STREETSCAPING FEASIBILITY STUDY

142-148 QUEEN STREET SOUTH CONDOMINIUM DEVELOPMENT

CITY OF MISSISSAUGA
REGION OF PEEL

CENTRE PLAZA

PREPARED FOR:

DEZEN REALTY COMPANY LTD.

PREPARED BY:

C.F. CROZIER & ASSOCIATES INC.
211 YONGE STREET, SUITE 600
TORONTO, ON M5B 2H1

MARCH 2024

CFCA FILE NO. 1419-6615

CROZIER
CONSULTING ENGINEERS

Revision Number	Date	Comments
Rev.0	August 11, 2023	Issued for DARC2
Rev.1	March 13, 2024	Re-Issued for DARC2

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LIST OF DRAWINGS

APPENDIX

1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by De Zen Realty Company Ltd. to prepare a Streetscaping Feasibility Study. The study will support the applications for the Official Plan Amendment and Zoning By-Law Amendment required to permit the residential development at 142-148 Queen Street in the City of Mississauga, Region of Peel (the Site).

The Site is located in a mixed use residential and commercial neighbourhood and currently consists of a multi-building commercial/retail plaza. The Streetscaping Feasibility Study has been completed for the site as required by the City of Mississauga and is in accordance with the Streetscape Feasibility Terms of Reference, May 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 on Queen Street South.

Enclosed Drawings SFS P1, P2, & S (Plan and Sections) reflecting the existing and proposed Utility Plan and Trench Location Plan in accordance with the City of Mississauga for the proposed design on Queen Street South and proposed 20m ROW local residential roadway.

2.0 Existing Utility Plan

The utility plan package is based on the existing utility locations present along Queen Street South. Information regarding existing underground utilities shown on the drawings is developed from the Sub-Surface Utility Investigation (SUE) Locates by Telecon on dated February 27th, 2023.

Four cross-sections have been prepared along Queen Street South 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.

Within the westerly (Site-adjacent) boulevard of Queen Street South, the following utilities are identified by the SUE investigation:

- 2" Gas Main
- Bell & Rogers communication lines
- Streetlight line
- Traffic signal line
- Electrical conduit
- Hydro conduit

3.0 Trench Location Plan

Queen Street South

Drawing SFS-P2 and L101 reflects the tree and tree trench locations along Queen Street South as per the landscape architectural design by Strybos Barron King. Per the City's requirements, a trench 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 trenches along Queen Street South have been design been to provide a 1.8m wide concrete sidewalk and a landscape buffer of between 2.0m to 2.4m wide containing the 2.0 m x 2.0 m tree trench. The distance between the tree corridor and joint utility trench are labelled on all cross-sections and adhere to a minimum separation of 0.50 m.

Due to the locations of existing utilities within the Queen Street S boulevard, the tree trenches are not able to be located fully within the municipal ROW, therefore there is a portion of tree trench that is located within the private site along the frontage of Buildings 1A, 1B, and 4. The tree trenches encroach within the private site approximately 0.4-1.5m, with the maximum encroachment being in front of Building 1B.

Building limits (both at-grade and below-grade) along Queen Street S are setback at various distances from the existing property line, all of which are at minimum 3.0m. These setbacks provide adequate clearance to the subsurface tree trenches within the private site frontage which will allow for future maintenance. The building setbacks from the Queen Street ROW limit are summarized below per the architectural Site Plan by SRM,:

Building	At-Grade	Below-Grade
1A	3.3 m	3.0 m
1B	3.8 m	3.465 m
2B (existing)	2.0 m	n/a
4	3.0 m	3.0 m

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.

Proposed Streets A, B & C - 20m ROW

Proposed Street A, B and C for the Site is a 20m ROW per City of Mississauga Standard Drawing No. 2211.070. It should be noted that this reference is primarily used for service and utility locations within the ROW and does not necessarily reflect the at-grade roadway dimensions. Per the Transportation consultants Right-of-Way Package (Crozier 2024), the typical pavement width is 7.0m rather than the standard 8.0m. This will result in an additional 1.0m boulevard width along all new internal ROW's.

Drawing SFS-P2 identifies a proposed Utility Corridor within Street A and B that is consistent with the 20m ROW standard.

4.0 Conclusions

Based on the Streetscaping Feasibility Study, an appropriate boulevard treatment can be accommodated in the public right-of-way adjacent Queen Street South in accordance with City's streetscape requirements.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.

Gamsa Sivanantham, P.Eng.
Project Engineer

Rob Babic, P.Eng.
Project Manager

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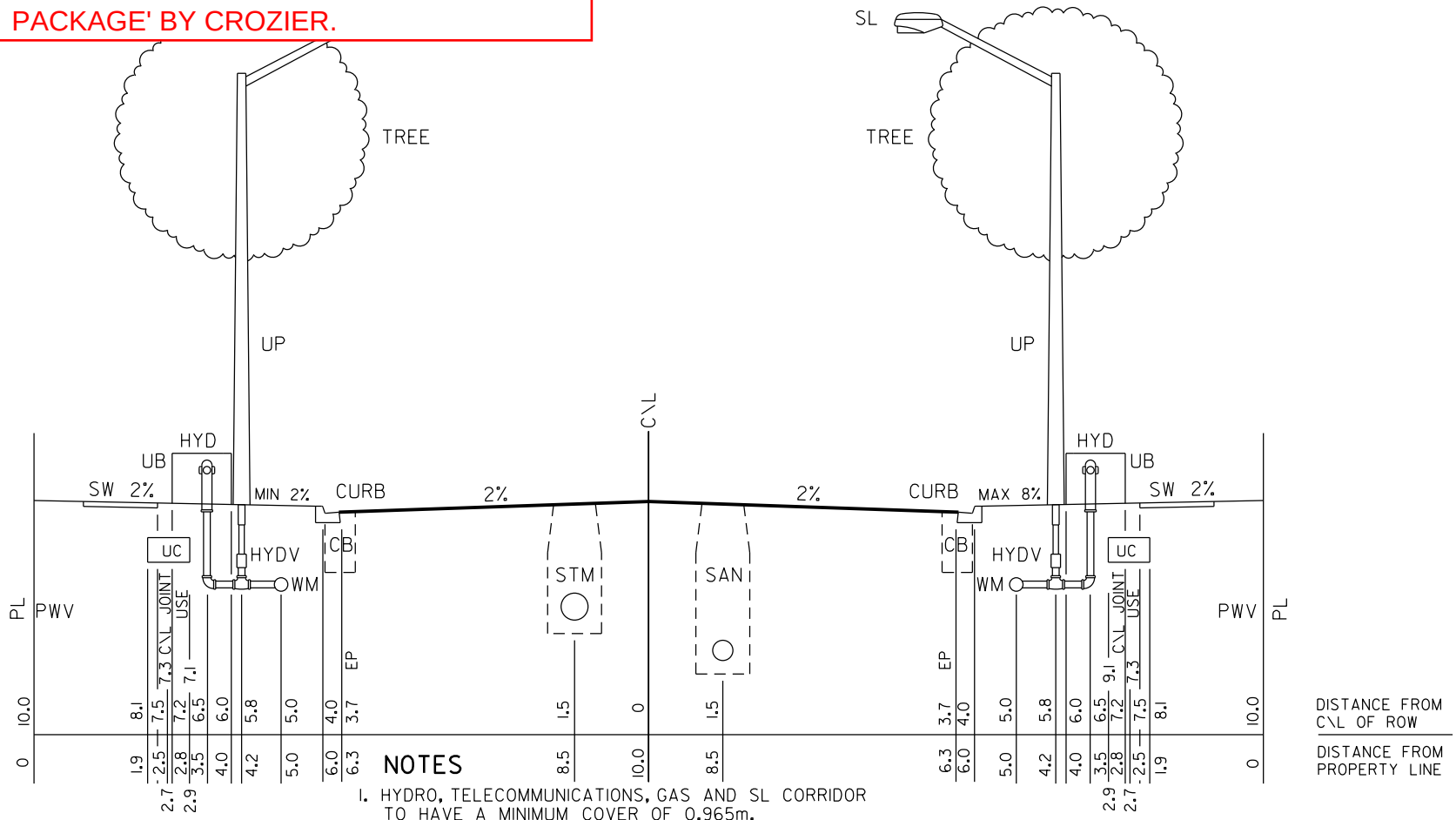
APPENDIX A

NOTE: PROPOSED ASPHALT WIDTH IS 7.0m IN STANDARD ROAD SECTION. REFER TO TRANSPORTATION ENGINEERS 'RIGHT-OF-WAY PACKAGE' BY CROZIER.

METRIC
ALL DIMENSIONS IN METRES



LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
C/L - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
SL - STREETLIGHT
SW - SIDEWALK
SAN - SANITARY SEWER
STM - STORM SEWER
UB - UTIITY BOX (HYDRO,TELECOMMUNICATIONS)
UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN

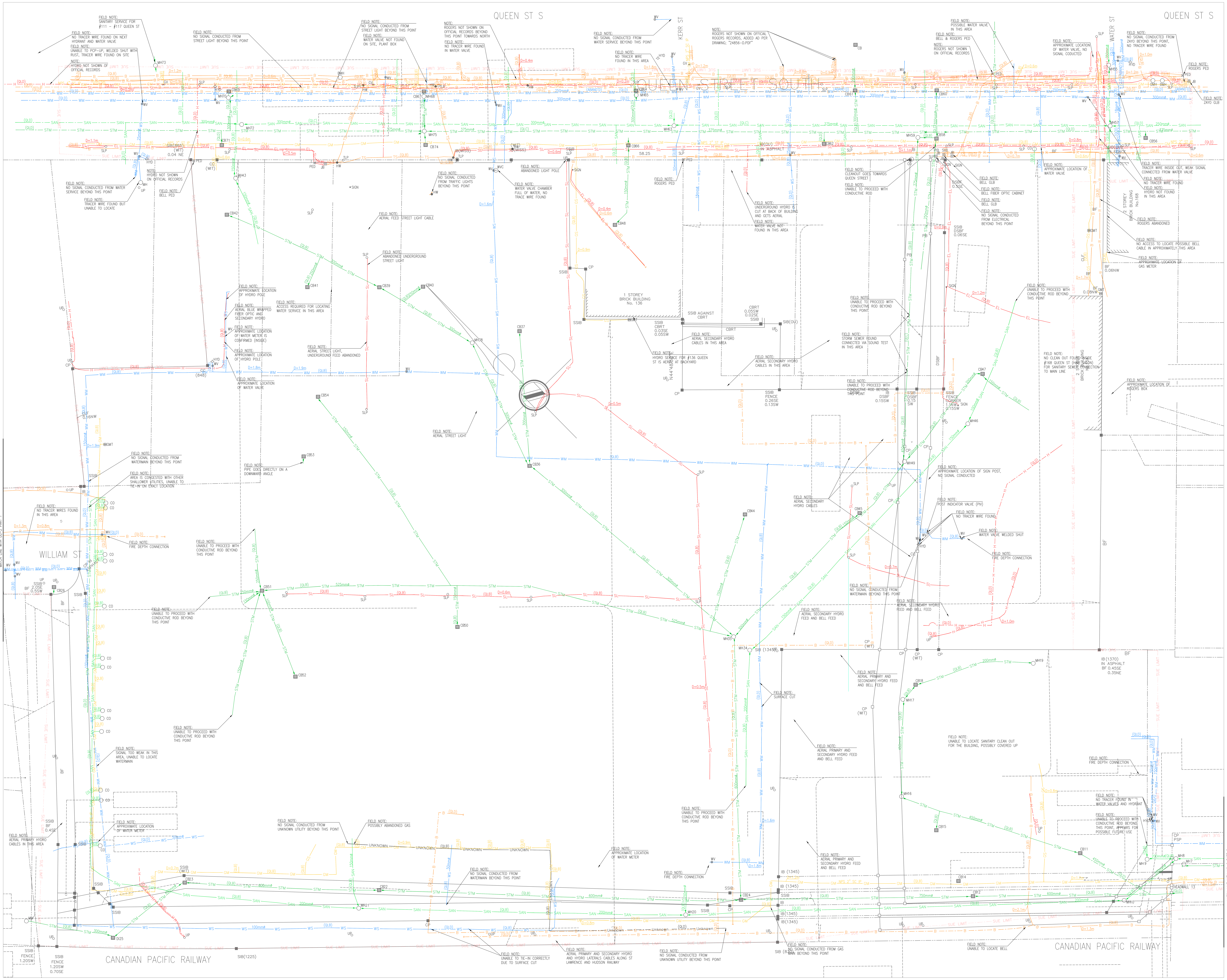
NOTES

1. HYDRO, TELECOMMUNICATIONS, GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965m.
2. WATERMAIN TO HAVE A MINIMUM COVER OF 1.7m.
3. IF UTILITIES CANNOT BE INSTALLED ACCORDING TO THIS STANDARD THEY ARE TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE PRESCRIBED LOCATION SUBJECT TO THE APPROVAL OF THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF MISSISSAUGA.
4. A 0.4m - 0.6m CLEARANCE MUST BE MAINTAINED BETWEEN CABLES AND HYDRANTS.
5. A 0.3m CLEARANCE MUST BE MAINTAINED BETWEEN WATERMAINS AND UTILITY POLES.
6. ROAD WIDTH IS MEASURED FROM FACE OF CURB TO FACE OF CURB AS DEFINED ON OPSD STD. 600.040 CURB & GUTTER. PAVEMENT WIDTH IS MEASURED FROM EDGE OF PAVEMENT (EP) TO EDGE OF PAVEMENT (EP).
7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 2211.280

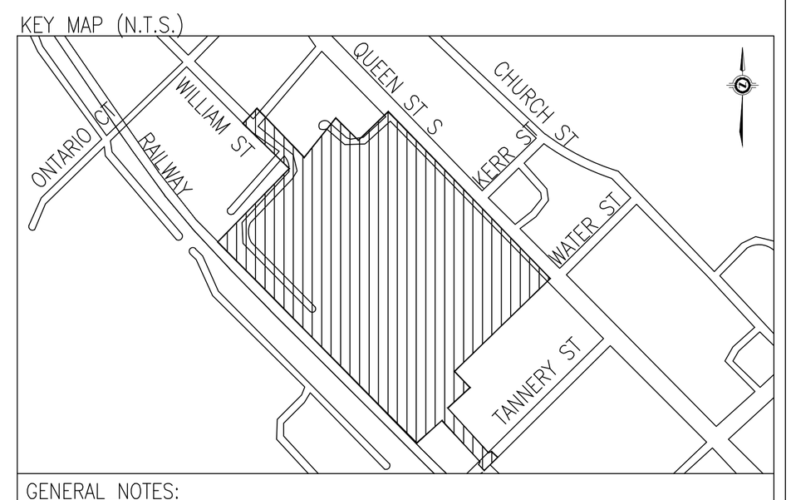
MISSISSAUGA

STANDARD
LOCAL RESIDENTIAL ROAD
7.0m 8.0m ROAD ON 20m ROW

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV. 7	2015-06-05	STANDARD No.	2211.070



KEY MAP (N.T.S.)



GENERAL NOTES:

- THE SUE FIELD INVESTIGATION WAS COMPLETED IN FEBRUARY 2023 BY TELECON DESIGN INC. (TDI).
- THE FIELD VERIFICATION OF UTILITIES WAS COMPLETED USING A COMBINATION OF ELECTROMAGNETIC PIPE AND CABLE LOCATE EQUIPMENT.
- TELECON USED AVAILABLE MEANS IN AN ATTEMPT TO DETERMINE THE LOCATION OF UNDOCUMENTED UTILITIES. TELECON IS NOT RESPONSIBLE FOR INDICATING ALL UNDOCUMENTED UTILITIES UNLESS PROVIDED, SHOWN AND/OR AVAILABLE AND RECEIVED DIGITALLY OR BY HARDCOPY.
- THE TOPOGRAPHIC BASE PLAN PROVIDED BY OTHERS, AND IS NOT A PART OF THIS SUE INVESTIGATION COMPLETED BY TDI.
- UTILITY, MATERIAL, SIZE AND FLOW DIRECTION SHOWN ON THIS DRAWING ARE BASED ON RECORDS, PROFESSIONAL JUDGEMENT AND FIELD INVESTIGATIONS.

SUBSURFACE UTILITY ENGINEERING QUALITY LEVELS

☒ LEVEL D
INFORMATION DERIVED FROM EXISTING RECORDS OR VERBAL RECOLLECTIONS.
Line Style (Level D)

☒ LEVEL C
INFORMATION ACQUIRED BY SURVEYING AND PLOTTING VISIBLE ABOVE GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO THE QUALITY Level "D".
Line Style (Level C)

☒ LEVEL B
INFORMATION ACQUIRED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL UTILITY LOCATING METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE SUBSURFACE UTILITIES WHICH IS THEN GEODETICALLY SURVEYED.
Line Style (Level B)

☐ LEVEL A
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT AND/OR SURVEY OF SUBSURFACE UTILITIES.
Line Style (Level A)

REVISIONS

REV	DATE	DRAWN BY	APPROVED BY

LICENSED PROFESSIONAL ENGINEER W. P. SHAMON 100034593 Feb. 27, 2023 PROVINCE OF ONTARIO

P.ENG STAMP HERE

telecon design • build • connect
SUBSURFACE UTILITY ENGINEERING
7777 WESTON ROAD, 5TH FLOOR
VAUGHAN, ONTARIO L4L 0G9

THE ENGINEERS 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.

TELECON CLIENT

DE ZEN REALTY COMPANY LIMITED

SUE PROJECT

142-148 QUEEN STREET, MISSISSAUGA, ONTARIO

PROJECT/ WO#: 138097

SURVEYED BY: R.YOGANATHAN	DATE:DEC.23.2022
DRAWN BY: M.AHMADI	DATE:FEB.13.2023
CHECKED BY: M.MALGAPO	DATE:FEB.15.2023
APPROVED BY: W.SHAMON	DATE:FEB.27.2023
DRAWING SCALE: 1:300	DRAWING NUMBER: UG-1 of 2

TDI SURVEY LEGEND

Symbol	Description	Symbol	Description
CB	CATCH BASIN	HW	HANDWELL
DCB	DOUBLE CATCH BASIN	WV	WATER VALVE
MH	SANI/STORM MANHOLE	HYD	HYDRANT
WVC	WATER VALVE CHAMBER	GV	GAS VALVE
BMH	BELL MANHOLE	GMT	GAS METER
UP	UTILITY POLE	PED	PEDESTAL
TLP	TRAFFIC LIGHT POLE	SIGN	SIGN
SLP	STREET LIGHT POLE	JB	JUNCTION BOX

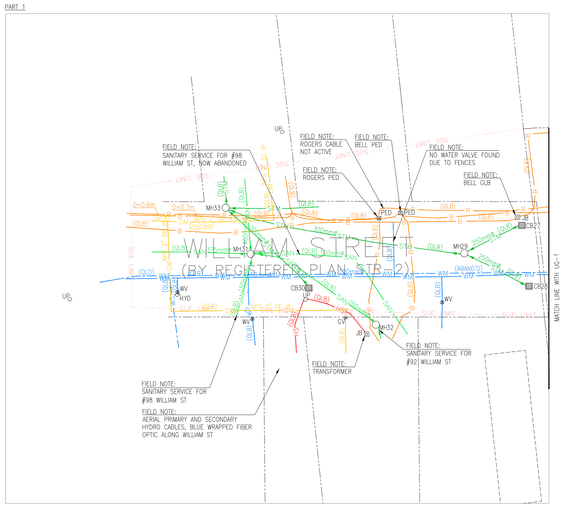
LEGEND:

Line	Description	Line	Description	Line	Description
GM	GAS MAIN	B	COMMUNICATION BELL	SAN	SANITARY SEWER
GS	GAS SERVICE	R	COMMUNICATION ROGERS	STM	STORM SEWER
FL	FUEL PIPE	COG	COMMUNICATION COGECO	COMB	COMBINED SEWER
H	HYDRO	ZAYO	COMMUNICATION ALLSTREAM	UNKNOWN	UNKNOWN UTILITY
HS	HYDRO SERVICE	TELUS	COMMUNICATION TELUS		END CAP (APPROXIMATE LOCATION)
EL	ELECTRICAL	GT	COMMUNICATION GT		FLOW DIRECTION
SL	STREET LIGHT	FO	FIBER OPTIC CABLE		DROP LEAD
WM	WATERMAIN	TS	TRAFFIC SIGNAL		TEST PIT LOCATION
WS	WATER SERVICE	OH	OVERHEAD WIRES		CHANGE OF SUE QUALITY LEVEL
CHEM	CHEMICAL			"D=0.00m"	APPROXIMATE DEPTH MEASUREMENT FROM LOCATE EQUIPMENT

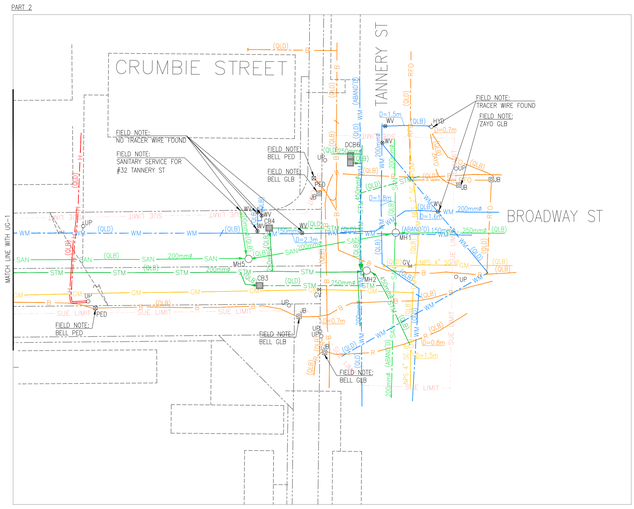
SURVEY NOTE
THE GEODETIC ELEVATION LAYER IS TURNED OFF FOR PRESENTATION PURPOSES ONLY. ALL RELATIVE UTILITY ELEVATIONS ARE SHOWN IN THE AUTOCAD DIGITAL FILE (.DWG).

DISCLAIMER
- THIS DOCUMENT HAS BEEN PREPARED FOR THE NOTED TELECON CLIENT(S) REFERENCE AND USE, AND WHEN REQUIRED BY LAW, APPROPRIATE GOVERNMENT REVIEWING AGENCIES. THE DRAWING HAS BEEN PREPARED FOR THE USE OF TELECON'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, UNLESS WRITTEN CONSENT HAS BEEN GRANTED.
- NOT TO BE USED FOR EXCAVATION PURPOSES
- CONTACT ONTARIO ONE CALL 1-800-400-2255 AND THE APPROPRIATE UTILITIES FOR EXCAVATION LOCATES.

PART 1



PART 2



TDI_SEWER INVERT TABLE – 142 – 148 QUEEN STREET, MISSISAUGA, ONTARIO

MH/CB #	Type of sewer	Grade Elevation (m)	Direction	Materials	Depth Inv (m)	Depth Obv (m)	Size (mm)	Flows to	Elevation Invert (m)	Elevation Obvert (m)	Remarks
MH1	Sanitary	159.16	S	Plastic	2.88	2.63	250	S	156.28	156.53	
		159.16	N	Plastic	2.87	2.62	250		156.29	156.54	Size as per records = 200mmØ
		159.16	E	Plastic	2.60	2.35	250		156.56	156.81	Size as per records = 200mmØ
MH2	Storm	159.24	SW	Plastic	1.21	1.01	200	W	N/A	N/A	Bottom of chamber = 3.77m
		159.24	N	Concrete	N/A	N/A	N/A		N/A	N/A	CSE required
		159.24	W	Concrete	N/A	N/A	N/A		N/A	N/A	
		159.24	E	Plastic	N/A	N/A	N/A		N/A	N/A	
		159.24	E	Concrete	N/A	N/A	N/A		N/A	N/A	
CB3	Storm	159.00	N	Plastic	1.37	1.12	250	N	157.63	157.88	
CB4	Storm	159.10	W	Plastic	1.19	0.94	250	W	157.91	158.16	Size as per measurement = 230mmØ
MH5	Sanitary	159.12	N	Plastic	2.60	2.35	250	S	156.52	156.77	Size as per records = 250mmØ
		159.12	S	Plastic	2.63	2.38	250		156.49	156.74	Size as per records = 200mmØ
		159.12	E	Plastic	2.61	2.41	200		156.51	156.71	
DCB6	Storm	159.19	S	Plastic	1.27	0.97	300	S	157.92	158.22	
MH7	Storm	159.62	S	Concrete	N/A	N/A	N/A	S	N/A	N/A	Bottom of chamber = 3.67m, CSE required
MH8	Sanitary	159.64	S	Plastic	2.76	2.51	250	S	156.88	157.13	Size as per records = 200mmØ
		159.64	N	Plastic	2.67	2.47	200		156.97	157.17	
		159.64	NW	Plastic	2.69	2.49	200		156.95	157.15	
MH9	Sanitary	159.74	S	Plastic	2.71	2.51	200	S	157.03	157.23	Possible future used
		159.74	E	Plastic	2.69	2.49	200		157.05	157.25	
MH10	Sanitary	160.10	N	Concrete	3.01	2.81	200	SE	157.09	157.29	
		160.10	SE	Plastic	3.02	2.82	200		157.08	157.28	
CB11	Storm	159.68	NE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Bottom of chamber = 1.21m, full of water, chamber dewatering required
CB12	Storm	160.35	N	Concrete	1.81	1.06	750	S	158.54	159.29	
		160.35	S	Concrete	1.74	1.09	N/A		158.61	159.26	Debris**, full of water, size as per records = 600mmØ
HEADWALL13	Storm	159.74	N	Concrete	N/A	0.78	N/A	S	N/A	N/A	Lead from headwall is completely submerged under water, unable to measure, debris**
CB14	Storm	160.32	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Sump = 1.01m, debris**, catch basin is full o leaves and heavy debris**
CB15	Storm	160.08	E	Plastic	0.89	0.69	200	E	159.19	159.39	All other pipes inside catch basin are weeping tile.
MH16	Storm	160.22	SW	N/A	N/A	N/A	N/A	SW	N/A	N/A	Recessed lead*, size as per records = 200mmØ
		160.22	E	N/A	0.97	0.59	375		159.26	159.63	Size as per records = 450mmØ
MH17	Storm	160.45	W	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Size as per records = 450mmØ
		160.45	SE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	——
CB18	Storm	160.06	SE	Plastic	0.77	0.57	200	NW	159.29	159.49	
		160.06	NW	Plastic	0.74	0.54	200		159.32	159.52	
MH19	Storm	160.21	N	Plastic	0.59	0.39	200	N	159.62	159.82	
MH20	Sanitary	161.93	N	Clay	4.10	3.90	200	S	157.83	158.03	
		161.93	S	Clay	4.11	3.91	200		157.82	158.02	
		161.93	E	Clay	3.97	3.82	150		157.96	158.11	
MH21	Sanitary	162.20	N	Clay	3.87	3.67	200	S	158.33	158.53	
		162.20	S	Clay	3.88	3.68	200		158.32	158.52	
		162.20	E	Clay	3.79	3.64	150		158.41	158.56	
CB22	Storm	161.96	S	Concrete	2.45	1.85	600	S	159.51	160.11	
		161.96	N	Concrete	2.44	1.84	600		159.52	160.12	
CB23	Storm	162.77	NW	Concrete	2.72	2.42	300	S	160.05	160.35	
		162.77	S	Concrete	2.85	2.40	450		159.92	160.37	
CB24	Storm	161.61	N	Concrete	2.72	2.12	600	S	158.89	159.49	
		161.61	S	Concrete	2.77	2.02	750		158.84	159.59	
		161.61	E	Concrete	2.74	2.14	600		158.87	159.47	
DI25	Storm	162.42	SE	Plastic	2.23	1.93	300	SE	160.19	160.49	
		162.42	NE	Plastic	2.18	1.88	300		160.24	160.54	
CB26	Storm	162.84	W	Plastic	1.00	0.85	150	W	161.84	161.99	
CB27	Storm	163.48	NW	Plastic	0.62	0.37	250	NW	162.86	163.11	
CB28	Storm	163.50	NE	Plastic	0.54	0.24	300	NE	162.96	163.26	Size as per records = 300mmØ
MH29	Storm	163.70	N	Plastic	0.96	0.66	300	N	162.74	163.04	
		163.70	SW	Plastic	0.97	0.67	300		162.73	163.03	
		163.70	SE	Plastic	0.89	0.64	250		162.81	163.06	
CB30	Storm	163.79	NE	Concrete	1.02	0.72	300	NE	162.77	163.07	
MH31	Sanitary	164.00	N	Plastic	2.85	2.50	350	E	161.15	161.50	Size as per records = 375mmØ
		164.00	E	Plastic	2.92	2.52	400		161.08	161.48	Size as per measurement = 380mmØ
		164.00	W	Plastic	2.45	2.30	150		161.55	161.70	
		164.00	S	Plastic	2.77	2.62	150		161.23	161.38	Appears not to be in used, abandoned
		164.00	SW	Plastic	2.77	2.57	200		161.23	161.43	
MH32	Sanitary	163.97	NE	Plastic	2.70	2.50	200	NE	161.27	161.47	
		163.97	W	Plastic	2.67	2.47	200		161.30	161.50	
MH33	Storm	163.91	E	Plastic	N/A	N/A	N/A	E	N/A	N/A	Bottom of chamber = 1.03m, CSE required, but the space is extremely small and tight
		163.91	S	Plastic	N/A	N/A	N/A		N/A	N/A	
		163.91	SW	Plastic	N/A	N/A	N/A		N/A	N/A	
		163.91	SW	Plastic	N/A	N/A	N/A		N/A	N/A	
MH34	Sanitary	162.19	W	Clay	4.14	3.94	200	W	158.05	158.25	
		162.19	SE	Clay	4.09	3.94	150		158.10	158.25	
MH35	Storm	162.31	N	Concrete	3.08	2.56	525	W	159.23	159.76	
		162.31	W	Concrete	3.12	2.52	600		159.19	159.79	
		162.31	NE	Concrete	2.97	2.67	300		159.34	159.64	
		162.31	SE	Concrete	2.98	2.68	300		159.33	159.63	

Notes & Legend:

* Where one or more leads are recessed, measurements for invert and obvert are approximate. Confined Space Entry required in order to obtain accurate measurements.

** MH/CB or pipe opening contains debris. May require flushing or cleaning prior to obtaining measurements.

TDI_SEWER INVERT TABLE – 142 – 148 QUEEN STREET, MISSISAUGA, ONTARIO

MH/CB #	Type of sewer	Grade Elevation (m)	Direction	Materials	Depth Inv (m)	Depth Obv (m)	Size (mm)	Flows to	Elevation Invert (m)	Elevation Obvert (m)	Remarks
CB36	Storm	162.20	SW	Concrete	1.98	1.68	300	SW	160.22	160.52	
		162.20	NE	Plastic	1.59	1.29	300		160.61	160.91	
		162.20	E	Concrete	1.97	1.67	300		160.23	160.53	
CB37	Storm	162.40	W	Concrete	1.72	1.42	300	W	160.68	160.98	
MH38	Sanitary	162.57	SW	Plastic	1.76	1.46	300	SW	160.81	161.11	
		162.57	NE	Plastic	1.64	1.34	300		160.93	161.23	
CB39	Storm	163.11	SW	Plastic	1.70	1.40	300	SW	161.41	161.71	
		163.11	NE	Plastic	1.23	0.93	300		161.88	162.18	
CB40	Storm	162.87	NW	Plastic	0.99	0.74	250	NW	161.88	162.13	
CB41	Storm	163.25	SE	Plastic	1.11	0.86	250	SE	162.14	162.39	
CB42	Storm	163.17	SW	Plastic	0.73	0.43	300	SW	162.44	162.74	
MH43	Sanitary	163.79	E	Plastic	2.17	2.02	150	E	161.62	161.77	
		163.79	W	Plastic	2.15	2.00	150		161.64	161.79	
CB44	Storm	161.65	W	Plastic	1.14	0.99	150	W	160.51	160.66	Multiple weeping tile piping inside catch basin.
CB45	Storm	161.18	NW	Plastic	0.82	0.67	150	NW	160.36	160.51	
MH46	Sanitary	161.58	SE	Clay	3.15	3.05	100	NW	158.43	158.53	
		161.58	NW	Clay	3.2	3.05	150		158.38	158.53	
CB47	Storm	161.25	N	Concrete	1.2	0.9	300	N	160.05	160.35	
		161.25	SW	Plastic	1.00	0.85	150		160.25	160.40	
CB48	Storm	162.62	SE	Clay	1.16	1.01	150	SE	161.46	161.61	Other pipes inside catch basin are weeping tile.
MH49	Storm	161.85	E	Concrete	2.10	1.65	450	NW	159.75	160.20	Confirmed connection to MH59 via sound test.
		161.85	SE	Concrete	2.06	1.61	450		159.79	160.24	
		161.85	NW	Concrete	2.11	N/A	N/A		159.74	N/A	Unable to obtain obvert, CSE required
CB50	Storm	162.68	E	Plastic	1.03	0.88	150	E	161.65	161.80	Other pipes inside catch basin are weeping tile.
CB51	Storm	162.80	SW	Plastic	2.11	1.96	150	S	160.69	160.84	There is a second pipe, but it maybe weeping tile.
		162.80	N	Concrete	2.43	2.18	250		160.37	160.62	
		162.80	NW	Concrete	2.43	2.28	150		160.37	160.52	
		162.80	S	Concrete	2.55	2.03	525		160.25	160.78	
		162.80	E	Concrete	2.35	2.10	250		160.45	160.70	
		162.80	SW	Plastic	2.05	1.95	100		160.75	160.85	
CB52	Storm	162.76	NE	Plastic	1.08	0.93	150	NE	161.68	161.83	All other pipes inside catch basin are weeping tile.
CB53	Storm	162.73	NW	Clay	0.92	0.77	150	NW	161.81	161.96	All other pipes inside catch basin are weeping tile.
CB54	Storm	162.63	SW	Plastic	1.02	0.87	150	SE	161.61	161.76	
MH55	Sanitary	162.32	W	Plastic	2.85	2.48	375	E	159.47	159.85	Size as per records = 375mmØ
		162.32	E	Plastic	2.88	2.53	350		159.44	159.79	
CB56	Storm	162.21	E	Concrete	1.17	0.87	300	E	161.04	161.34	
MH57	Sanitary	162.27	N	Plastic	2.81	2.44	375	E	159.46	159.84	
		162.27	S	Plastic	2.77	2.52	250		159.50	159.75	
		162.27	W	Plastic	2.61	2.46	150		159.66	159.81	
		162.27	E	Plastic	2.84	2.47	375		159.43	159.81	
CB58	Storm	161.81	W	Concrete	1.20	0.95	250	S	160.61	160.86	Bottom of chamber is full of debris** unable to push rodder, needs to be cleaned/vacuumed to obtain better results
		161.81	E	Concrete	1.43	1.06	375		160.38	160.76	
		161.81	N	Concrete	1.21	0.84	375		160.60	160.98	
		161.81	N	Concrete	1.38	1.01	375		160.43	160.81	Possibly main storm line along Queen St
		161.81	S	Concrete	1.44	1.07	375		160.37	160.75	
MH59	Storm	161.89	W	Concrete	0.98	0.61	375	S	160.91	161.29	Possibly connects to manhole 49, possibly overflow manhole, flow directions are based on invert measurements
		161.89	S	Concrete	1.21	0.84	375		160.68	161.06	
CB60	Storm	161.92	W	Concrete	0.82	0.52	300	W	161.10	161.40	
CB61	Storm	161.87	W	Concrete	0.72	0.42	300	W	161.15	161.45	
		161.87	E	Clay	0.85	0.65	200		161.02	161.22	This lead is submerged in water
CB62	Storm	161.95	E	Concrete	0.75	0.45	300	E	161.20	161.50	
MH63	Sanitary	162.40	N	Plastic	2.59	2.29	300	S	159.81	160.11	
		162.40	S	Plastic	2.64	2.27	375		159.76	160.14	
		162.40	E	Plastic	2.68	2.48	200		159.72	159.92	
CB64	Storm	162.34	W	Concrete	0.57	0.27	300	W	161.77	162.07	
MH65	Storm	162.39	W	Concrete	0.93	0.63	300	W	161.46	161.76	
		162.39	E	Concrete	0.62	0.32	300		161.77	162.07	
CB66	Storm	162.29	W	Clay	1.23	1.08	150	E	161.06	161.21	
		162.29	E	Concrete	1.32	1.02	300		160.97	161.27	
CB67	Storm	162.86	W	Concrete	0.70	0.40	300	W	162.16	162.46	
MH68	Storm	162.91	W	Concrete	1.10	0.80	300	W	161.81	162.11	
		162.91	E	Concrete	0.78	0.48	300		162.13	162.43	
CB69	Storm	163.27	W	Concrete	0.67	0.37	300	W	162.60	162.90	
MH70	Storm	163.36	W	Plastic	1.46	1.16	300	W	161.90	162.20	
		163.36	E	Concrete	0.76	0.46	300		162.60	162.90	
		163.36	SE	Plastic	1.15	0.95	200		162.21	162.41	
CB71	Storm	163.26	E	Concrete	1.30	1.00	300	E	161.96	162.26	
MH72	Sanitary	163.44	N	Plastic	2.98	2.68	300	S	160.46	160.76	
		163.44	S	Plastic	3.03	2.73	300		160.41	160.71	
MH73	Sanitary	163.61	W	Plastic	2.85	2.70	150	W	160.76	160.91	
		163.61	E	Plastic	2.83	2.68	150		160.78	160.93	
CB74	Storm	162.94	E	Concrete	1.06	0.76	300	E	161.88	162.18	
MH75	Storm	163.01	N	Concrete	1.67	1.30	375	N	161.34	161.72	
		163.01	NW	Concrete	1.48	1.33	150		161.53	161.68	
		163.01	S	Concrete	1.65	1.28	375		161.36	161.74	
		163.01	E	Concrete	1.66	1.36	300		161.35	161.65	
		163.01	W	Concrete	N/A	N/A	N/A		N/A	N/A	Size as per measurement = 300mmØ, recessed lead*

Notes & Legend:

* Where one or more leads are recessed, measurements for invert and obvert are approximate. Confined Space Entry required in order to obtain accurate measurements.

** MH/CB or pipe opening contains debris. May require flushing or cleaning prior to obtaining measurements.

TDI SURVEY LEGEND

CB	CATCH BASIN	HW	HANDWELL
DCB	DOUBLE CATCH BASIN	WV	WATER VALVE
MH	SAN/STORM MANHOLE	HYD	HYDRANT
WVC	WATER VALVE CHAMBER	GV	GAS VALVE
BMH	BELL MANHOLE	GMT	GAS METER
UP	UTILITY POLE	PED	PEDESTAL
TLP	TRAFFIC LIGHT POLE	SIGN	SIGN
SLP	STREET LIGHT POLE	JB	JUNCTION BOX

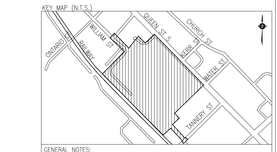
LEGEND:

GM	GAS MAIN	B	COMMUNICATION BELL	SAN	SANITARY SEWER
GS	GAS SERVICE	R	COMMUNICATION ROGERS	STM	STORM SEWER
FL	FUEL PIPE	COG	COMMUNICATION COGECO	CMB	COMBINED SEWER
H	HYDRO	ZAYO	COMMUNICATION ALLSTREAM	UNKNOWN	UNKNOWN UTILITY
HS	HYDRO SERVICE	TELUS	COMMUNICATION TELUS		END CAP (APPROXIMATE LOCATION)
EL	ELECTRICAL	GT	COMMUNICATION GT		FLOW DIRECTION
SL	STREET LIGHT	FO	FIBER OPTIC CABLE		DROP LEAD
WM	WATERMAIN	TS	TRAFFIC SIGNAL		TEST PIT LOCATION
WS	WATER SERVICE	OH	OVERHEAD WIRES		CHANGE OF SUE QUALITY LEVEL
CHEM	CHEMICAL			"D=0.00m"	APPROXIMATE DEPTH MEASUREMENT FROM LOCATE EQUIPMENT

SURVEY NOTE
THE GEODETIC ELEVATION USED IS TURNED OFF FOR PRESENTATION PURPOSES ONLY. ALL RELATIVE UTILITY ELEVATIONS ARE SHOWN IN THE AUTOCAD DIGITAL FILE (.DWG).

DISCLAIMER
- THIS DOCUMENT HAS BEEN PREPARED FOR THE NOTED TELECON CLIENT(S) REFERENCE AND USE, AND WHEN REQUIRED BY LAW, APPROPRIATE GOVERNMENT REVIEWING AGENCIES. THE DRAWING HAS BEEN PREPARED FOR THE USE OF TELECON'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY OTHERS UNLESS WRITTEN CONSENT HAS BEEN GRANTED.
- NOT TO BE USED FOR EXCAVATION PURPOSES.
- CONTACT ONTARIO ONE CALL 1-800-400-2255 AND THE APPROPRIATE UTILITIES FOR EXCAVATION LOCATES.

KEY MAP (N.T.S.)



GENERAL NOTES:
- THE SUE FIELD INVESTIGATION WAS COMPLETED IN FEBRUARY 2023 BY TELECON DESIGN INC. (TDI).
- THE FIELD VERIFICATION OF UTILITIES WAS COMPLETED USING A COMBINATION OF ELECTROMAGNETIC PIPE AND CABLE LOCATE EQUIPMENT.
- TELECON USED AVAILABLE MEANS IN AN ATTEMPT TO DETERMINE THE LOCATION OF UNDOCUMENTED UTILITIES. TELECON IS NOT RESPONSIBLE FOR INDICATING ALL UNDOCUMENTED UTILITIES UNLESS PROVIDED, SHOWN AND/OR AVAILABLE AND RECEIVED DIGITALLY OR BY HARDCOPY.
- THE TOPOGRAPHIC BASE PLAN PROVIDED BY OTHERS, AND IS NOT A PART OF THIS SUE INVESTIGATION COMPLETED BY TDI.
- UTILITY, MATERIAL, SIZE AND FLOW DIRECTION SHOWN ON THIS DRAWING ARE BASED ON RECORDS, PROFESSIONAL JUDGEMENT AND FIELD INVESTIGATIONS.

SUBSURFACE UTILITY ENGINEERING QUALITY LEVELS

☒ LEVEL D

INFORMATION DERIVED FROM EXISTING RECORDS OR VERBAL RECOLLECTIONS.

Line Style (Level D) _____ _____ _____ _____ _____ _____

☒ LEVEL C

INFORMATION ACQUIRED BY SURVEYING AND PLOTTING VISIBLE ABOVE GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO THE QUALITY Level "D".

Line Style (Level C) _____ _____ _____ _____ _____ _____

☒ LEVEL B

INFORMATION ACQUIRED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL UTILITY LOCATING METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE SUBSURFACE UTILITIES WHICH IS THEN GEODETICALLY SURVEYED.

Line Style (Level B) _____

☐ LEVEL A

PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT AND/OR SURVEY OF SUBSURFACE UTILITIES.

Line Style (Level A) _____ _ _ _____ _ _ _____ _ _ _____

REVISIONS

REV	DATE	DRAWN BY	APPROVED BY

LICENSED PROFESSIONAL ENGINEER
W.P. SHAMON
100034593
Feb. 27, 2023
PROVINCE OF ONTARIO

telecon
design • build • connect
SUBSURFACE UTILITY ENGINEERING
7777 WESTON ROAD, 5TH FLOOR
VAUGHAN, ONTARIO L4L 0G9

SEAL STAMP HERE

THE ENGINEERS 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.

TELECON CLIENT

DE ZEN REALTY COMPANY LIMITED

SUE PROJECT

142–148 QUEEN STREET, MISSISSAUGA, ONTARIO

PROJECT/ WO#: 138097

SURVEYED BY: R.YOGANATHAN DATE:DEC.23.2022

DRAWN BY: M.AHMADI DATE:FEB.13.2023

CHECKED BY: M.MALGAPO DATE:FEB.15.2023

APPROVED BY: W.SHAMON DATE:FEB.27.2023

DRAWING SCALE: 1:300

DRAWING NUMBER: UG-2 of 2

DRAWINGS

QUEEN STREET SOUTH

WILLIAM STREET

CRUMBIE STREET

CANADIAN PACIFIC RAILWAY

PIN 13128-0224(LT)

PIN 13128-0124(LT)

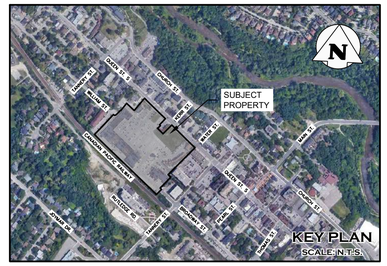
PIN 13128-0137(LT)

PIN 13128-0466(LT)

PIN 13128-0153(LT)

PIN 13128-0128(LT)

PIN 13128-0215(LT)



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING GRADE
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FIRE HYDRANT & VALVE
- EXISTING GAS MAIN
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL WIRE
- EXISTING COMMUNICATION ROGERS
- EXISTING COMMUNICATION BELL
- EXISTING HYDRO

NOTE:
ALL EXISTING UTILITY AND SERVICE CONNECTIONS FROM QUEEN STREET AND WITHIN THE SUBJECT SITE ARE TO BE REMOVED AND/OR ABANDONED

No.	ISSUE / REVISION	YYYY/MMM/DD
1	ISSUED FOR DARC2	2024/MAR/12
0	ISSUED FOR DARC2	2023/JUL/05

ELEVATION NOTE:

ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 970, BEING A PLATE MOUNTED HORIZONTALLY IN THE CONCRETE PAD IN FRONT OF THE TRAFFIC LIGHT CONTROL BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MISSISSAUGA ROAD AND EGLINTON AVENUE WEST, HAVING AN ELEVATION OF 148.702 m.
VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928
(NOT 1978 SOUTHERN ONTARIO READJUSTMENT)

SURVEY NOTES:

SURVEY COMPLETED BY DAVID B. SEARLES SURVEYING LTD. (2023/JAN/17)
FILE No.: 64-6-12.

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON SITE PLAN BY SRM ARCHITECTS INC.
PROJECT No. D2034
DRAWING No. D2034, (MARCH 08, 2024)
DATE RECEIVED 2024/MAR/08

DRAWING NOTES:

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

Project

142-148 QUEEN STREET SOUTH CITY OF MISSISSAUGA

Drawing

STREETSCAPE FEASIBILITY STUDY: UTILITY PLAN EXISTING CONDITIONS

Stamp

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Stamp

CROZIER & ASSOCIATES Consulting Engineers
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
R.L.	C.M.		1419-6615
Check	Check	Scale	Dwg.
M.I.	R.B.	1:500	SFS-P1

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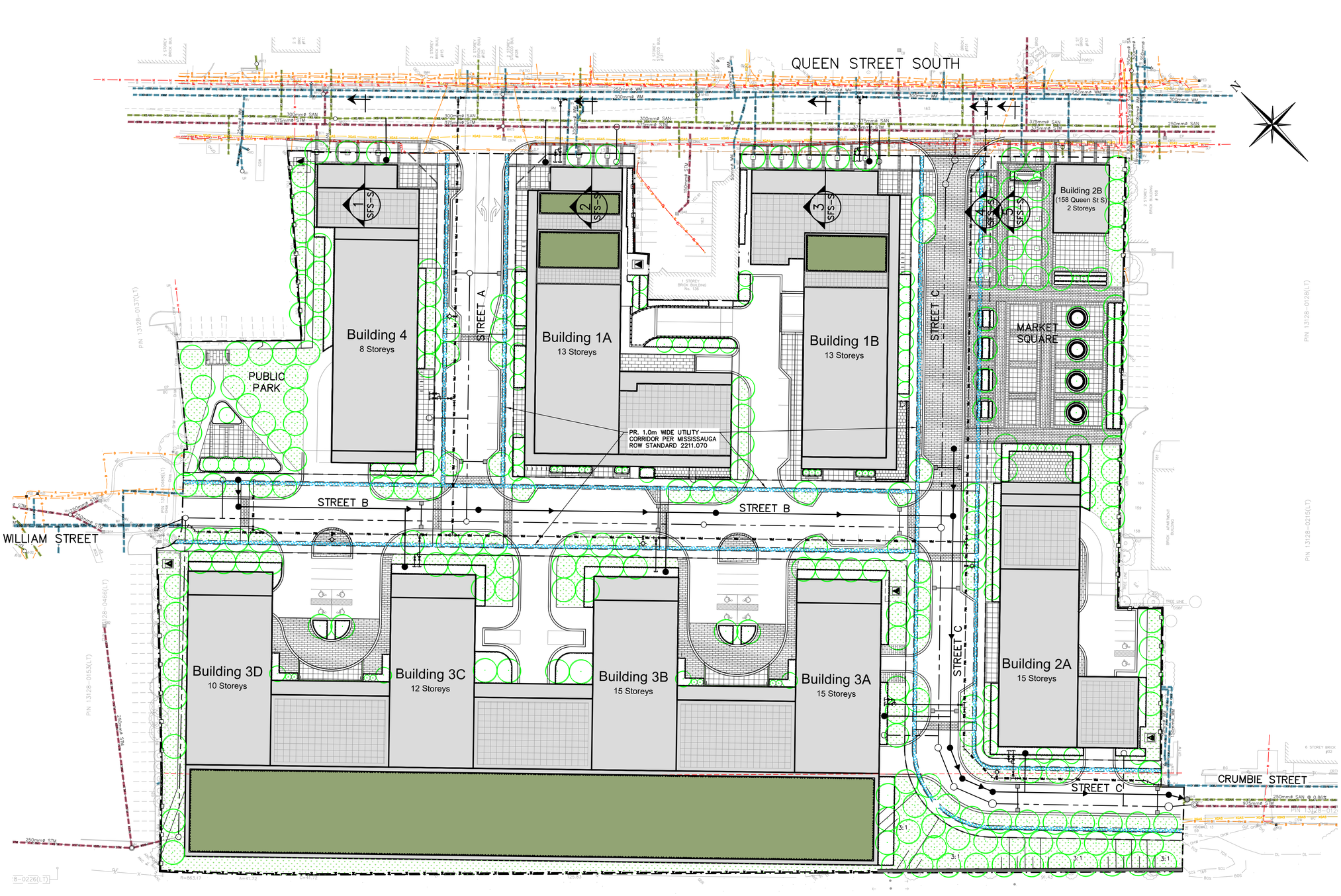

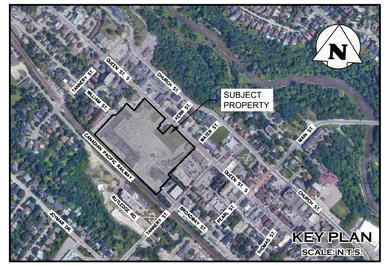

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- x 215.00 EXISTING GRADE
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FIRE HYDRANT & VALVE
- PROPOSED FIRE HYDRANT & GATE VALVE
- WM PROPOSED WATERMAIN & GATE VALVE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED SANITARY SEWER & SANITARY MANHOLE
- XGAS EXISTING GAS MAIN
- TS EXISTING TRAFFIC SIGNAL
- SL EXISTING STREET LIGHT
- EL EXISTING ELECTRICAL WIRE
- R EXISTING COMMUNICATION ROGERS
- B EXISTING COMMUNICATION BELL
- H EXISTING HYDRO
- PROPOSED 1.0m WIDE UTILITY CORRIDOR

NOTE:
ALL EXISTING UTILITY AND SERVICE CONNECTIONS FROM QUEEN STREET AND WITHIN THE SUBJECT SITE ARE TO BE REMOVED AND/OR ABANDONED

No.	ISSUE / REVISION	YYYY/MMM/DD
1	ISSUED FOR DARC2	2024/MAR/12
0	ISSUED FOR DARC2	2023/JUL/05

ELEVATION NOTE:

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SURVEY NOTES:

SURVEY COMPLETED BY DAVID B. SEARLES SURVEYING LTD. (2023/JAN/17)
FILE No.: 64-6-12.

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON SITE PLAN BY SRM ARCHITECTS INC.
PROJECT No. D2034
DRAWING No. D2034, (MARCH 08, 2024)
DATE RECEIVED 2024/MAR/08

DRAWING NOTES:

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Project

142-148 QUEEN STREET SOUTH
CITY OF MISSISSAUGA

Drawing

STREETSCAPE FEASIBILITY STUDY:
UTILITY & STREETSCAPE PLAN
PROPOSED CONDITIONS

Stamp

PRELIMINARY
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Stamp

CROZIER & ASSOCIATES
Consulting Engineers
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

Drawn	R.L.	Design	C.M.	Project No.	1419-6615
Check	M.I.	Check	R.B.	Scale	1:500
				Dwg.	SFS-P2

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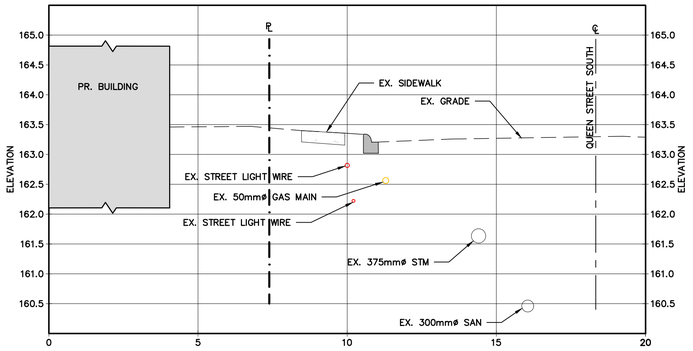
SECTION 1

SCALE: H 1:100
V 1:50



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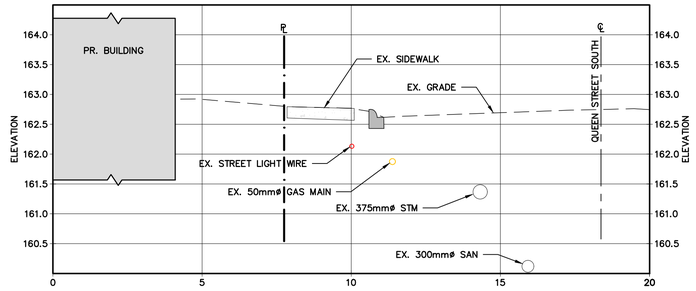
V 1:50



SECTION 3

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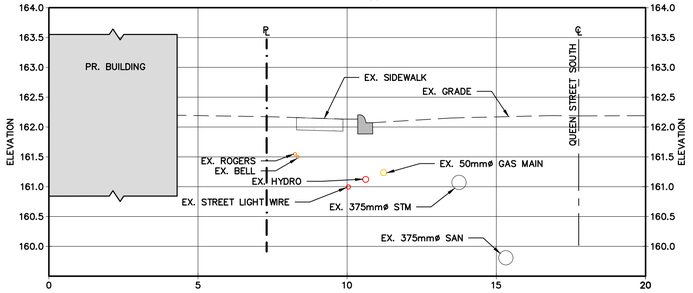

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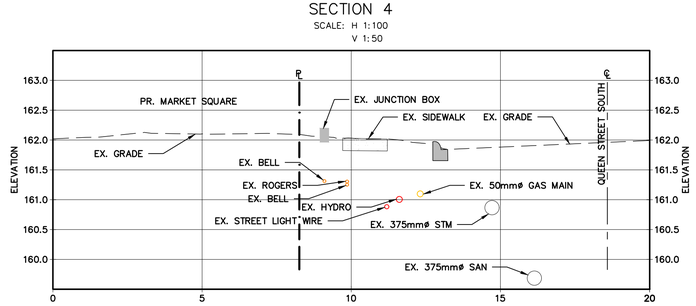

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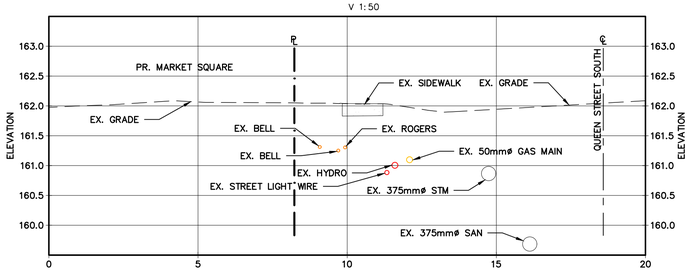

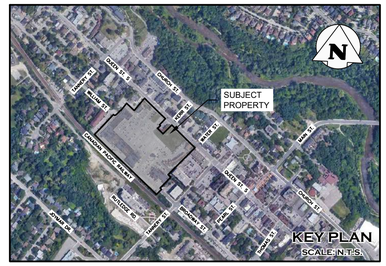

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SCALE: 1:50

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SCALE: 1:100

No.	ISSUE / REVISION	YYYY/MMM/DD
1	ISSUED FOR DARC2	2024/MAR/12
0	ISSUED FOR DARC2	2023/JUL/05

ELEVATION NOTE:

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VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928
(NOT 1978 SOUTHERN ONTARIO READJUSTMENT)

SURVEY NOTES:

SURVEY COMPLETED BY DAVID B. SEARLES SURVEYING LTD. (2023/JAN/17)
FILE No.: 64-6-12.

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON SITE PLAN BY SRM ARCHITECTS INC.
PROJECT No. D2034
DRAWING No. D2034, (MARCH 08, 2024)
DATE RECEIVED 2024/MAR/08

DRAWING NOTES:

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Project

142-148 QUEEN STREET SOUTH
CITY OF MISSISSAUGA

Drawing

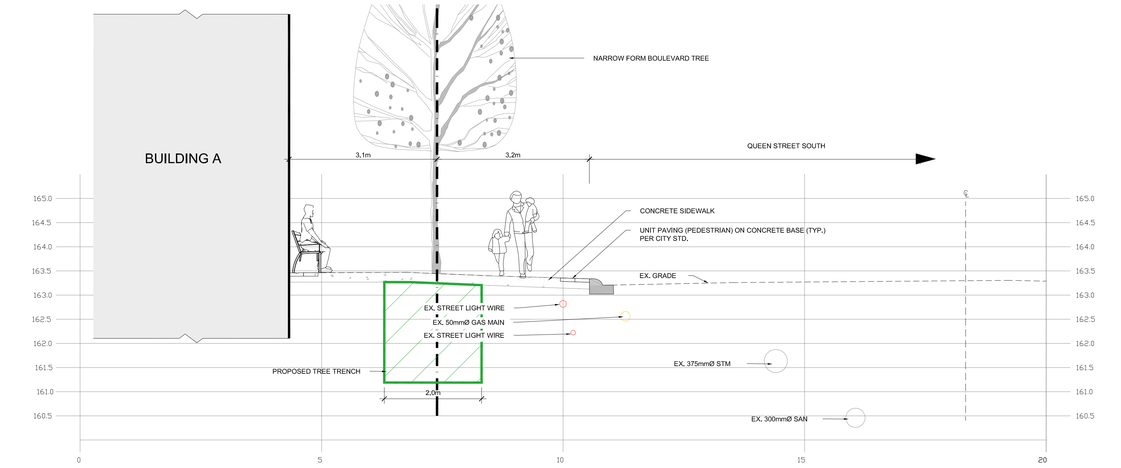
STREETSCAPE FEASIBILITY STUDY: QUEEN STREET SOUTH SECTIONS

Stamp

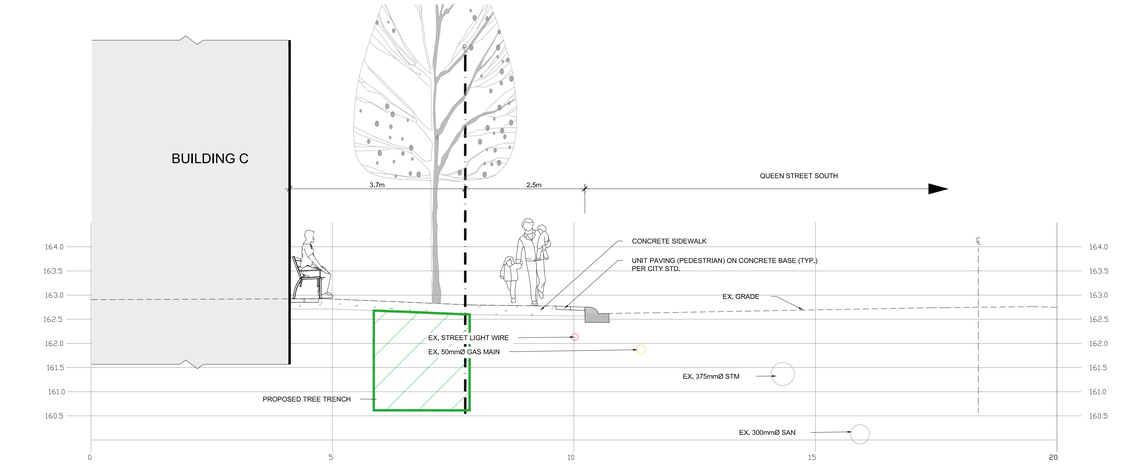
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

CROZIER & ASSOCIATES Consulting Engineers
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905 875-0026 T
905 875-4915 F
WWW.CFCROZIER.CA

Drawn	R.L.	Design	C.M.	Project No.	1419-6615
Check	M.I.	Check	R.B.	Scale	H 1:100 V 1:50
				Dwg.	SFS-S



SECTION 1
1: 50



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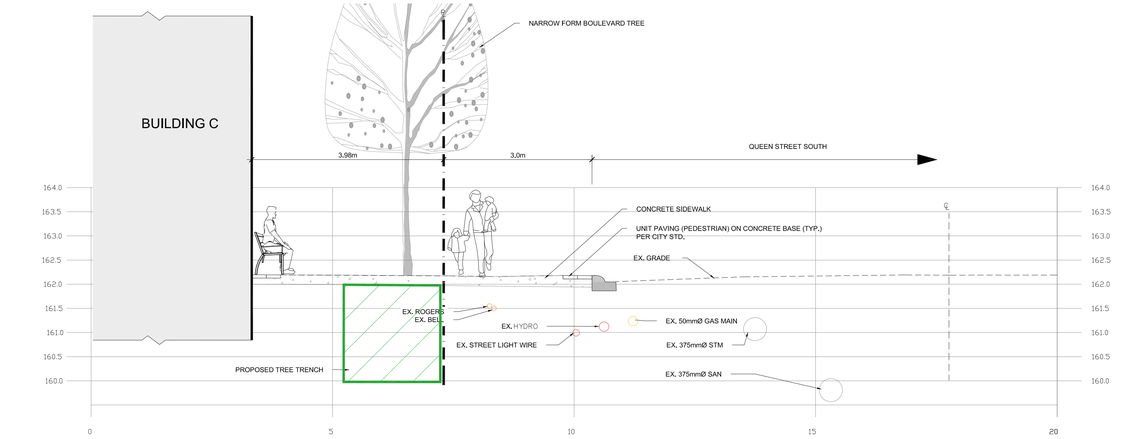
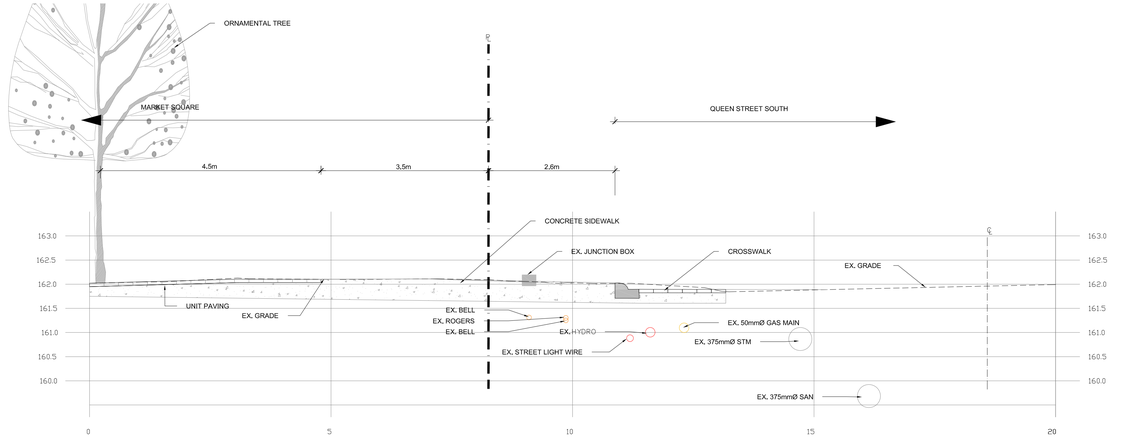
1: 50



SECTION 3
1: 50



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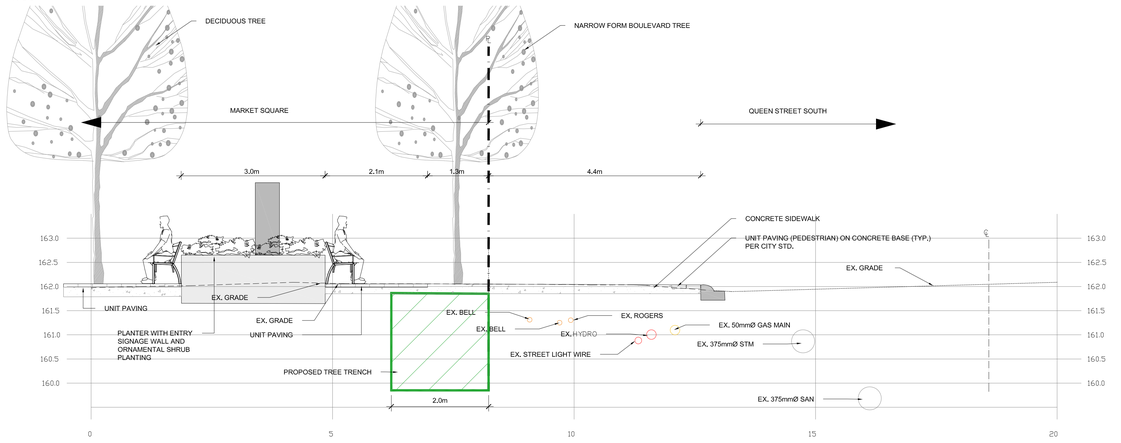
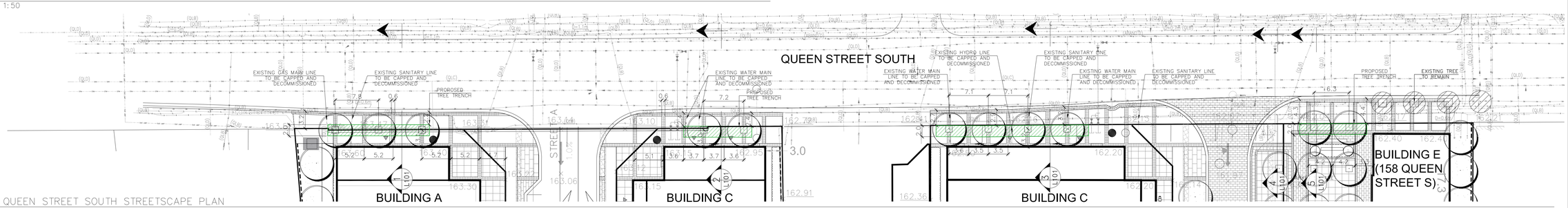


SECTION 5
1: 50



QUEEN STREET SOUTH STREETSCAPE PLAN
1: 300

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.

KEY MAP

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED UNIT PAVING ON CONCRETE BASE (PER CITY STANDARD)
- PROPOSED TREE TRENCH
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FIRE HYDRANT & VALVE
- EXISTING GAS MAIN
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL WIRE
- EXISTING COMMUNICATION ROGERS
- EXISTING COMMUNICATION BELL
- EXISTING HYDRO

No.	DATE.	REVISION.	BY.
2.	MARCH 12, 2024	ISSUED FOR SUBMISSION	BB
1.	AUGUST 16, 2023	ISSUED FOR SUBMISSION	BB

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

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LANDSCAPE ARCHITECTURE

PROJECT.
142-148 QUEEN ST S
MISSISSAUGA, ONTARIO

DRAWING TITLE.
PROPOSED QUEEN STREET STREETSCAPE

SCALE.	SCALE AS NOTED	PROJECT No.	5903
DATE.	APR 13, 2023		
DRAWN BY.	KL	DRAWING No.	L101
CHECKED BY.	SM		