

December 6, 2024

**By E-Mail Only to *clerks@vaughan.ca***

Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C1.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 3**

Dear Mr. Coles:

**Re: Martin Grove Road and Highway 7 – Special Area Update  
Comments of 77 Woodstream Inc.**

We are counsel to 77 Woodstream Inc., the owner of 77 and 87 Woodstream Boulevard in the City of Vaughan.

Our client's land use planner, Rosemarie L. Humphries, attended the meeting on September 6, 2024. At that meeting, Staff and the other landowners present confirmed that due to the advanced state of development approvals applicable to 77 and 87 Woodstream Boulevard those lands should not be involved in the Special Study. This understanding was documented in the attached correspondence which was provided to City Staff. No response to that correspondence was received. As a result, our client understands their lands to be excluded from the Special Study and Special Study Area.

Our client asks that the understanding arrived at be accurately reflected going forward by removing 77 and 87 Woodstream Boulevard from the Special Study Area boundary.

Yours truly,  
**DAVIES HOWE LLP**



Alex Lusty (he/him)

encl.: as above

copy: Christina Bruce, Director, Policy Planning and Programs  
Shawn Persaud, Senior Manager, Policy Planning and Special Programs  
Alex Di Scipio, Planner, Policy Planning and Special Programs  
Rosemarie L. Humphries, President, Humphries Planning Group Inc.  
Client

September 16, 2024  
HPGI File: 10236

**Policy Planning and Special Programs Department**

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Attn: Christina Bruce, Director, Policy Planning and Special Programs**

**Re: Martin Grove Road and Highway 7  
Special Area Landowner Information Meeting, September 6, 2024  
Comments of 77 Woodstream Inc.**

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I am writing to confirm the contents of the exchange I had on September 6, 2024 during the Landowner Information Meeting regarding the Martin Grove Road and Highway 7 Special Study Area project.

During the meeting I explained how 77 Woodstream Inc. was nearing the completion of its site plan approval process for its site at 77 and 87 Woodstream Boulevard (the "Site"). I then commented that, given the advanced state of planning approvals, 77 Woodstream Inc. should not be expected to become involved in the Special Study, nor should the completion of the Special Study delay completion of the site plan process. Staff and the other landowners present agreed with my position.

If you have any questions or concerns, please contact the undersigned at ext. 244.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc: Client  
Shawn Persaud, Senior Manager, Policy Planning and Special Programs  
Alex Di Scipio, Planner, Policy Planning and Special Programs