Streetscape Feasibility Study

Residential Development

1315 Bough Beeches Boulevard

City of Mississauga, Region of Peel

30 June 2026 *(Revision 2)*

fp&p File No. 25074

fabian papa & partners

A Division of FP&P HydraTek Inc

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1.0 INTRODUCTION

fabian papa & partners (fp&p) has been retained by 1315 Bough Beeches Boulevard Limited to prepare this Streetscaping Feasibility Study. This study supports the Zoning By-Law Amendment (ZBA) application for the proposed development at 1315 Bough Beeches Boulevard, in the City of Mississauga. It demonstrates that the development can accommodate the required streetscape treatment within the public right-of-way on Bough Beeches Boulevard, and that the proposed building setbacks are sufficient to meet municipal standards. Further to the Pre-Application meeting (PAM) comments, it is understood that trees will not be proposed along the boulevards of Dixie Road and Rathburn Road East.

The subject site is located at the north-west corner of Rathburn Road East and Bough Beeches Boulevard in the City of Mississauga, Region of Peel. The development proposal for the subject site envisions construction a 13-storey residential building, which is to be built on the east side of the existing 20-storey building with a construction re-development site area of approximately 3,274 m^2 (0.3274 ha). An aerial map of the subject site can be found in Appendix A.

2.0 STREETSCAPE FEASIBILITY REQUIREMENTS

In accordance with the City of Mississauga's Streetscape Feasibility Terms of Reference, this study confirms the following:

- A 2 m wide below-grade trench can be accommodated within the public right-of-way to support the street tree corridor and allow for the required above-grade tree canopy clearance.
- A 2 m wide by minimum 2 m deep unencumbered soil volume area for the street tree corridor can be provided, with a minimum setback of 0.75 m from the back of the municipal curb along the full length of the development.

3.0 EXISTING SUBSURFACE UTILITIES

Planview Utility Services Ltd. was retained to complete a QL-A and QL-B Subsurface Utility Engineering (SUE) Study. As part of the scope of work, test pit locations were completed to confirm utility locations and depths throughout the subject site, including along the Bough Beeches Boulevard right-of-way. The Subsurface Utility Plan and Report can be referenced in Appendix C.

4.0 PUBLIC TREE CORRIDOR

The existing trees within the Bough Beeches Boulevard right-of-way will be retained, while sufficient space remains to accommodate additional trees as part of the proposed streetscape. The landscape plans prepared by Studio tla show 3 proposed trees to be planted in the proposed 2 m x 2 m soil area along the west side of Bough Beeches Boulevard with a 0.75 m setback from the existing curb location. The Overall Landscape Plans can be referenced in Appendix D.

Per the attached SUE report, test pit locations 1 through 4 confirmed the presence of Bell conduits and a Hydro line within the existing soil area. However, these utilities are significantly offset from the proposed tree root ball locations and will not negatively impact the growth of the proposed trees. Please refer to sections 1-1 and 2-2 on the Utilities and Streetscaping Plan (USP-1) found in appendix B.

5.0 CONCLUSIONS

This Streetscape Feasibility Study illustrates that an appropriate boulevard treatment can be accommodated in the public right-of-way along Bough Beeches Boulevard in accordance with the City's streetscape requirements.

We trust that this satisfies your current needs. Should you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

fabian papa & partners
A Division of FP&P HydraTek Inc.





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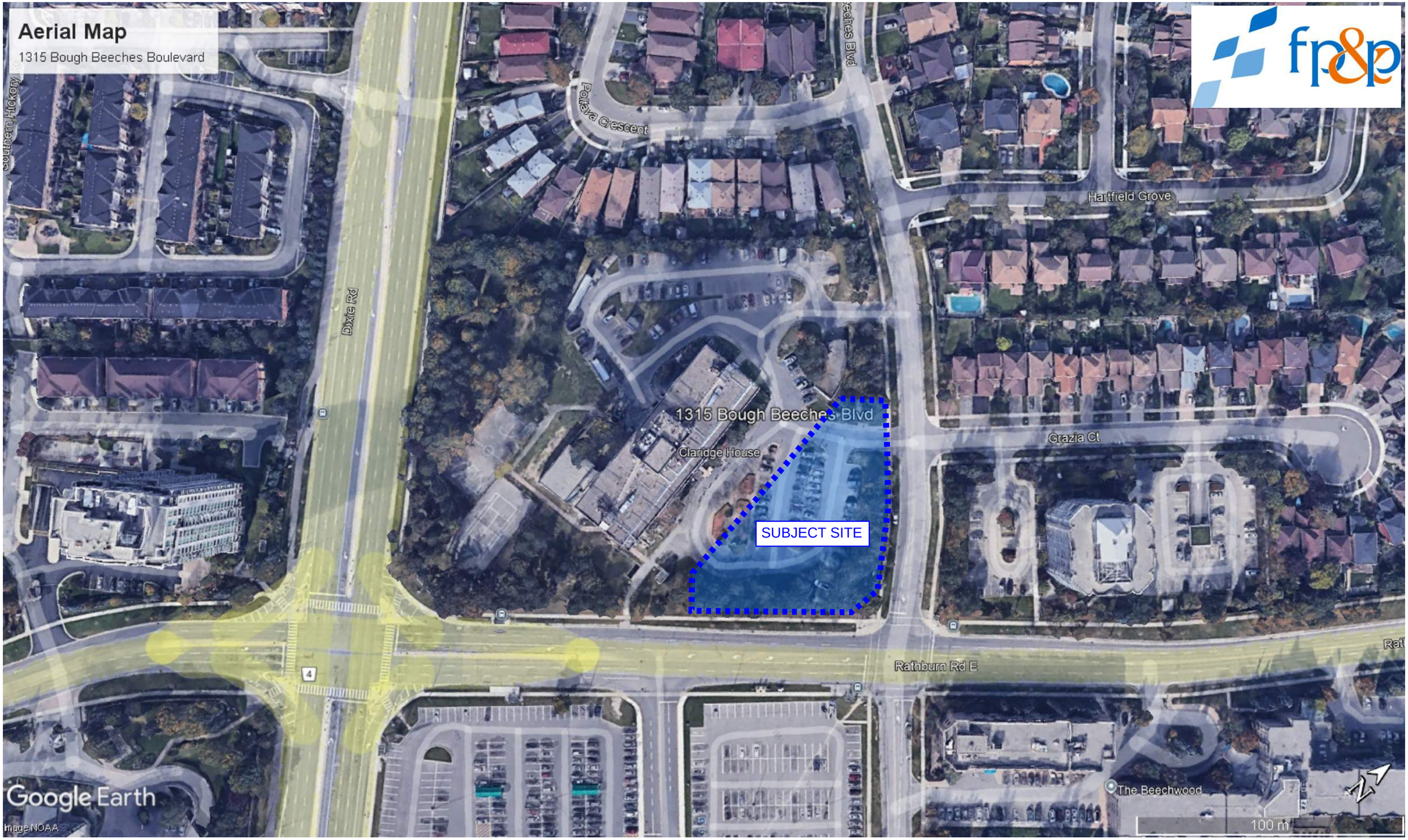
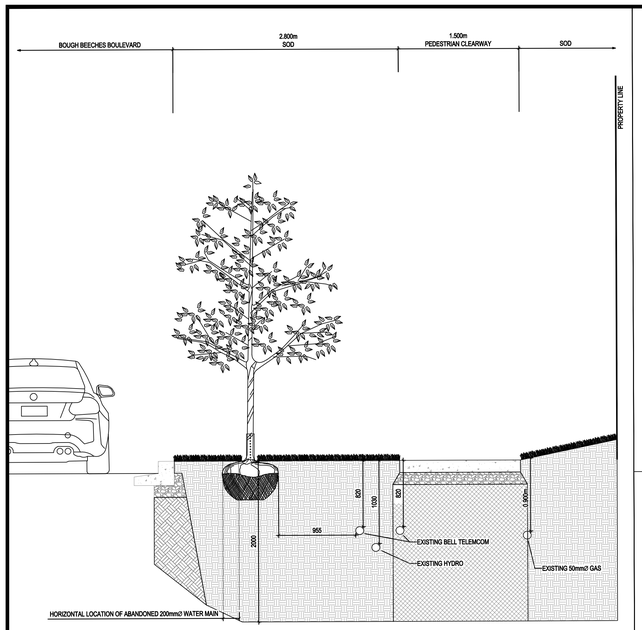
APPENDIX A

Aerial Map -


Aerial Map
1315 Bough Beeches Boulevard
Southern Hickory
Dixie Rd
Poltava Crescent
Bough Beeches Blvd
Hartfield Grove
1315 Bough Beeches Blvd
Grazia Ct
Claridge House
SUBJECT SITE
Rathburn Rd E
The Beechwood
4
Google Earth
Image NOAA
100 m

APPENDIX B

Utilities & Streetscaping Plan (USP-1) -



SECTION 1–1

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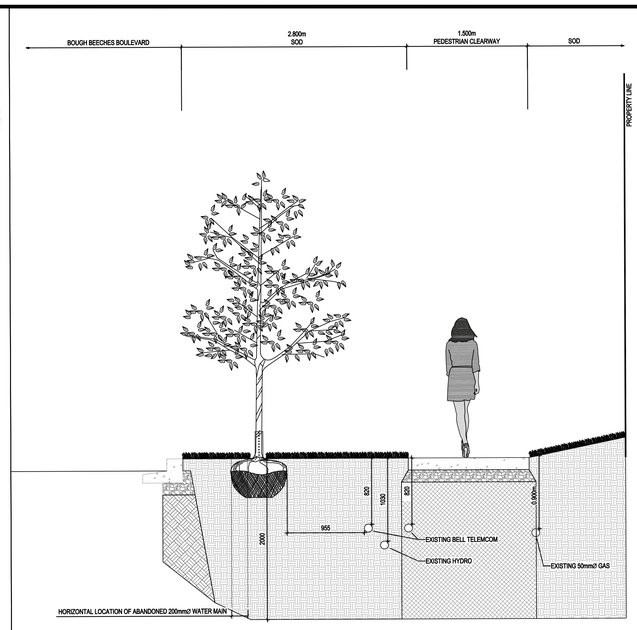

SECTION 2–2

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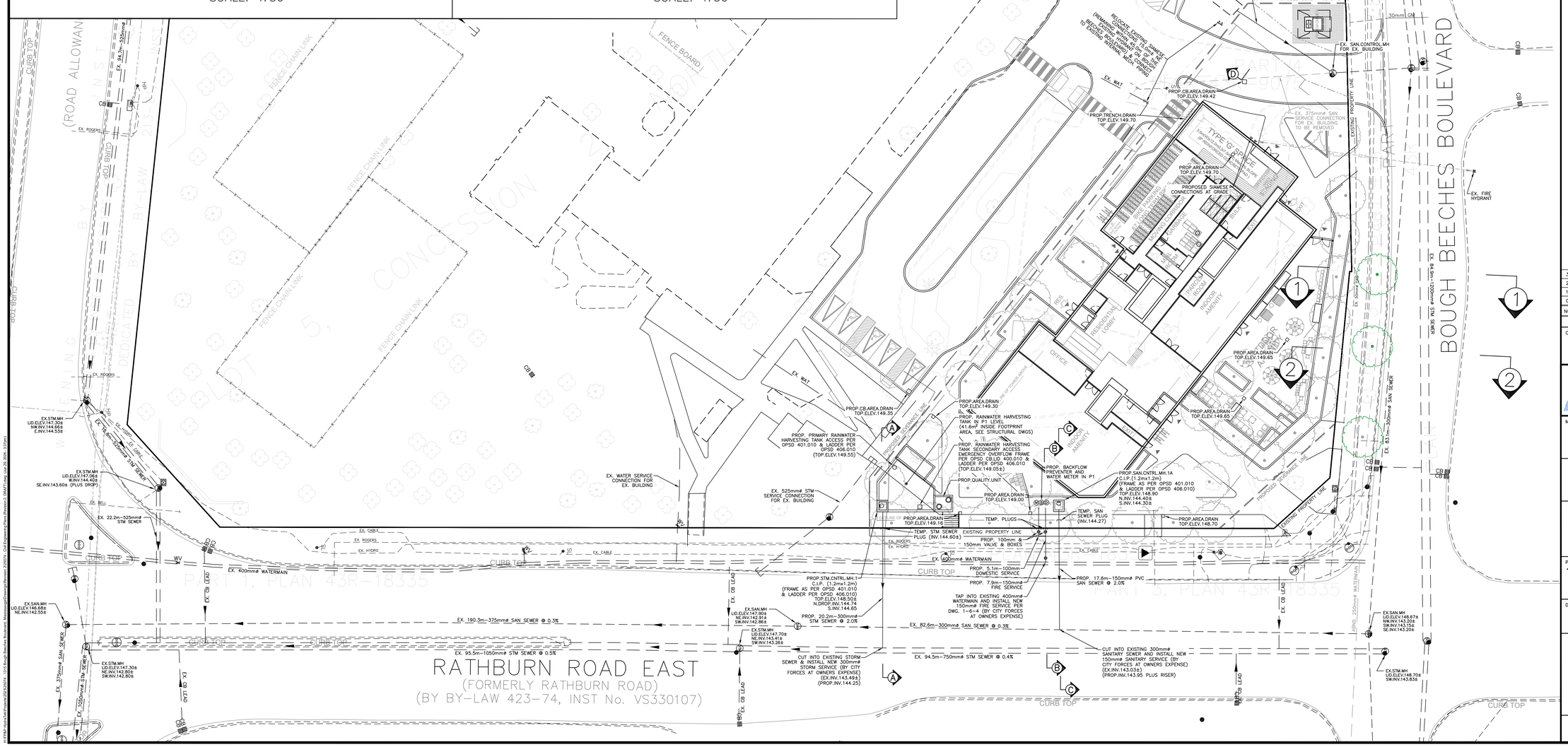

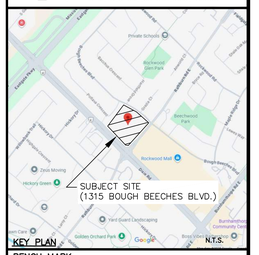

KEY PLAN N.T.S.

METRIC
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE SHOWN

BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK No.905 HAVING AN ORTHOMETRIC ELEVATION OF 149.492m. PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY R-PE SURVEYORS LTD. (PROJECT NO. 25-080) FOR FURTHER DETAILS.

LEGEND

+x	123.45	EXISTING ELEVATION
+x	123.45	PROPOSED ELEVATION
+BW.	123.45	PROP BOTTOM OF RETAINING WALL ELEV
+TW.	123.45	PROP TOP OF RETAINING WALL ELEV
+BC.	123.45	PROP BOTTOM OF CURB ELEVATION
+TC.	123.45	PROP TOP OF CURB ELEVATION
+SW.	123.45	PROP SWALE ELEVATION
+CB.	123.45	PROP TOP OF CATCHBASIN ELEVATION
CB.INV	123.45	PROP ELEVATION OF CATCHBASIN INVERT
	1.5%	DRAINAGE FLOW DIRECTION AND SLOPE
		PROP OVERLAND FLOW DIRECTION
		PRE-DEV OVERLAND FLOW DIRECTION
		CURB DEPRESSION/CURB CUT
		PROPOSED CONCRETE RETAINING WALL
		PROPOSED BARRIER CURB
		PROPOSED CONCRETE TOE WALL (REFER TO DETAIL ON THIS PLAN)
	VAB	VALVE AND BOX
	CB.1	CATCHBASIN
	MH.1	STORM MANHOLE
	MH.1A	SANITARY MANHOLE
	EX.FH	EX. VALVED HYDRANT
	FFE = 123.45	ELEVATION AT FIRST FINISHED FLOOR
	BME = 123.45	ELEVATION AT MECHANICAL/BASEMENT FLOOR
		WATER SERVICE CONNECTION
		SANITARY SERVICE CONNECTION
		STORM SERVICE CONNECTION
	AD	AREA DRAIN (REFER TO MECHANICAL DWGS FOR DETAILS)
		TEMP STORMWATER STORAGE AREA
		AREA TO REMAIN UNDISTURBED

NO.	REVISION	BY	DATE
3			
2			
1	ISSUED FOR ZBA RE-SUBMISSION	M.P.	30 JUN 2026
0	ISSUED FOR ZBA SUBMISSION	M.P.	24 MAR 2026

REVISIONS

CLIENT:
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MUNICIPALITY:
CITY OF MISSISSAUGA
TECHNICAL SERVICES DIVISION

REGION OF PEEL
PUBLIC WORKS DEPARTMENT

PROJECT NAME:
1315 BOUGH BEECHES Blvd.
RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
UTILITIES & STREETSCAPING PLAN

LICENSED PROFESSIONAL ENGINEER P.V. ALBANESE 30 JUN 2026 PROVINCE OF ONTARIO

DWN. BY:	M.P.
DESIGNED BY:	M.P.
CHECKED BY:	P.F.A.
SCALE:	1:250
DATE:	AUG 2025
SHEET NO:	1 OF 1

PROJECT NO.	DWG NO.	REV. NO.
25074	USP–1	1

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APPENDIX C

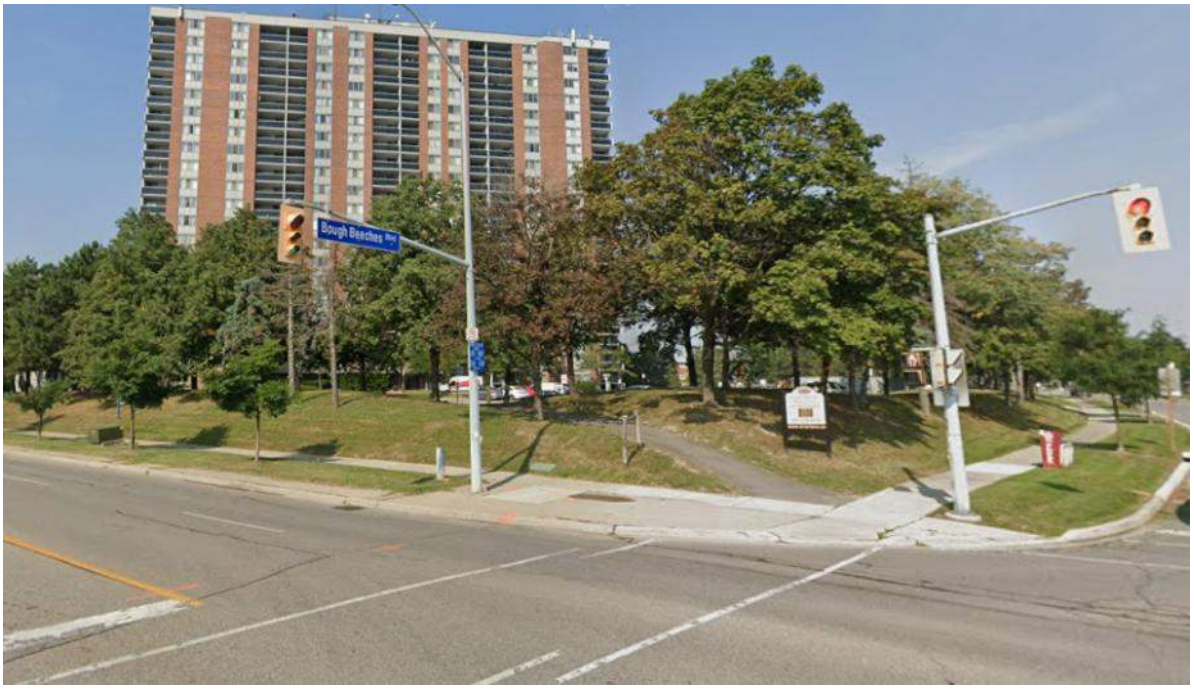
Subsurface Utility Engineering Study -

Subsurface Utility Investigation Report

Prepared for:

STANFORD

DESTINATION HOME



SUBSURFACE UTILITY ENGINEERING (SUE) LEVEL A SURVEY

1315 BOUGH BEECHES BLVD

MISSISSAUGA, ONTARIO

PLANVIEW PROJECT #25-3-0138

January 29, 2026

PLANVIEW
Utility Services Ltd.

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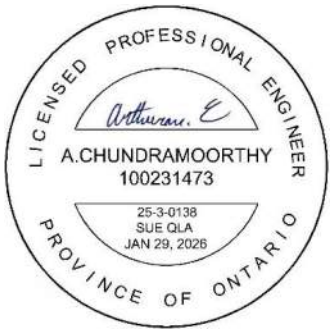


Report Version information

Ver.	Date	Prepared by	Approved by	Description
1	01/29/2026	A.Chundramoorthy	A.Chundramoorthy	ISSUANCE

1 Project Details

1.1 Scope of Work

The request was Quality Level A Test Pit Investigation at **19** locations at 1315 Bough Beeches Blvd in the City of Mississauga, Ontario:



The field work was completed from January 12 to January 21, 2026. A total of **19** test pits were excavated.

A CCTV survey was also done in order to collect the depth measurements of the pipes at the apartment on 1315 Bough Beeches Blvd, per client request. NASSCO & PACP

inspection was not required in this instance. CCTV was only required for location and depth purposes.

1.2 Project Background

Planview Utility Services (Planview) was retained by Stanford Destination Home to provide a Subsurface Utility Investigation in the City of Mississauga, Ontario.

1.3 Investigation Procedures

The following summarizes the procedures used by Planview to complete the utility investigation:

Step 1

The original site plan provided by Stanford Destination Home was used to complete geophysical locates. Locate documentation is available at the Planview office.

Step 2

Once the utility locates were completed, the test pit locations were reviewed to ensure the pits were at correct locations. The test pit locations were selected based on the potential impact on the existing subsurface utilities within the area of the proposed construction.

Step 3

Upon receipt of all of the required permits, the daylighting excavation process began to determine the vertical and horizontal positions of the desired underground utilities. Once the utilities were exposed, the vertical and horizontal locations were recorded using a Real-Time Kinematic (RTK) Global Positioning System (GPS) and Total Station survey instruments. This information has been included in the plans in Appendix B and the CAD, files delivered as part of the project deliverables. Some of the existing utilities were not found at the exact locations indicated on the markups, but instead in near proximity.

1.4 SUE Methodology and Applied Technology

The utility investigating and documenting methodology and Utility Quality Levels are explained and excerpted from CSA 250 (Mapping of underground utility Infrastructure) and ASCE/UESI/CI 38-22 (Standard Guideline for Investigating and Documenting Existing Utilities), which are the standards that Planview USL follows.

SUE Quality Level D

Utility Quality Level D (QLD) information is determined primarily from the review and documentation of existing second party information, such as Utility records, historical project records, permits, verbal accounts, existence of service, visual indicators, and/or One-Call markings, put into context with any other information the Professional has in their possession during a Utility Investigation.

SUE Quality Level C

Quality Level C data are determined by correlating underground Utility Segments from existing second-party information to observable and measurable visible Utility Features. It refers to the unobservable portion of the Utility Feature or Utility Segment that connects to visible, typically aboveground or within an accessible vault, surveyed Utility Features.

Quality Level C information confirms the existence, general location, Attributes, and, where applicable, direction of subsurface Utility assets that can at least be partially viewed or inferred without excavation. For example, a sewer that leaves or enters a manhole can be confirmed to exist and travel in the direction indicated by their records by opening the manhole and visually confirming the presence and direction of the pipe and the point at which the Utility Segment is anchored to the Utility Feature. Professional judgment is required to apply field observations to Utility record information to call it QLC.

SUE Quality Level B

Quality Level B data are determined by correlating appropriate geophysical interpretations indicating a Utility Segment or Utility Feature with other pertinent information in hand to determine the best positional Documentation for the Utility Segment. The Documentation of the Utility Segment depends on the geophysical equipment used for the investigation, interpretation of the geophysics, the horizontal interpreted position, and reduction of the resulting data into the Deliverable. Each of these factors involves a different source of positional error and compounds the overall positional error.

The horizontal accuracy of the surveyed position (either the location of the instrument or a mark on the ground for later survey) shall be 0.2 ft (60 mm) or better to reduce the survey aspect of the compounding error.

SUE Quality Level A

Quality Level A builds on QLB information by confirming the existence, exact location, and other Attributes of subsurface utilities through exposure of the Utility using safe excavating practices. QLA data are determined by physically exposing an unobservable Utility Feature or Utility Segment (essentially making it observable) and documenting its spatial extent and characteristics with a high degree of accuracy. Conventional accuracies shall be 0.1 ft (30 mm) vertical and to 0.2 ft (60 mm) horizontal for the measurements of the outside limits of the Utility Feature or Utility Segment that is exposed.

2 Test Pit Survey Methodology

2.1 Methodology of Test Pit investigation based on Level D information

Utility Designator will connect to an available above ground utility features and obtain readable tone/signal at the requested Test Pit location. The excavation will be completed to the anticipated standard utility depth; the investigation limits are extended perpendicularly on each side.

Possible reasons of unsuccessful Level D investigations:

- Joint-use of infrastructure with another utility.
- Utilities are abandoned, not in use or removed.
- Unusable or inaccurate records provided by the utility owners.

2.2 Methodology of Test Pit investigation based on Level C information

The Investigation would be performed at the requested test pit location and adjusted by available manhole information obtained at the time of the investigation. The excavation will be completed to the anticipated standard utility depth; the investigation limits are extended perpendicularly on each side.

2.3 Methodology of Test Pit investigation based on Level B information

Utility Designator will connect to an available above ground utility feature and obtain readable tone/signal at the requested Test Pit location. The excavation will be completed to the anticipated standard utility depth; the investigation limits are extended perpendicularly on each side.

Possible reasons of unsuccessful Level B investigations:

Signal interference caused by existing or old/abandoned utilities in the ground can cause inaccurate/incorrect locator device readings.

3 Test Pit Data (Level A)

3.1 Test Pit #1A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
1A	100013	Footing	4831489.802	612387.900	149.294	149.849	0.555	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.2 Test Pit #2A



N

Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
2A	100015	Footing	4831473.973	612389.953	149.203	149.640	0.437	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.3 Test Pit #3A



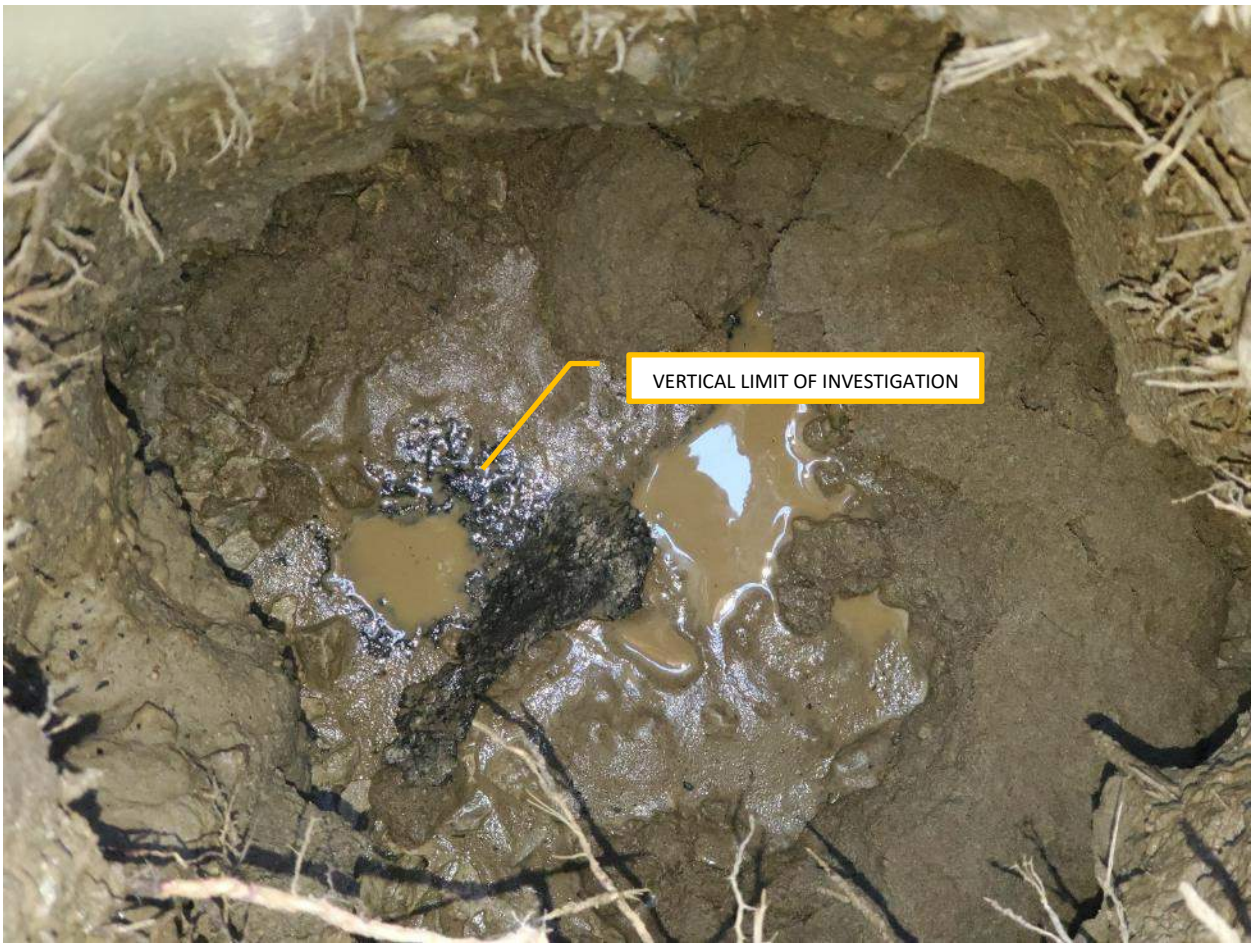
Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
3A	100017	Footing	4831486.084	612358.486	149.148	149.582	0.434	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.4 Test Pit #4A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
4A	100019	Footing	4831472.796	612367.901	149.398	149.987	0.589	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.5 Test Pit #5A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
5A	100021	Footing	4831464.554	612384.002	149.223	149.732	0.509	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.6 Test Pit #6A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
6A	100024	Footing	4831445.146	612373.302	149.364	149.901	0.537	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

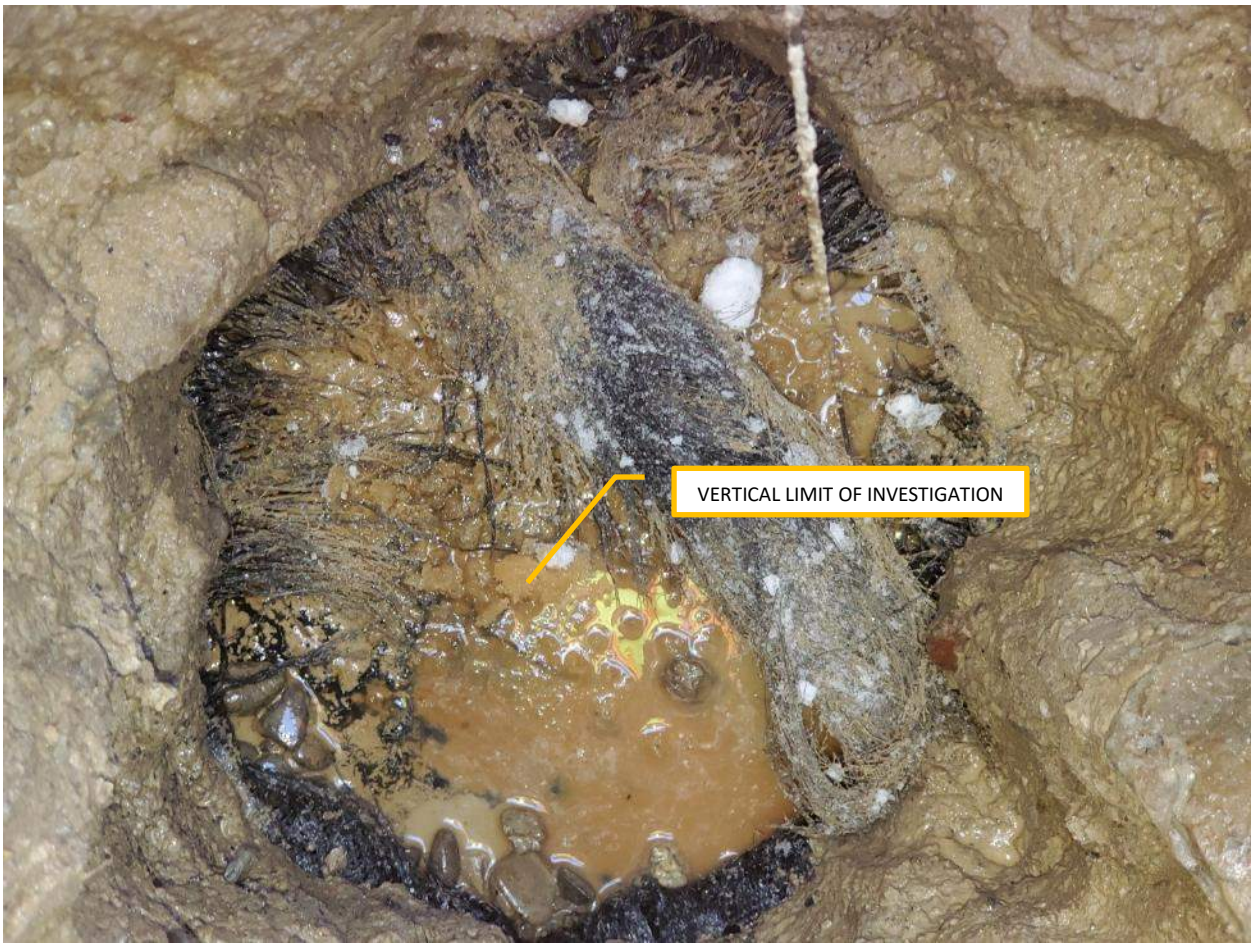
3.7 Test Pit #7A



N

Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
7A	100026	Footing	4831413.364	612384.644	149.354	149.987	0.633	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.8 Test Pit #8A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
8A	100028	Footing	4831403.618	612386.955	149.263	149.849	0.586	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.9 Test Pit #9A



N

Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
9A	100030	Footing	4831409.207	612403.500	149.076	150.086	1.010	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.10 Test Pit #10A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
10A	100032	Footing	4831437.945	612400.118	149.140	149.630	0.490	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.11 Test Pit #11A



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
11A	100038	Footing	4831430.531	612392.029	149.150	149.770	0.620	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

3.12 Test Pit #12



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
12	100039	Hydro	4831505.782	612402.319	147.865	148.849	0.984	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables. The coordinates are for the north 15mm cable.
12	100040	Hydro	4831505.650	612402.239	147.841	148.849	1.008	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables. The coordinates are for the south 15mm cable.
12	100041	Hydro	4831505.685	612402.238	148.029	148.849	0.820	100	-	SE-NW	Soft	Single 100mm black PVC hydro duct.



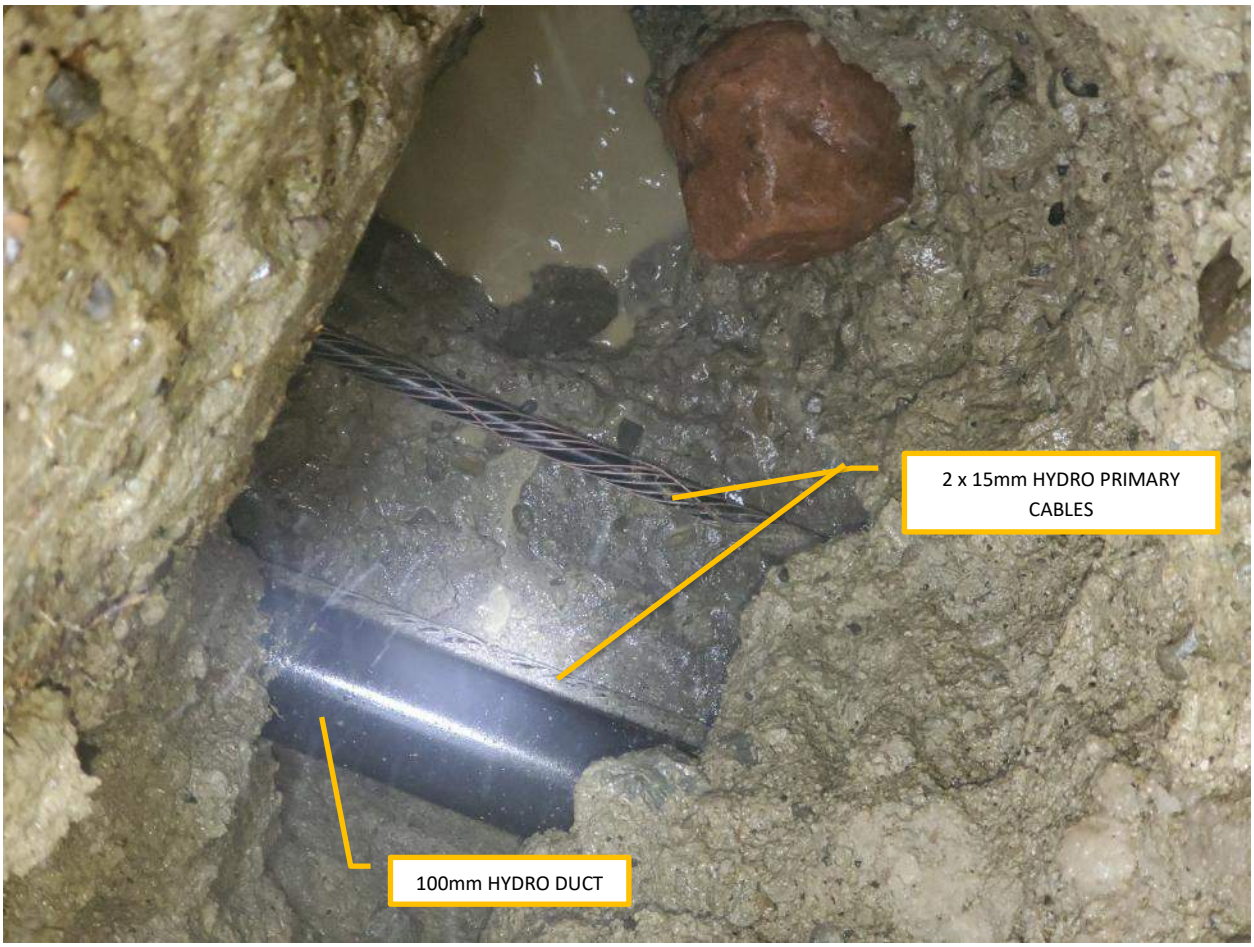
Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
12	100043	DNF	4831506.185	612402.667	147.382	148.849	1.467	-	-	-	Soft	Did not find Bell utility. The coordinates are for the vertical limit of investigation.

3.13 Test Pit #13



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
13	100045	Gasmain	4831503.945	612401.430	148.136	148.903	0.767	50	-	SE-NW	Soft	Single 50mm orange PVC Gasmain.

3.14 Test Pit #14



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
14	100047	Hydro	4831490.423	612422.813	147.583	148.735	1.152	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables. The coordinates are for the north 15mm cable.
14	100048	Hydro	4831490.233	612422.763	147.596	148.735	1.139	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables. The coordinates are for the south 15mm cable.
14	100049	Hydro	4831490.327	612422.813	147.776	148.735	0.959	100	-	SE-NW	Soft	Single 100mm black PVC Hydro duct.



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
14	100050	DNF	4831491.006	612423.360	147.210	148.735	1.525	-	-	-	Soft	Did not find Bell utility. The coordinates are for the vertical limit of investigation.

3.15 Test Pit #15



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
15	100052	Gasmain	4831488.909	612421.366	147.900	148.774	0.874	50	-	SE-NW	Soft	Single 50mm orange PVC Gasmain.

3.16 Test Pit #16

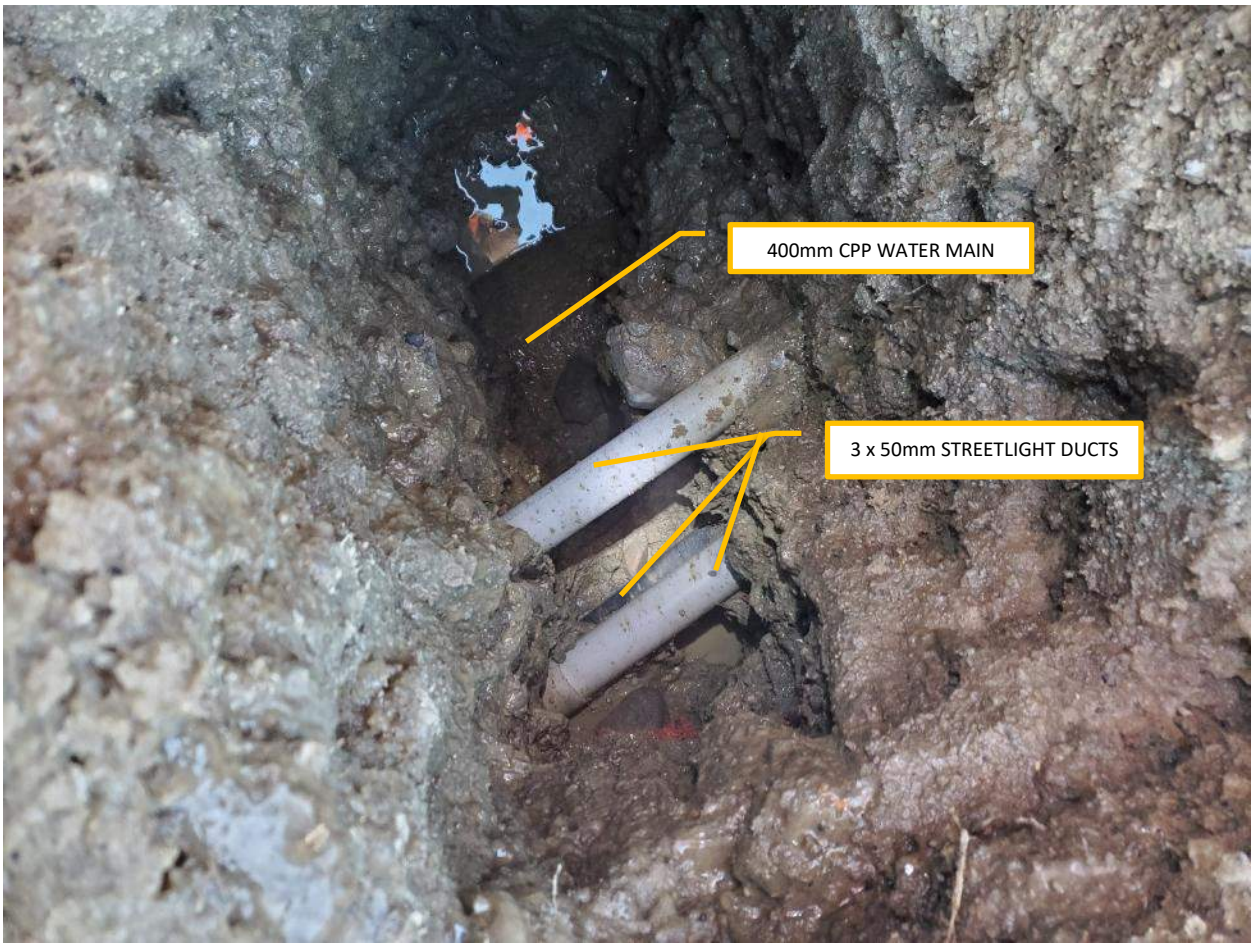


Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
16	100001	Rogers	4831437.638	612445.238	147.810	148.527	0.717	25	-	NE-SW	Soft	Single 25mm black PVC Rogers duct.
16	100002	Hydro	4831437.648	612445.259	147.497	148.527	1.030	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables. The coordinates are for the west 25mm duct.
16	100003	Hydro	4831437.520	612445.290	147.486	148.527	1.041	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables. The coordinates are for the east 25mm cable.
16	3000	Hydro	4831437.408	612445.132	147.526	148.527	1.001	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables. The coordinates are for the centre 25mm cable.
16	100004	Hydro	4831437.488	612445.399	147.477	148.527	1.050	10	-	NE-SW	Soft	Group of three 10mm black secondary hydro wires.



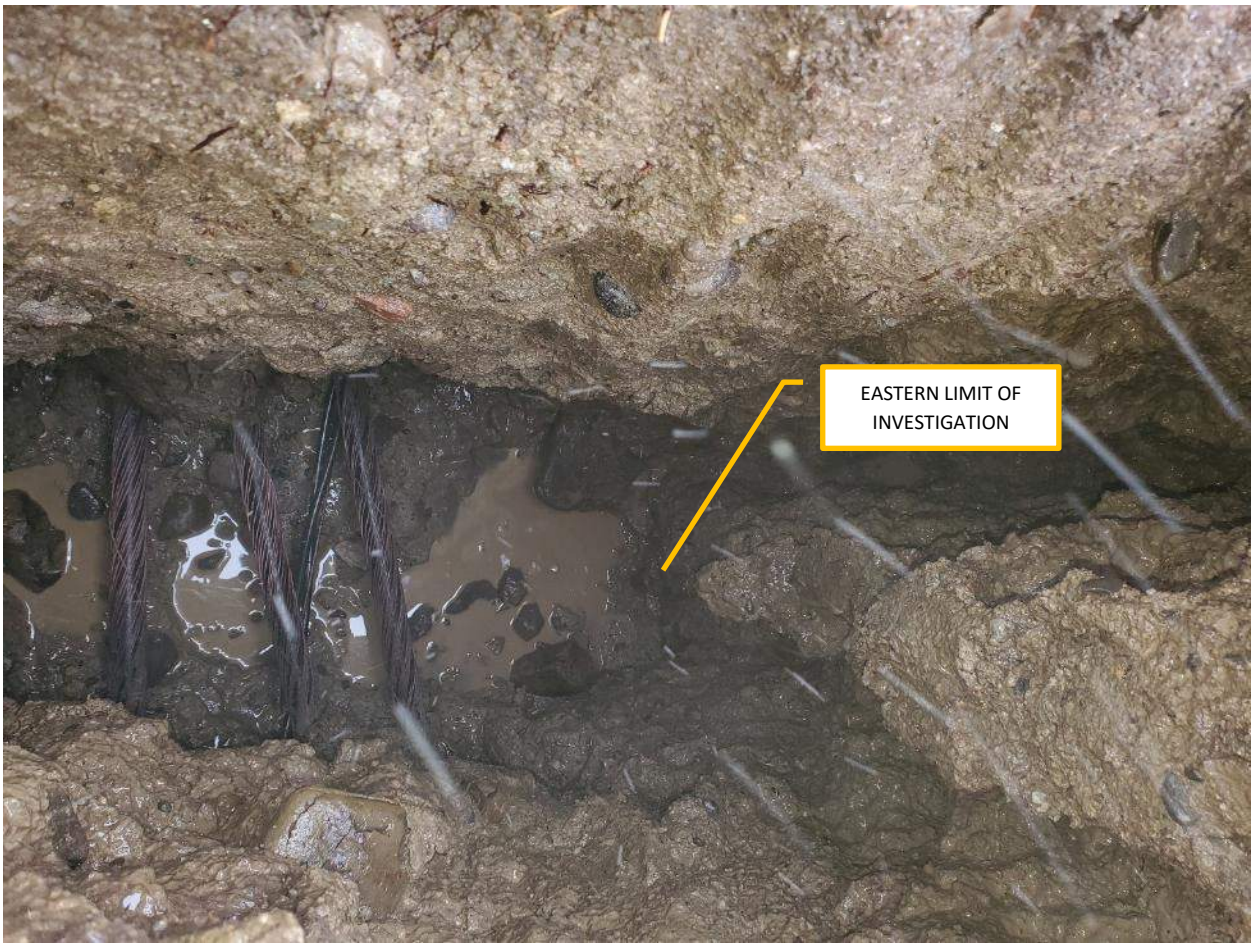
Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
16	100006	Hydro	4831437.253	612445.758	147.940	148.527	0.587	50	-	NE-SW	Soft	Single 50mm white PVC Hydro duct.

3.17 Test Pit #17



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
17	100008	Watermain	4831436.148	612447.254	146.648	148.525	1.877	400	-	NE-SW	Soft	Single 400mm CPP Watermain.
17	100009	Streetlight	4831436.243	612447.166	147.794	148.525	0.731	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the west duct.
17	100010	Streetlight	4831436.066	612447.309	147.793	148.525	0.732	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the east duct.
17	100011	Streetlight	4831436.154	612447.395	147.605	148.525	0.920	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the bottom duct.

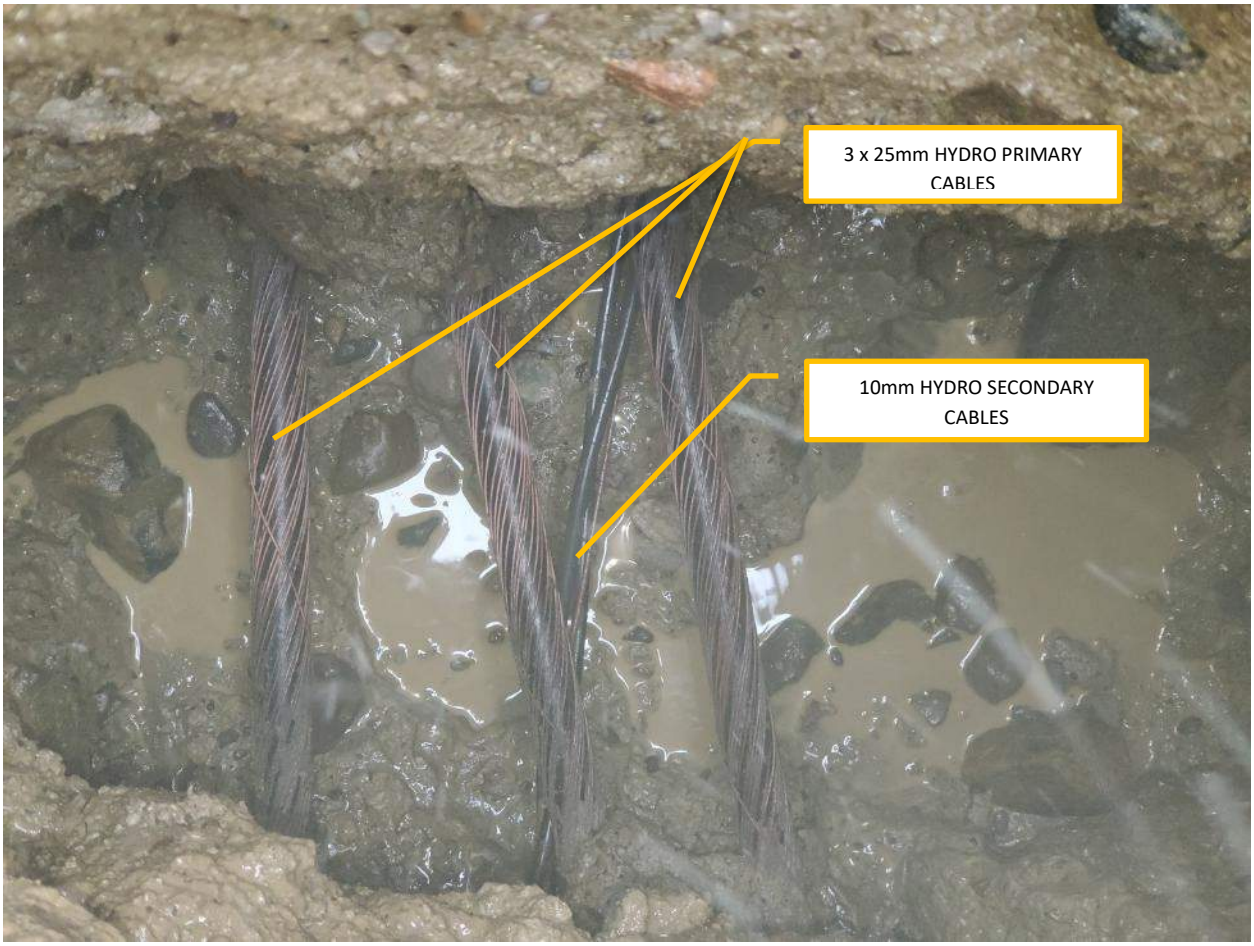
3.18 Test Pit #18



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
18	100057	DNF	4831406.601	612421.516	146.555	148.056	1.501	-	-	-	Soft	Did not find Rogers utility. The coordinates are for the eastern limit of investigation.

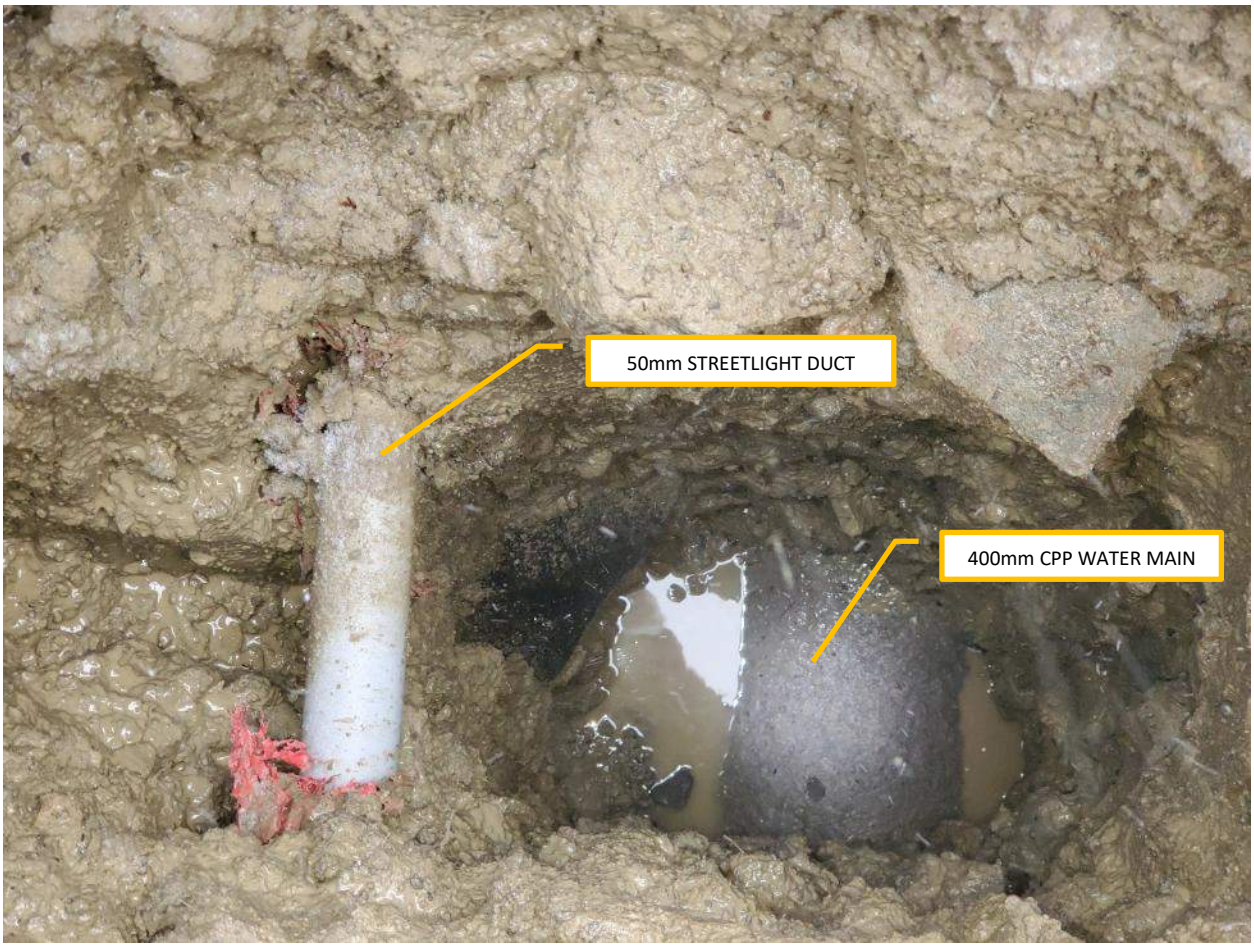


Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
18	100058	DNF	4831407.266	612420.805	146.575	148.056	1.481	-	-	-	Soft	Did not find Rogers utility. The coordinates are for the western limit of investigation.



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
18	100059	Hydro	4831406.868	612421.283	146.852	148.056	1.204	25	-	N-S	Soft	Group of three direct buried hydro primary cables. The coordinates are for the east 25mm cable.
18	100060	Hydro	4831407.001	612421.212	146.852	148.056	1.204	25	-	N-S	Soft	Group of three direct buried hydro primary cables. The coordinates are for the centre 25mm cable.
18	100061	Hydro	4831407.069	612421.108	146.863	148.056	1.193	25	-	N-S	Soft	Group of three direct buried hydro primary cables. The coordinates are for the west 25mm cable.
18	100062	Hydro	4831406.944	612421.259	146.816	148.056	1.240	10	-	N-S	Soft	Group of two 10mm black hydro secondary wires.

3.19 Test Pit #19



Test Pit #	Point #	Utility	Northing	Easting	Utility Elevation	Surface Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
19	100054	Watermain	4831405.688	612422.873	146.216	148.015	1.799	400	-	N-S	Soft	Single 400mm CPP Watermain.
19	100055	Streetlight	4831405.896	612422.532	147.323	148.015	0.692	50	-	N-S	Soft	Single 50mm white PVC Streetlight duct.

4 FIELD ASSESSMENT

4.1 Site Photos





















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4.2 Field Conditions

None.

4.3 Test Pits: Cancelled / Not Performed

None.

4.4 Utilities Not Found

Test Pit# 12 Did not find Bell utility.

Test Pit# 14 Did not find Bell utility.

Test Pit# 18 Did not find Rogers utility.

4.5 Special Notes

None.

5 Clarification Notes

- An Excel spreadsheet and a set of test pit drawings have been provided as part of the project deliverables. The hyperlinks in the spreadsheet allow the user to view high-quality pictures and/or Test Pit Diagrams/Profiles of each test pit should a more detailed examination be required.

- All pipe/utility materials are solely based on observations in the field and utility records. All utility materials must be confirmed by the specific utility company.

- Concrete encased structures are identified using a combination of as-built records, locate documentation and professional judgement, if applicable. Due to the nature of these structures, it is difficult to know exactly what is inside and the data given for these structures shall be utilized accordingly.

- All coordinates are based on and adjusted to match the drawing provided by Stanford Destination Home.

6 CCTV Inspection

6.1 CCTV Methodology and Applied Technology

Closed Circuit Television (CCTV) is a technology used to investigate sewer mains and building service laterals. The CCTV unit has a transmitter that sends images and data back to a monitor so the inspector can identify the condition of the utility / drain lines. The camera transmitter head has a built-in locating sonde to enable above ground tracing for line and depth when required. The condition information is recorded and later used to generate a report based on the findings produced.

For lateral inspection, the focus is to check for blockages or cross boring. The inspection can be performed without intrusion via entering the sewer from the mainline, advancing up the mainline, and then launching the camera head up into the lateral. This process and the equipment used allows for superior efficiency and quality.
Since CCTV cameras are non-invasive, they are highly cost-effective. They can even be used for preventive maintenance so that minor issues can be identified before they turn into major problems.

Prior to CCTV inspection process, flushing of the pipes is accomplished. Flushing task includes pushing high pressure/volume water into the pipe's upstream end and then vacuuming debris from pipe's downstream end into a flusher unit and disposing the material at a MOE approved disposal facility.

The defects found in the pipe have a specific code used to identify them. Each defect is assigned a number score denoting the severity of the defect. Levels 1-5 with level 5 defects being the worst. As we inspect and code the defects, the inspection program creates a survey for each pipe segment. The program then compiles all the codes with scores and produces an overall Pipe Score for that segment of sewer. The program uses a simplified 4-digit Quick rating system to assign a Risk Score to the segment.

Common issues that occurred during the CCTV inspection and Flushing are as following:

a) Excess levels of debris causing blockage of CCTV equipment. More cleaning may be required to clear the pipe to drive our camera tractor through. The presence of Hardened debris, roots or calcium deposits (calcite) may require mechanical sewer cleaning to remove.

b) High water level/surcharges may make it impossible for our camera equipment to identify defects in the pipe segment.
c) Dense steam or fog reduces visibility.
d) Construction Type/ Lay out of the Manholes and Sewer Pipe Segments may make it difficult or impossible to drive the wheeled camera tractor through the pipe or even position it in the MH Chambers.

Our CCTV inspection process is certified by NASSCO (National Association of Sewer Service Companies) and PACP (Pipeline Assessment Certification Program).

With the combination of experienced PACP-trained operators following PACP procedures and high-quality sewer inspection equipment used, precise CCTV inspection results are achieved.

For the investigation on 1315 Bough Beeches Blvd, NASSCO & PACP inspection was not required. CCTV was only required for pipe location and depth purposes.

6.2 Pipe Depth Measurement Summary

The drawing file showing the CCTV investigation results of the pipe depth measurements at the apartment on 1315 Bough Beeches Blvd can be found attached.

7 Quality Control and Assurance

Our process has a series of Quality control check points throughout the project duration. Our design process has inherent quality audit characteristics. The highlights of the process are as follows:

- The Level D-C utility owner data was overlaid on the design plan to assist in designating and searching for conflicts in record data
- A final data review is completed using the utility data provided by the owners to ensure that all features identified have been collected
- A CAD quality audit is completed to ensure layering standards and symbol standards meet the project specifications.

8 Locate Data

The utilities were located in advance of the test pit activities. The locate data should not be interpreted as comprehensive utility information for the area of interest as the data is only shown in the localized test pit area.

The linework between the collected data points was determined by interpolation. All data have limitations in terms of positional accuracy and so the data should be utilized accordingly.

Where test pit findings provided more accurate locations for utilities, the locate data gathered using utility locating devices were adjusted to align with more precise test pit information.

9 Statement of Limitations

This Report contains Information, including but not limited to, drawings, field observations and data that represent professional judgement. The information may be based upon facts that have been provided to Planview by third party organizations. The Information has not been independently verified.

10 Conclusion

The Quality Level A Subsurface Utility Engineering Investigation located at 1315 Bough Beeches Blvd in Mississauga has been summarized within this document. A total of **19** test pits were excavated.

The Level A investigation took place from January 12, 2026 to January 21, 2026. Bell utilities could not be found in Test Pit #12 and #14 at the time of the investigation. Similarly, Rogers utilities could not be found in Test Pit #18.

The CCTV survey to summarize the depth measurements of the pipes at the apartment on 1315 Bough Beeches Blvd, was also completed and can be found attached.

Appendix A Test Pit Matrix

PLANVIEW Utility Services Ltd.

Test Pit Matrix
1315 Bough Beeches Blvd, Mississauga, Ontario

September 18, 2025 and January 20-21, 2026

				Utility Coordinates			Natural Ground Coordinates									
Test Pit #	Point #	Code	Utility	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
1	1000	HYD 1	Hydro	4831481.880	612433.093	147.497	1003	4831481.783	612433.007	148.561	1.064	30	-	E-W	Soft	Single 30mm black plastic hydro cable. The coordinates are for the top of the cable.
2	1001	BELL 2	Bell	4831481.906	612432.900	147.759	1003	4831481.783	612433.007	148.561	0.802	100	-	E-W	Soft	Single 100mm black plastic bell duct. The coordinates are for the top of the duct.
2	1002	HYD 2	Hydro	4831481.847	612432.870	147.542	1003	4831481.783	612433.007	148.561	1.019	30	-	E-W	Soft	Single 30mm black plastic hydro cable. The coordinates are for the top of the cable.
3	1004	HYD 3	Hydro	4831464.116	612452.740	147.306	1012	4831463.648	612452.291	148.444	1.138	50	-	NW-SE	Soft	Single 50mm black plastic hydro cable. The coordinates are for the top of the cable.
3	1005	HYD 3	Hydro	4831464.028	612452.609	147.336	1012	4831463.648	612452.291	148.444	1.108	50	-	NW-SE	Soft	Single 50mm black plastic hydro cable. The coordinates are for the top of the cable.
3	1006	HYD 3	Hydro	4831463.984	612452.572	147.346	1012	4831463.648	612452.291	148.444	1.098	50	-	NW-SE	Soft	Single 50mm black plastic hydro cable. The coordinates are for the top of the cable.
3	1007	HYD 3	Hydro	4831463.841	612452.602	147.386	1012	4831463.648	612452.291	148.444	1.058	30	-	NW-SE	Soft	Single 30mm black plastic hydro cable. The coordinates are for the top of the cable.
4	1008	BELL 4	Bell	4831463.920	612452.560	147.551	1012	4831463.648	612452.291	148.444	0.893	30	-	E-W	Soft	Single 30mm black plastic Bell cable. The coordinates are for the top of the cable.
4	1009	BELL 4	Bell	4831463.822	612452.467	147.513	1012	4831463.648	612452.291	148.444	0.931	30	-	E-W	Soft	Single 30mm black plastic Bell cable. The coordinates are for the top of the cable.
4	1010	BELL 4	Bell	4831463.774	612452.433	147.488	1012	4831463.648	612452.291	148.444	0.956	50	-	E-W	Soft	Single 50mm black plastic Bell conduit. The coordinates are for the top of the conduit.
4	1011	BELL 4	Bell	4831463.750	612452.400	147.657	1012	4831463.648	612452.291	148.444	0.787	30	-	E-W	Soft	Single 30mm black plastic Bell cable. The coordinates are for the top of the cable.
5	1013	HYD 5	Hydro	4831355.512	612380.998	145.640	1022	4831355.884	612380.548	146.777	1.137	10	-	N-S	Soft	Single 10mm black plastic hydro cable. The coordinates are for the top of the cable.
5	1014	HYD 5	Hydro	4831355.549	612381.012	145.647	1022	4831355.884	612380.548	146.777	1.130	10	-	N-S	Soft	Single 10mm black plastic hydro cable. The coordinates are for the top of the cable.
5	1015	HYD 5	Hydro	4831355.575	612380.876	146.228	1022	4831355.884	612380.548	146.777	0.549	50	-	N-S	Soft	Single 50mm white plastic hydro duct. The coordinates are for the top of the duct.
5	1016	HYD 5	Hydro	4831355.619	612380.850	145.704	1022	4831355.884	612380.548	146.777	1.073	50	-	N-S	Soft	Single 50mm balck plastic hydro duct. The coordinates are for the top of the duct.
5	1017	HYD 5	Hydro	4831355.649	612380.766	145.716	1022	4831355.884	612380.548	146.777	1.061	30	-	N-S	Soft	Single 30mm black plastic hydro cable. The coordinates are for the top of the cable.
5	1018	ROG 5	Rogers	4831355.742	612380.678	145.933	1022	4831355.884	612380.548	146.777	0.844	100	-	N-S	Soft	Single 100mm black plastic Rogers duct. The coordinates are for the top of the duct.
5	1019	ROG 5	Rogers	4831355.764	612380.647	145.999	1022	4831355.884	612380.548	146.777	0.778	100	-	N-S	Soft	Single 100mm black plastic Rogers duct. The coordinates are for the top of the duct.
5	1020	ROG 5	Rogers	4831355.792	612380.605	145.936	1022	4831355.884	612380.548	146.777	0.841	100	-	N-S	Soft	Single 100mm black plastic Rogers duct. The coordinates are for the top of the duct.
5	1021	HYD 5	Hydro	4831355.906	612380.835	145.706	1022	4831355.884	612380.548	146.777	1.071	30	-	N-S	Soft	Single 30mm black plastic hydro cable. The coordinates are for the top of the cable.
6	1023	WM 6	Watermain	4831354.296	612381.943	145.112	1024	4831354.429	612381.878	146.749	1.637	400	-	N-S	Hard	Single 400mm grey concrete watermain. The coordinates are for the top of the pipe.
7	1027	HYD 7	Hydro	4831332.370	612359.520	145.632	1031	4831332.027	612359.984	146.346	0.714	50	-	N-S	Soft	Single 50mm white plastic hydro duct. The coordinates are for the top of the duct.
7	1028	HYD 7	Hydro	4831332.447	612359.429	145.613	1031	4831332.027	612359.984	146.346	0.733	50	-	N-S	Soft	Single 50mm white plastic hydro duct. The coordinates are for the top of the duct.
7	1029	HYD 7	Hydro	4831332.522	612359.341	145.635	1031	4831332.027	612359.984	146.346	0.711	50	-	N-S	Soft	Single 50mm white plastic hydro duct. The coordinates are for the top of the duct.
7	1030	HYD 7	Hydro	4831332.262	612359.415	145.537	1031	4831332.027	612359.984	146.346	0.809	50	-	N-S	Soft	Single 50mm white plastic hydro duct. The coordinates are for the top of the duct.
8	1025	WM 8	Watermain	4831330.117	612362.381	144.480	1026	4831330.138	612362.278	146.346	1.866	400	-	N-S	Hard	Single 400mm grey concrete watermain. The coordinates are for the top of the pipe.
9	1032	ROG 9	Rogers	4831364.964	612295.796	147.574	1033	4831364.633	612295.405	148.558	0.984	100	-	E-W	Soft	Single 100mm black plastic Rogers duct. The coordinates are for the top of the duct.
10	1034	ROG 10	Rogers	4831390.044	612269.635	147.850	1035	4831389.724	612269.605	148.666	0.816	100	-	E-W	Soft	Single 100mm black plastic Rogers duct. The coordinates are for the top of the duct.
1A	100013	FOOT 1A	Footing	4831489.802	612387.900	149.294	100014	4831490.026	612387.697	149.849	0.555	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
2A	100015	FOOT 2A	Footing	4831473.973	612389.953	149.203	100016	4831474.087	612390.083	149.640	0.437	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.

PLANVIEW Utility Services Ltd.

Test Pit Matrix
1315 Bough Beeches Blvd, Mississauga, Ontario

September 18, 2025 and January 20-21, 2026

Test Pit #	Point #	Code	Utility	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
3A	100017	FOOT 3A	Footing	4831486.084	612358.486	149.148	100018	4831485.809	612358.313	149.582	0.434	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
4A	100019	FOOT 4A	Footing	4831472.796	612367.901	149.398	100020	4831472.772	612368.117	149.987	0.589	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
5A	100021	FOOT 5A	Footing	4831464.554	612384.002	149.223	100022	4831465.305	612383.486	149.732	0.509	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
6A	100024	FOOT 6A	Footing	4831445.146	612373.302	149.364	100025	4831445.362	612374.189	149.901	0.537	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
7A	100026	FOOT 7A	Footing	4831413.364	612384.644	149.354	100027	4831413.044	612384.741	149.987	0.633	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
8A	100028	FOOT 8A	Footing	4831403.618	612386.955	149.263	100029	4831403.732	612387.434	149.849	0.586	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
9A	100030	FOOT 9A	Footing	4831409.207	612403.500	149.076	100031	4831409.055	612403.278	150.086	1.010	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
10A	100032	FOOT 10A	Footing	4831437.945	612400.118	149.140	100033	4831439.403	612401.572	149.630	0.490	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
11A	100038	FOOT 11A	Footing	4831430.531	612392.029	149.150	100036	4831430.105	612391.671	149.770	0.620	-	-	-	Soft	Top of Garage Roof. The coordinates are for the vertical limit of investigation.
12	100039	HYD 12	Hydro	4831505.782	612402.319	147.865	100042	4831505.531	612402.174	148.849	0.984	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables The coordinates are for the north 15mm cable.
12	100040	HYD 12	Hydro	4831505.650	612402.239	147.841	100042	4831505.531	612402.174	148.849	1.008	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables The coordinates are for the south 15mm cable.
12	100041	HYD 12	Hydro	4831505.685	612402.238	148.029	100042	4831505.531	612402.174	148.849	0.820	100	-	SE-NW	Soft	Single 100mm black PVC Bell duct.
12	100043	DNF 12	DNF	4831506.185	612402.667	147.382	100042	4831505.531	612402.174	148.849	1.467	-	-	-	Soft	Did not find Bell utility. The coordinates are for the vertical limit of investigation.
13	100045	GAS 13	Gasmain	4831503.945	612401.430	148.136	100046	4831504.136	612401.597	148.903	0.767	50	-	SE-NW	Soft	Single 50mm orange PVC Gasmain.
14	100047	HYD 14	Hydro	4831490.423	612422.813	147.583	100051	4831490.179	612422.740	148.735	1.152	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables The coordinates are for the north 15mm cable.
14	100048	HYD 14	Hydro	4831490.233	612422.763	147.596	100051	4831490.179	612422.740	148.735	1.139	15	-	SE-NW	Soft	Group of two black Hydro Primary direct buried cables The coordinates are for the south 15mm cable.
14	100049	HYD 14	Hydro	4831490.327	612422.813	147.776	100051	4831490.179	612422.740	148.735	0.959	100	-	SE-NW	Soft	Single 100mm black PVC Hydro duct.
14	100050	DNF 14	DNF	4831491.006	612423.360	147.210	100051	4831490.179	612422.740	148.735	1.525	-	-	-	Soft	Did not find Bell utility. The coordinates are for the vertical limit of investigation.
15	100052	GAS 15	Gasmain	4831488.909	612421.366	147.900	100053	4831489.444	612421.706	148.774	0.874	50	-	SE-NW	Soft	Single 50mm orange PVC Gasmain.
16	100001	ROG 16	Rogers	4831437.638	612445.238	147.810	100005	4831437.731	612445.065	148.527	0.717	25	-	NE-SW	Soft	Single 25mm black PVC Rogers duct.
16	100002	HYD 16	Hydro	4831437.648	612445.259	147.497	100005	4831437.731	612445.065	148.527	1.030	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables.The coordinates are for the west 25mm duct.
16	100003	HYD 16	Hydro	4831437.520	612445.290	147.486	100005	4831437.731	612445.065	148.527	1.041	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables.The coordinates are for the east 25mm cable.
16	100004	HYD 16	Hydro	4831437.488	612445.399	147.477	100005	4831437.731	612445.065	148.527	1.050	10	-	NE-SW	Soft	Group of three 10mm black secondary hydro wires.
16	100006	HYD 16	Hydro	4831437.253	612445.758	147.940	100005	4831437.731	612445.065	148.527	0.587	50	-	NE-SW	Soft	Single 50mm grey PVC hydro duct.
16	30000	HYD 16	Hydro	4831437.408	612445.132	147.526	100005	4831437.731	612445.065	148.527	1.001	25	-	NE-SW	Soft	Group of four direct buried hydro primary cables.The coordinates are for the centre 25mm cable.
17	100008	WM 17	Watermain	4831436.148	612447.254	146.648	100012	4831436.042	612447.401	148.525	1.877	400	-	NE-SW	Soft	Single 400mm CPP Watermain.
17	100009	SL 17	Streetlight	4831436.243	612447.166	147.794	100012	4831436.042	612447.401	148.525	0.731	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the west duct.
17	100010	SL 17	Streetlight	4831436.066	612447.309	147.793	100012	4831436.042	612447.401	148.525	0.732	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the east duct.
17	100011	SL 17	Streetlight	4831436.154	612447.395	147.605	100012	4831436.042	612447.401	148.525	0.920	50	-	NE-SW	Soft	Group of two grey and one black 50mm PVC streetlight ducts. The coordinates are for the bottom duct.
18	100057	DNF 18	DNF	4831406.601	612421.516	146.555	100063	4831407.106	612420.964	148.056	1.501	-	-	-	Soft	Did not find Rogers utility. The coordinates are for the western limit of investigation.
18	100058	DNF 18	DNF	4831407.266	612420.805	146.575	100063	4831407.106	612420.964	148.056	1.481	-	-	-	Soft	Did not find Rogers utility. The coordinates are for the eastern limit of investigation.

PLANVIEW Utility Services Ltd.

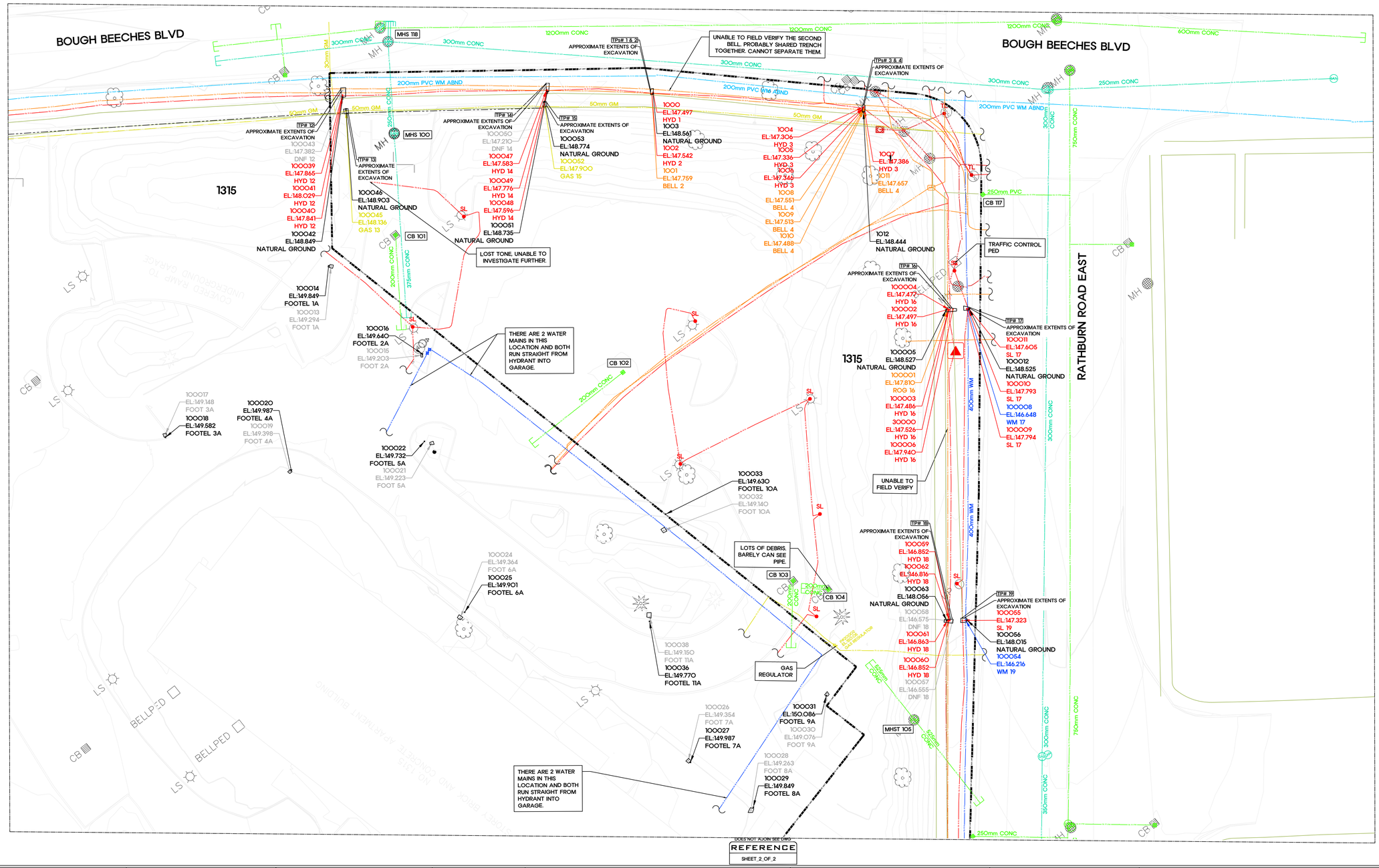
Test Pit Matrix
1315 Bough Beeches Blvd, Mississauga, Ontario

September 18, 2025 and January 20-21, 2026

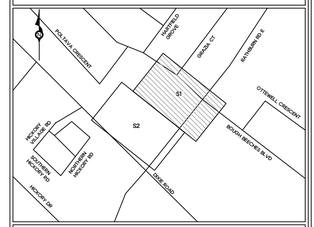
Test Pit #	Point #	Code	Utility	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation	Depth (m)	Diameter (mm)	Size W x H (m x m)	Direction	Ground Type	Comments
18	100059	HYD 18	Hydro	4831406.868	612421.283	146.852	100063	4831407.106	612420.964	148.056	1.204	25	-	N-S	Soft	Group of three direct buried hydro primary cables.The coordinates are for the east 25mm cable.
18	100060	HYD 18	Hydro	4831407.001	612421.212	146.852	100063	4831407.106	612420.964	148.056	1.204	25	-	N-S	Soft	Group of three direct buried hydro primary cables.The coordinates are for the centre 25mm cable.
18	100061	HYD 18	Hydro	4831407.069	612421.108	146.863	100063	4831407.106	612420.964	148.056	1.193	25	-	N-S	Soft	Group of three direct buried hydro primary cables.The coordinates are for the west 25mm cable.
18	100062	HYD 18	Hydro	4831406.944	612421.259	146.816	100063	4831407.106	612420.964	148.056	1.240	10	-	N-S	Soft	Group of two 10mm black hydro secondary wires.
19	100054	WM 19	Watermain	4831405.688	612422.873	146.216	100056	4831405.573	612423.015	148.015	1.799	400	-	N-S	Soft	Single 400mm CPP Watermain.
19	100055	SL 19	Streetlight	4831405.896	612422.532	147.323	100056	4831405.573	612423.015	148.015	0.692	50	-	N-S	Soft	Single 50mm white PVC Streetlight duct.

1. All pipe/utility materials are solely based on observations in the field. All utility materials must be confirmed by the specific utility company.
2. In some instances the positions of the test pits were shifted from the original test pit drawing to avoid obstructions in the field.
3. Point # refers to the MicroSurvey Point number within the CAD drawing (MSPOINT layer). The point values can also be found on sheet two (Survey Points) of this digital Workbook.
4. All coordinates are based on the control survey **25080tp03a.dwg** provided by **Stanford Homes**.
5. Direction is based on the assumption that **Bough Beeches Blvd**. travels in an east to west direction.
6. All GPS measurements were taken on the obvert of the duct/pipe unless noted otherwise.

Appendix B Level A Drawing



KEY MAP (N.T.S)



CITY OF MISSISSAUGA

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- WATER SERVICE
- WATERMAIN (ABANDONED)
- GAS MAIN
- GAS SERVICE
- HYDRO
- HYDRO SERVICE
- STREET LIGHTING
- TRAFFIC CONTROL
- BELL CANADA
- ROGERS
- ROGERS FIBRE OPTIC

- LEVEL B
- LEVEL C
- LEVEL D

COULD NOT CONFIRM INVERT END POINT FOR SANITARY AND STORM

UTILITY CONTINUES OUTSIDE SCOPE/ PROPERTY LINE

LICENSED PROFESSIONAL ENGINEER
A.CHUNDRAMOORTHY
100231473
25-3-0138 SUE QLA JAN 29, 2026
PROVINCE OF ONTARIO

DISCLAIMERS

GENERAL NOTES

1. THE COLLECTION AND DEPICTION OF INFORMATION SHOWN ON THIS DRAWING CONFORMS TO THE PROVISIONS OF CI/ASCE 38-02. "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
2. FIELD INVESTIGATION WAS COMPLETED USING A COMBINATION OF ELECTROMAGNETIC PIPE, CABLE LOCATE EQUIPMENT AND VACUUM EXCAVATION.
3. DESPITE BEST EFFORT, SOME UTILITIES MAY NOT BE LOCATED DUE TO BEING NON-CONDUCTIVE OR INACCESSIBLE.
4. BASE MAP WAS PROVIDED BY CLIENT AND IS SHOWN IN GREY. PLANVIEW IS NOT RESPONSIBLE FOR ITS ACCURACY.
5. THIS INFORMATION IS PROVIDED FOR DESIGN PURPOSES ONLY.
6. CONTRACTORS ARE REQUIRED TO OBTAIN THEIR OWN LOCATE DATA PRIOR TO ANY EXCAVATION.
7. REFER TO SUBSURFACE UTILITY INVESTIGATION REPORT FOR ADDITIONAL INFORMATION.
8. WHERE LEVEL A (TEST PIT) FINDINGS PROVIDE A MORE ACCURATE LOCATION FOR A UTILITY, THE LEVEL B INFORMATION ON THIS PLAN (GATHERED USING UTILITY LOCATING DEVICES) HAS BEEN ADJUSTED TO ALIGN WITH MORE PRECISE TEST PIT INFORMATION.

REVISIONS		REVISIONS
1	ISSUED FOR APPROVAL 24 September 2025	
2	ADDITIONAL TPs 30 January 2026	

COORDINATE SYSTEM: CSRS.UTM-17N

SCALE(S) 1 : 250 | SHEET SIZE 22x34

LICENSED PROFESSIONAL ENGINEER L. SUN 100575605 25-3-0074 SUE QLA Sept 24, 2025 PROVINCE OF ONTARIO

PLANVIEW Utility Services Ltd.

STANFORD DESTINATION HOME

SURVEYOR	G.S.
DRAWN	B.L.
CHECKED	S.S.
APPROVED	A.C.

PROJECT: 1315 BOUGH BEECHES BLVD

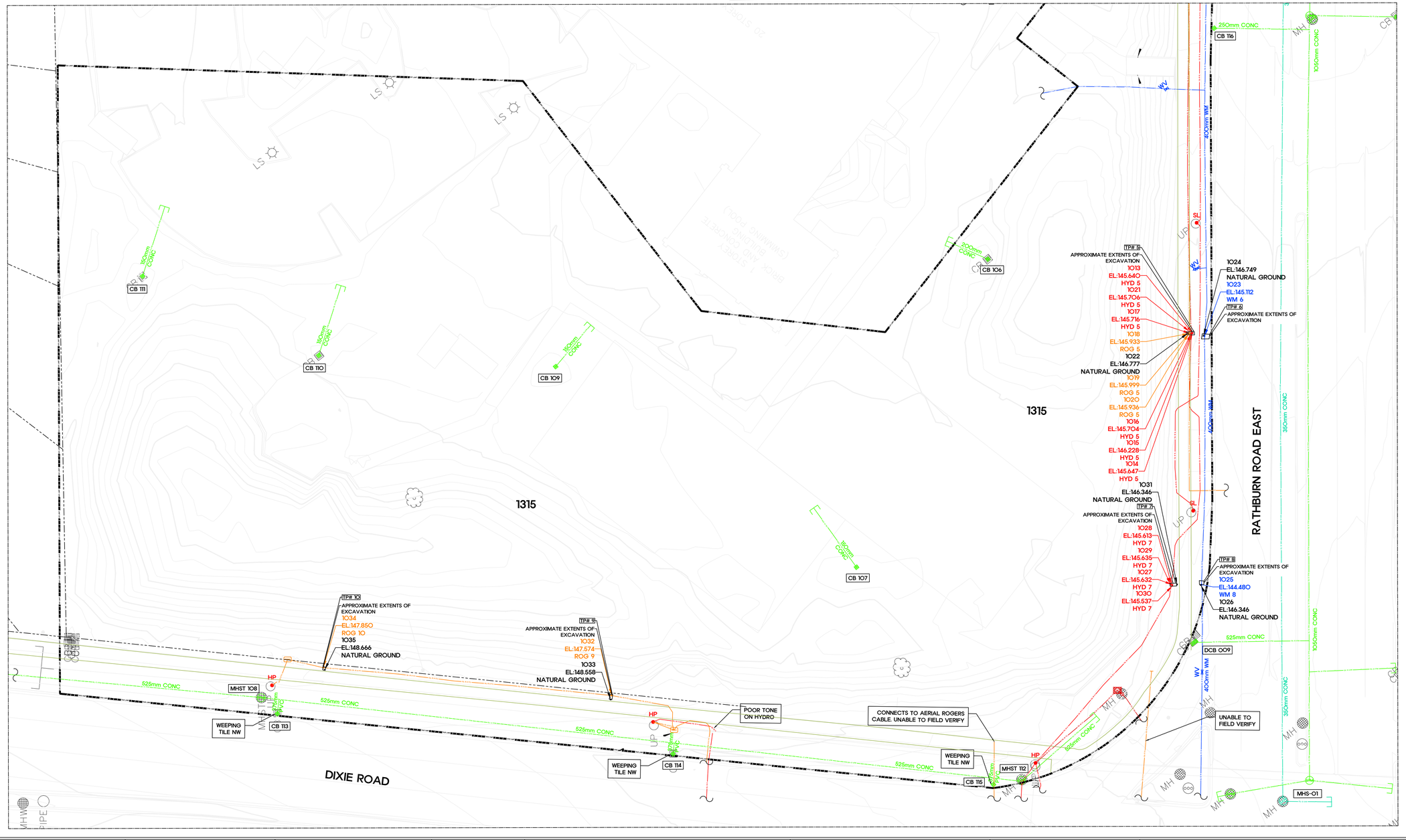
TITLE: SUBSURFACE UTILITY INVESTIGATION SUE LEVEL A

Plot Date:	30 January 2026
Planview Project #:	25-3-0138
Customer Project #:	T.B.D.
Sheet #:	S1

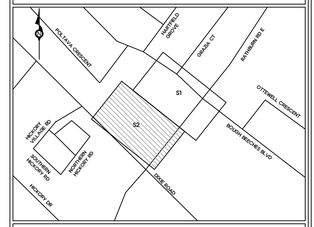
DOES NOT AJOIN SEE DWG

REFERENCE

SHEET_1_OF_2



KEY MAP (N.T.S)



CITY OF MISSISSAUGA

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- SANITARY SEWER
- WATERMAIN
- WATER SERVICE
- WATERMAIN (ABANDONED)
- GAS MAIN
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- HYDRO SERVICE
- STREET LIGHTING
- TRAFFIC CONTROL
- BELL CANADA
- ROGERS
- ROGERS FIBRE OPTIC

- LEVEL B
- LEVEL C
- LEVEL D

- COULD NOT CONFIRM INVERT END POINT FOR SANITARY AND STORM
- UTILITY CONTINUES OUTSIDE SCOPE/ PROPERTY LINE

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REVISIONS		REVISIONS	
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COORDINATE SYSTEM: CSRS.UTM-17N

SCALE(S) 1 : 250

SHEET SIZE 22x34

LICENSED PROFESSIONAL ENGINEER — L. SUN 100575605 — 25-3-0074 SUE LOA Sept 24, 2025 — PROVINCE OF ONTARIO

PLANVIEW Utility Services Ltd.

STANFORD DESTINATION HOME

SURVEYOR	G.S.
DRAWN	B.L.
CHECKED	S.S.
APPROVED	A.C.

PROJECT: 1315 BOUGH BEECHES BLVD

TITLE: SUBSURFACE UTILITY INVESTIGATION SUE LEVEL A

Plot Date: 30 January 2026

Planview Project #: 25-3-0138

Customer Project #: T.B.D.

Sheet #: S2

APPENDIX D

Landscape Architectural Plans -

EXISTING 20 STOREY BUILDING

EXISTING INDOOR AMENITY

NO. 1315 - 20 STOREY BRICK AND CONCRETE APARTMENT BUILDING

PROPOSED BUILDING: 1 REGULAR VISITOR PARKING, 2 ACCESSIBLE VISITOR PARKING

PROPOSED BUILDING: 2 ACCESSIBLE VISITOR PARKING, 1 REGULAR VISITOR PARKING, EXISTING BUILDING: 2 ACCESSIBLE VISITOR PARKING

RED RAMP TO ROUND GARAGE

NOTE: ROW TREES ARE NOT PROPOSED IN THIS AREA DUE TO BELOW GRADE INFRASTRUCTURE. EXISTING TREES TO BE RETAINED.

EXISTING CONCRETE SIDEWALK, PROTECT IN PLACE

ALECTRA TRANSFORMER WITH ARTISTIC WRAP

BOUGH BEECHES BOULEVARD

VEHICULAR ACCESS

LOADING

OUTLINE OF BICYCLE SHELTER

TYPE 'G' SPACE

3.4m WIDE x 6.0m LONG x 2.6m HIGH, 2% MAX SLOPE (6" REINFORCED CONCRETE PAD)

STAGING AREA

BIKE PARKING (4 UNITS)

BIKE PARKING (4 UNITS)

SEATING CORNER

STEP TERRACE

STAIR CONNECTION (150MM HEIGHT 2 RISERS)

PET RELIEF AREA

STAIR CONNECTION (160MM HEIGHT 6 RISERS)

SOCIAL COURTYARD

OUTDOOR DINING

LOUNGE AREA

ROAD WIDENING 15m SIGHT TRIANGLE & 0.3m R.S.SERVE

SIDEWALK

WALK WAY

RATHBURN ROAD EAST

EXISTING CONCRETE SIDEWALK, PROTECT IN PLACE

EXISTING ASPHALT, PROTECT IN PLACE

NOTE: ROW TREES ARE NOT PROPOSED IN THIS AREA DUE TO BELOW GRADE INFRASTRUCTURE.

1 LD.211	CONCRETE PAVING ON SLAB & AT GRADE	
SIDEWALK DRIVEWAY ENTRANCE DETAIL	7 LD.201	
TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL	4 LD.201	
LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS	3 LD.201	
PEDESTRIAN UNIT PAVER SECTION ON SLAB & AT GRADE	3 LD.211	
SEAT ON WALL	6 LD.211	
POURED IN PLACE PLANTER WALL ON SLAB	5 LD.211	
1.5M HT METAL FENCE	6 LD.222	
SUN BENCH OR APPROVED EQUAL	5 LD.222	
450MM HIGH METAL PLANTER ON SLAB	3 LD.222	
OUTDOOR DINING TABLE & CHAIRS OR APPROVED EQUAL	1 LD.222	
TABLE & CHAIRS OR APPROVED EQUAL	4 LD.222	
OUTDOOR KITCHEN OR APPROVED EQUAL	5 LD.221	
SHADE STRUCTURE OR APPROVED EQUAL	2 LD.222	
FIRE FEATURE WITH GUARD OR APPROVED EQUAL	6 LD.221	
LOUNGE CHAIR OR APPROVED EQUAL	7 LD.221	
SOFA OR APPROVED EQUAL	8 LD.221	
1 CHAIR OR APPROVED EQUAL	LD.221	
2 SMALL TABLE OR APPROVED EQUAL	LD.221	
3 SEATING TERRACE MODULES OR APPROVED EQUAL	LD.221	
BIKE RACK OR APPROVED EQUAL	4 LD.221	
SEAT ON WALL WITH CONCRETE BACK	7 LD.211	
9 ARTIFICIAL TURF ON SLAB	LD.211	
2 STANDARD CONCRETE SIDEWALK	LD.201	

LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING EXTENT
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING A
- PEDESTRIAN UNIT PAVING B
- VEHICULAR UNIT PAVING A
- RUBBERIZED SURFACE
- SOD
- K9 ARTIFICIAL TURF
- ASPHALT
- LINE OF SOIL AREA ZONE
- BIKE RACKS
- EXISTING TREE TO REMAIN REFER TO ARBORIST REPORT AND TIPP
- TREE PROTECTION FENCE REFER TO ARBORIST REPORT AND TIPP
- SEATWALL BENCH
- OUTDOOR AMENITY FURNITURE
- FENCING AND SCREENS
- PEDESTRIAN LIGHT BOLLARD WITH DARK SKY COMPLIANT LUMINAIRE
- PEDESTRIAN LIGHT COLUMN WITH DARK SKY COMPLIANT FIXTURE

NOTES:
1. REFER TO ARBORIST REPORT FOR THE DETAILS ON THE EXISTING TREES TO REMOVE AND THE EXISTING TREES TO REMAIN

PEDESTRIAN UNIT PAVING TYPE A
PERMACON - BOULEVARD TLI
SIZE: 120X240X80MM
FINISH: SMOOTH,
COLOR: 75% LIGHT GREY SMOOOTH, 25% LIGHT CHARCOAL SMOOTH
LAYING PATTERN: RUNNING BOND

PEDESTRIAN UNIT PAVING TYPE B
UNILOCK - TREVIA
SIZE: 190X380X60MM
FINISH: SMOOTH
COLOR: STORM
LAYING PATTERN: STACK BOUND

VEHICULAR UNIT PAVING A
UNILOCK - PROMENADE
SIZE: 100X300X100MM
FINISH: SMOOTH
COLOR: OPAL BLEND
LAYING PATTERN: HERRINGBONE

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

1315 BOUGH BEECHES BOULEVARD

MISSISSAUGA, ON L4W 4A1

Project Number

25-141

Client

1315 BOUGH BEACHES LTD
2700 DUFFERIN ST., UNIT 50
TORONTO, ON M6B 4J3

Consultant

ARCADIS
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TORONTO, ON M4V 2Y7
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FABIAN PAPA & PARTNERS
3901 HIGHWAY 7, SUITE 500
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TEL: 905.264.2420

WND ASSOCIATES LTD.
47 ROSELAWN AVENUE
TORONTO, ON M4R 1E5
TEL: 416.968.3511

Revisions

#		
1	ISSUED FOR OPA ZBA SUBMISSION 1	2026-03-13 LTC
#	ISSUED FOR XXX	YYYY-MM-DD BY

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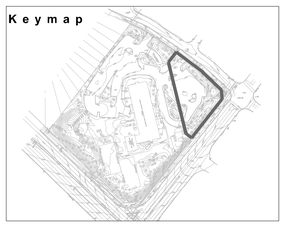
ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — MEMBER — OALA

Keymap



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Phase

OPA / ZBA PHASE

North

Drawing Name

OVERALL LANDSCAPE PLAN

Sheet Number

NOT FOR CONSTRUCTION

LS.100

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March 10, 2026 5:01 PM I:\01-PROJECTS\2025\25-141\1315 BOUGH BEECHES BOULEVARD\01-CAD\02-SP\APLOT\SHEET SETS\LS.100 OVERALL LANDSCAPE PLAN.DWG



LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING EXTENT
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING A
- PEDESTRIAN UNIT PAVING B
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VEHICULAR UNIT PAVING A
UNILOCK - PROMENADE
SIZE:100X300X100MM
FINISH: SMOOTH
COLOR: OPAL BLEND
LAYING PATTERN: HERRINGBONE

MISSISSAUGA
Green Development Standard
Project: 1315 Bough Beeches Blvd

NS2: TREE GROWTH							
Total site area (m2)							6727.8
Total number of trees planted							42
Number of shade trees planted along street frontages							2
Number of shade trees located in surface parking area							0
Soil Volume Breakdown	Location	Soil Area (m2)	Soil Depth (m)	Soil Volume (m3)	Tree Quantity	Soil Volume per tree (m3)	Soil Cells
1	Private	406.8	1	406.8	11	37.0	No
2	Private	5	1	65.1	2	32.5	Yes
		46.2	1.3				No
3	Private	87	1.4	121.8	4	30.5	No
4	Private	105.7	1.5	158.6	5	31.7	No
5	Private	26.2	1.2	31.4	1	31.4	No
6	Private	54.9	1.1	60.4	2	30.2	No
7	Private	55.2	1.1	60.7	2	30.4	No
8	Private	7.1	1	331.4	11	30.1	Yes
		216.2	1.5				No
9	Private	49.7	1.3	64.6	2	32.3	No
10	City ROW	164	1	164.0	2 proposed + 3 existing	32.8	No
Totals				1464.8	45		

Landscape Architect

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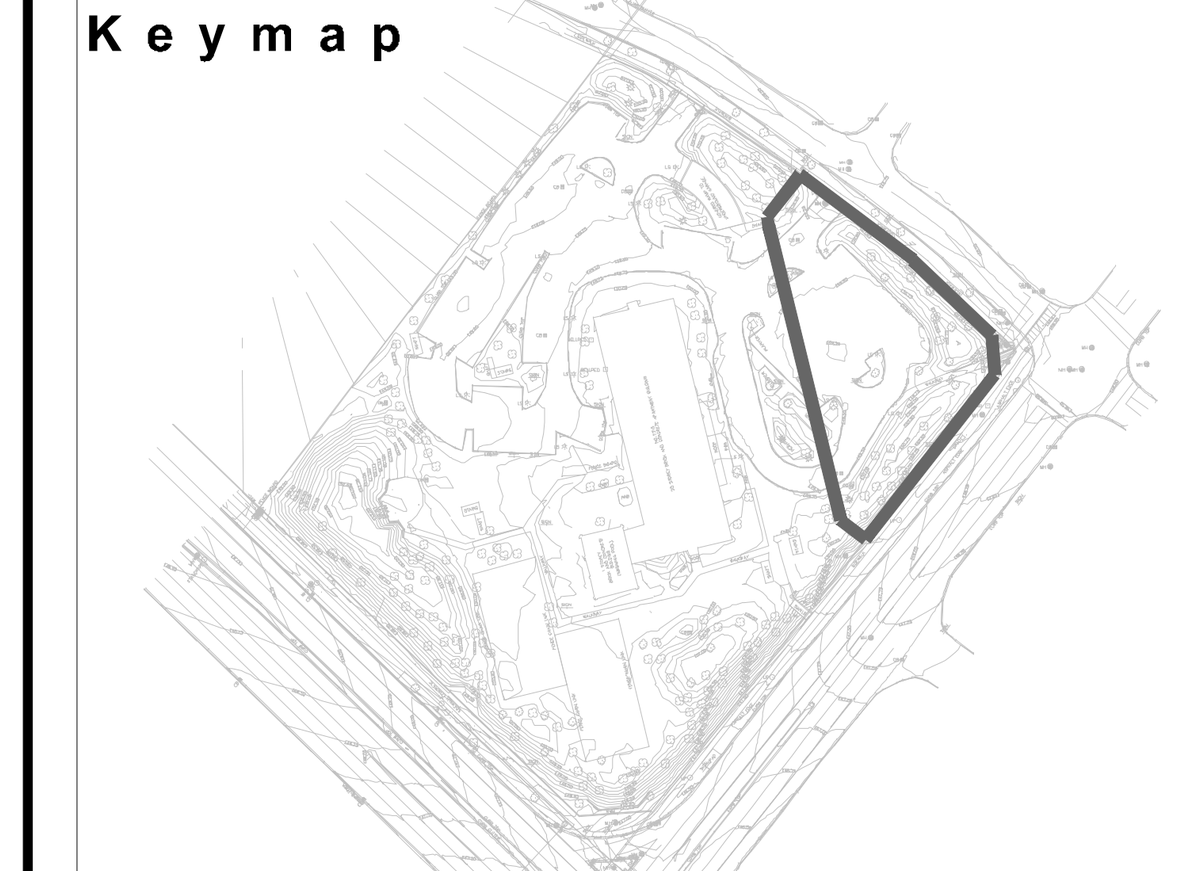
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MATTHEW J BERNSTEIN
OALA
MEMBER

Keymap



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OPA / ZBA PHASE

North

Drawing Name
SOIL VOLUME PLAN

Sheet Number
NOT FOR CONSTRUCTION
LV.101

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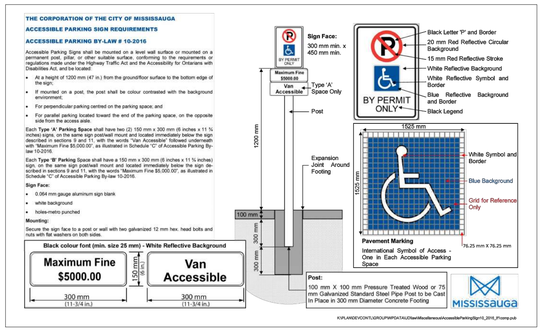

1 ACCESSIBLE SIGNAGE

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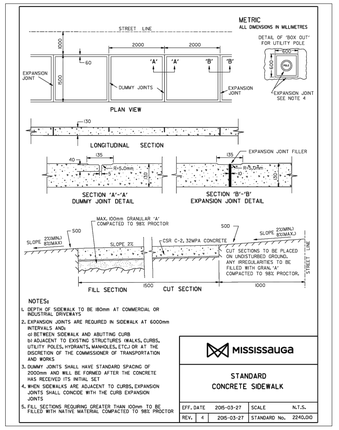
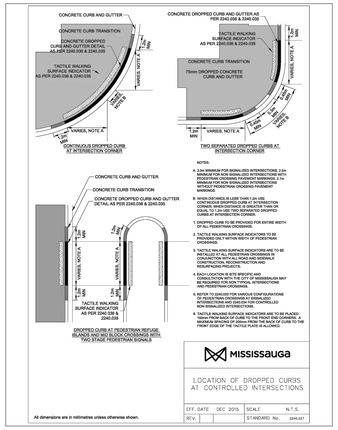


2 STANDARD CONCRETE SIDEWALK

N.T.S.



3 LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS

N.T.S.

4 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL

N.T.S.

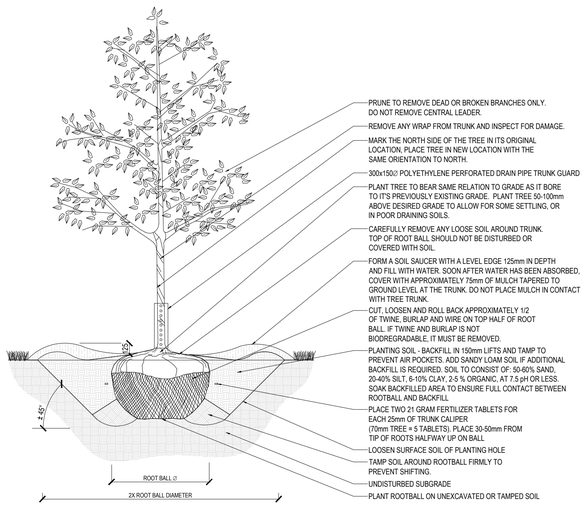
5 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

6 SOLID BOARD TREE PRESERVATION HOARDING

N.T.S.

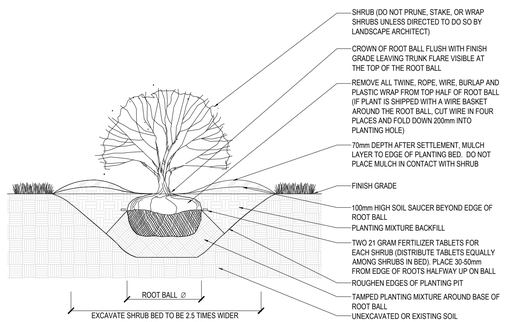
METRIC
ALL DIMENSIONS IN MILLIMETRES
1A
1A
600 MIN
CURB AND GUTTER
2000
600
1500
600
600
FINISHED ROAD SURFACE
SUBBASE
SUBBASE
150
200
150
150
150



NOTE: STAKES SHALL NOT TO BE INSTALLED ON BALLED AND BURLAPPED TREES.

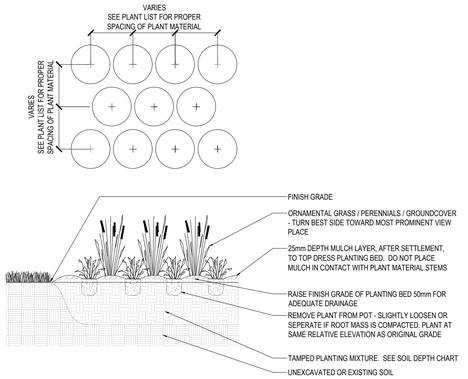
1 B&B DECIDUOUS TREE PLANTING DETAIL

SCALE = N.T.S.



2 B&B SHRUB PLANTING DETAIL

SCALE=NO SCALE



3 GROUNDCOVER PLANTING DETAIL

NO SCALE

NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

TOPSOIL DEPTH CHART

LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	300
LAWN AREAS (SEED)	300
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

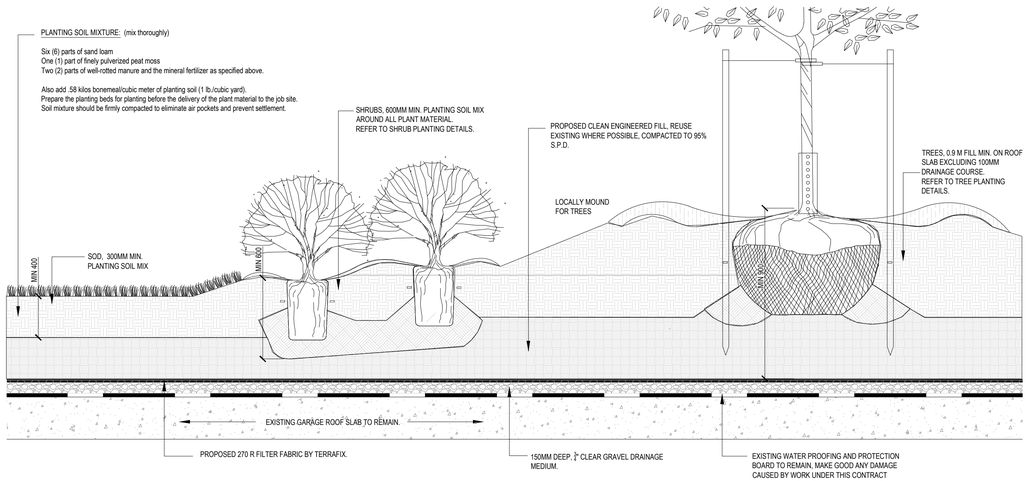
4 SOIL DEPTH MINIMUMS

NO SCALE

PLANTING SOIL MIXTURE: (mix thoroughly)

Six (6) parts of sand loam
One (1) part of finely pulverized peat moss
Two (2) parts of well-rotted manure and the mineral fertilizer as specified above.

Also add .58 kilos bonemeal/cubic meter of planting soil (1 lb./cubic yard).
Prepare the planting beds for planting before the delivery of the plant material to the job site.
Soil mixture should be firmly compacted to eliminate air pockets and prevent settlement.



5 PLANTING ON SLAB DETAIL

SCALE = N.T.S.

March 10, 2026 5:02 PM I:\01-PROJECTS\2025\25-141 1315 BOUGH BEECHES BOULEVARD\01-CAD\02-SPA\PLOTSHEET SET\LD.222 LANDSCAPE DETAILS (GF SITE FURNITURE).DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca

1315 BOUGH BEECHES BOULEVARD

MISSISSAUGA, ON L4W 4A1

Project Number

25-141

Client

1315 BOUGH BEACHES LTD
2700 DUFFERIN ST., UNIT 50
TORONTO, ON M6B 4J3

Consultant

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TORONTO, ON M4V 2Y7
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VAUGHAN, ON L4L 8L5
TEL: 905.264.2420

WND ASSOCIATES LTD.
47 ROSELAWN AVENUE
TORONTO, ON M4R 1E5
TEL: 416.968.3511

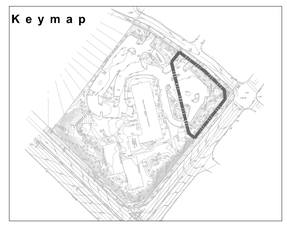
Revisions

#		
1	ISSUED FOR OPA ZBA SUBMISSION 1	2026-03-13 LTC
#	ISSUED FOR XXX	YYYY-MM-DD BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MATTHEW J. BEARST
OALA
MEMBER

Keymap



Scale

0

AS INDICATED

Phase **North**

OPA / ZBA PHASE

Drawing Name

LANDSCAPE DETAILS (PLANTING)

Sheet Number

NOT FOR CONSTRUCTION

LD.241

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