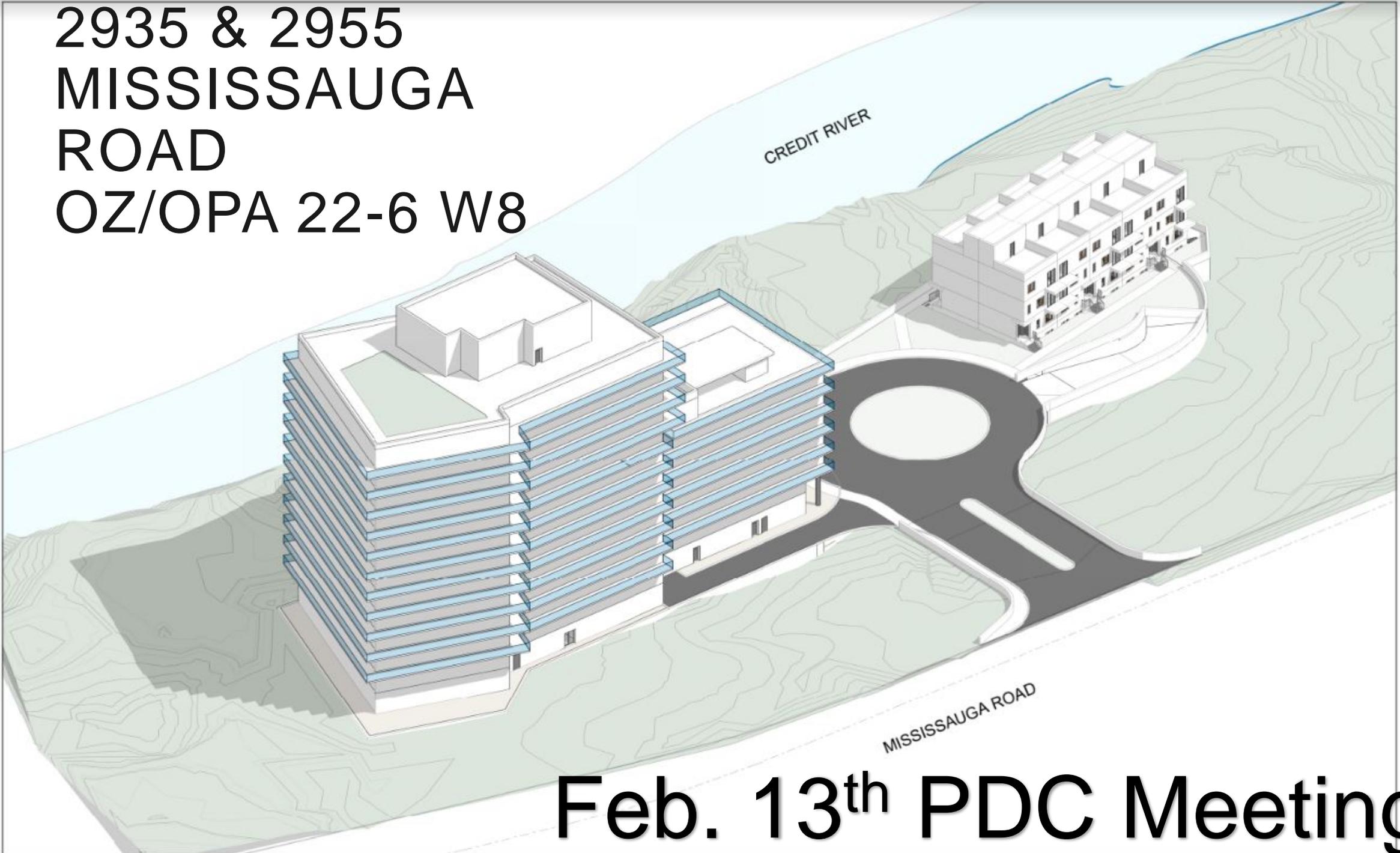


2935 & 2955  
MISSISSAUGA  
ROAD  
OZ/OPA 22-6 W8



Feb. 13<sup>th</sup> PDC Meeting

# AGENDA

Proposed OZ & OPA

Planning Figures

Development & Environmental Mgmt

Elevations

Summary

# OZ/OPA 22-6 W8 DEVELOPMENT PROPOSAL

Complete Application Date: March 21<sup>st</sup> 2022

Existing: G1 & G2 Zoning

Proposed: High & Medium Density Residential Zoning

## List of Figures

A – Environmental Constraints

B – Building Setbacks

C – Buildable Area Envelope

D – Proposed Development

E – Residential Development & Environmental Restoration



# EXISTING ZONING AERIAL

## G1 & G2 ZONES (2010 OMB DECISION)

# HISTORY OF LAND USE

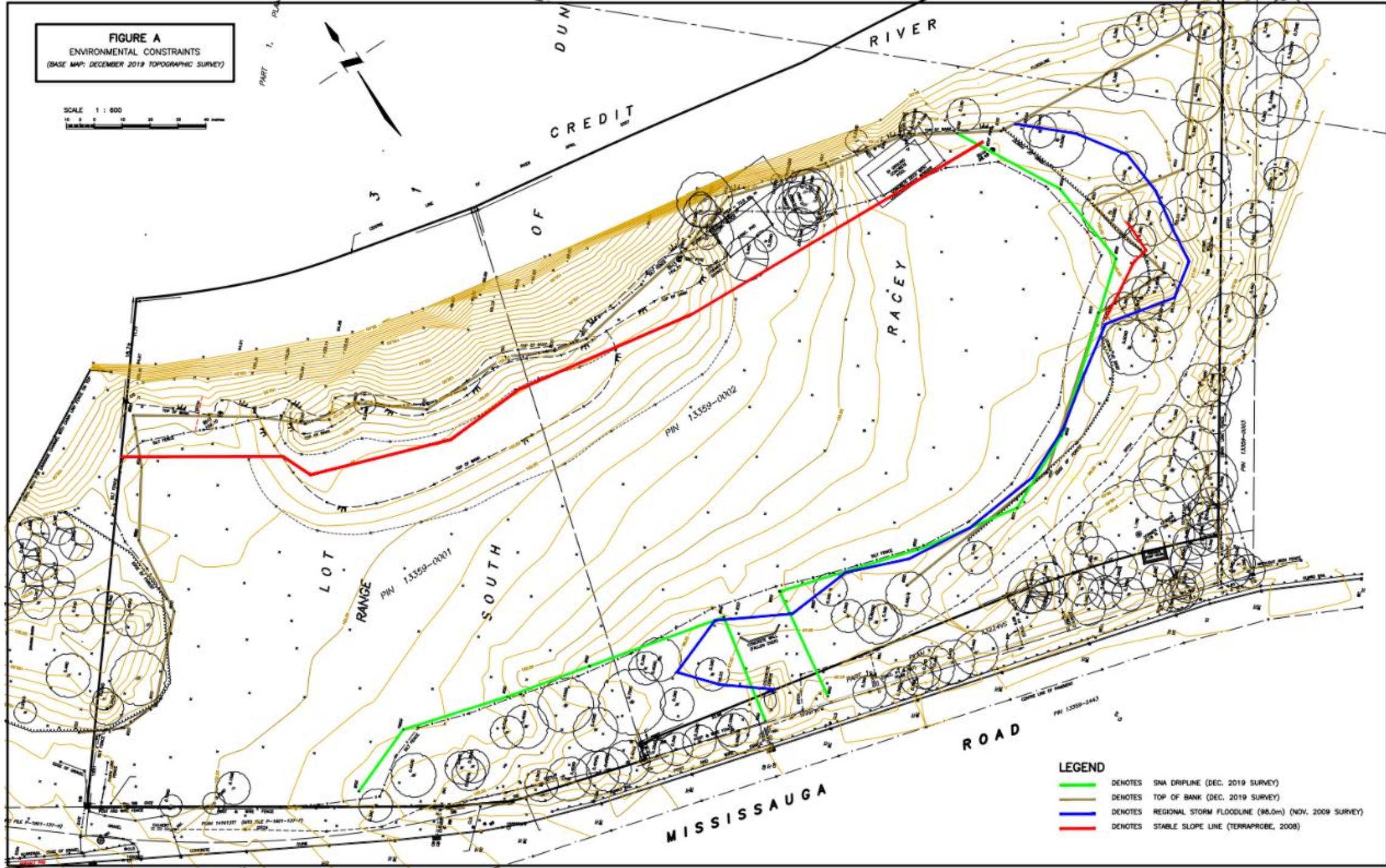


# Sawmill Creek



**FIGURE A**  
**ENVIRONMENTAL CONSTRAINTS**  
 (BASE MAP: DECEMBER 2019 TOPOGRAPHIC SURVEY)

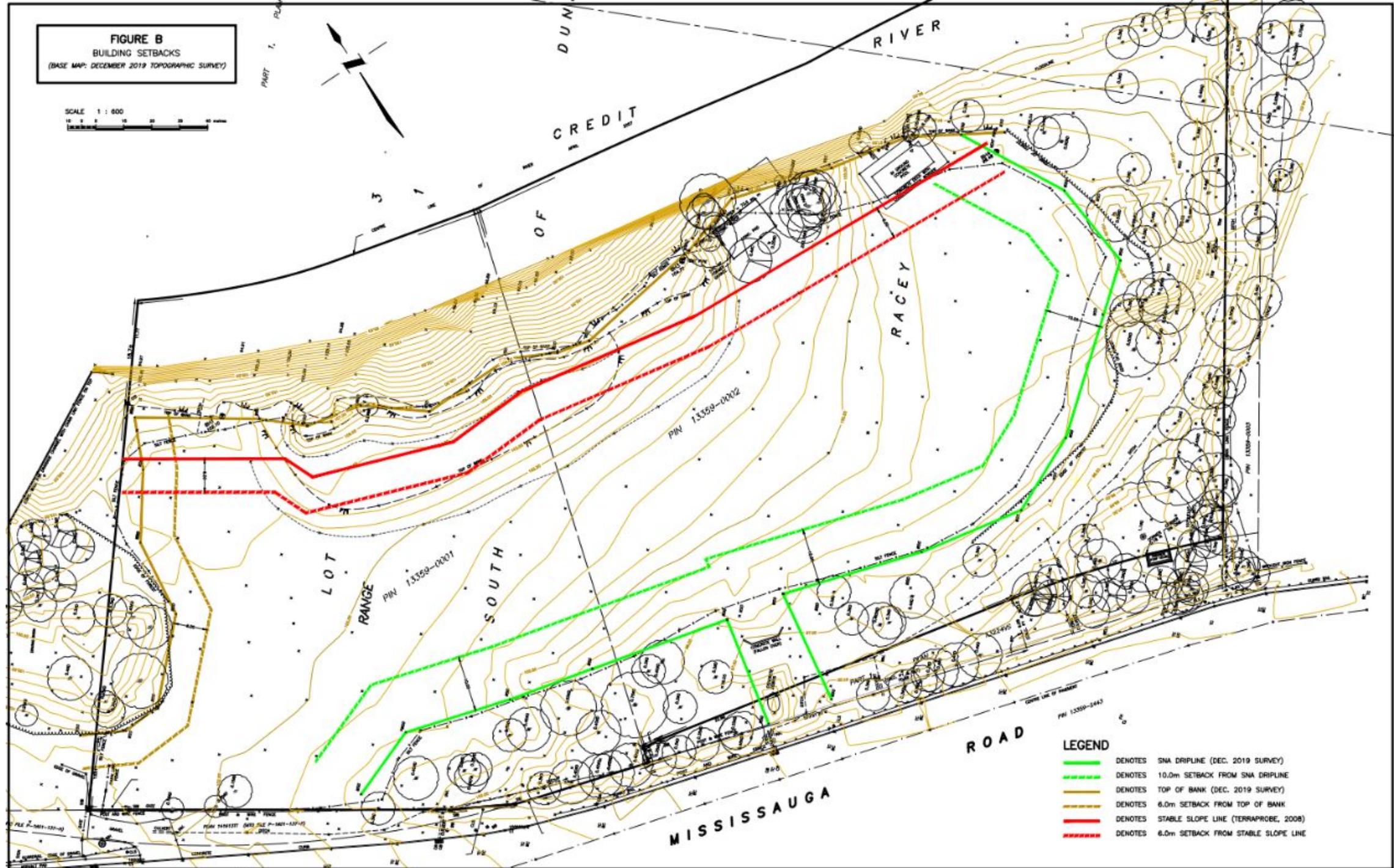
SCALE 1 : 600



- LEGEND**
- DENOTES SNA DRIPLINE (DEC. 2019 SURVEY)
  - DENOTES TOP OF BANK (DEC. 2019 SURVEY)
  - DENOTES REGIONAL STORM FLOODLINE (88.0m) (NOV. 2009 SURVEY)
  - DENOTES STABLE SLOPE LINE (TERRAPROBE, 2008)

**FIGURE B**  
**BUILDING SETBACKS**  
 (BASE MAP: DECEMBER 2019 TOPOGRAPHIC SURVEY)

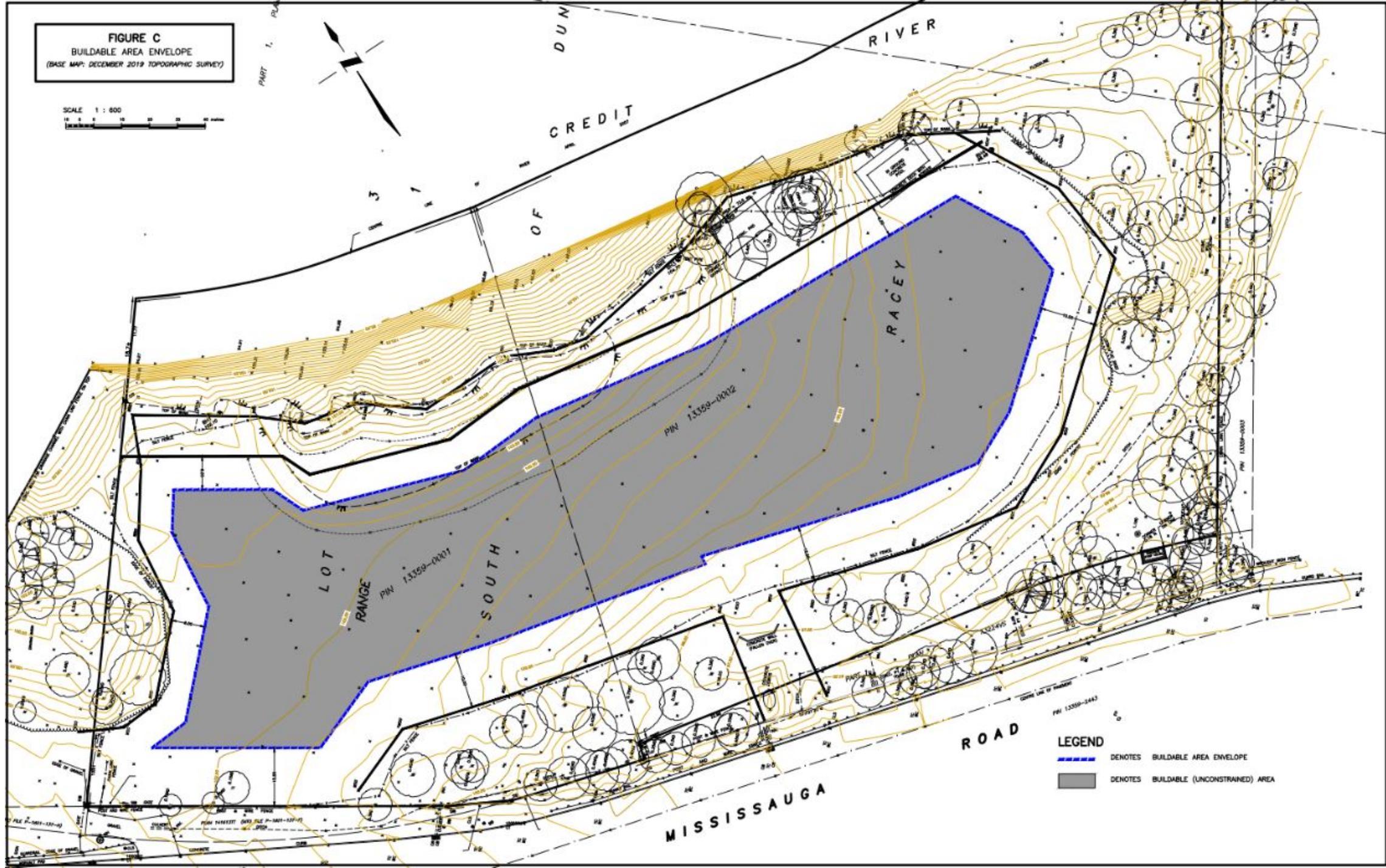
SCALE 1 : 600



- LEGEND**
- DENOTES SNA DRIFLINE (DEC. 2019 SURVEY)
  - DENOTES 10.0m SETBACK FROM SNA DRIFLINE
  - DENOTES TOP OF BANK (DEC. 2019 SURVEY)
  - DENOTES 6.0m SETBACK FROM TOP OF BANK
  - DENOTES STABLE SLOPE LINE (TERRAPROBE, 2008)
  - DENOTES 6.0m SETBACK FROM STABLE SLOPE LINE

**FIGURE C**  
BUILDABLE AREA ENVELOPE  
(BASE MAP: DECEMBER 2019 TOPOGRAPHIC SURVEY)

SCALE 1 : 800  
0 10 20 30 40 METERS



**LEGEND**  
[Blue dashed line symbol] DENOTES BUILDABLE AREA ENVELOPE  
[Grey shaded area symbol] DENOTES BUILDABLE (UNCONSTRAINED) AREA

FIGURE D  
PROPOSED DEVELOPMENT  
(BASE MAP: DECEMBER 2019 TOPOGRAPHIC SURVEY)

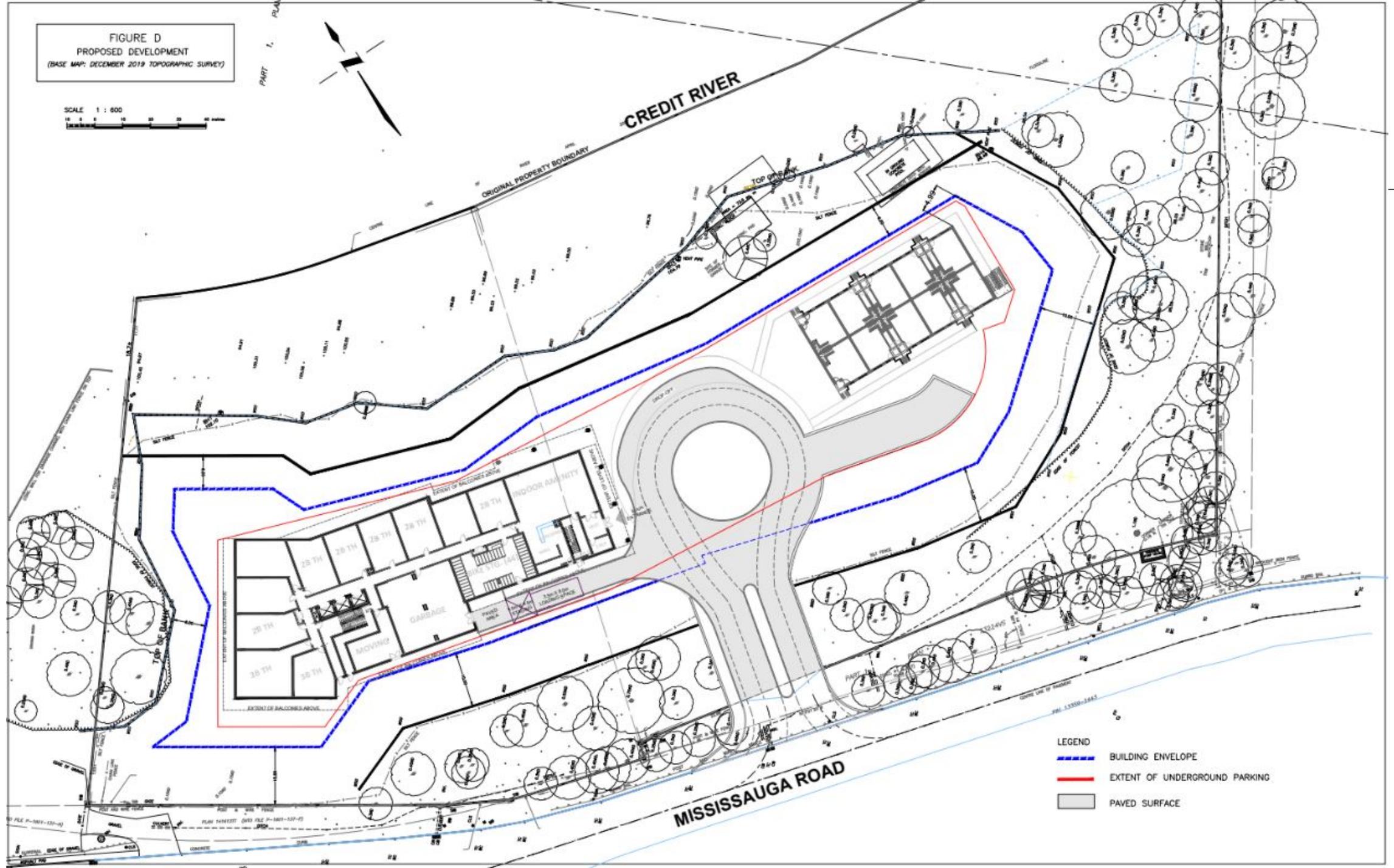
SCALE 1 : 600



CREDIT RIVER

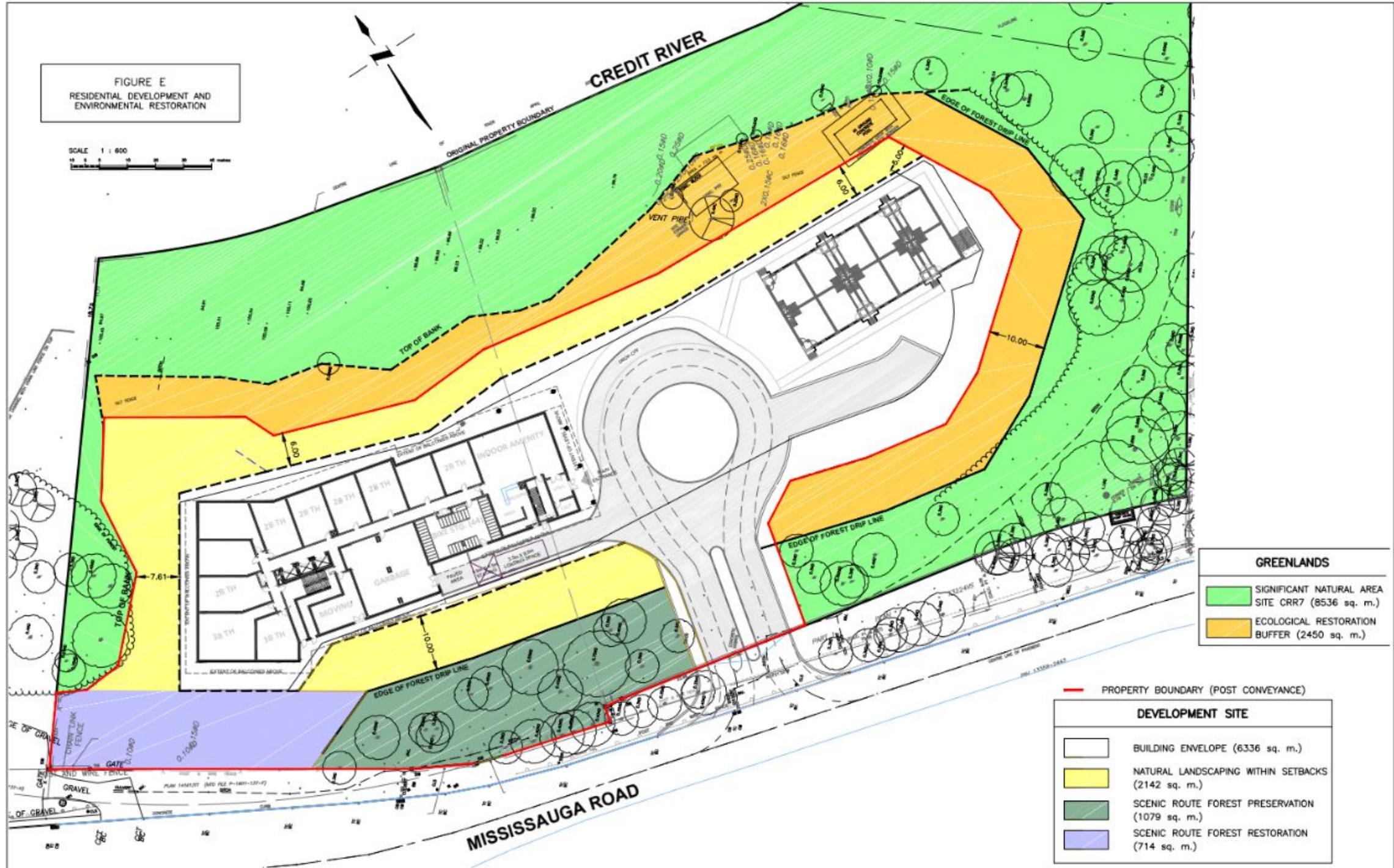
MISSISSAUGA ROAD

- LEGEND
-  BUILDING ENVELOPE
  -  EXTENT OF UNDERGROUND PARKING
  -  PAVED SURFACE



**FIGURE E**  
RESIDENTIAL DEVELOPMENT AND ENVIRONMENTAL RESTORATION

SCALE 1 : 600



**GREENLANDS**

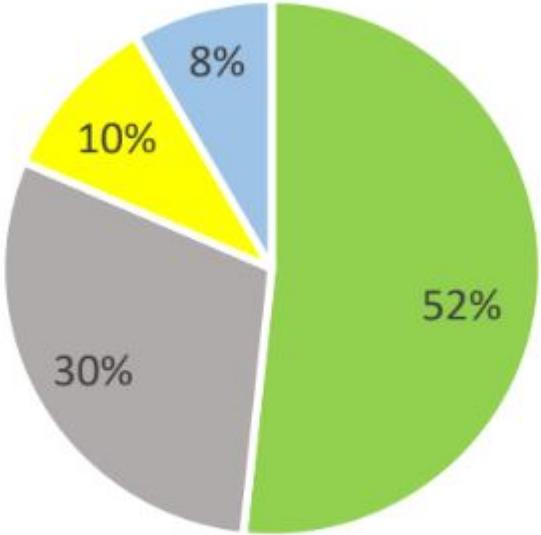
	SIGNIFICANT NATURAL AREA SITE CRR7 (8536 sq. m.)
	ECOLOGICAL RESTORATION BUFFER (2450 sq. m.)

**PROPERTY BOUNDARY (POST CONVEYANCE)**

**DEVELOPMENT SITE**

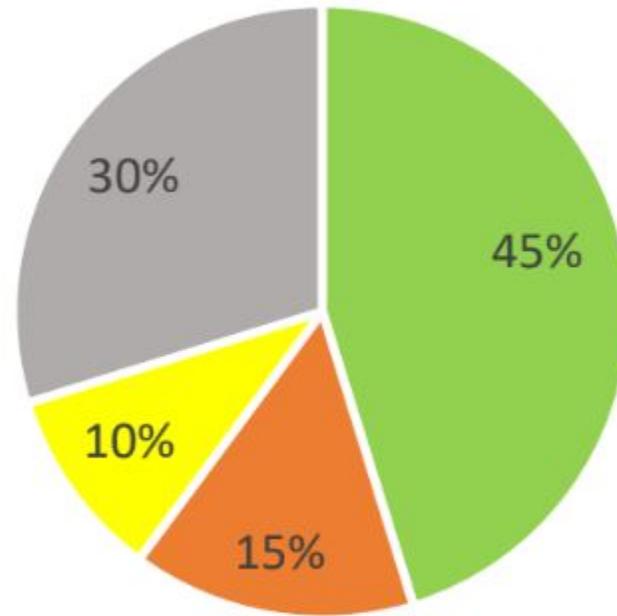
	BUILDING ENVELOPE (6336 sq. m.)
	NATURAL LANDSCAPING WITHIN SETBACKS (2142 sq. m.)
	SCENIC ROUTE FOREST PRESERVATION (1079 sq. m.)
	SCENIC ROUTE FOREST RESTORATION (714 sq. m.)

# Development Summary



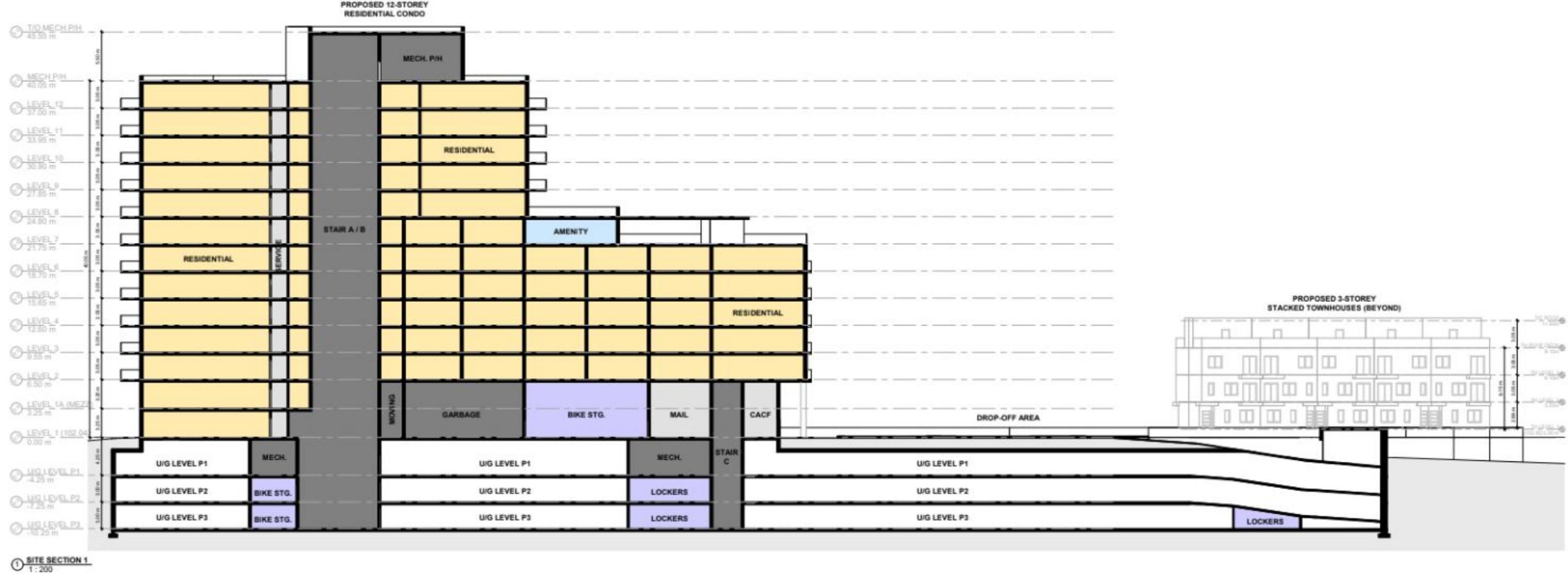
- Greenlands (to be conveyed, 10,986 m2)
- Building Envelope (6,336 m2)
- Natural Landscaping (within setbacks, 2,142 m2)
- Scenic Route Forest Preser./Restor. (1,793 m2)

# Environmental Management Summary



■ Preservation (9615 m2) ■ Restoration (3164 m2)  
■ Landscaping (2142 m2) ■ Development (6336 m2)

# ELEVATION CROSS SECTION

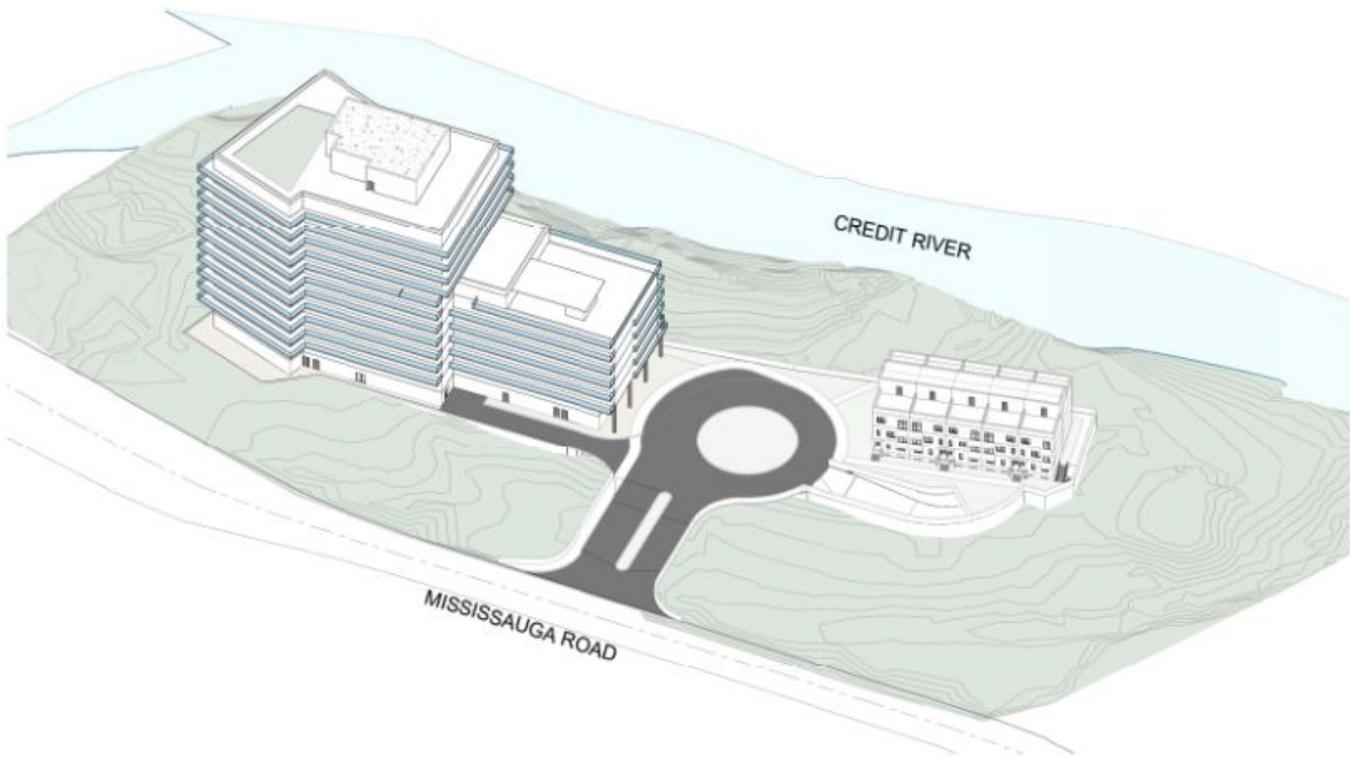


# VIEW FACING CREDIT RIVER

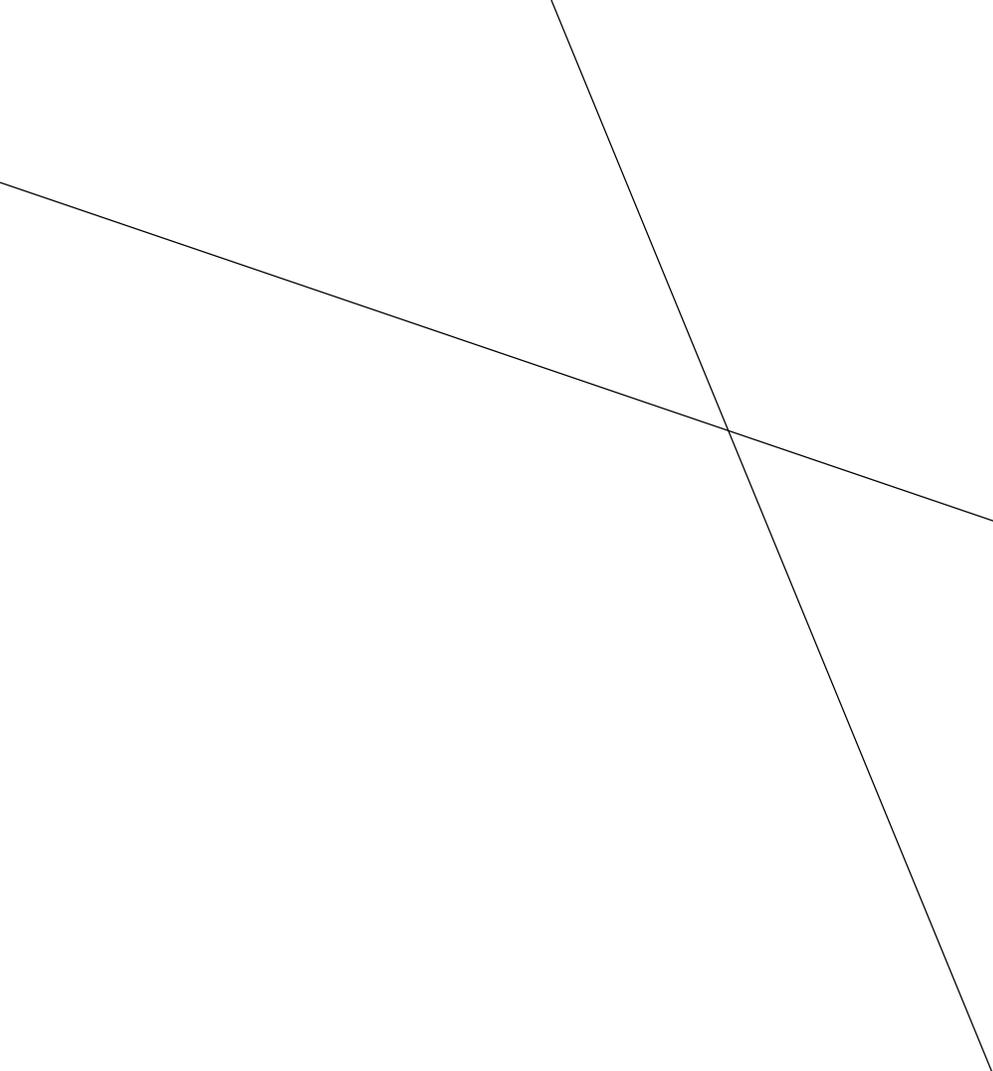


LOCATION MAP

DD DRAWING LIST		
NO.	DESCRIPTION	DATE
A.1.01	PROJ. BIDDING	
A.1.02	PROJ. STUDIOS	
A.1.03	SCHEMATIC SURVEY	
A.1.04	CONCEPT PLAN SITE PLAN (200%)	
A.1.05	DEVELOPMENT PLAN	
A.2.01	SITE LAYOUT	
A.2.02	SITE LAYOUT	
A.2.03	SITE LAYOUT	
A.2.04	STAIRS 1 - MEZZANINE	
A.2.05	STAIRS 2 & 3	
A.2.06	STAIRS 4 & 5	
A.2.07	STAIRS 6 & 7	
A.2.08	STAIRS 8	
A.2.09	STAIRS 9 & 10	
A.2.10	STAIRS 11	
A.2.11	STAIRS 12	
A.2.12	STAIRS 13	
A.2.13	STAIRS 14	
A.2.14	STAIRS 15	
A.2.15	STAIRS 16	
A.2.16	STAIRS 17	
A.2.17	STAIRS 18	
A.2.18	STAIRS 19	
A.2.19	STAIRS 20	
A.2.20	STAIRS 21	
A.2.21	STAIRS 22	
A.2.22	STAIRS 23	
A.2.23	STAIRS 24	
A.2.24	STAIRS 25	
A.2.25	STAIRS 26	
A.2.26	STAIRS 27	
A.2.27	STAIRS 28	
A.2.28	STAIRS 29	
A.2.29	STAIRS 30	
A.2.30	STAIRS 31	
A.2.31	STAIRS 32	
A.2.32	STAIRS 33	
A.2.33	STAIRS 34	
A.2.34	STAIRS 35	
A.2.35	STAIRS 36	
A.2.36	STAIRS 37	
A.2.37	STAIRS 38	
A.2.38	STAIRS 39	
A.2.39	STAIRS 40	
A.2.40	STAIRS 41	
A.2.41	STAIRS 42	
A.2.42	STAIRS 43	
A.2.43	STAIRS 44	
A.2.44	STAIRS 45	
A.2.45	STAIRS 46	
A.2.46	STAIRS 47	
A.2.47	STAIRS 48	
A.2.48	STAIRS 49	
A.2.49	STAIRS 50	
A.2.50	STAIRS 51	
A.2.51	STAIRS 52	
A.2.52	STAIRS 53	
A.2.53	STAIRS 54	
A.2.54	STAIRS 55	
A.2.55	STAIRS 56	
A.2.56	STAIRS 57	
A.2.57	STAIRS 58	
A.2.58	STAIRS 59	
A.2.59	STAIRS 60	
A.2.60	STAIRS 61	
A.2.61	STAIRS 62	
A.2.62	STAIRS 63	
A.2.63	STAIRS 64	
A.2.64	STAIRS 65	
A.2.65	STAIRS 66	
A.2.66	STAIRS 67	
A.2.67	STAIRS 68	
A.2.68	STAIRS 69	
A.2.69	STAIRS 70	
A.2.70	STAIRS 71	
A.2.71	STAIRS 72	
A.2.72	STAIRS 73	
A.2.73	STAIRS 74	
A.2.74	STAIRS 75	
A.2.75	STAIRS 76	
A.2.76	STAIRS 77	
A.2.77	STAIRS 78	
A.2.78	STAIRS 79	
A.2.79	STAIRS 80	
A.2.80	STAIRS 81	
A.2.81	STAIRS 82	
A.2.82	STAIRS 83	
A.2.83	STAIRS 84	
A.2.84	STAIRS 85	
A.2.85	STAIRS 86	
A.2.86	STAIRS 87	
A.2.87	STAIRS 88	
A.2.88	STAIRS 89	
A.2.89	STAIRS 90	
A.2.90	STAIRS 91	
A.2.91	STAIRS 92	
A.2.92	STAIRS 93	
A.2.93	STAIRS 94	
A.2.94	STAIRS 95	
A.2.95	STAIRS 96	
A.2.96	STAIRS 97	
A.2.97	STAIRS 98	
A.2.98	STAIRS 99	
A.2.99	STAIRS 100	



**2935 & 2955 MISSISSAUGA ROAD  
MISSISSAUGA, ONTARIO**



# SUMMARY

- 70% of Subject Site proposed to be Dedicated and/or Rehabilitated Forest Linkage Area
- Increased Function and Quality of Forest along Miss. Road
- Appropriate Setbacks, Clear Identification of Hazards

## Next Steps

- Resubmission and 2<sup>nd</sup> Round Circulation

# QUESTIONS



# THANK YOU

Harper Dell & Associates Inc.

[Harperdell.ca](http://Harperdell.ca)

Nicholas H. Dell, Principal