

**C6**  
**Communication**  
**CW (PM) – June 1, 2021**  
**Item# - 3**



April 15, 2021

Judy Jeffers, Planner  
Development Planning Department, City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: Written Submission regarding Development Applications  
Z.20.030 and DA.20.053**

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Robert Russell Planning Consultants Inc. has been retained by Warner Sulz, the son of Maria Sulz, who is the owner of the property legally described as Pt Lt 11 Con 10 Vaughan, As In Va61251 Except Pt 5 65R-27879; Vaughan with assessment roll number 192800033020300. Mr. Sulz has full power of attorney to represent the owner. Ms. Sulz's property is located immediately west of lands that are subject to proposed development applications Z.20.030 and DA.20.053. Robert Russell Planning Consultants Inc. has been retained to review the potential impact that the proposed development may have on Ms. Sulz's property.

We have reviewed the submission materials provided by 2118349 Ontario Limited, as published on the City of Vaughan's Planit Application Viewer, and don't have specific concerns at this time. However, given that the applicant is proposing to amend the Master Environmental Servicing Plan for Block 64 South, there is potential for these changes to negatively affect the future development potential of Ms. Sulz's property.

Our current understanding of these documents, leads us to believe that there will not be a negative impact to Ms. Sulz's property. Upon further detailed review our opinion may change. Furthermore, should the applicant submit revised documents and plans in the future, these will need to be reviewed by Mr. Sulz and ourselves to determine if we have any new concerns.

As such, we are not providing specific comments at this time, but wish to ensure that Ms. Sulz's right to provide comments or objections in the future is protected.

Sincerely,

**ROBERT RUSSELL PLANNING CONSULTANTS INC.**



Rob Russell, MCIP, RPP  
President

cc: Mr. Warner Sulz

**Robert Russell | MCIP, RPP | PRESIDENT**

32 Albert Street | Georgetown ON | L7G 2B3 | C: 647.460.5511 | rob.russell@russellplanning.com

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: June 1, 2021 Public Meeting - Zoning By-law Amendment File Z.20.030  
**Date:** May-28-21 12:10:04 PM  
**Attachments:** [Ltr Submission - Adjacent Development - Sulz - April 15, 2021.pdf](#)  
[image002.png](#)

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**From:** Jeffers, Judy <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Sent:** Friday, May 28, 2021 11:49 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** June 1, 2021 Public Meeting - Zoning By-law Amendment File Z.20.030

Please see the attached communication.

Thank-you,

**Judy Jeffers, MCIP RPP**  
**Planner**  
905.832.8585, ext. 8645 | [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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**From:** Rob Russell <[rob.russell@russellplanning.com](mailto:rob.russell@russellplanning.com)>  
**Sent:** April-15-21 4:31 PM  
**To:** Jeffers, Judy <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Cc:** Warner Sulz [REDACTED] >  
**Subject:** [External] Submission of comments Z.20.030

Hi Judy,

Attached please find a comment letter related to Z.20.030 and DA.20.053, submitted on behalf of Ms. Maria Sulz, owner of [REDACTED] Vaughan, As [REDACTED] [REDACTED]; Vaughan with assessment roll number [REDACTED]

Please let me know if you have any questions.

Rob Russell, MCIP, RPP  
President  
Robert Russell Planning Consultants Inc.

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