



TO: Mayor and Committee Members

FROM: Jim Baird, Commissioners of Development Services
Valerie Shuttleworth, Director of Planning and Urban Design

PREPARED BY: Nilesh Surti, Planner
East District Team

DATE: May 29, 2007

Re: **Home Depot Holding Inc.**
Application for Site Plan Approval to permit a large format retail store at the southwest Corner of Hwy No. 48 and Castlemore Avenue

At the May 8, 2007, Development Services Committee Part A meeting, members of Committee requested that the applicant explore the possibility of incorporating additional environmental initiatives. Committee Members also expressed some concern that the 9-metre wide central landscaped area as shown on the conceptual master plan submitted by the owner of the lands (Metrus) was not comparable in size to the central open space feature illustrated in the Highway 48 Urban Design Study.

In response, Home Depot is prepared to undertake a number of positive measures including the installation of a high albedo (highly reflective) roof top to reduce the impact of the building as an urban heat island, increase the width of the east-west walkway from 4.5 metres to 6 metres to allow a double row of trees to be planted, provide additional landscape islands within the parking lot as well as additional planting within the 6-metre landscape strip along the west property line. In addition, while the applicant has not increased the width of the pedestrian area in front of the main entrance, the applicant has clarified that a minimum 4.7 metre wide pedestrian area / walkway has been provided in front of the main entrance.

Further, Planning staff have spoken to the owner of the lands (Mr. Robert DeGasperi of Metrus) with regards to the central landscaped open space, and he has agreed to submit a detailed design and function plan for the central landscaped area. The owner has agreed to continue discussions with staff regarding this landscape feature and it is staff's opinion that in the event this feature is required to be wider it can be widened to the south without impacting the Home Depot site.