



Corporate Report

Clerk's Files

Originator's
Files OZ 05/041 W5

DATE: February 27, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 19, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

Supplementary Report **Ward 5**

RECOMMENDATION: That the Report dated February 27, 2007, from the Commissioner of Planning and Building recommending approval of the application under File OZ 05/041 W5, Orlando Corporation, 650 Matheson Boulevard West, north side of Matheson Boulevard West, east of Mavis Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of section 34(17) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That 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 in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the Development Agreement include a clause requiring the owner to register on title of the abutting westerly lands a reservation of 25 parking spaces to meet the minimum parking requirements under the zoning by-law for the subject lands;
 - (b) That the implementing zoning by-law provide for up to 25 parking spaces to be accommodated on the abutting westerly lands zoned “DC-2683” (District Commercial);
 - (c) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from “C3-29” (General Commercial) to “C3-Exception” (General Commercial) subject to conditions contained in Recommendation 2.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on November 27, 2006, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0095-2006 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, the applicant submitted a revised concept plan (Appendix S-3) which proposes the following:

- moving the proposed garbage collection access for the restaurant to the north;
- relocation of the proposed restaurant patio further to the north;
- elimination of the drive aisle between proposed building “C” and Matheson Boulevard West.

The revised concept plan results in a further on-site parking space deficiency of 5 spaces, resulting in a total deficiency of 20 spaces. As such, 570 parking spaces are required, whereas only 550 can be provided on-site.

It should also be noted that an application for site plan approval has been submitted under File SP 06/179 W5 which is currently in circulation to City departments and external agencies for comments.

COMMENTS:

COMMUNITY ISSUES

The Planning and Development Committee and one member of the public provided comments at the November 27, 2006 public meeting. Additionally, a community meeting was held by Ward 5 Councillor Eve Adams on January 23, 2007. Listed below is a summary of the comments received and responses from staff.

Comment

The proposed restaurant patio and service vehicles for the four buildings will create excessive noise for the residents immediately south of Matheson Boulevard West.

Response

The proposed restaurant is 62.2 m (204 ft.) from the nearest residential lot to the south. This is consistent with the City’s zoning by-law requirement that restaurants be at least 60 m (197 ft.) away from residential lots in order to reduce potential

impacts, including patio noise. The patio location has also been shifted to the northwest corner of the restaurant, further away from area residents. The garbage pick-up access is now proposed to be from the north instead of from the south, which is further removed and better screened from homes backing on to Matheson Boulevard West.

The drive aisle proposed south of building 'C' has been deleted and replaced by landscaping. This will eliminate opportunities for service vehicles to drive along the rear of this building, close to homes located to the south.

Additionally, the Transportation and Works Department are satisfied with the findings of an Environmental Noise Analysis report prepared by Jade Acoustics (January 22, 2007) which indicates that the predicted sound levels from the proposed site operations will comply with Ministry of the Environment's Guidelines for Stationary Noise.

Comment

The Keg restaurant proposed for the site will produce odours that will be a nuisance to the nearby residents to the south.

Response

The required 60 m (197 ft.) distance separation for restaurants is being achieved on the subject lands, which currently permits restaurants under the existing "MC-1779" (Manufacturing Commercial) zoning. This will reduce any potential odour impact on area residents. Due to the expressed concerns, the restaurant tenant has indicated that they will upgrade their exhaust fan to an EcoloAir three-stage filter and odour control system. The applicant has indicated that this system achieves a 90 percent reduction in odor emission and has been used successfully in other urban areas close to homes.

Comment

This proposed redevelopment will significantly increase traffic congestion along Matheson Boulevard West.

Response

A Traffic Assessment prepared by Reed, Voorhees & Associates Limited (January 22, 2007) indicates that traffic generated by the proposal will be similar in magnitude to the former Home Depot use and can be satisfactorily accommodated on the existing road network.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****City Transportation and Works Department**

Comments updated February 8, 2007 state that the applicant has provided a satisfactory Noise Impact Report which concluded that noise generated from site operations (including the proposed outdoor patio) will not have any adverse impacts on the adjacent residential area to the south (both existing and proposed). A detailed report will be required as part of the site plan review process.

In addition, the applicant has provided a satisfactory updated storm water management report and site servicing plan which addressed how this new development proposal will provide the required storage. Specific details are being addressed through the processing of the associated site plan application.

Should this application be approved by Council, the applicant will be required to make satisfactory arrangements with the City for the extension of the existing median island at the Matheson Boulevard West and Mavis Road intersection and for the construction of a trumpet island to restrict the existing westerly access point to Matheson Boulevard West to right-in/right-out movements only. Preliminary engineering drawings, a cost estimate and securities will be required in support of these specific road works. Furthermore, the applicant will be required to make the appropriate amendments to the existing Financial Agreement registered on title for 43M-967.

PLANNING COMMENTS

Official Plan

The proposal is in conformity with Mississauga Plan Policies for the Gateway District. The “General Commercial” designation permits all of the commercial uses proposed under the subject application.

The revised concept plan submitted by the applicant adequately addresses the urban design policies of Mississauga Plan. Satisfactory noise protection of the residential community to the south has been demonstrated. Views of parking, loading, garbage and service areas have been minimized from the street, particularly from the major collector road (Matheson Boulevard West) that abuts the site.

Zoning

The proposed “DC-Special Section” zone is appropriate to accommodate the requested uses. The proposed uses are the same as those permitted on abutting lands to the west, north and east under the “DC-2683” (District Commercial) zone, and are compatible with the surrounding commercial and residential uses.

The proposed gross floor area of 10 558 m² (113,650 sq. ft.) would require 570 parking spaces. The revised concept plan shows 550 parking spaces, which results in a deficiency of 20 spaces.

Orlando Corporation has confirmed that they now own the subject lands as well as the abutting lands to the west zoned “DC-2683” (District Commercial) which are occupied by retail commercial and restaurant uses. As these adjoining lands have an interconnected drive aisle arrangement with the subject lands and also contain a parking surplus of 142 spaces above the required zoning by-law minimum, they can satisfy the parking shortfall on the subject lands.

Orlando Corporation has indicated that they will continue to own both properties. They have also agreed to register on title of the abutting lands to the west a requirement that 25 parking spaces be reserved for the use of the subject lands in order to satisfy its

parking obligation under the City's zoning by-law. This will ensure that sufficient parking spaces are available regardless of future ownership. Should this application be approved by Council, it is recommended that the implementing zoning by-law include a specific provision to allow the subject lands to utilize up to 25 parking spaces from the extra parking available on these adjoining lands to the west. Although the current site plan application shows a parking deficiency of 20 spaces, an allowance for up to 25 off-site parking spaces would provide for flexibility in case of minor site plan changes or any discrepancies in floor area calculations that could arise during the building permit stage.

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: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The request by the applicant to increase the number of off-site parking spaces to 20 from 15 is not a significant change to the proposal. Therefore, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed rezoning is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for an expanded range of commercial uses is compatible with the surrounding land uses based on the same range of commercial uses permitted on abutting lands to the west, north and east, and compatibility with surrounding commercial and residential uses.
2. The proposed zoning standards are appropriate to accommodate the requested uses based on the proposed layout of the buildings and the surplus parking available on abutting lands.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0095-2006

Appendix S-3 – Revised Concept Plan

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner



Corporate Report

Clerk's Files

Originator's
Files OZ 05/041 W5

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**

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 m² (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:

Development Proposal	
Application submitted:	November 8, 2005
Application amended:	October 10, 2006
Existing Gross Floor Area:	10 389 m ² (111,830 sq. ft.)* * to be demolished
Gross Floor Area:	10 558 m ² (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 ² (1,076 sq. ft.) for retail and restaurants
Parking Proposed:	555 spaces (on-site) 15 spaces (off-site) on adjacent lands to the west

Site Characteristics	
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*

Home Depot Holdings Inc.

File: OZ 05/041 W5

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**

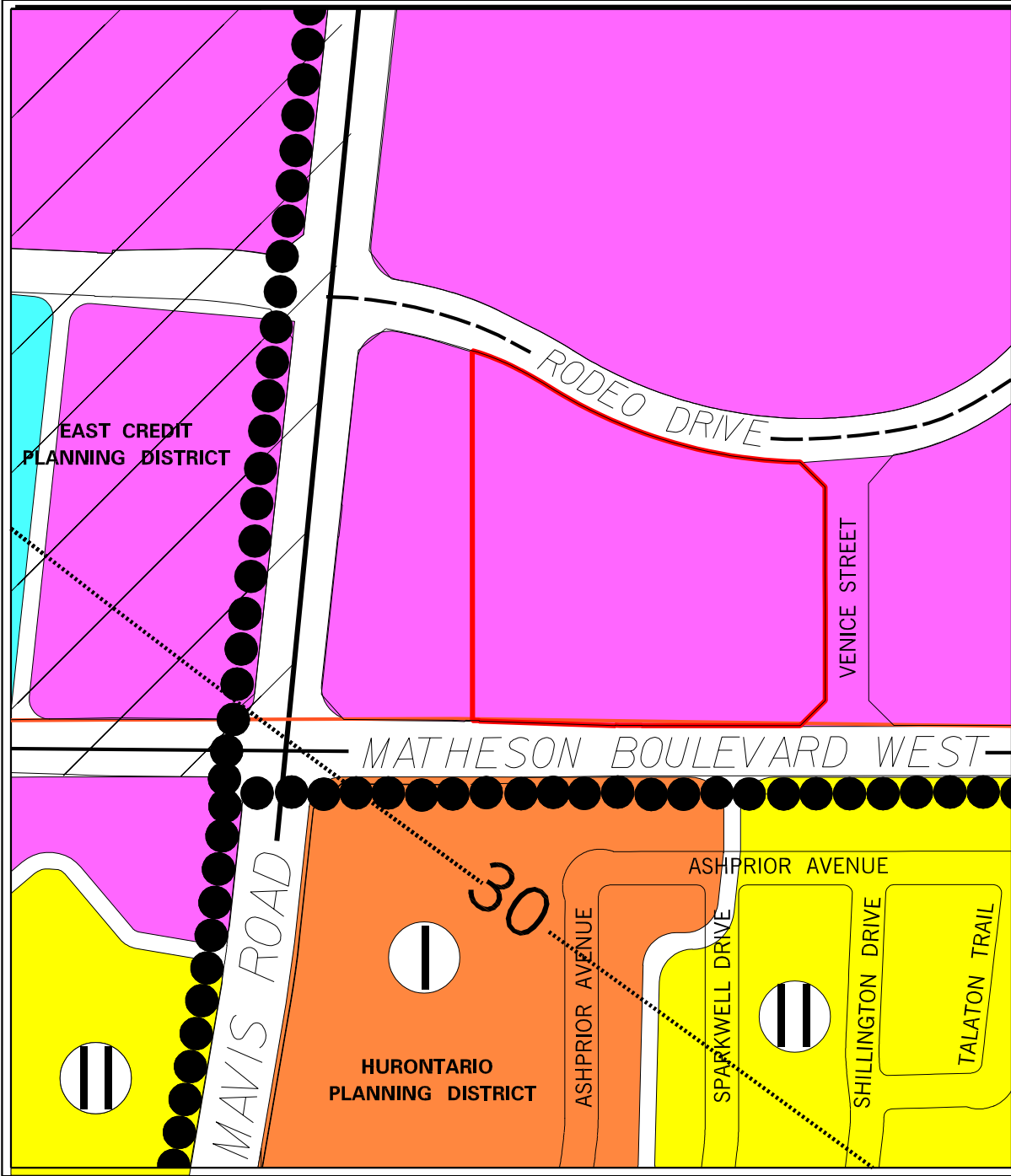
DATE OF AERIAL PHOTO: MAY 2006



SUBJECT: HOME DEPOT HOLDINGS INC.



FILE NO: OZ 05041 W5	
DWG. NO: 05041A	
SCALE: 1:2800	
PDC DATE: 2006 11 27	APPENDIX I-2
DRAWN BY: N.D.	



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

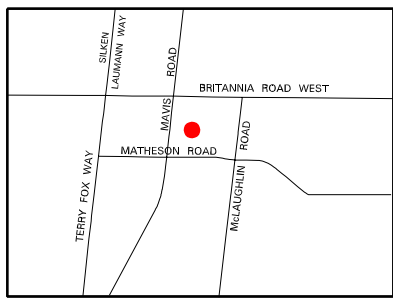
- | | |
|---|---|
| LAND USE DESIGNATIONS | LAND USE LEGEND |
| <ul style="list-style-type: none"> Residential - Low Density I Residential - Low Density II Residential - Medium Density I Residential - Medium Density II General Commercial Motor Vehicle Commercial Business Employment Open Space Greenbelt | <ul style="list-style-type: none"> Regulatory Floodplain LBPIA Operating Area Boundary - See Aircraft Noise Policies
Note: In Gateway, all lands are within the LBPIA Operating Area Area Exempt From LBPIA Operating Area Node Boundary CP - City Park Cem - Cemetery - Existing Stormwater Management Facility - Proposed Stormwater Management Facility - 1996 NEP/2000 NEF Composite Noise Contours - Planning District |
| | TRANSPORTATION LEGEND <ul style="list-style-type: none"> Provincial Highway and Interchange Arterial Major Collector Major Collector (Scenic Route) Minor Collector Local Road Major Transit Corridor |

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.

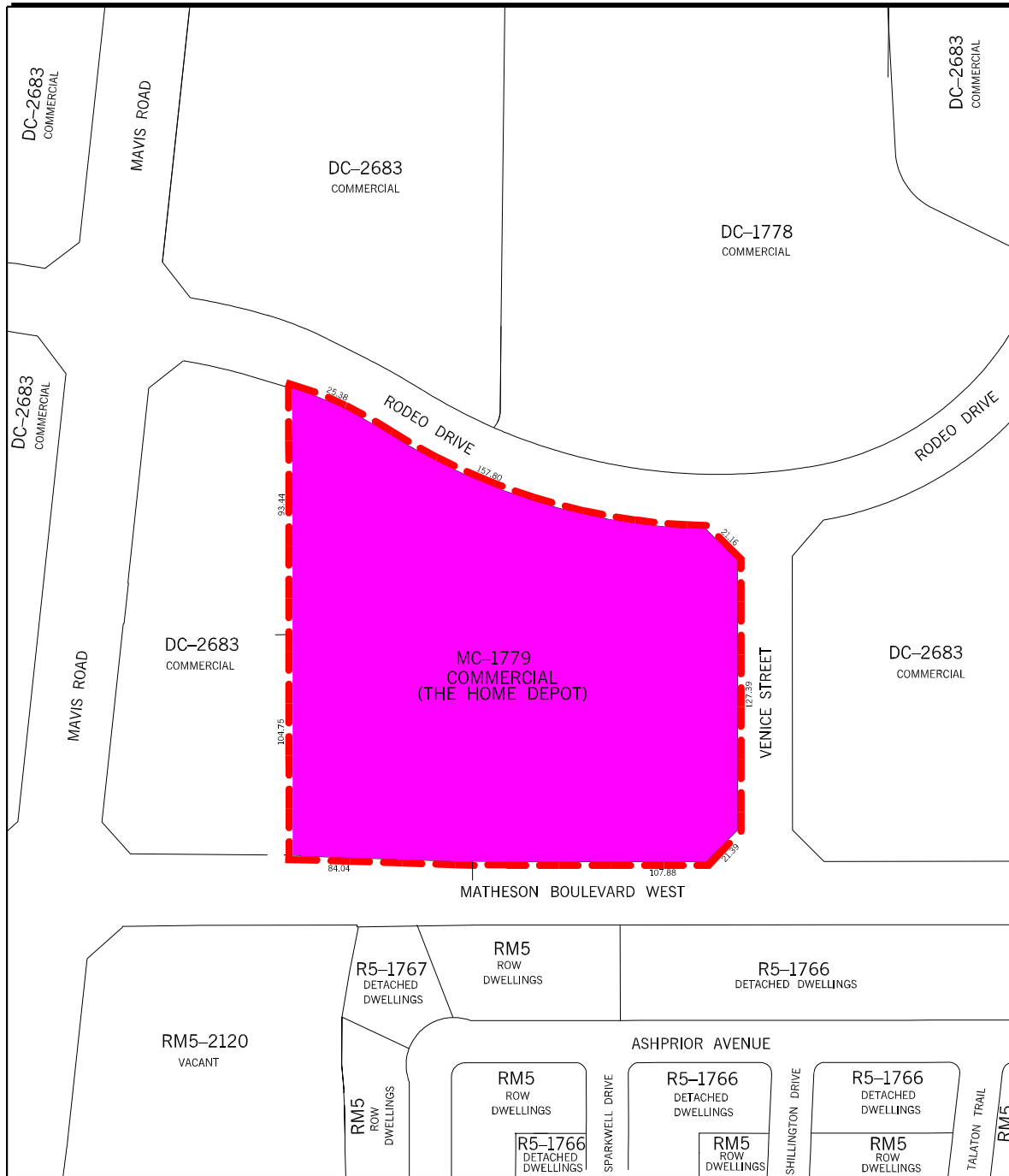
SUBJECT LANDS



SUBJECT:
HOME DEPOT HOLDINGS INC.



FILE NO: OZ 05041 W5	APPENDIX I-3
DWG. NO: 05041L	
SCALE: NTS	
PDC DATE: 2006 11 27	
DRAWN BY: N.D.	



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

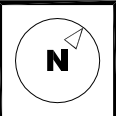
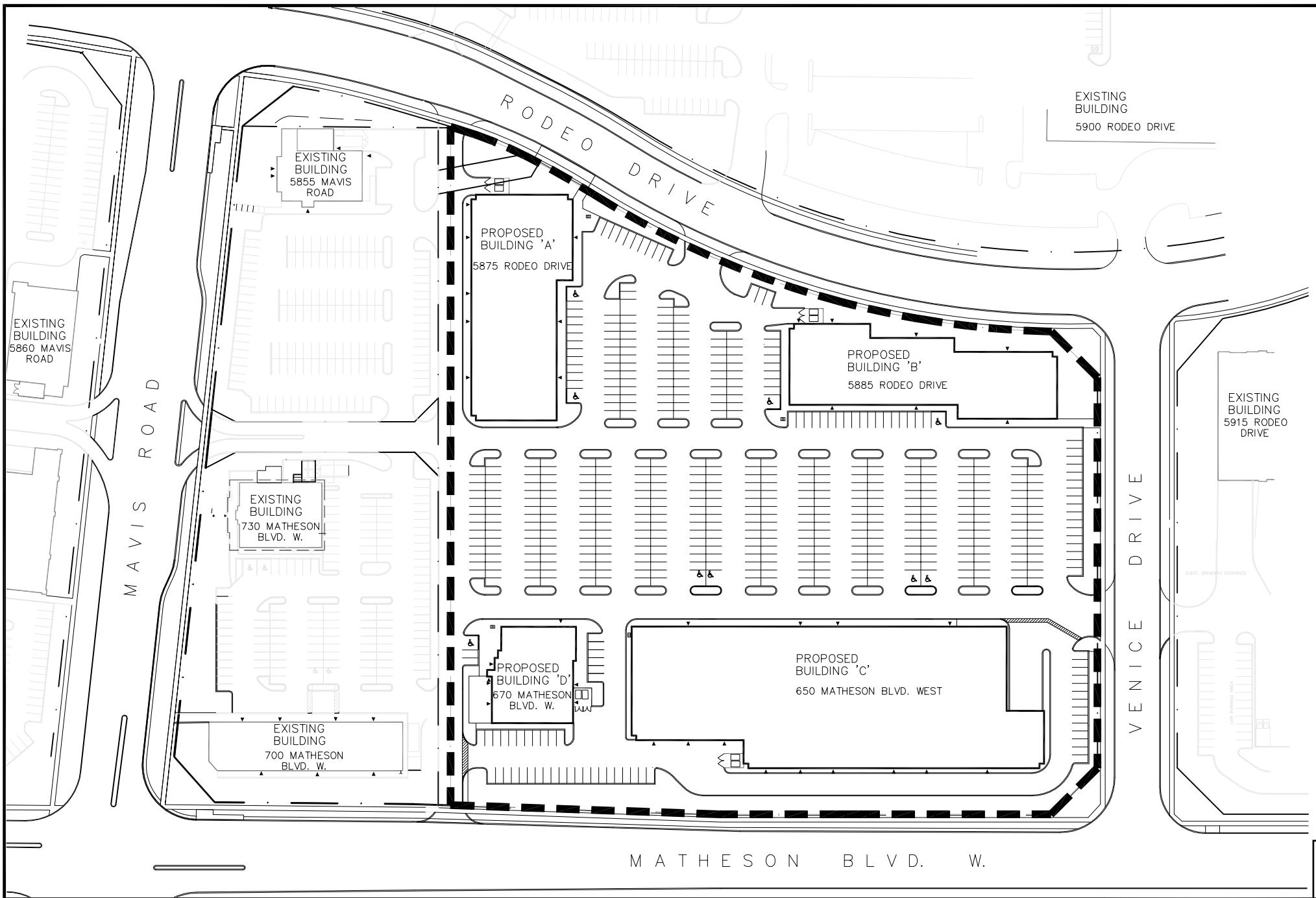
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PDC DATE:
2006 11 27

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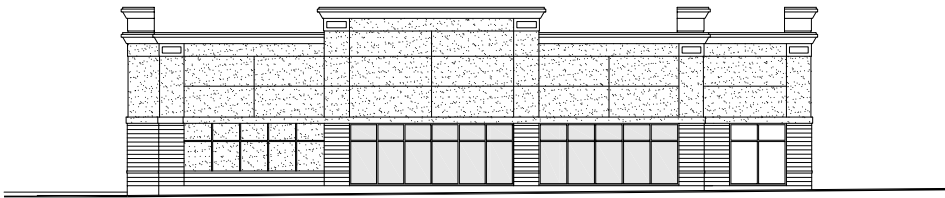
APPENDIX I-4



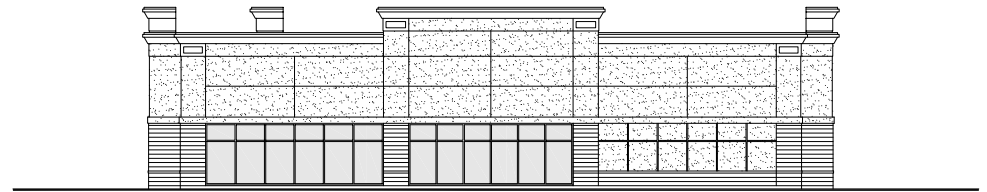
HEARTLAND TOWN CENTRE
PROPOSED COMMERCIAL REDEVELOPMENT
MISSISSAUGA, ONTARIO

CONTEXT SITE PLAN

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



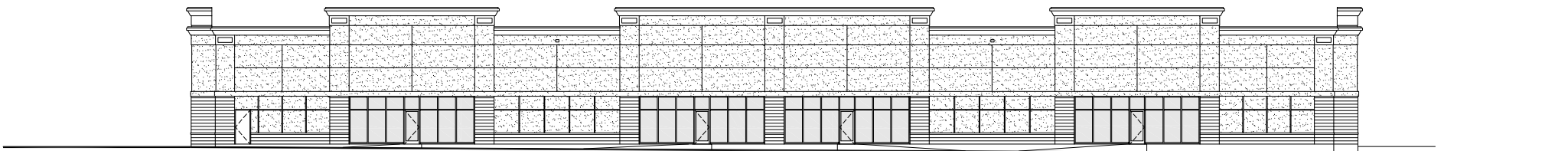
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NORTH ELEVATION

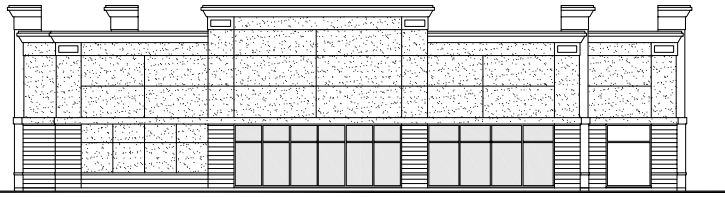


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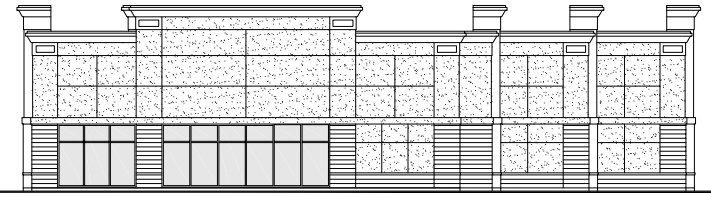


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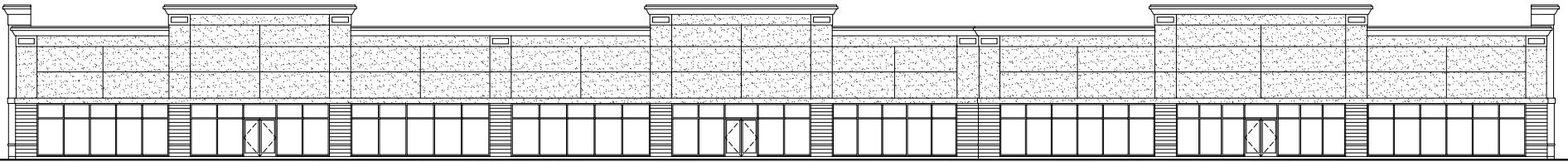
BUILDING 'A' 5875 RODEO DR.



WEST ELEVATION



EAST ELEVATION



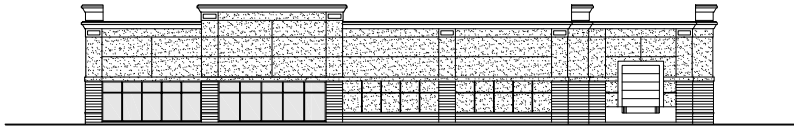
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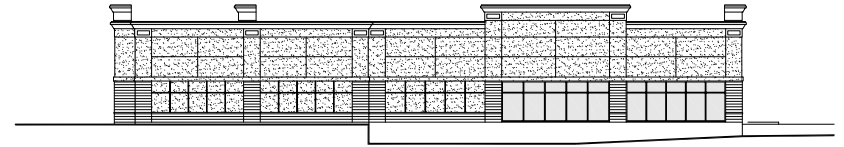
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BUILDING 'B'

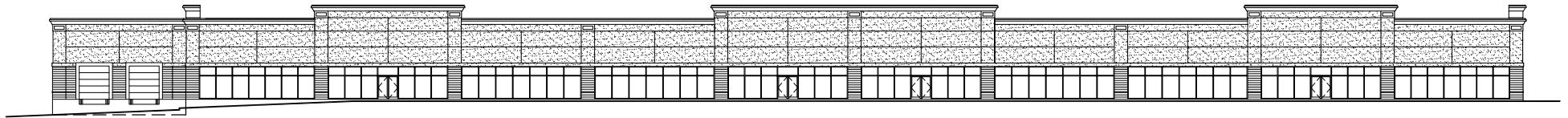
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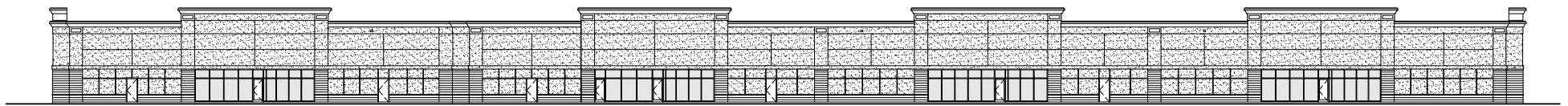
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EAST ELEVATION

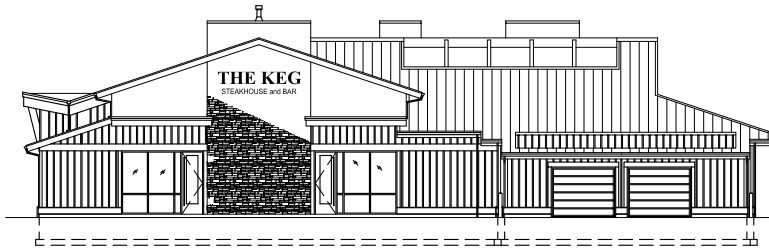


NORTH ELEVATION



SOUTH ELEVATION

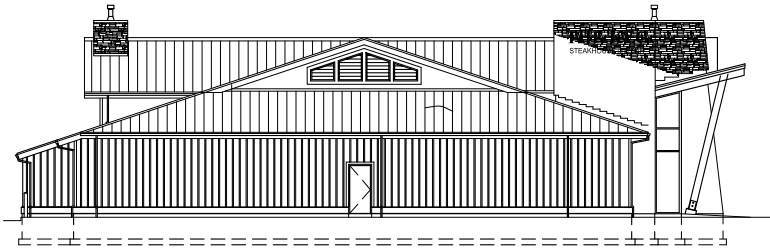
BUILDING 'C' 650 MATHESON BLVD. W.



EAST ELEVATION



WEST ELEVATION



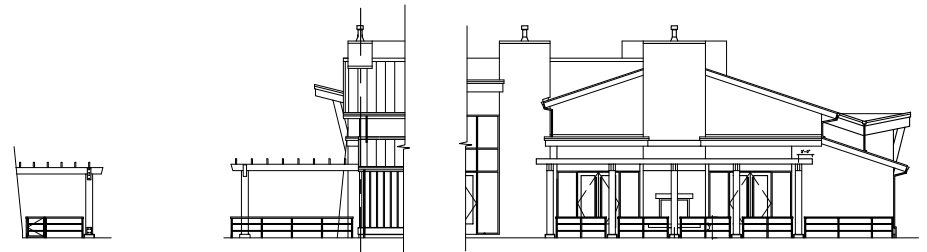
NORTH ELEVATION



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)	This Department indicates that there are no concerns with the subject application.

Home Depot Holdings Inc.

File: OZ 05/041 W5

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

Home Depot Holdings Inc.

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Existing and Proposed Zoning Provisions

<p><u>Parking:</u></p> <ul style="list-style-type: none"> • In accordance with Zoning By-law 5500 except as follows (shall be provided per 100 m² [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). 	<ul style="list-style-type: none"> • tanning salon; • convenience restaurant; • funeral establishment; • automotive retail store, which may include as accessory thereto an automobile repair garage; • motor vehicle sales centre; • garden centre; • equipment rental; • retail-warehouse; • outdoor patio accessory to a restaurant or a convenience restaurant; • 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. <p><u>Parking:</u></p> <ul style="list-style-type: none"> • In accordance with Zoning By-law 5500 except as follows (shall be provided per 100 m² [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); • provision of parking spaces may be satisfied off-site, by excess parking spaces on abutting interconnected property to the west; • restaurants, convenience restaurants and take-out restaurants to be at least 60 m (197 ft.) from the lot line of a residential zone.
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Home Depot Holdings Inc.

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Existing and Proposed Zoning Provisions

<p><u>Minimum Setbacks:</u></p> <ul style="list-style-type: none"> • Front yard – 6 m (19.7 ft.); • Side and Rear yards – 7.5 m (24.6 ft.). <p><u>Minimum Landscaping:</u></p> <ul style="list-style-type: none"> • none 	<p><u>Minimum Setbacks:</u></p> <ul style="list-style-type: none"> • Front, Side and Rear yards – 4.5 m (14.7 ft.). <p><u>Minimum Landscaping:</u></p> <ul style="list-style-type: none"> • 4.5 m (14.7 ft.) wide landscape buffer abutting all property lines.
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APPENDIX I-12



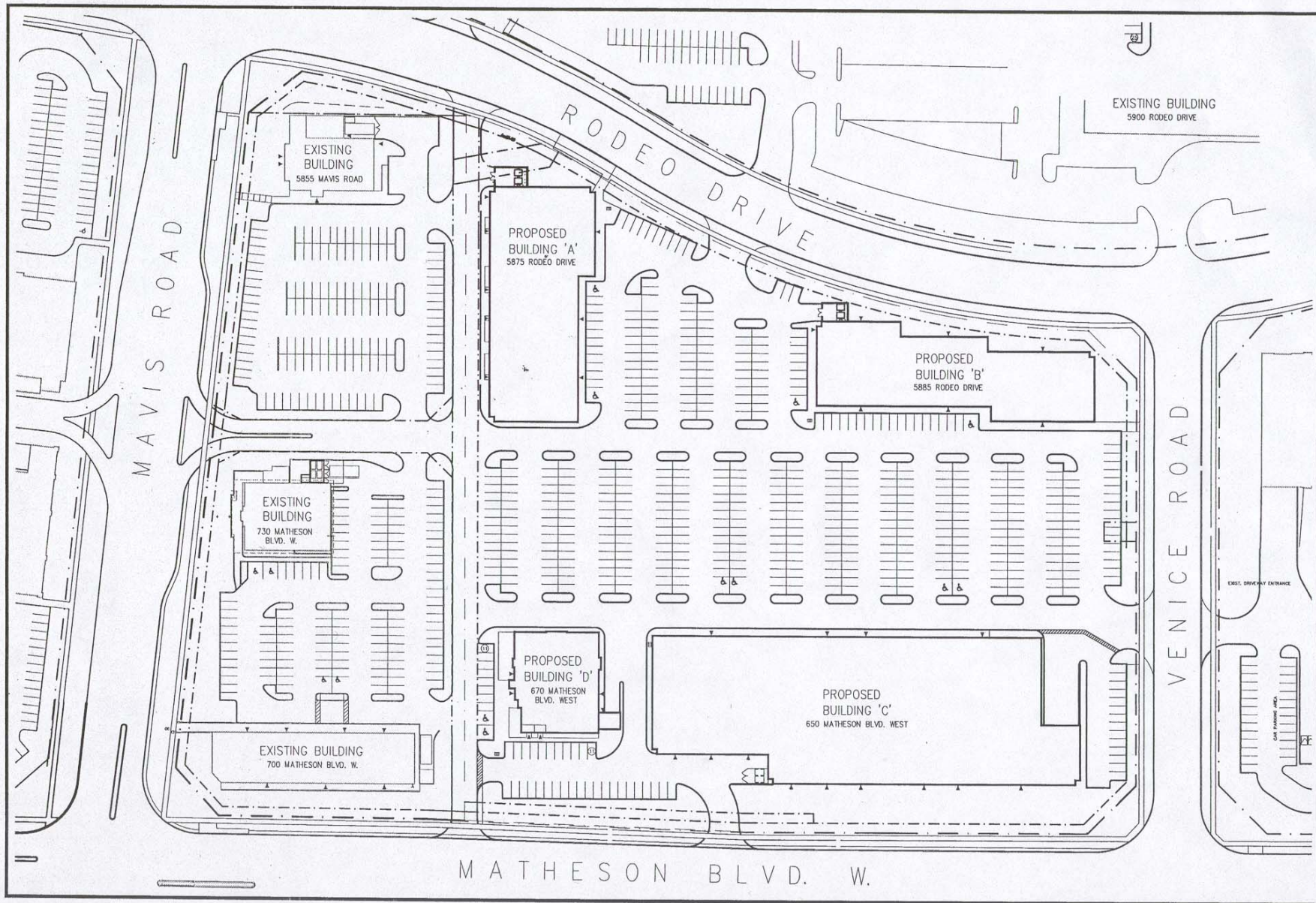
Orlando Corporation

File: OZ 05/041 W5

Recommendation PDC-0095-2006

PDC-0095-2006

1. 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.
2. That the email dated November 9, 2006, from Kenrick Bally with respect to his concerns regarding noise from the restaurant uses at the above location, be received.



HEARTLAND TOWN CENTRE
PROPOSED COMMERCIAL REDEVELOPMENT
 MISSISSAUGA, ONTARIO

CONTEXT SITE PLAN

SCALE: N.T.S.
 DATE: JAN. 30, 2007