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Councillor Gord Perks (Chair) and
Members of Planning & Housing Committee
c/o Nancy Martins
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillor Perks, Members of Planning and Housing Committee and Ms. Martins:

Re: Home Depot Holdings Inc. - 90 Billy Bishop Way, Toronto - Comments on April 2024 Downsview Secondary Plan

We are the solicitors for Home Depot Holdings Inc. ("**Home Depot**") registered owner of the above-noted lands.

In addition to the earlier comments filed on behalf of Home Depot and other landowners of the Downsview Power Centre, we wish to provide the following requested policy, to be added to further clarify compatibility / mitigation matters as redevelopment occurs within the Secondary Plan area. The policy would be added to Section 12.4 of the Downsview Secondary Plan.

"12.4.4 In addition to the plans/drawings and studies/reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan that are required for planning applications, any proposed sensitive land uses, including residential, are required to be evaluated through a Compatibility/Mitigation Study to ensure that the liveability of the proposed residential dwelling units will not be adversely impacted by noise, odour, vibration or other air emissions from existing or planned adjacent land uses prior to those lands being zoned to allow those sensitive uses."

Given the potential land use compatibility issues that may arise between existing large scale, stand alone retail stores and residential uses we believe this additional policy is needed to provide better clarity and direction to ensure that when redevelopment occurs, Home Depot's operations and impacts, if ongoing at the time, would be adequately identified, studied and mitigated by the proponent of the redevelopment if required. This would ensure not only that Home Depot's operations will not be adversely affected by the redevelopment proposal but ensure an appropriate environment for the future residents of those developments.

Thank you.

Respectfully submitted.

Yours very truly,

MILLER THOMSON LLP

Per:



David Tang
Partner
DT/ac

