



# Corporate Report

Clerk's Files

Originator's  
Files OZ 05/013 W6

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**DATE:** June 6, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 26, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a Wal Mart Store with an accessory automobile**  
**repair garage and to expand the area to which retail and**  
**service commercial uses apply**  
**800 Matheson Boulevard**  
**West of Mavis Road between Plymouth Drive and**  
**Matheson Boulevard West**  
**Owners: Orlando Corporation**  
**Applicant: Goldberg Group**  
**Bill 20**

**Public Meeting** **Ward 6**

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**RECOMMENDATION:** That the Report dated June 6, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment" to "General Commercial" and to change the Zoning from "M1-2528" (Industrial) and "DC-2683" to "DC - Special Section" (District Commercial) to permit retail and service commercial uses including a department store (Wal Mart) with accessory automobile repair garage under file OZ 05/013 W6, Orlando Corporation, 800 Matheson Boulevard West, be received for information.

**BACKGROUND:**

In addition to the Wal Mart store, the applicant has also requested other retail and service commercial uses (see Appendix I-7) that are currently permitted on other lands in the Heartland Centre in order to provide flexibility for future uses and tenants.

The purpose of this report is to provide preliminary information on the above-noted applications and seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

The proposal is to develop the subject lands for a department store with accessory automobile repair garage.

<b>Development Proposal</b>	
Complete Applications Submitted:	June 20, 2005
Total Gross Floor Area:	20 061 m <sup>2</sup> (215,941 sq. ft.)
Minimum Landscaped Width:	9.0 m (29.5 ft.) along Matheson Boulevard West; 3.0 m (9.8 ft.) along Plymouth Drive
Proposed Building Setback:	45 m (148 ft.) from Matheson Boulevard West; 15 m (49 ft.) from Plymouth Drive
Parking Required:	5.4 spaces/100 m <sup>2</sup> (5.4 spaces/1076 sq. ft.) 1084 spaces
Parking Provided:	1054 spaces
Supporting Documents:	Planning Justification Report Archaeological Assessment Report Traffic Study Environmental Noise Analysis

<b>Site Characteristics</b>	
Frontage:	232.5 m (763 ft.) on Plymouth Drive; 211.5 m (694 ft.) on Matheson Boulevard West
Gross Lot Area:	6.6 ha (16.3 ac.)
Existing Use:	Parcel 1 - Vacant Parcel 2 – Vacant (westerly part); Parking Area (easterly part)

Additional information is provided in Appendices I-1 to I-8.

### **Neighbourhood Context**

The subject lands are located in the Heartland Centre which generally consists of mixed retail and service commercial uses, retail warehouses and automobile sales and services uses. There are no special features or topographical irregularities on the property.

Information regarding the history of the site may be found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Across Plymouth Drive the lands fronting onto Latimer Drive are vacant and proposed for retail and service commercial uses and automobile body shop subject to Official Plan Amendment and Rezoning Applications under file OZ 05/033 W6, Orlando Corporation. Adjacent to Mavis Road are commercial uses and the tenants include Staples Business Depot, Future Shop and Krispy Kreme.
- East: Retail and service commercial uses and the tenants include the Bank of Montreal, Compusmart, Baton Rouge restaurant and A & W fast food restaurant.
- South: Across Matheson Boulevard West is a commercial plaza and semi-detached dwellings.
- West: Vacant lands which are designated - "Business Employment".

### **Current Mississauga Plan Designation and Policies for the East Credit District (May 5, 2003)**

Parcel 1: "**Business Employment**", which permits industrial uses, including manufacturing, assembling, processing, fabricating, research and development, sales and service, warehousing, distribution and wholesaling; uses accessory to the permitted uses; outdoor storage and display areas to the permitted uses; offices; community uses; entertainment, recreation and sports facilities; broadcasting, communication, and utility rights-of-way; hotels, motels and conference centres; financial institutions; all types of restaurants including banquet halls and motor vehicle rental facilities. The East Credit District Policies of Mississauga Plan does not permit waste processing or transfer stations and composting facilities; trucking terminals and transportation depots; motor vehicle body repair facilities; and motor vehicle repair garages.

Parcel 2: To remain "**General Commercial**" which permits commercial uses generally defined as establishments for the sale of goods and services and refers to development which will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.

The application is not in conformity with the Business Employment land use designation as the requested retail and service commercial uses including a department store with accessory auto repair garage, are not permitted uses.

### **Proposed Official Plan Designation and Policies**

Parcel 1: "**General Commercial**" to permit retail and service commercial uses including a department store with accessory automobile repair garage.

### **Existing Zoning**

Parcel 1: "**M1-2528 (Industrial)**", which permits various industrial related uses such as manufacturing within enclosed buildings, storage warehouses and research establishments.

Parcel 2: **"DC-2683" (Commercial)** which permits the uses listed in Appendix I-7.

### **Proposed Zoning By-law Amendment**

Parcels 1 and 2: "DC – Special Section" (District Commercial) to permit the uses allowed under the "DC-2683" (District Commercial) zone, attached as Appendix I-7, and to permit an automobile repair garage accessory to a department store (Wal Mart).

### **Draft Mississauga Zoning By-law**

A new Draft Zoning By-law has been prepared and was presented at a public meeting of the Planning and Development Committee on January 9, 2006. Under this Draft Zoning By-law, Parcel 1 is proposed to be zoned "E2-56" (Employment). The zoning for Parcel 2 is proposed to be zoned "C3-28" (General Commercial).

The proposed "E2-56" (Employment) zone for Parcel 1 is consistent with the permitted uses and regulations contained within the existing "M1-2528" (Industrial) zone. The proposed "C3-28" (General Commercial) zone for Parcel 2 is consistent with the permitted uses and regulations contained within the existing "DC-2683" (District Commercial) zone. Should the applications be approved a new "C3-Exception" (General Commercial) zone would be required to reflect the site specific provisions sought through these applications.

### **COMMUNITY ISSUES**

A community meeting was held on May 31, 2006, which was attended by the Ward Councillor, representatives from the Orlando Corporation and Wal Mart, the applicant and consultants and staff from the Planning and Building and the Transportation and Works Departments. Approximately 15 residents attended the meeting and although comments were made that an industrial building may be preferred, the residents were generally satisfied with the proposed Wal Mart department store and the concept plan that was displayed at the meeting. However, the residents expressed concern regarding the following:

- truck traffic on Matheson Boulevard West between Mavis Road and Terry Fox Way is too high;
- trucks park on Matheson Boulevard West for an extended period and often remain parked overnight;
- Heatherleigh Avenue is being used as an alternate cut through road in lieu of Mavis Road and Terry Fox Way;
- there are no stop signs on Matheson Boulevard West between Mavis Road and Terry Fox Way to control traffic;
- car traffic will increase on Matheson Boulevard West and Heatherleigh Avenue as a result of the Wal Mart store;
- cut through traffic on Heatherleigh Avenue will increase as a result of the proposed development;
- Heatherleigh Avenue will be used for overflow on-street parking during peak shopping seasons by Wal Mart customers;
- the delivery trucks located in the loading spaces on the west side of the proposed building will idle and generate noise and that there will be merchandise delivery during the late evening hours; and
- the applicant's traffic study does not include a detailed traffic analysis on Heatherleigh Avenue.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received and the applicable Mississauga Plan Policies, a review will be carried out prior to the completion of the Supplementary Report. The following additional information will also be required from the applicant prior to the completion of the Supplementary Report:

- an updated noise report to address outstanding comments related to access and location of the loading area;
- a parking utilization study to justify shortfall in parking;
- a minimum 15 m (49 ft.) landscaped area along the north side of Matheson Boulevard West, similar to lands to the west and the extent of landscaped area to be provided on the south side of Plymouth Drive; and
- the location, dimensions and type of any easements.

## **OTHER INFORMATION**

### **Concept Plan**

In support of the applications, a concept plan has been submitted showing the location of the proposed building, parking area, access driveways and landscaped area.

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters such as road improvements, boulevard improvements/reinstatement and utility relocation, which, if necessary, will require the applicant to enter into appropriate agreements with the City.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

### **CONCLUSION:**

Most agency and City department comments have been received and after the public meeting has been held and all outstanding issues are addressed, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

### **ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Excerpt of East Credit District Land Use Map  
Appendix I-3 - Excerpt of Existing Land Use Map  
Appendix I-4 - Aerial Photograph  
Appendix I-5 - Agency Comments  
Appendix I-6 - Concept Plan

Appendix I-7 - Permitted Uses in the "DC-2683" zone  
Appendix I-8 - General Context Map

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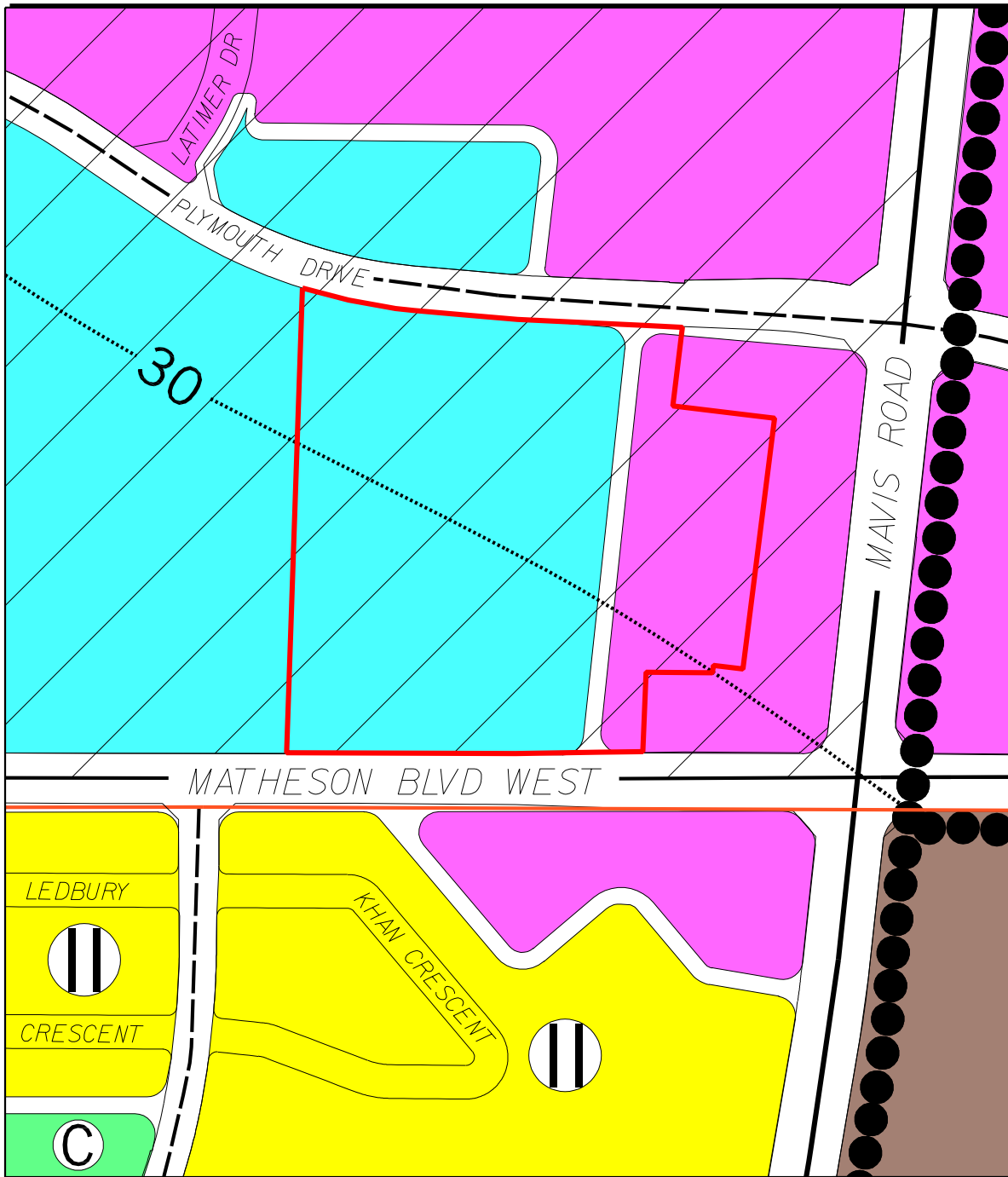
Edward R. Sajecki  
Commissioner of Planning and Building

Prepared by: Haig Yeghouchian, Planner, Development and  
Design Division



**Site History**

- June 28, 2000 – Council approved the East Credit District Policies of City Plan, which designated Parcel 1 as "Business Employment".
- May 9, 2001 – Council passed Zoning By-law 0239-2001 which rezoned Parcel 1 from "A" (Agricultural) to M1-2528 (Industrial) in accordance with rezoning application OZ 00/061 W6. Council also approved Official Plan Amendment and Rezoning applications under file OZ 99/072 W5/W6, which among other things amended the land use designation of Parcel 2 from "General Industrial" to "Special Purpose Commercial – Special Site" and changed the zoning from "A" (Agricultural) to "DC – Special Section" (District Commercial).
- June 13, 2001 – Council passed Zoning By-law 0287-2001 which rezoned Parcel 2 and other lands to DC-2543" (District Commercial) to permit retail commercial uses in accordance with application OZ 99/072 W5/W6.
- May 5, 2003 – Mississauga Plan with the exception of certain policies that were appealed to the Ontario Municipal Board came into full force and effect.
- September 15, 2004 – Council passed Zoning By-law 0399-2004 which rezoned Parcel 2 and other lands to DC-2683" (District Commercial) to permit retail commercial uses in accordance with application OZ 03/041 W5/W6.



**PART OF EAST CREDIT DISTRICT LAND USE MAP  
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

  - Residential – Low Density I
  - Residential – Low Density II
  - Residential – Medium Density I
  - Residential – High Density I
  - General Commercial
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Business Employment
  - Open Space
  - Private Open Space
  - Greenbelt
  - Parkway Belt West
- TRANSPORTATION LEGEND**

  - Provincial Highway and Interchange
  - Arterial
  - Major Collector
  - Major Collector (Scenic Route)
  - Minor Collector
  - Local Road
  - Existing Commuter Rail
  - GO Transit Station
  - Transitway
  - Transitway Station
  - Major Transit Corridor
- LAND USE LEGEND**

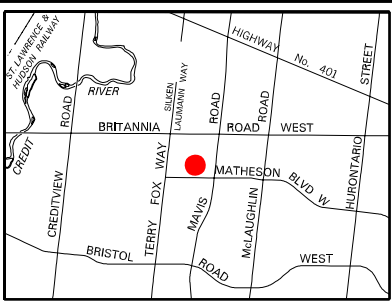
  - LBPIA Operating Area Boundary – See Aircraft Noise Policies
  - Area Exempt From LBPIA Operating Area
  - Community Park
  - Community Centre
  - Cemetery
  - Golf Course
  - Existing Stormwater Management Facility
  - 1996 NEP/NEF Composite Noise Contours
  - Planning District

**Note:**  
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

**SUBJECT LANDS**



**SUBJECT: ORLANDO CORPORATION**



**FILE NO:**  
OPA/OZ 05013 W6

**DWG. NO:**  
OPA05013LM

**SCALE:**  
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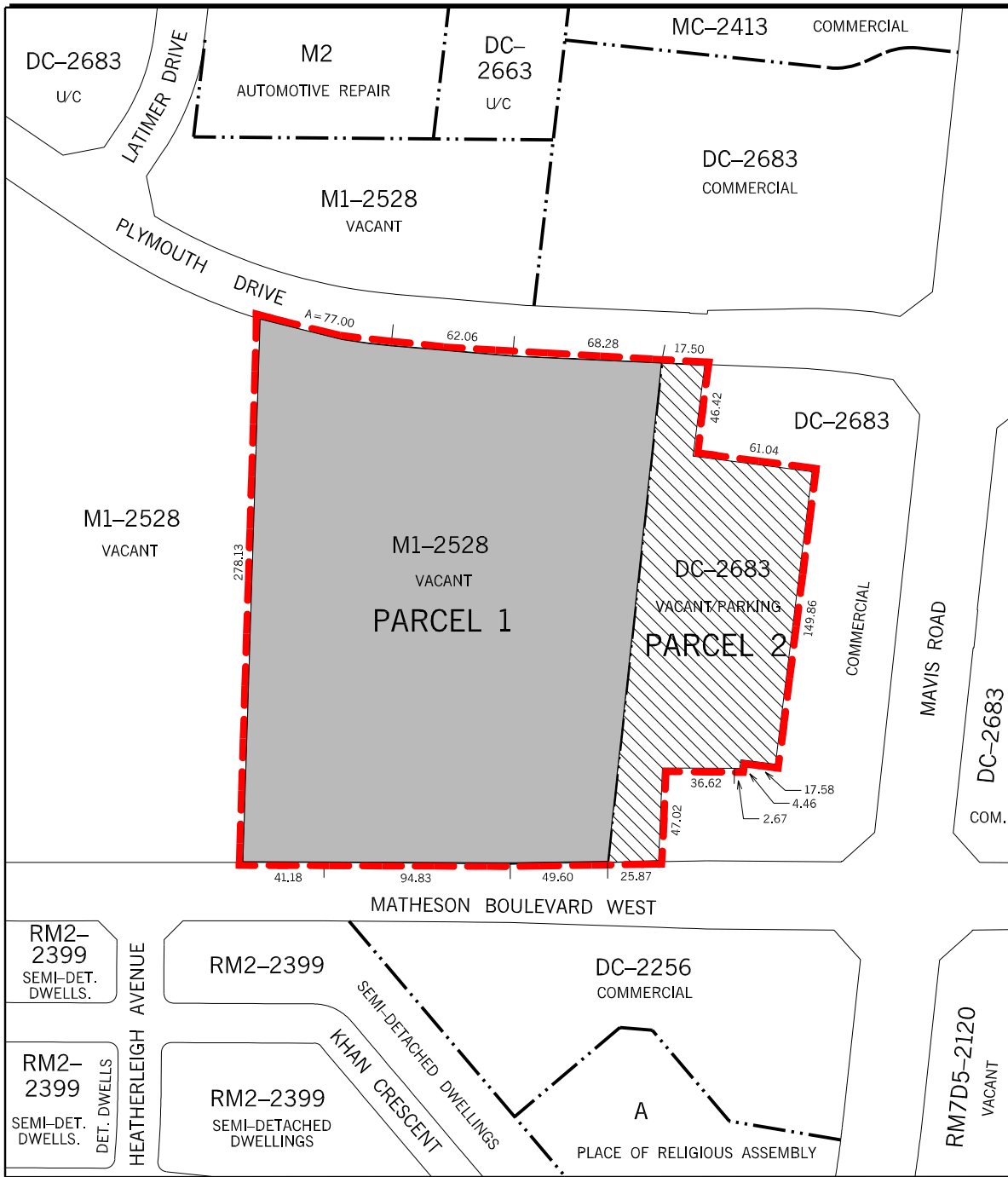
**PDC DATE:**  
2006 06 26

**DRAWN BY:**  
W. FINLAY


**APPENDIX I-2**


**MISSISSAUGA**  
Planning and Building

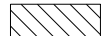
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T&W, LIS




**LEGEND:**

 **SUBJECT LANDS**

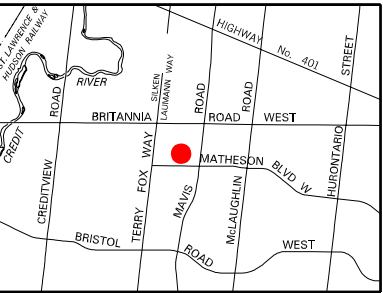

 **PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "GENERAL COMMERCIAL" AND PROPOSED REZONING FROM "M1-2528" (INDUSTRIAL) TO "DC-SPECIAL SECTION" (COMMERCIAL) TO PERMIT A WAL MART STORE WITH AN ACCESSORY AUTOMOBILE REPAIR GARAGE AND TO EXPAND THE AREA TO WHICH RETAIL AND SERVICE COMMERCIAL USES APPLY.**

 **PROPOSED REZONING FROM "DC-2683" TO "DC-SPECIAL SECTION" (COMMERCIAL) TO PERMIT A WAL MART STORE WITH AN ACCESSORY AUTOMOBILE REPAIR GARAGE.**

**NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.**



**SUBJECT: ORLANDO CORPORATION**

	<b>FILE NO:</b> OZ 05013 W6
	<b>DWG. NO:</b> 05013R
	<b>SCALE:</b> 1:3000
	<b>PDC DATE:</b> 2006 06 26
	<b>DRAWN BY:</b> W. FINLAY
 <b>Produced by T&amp;W, LIS</b>	
<b>APPENDIX I-3</b>	



# LEGEND:



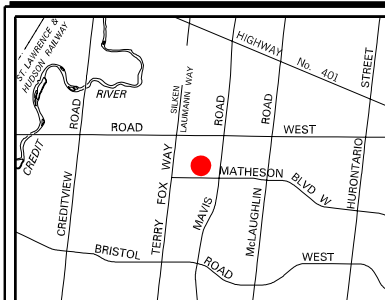
SUBJECT LANDS

DATE OF AERIAL PHOTO: MARCH 2005



SUBJECT:

ORLANDO CORPORATION



FILE NO:  
OPA/OZ 05013 W6

DWG. NO:  
V8OPA05013A

SCALE:  
1:3000

PDC DATE:  
2006 06 26

DRAWN BY:  
W. FINLAY

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, LIS

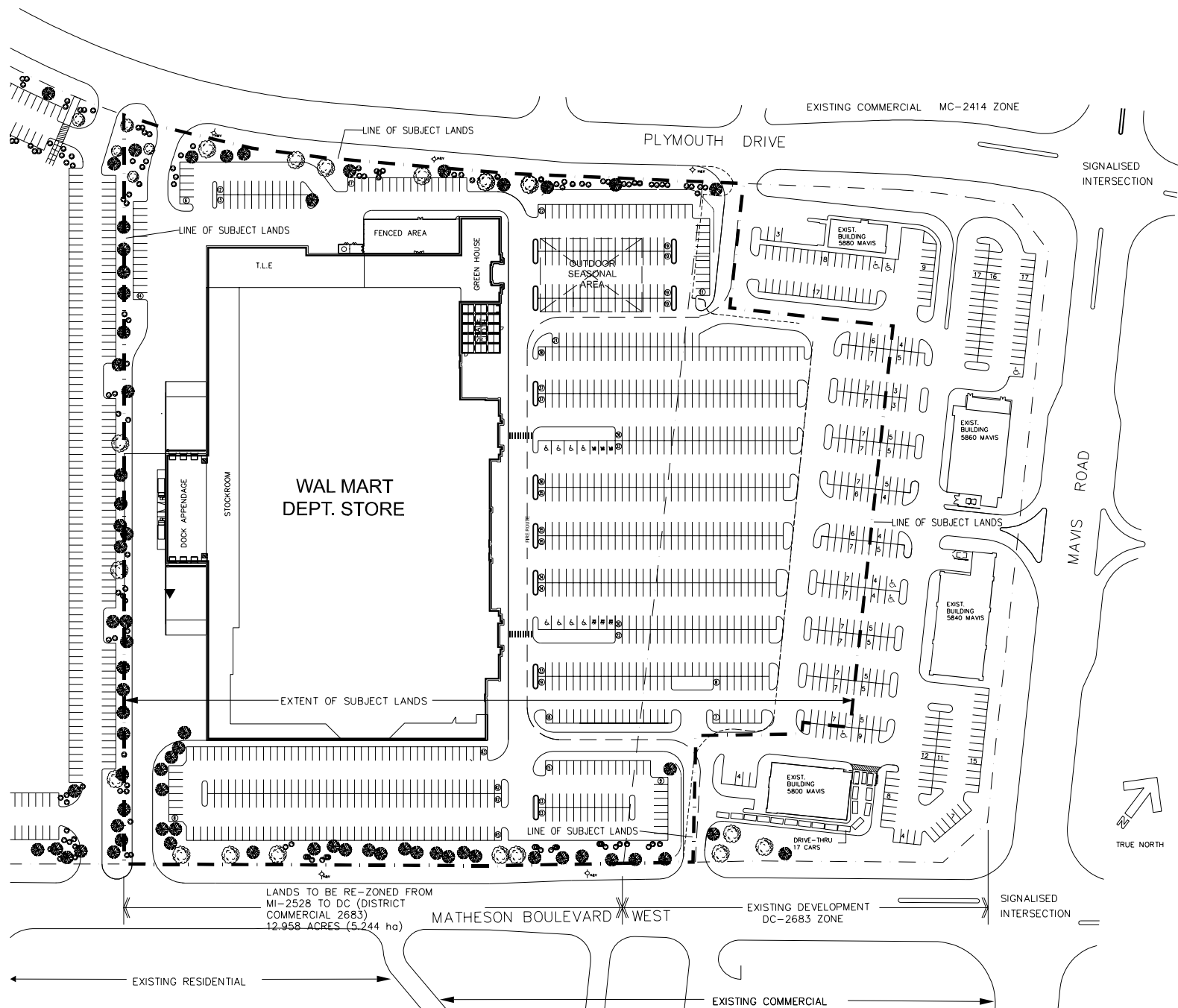
APPENDIX I-4

**Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (July 14, 2005) (April 24, 2006)	<p>Municipal services consist of a 300 mm (11.8 in.) diameter watermain and a 250 mm (9.8 in.) diameter sanitary sewer on Plymouth Drive and Matheson Boulevard West.</p> <p>There is an existing easement running through the subject land which must be kept clear of buildings, structures or obstructions. The permitted uses on the easement are lawn, flower bed, roadway, driveway or parking area which cannot be paved with a hard concrete surface.</p> <p>On-site waste collection will be required through private waste haulage. The property is in the vicinity of the Britannia Sanitary Landfill which has been closed since June 29, 2002. The site is currently undergoing rehabilitation in sections that are closed.</p>
City Community Services Department – Planning and Administration Division. (July 18, 2005) (March 16, 2006)	Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Transportation and Works Department (September 7, 2005) (May 16, 2006)	A supporting Traffic Impact Study has been submitted which is currently under review by staff. Prior to the preparation of the Supplementary Report, the applicant is to provide an updated Noise Impact Study for review. Comments on the above items will be finalized prior to the Supplementary Report.
Greater Toronto Airport Authority (July 14, 2005) (March 29, 2006)	Development elevations on the subject property are affected by the Approach Surface for Runway 06L and the Approach Surface for Runway 06R. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) ranges from approximately 318 m (1043 ft.) A.S.L. (Above Sea Level) at the eastern boundary to approximately 322 m (1,056 ft.) A.S.L. at the western boundary.
Bell Canada (July 19, 2005) (May 16, 2006)	An easement may be required to service the subject property when detailed drawings are reviewed during the site plan approval process.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Economic Development Office</p>

Agency / Comment Date	Comment
	<p>Community Services Department – Fire and Emergency Services Division Enersource Hydro Mississauga Canada Post Enbridge Gas Rogers Cable</p> <p>The following City Department and external agency were circulated the applications but provided no comments: Community Services Department – Realty Services Division Hydro One</p>





**Permitted Uses under DC-2683 Zone**

1. art or antique shop;
2. bakery goods shop;
3. bank, financial institution or money lending agency;
4. barber shop or beauty parlour;
5. blueprinting establishment;
6. business, professional or administrative office;
7. place or religious assembly;
8. clothes or furniture cleaning agency or pressing establishment;
9. private club;
10. commercial school;
11. dressmaking or tailoring establishment;
12. diaper supply service;
13. drugstore;
14. food store;
15. garage for storage of commercial or private vehicles incidental to use of premises;
16. locker establishment for cold storage;
17. laundromat;
18. library;
19. motor vehicle sales room;
20. newspaper office, but not a newspaper printing establishment;
21. parking lot;
22. pharmaceutical agency or dispensing druggist;
23. restaurant;
24. show repair shop;
25. shop in which goods are sold at retail;
26. taxi business office;
27. upholstering and furniture repairing in connection with a retail store;
28. shop in which household pets are sold at retail;
29. take-out restaurant;
30. convenience store;
31. video store;
32. tanning salon;
33. convenience restaurant;
34. funeral establishment;
35. automobile retail store, which may include an accessory thereto an automobile repair garage;
36. motor vehicle sales centre;
37. garden centre;
38. equipment rental;
39. retail warehouse;
40. outdoor patio accessory to a restaurant or a convenience restaurant;
41. entertainment, recreation and sports-facilities, including but not limited to a cinema or theatre, billiard hall, bowling alley, batting cage, miniature golf, arena, curling rink, or a stadium, provided that any such facilities are located within a building or structure.



## APPENDIX I-8

