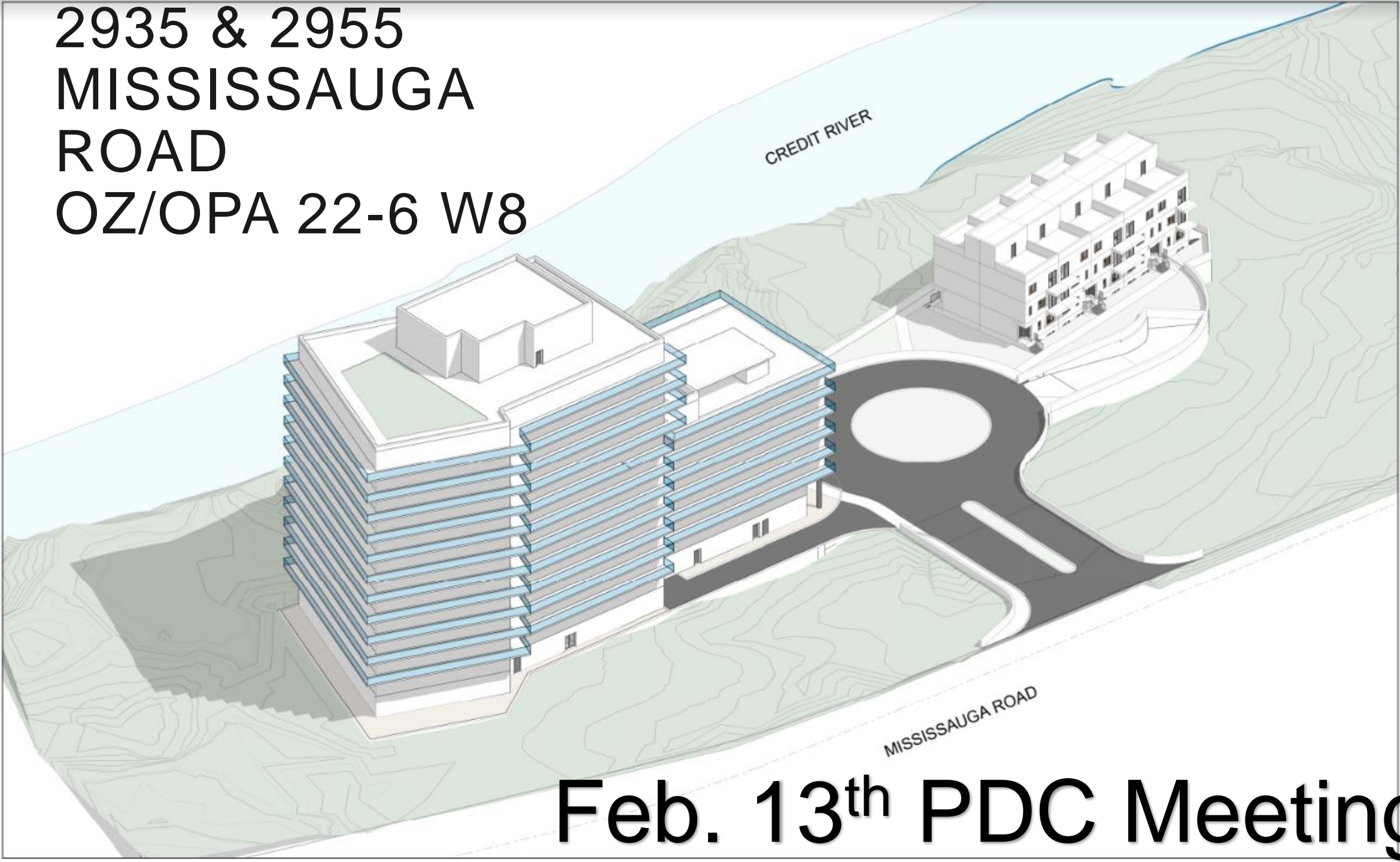


2935 & 2955
MISSISSAUGA
ROAD
OZ/OPA 22-6 W8



Feb. 13th PDC Meeting

AGENDA

Proposed OZ & OPA

Planning Figures

Development & Environmental Mgmt

Elevations

Summary

OZ/OPA 22-6 W8 DEVELOPMENT PROPOSAL

Complete Application Date: March 21st 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

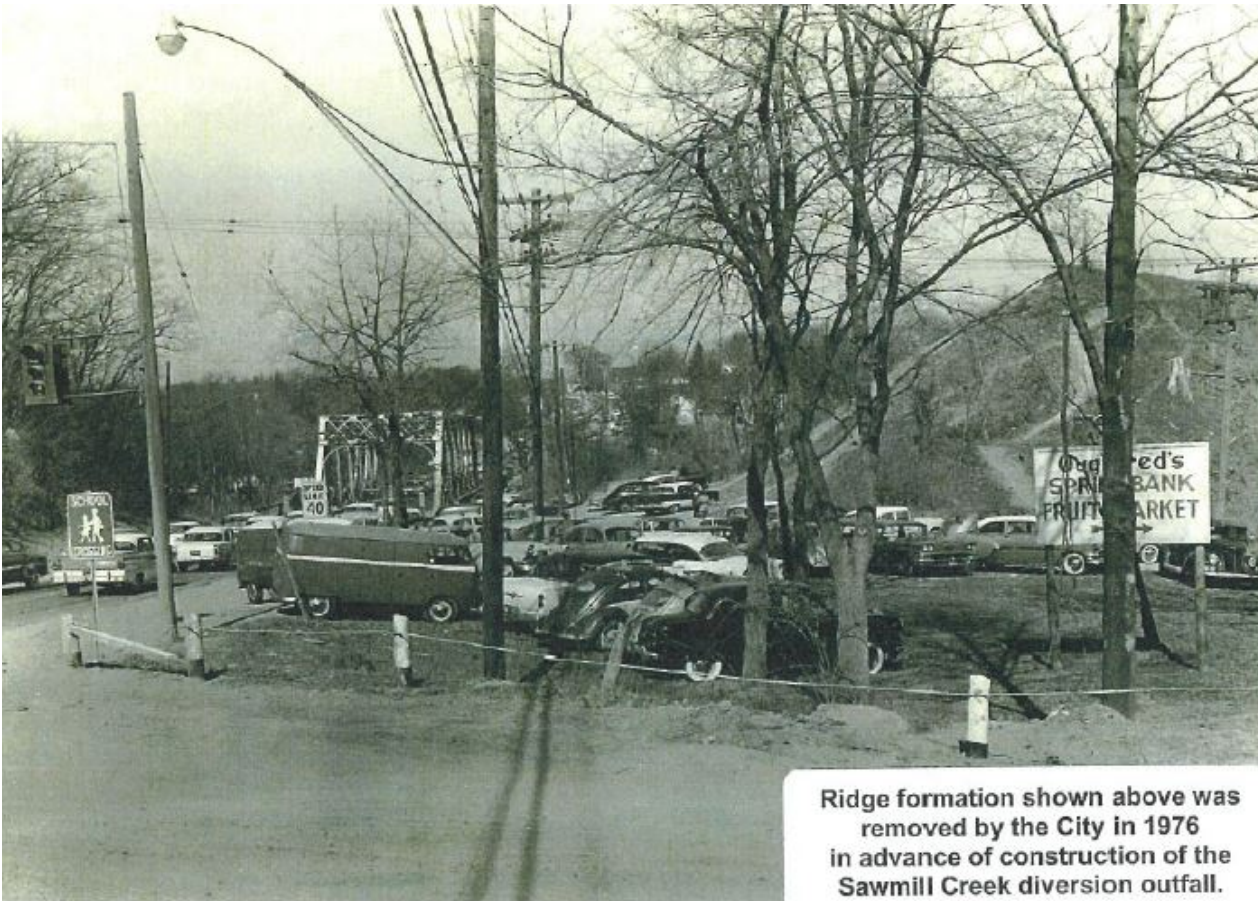
E – Residential Development & Environmental Restoration



EXISTING
ZONING AERIAL

G1 & G2 ZONES
(2010 OMB DECISION)

HISTORY OF LAND USE

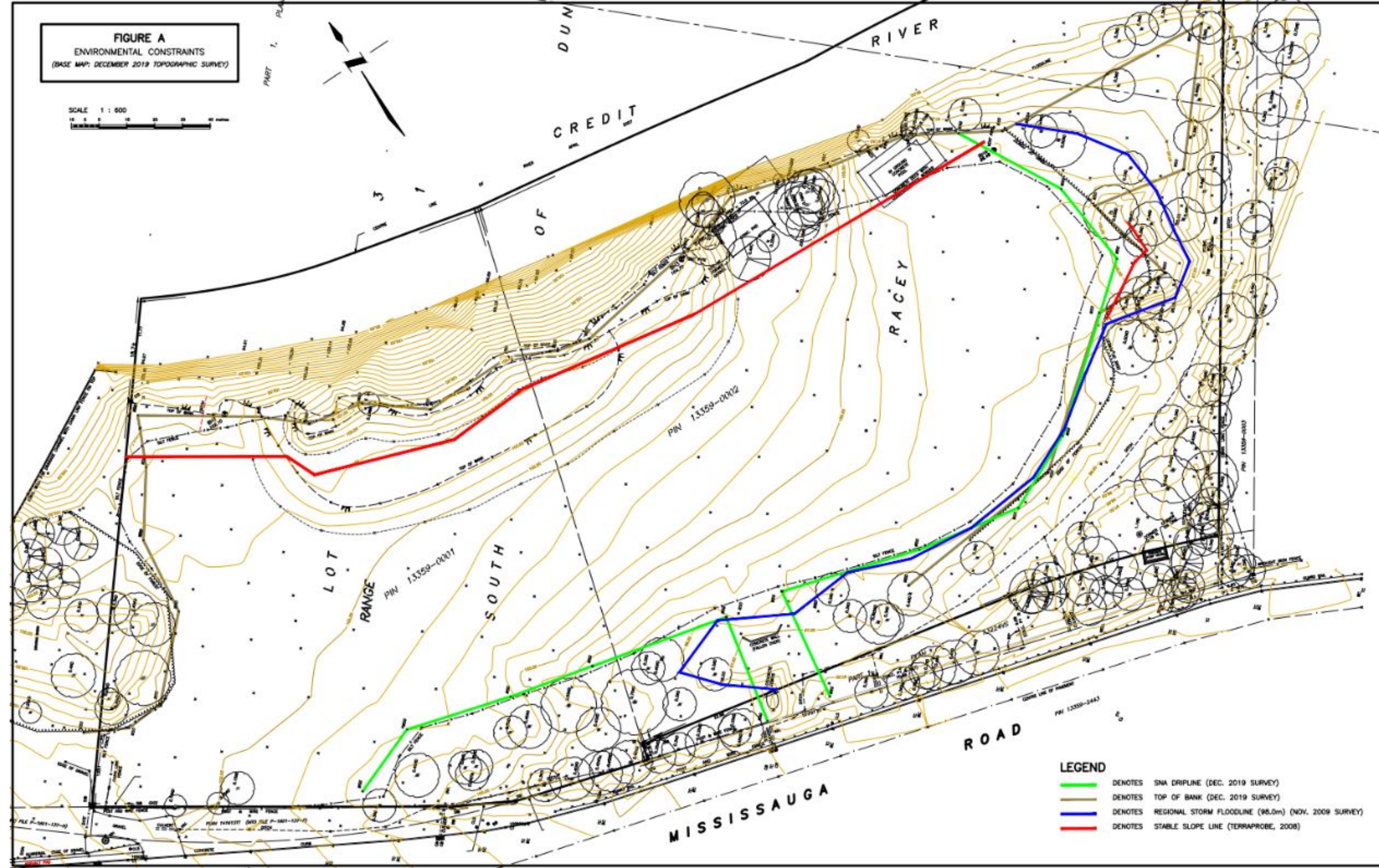
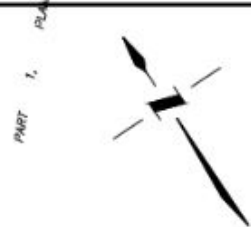


Sawmill Creek



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

SCALE 1 : 600
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

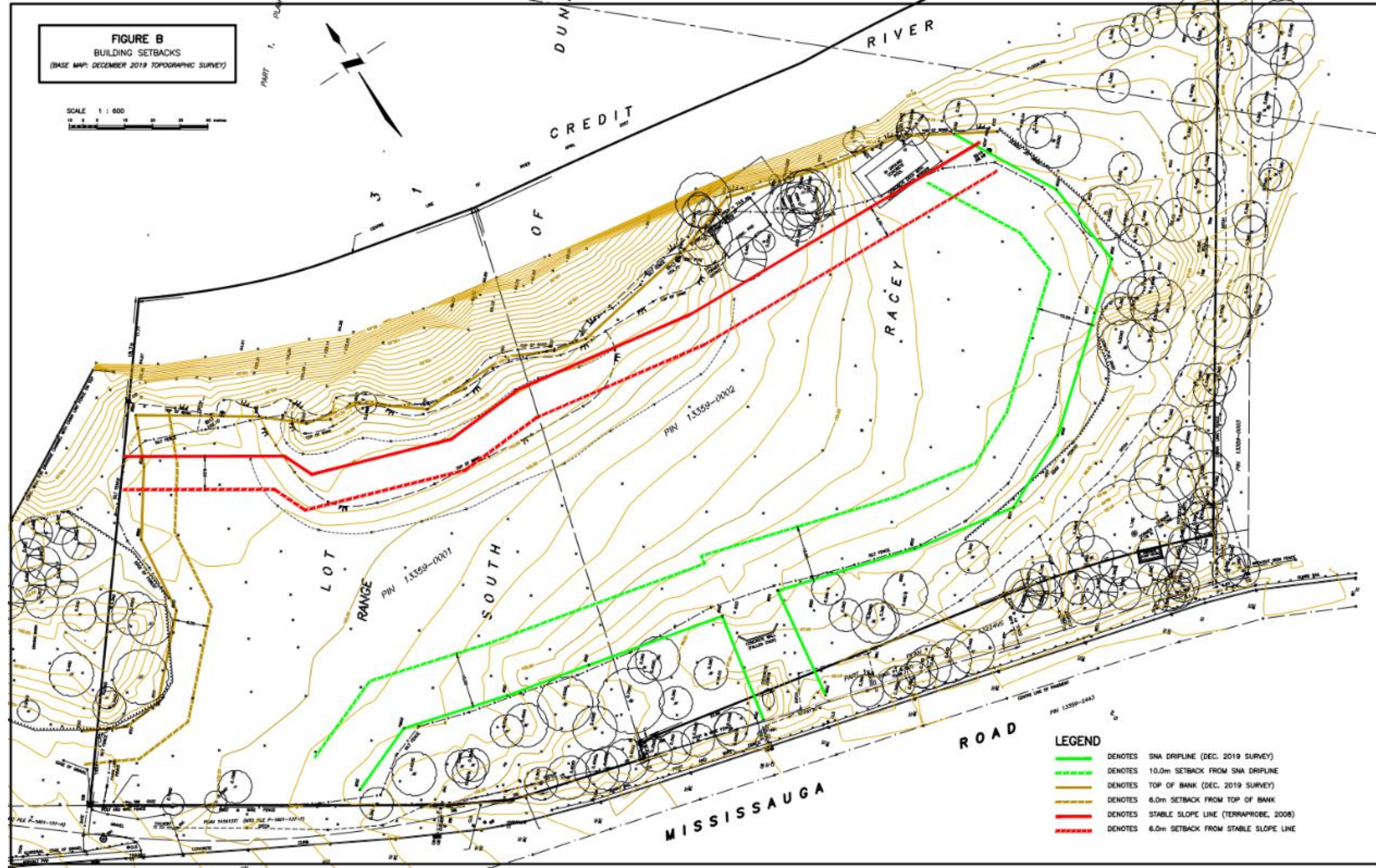
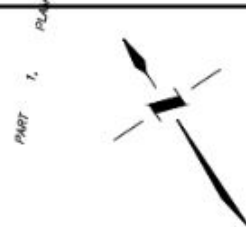


LEGEND

- DENOTES SNA DRIPLINE (DEC. 2019 SURVEY)
- DENOTES TOP OF BANK (DEC. 2019 SURVEY)
- DENOTES REGIONAL STORM FLOODLINE (98.0m) (NOV. 2009 SURVEY)
- DENOTES STABLE SLOPE LINE (TERRAPROBE, 2008)

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

SCALE 1 : 600
0 10 20 30 40 50 METERS

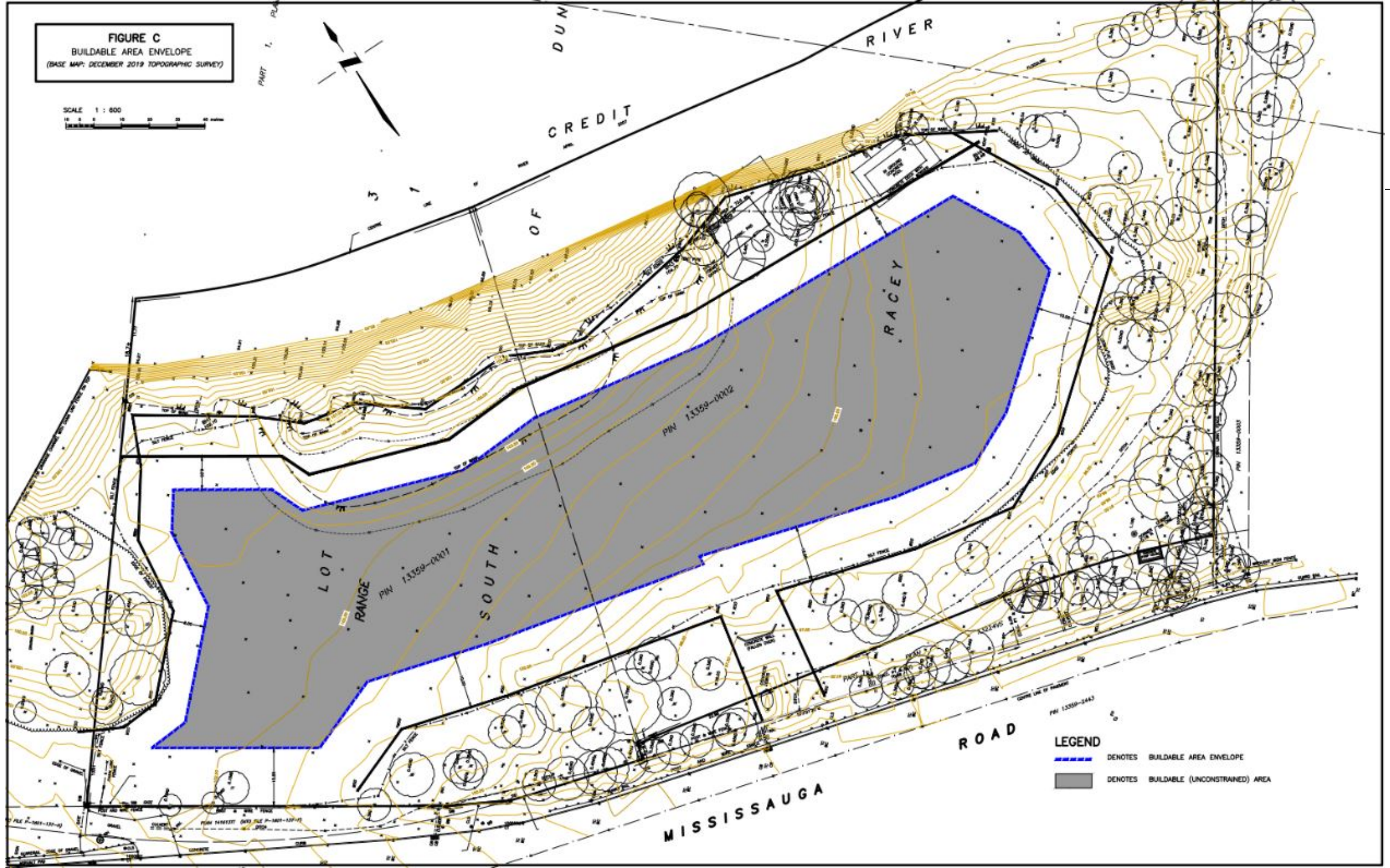
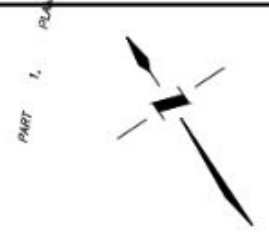


LEGEND

- DENOTES SNA DRIPLINE (DEC. 2019 SURVEY)
- DENOTES 10.0m SETBACK FROM SNA DRIPLINE
- 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)

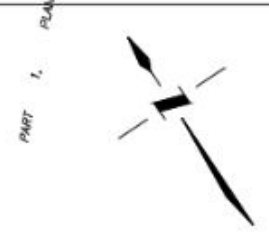
SCALE 1 : 800
0 10 20 30 40 50 60 70 80 90 100



- LEGEND**
-  DENOTES BUILDABLE AREA ENVELOPE
 -  DENOTES BUILDABLE (UNCONSTRAINED) AREA

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

SCALE 1 : 600
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100



CREDIT RIVER

MISSISSAUGA ROAD

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

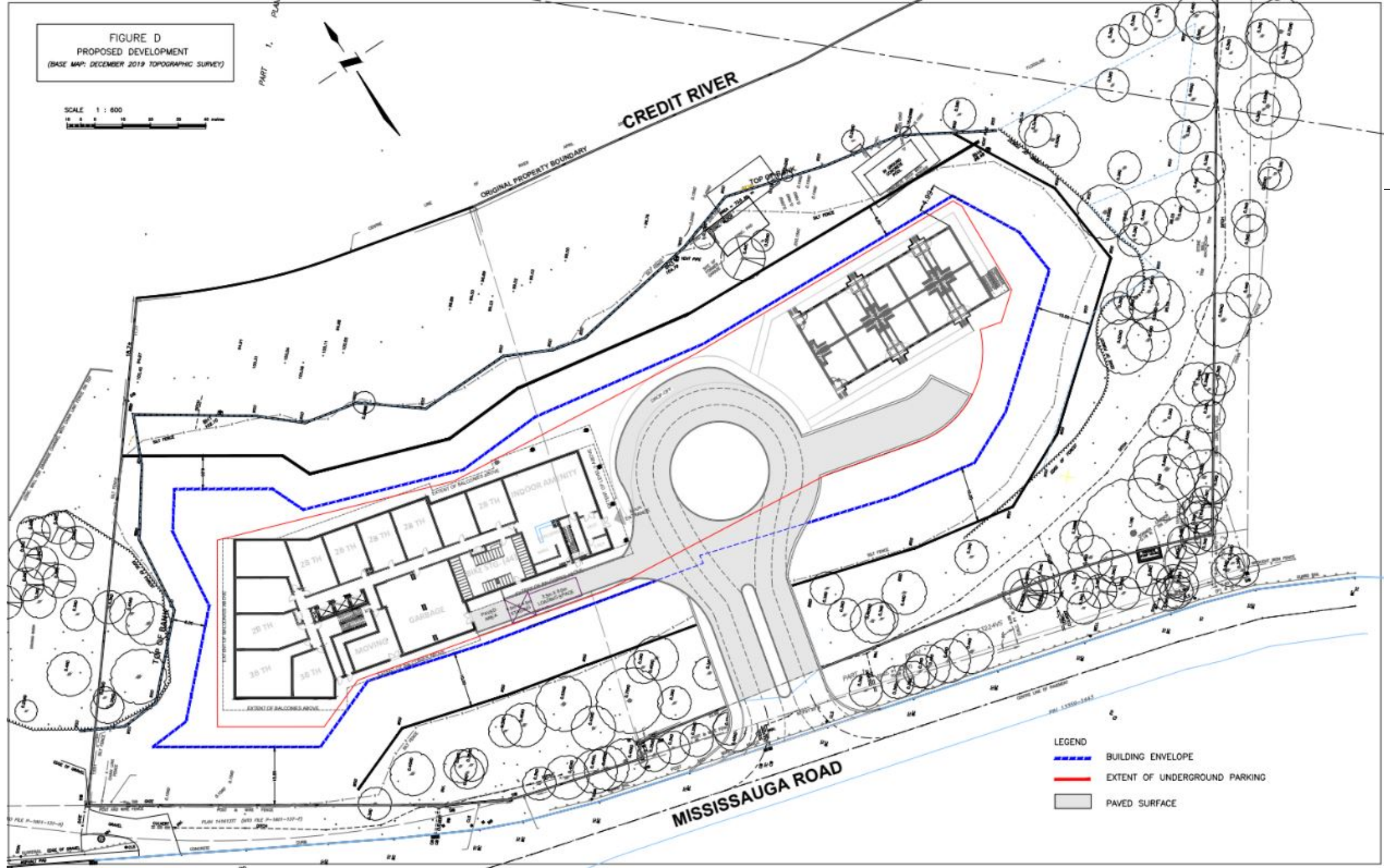


FIGURE E
RESIDENTIAL DEVELOPMENT AND
ENVIRONMENTAL RESTORATION

SCALE 1 : 600

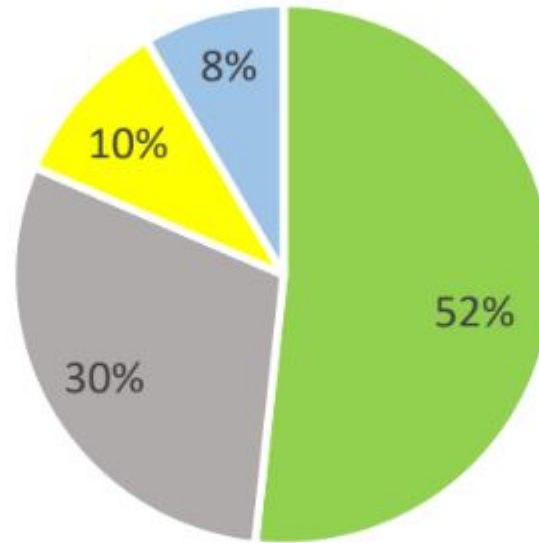


GREENLANDS	
	SIGNIFICANT NATURAL AREA SITE CRR7 (8536 sq. m.)
	ECOLOGICAL RESTORATION BUFFER (2450 sq. m.)

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.)

— PROPERTY BOUNDARY (POST CONVEYANCE)

Development Summary



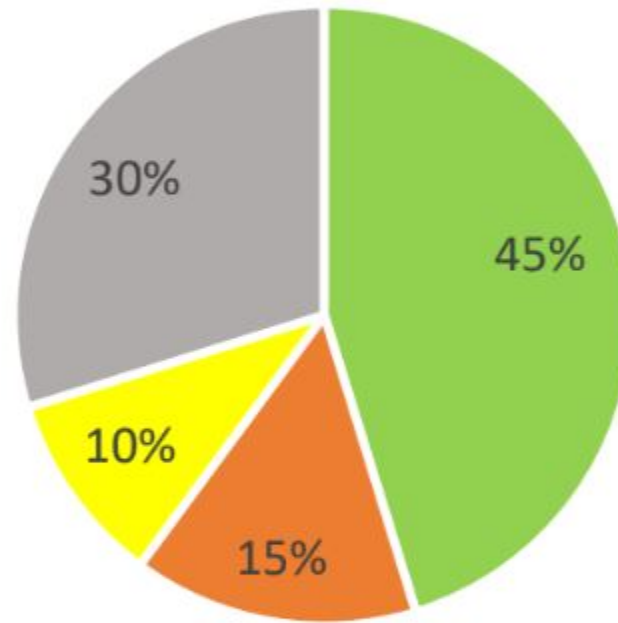
■ Greenlands (to be conveyed, 10,986 m2)

■ Building Envelope (6,336 m2)

■ Natural Landscaping (within setbacks, 2,142 m2)

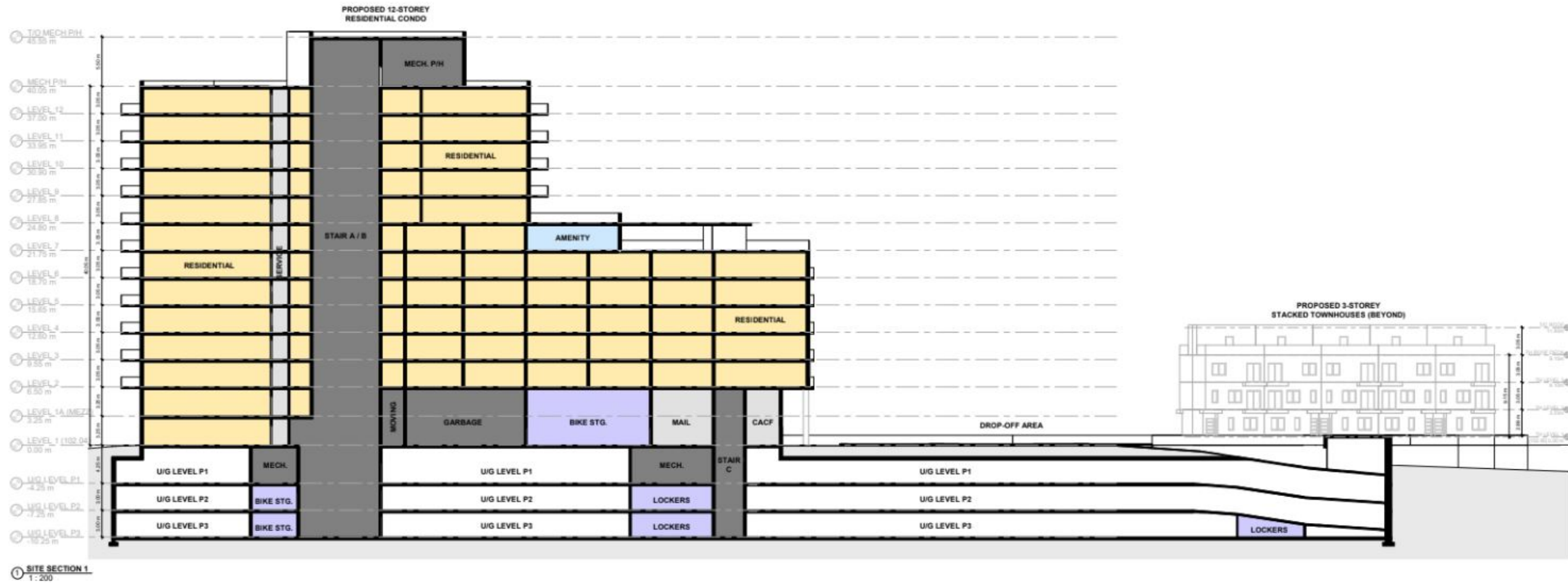
■ Scenic Route Forest Preser./Restor. (1,793 m2)

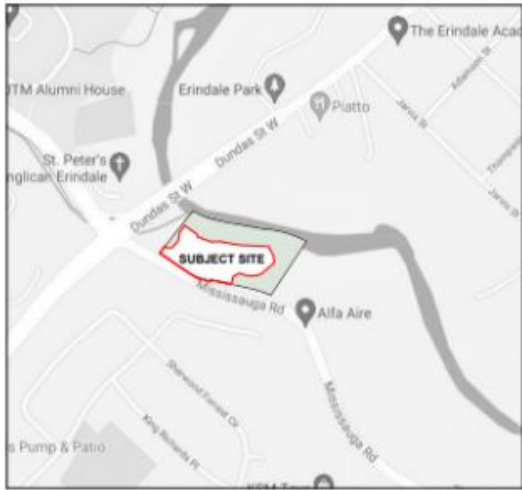
Environmental Management Summary



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

ELEVATION CROSS SECTION

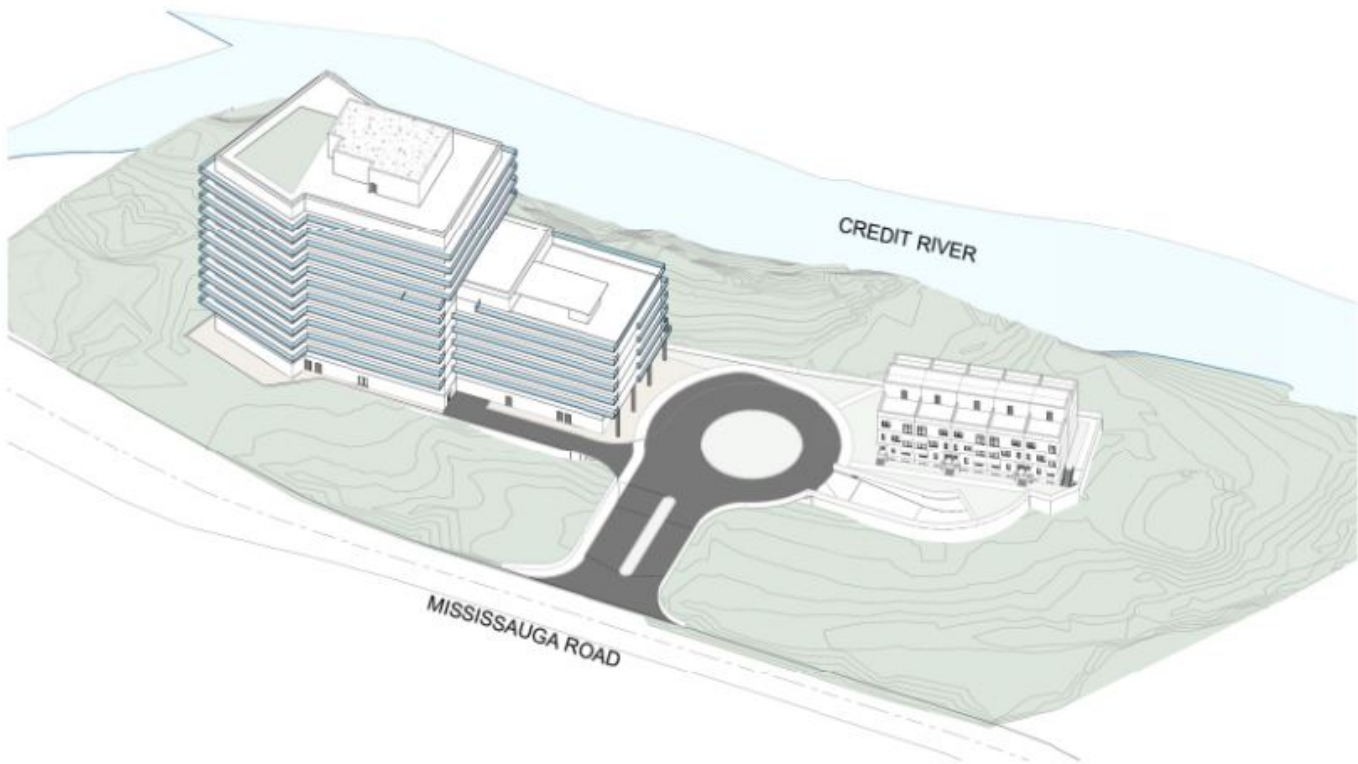




LOCATION MAP

DD DRAWING LIST	
NO.	NAME
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A1.1.02	PROJ. SUMMARY
A1.1.03	PROJ. SUMMARY
A1.1.04	PROJ. SUMMARY
A1.1.05	PROJ. SUMMARY
A1.1.06	PROJ. SUMMARY
A1.1.07	PROJ. SUMMARY
A1.1.08	PROJ. SUMMARY
A1.1.09	PROJ. SUMMARY
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A1.1.100	PROJ. SUMMARY

VIEW FACING CREDIT RIVER



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 2nd Round Circulation

QUESTIONS



THANK YOU

Harper Dell & Associates Inc.

Harperdell.ca

Nicholas H. Dell, Principal