



# Corporate Report

Clerk's Files

Originator's  
Files OZ 11/006 W9

**PDC** DEC 5 2011

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**DATE:** November 15, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: December 5, 2011

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

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit a One Storey Convenience Restaurant (A&W)**  
**In addition to the permitted uses**  
**2920 Argentia Road**  
**South side of Argentia Road, east of**  
**Winston Churchill Boulevard**  
**Owner: Home Depot Holdings Inc.**  
**Applicant: MHBC Planning**  
**Bill 51**

**Public Meeting** **Ward 9**

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**RECOMMENDATION:** That the Report dated November 15, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E1-10" to "E1- Exception" (Employment in Nodes), to permit a convenience restaurant under file OZ 11/006 W9, Home Depot Holdings Inc., 2920 Argentia Road, be received for information.

**BACKGROUND:** An application has been received to utilize a portion of excess parking area on the existing Home Depot site for an A&W restaurant. The application has been circulated for technical comments. A concurrent Site Plan Approval application under file

SP 11/073 W9 has been submitted. The processing of the Site Plan will not be finalized until after Council makes a decision on the subject rezoning application. The owner also intends to apply to the Committee of Adjustment to sever the subject lands from the large parcel. Although it is intended that the severed parcel function as a self-contained lot, easements will be required over the remaining lands (Home Depot site) for access. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application Submitted:	June 9, 2011 (Received) June 20, 2011 (Deemed Complete)
Proposed Gross Floor Area:	173.00 m <sup>2</sup> (1,862.2 sq. ft.)
Landscaped Area: Required Provided	10% of the lot area 30% of the lot area
Parking Spaces: Required Provided	28 spaces 22 spaces
Drive Through Stacking: Required Provided	10 cars 13 cars
Supporting Documents:	Planning Justification Report Parcel Register Documentation Site Servicing Plan Site Grading Plan Servicing and Storm Water Management Letter
<b>Site Characteristics (Proposed Lot)</b>	
Frontage:	49.15 m ( 161.25 ft.)
Depth:	46.33 m ( 152.00 ft.)
Net Lot Area:	2 419.00 m <sup>2</sup> (26,038.75 sq. ft.)
Existing Use:	Parking for the Home Depot Retail Warehouse

### **Green Development Initiatives**

The proposal will conform to the City's Green Development Strategy by decreasing the amount of impervious surface material and increasing groundwater infiltration by maximizing landscaping and vegetative plantings.

Additional information is provided in Appendices I-1 to I-9.

### **Neighbourhood Context**

The subject lands are located in an employment district which is characterized by large industrial and commercial buildings. The topography of the area is generally flat with limited vegetation and no noticeable natural features. The subject lands form part of a larger parcel that is owned by Home Depot Holdings Inc. and presently occupied by parking spaces for the Home Depot retail-warehouse. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Motel and vacant industrial lands

East: Parking area for the Home Depot retail warehouse

South: Parking area for the Home Depot retail warehouse

West: Automobile dealership

### **Mississauga Plan Designation and Policies for Meadowvale Business Park District (May 5, 2003)**

**"Business Employment - Special Site 4"** which permits manufacturing, office and service uses including restaurants. The policies of the Meadowvale Business Park District state that outdoor storage related to permitted industrial uses adjacent to Provincial Highway 401 and motor vehicle body repair facilities, will not be permitted.

The subject lands are located within the Meadowvale Business Park District Node near the interchange of Provincial Highway 401

and Winston Churchill Boulevard where visually prominent buildings which contribute to the urban form are encouraged. Special Site 4 was added to the Official Plan to permit retail warehouse and accessory outdoor and display areas on the property.

The application is in conformity with the "Business Employment" land use designation and no official plan amendment is proposed.

### **Mississauga Official Plan (2011)**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such the existing Mississauga Plan (2003) remains in effect. The application was originally submitted under the previous Official Plan which is the current plan in effect, regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan.

The new Official Plan designates the subject lands as "**Business Employment**" which permits manufacturing, office and service uses including restaurant. The subject lands are located within the Meadowvale Business Park Corporate Centre and within the Meadowvale Business Park Restricted Area which prohibit a number of uses such as adult entertainment establishments; waste processing; and truck terminals. The subject lands are also identified as Exempt Site 3 to permit a retail warehouse and accessory outdoor storage and display areas.

The Meadowvale Business Park Corporate Centre forms part of the Intensification Areas and the policies state that drive - through facilities may be given consideration in circumstances where the location, design and function of the drive - through facility maintains the intent of the Plan and meets established design guidelines.

The proposed convenience restaurant is a permitted use under the "Business Employment" land use designation in the new Mississauga Official Plan and related policies. A specific recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Existing Zoning**

**"E1-10" (Employment in Nodes)**, which permits manufacturing and warehouse distribution facilities; offices; and service uses such as financial institution and entertainment establishment; in addition to a retail-warehouse and garden centre.

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

**"E1-Exception" (Employment in Nodes)**, to permit convenience restaurant in addition to the uses permitted under the "E1" (Employment in Nodes) zoning category with a maximum gross floor area of 175.00 m<sup>2</sup> (1,883.7 sq. ft.) subject to the applicable regulations specified for the "E1" (Employment in Nodes) zone category, except for the proposed standards identified in Appendix I-8.

### **COMMUNITY ISSUES**

No community meeting was held and no written comments have been received by the Planning and Building Department.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- conformity to the drive through lane requirements;
- sustainable stormwater management;
- relocation of the handicap parking space;
- relocation of the refuse enclosure;
- inclusion of sustainable green technology; and

- resolution of the storm sewer easement requirements;

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters such as municipal services which 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 the issues are resolved, 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 Meadowvale Business Park District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: "E1 – Exception" -Proposed Standards
- Appendix I-9: General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*

**Home Depot Holdings Inc.**

**File: OZ 11/006 W9**

**Site History**

- April 5, 2000 - The Committee of Adjustment authorized a minor variance under file 'A' 154/00 to permit the subject lands to be developed for a home improvement retail warehouse and associated uses.
- May 12, 2000 - Site Plan Application SP 00/025 W9 for a Home Depot retail warehouse was approved.
- May 15, 2000 - The City issued a building permit under file BP3NEW 00/774 for a new retail warehouse (Home Depot).
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "E-10" (Employment in a Node).





**LEGEND:**

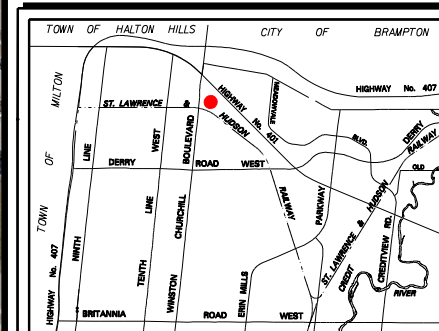


**SUBJECT LANDS**

**NOTE: DATE OF AERIAL PHOTO 03/20/2010**



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



**FILE NO:**  
**OZ 11006 W9**

**DWG. NO:**  
**11006A**

**SCALE:**  
**1:3500**

**PDC DATE:**  
**2011/12/05**

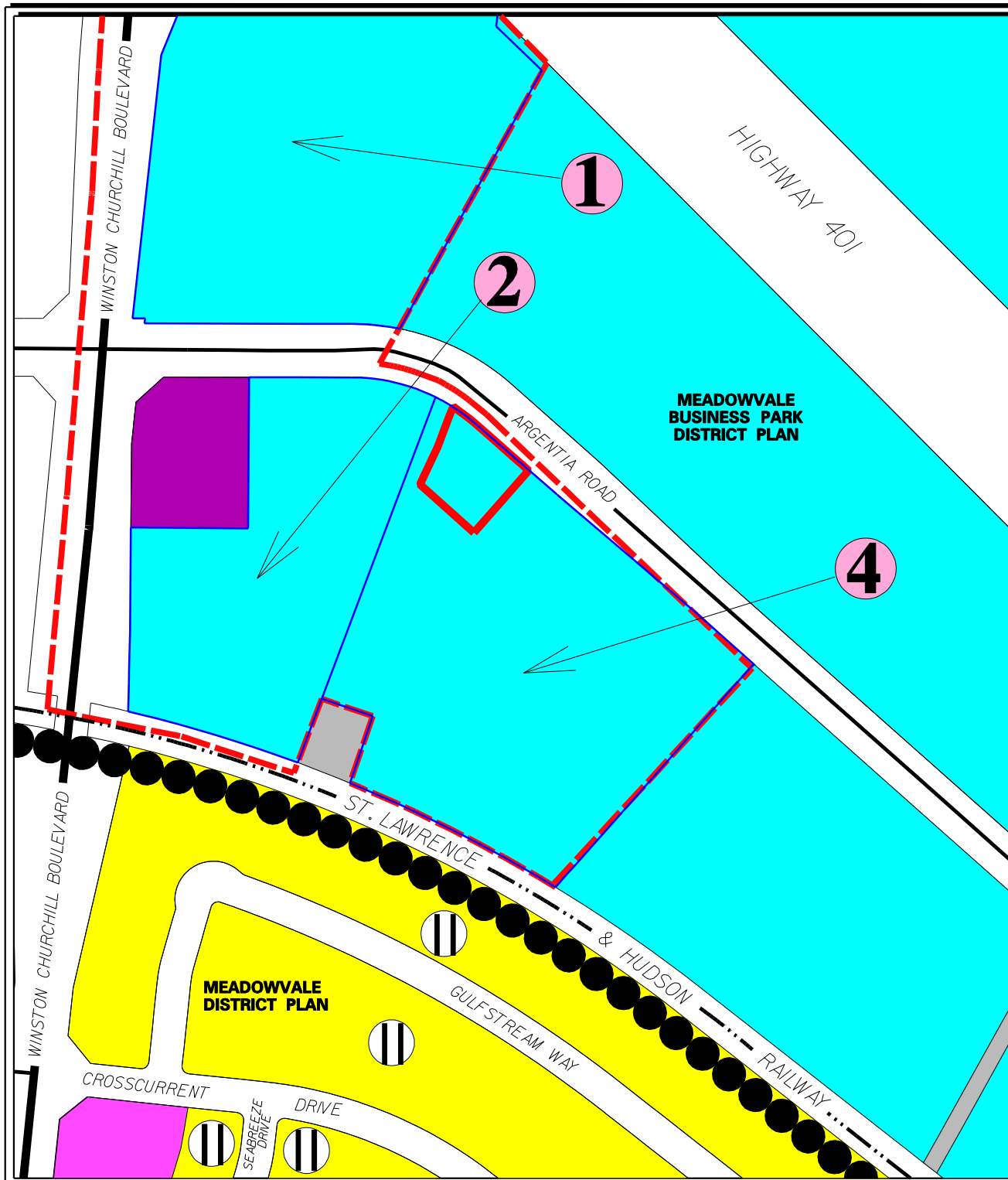
**DRAWN BY:**  
**B. KRUGER**

**APPENDIX I-2**

**MISSISSAUGA**  
**Planning and Building**

**Produced by**  
**T&W, Geomatics**





# **PART OF MEADOWVALE BUSINESS PARK DISTRICT LAND USE MAP MEADOWVALE BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN**

## **LAND USE DESIGNATIONS**

- Residential - Low Density II
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

Special Site Areas  
(See Special Site Policies)

## **TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Future Commuter Rail Station

## **LAND USE LEGEND**

- Node Boundary
- Existing Stormwater Management Facility
- Proposed Stormwater Management Facility
- 1996 NEP/2000 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.

## **NOTE:**

ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.

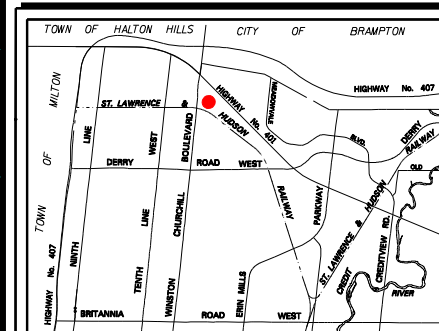


**SUBJECT LANDS**



## **SUBJECT:**

**HOME DEPOT HOLDINGS INC.**



**FILE NO:**  
**OZ 11006 W9**

**DWG. NO:**  
**11006L**

**SCALE:**  
**1:3500**

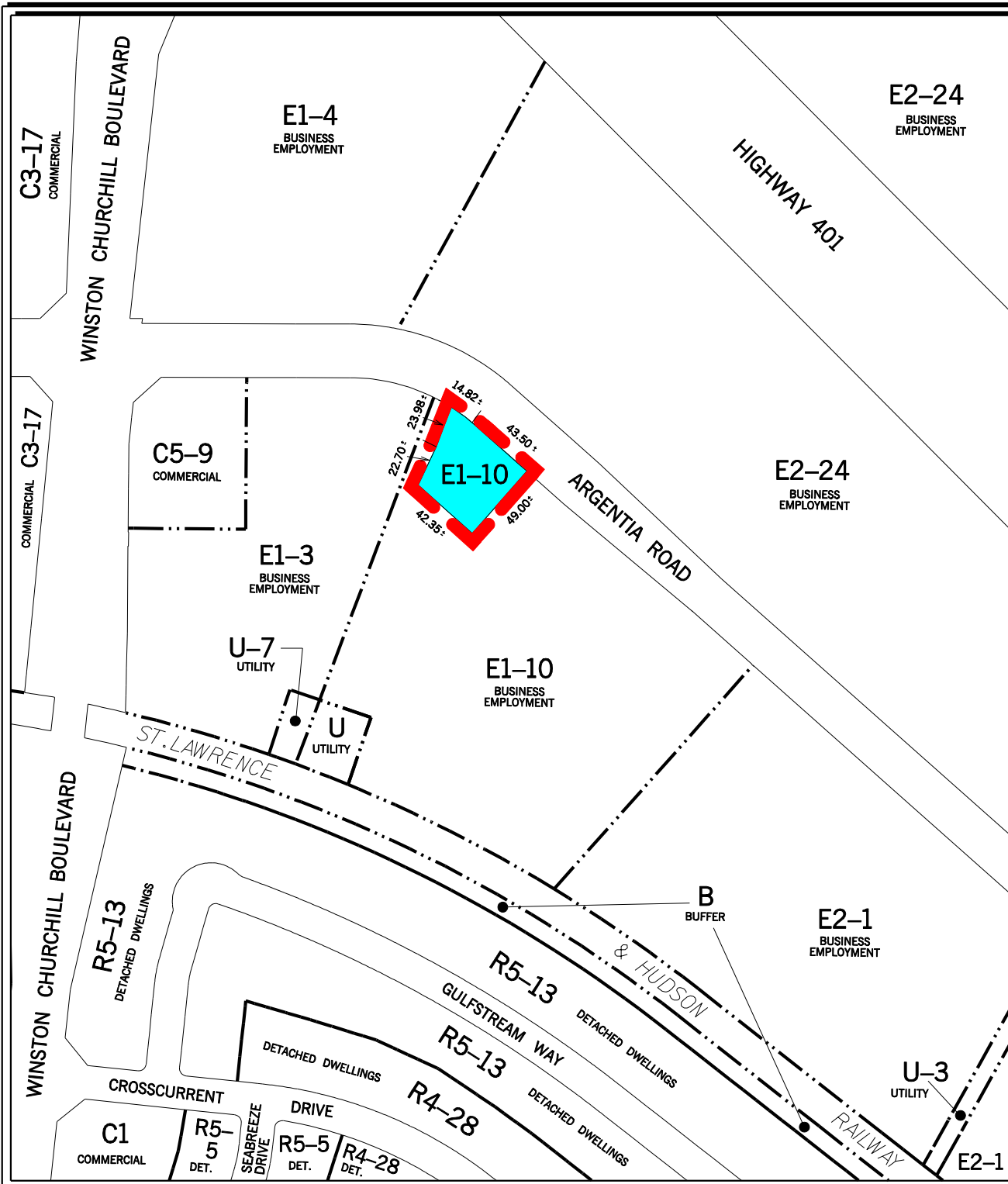
**PDC DATE:**  
**2011/2/05**

**DRAWN BY:**  
**B. KRUGER**

**APPENDIX I-3**

**MISSISSAUGA**  
**Planning and Building**

**Produced by**  
**T&W, Geomatics**



# LEGEND:



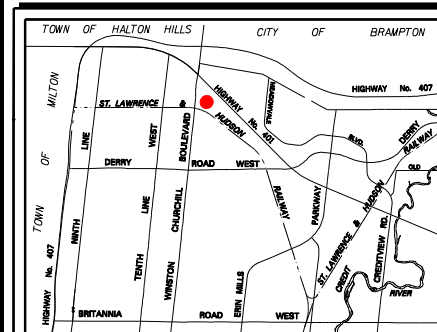
PROPOSED REZONING FROM "E1-10" (Employment in Nodes) TO "E1-EXCEPTION" (Employment in Nodes) TO PERMIT A CONVENIENCE RESTAURANT (A&W), IN ADDITION TO THE PERMITTED USES.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA. THIS IS NOT A PLAN OF  
SURVEY.



## SUBJECT:

HOME DEPOT HOLDINGS INC.



FILE NO:  
OZ 11006 W9

DWG. NO:  
11006R

SCALE:  
1:3500

PDC DATE:  
2011/12/05

DRAWN BY:  
B. KRUGER

APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

### CASTING CONCRETE CURB



REFER TO PLANNING ELEVATION  
DRAWINGS PREPARED BY A&W





**A&W RESTAURANT - ARGENTIA ROAD HOME DEPOT - MISSISSAUGA, ONTARIO**  
**COLOUR ELEVATIONS (1,860 sq.ft. - LEFT)**  
**APRIL 19, 2011**

Home Depot Holdings Inc.

File: OZ 11/006 W9

**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 (September 19, 2011)	<p>An existing 400 mm (15.7 in.) diameter watermain is located on Argentia Road, and an existing 450 mm (17.7 in.) diameter sanitary sewer is located on Argentia Road.</p> <p>This property is not within the vicinity of a landfill site, and on site waste collection will be required through a private waste hauler.</p>
Greater Toronto Airport Authority (July 4, 2011)	<p>According to the Airport Zoning Regulations for Toronto 's Lester B. Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 05 (future designation 05L) and the Approach Surface for proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 422 m (1,384.5 ft.) Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 423 m (1,387.8 ft.) A.S.L. at the western most boundary.</p> <p>Based on the submitted site plan information dated January 19, 2011, the proposed one storey convenience restaurant to be located at 2920 Argentia Road, would be within the height limits associated with the Regulations.</p>
City Community Services Department - Planning, Development and Business Services Division/Park Planning Section (August 8, 2011)	<p>In comments dated, this Department indicated that the parkland dedication requirement for application OZ 11/006 W9 has been satisfied through the dedication of Block 104 of Registered Plan 43M-907.</p> <p>The street tree requirement for this application has been satisfied through the associated draft plan of subdivision 21T-86106."</p>

**Home Depot Holdings Inc.****File: OZ 11/006 W9**

City Transportation and Works Department (October 27, 2011)	<p>Updated Context Site Plan, Site Plan, Site Servicing Plan, Site Grading Plan, Draft Reference Plan and Plan 43R-24278 - Description of Easements table have been submitted to this department.</p> <p>The applicant has been requested to further clarify the requirement of any necessary storm easement(s) to accommodate the adjacent lands to the west and to revise the plans to match with one another.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</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> <ul style="list-style-type: none"> <li>- Ministry of Transportation</li> <li>- Community Services Department - Fire and Emergency Services Division</li> <li>- Economic Development</li> <li>- Enersource Hydro Mississauga</li> <li>- Canada Post Corporation</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Rogers Cable- Realty Services, Corporate Services Department</li> <li>- Hydro One Network Inc.</li> <li>- Bell Canada</li> <li>- Canadian Pacific Railways</li> <li>- GO Transit (Metrolinx)</li> <li>- TransCanada Pipelines Ltd.</li> </ul>



Home Depot Holdings Inc.

File: OZ 11/006 W9

**"E1 – Exception" – Proposed Standards**

	<b>Required Zoning By-law Standards</b>	<b>Proposed Standards</b>
Minimum Front Yard	15.0 m (49.2 ft.)	8.0 m (26.2 ft.)
Minimum side Yard	10.0 m (32.8 ft.)	9.0 m (29.5 ft.)
Minimum rear Yard	15.0 m (49.2 ft.)	30.0 m (98.4 ft.)
Minimum Landscaped Area	10% of the lot area	30% of the lot area
Minimum Parking	16.0 spaces/100 m <sup>2</sup> (1,076 sq. ft.)	13.5 spaces/100 m <sup>2</sup> (1,076 sq. ft.)

