

STREETSCAPING FEASIBILITY STUDY

66 THOMAS STREET

**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**

DECEMBER 2024

CFCA FILE NO. 1419-4679

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Revision Number	Date	Comments
Rev.0	December 20, 2024	Issued for Submission

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L104: Proposed Tannery Street Streetscape Plan (by SBK)

L105: Proposed Joymar Drive Streetscape Plan (by SBK)

L106: Proposed Thomas Street Streetscape Plan (by SBK)

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 66 Thomas Street in the City of Mississauga, Region of Peel (the Site).

The Site is located in a mixed use residential and commercial neighbourhood. The site currently features several low-rise commercial structures and an extensive paved parking area. 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 Tannery Street, Joymar Drive and Thomas Street.

Enclosed Drawings SFS-P, SFS-S1, SFS-S2, SFS-S3 (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 Tannery Street, Joymar Drive and Thomas Street.

2.0 Existing Utility Plan

The utility plan package is based on the existing utility locations present along Tannery Street, Joymar Drive and Thomas Street. Information regarding existing underground utilities shown on the drawings is developed from the Sub-Surface Utility Investigation (SUE) Locates by Telecon dated December 9, 2022. Refer to Appendix A for the SUE results by Telecon.

Two cross-sections have been prepared along Tannery Street and Thomas Street and Three cross-sections have been prepared along Joymar Drive 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.

The following utilities/sewers are identified by the SUE investigation for each right-of-way:

Tannery Street

- 1650 mm Storm sewer
- 375 mm Sanitary sewer

Joymar Drive

- 2" Gas Main
- Bell & Rogers communication lines
- Hydro conduit
- 200mm Watermain

Thomas Street

- Bell, Rogers & Telus communication (telecoms) lines
- Hydro conduit

It is noted that, likely due to the age of the existing site, utility locations are not uniform or in typical locations. As such, existing utilities are located at various and inconsistent locations in each Right-of-Way. Refer to Civil drawings SFS-P for plan view of the proposed site plan overlaid on existing utilities locations, and to drawings SFS-1-3 for existing conditions section views along Tannery, Joymar, and Thomas.

3.0 Street Tree and Soil Trench Locations

Landscape drawings L104, L105 and L106 by Strybos Barron King depict the proposed street tree and tree trench locations along Tannery Street, Joymar Drive and Thomas Street.

Per City of Mississauga Requirements, a cross-sectional area of 2.0 m x 2.0 m soil trench at a minimum distance of 0.75 m from the back of the municipal curb is typically required, however, due to the presence of existing underground utilities and overhead wires this cannot be met without conflict with existing utilities in several locations.

There are various options in order to accommodate the conflicts:

- i) Do not plant street trees in conflict locations.
- ii) Revise the 2.0x2.0 m soil trench to avoid existing utilities, dimensions would typically be at shallower heights/depths and wider width (ex: 1.0 deep x 4.0m wide), which could also extend under sidewalk locations.
- iii) Relocate existing utilities to under proposed sidewalk areas, potential to utilize a 'common trench' for multiple relocations.

It is noted that, option iii) regarding potential relocations is subject to utility provider designs and approvals. Due to the extent of existing utilities, full relocations of utilities could represent significant down-times in services to external residences and developments as well as incur significant costs and extended timelines. Utilities should be identified on a location-specific basis and only relocated if no other alternatives or options are feasible.

Further collaboration with the City of Mississauga will be required to ensure requirements are being met given the Site constraints and implemented at the detailed design stage.

Building limits (both at-grade and below-grade) along Tannery Street, Joymar Drive and Thomas Street are setback at various distances from the existing property line, all of which are at minimum 0.9 m. 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 ROW limits are summarized below per the architectural Site Plan by SRM:

<u>Right-of-Way</u>	<u>At-Grade</u>	<u>Below-Grade</u>
Tannery St	8.2 m	3.2 m
Joymar Dr	3.0 m	0.9 m
Thomas St	11.8 m	11.8 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.

4.0 Conclusions

Based on the results of Streetscaping Feasibility Study, the location of existing underground utilities and overhead wires in all three adjacent right-of-ways present conflicts with proposed street tree and typical soil trench locations. As such, alternative solutions should be explored in order to provide required street trees and soil volumes while minimizing conflicts and relocation requirements with existing utilities.

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



LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- 1672 DENOTES TONY STAUSKAS, O.L.S.
- 1059 DENOTES WILLIAM M. FENTON O.L.S.
- M DENOTES MEASURED
- P1 DENOTES PLAN OF SURVEY BY B.J. STASSEN, O.L.S., DATED JUNE 8, 1990
- P3 DENOTES PLAN BY C. PEAT O.L.S., DATED OCTOBER 4, 1967
- P4 DENOTES TOPO SURVEY BY TONY STAUSKAS, O.L.S., DATED JUNE 9, 2009
- P6 DENOTES PLAN 438-18616
- ANC DENOTES ANCHOR
- BB DENOTES BELL BOX
- BC DENOTES BACK OF CURB
- BOLL DENOTES BOLLARD
- BPED DENOTES BELL PEDESTAL
- CB DENOTES CATCH BASIN
- CCUT DENOTES CURB CUT
- CLF DENOTES CHAIN LINK FENCE
- CP(H)LS DENOTES CONCRETE POLE (HYDRO) WITH LIGHT STANDARD
- CPAD DENOTES CONCRETE PAD
- CPP DENOTES CULVERT (PLASTIC PIPE)
- CRTW DENOTES CONCRETE RETAINING WALL
- CSP DENOTES CULVERT (STEEL PIPE)
- CSW DENOTES CONCRETE SIDE WALK
- CUL DENOTES CULVERT
- MW DENOTES MONITORING WELL
- DS DENOTES DOOR SILL
- EP DENOTES EDGE OF PAVEMENT
- FF DENOTES FINISHED FLOOR
- FH DENOTES FIRE HYDRANT
- GDR DENOTES GAS DRAIN
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- LS DENOTES LIGHT STANDARD
- MHC(B) DENOTES MAINTENANCE HOLE COVER (BELL)
- MHC(SAN) DENOTES MAINTENANCE HOLE COVER (SANITARY)
- MHC(STM) DENOTES MAINTENANCE HOLE COVER (STORM)
- MHC(W) DENOTES MAINTENANCE HOLE COVER (WATER)
- SP DENOTES SIGN POST
- SPR DENOTES SPRINKLER
- TLCB DENOTES TRAFFIC LIGHT CONTROL BOX
- SRTW DENOTES STONE RETAINING WALL
- WP(H) DENOTES WOODEN POLE (HYDRO)
- WP(H)LS DENOTES WOODEN POLE (HYDRO) WITH LIGHT STANDARD
- WRTW DENOTES WOODEN RETAINING WALL
- WV DENOTES WATER VALVE
- W DENOTES DIAMETER
- DENOTES BOTTOM OF SLOPE
- DENOTES OVERHEAD WIRES
- DENOTES TOP OF SLOPE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE LINE

TO SEWER INVERT TABLE - 137145 - 66 THOMAS ST, MISSISSAUGA, ONTARIO

MH/CB #	Type of sewer	Grade Elevation (m)	Direction	Materials	Depth (m)	Depth (ft)	Size (mm)	Flows to	Elevation Invert (m)	Elevation Invert (ft)	Remarks
MH1	Sanitary	154.04	S	Clay	2.32	2.12	200	S	151.72	151.92	
		154.04	S	Clay	2.35	2.15	200		151.69	151.89	
		154.04	NW	Clay	1.94	1.74	200		152.10	152.30	
		154.04	W	Clay	2.07	1.82	250		151.97	152.22	
CB2	Storm	153.64	N	Concrete	1.03	0.83	200	SE	152.61	152.81	
		153.64	SE	Concrete	1.17	0.87	300		152.47	152.77	
CB3	Storm	153.97	NE	Clay	1.34	1.19	150	SW	152.63	152.78	
		153.97	SW	Concrete	1.60	1.30	300		152.37	152.67	
CB4	Storm	154.46	W	Plastic	0.84	0.59	250	W	153.62	153.87	
MH5	Sanitary	156.00	W	Plastic	3.90	3.65	250	W	152.70	152.25	
CB6	Storm	156.24	W	Plastic	1.25	1.00	250	W	154.99	155.24	
		157.21	W	Plastic	1.23	0.98	250		W	155.98	
MH8	Sanitary	157.83	W	Plastic	4.58	4.33	250	W	153.25	153.50	
		157.83	E	Plastic	4.54	4.29	250		W	153.29	
MH9	Storm	157.49	W	Concrete	N/A	N/A	N/A	E	N/A	N/A	Bottom of chamber = 3.34m, CSE required
CB10	Storm	156.85	N	Concrete	1.50	1.25	250	S	155.35	155.60	
		156.85	S	Concrete	1.65	1.40	250		S	155.20	
CB11	Storm	153.86	S	Concrete	N/A	N/A	N/A	S	N/A	N/A	Pipe size as per measurement = 375mm ² Weeping tile pipe
		153.86	E	Metal	1.38	1.23	150		152.48	152.63	
		153.86	NW	Concrete	N/A	N/A	N/A		N/A	N/A	
		153.86	NE	Concrete	N/A	N/A	N/A		N/A	N/A	
CB12	Storm	153.89	S	Concrete	1.42	1.12	300	S	152.27	152.57	Bottom of chamber = 2.07m, CSE required
CB13	Storm	153.73	SW	Plastic	1.07	0.77	300	SW	152.66	152.96	

Notes & Legend

- Where one or more leads are recessed, measurements for invert and invert 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.

TO SURVEY LEGEND

- WH SAN/STORM MANHOLE
- WV WATER VALVE

LEGEND

- GAS MAIN
- GAS SERVICE
- FUEL PIPE
- HYDRO
- HYDRO SERVICE
- ELECTRICAL
- STREET LIGHT
- WATERMAIN
- WATER SERVICE
- CHEMICAL
- COMMUNICATION BELL
- COMMUNICATION ROADS
- COMMUNICATION CODED
- COMMUNICATION ALLSTRAW
- COMMUNICATION TELUS
- COMMUNICATION GT
- FIBER OPTIC CABLE
- TRAFFIC SIGNAL
- OVERHEAD WIRES
- COMMUNICATION TELUS FO
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- UNKNOWN UTILITY
- END OF (APPROXIMATE LOCATION)
- FLOW DIRECTION
- DROPPED LEAD
- TEST PIT LOCATION
- CHANGE OF SUE QUALITY LEVEL
- APPROXIMATE DEPTH MEASUREMENT FROM LOCATE EQUIPMENT

GENERAL NOTES:

- THE SUE FIELD INVESTIGATION WAS COMPLETED IN NOVEMBER 2022 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 RECORDS 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 HANDCOPED
- THE TOPOGRAPHIC BASE PLAN PROVIDED BY TDG, 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 "C".
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 GEODEMICALLY 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) - - - - -

REV	DATE	DRAWN BY	APPROVED BY

7777 WESTON ROAD, 5TH FLOOR
MISSISSAUGA, ONTARIO L4W 3Z9

SUE PROJECT
66 THOMAS STREET, MISSISSAUGA, ONTARIO

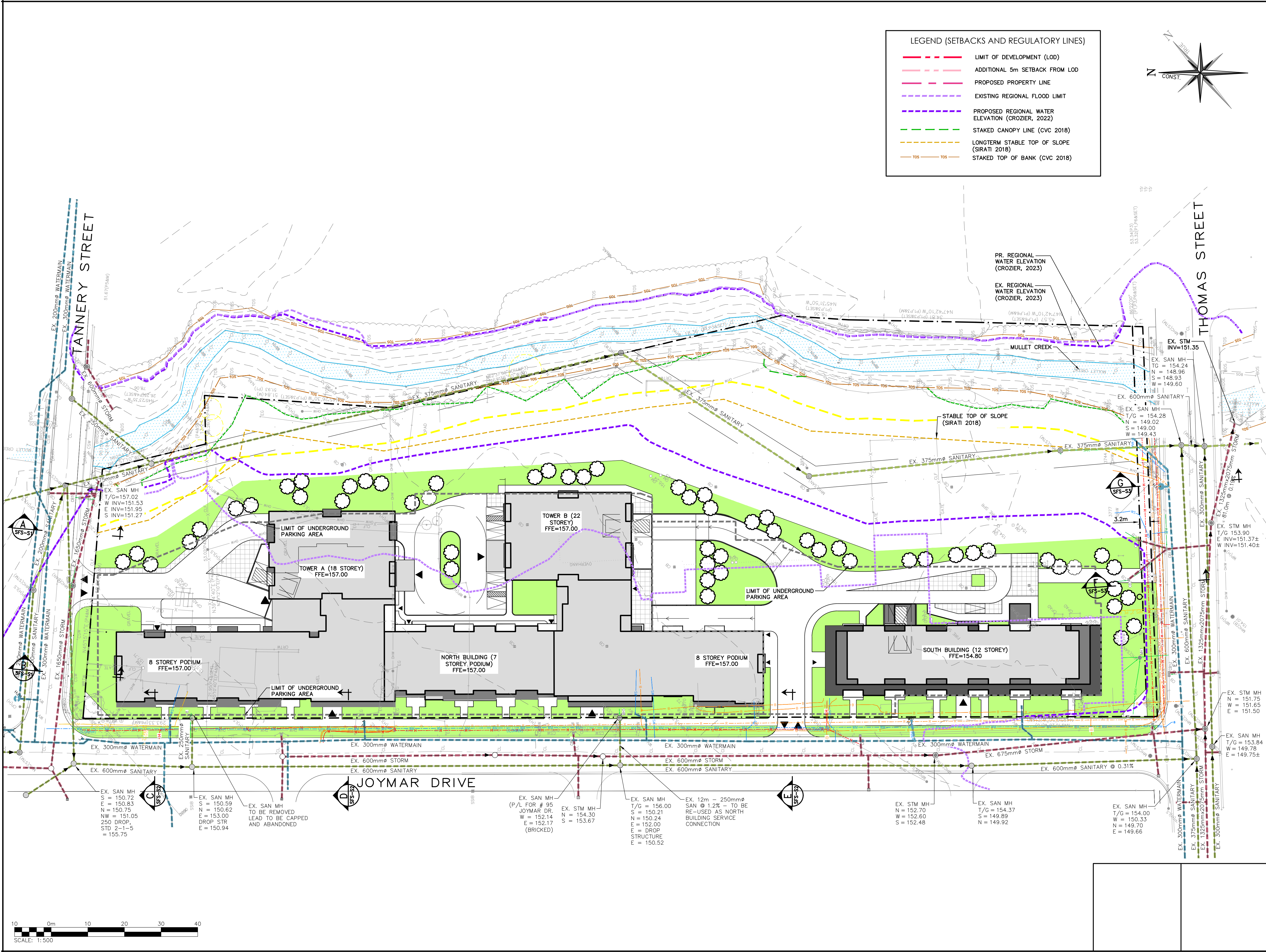
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DRAWN BY: EXAKARADIA	DATE: NOV 14 2022
CHECKED BY: S. WAGNER	DATE: NOV 24 2022
APPROVED BY: W. SHABAN	DATE: DEC 09 2022

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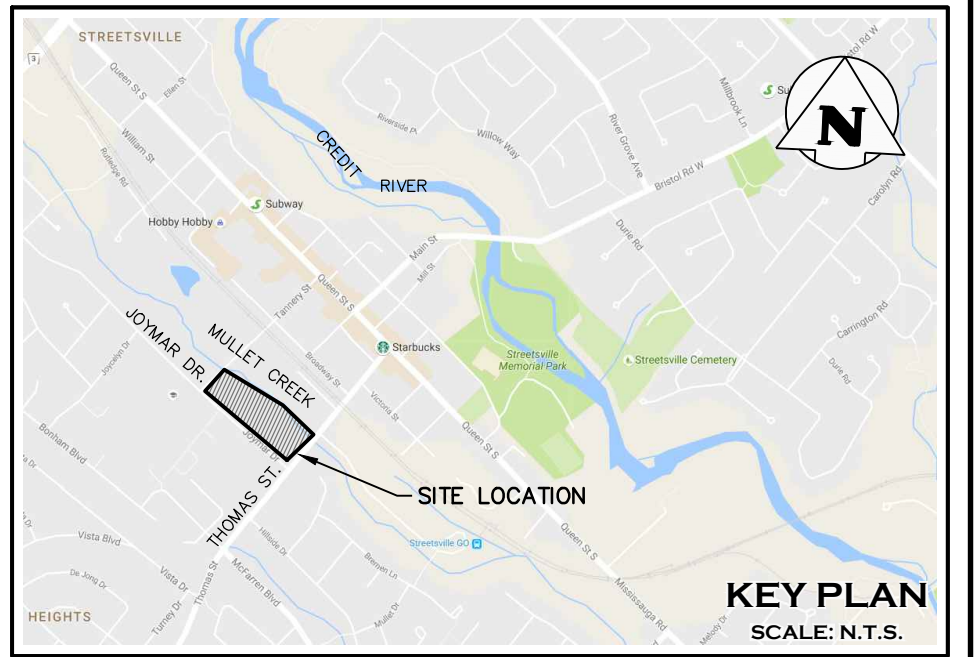
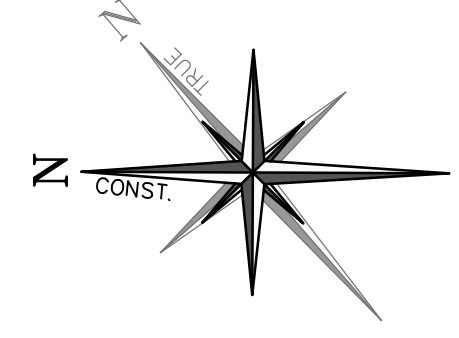
CIVIL DRAWINGS

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LEGEND (SETBACKS AND REGULATORY LINES)

- LIMIT OF DEVELOPMENT (LOD)
- ADDITIONAL 5m SETBACK FROM LOD
- PROPOSED PROPERTY LINE
- EXISTING REGIONAL FLOOD LIMIT
- PROPOSED REGIONAL WATER ELEVATION (CROZIER, 2022)
- STAKED CANOPY LINE (CVC 2018)
- LONGTERM STABLE TOP OF SLOPE (SIRATI 2018)
- STAKED TOP OF BANK (CVC 2018)



LEGEND

- PROPERTY LINE
- PROPOSED LIMIT OF UNDERGROUND PARKING
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM CATCHBASIN MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- PROPOSED WATERMAIN
- ⚡ PROPOSED FIRE HYDRANT & GATE VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCHBASIN MANHOLE
- AD PROPOSED AREA DRAIN PER MECHANICAL DESIGN AND SPECIFICATIONS
- PROPOSED SANITARY SEWER
- M PROPOSED WATER METER PER MECHANICAL DESIGN AND SPECIFICATIONS
- B PROPOSED BACKFLOW PREVENTER PER MECHANICAL DESIGN AND SPECIFICATION
- D PROPOSED DETECTOR CHECK VALVE PER REGION OF PEEL STD. 1-3-1
- EXISTING COMMUNICATION TELUS FO
- EXISTING COMMUNICATION ROGERS
- EXISTING COMMUNICATION BELL
- EXISTING HYDRO

ELEVATION NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 257 LOCATED ON THE SOUTH FACE, 0.61 METRE WEST OF THE EAST CORNER OF THE RED BRICK BUILDING AT THE NORTHWEST CORNER OF THOMAS STREET AND QUEEN STREET, HAVING AN ELEVATION OF 162.08m.

SURVEY NOTES:
SURVEY COMPLETED BY DAVID B. SEARLES SURVEYING LTD. (2017/AUG/11) REFERENCE NO.: 116-0-16. TOP OF BANK AND CANOPY LINE AS DEFINED BY SITE WALK WITH CVC STAFF (2018/APR/4). SURVEY BY DAVID B. SEARLES (2018/APR/5) BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010) BEARINGS ON PLAN SURVEY BY B.J. STASSEN, O.L.S., DATED JUNE 8, 1990 (P1) AND PLAN 43R-16616 (P6) HAVE BEEN ROTATED 01°01'10" COUNTERCLOCKWISE TO MAKE COMPARISONS. BEARINGS ON PLAN BY C. PEAT O.L.S., DATED OCTOBER 4, 1967 (P3) HAVE BEEN ROTATED 00°53'20" COUNTERCLOCKWISE TO MAKE COMPARISONS. BEARINGS ON TOPD SURVEY BY TONY STAUASKAS, O.L.S., DATED JUNE 9, 2009 (P4) HAVE BEEN ROTATED 00°52'20" COUNTERCLOCKWISE TO MAKE COMPARISONS.

SITE PLAN NOTES:
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999714.

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0	NOT ISSUED FOR THIS SUBMISSION	2024/APR/22
No.	ISSUE / REVISION	YYYY/MM/DD

Project
66 THOMAS STREET
CITY OF MISSISSAUGA

Drawing
STREETSCAPE FEASIBILITY STUDY
PLAN

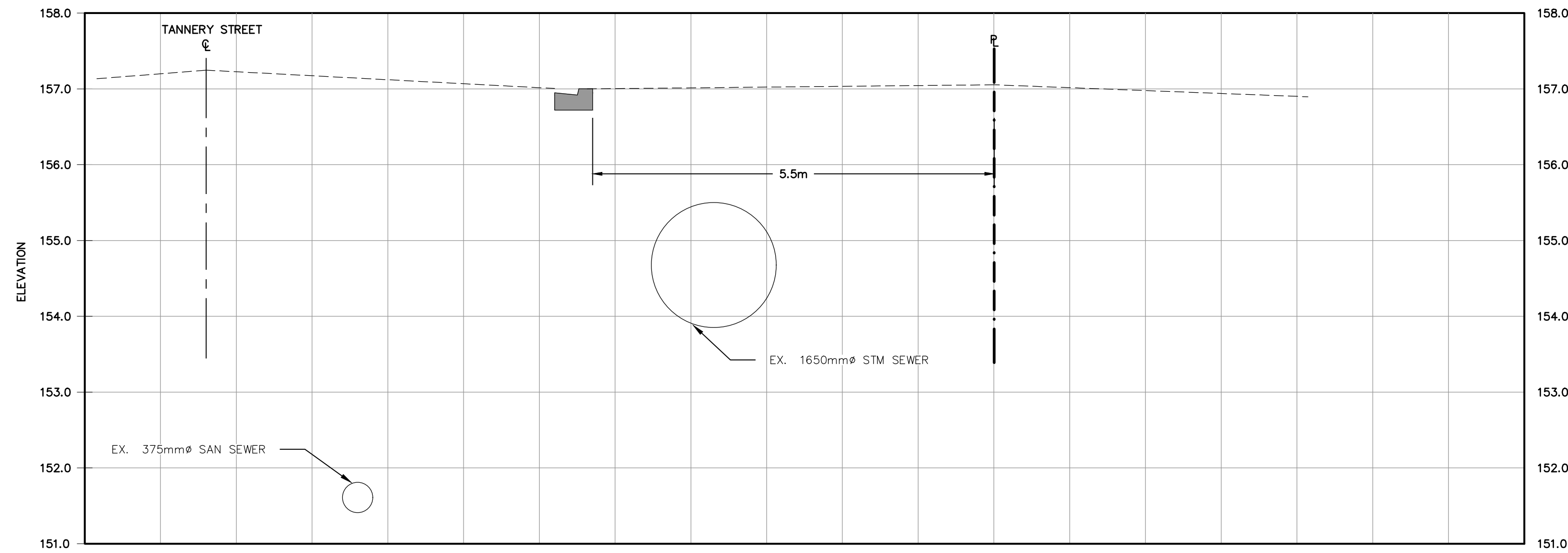
CROZIER & ASSOCIATES
Consulting Engineers

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SUITE 100
MILTON, ON L9T 6P4
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WWW.CFCROZIER.CA

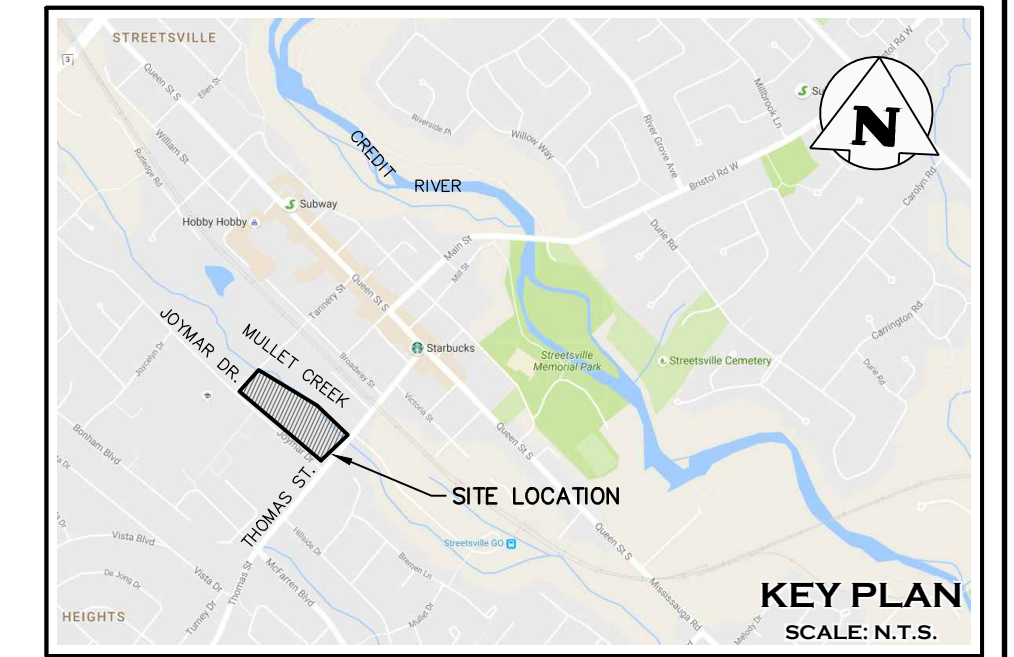
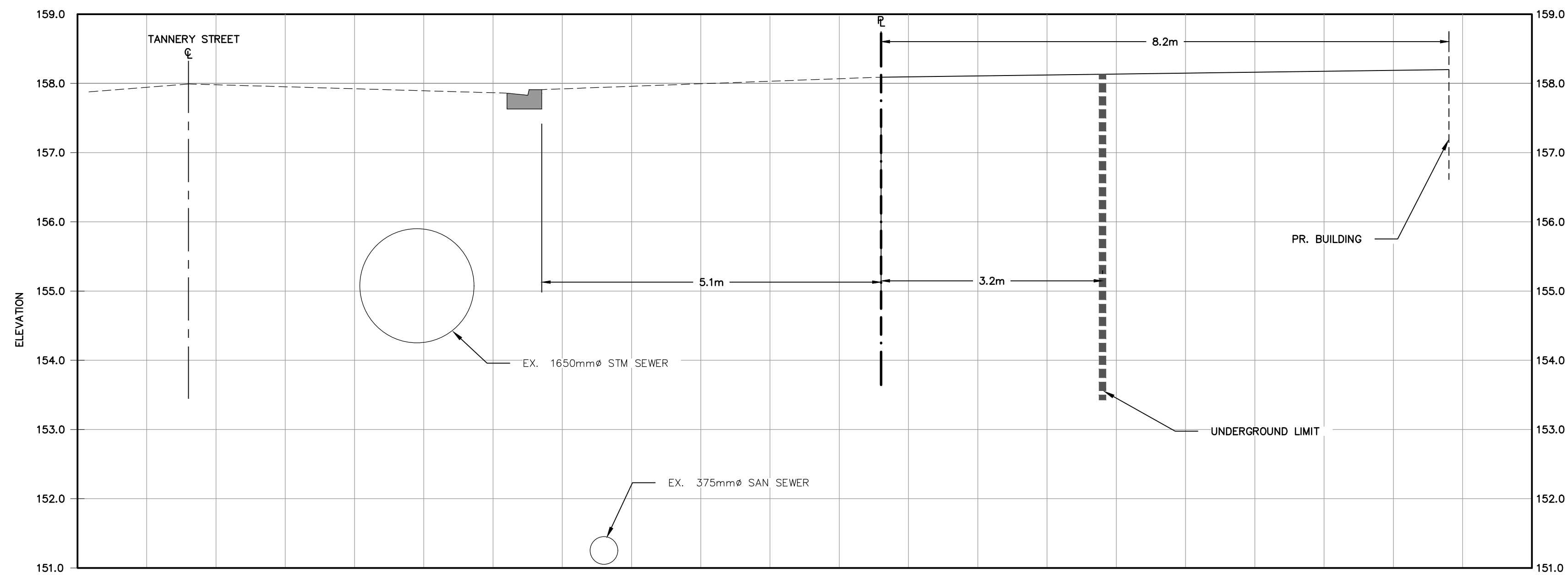
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SECTION A
SCALE 1:50



SECTION B
SCALE 1:50



ELEVATION NOTE:
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CANADIAN GEODETIC VERTICAL DATUM 1928: PRE 1978 ADJUSTMENT.

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No.	ISSUE / REVISION	YYYY/MM/DD
Project 66 THOMAS STREET CITY OF MISSISSAUGA		

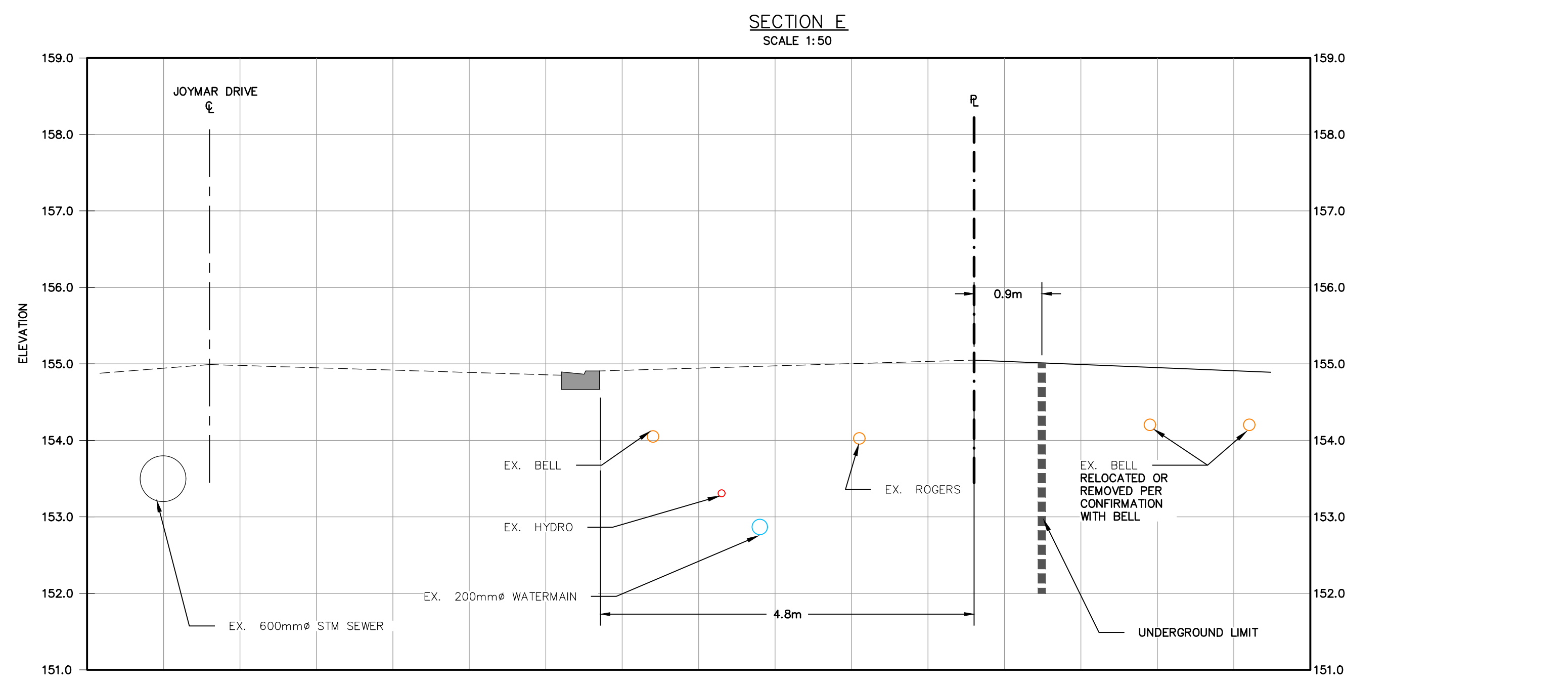
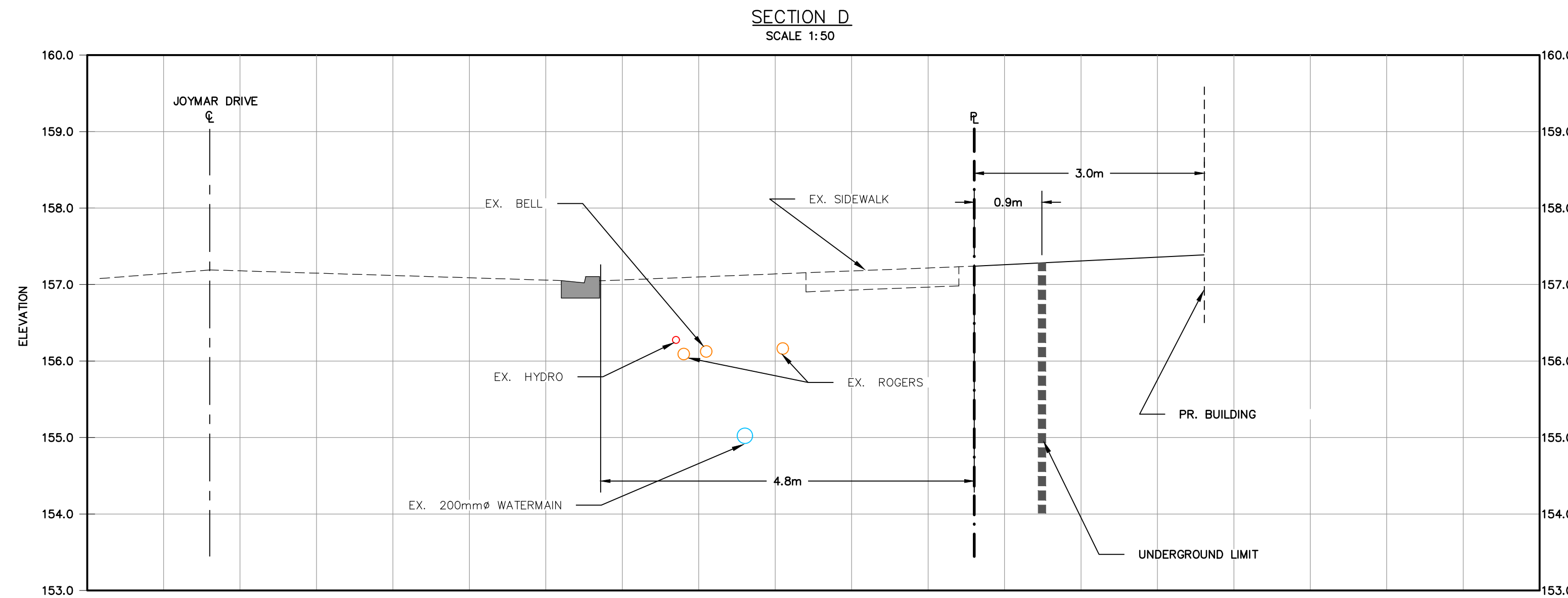
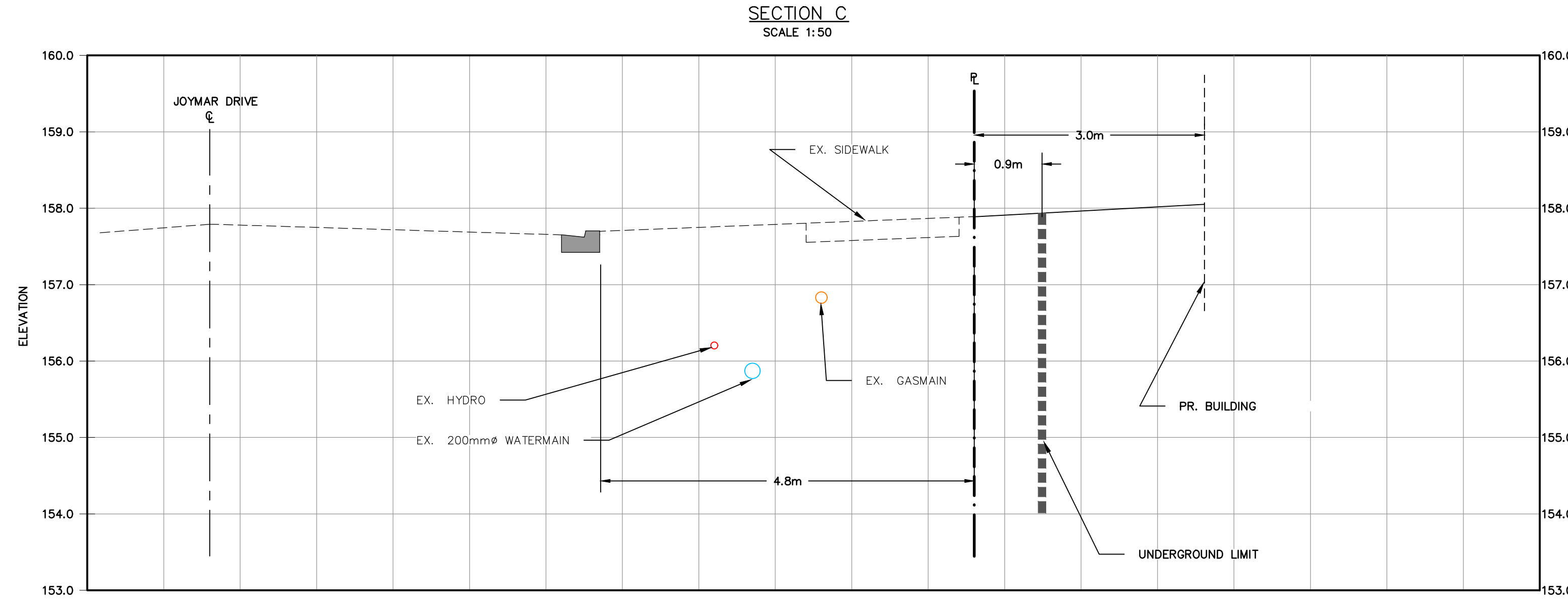
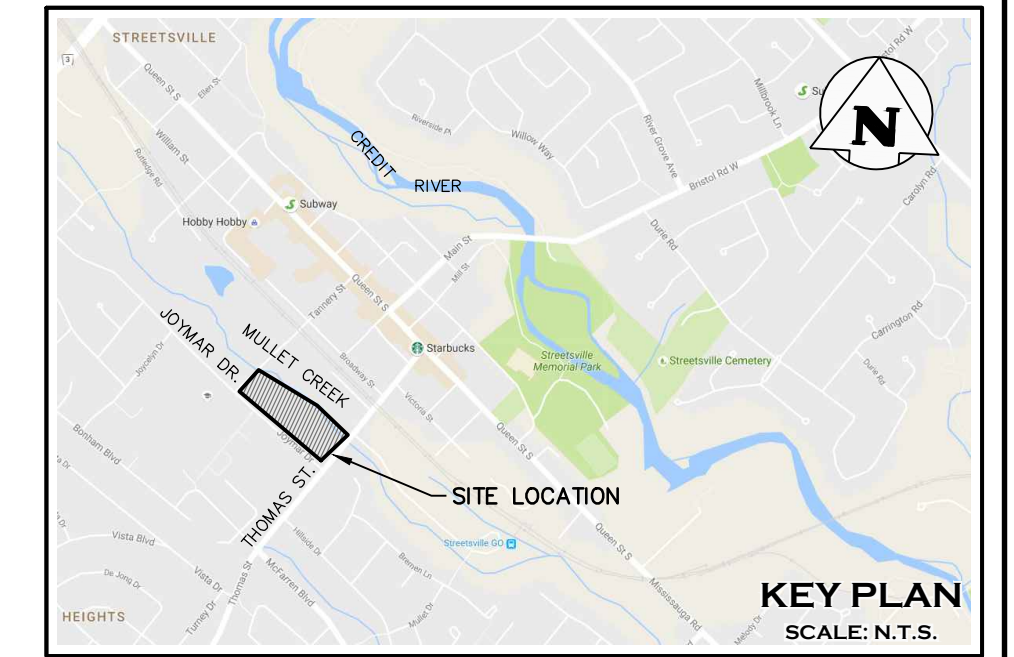
Drawing
**STREETSCAPE FEASIBILITY STUDY
SECTIONS (TANNERY STREET)**

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

Drawn	S.C.	Design	A.R./A.O.	Project No.	1419-4679
Check	R.B.	Check	R.B./J.R.K.	Scale	1:50
				Dwg.	SFS-S1



I:\1400\1419-De Zen Realty Co Ltd\4679-66 Thomas St\CAD\Civil\Sheets\4679_SFS.dwg, DWG To PDF.pc3



ELEVATION NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 257 LOCATED ON THE SOUTH FACE, 0.61 METRE WEST OF THE EAST CORNER OF THE RED BRICK BUILDING AT THE NORTHWEST CORNER OF THOMAS STREET AND QUEEN STREET, HAVING AN ELEVATION OF 162.08m.
CANADIAN GEODETIC VERTICAL DATUM 1928: PRE 1978 ADJUSTMENT.

SURVEY NOTES:
SURVEY COMPLETED BY DAVID B. SEARLES SURVEYING LTD. (2017/AUG/11) REFERENCE No.: 116-0-16. TOP OF BANK AND CANOPY LINE AS DEFINED BY SITE WALK WITH CVC STAFF (2018/APR/4). SURVEY BY DAVID B. SEARLES (2018/APR/5) BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010) BEARINGS ON PLAN SURVEY BY B.J. STASSEN, O.L.S., DATED JUNE 8, 1990 (P1) AND PLAN 43R-16616 (P6) HAVE BEEN ROTATED 01°01'10" COUNTERCLOCKWISE TO MAKE COMPARISONS. BEARINGS ON PLAN BY C. PEAT O.L.S., DATED OCTOBER 4, 1967 (P3) HAVE BEEN ROTATED 00°53'20" COUNTERCLOCKWISE TO MAKE COMPARISONS. BEARINGS ON TOPD SURVEY BY TONY STAUASKAS, O.L.S., DATED JUNE 9, 2009 (P4) HAVE BEEN ROTATED 00°52'20" COUNTERCLOCKWISE TO MAKE COMPARISONS.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999714.

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY 4 ARCHITECTURE INC. DRAWING NAME: TOWNHOUSE RESIDENTIAL SUBDIVISION - 218072 - SITE PLAN, REV 03 (MAR2023) FILE No.: 21807205P01

DRAWING NOTES:
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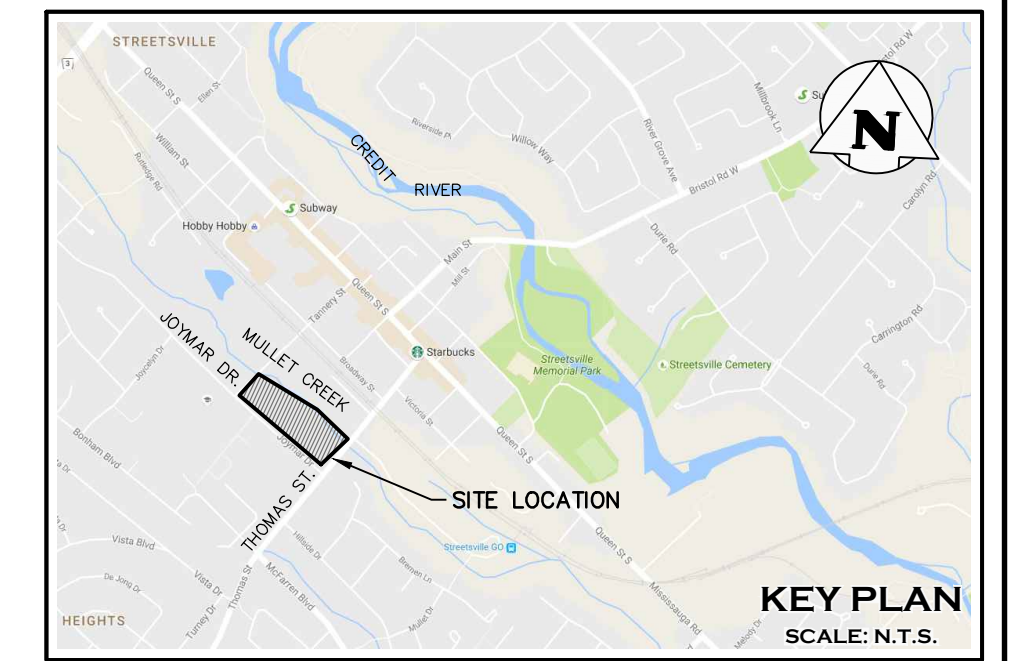
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0	NOT ISSUED FOR THIS SUBMISSION	2024/APR/22
No.	ISSUE / REVISION	YYYY/MM/DD
Project		
66 THOMAS STREET CITY OF MISSISSAUGA		
Drawing		
STREETSCAPE FEASIBILITY STUDY SECTIONS (JOYMAR DRIVE)		

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

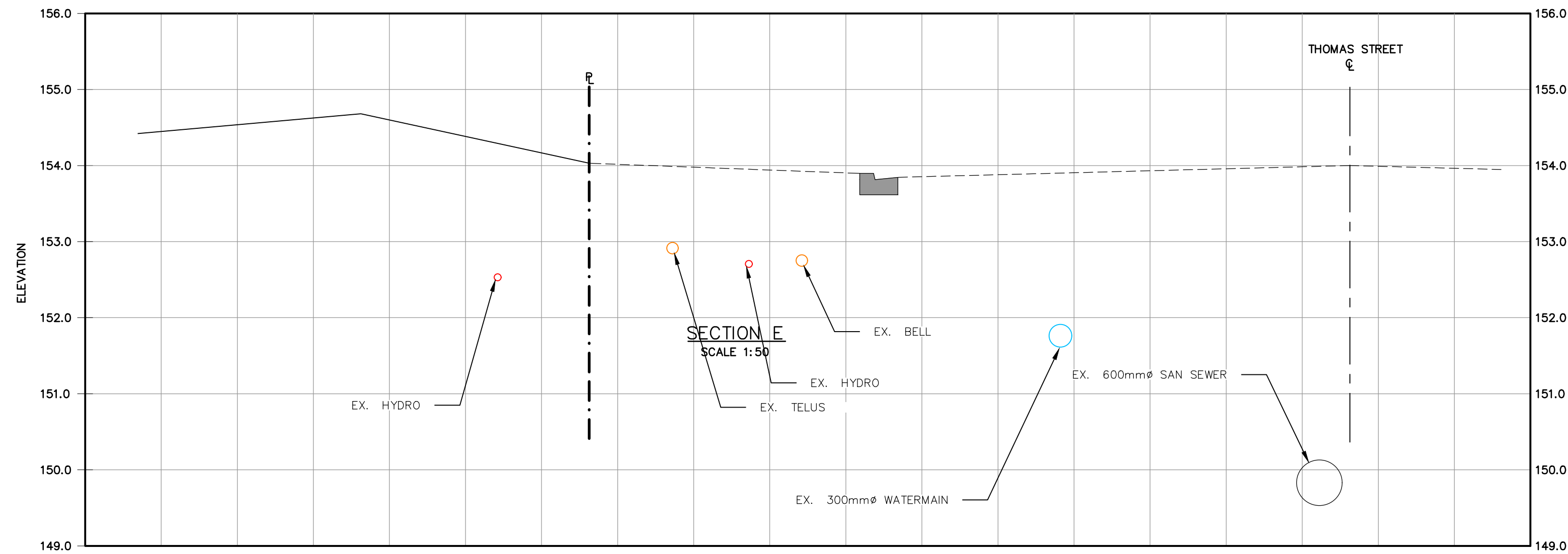
Drawn	S.C.	Design	A.R./A.O.	Project No.	1419-4679
Check	R.B.	Check	R.B./J.R.K.	Scale	1:50
				Dwg.	SFS-S2



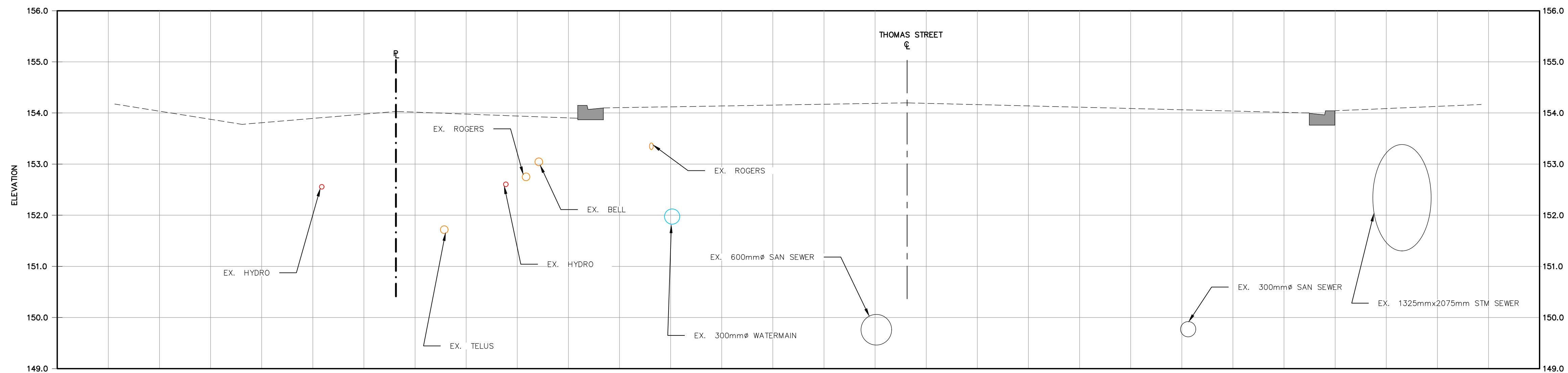
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SECTION F
SCALE 1:50



SECTION G
SCALE 1:50



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SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON SITE PLAN BY 4 ARCHITECTURE INC. DRAWING NAME: TOWNHOUSE RESIDENTIAL SUBDIVISION - 218072 - SITE PLAN, REV 03 (MAR2023)
FILE No.: 218072SP01

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1	ISSUED FOR ZBA SUBMISSION	2024/DEC/20
0	NOT ISSUED FOR THIS SUBMISSION	2024/APR/22
No.	ISSUE / REVISION	YYYY/MM/DD

Project
66 THOMAS STREET
CITY OF MISSISSAUGA

Drawing
STREETSCAPE FEASIBILITY STUDY
SECTIONS (THOMAS STREET)

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

Drawn	S.C.	Design	A.R./A.O.	Project No.	1419-4679
Check	R.B.	Check	R.B./J.R.K.	Scale	1:50
				Dwg.	SFS-S3



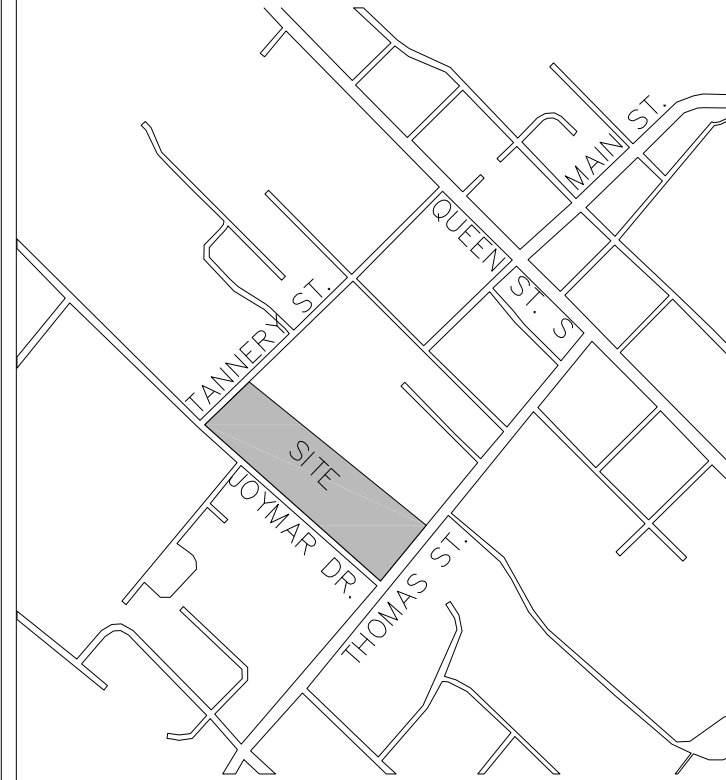
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LANDSCAPE DRAWINGS

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
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- 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

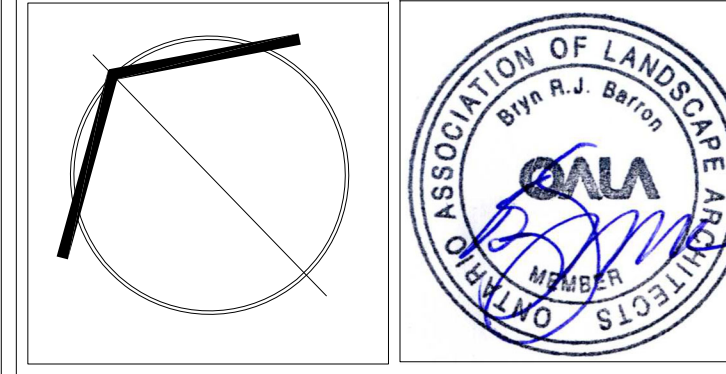


LEGEND

- EXISTING TREES TO REMAIN
- BOULEVARD TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GRASSES
- PROPOSED CONIFEROUS HEDGE
- SODDING
- SEEDING
- PRECAST CONCRETE UNIT PAVERS
- MASONRY PILLAR
- DECORATIVE METAL FENCE
- CHAINLINK FENCE
- ACOUSTIC FENCE
- BENCH
- BIKE PARKING

No.	DATE	REVISION	BY
6	DEC. 20, 2024	ISSUED FOR OPA/DBA SUBMISSION	B.B.
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4	JAN. 30, 2023	ISSUED FOR COORDINATION	B.B.
3	DEC. 15, 2022	ISSUED FOR COORDINATION	B.B.
2	JUNE 22, 2020	REVISED SITE PLAN	B.B.
1	JULY 04, 2019	FOR SUBMISSION	MG

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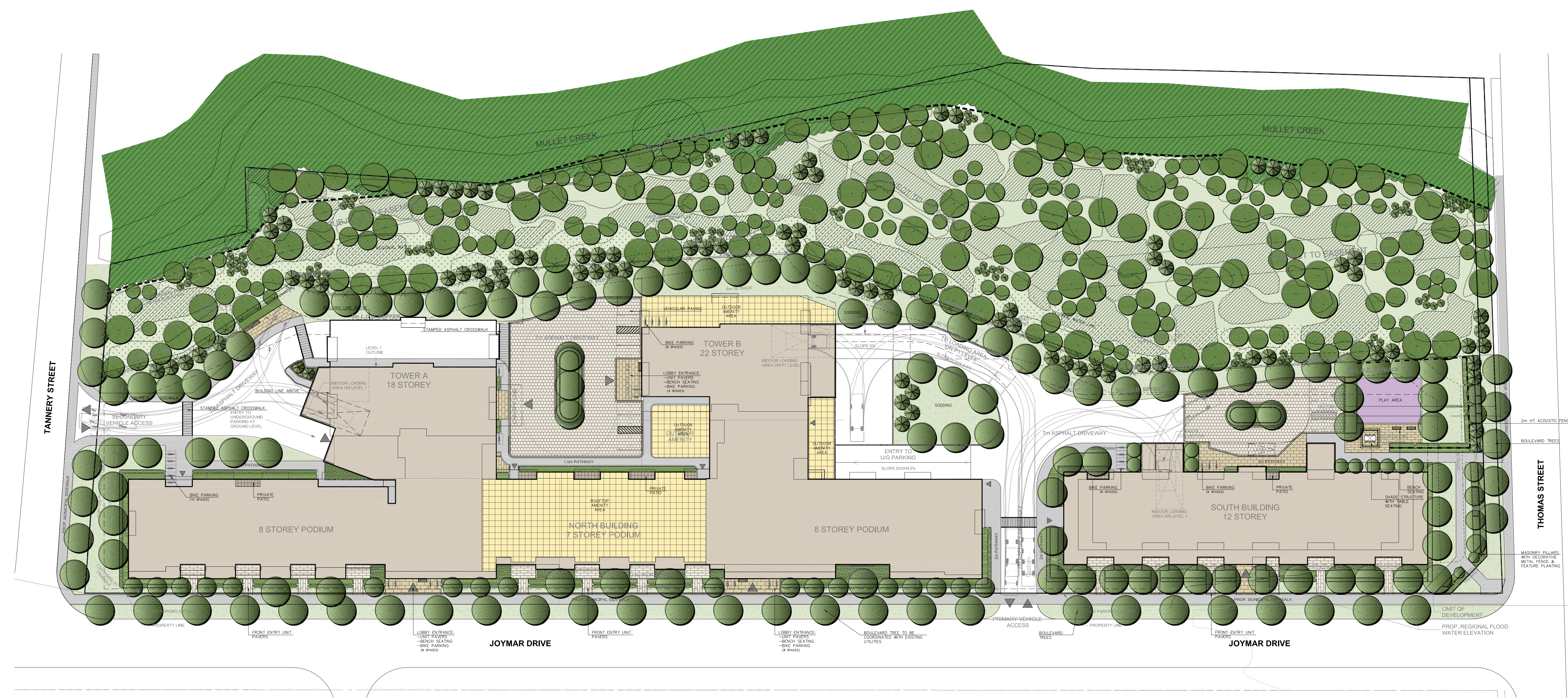


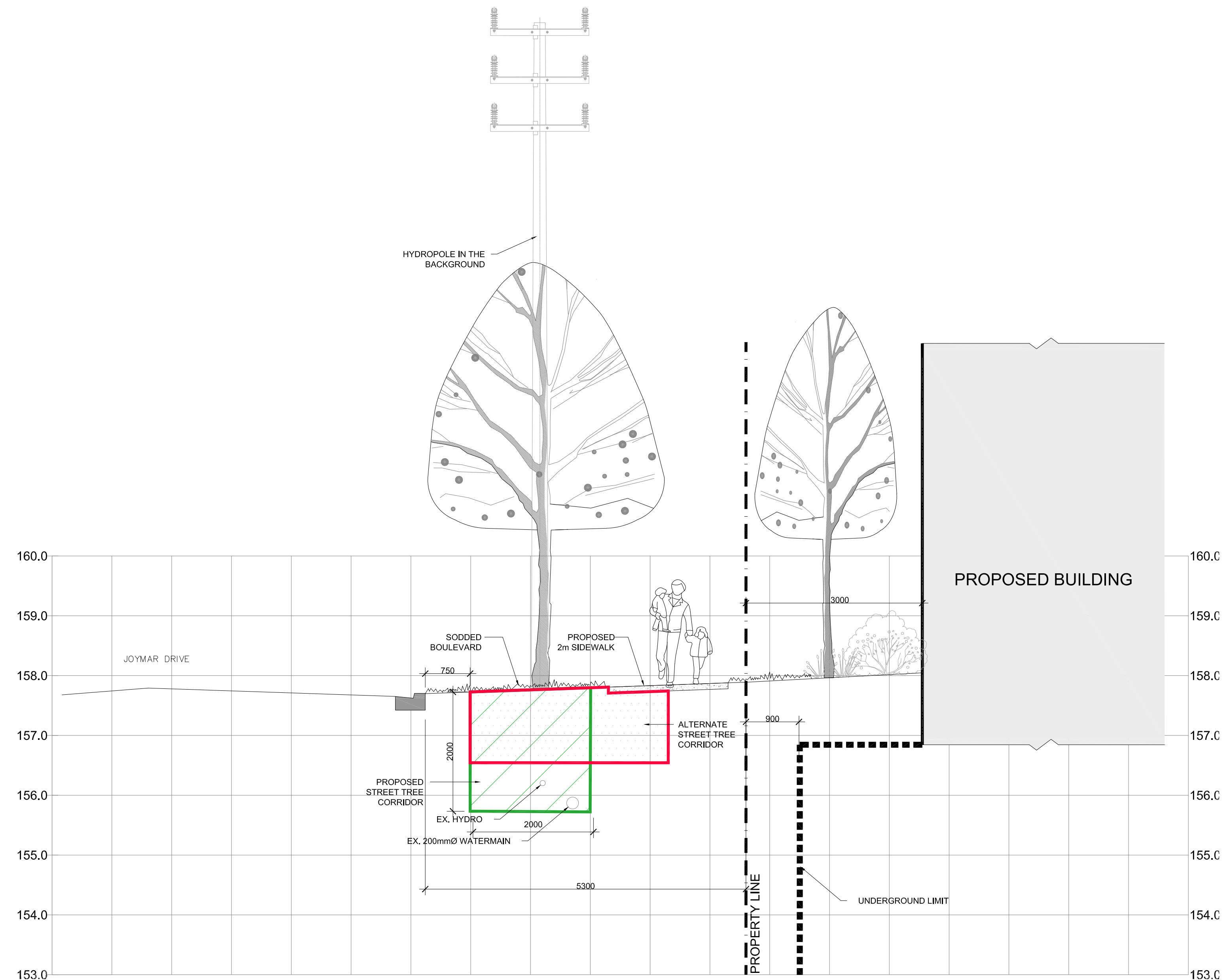
SBK
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
PROPOSED STACKED TOWNHOUSE DEVELOPMENT
65-95 JOYMAR DRIVE
MISSISSAUGA, ONTARIO

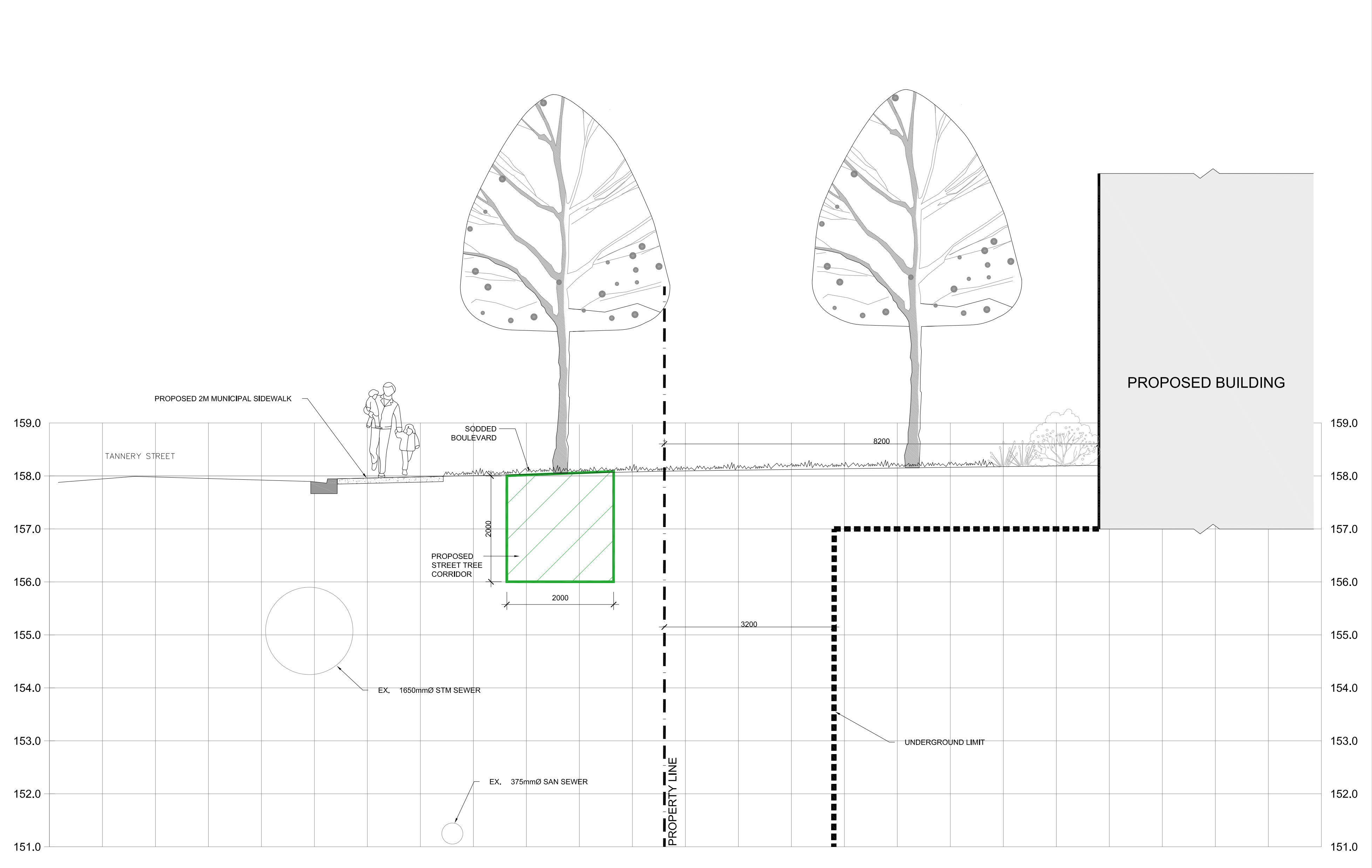
DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SCALE: 1:400	PROJECT No. 19-5173
DATE: MAY 2019	DRAWN BY: S.M./H.S.
CHECKED BY: B.B.	DRAWING No. L100

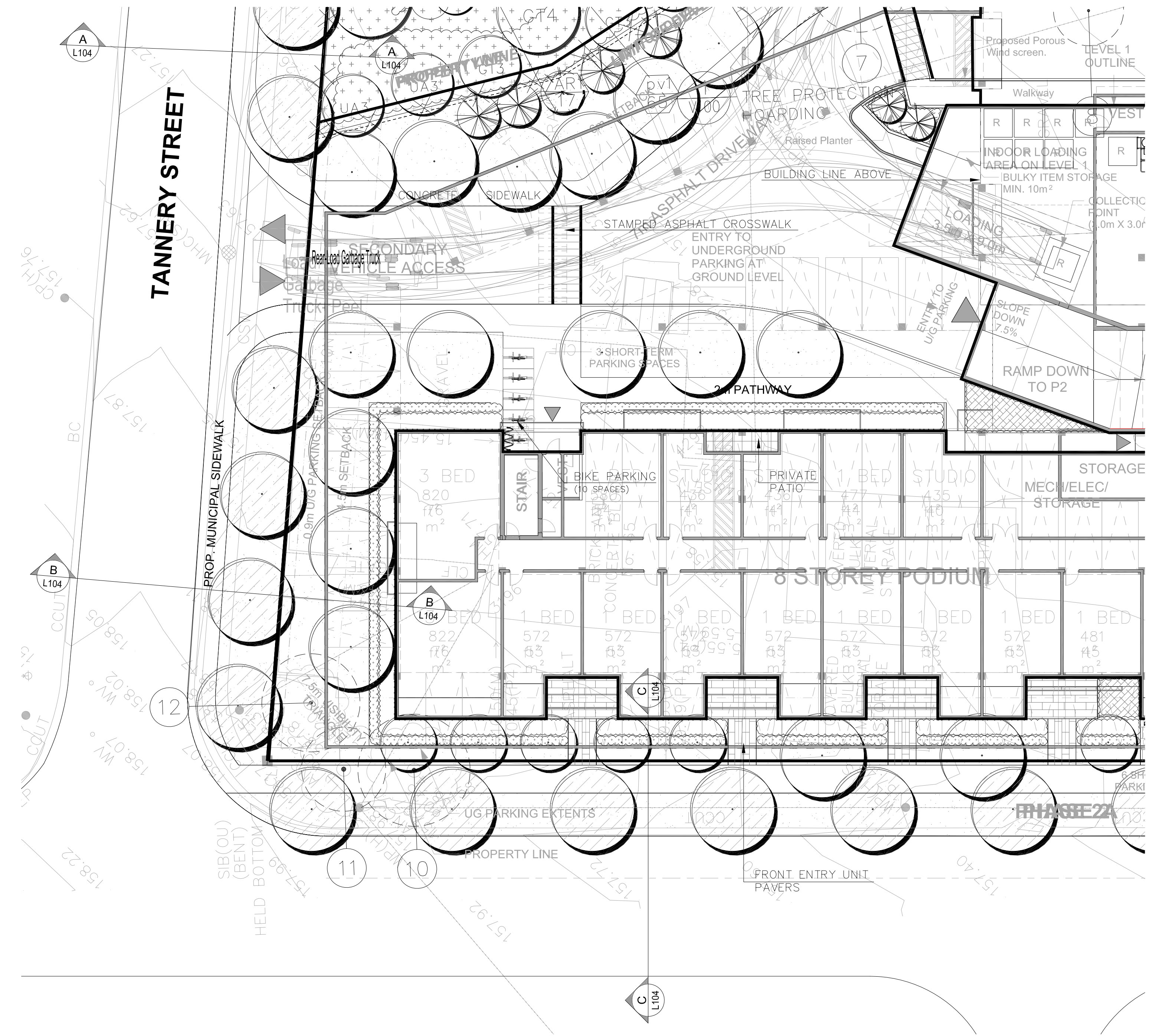




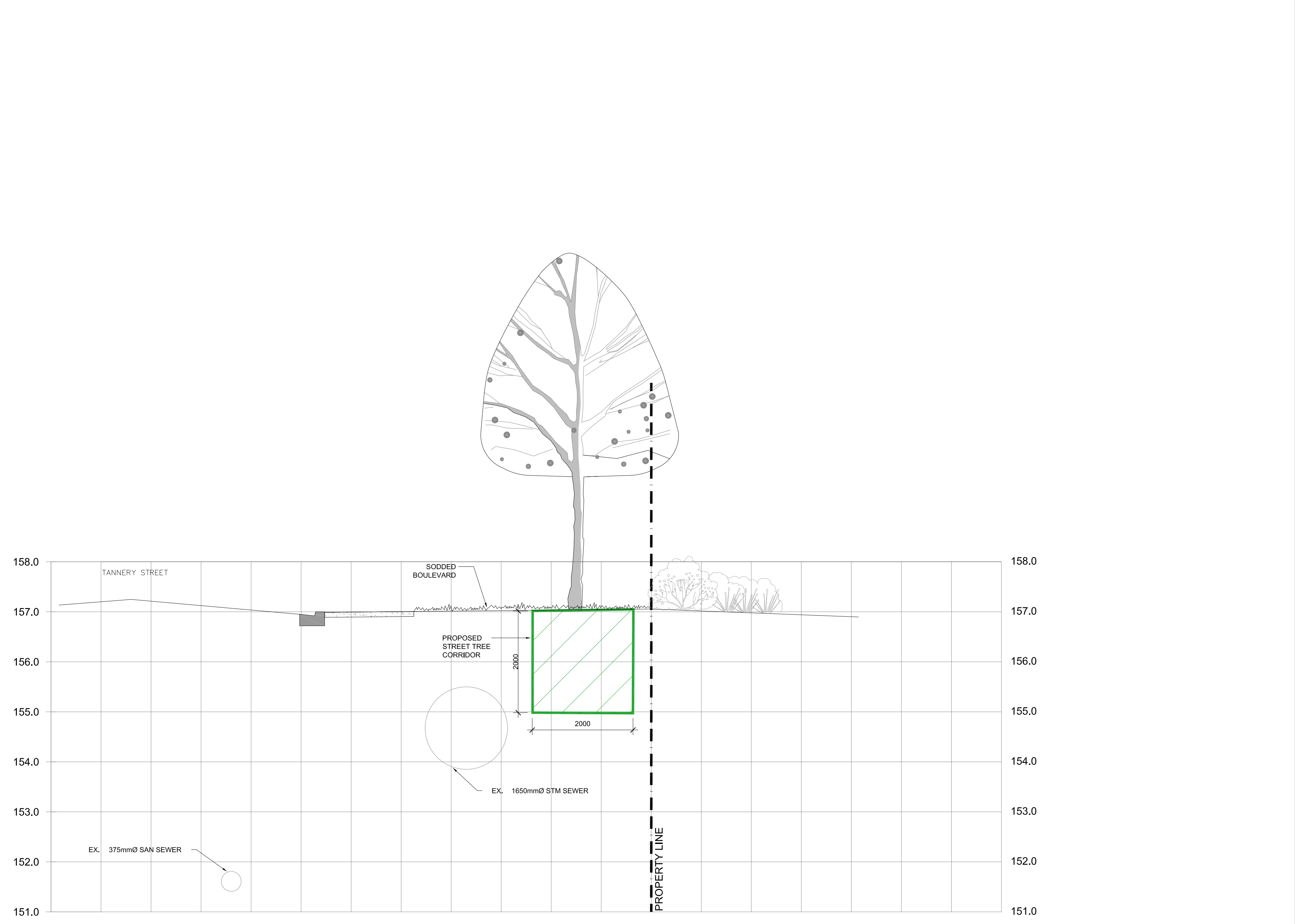
C
L104
1:50
PROPOSED SECTION C-C (JOYMAR DRIVE)



B
L104
1:50
PROPOSED SECTION B-B (TANNERY STREET)



BOULEVARD STREETSCAPE PLAN
1:200



A
L104
1:50
PROPOSED SECTION A-A (TANNERY STREET)

GENERAL NOTES

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KEY MAP

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6	DEC. 20, 2024	ISSUED FOR SPA/2BA SUBMISSION	B.B.
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1	JULY 04, 2019	FOR SUBMISSION	MG

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STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
PROPOSED STACKED TOWNHOUSE DEVELOPMENT
65-95 JOYMAR DRIVE
MISSISSAUGA, ONTARIO

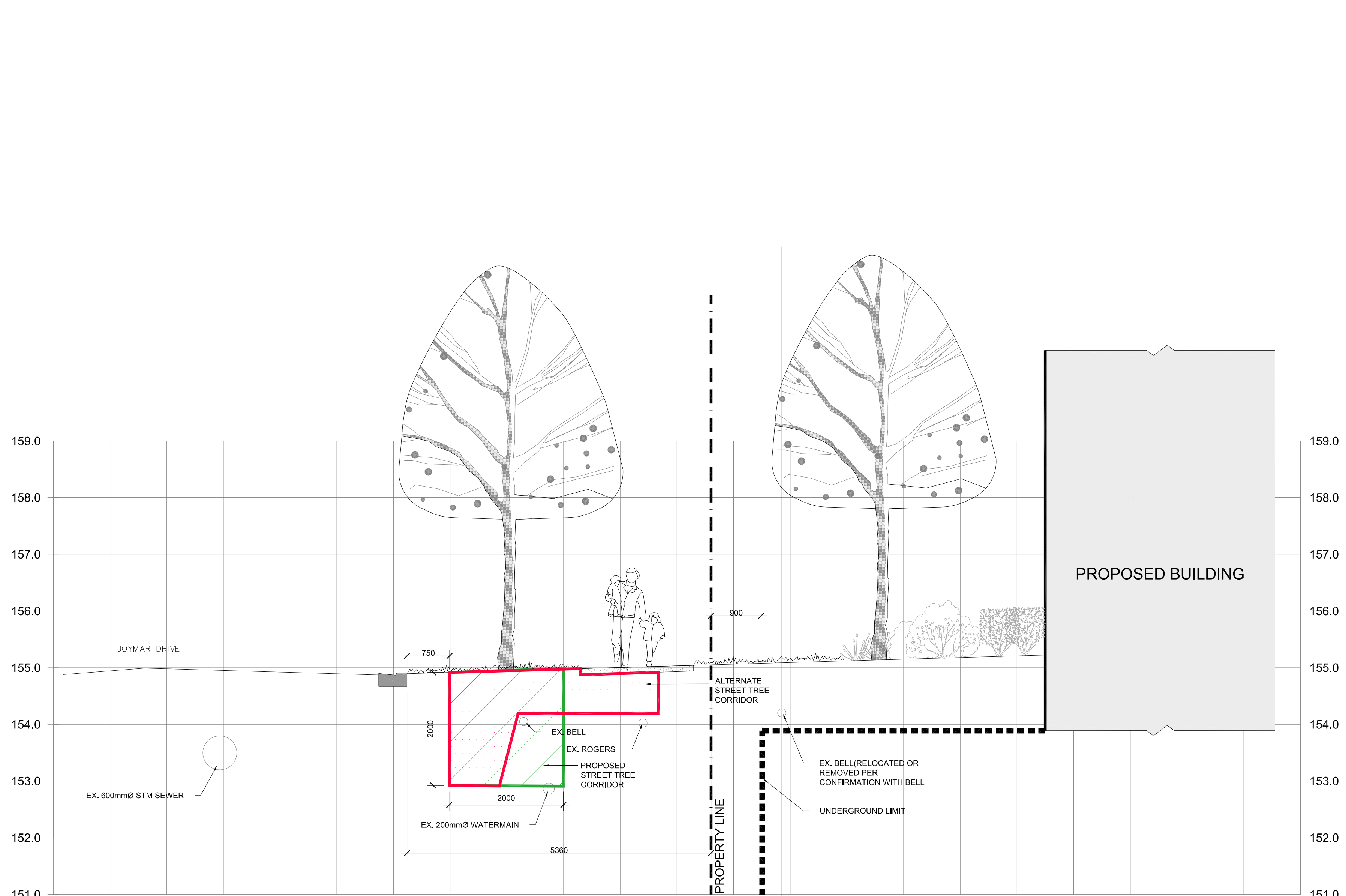
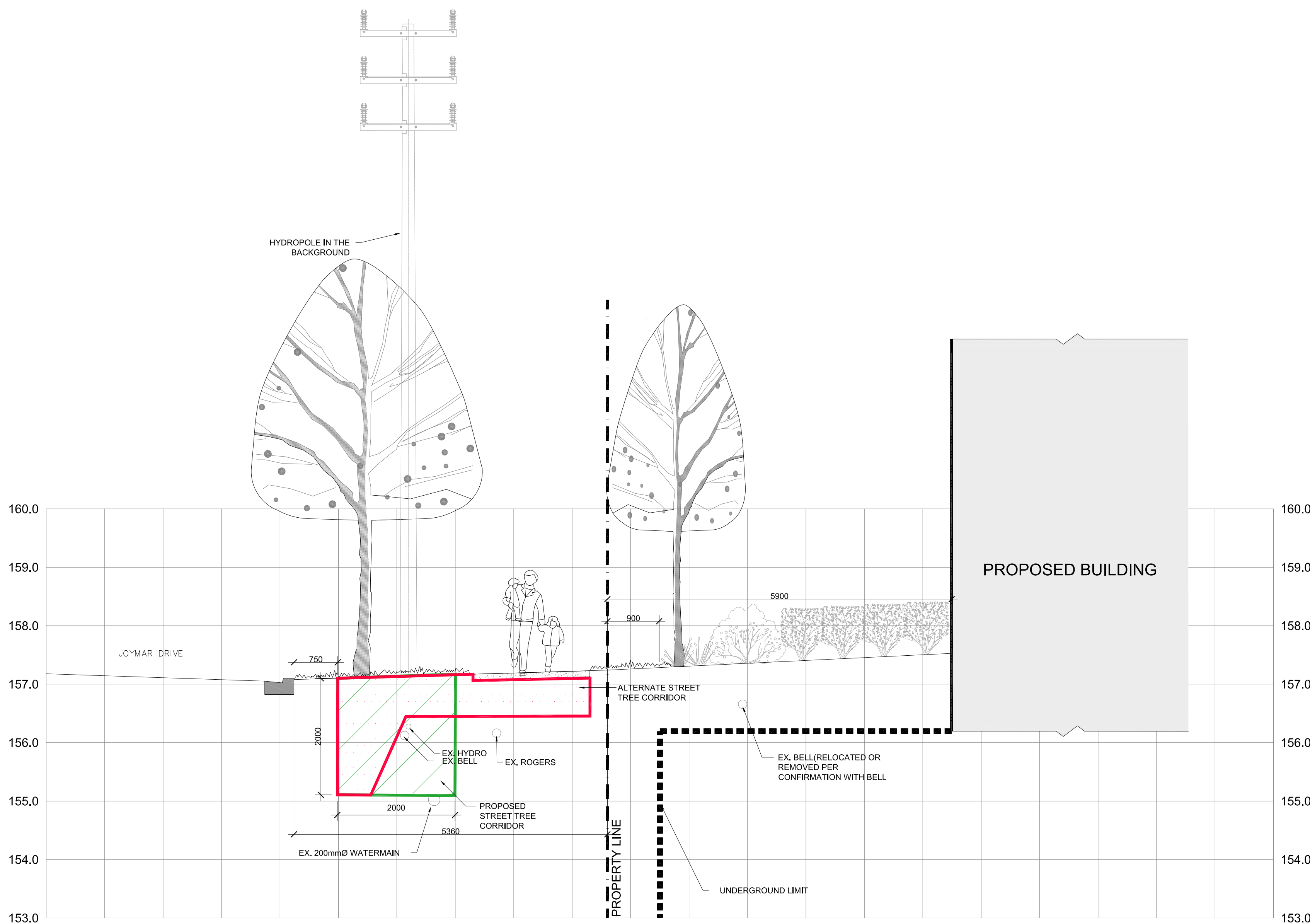
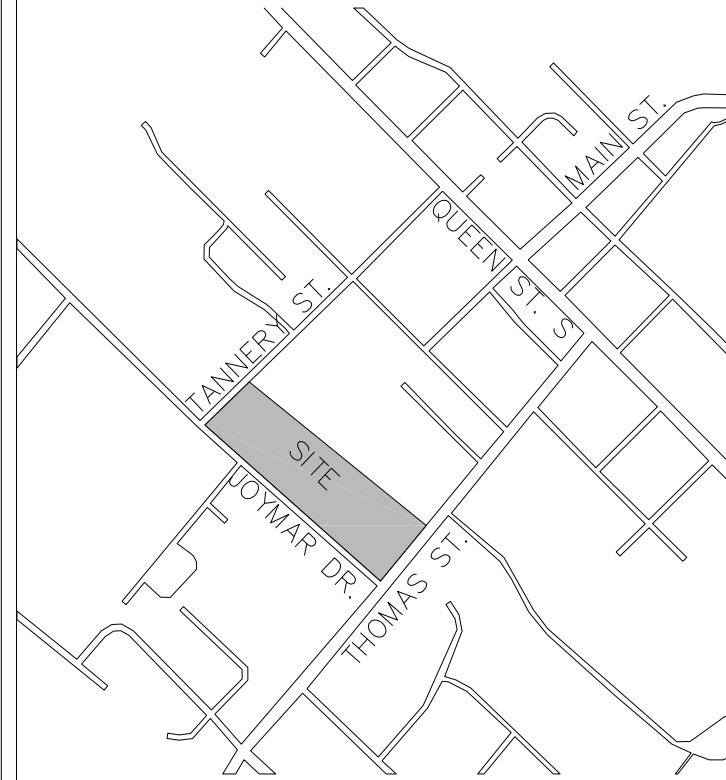
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STREETSCAPE PLAN

SCALE: AS SHOWN	PROJECT No. 19-5173
DATE: MAY 2019	DRAWING No. L104
DRAWN BY: SM	
CHECKED BY: B.B.	

GENERAL NOTES

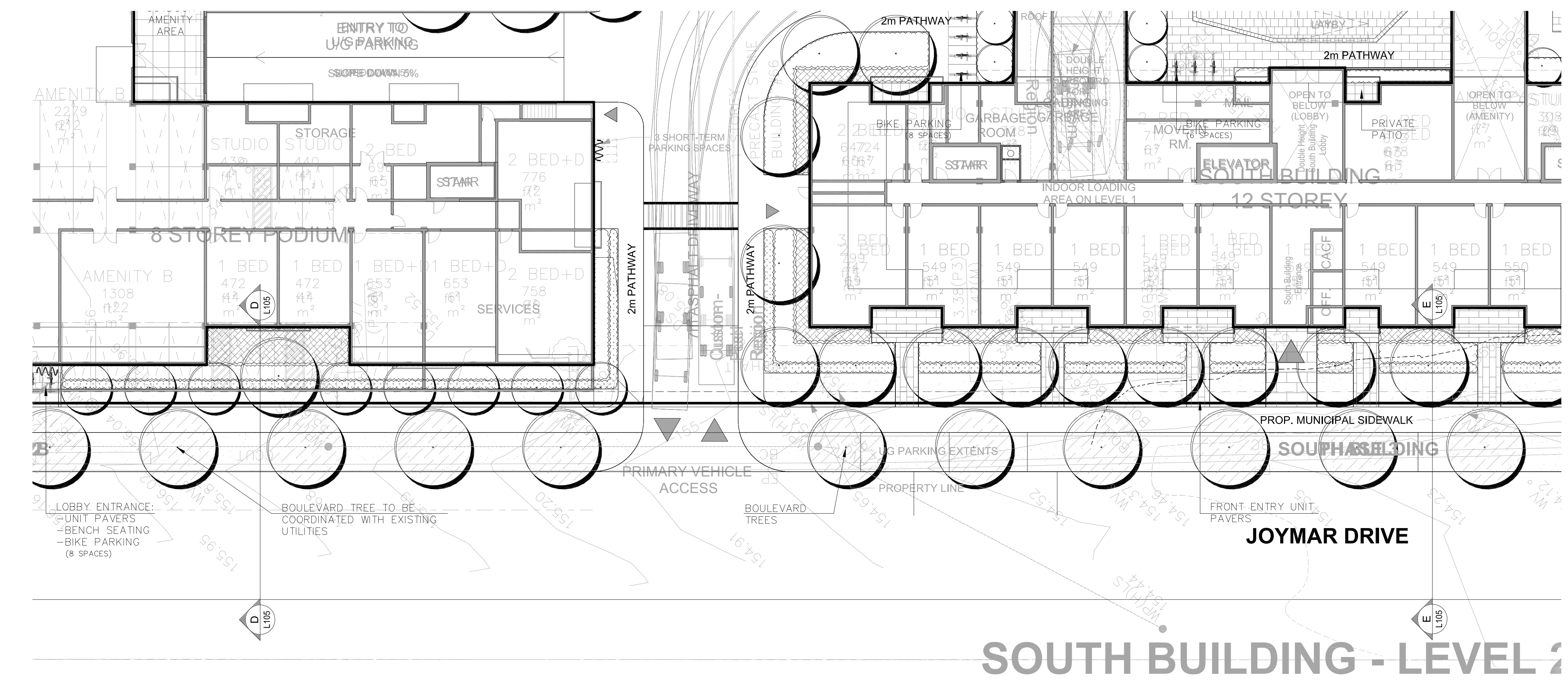
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KEY MAP



D PROPOSED SECTION D-D (JOYMAR DRIVE)
L105 1:50

E PROPOSED SECTION E-E (JOYMAR DRIVE)
L105 1:50

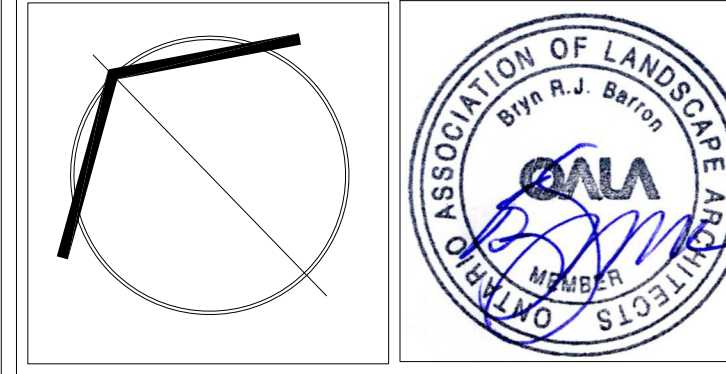


SOUTH BUILDING - LEVEL 1

BOULEVARD STREETScape PLAN
1:200

No.	DATE	REVISION	BY
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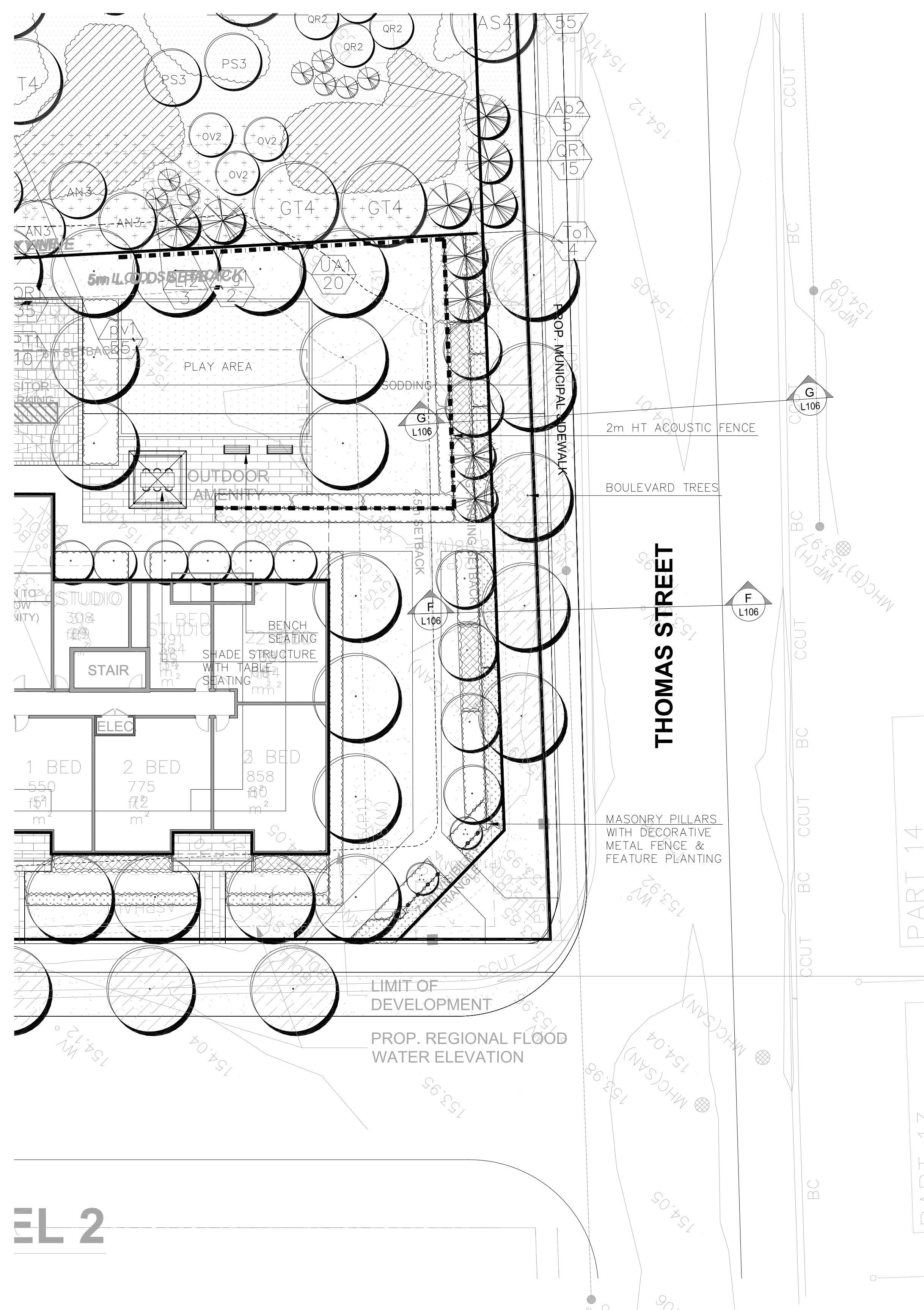
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LANDSCAPE ARCHITECTURE

PROJECT:
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65-95 JOYMAR DRIVE
MISSISSAUGA, ONTARIO

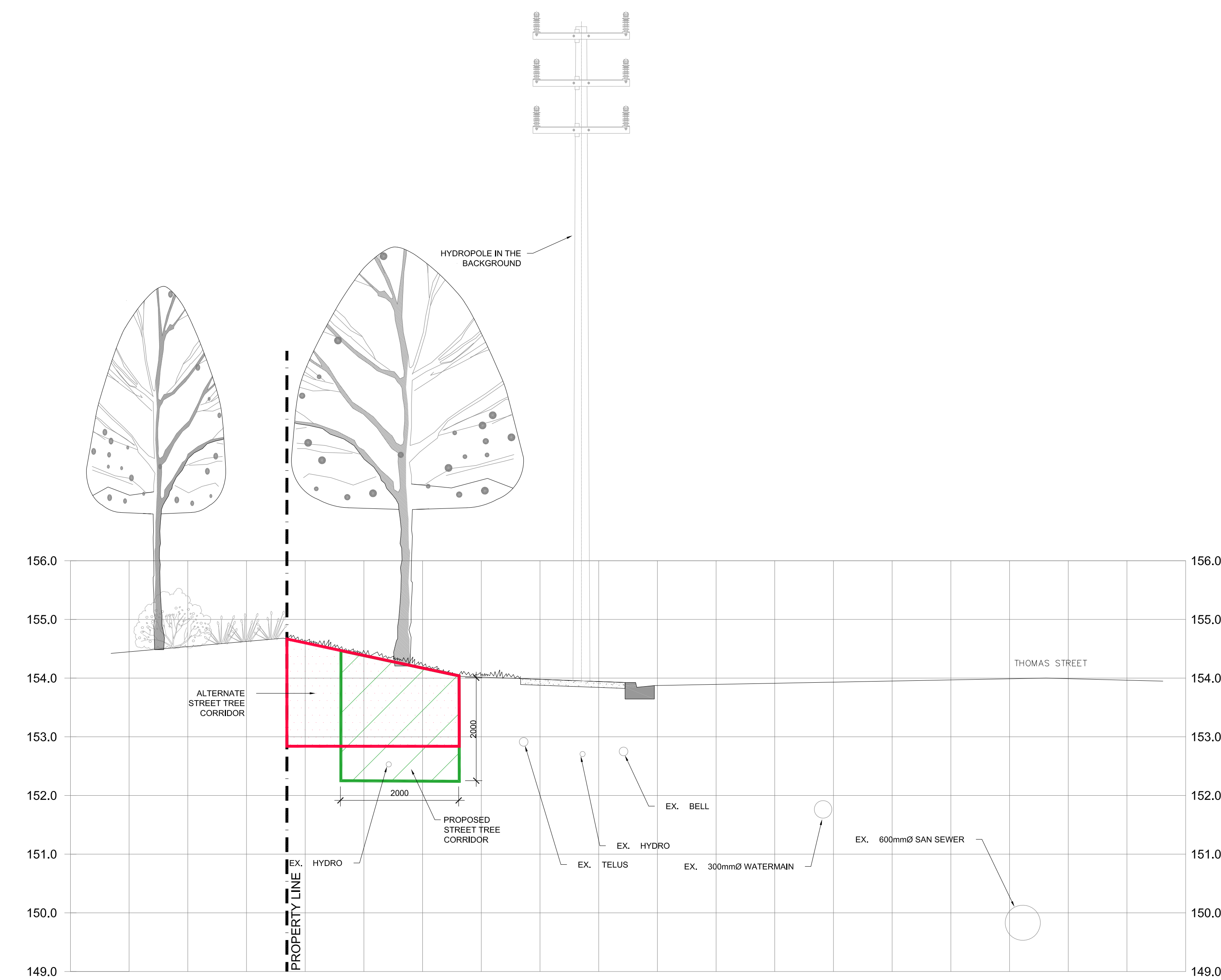
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SCALE: AS SHOWN	PROJECT No. 19-5173
DATE: MAY 2019	DRAWING No. L105
DRAWN BY: SM	
CHECKED BY: B.B.	

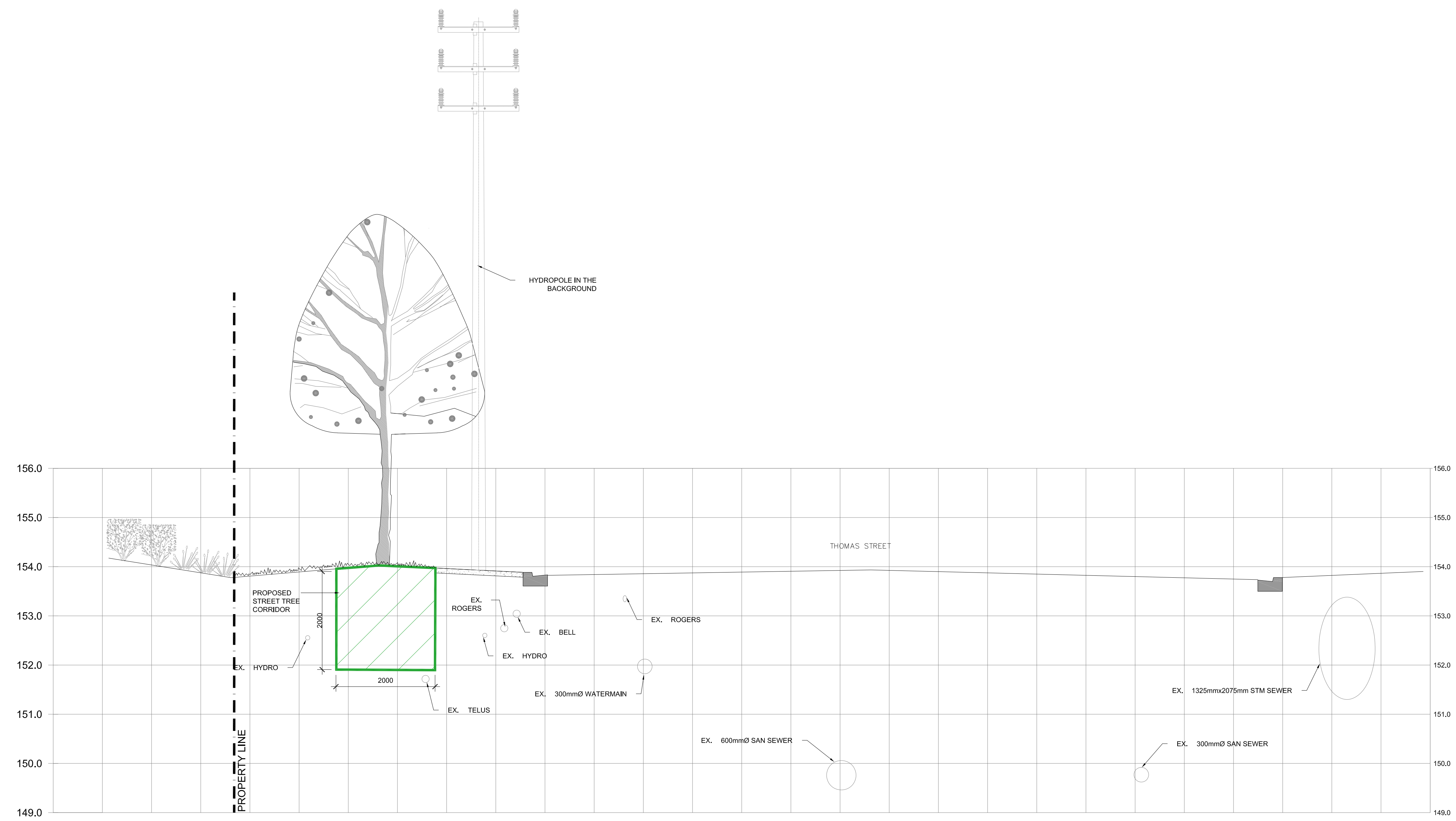


BOULEVARD STREETScape PLAN
1:200

EL 2



F L106 PROPOSED SECTION F-F (THOMAS STREET)
1:50

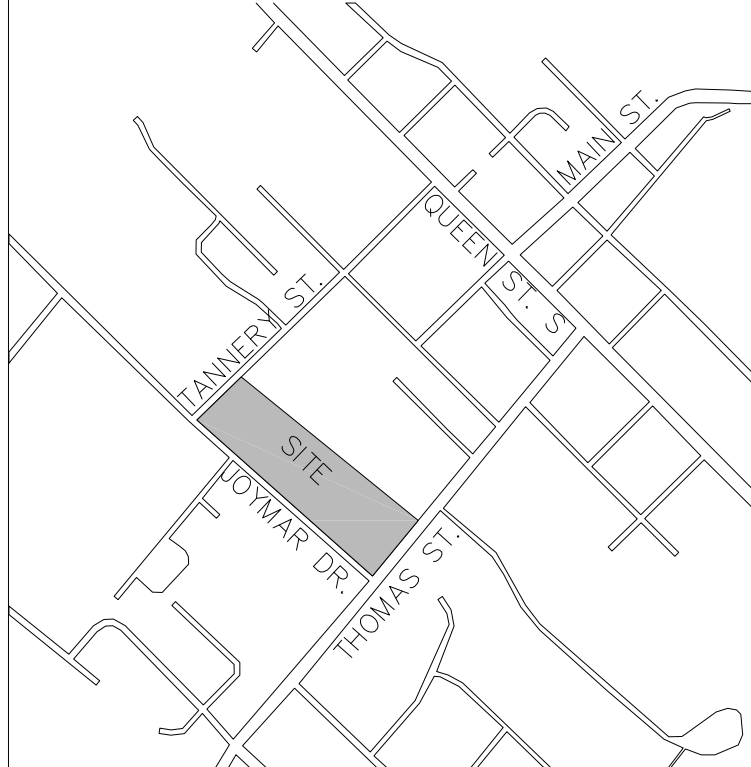


G L106 PROPOSED SECTION G-G (THOMAS STREET)
1:50

GENERAL NOTES

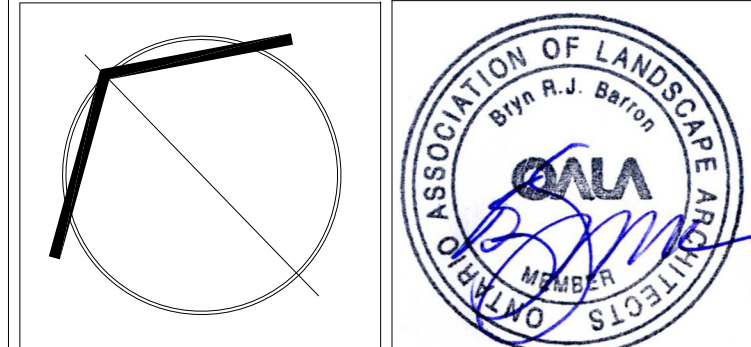
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LANDSCAPE ARCHITECTURE

PROJECT:
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65-95 JOYMAR DRIVE
MISSISSAUGA, ONTARIO

DRAWING TITLE:
STREETSCAPE PLAN

SCALE: AS SHOWN	PROJECT No. 19-5173
DATE: MAY 2019	DRAWING No. L106
DRAWN BY: SM	
CHECKED BY: B.B.	