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May 27, 2025

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File No. 0070704.0864

C11.
Communication
CW(PM) – June 4, 2025
Item No. 10

Re: Submissions and Comments on Vaughan Official Plan 2025 (VOP 2025)
Home Depot Holdings Inc.'s Lands
140 Northview Boulevard and 55 Cityview Boulevard
Your File No. VOP 2025
Committee of the Whole Meeting June 4, 2025 - Item 4.10

We are the solicitors for Home Depot Holdings Inc. (“**Home Depot**”), the owner of 140 Northview Boulevard and 55 Cityview Boulevard, in the City of Vaughan, on which warehouse-format retail facilities are located (“**Home Depot Lands**”). The Home Depot Lands are subject to the Vaughan Official Plan 2010 (“**VOP 2010**”) but to be subject to VOP 2025. Both locations are currently the subject of site-specific policies in VOP 2010. Furthermore, the 140 Northview Boulevard store will also be subject to the Weston 7 Secondary Plan (“**W7SP**”) and both our client’s planning consultants and I have provided comments on the various drafts of W7SP.

On behalf of Home Depot and with the assistance of its planning consultants, SGL Planning and Design Inc., we have had an opportunity to review the latest draft (May 2025) of the VOP 2025 and the proposed VMC and Weston 7 Draft Secondary Plans.

We wanted to start with a reminder that it is Home Depot’s intention to continue operating its stores at the Home Depot Lands. Its ownership of the properties ensures it can continue providing home improvement goods and services to all of the new residents of Vaughan. That intention lies behind our client’s comments, along with a strong desire to ensure that Home Depot can remain supportive of and serve the new development and residents contemplated by VOP 2025, particularly as new residents move in and have the most need for Home Depot.

Background

Home Depot has been monitoring the VOP 2025 and secondary plans update process and wishes to submit some initial comments on the draft VOP 2025 for the City’s consideration prior to the finalization of its policies.

As noted earlier, Home Depot is concurrently submitting comments on W7SP Draft #5 that is to form part of Volume 2 of the VOP 2025. Our comments to the latest iteration of the W7SP

(Draft #5) addresses 140 Northview Boulevard, but the comments in this letter more comprehensively address the wider issues, such as urban design and use permissions pending comprehensive redevelopment of these sites which are contained in VOP 2025 policies and of course address 55 Cityview Boulevard, which is not located within the W7SP planning area. Our comments primarily relate to policies dealing with existing uses and protection of same.

Site-Specific Policies

The in-force, VOP 2010 as amended, includes site-specific policies (13.31.1 and 13.27.1) for both of the Home Depot Lands. The policies recognize that what this Plan calls a Major Retail use will remain, with policies for extensions, reductions or expansions before those sites are comprehensively redeveloped. That allows Home Depot to continue to serve the new residents as they move into the areas around the stores.

Our client believes that those principles should be brought forward in VOP 2025 and its respective, applicable secondary plans. We note that Schedule 14C of VOP 2025 proposes to carry over site-specific policy 13.27.1 for Cityview Boulevard, however it should be noted that Volume 2 of VOP 2025 does not appear to include the site-specific policies identified on Schedule 14C. In addition, we note that site-specific policy 13.31.1 from the VOP 2010 for Northview Boulevard does not appear to be carried over into VOP 2025.

We request that the City release the proposed site-specific policies within Volume 2 of VOP 2025. Notwithstanding this, we propose the following site-specific policies for both Home Depots Lands.

140 Northview Boulevard

A site specific policy for 140 Northview Boulevard should provide:

Until the site is comprehensively redeveloped:

1. Major Retail and Retail uses are permitted to be the only use(s) on the site and Retail units may exceed 3,500 square metres notwithstanding anything else in the Plan.
2. Policies 2.4.1.2.e., 2.4.1.2.f. , 3.2.2.2.c. 4.3.1.3.g. and 4.3.3.15 shall not apply and Low-Rise Buildings are permitted on the entirety of the site.
3. The following shall be permitted:
 - a. expansions or extensions of existing uses; and,
 - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.



55 Cityview Boulevard

A site specific policy for 55 Cityview Boulevard should provide:

Until the site is comprehensively redeveloped:

1. Major Retail uses are permitted notwithstanding the conditions in Policy 4.2.4.11 or anything else in this Plan.
2. Notwithstanding policy 3.2.2.6.f. or anything else in this Plan, Retail units may exceed 3,500 square metres.
3. Notwithstanding Policy 3.2.2.6.h.i., Low-Rise Buildings are permitted on the entirety of the site.
4. Policy 3.2.2.2.c. shall only apply to the lands within 100m of Major Mackenzie Drive West.
5. Policies 2.4.1.2.e., 2.4.1.2.f. , 4.3.1.3.g. and 4.3.3.15 shall not apply.
6. The following shall be permitted:
 - a. expansions or extensions of existing uses; and,
 - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.

Schedule 9B – Street Types

In addition to the above noted comments, we note that Schedule 9B – Street Types of VOP 2025 appears to show local roads through the Home Depot Lands at 140 Northview Boulevard. We request that these roads be removed from the Schedule, as these roads do not exist. Any future roads should be identified within the Weston 7 Secondary Plan, and our comments on this matter have been previously made to the City.

CONCLUSION

Home Depot's two Vaughan stores will be in operation long into the foreseeable future and will serve the new residents of the communities which will develop around them. Site-specific policies should recognize and protect Home Depot's continued operation and potential for expansion and response to it customer's needs until such time as these sites are comprehensively redeveloped.

Should additional concerns be identified, Home Depot reserves its right to revise or provide additional commentary on the VOP 2025, as we continue our review of the VOP 2025.

Please provide notice to Home Depot, through the undersigned, of any matters related to the VOP 2025. Home Depot requests notification of any modifications to the VOP 2025, to



be included in all public communications on this matter and be provided notice of all City of Vaughan decisions and meetings, and any appeals with respect to the VOP 2025.

We thank you for your consideration of the above. We would welcome the opportunity to discuss our client's requests further. For that purpose or if you require further information, please do not hesitate to contact the undersigned or, in his absence, please contact David Riley, Principal at SGL, at driley@sglplanning.ca or 416.898.4996.

Yours very truly,

MILLER THOMSON LLP

Per:



David Tang
Partner
DT/ac

c. David Riley, SGL
Home Depot Holdings Inc.

