

**TO: HERITAGE VAUGHAN COMMITTEE**

**FROM: BILL KIRU, ACTING DEPUTY CITY MANAGER,  
PLANNING AND GROWTH MANAGEMENT**

**DATE: May 20, 2020**

**RE: COMMUNICATION  
ITEM NO. 2, HERITAGE VAUGHAN COMMITTEE, MAY 25, 2020**

**DEMOLITION AND NEW CONSTRUCTION – SINGLE  
DETACHED DWELLING AND DETACHED GARAGE LOCATED  
AT 645 NASHVILLE ROAD, KLIENBURG-NASHVILLE  
HERITAGE CONSERVATION DISTRICT**

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**Recommendation**

The Acting Deputy City Manager, Planning and Growth Management recommends:

1. THAT the following recommendation be added to the staff report dated May 25, 2020:
  - “d) Council’s approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment”.

**Background**

The application seeks to demolish an existing one-storey detached dwelling with a detached garage and redevelop the site with a two-storey detached dwelling for the lands municipally known as 645 Nashville Road.

A related Site Development File DA.19.067 (Jason Polsinelli) was filed on September 25, 2019 and is currently under review by City Staff. The review of the application has identified zoning deficiencies for the proposed new dwelling, including increased lot coverage and reduced building setbacks. A Minor Variance application to address the zoning deficiencies has not been submitted to-date.

Notwithstanding the proposal has demonstrated conformance with the Kleinburg-Nashville Heritage Conservation District Plan; review and analysis of the proposed zoning deficiencies is required by the Development Planning Department, through the

site plan approval and subsequent Minor Variance application processes, and prior to approval of the Vaughan Committee of Adjustment. Said applications will be subject to a more fulsome review of the neighbouring area, Vaughan Official Plan 2010 and Zoning By-law 1-88. Accordingly, this may result in revisions to the proposal, and, it is recommended that any Heritage Vaughan approval be contingent upon the approval of the required Site Development File DA.19.067 and any required Minor Variances as identified in the Recommendation of this Communication.

**Attachments**

None.

**Prepared By**

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Respectfully submitted,



BILL KIRU  
Acting Deputy City Manager  
Planning and Growth Management

Copy: Todd Coles, City Clerk  
Mary Reali, Acting City Manager  
Mauro Peverini, Director of Development Planning