

February 14, 2022

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

**C38**  
**COMMUNICATION**  
**COUNCIL – FEBRUARY 15, 2022**  
**By-Law 035-2022**

Attention: City of Vaughan Council Members:

**RE: CLUBHOUSE DEVELOPMENTS INC - DRAFT ZONING BYLAW 035-2022**

Dear Council Members,

As you know, Clubhouse Developments Inc. has submitted an Official Plan Amendment, a Zoning Bylaw Amendment, and an application for a Draft Plan of Subdivision.

Over the past many months, we have worked with staff to address comments and issues raised by the City, the Region, TRCA and both the residents and ratepayers' group. I want to take this opportunity to formally thank everyone involved that worked to finalize a plan that addresses many of the issues and comments raised, and one that provides a major public space component for the City. This was a unique opportunity that resulted from working together.

Council has provided the approval for the Draft Plan of Subdivision, and we are now seeking approval for both the Official Plan Amendment and Zoning Bylaw Amendment. The current draft Official Plan Amendment and Zoning Bylaw Amendment in front of Council has been completed with cooperation and coordination with City staff. And again, I want to thank those involved for their hard work and assistance to finalize these documents.

However, there remains one outstanding item we would like the City to consider. The current draft Zoning Bylaw provides for a maximum height for the three storey townhomes of 11m, whereas our requested amendment provided a height limit for the three-storey townhome of 13m. This 13m height limit was arrived at by our building team after a detailed review of a host of items, including, but not limited to the grading challenges of the site and the placement of building types.

Further, the submitted Architectural Design Guidelines, which staff took no issues with, provided a framework of a Community Vision, Design, Goals and Objectives. These Guidelines detailed various architectural styles and influence which lead to the statements of design criteria. These criteria detailed Building Types, elevations, massing, shape, and proportions which were also influenced by site grading conditions. The proposed zoning of the three storey townhomes at 13m implements these guidelines.

I have provided staff with examples of approved zoning bylaws for other townhouse developments which do provide heights ranging from 12m to 13m for three storey product and note the specific bylaws as follows:

- By-Law 034-2021 12m
- By-Law 112 -2014 13m
- By-Law (PL171046) 13.10m
- By-Law 124-2015 12.5m

As such, we are seeking Council's approval to consider our request for a townhome height of 13m.

Thank you for your consideration and again thank you to the City staff.

Regards.

Clubhouse Developments Inc.

*Barry Stern*

Barry Stern  
Vice President - Development