

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** October 18, 2023  
**Name of Owner:** Rosedale Media Group Inc.  
**Location:** 49 Nashville Road  
**File No.(s):** A246/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a landscape strip on the interior side lot line abutting an open space zone of 1.5 m.
2. To permit surface parking in the front yard.

**By-Law Requirement(s) (By-law 001-2021):**

1. Minimum required landscape strip on an interior side lot line or rear lot line abutting a Residential Zone or an Open Space Zone is 3.0 m.
2. Surface parking is permitted in the rear yard only.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" and "Natural Areas" by Schedule 13 – Land Use, "Heritage Conservation Districts" (Villages of Kleinburg/Nashville Heritage Conservation District Plan) by Schedule 14B – Areas Subject to Area Specific Plans

**Comments:**

The Subject Lands contain an existing single detached dwelling and detached garage. The use of the site is proposed to change from residential to a micro-manufacturing business with ancillary retail. The Owner is requesting the above-noted reliefs to facilitate modifications to the site for the proposed use. The reliefs, if granted, will permit the construction of a ramp to the west of the primary building to serve the micro-manufacturing business, permit surface parking within the front yard, and recognize the proximity of the paved area and detached garage to the west lot line. The Owner submitted Site Development Application File DA.22.063 to facilitate the proposed development.

The Development Planning Department has no objection to Variance 1 for the reduced landscape strip along the western interior side lot line abutting an open space zone (Kleinburg Cemetery). The reduced landscape strip will provide an adequate buffer between the proposed parking area and garage and the adjacent cemetery. Environmental Planning staff have reviewed the materials provided and determined that no natural heritage features will be impacted by the reduced landscape strip adjacent to the open space zone. The Urban Design Division of the Development Planning Department, including the Cultural Heritage Branch, have also reviewed the minor variance application and have no objection.

The Development Planning Department has no objection to Variance 2 to permit surface parking in the front yard. The paved area in the front yard is the existing condition of the site. It currently provides parking and vehicle maneuvering area for the residential use. Utilizing the paved area for parking spaces for the proposed use will not necessitate additional paving. The existing trees along Nashville Road will mitigate the view of the surface parking from the streetscape by maintaining established vegetation within the front yard. Front yard vegetation is a prominent feature along this portion of Nashville Road. The proposed surface parking has also been reviewed through the Site Development Application process and is considered appropriate for the development.

In support of the application, the Owner has submitted an Arborist Report prepared by Arcadis, dated August 8, 2023. The report inventoried 35 trees, 9 of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application, subject to the following conditions:

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.22.063 be addressed to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner  
David Harding, Senior Planner