



# Corporate Report

Clerk's Files

Originator's  
Files OZ 05/041 W5

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**DATE:** November 7, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: November 27, 2006

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

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit an expanded range of commercial**  
**uses including a restaurant (The Keg)**  
**650 Matheson Boulevard West**  
**North side of Matheson Boulevard West, east of Mavis Road**  
**Owner: Home Depot Holdings Inc.**  
**Applicant: Michael Goldberg, Goldberg Group**  
**Bill 20**

**Public Meeting** **Ward 5**

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**RECOMMENDATION:** That the Report dated November 7, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from "MC-1779" (Manufacturing Commercial) to "DC-Special Section" (District Commercial) to permit an expanded range of commercial uses under file OZ 05/041 W5, Home Depot Holdings Inc., 650 Matheson Boulevard West, be received for information.

**BACKGROUND:** The applicant has requested an expanded range of commercial uses for the subject lands as the Home Depot Store will be vacating the property by the end of 2006 and the lands will be sold. Surrounding lands to the north, west and east were rezoned in 2004 to "DC-2683" (District Commercial) by Orlando Development

Corporation in order to provide most of the Heartland Town Centre with one consolidated retail and service commercial zone. The applicant is proposing to rezone the subject lands to permit all the uses and development standards found in the surrounding “DC-2683” (District Commercial) zone with exceptions related to parking and the addition of a minimum distance separation between restaurants and residential properties.

It is proposed that the Home Depot building will be replaced by three multi-tenant commercial buildings and one free-standing restaurant with a total gross floor area of 10 558 m<sup>2</sup> (113,650 sq. ft.). The applicant proposes a shared parking arrangement with the lands to the west. A concept plan is found in Appendix I-5.

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	November 8, 2005
Application amended:	October 10, 2006
Existing Gross Floor Area:	10 389 m <sup>2</sup> (111,830 sq. ft.)* * to be demolished
Gross Floor Area:	10 558 m <sup>2</sup> (113,650 sq. ft.)
Height:	one storey
Lot Coverage:	27.9%
Landscaped Area:	18.0%
Parking Required:	570 spaces, based 5.4 spaces/100 m <sup>2</sup> (1,076 sq. ft.) for retail and restaurants
Parking Proposed:	555 spaces (on-site) 15 spaces (off-site) on adjacent lands to the west

<b>Site Characteristics</b>	
Frontage:	195.9 m (643 ft.)
Depth:	Varies from approx. 156 m (512 ft.) to 220 m (722 ft.)
Lot Area:	3.77 ha (9.33 ac.)
Existing Use:	Home Depot store

Additional information is provided in Appendices I-1 to I-12.

**Neighbourhood Context**

The subject property is located within Heartland Town Centre, a large concentration of retail and service commercial uses surrounding the Mavis Road/Britannia Road intersection. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: across Rodeo Drive, retail and service commercial uses, including Costco;
- East: across Venice Street, retail and service commercial uses, including The Brick;
- South: detached, semi-detached and townhouse dwellings south of Matheson Boulevard West;
- West: retail, service commercial and restaurant uses, including Milestones and East Side Mario's.

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

**"General Commercial"** which permits establishments for the sale of goods and services, recreation, entertainment, accommodation to the general public, community and office uses. Business Employment uses are also permitted. The application is in conformity with the land use designation and no Official Plan amendments are proposed.

**Urban Design Policies (Section 3.15):**

The urban design policies of Mississauga Plan require that where commercial development is adjacent to noise sensitive uses (i.e. residential), adequate protection and buffering must be provided to ensure compatibility. Building and site design shall be undertaken in such a way to minimize the presence of parking, loading, garbage and service areas from the street. Further, loading and garbage areas should not be exposed directly to adjacent residential areas. Buildings should address the street with principal entrances and be connected with strong pedestrian linkages.

**Existing Zoning**

**"MC-1779" (Mixed Industrial and Commercial)**, which permits industrial and commercial uses in accordance with the provisions outlined in Appendix I-11.

**Proposed Zoning By-law Amendment**

**"DC-Special Section" (District Commercial)**, to permit commercial uses in accordance with the provisions of the "DC-2683" (District Commercial) zone with three exceptions.

The first exception relates to on-site parking. The applicant has requested that the parking requirements may be satisfied by excess spaces available on abutting lands to the west. The parking, drive aisles and access locations for both parcels are currently interconnected. The applicant has indicated that both properties will be owned by the same company in the near future.

The second exception would reinstate the Section 59A provisions of By-law 5500, which requires restaurants to be at least 60 m (197 ft.) from a residential property. This would be consistent with the requirements of the base "DC" (District Commercial) zone.

The proposed zoning by-law provisions are outlined in Appendix I-11.

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

A report on the new Draft Zoning By-law was received at the Planning and Development Committee meeting on September 18, 2006 and will be considered at a future meeting. The draft zoning for this property is "C3-29" (General Commercial-Exception).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A recommendation will be included in the Supplementary Report to address the new Mississauga Zoning By-law.

### **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed prior to the Supplementary Report:

- the submission of an updated Noise Impact Report to determine the effect of the proposed development on the residential community located south of the subject property;
- the provision of an updated Storm Water Management Report;

- the submission of a new site servicing plan to determine if the existing connections are adequate to accommodate the proposed changes to the site;
- the provision of details regarding interconnection agreements for shared parking;
- that the building configuration, parking and service areas depicted in the associated site plan application (SP 06/179 W5) be modified achieve the urban design principles set out in Section 3.15 of Mississauga Plan.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to boulevard improvements/reinstatement, sidewalk and/or utility relocations and road improvements which may require the applicant to enter into appropriate agreements with the City. The property is subject to site plan approval which will address site design matters including landscaping, parking configuration, elevations and overall site layout.

**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:** All 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 this application.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Gateway District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations for Proposed Building 'A'
- Appendix I-7 - Elevations for Proposed Building 'B'
- Appendix I-8 - Elevations for Proposed Building 'C'
- Appendix I-9 - Elevations for Proposed Building 'D'
- Appendix I-10 - Agency Comments
- Appendix I-11 - Existing and Proposed Zoning Provisions
- Appendix I-12 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared by: Ben Phillips, Planner,  
Development and Design Division*

**Site History**

- June 26, 1989 – Council adopted By-law No. 0450-89 under file OZ 053/87 W5 which rezoned the lands from “A” (Agricultural) to “MC-1779” (Manufacturing Commercial) to permit mixed industrial and commercial uses;
- December 23, 1993 – Site Plan Approval was granted for Aikenhead’s Home Improvement Warehouse on the subject lands. This building was later converted to The Home Depot;
- September 27, 1995 – Council adopted By-law No. 0410-95 under file OZ 059/93 W5 which amended the provisions of the “MC-1779” (Manufacturing Commercial) zone;
- May 5, 2003 – Mississauga Plan came into effect, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB);
- June 22, 2005 – The OMB dismissed appeals relating to the commercial land use designations within the Gateway District Policies of Mississauga Plan.



**LEGEND:**

 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: MAY 2006



**SUBJECT: HOME DEPOT HOLDINGS INC.**



FILE NO: OZ 05/041 W5
DWG. NO: 05041A
SCALE: 1:2800
PDC DATE: 2006 11 27
DRAWN BY: N.D.

APPENDIX I-2

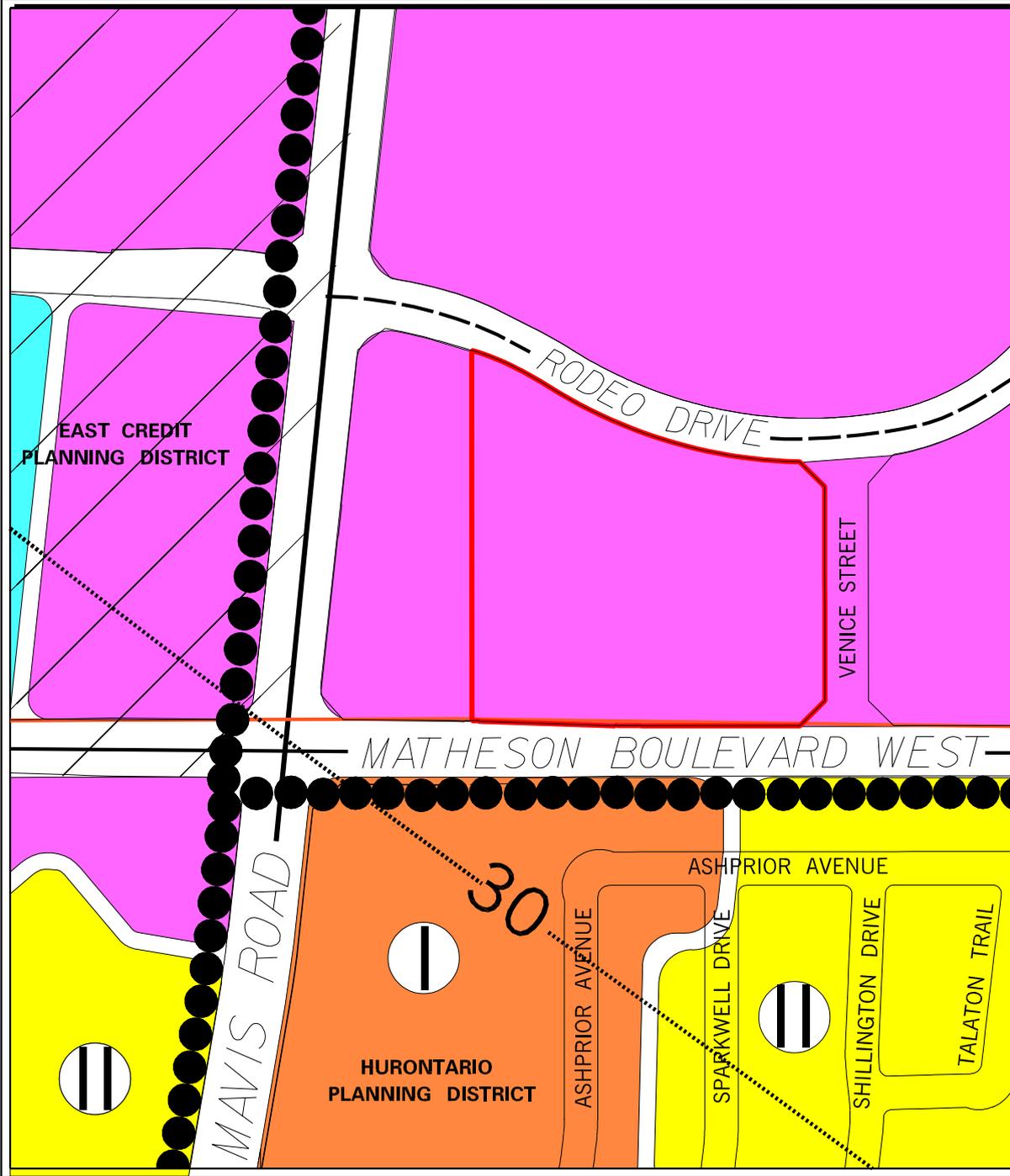
**PART OF GATEWAY DISTRICT LAND USE MAP  
GATEWAY DISTRICT POLICIES OF MISSISSAUGA PLAN**

- |                                 |  |
|---------------------------------|--|
| <b>LAND USE DESIGNATIONS</b>    | <b>LAND USE LEGEND</b>   |
| Residential - Low Density I     | Regulatory Floodplain  |
| Residential - Low Density II    | LBPIA Operating Area Boundary - See Aircraft Noise Policies<br>Note: In Gateway, all lands are within the LBPIA Operating Area |
| Residential - Medium Density I  | Area Exempt From LBPIA Operating Area  |
| Residential - Medium Density II | Node Boundary  |
| General Commercial              | CP - City Park   |
| Motor Vehicle Commercial        | Cem - Cemetery   |
| Business Employment             | - Existing Stormwater Management Facility  |
| Open Space                      | - Proposed Stormwater Management Facility  |
| Greenbelt                       | <b>TRANSPORTATION LEGEND</b>   |
|                                 | Provincial Highway and Interchange   |
|                                 | Arterial   |
|                                 | Major Collector  |
|                                 | Major Collector (Scenic Route)   |
|                                 | Minor Collector  |
|                                 | Local Road   |
|                                 | Major Transit Corridor   |

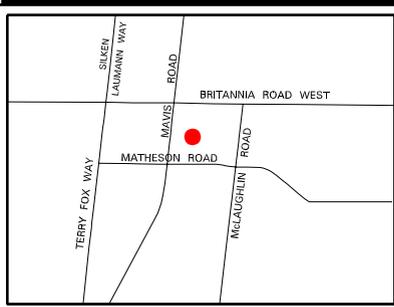
- 1996 NEP2000 NEF Composite Noise Contours  
 - Planning District

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:**  
**HOME DEPOT HOLDINGS INC.**



**FILE NO:**  
OZ 05041 W5

**DWG. NO:**  
05041L

**SCALE:**  
NTS

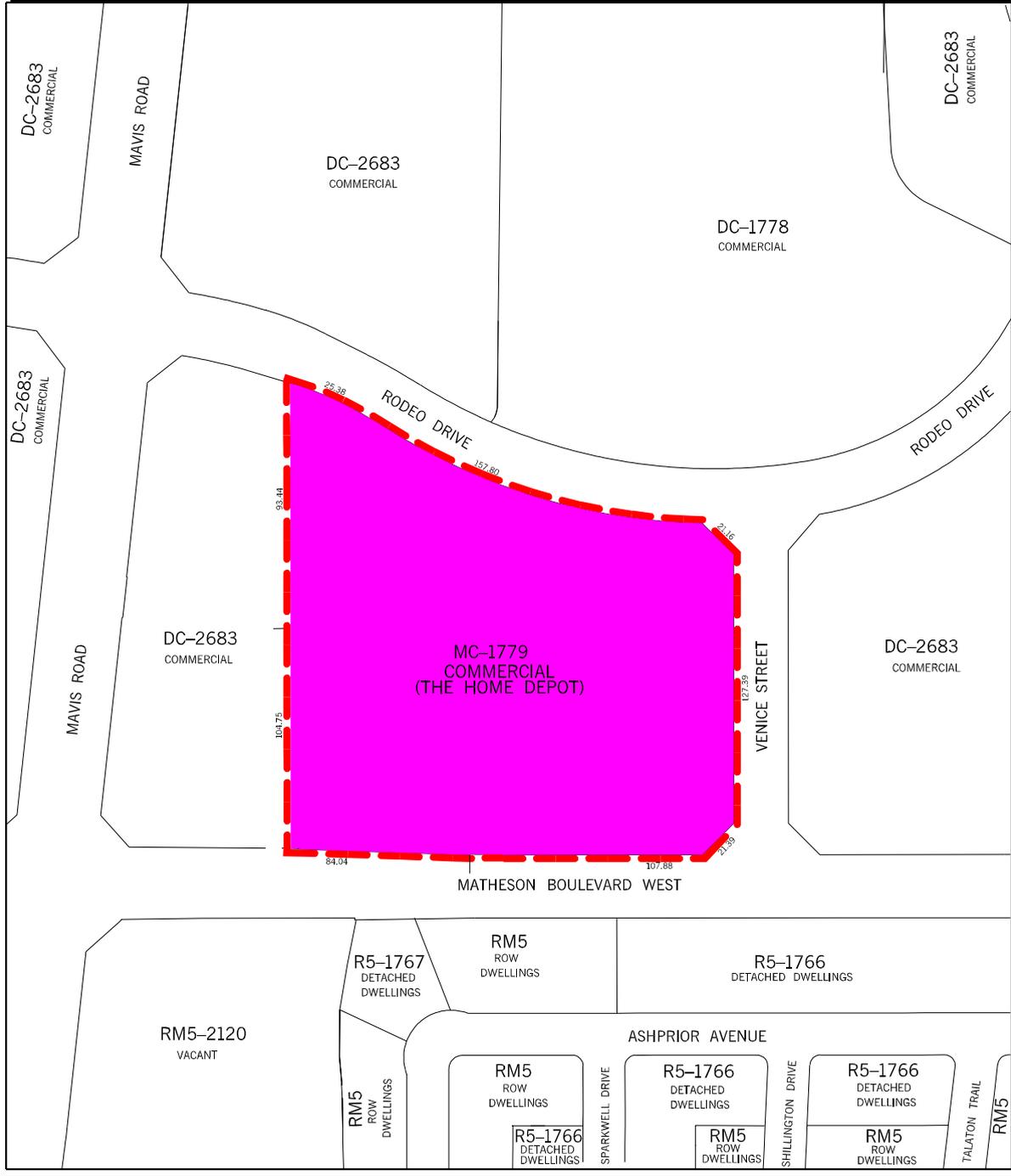
**PDC DATE:**  
2006 11 27

**DRAWN BY:**  
N.D.

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**LEGEND:**



PROPOSED REZONING FROM "MC-1779" (MIXED INDUSTRIAL AND COMMERCIAL) TO "DC-SPECIAL SECTION" (DISTRICT COMMERCIAL) TO PERMIT AN EXPANDED RANGE OF COMMERCIAL USES, INCLUDING A RESTAURANT (THE KEG).

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



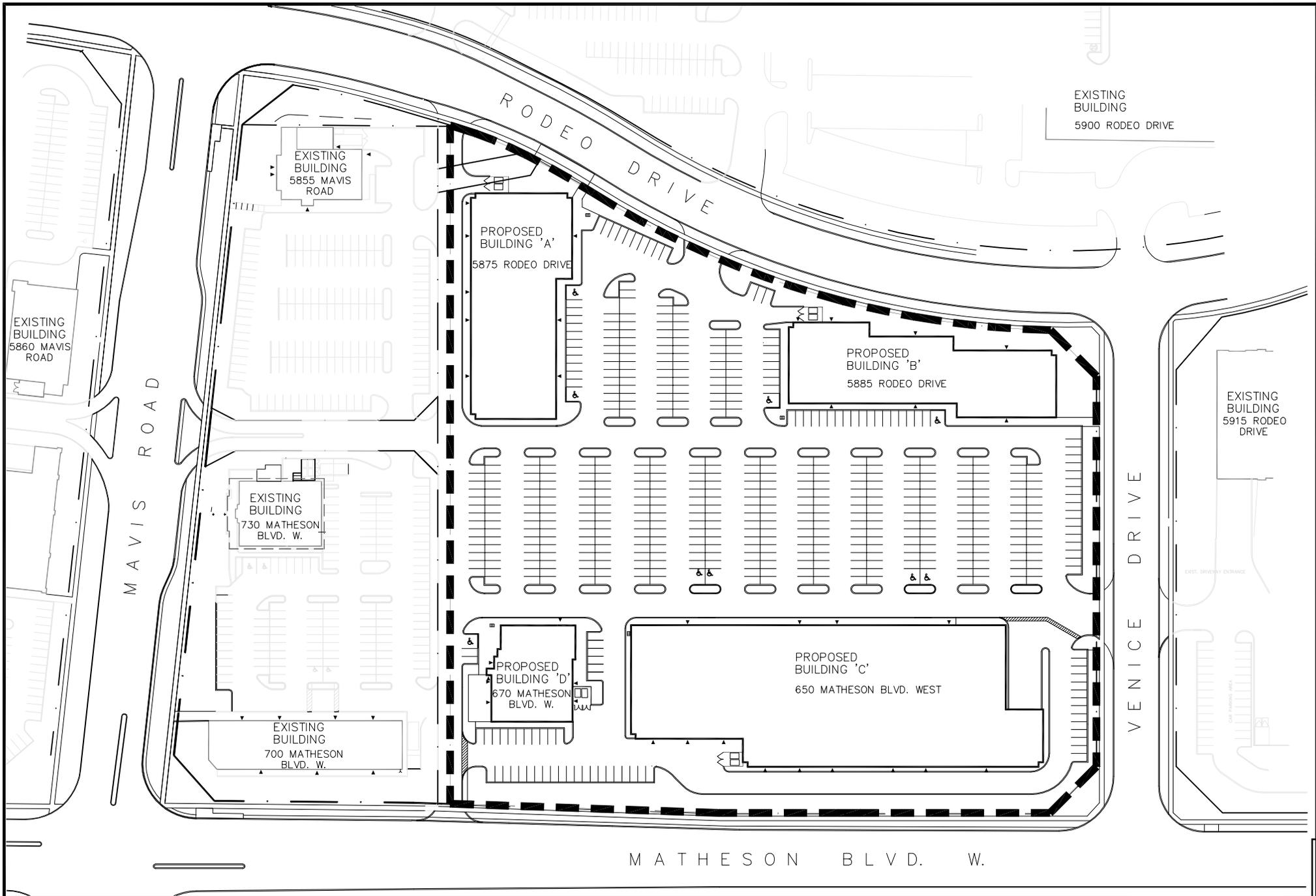
**SUBJECT:**  
**HOME DEPOT HOLDINGS INC.**



FILE NO: OZ 05/041 W5	<b>APPENDIX I-4</b>
DWG. NO: 05041R	
SCALE: 1:2800	
PDC DATE: 2006 11 27	
DRAWN BY: N.D.	

**MISSISSAUGA**  
Planning and Building

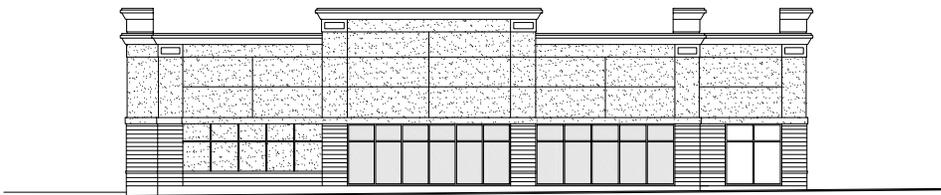
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**T&W, Geomatics**



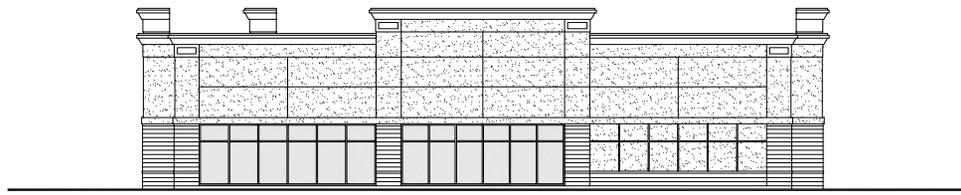
HEARTLAND TOWN CENTRE  
 PROPOSED COMMERCIAL REDEVELOPMENT  
 MISSISSAUGA, ONTARIO

CONTEXT SITE PLAN

SCALE: N.T.S.  
 DATE: OCTOBER 12, 2006



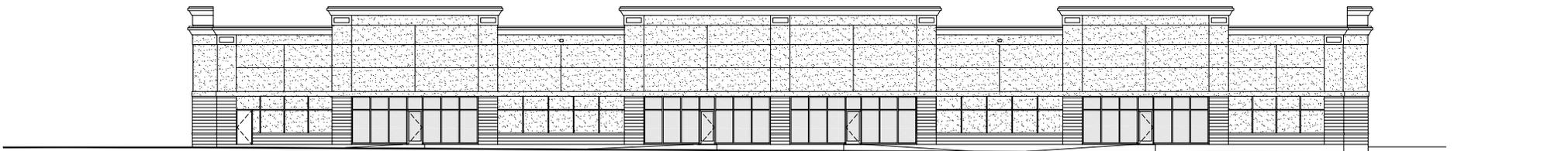
SOUTH ELEVATION



NORTH ELEVATION

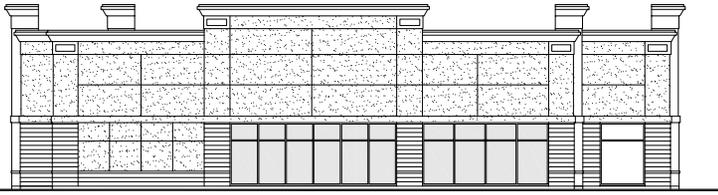


EAST ELEVATION



WEST ELEVATION

**BUILDING 'A'** 5875 RODEO DR.



WEST ELEVATION



EAST ELEVATION

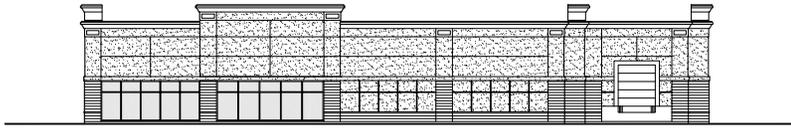


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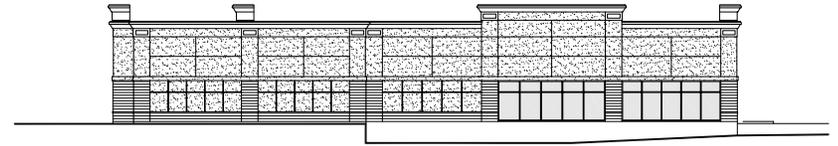


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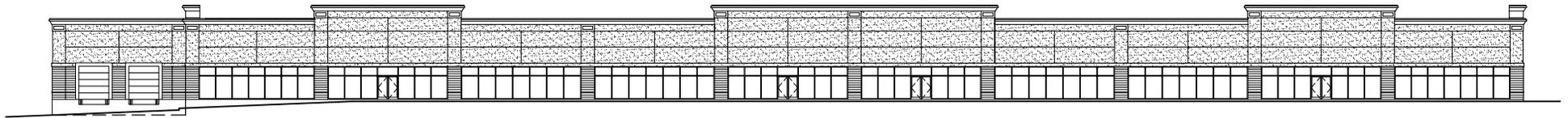
BUILDING 'B' 5885 RODEO DR.



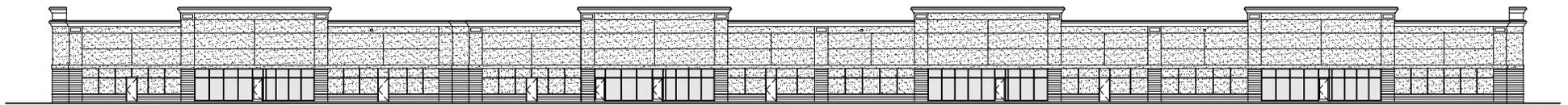
WEST ELEVATION



EAST ELEVATION

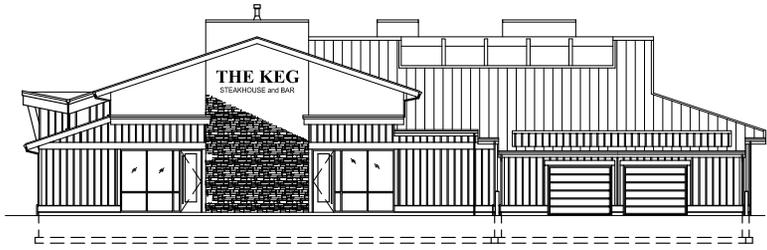


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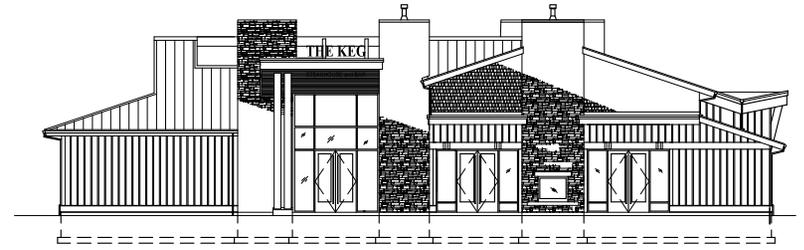


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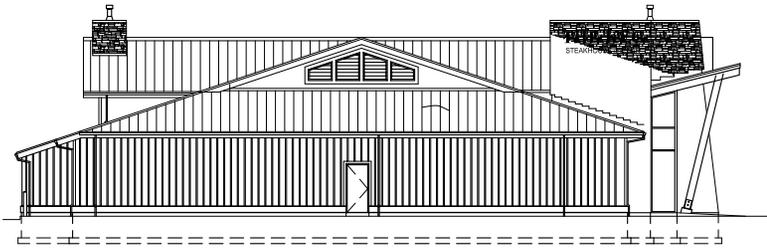
**BUILDING 'C'** 650 MATHESON BLVD. W.



EAST ELEVATION



WEST ELEVATION



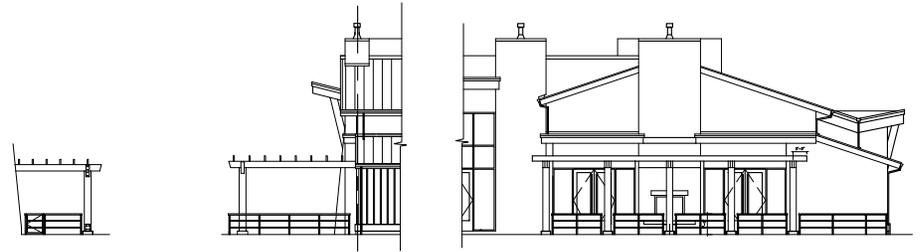
NORTH ELEVATION



SOUTH ELEVATION

THE ELEVATION DRAWINGS HAVE BEEN PROVIDED BY THE KEG AND ARE FOR INFORMATION PURPOSES ONLY.

ORLANDO CORPORATION ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS.



**BUILDING 'D'**

670 MATHESON BLVD. W.

Home Depot Holdings Inc.

File: OZ 05/041 W5

### Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airport Authority (October 17, 2006)	<p>Development elevations on the 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 309 meters (1,014 ft.) A.S.L. (Above Sea Level) at the eastern boundary of the property to approximately 313 meters (1,027 ft.) A.S.L. at the western boundary.</p> <p>The subject property is also located within the Bird Hazard Zone for Toronto Pearson International Airport, requiring property owners to manage food waste so as not to attract birds on lands adjacent to the airport.</p> <p>The subject property lies within the 30-35 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
Region of Peel (October 17, 2006)	<p>Municipal water services consist of a 300 mm (12 inch) diameter water main on Rodeo Drive, Venice Street and Matheson Boulevard.</p> <p>Municipal sanitary services consist of a 250 mm (10 inch) diameter sanitary sewer on Rodeo Drive, Venice Street and Matheson Boulevard.</p> <p>On-site waste collection will continue through a private waste hauler.</p>
City Community Services Department – Planning and Administration Division (October 18, 2006)	<p>This Department indicates that there are no concerns with the subject application.</p>

Home Depot Holdings Inc.

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Agency / Comment Date	Comment
City Community Services Department – Fire and Emergency Services Division (October 19, 2006)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply availability are acceptable.
City Transportation and Works Department (October 17, 2006)	<p>The applicant is to provide an updated Noise Impact Report to this Department for review since the proposed development contemplates a different site layout from what was reviewed and approved in the previous Noise Report submitted for the lands in 1989. In addition, the applicant is to provide an updated SWM Report addressing how the new proposal will provide the required storage, as well as a new site servicing plan to determine if the existing connections are adequate to accommodate the proposed changes to the site.</p> <p>Additional comments will be provided pending the receipt and review of the above-noted items.</p>
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 Enersource Hydro Mississauga Bell Canada Canada Post</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Corporate Services Department - Realty Services Division Enbridge Gas</p>

Home Depot Holdings Inc.

File: OZ 05/041 W5

## Existing and Proposed Zoning Provisions

Existing Zoning – “MC-1799” (Mixed Industrial and Commercial)	Proposed Zoning – “DC-Special Section” (District Commercial)
<p><u>Uses:</u></p> <ul style="list-style-type: none"> <li>• retail-warehouse;</li> <li>• garden centre;</li> <li>• manufacturing or industrial undertakings;</li> <li>• warehouses;</li> <li>• general retail-warehouse;</li> <li>• funeral establishment;</li> <li>• business equipment and office supplies and furnishings sales;</li> <li>• sporting and fitness goods sales;</li> <li>• theatre/cinema;</li> <li>• rental equipment outlet;</li> <li>• banks and financial institutions;</li> <li>• automotive retail store;</li> <li>• automobile repair garage accessory to an automotive retail store;</li> <li>• offices;</li> <li>• restaurants;</li> <li>• convenience restaurants;</li> <li>• beer store.</li> </ul>	<p><u>Uses:</u></p> <ul style="list-style-type: none"> <li>• art or antique shop;</li> <li>• bakery goods shop;</li> <li>• bank, financial institution or money lending agency;</li> <li>• barber shop or beauty parlour;</li> <li>• blueprinting establishment;</li> <li>• office;</li> <li>• place of religious assembly;</li> <li>• clothes or furniture cleaning agency or pressing establishment;</li> <li>• private club;</li> <li>• commercial school;</li> <li>• dressmaking or tailoring establishment;</li> <li>• diaper supply service;</li> <li>• drugstore;</li> <li>• food store;</li> <li>• garage for storage of commercial or private vehicles incidental to use of premises;</li> <li>• locker establishment for cold storage;</li> <li>• laundromat;</li> <li>• library;</li> <li>• motor vehicle sales room;</li> <li>• newspaper office, but not a newspaper printing establishment;</li> <li>• parking lot;</li> <li>• pharmaceutical agency or dispensing druggist;</li> <li>• restaurant;</li> <li>• shoe repair shop;</li> <li>• shop in which goods are sold at retail;</li> <li>• taxi business office;</li> <li>• upholstering and furniture repairing in connection with a retail store;</li> <li>• shop in which household pets are sold at retail;</li> <li>• take-out restaurant;</li> <li>• convenience store;</li> <li>• video store;</li> </ul>

**Existing and Proposed Zoning Provisions**

<p><u>Parking:</u></p> <ul style="list-style-type: none"> <li>• In accordance with Zoning By-law 5500 except as follows (shall be provided per 100 m<sup>2</sup> [1,076 sq. ft.]): retail-warehouse at 1.6 spaces; garden centre at 1.1 (warehouse) and 3.2 (retail sales) spaces; industrial/manufacturing at 1.6 spaces; individual warehousing establishment at 1.1 spaces; general retail-warehouse at 1.1 (warehousing), 1.6 (manufacturing) and 3.2 (retail) spaces; business equipment sales, office supplies sales, furnishing sales and automotive retail store at 5.4 spaces; automotive repair garage at 5.5 spaces; business, professional and administrative offices at 3.2 spaces; medical offices at the greater of 5 (per practitioner) or 6.5 (per GFA) spaces; beer store at 6.5 spaces. Additionally, shared parking arrangements for a mixed use development (percent of peak period).</li> </ul>	<ul style="list-style-type: none"> <li>• tanning salon;</li> <li>• convenience restaurant;</li> <li>• funeral establishment;</li> <li>• automotive retail store, which may include as accessory thereto an automobile repair garage;</li> <li>• motor vehicle sales centre;</li> <li>• garden centre;</li> <li>• equipment rental;</li> <li>• retail-warehouse;</li> <li>• outdoor patio accessory to a restaurant or a convenience restaurant;</li> <li>• 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.</li> </ul> <p><u>Parking:</u></p> <ul style="list-style-type: none"> <li>• In accordance with Zoning By-law 5500 except as follows (shall be provided per 100 m<sup>2</sup> [1,076 sq. ft.]): retail-warehouse at 1.6 spaces; retail and service commercial uses at 5.4 spaces; automotive repair garage at 5.5 spaces; all types of restaurants at 5.4 spaces. Additionally, shared parking arrangements for a mixed use development (percent of peak period);</li> <li>• provision of parking spaces may be satisfied off-site, by excess parking spaces on abutting interconnected property to the west;</li> <li>• restaurants, convenience restaurants and take-out restaurants to be at least 60 m (197 ft.) from the lot line of a residential zone.</li> </ul>
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**Home Depot Holdings Inc.**

**File: OZ 05/041 W5**

**Existing and Proposed Zoning Provisions**

<p><u>Minimum Setbacks:</u></p> <ul style="list-style-type: none"><li>• Front yard – 6 m (19.7 ft.);</li><li>• Side and Rear yards – 7.5 m (24.6 ft.).</li></ul> <p><u>Minimum Landscaping:</u></p> <ul style="list-style-type: none"><li>• none</li></ul>	<p><u>Minimum Setbacks:</u></p> <ul style="list-style-type: none"><li>• Front, Side and Rear yards – 4.5 m (14.7 ft.).</li></ul> <p><u>Minimum Landscaping:</u></p> <ul style="list-style-type: none"><li>• 4.5 m (14.7 ft.) wide landscape buffer abutting all property lines.</li></ul>
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