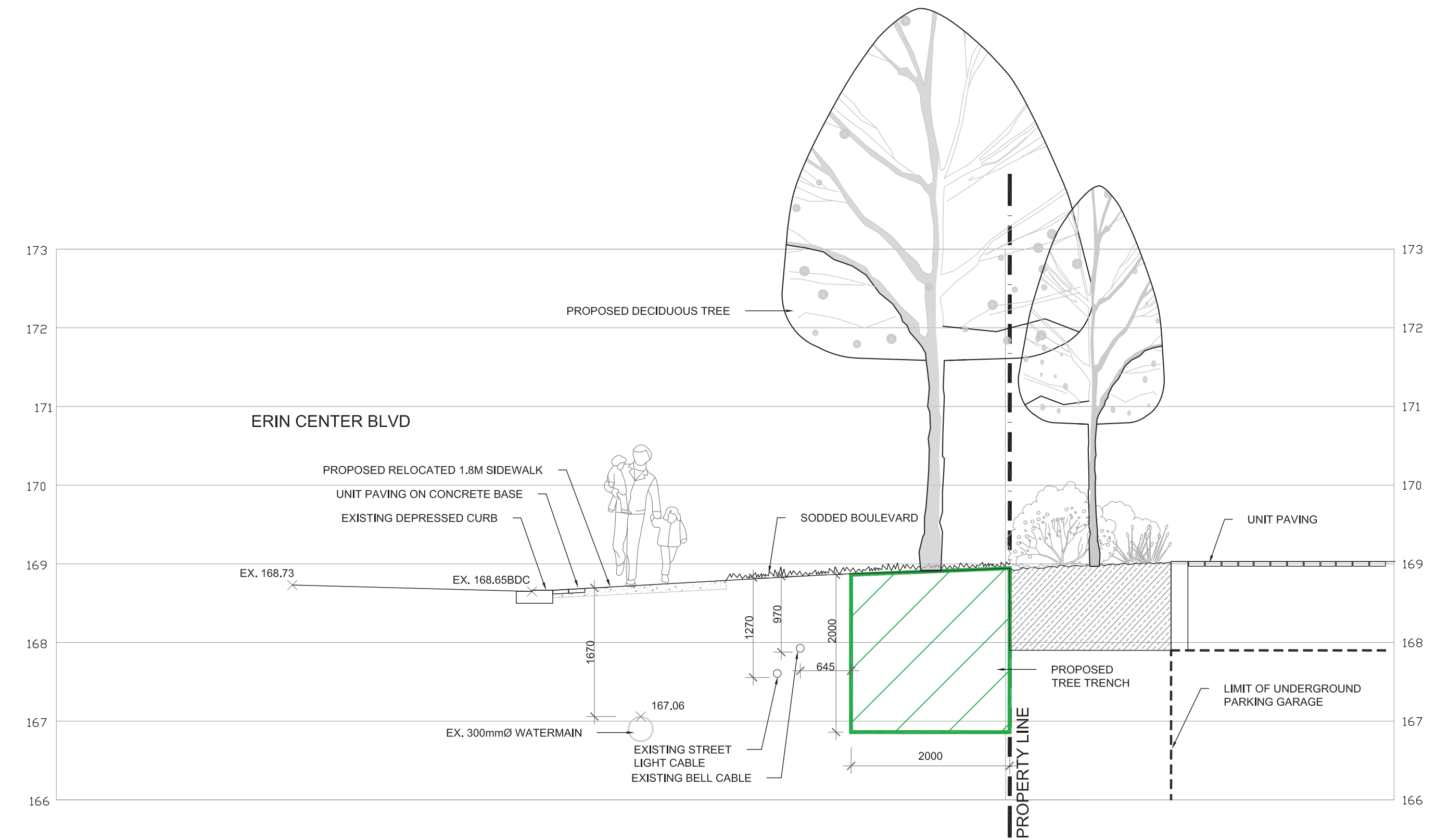
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DRAWN BY:	A.S.M.	DRAWING No.
CHECKED BY:	B.B.	L103



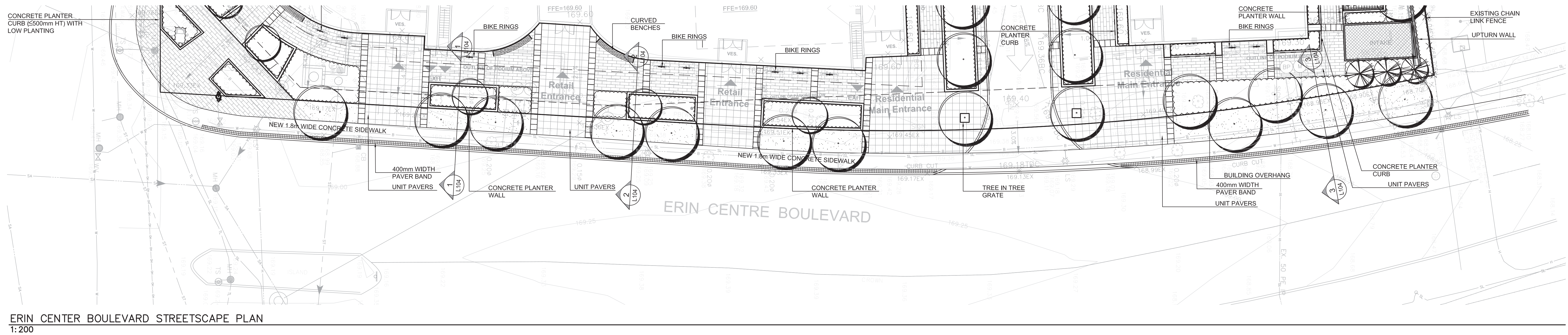
1
L104
PROPOSED SECTION 1-1 (ERIN CENTER BLVD)
1:50



2
L104
PROPOSED SECTION 2-2 (ERIN CENTER BLVD)
1:50



3
L104
PROPOSED SECTION 3-3 (ERIN CENTER BLVD)
1:50



ERIN CENTER BOULEVARD STREETSCAPE PLAN
1:200

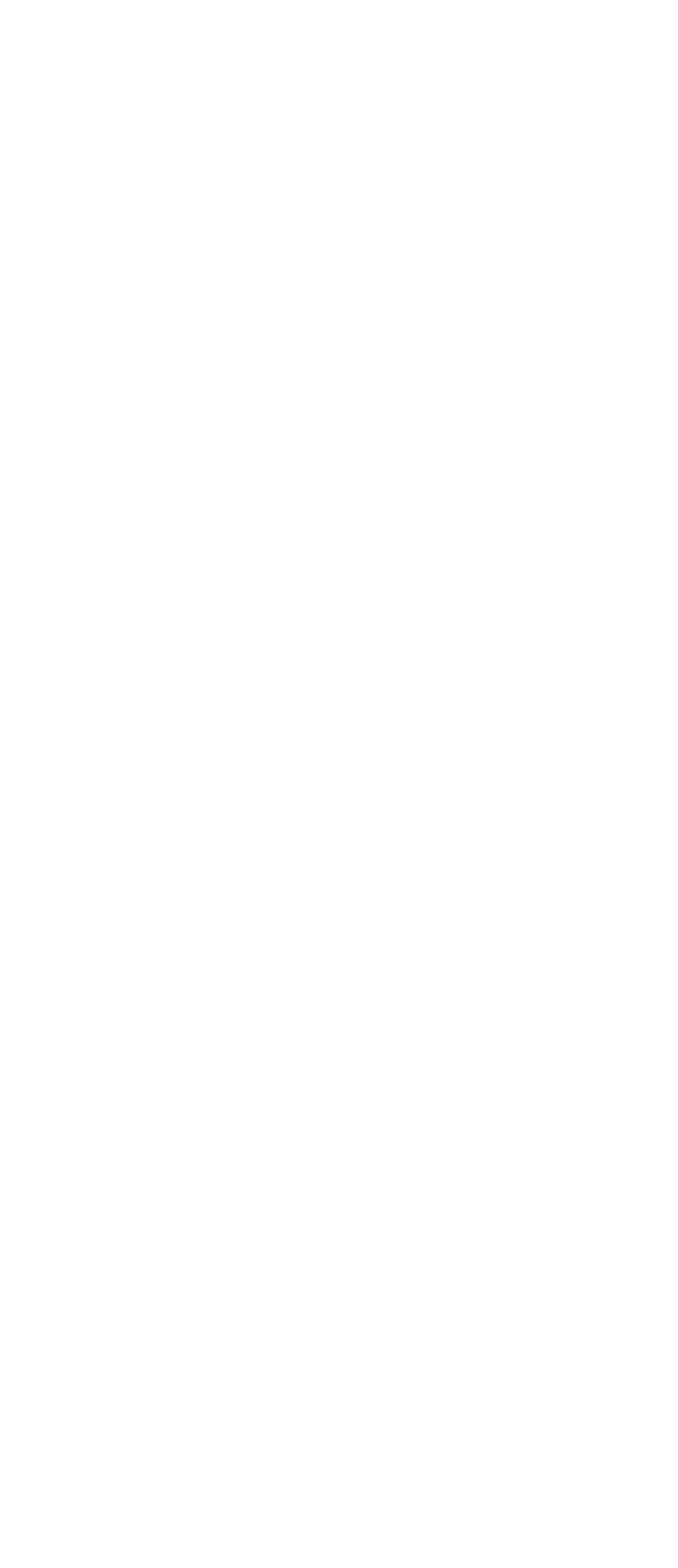
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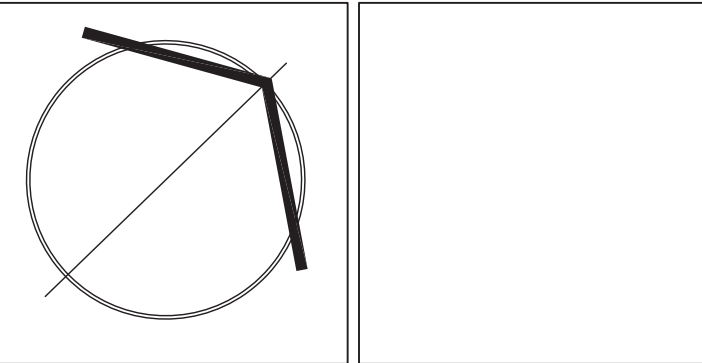


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1	2024-08-09	ISSUED FOR COORDINATION	MG

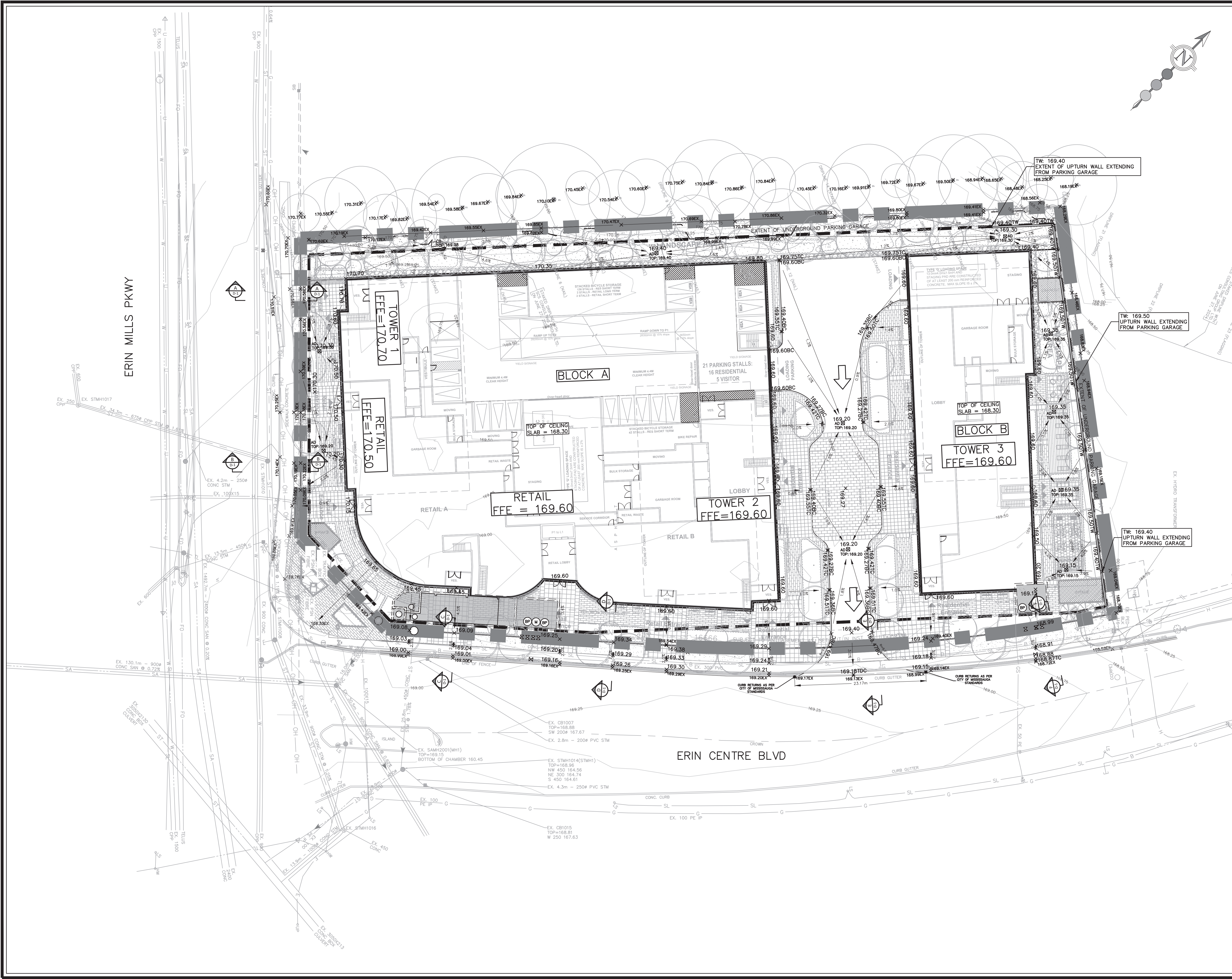
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PROJECT:
2555 ERIN CENTRE BLVD
MISSISSAUGA, ONTARIO

DRAWING TITLE:
PROPOSED STREETSCAPE
CROSS-SECTIONS
ERIN CENTRE BLVD

SCALE:	AS NOTED	PROJECT No.
DATE:	AUGUST 06, 2024	6000
DRAWN BY:	A.S.M.	DRAWING No.
CHECKED BY:	B.B.	L104



BENCHMARK: ELEV. 169.786
ELEVATIONS ARE GEODETIC AND ARE REFERENCE TO CITY OF MISSISSAUGA VERTICAL BENCHMARK NUMBER 968 HAVING AN ORTHOMETRIC ELEVATION OF 169.786 METRES. ELEVATIONS ARE REFERENCE TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, NOT 1978 ADJUSTMENT (CGVD-1928 PRE-1978 ADJ)

LEGEND:

- LIMIT OF PROPERTY
- SANITARY MANHOLE
- STORM MANHOLE
- AREA DRAIN
- WATER VALVE
- HYDRANT AND VALVE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF DEPRESSION CURB ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED SWALE GRADE
- OVERLAND FLOW
- TREE HOARDING FENCE
- PROPOSED RETAINING WALL (PART OF BUILDING STRUCTURE)
- PROPOSED CAST-IN-PLACE STORMWATER MANAGEMENT TANK WITHIN UNDERGROUND PARKING GARAGE

TOPOGRAPHIC SURVEY PROVIDED BY R-PE SURVEYING LTD. NOVEMBER 2023

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR OPA/ZBA APPLICATION - 1ST SUBMISSION	NOV 29/24	K.L.	P.G.

30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

300 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO L5B 3C1
TEL: (905) 896 5000

STATMON ESTATES INC.

2555 ERIN CENTRE BOULEVARD

GRADING PLAN

DATE: NOVEMBER 2024	DESIGNED BY: K.L.	CHECKED BY: P.G.
SCALE: 1:300	DRAWN BY: K.L.	CHECKED BY: K.L.

Accepted to be in accordance with the City of Mississauga Standards. This acceptance is not to be construed as verification of engineering content.
Review Staff: _____
Signature: ???, P. Eng. Date _____
Manager, Development Engineering

PROJECT No: **2730**
DRAWING No: **GR-1**

