

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Mauro Peverini, Director of Development Planning

Date: October 1, 2020

Name of Owner: Giasone (Jason) Polsinelli and Domenico Francesco

Location: 645 Nashville Road

File No.(s): A048/20

Proposed Variance(s):

1. To permit a minimum interior side yard setback of 2.64 m.
2. To permit a minimum interior side yard setback of 2.62 m.
3. To permit a minimum rear yard setback of 13.64 m to a dwelling.
4. To permit a minimum rear yard setback of 1.21 m to a Cabana.
5. To permit a maximum lot coverage of 27.85% (24.1% Dwelling, 3.68% Cabana).

By-Law Requirement(s):

1. A minimum interior side yard setback of 4.5 m is required.
2. A minimum interior side yard setback of 4.5 m is required.
3. A minimum rear yard setback of 15 m is required.
4. A minimum rear yard setback of 15 m is required.
5. A maximum lot coverage of 10% is required.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and located within the Kleinburg-Nashville Heritage Conservation District

Comments:

The Owner is proposing to construct a new 2-storey single-family dwelling and a cabana in the rear yard with the above-noted variances, as proposed through Site Development File DA.19.067. The subject property is located within the Kleinburg-Nashville Heritage Conservation District and was recommended for approval by the Heritage Vaughan Committee on May 25, 2020. Vaughan Council endorsed Heritage Vaughan's recommendation on June 29, 2020.

The proposed variances are considered minor in nature as the proposed coverage and setbacks are appropriate for the existing and future character of the neighbourhood. Section 3.3 of the Zoning By-law 1-88 applies Rural Residential ('RR') Zone requirements to dwellings erected in an Agricultural ('A') Zone. Although the neighbourhood retains an A Zone, the existing and established lot fabric does not meet the minimum lot area requirements of an RR Zone of 4,000m². As such, the maximum lot coverage of 10% is more suited towards larger, compliant lots. As the subject lands have an undersized lot area of 1,437.96m², the requested 24.1% lot coverage for the dwelling is appropriate as it does not negatively impact the streetscape and complements the heritage character of the neighbourhood. The overall lot coverage of 27.85% includes 3.68% for a cabana which is located in the rear yard and has no impact on the streetscape. As such, Development Planning has no objection to the increased lot coverage and reduced setbacks to the interior and rear lot lines (Variances 1-5).

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

Recommendation:

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

Conditions of Approval:

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

1. That Site Development File DA.19.067 be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Brandon Bell, Planner I
Margaret Holyday, Senior Planner