

**3.    ZONING BY-LAW AMENDMENT FILE Z.04.007  
TORSONO HOLDINGS INC.  
PRELIMINARY REPORT**

**P.2004.65**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.007 (Torsono Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 2, 2004 the Owner submitted an application to rezone the lands to C3 Local Commercial Zone to permit a two-storey day nursery facility. On March 31, 2004, a related Site Plan Application (DA.04.016) was submitted, which included Professional Office uses in addition to the Day Nursery use.

**Background - Analysis and Options**

The 0.4 ha rectangular property is located northwest of Rutherford Road and of Weston Road, at the southwest corner of La Rocca Drive and Amparo Drive, being Block 272 on Registered Plan 65M-3442, in Part of Lots 16 & 17, Concession 6, City of Vaughan.

The lands are designated "Low Density Residential" by OPA 600, and further identified as a "Neighbourhood Park" by the Block 39 Plan. The lands are zoned OS2 Open Space Park Zone by By-law 1-88. The surrounding land uses are:

- North    - La Rocca Drive; residential (RVM1(A) and RV2(WS) Zones)
- South    - neighbourhood park (OS2 Zone), and church (RVM1 (WS-B) Zone)
- East    - Amparo Drive; residential (RV2(WS) and RVM1(WS-B) Zones)
- West    - park (OS2 Zone)

On March 26, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Vellore Village Ratepayers Association. Due to a revision made to the application, a revised notice of Public Hearing was circulated on April 13, 2004, advising that the Public Hearing for April 19, 2004 was cancelled and rescheduled to May 3, 2004. The application was amended to propose business and professional office uses, in addition to the proposed day nursery use.

To date, one response has been received, objecting to the proposed uses on the site and, requesting the site remain as an open space/park use. Any additional comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- On June 26, 2000, Council endorsed a revision to the parkland requirements of Block 39, to recognize a 0.557 ha over-dedication of parkland by the participating landowners. Council also endorsed a preliminary design for La Rocca Park, which included a daycare facility, consisting of the following:

- Four (4) classrooms, chapel, office, double car garage, kitchen, community room and indoor play spaces;
  - Nuns residence, living and dining rooms, kitchen, washroom, 6 residents rooms;
  - Outdoor play spaces, parking, associated landscaping and servicing;
- on December 8, 2000, the Owner submitted a Zoning Amendment Application (File Z.00.105) and related Site Plan Application (file DA.00.132) on these lands to permit an 1800m<sup>2</sup> daycare facility, with a nun's residence on the second floor. These applications proceeded to a public hearing on January 8, 2001, and were not further pursued by the applicant;
  - the Urban Design Department has confirmed the proposed uses were not initially intended for this parcel; the parkland dedication has been finalized for the participating Block 39 landowners, and cash-in-lieu of parkland dedication would be required for any commercial development;
  - the "Low Density Residential" designation permits a local convenience commercial centre at any arterial road or primary street; the proposed local commercial uses would conform to the Official Plan;
  - Official Plan Amendment #325, which provides policies for the development of day care sites, will be considered in the review of the application;
  - the current OS2 Zone does not permit the proposed commercial uses, therefore a zoning amendment is required; consideration will be given to the appropriate zone category to implement the proposed use of this parcel;
  - "Business or Professional Office Uses" as defined in By-law 1-88, include an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or similar professional person's office, but not a veterinary clinic; the appropriateness and compatibility of these commercial uses at this location will be reviewed in the context of the surrounding residential, church and park uses;
  - the site design and layout will be reviewed through the site plan process; site access may accommodate traffic better from La Rocca Drive, in alignment with Vellore Street, which may, in turn, require the building to be moved to the east end of the site; and
  - any implementing by-law should be based on an approved site plan application, which will confirm any zoning exceptions associated with the final site layout, building elevations, parking and traffic circulation, landscaping and urban design issues.

#### **Relationship to Vaughan Vision 2007**

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with any comments of the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed daycare and business and professional office uses at this location, and compatibility with the surrounding residential and park uses, will be reviewed.

**Attachments**

1. Location Map
2. Proposed Site Plan
3. Elevations
4. Elevations

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Location Map

Part of Lots 16 & 17,  
Concession 6

APPLICANT:  
TORSONO HOLDINGS INC.

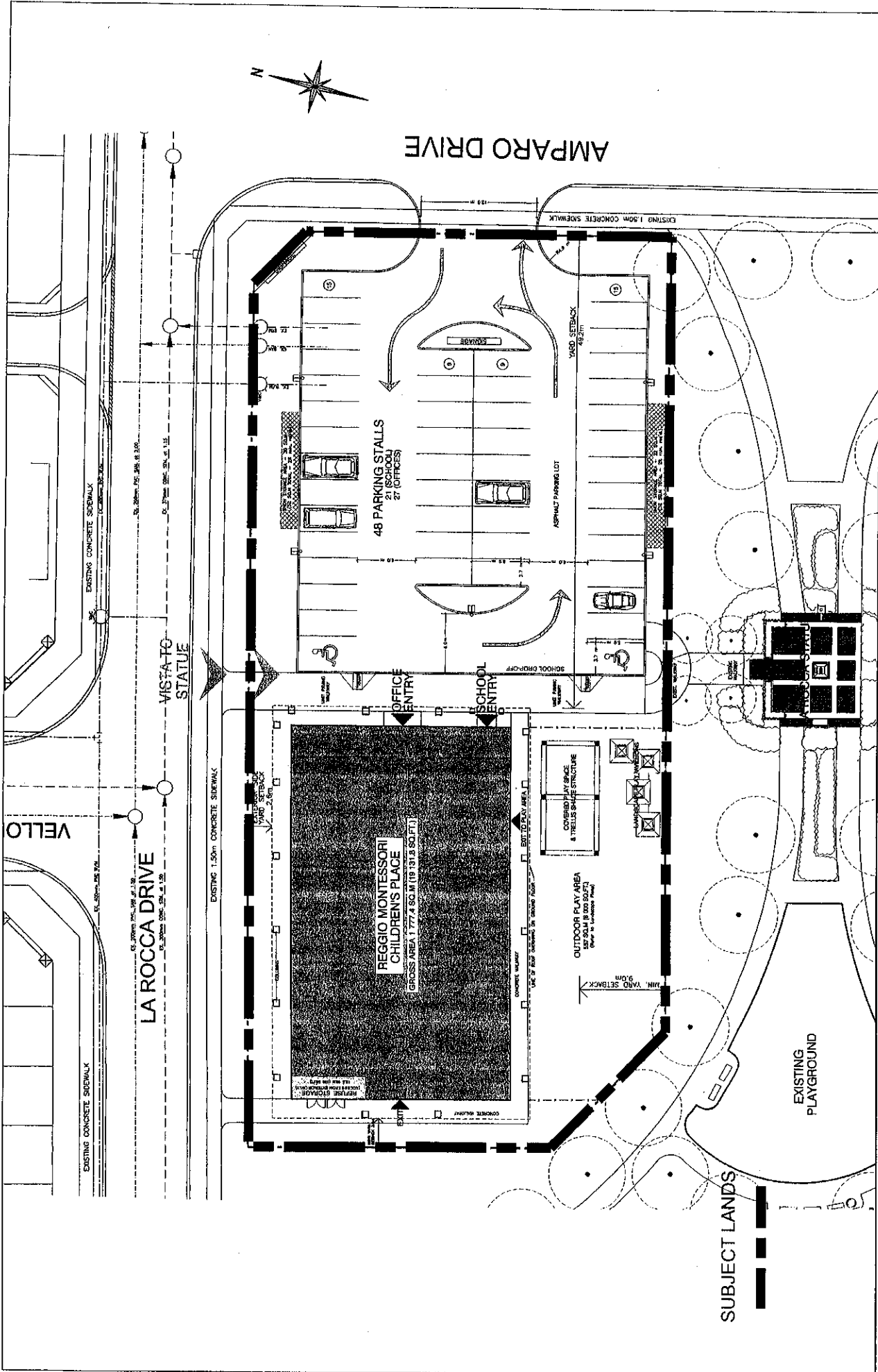


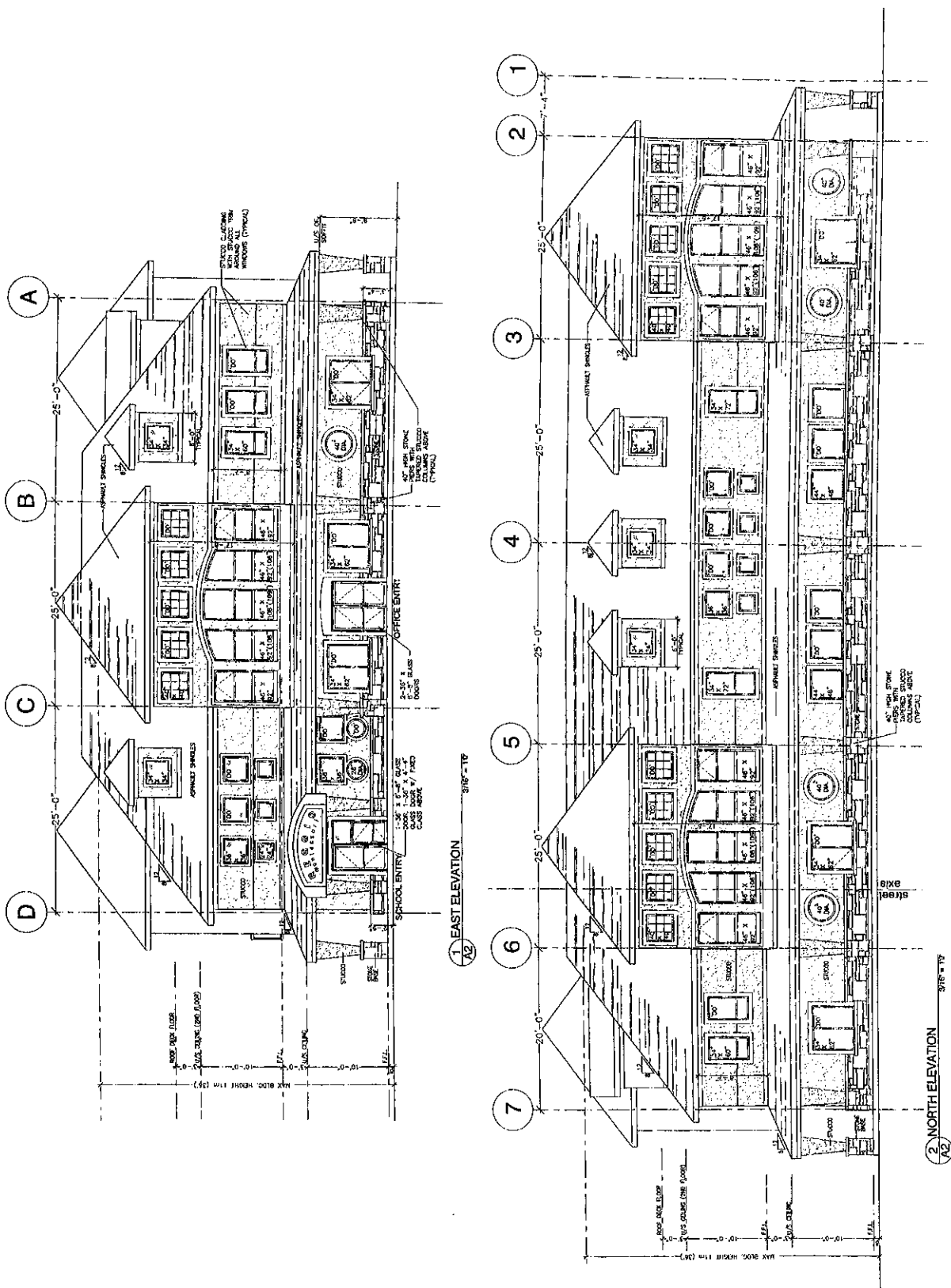
Community Planning Department

# Attachment

FILE No.:  
Z.04.007 &  
DA.04.016  
Not to Scale  
April 5, 2004







# Elevation Plan

Part of Lots 16 & 17,  
Concession 6

APPLICANT:  
TORSONO HOLDINGS INC.

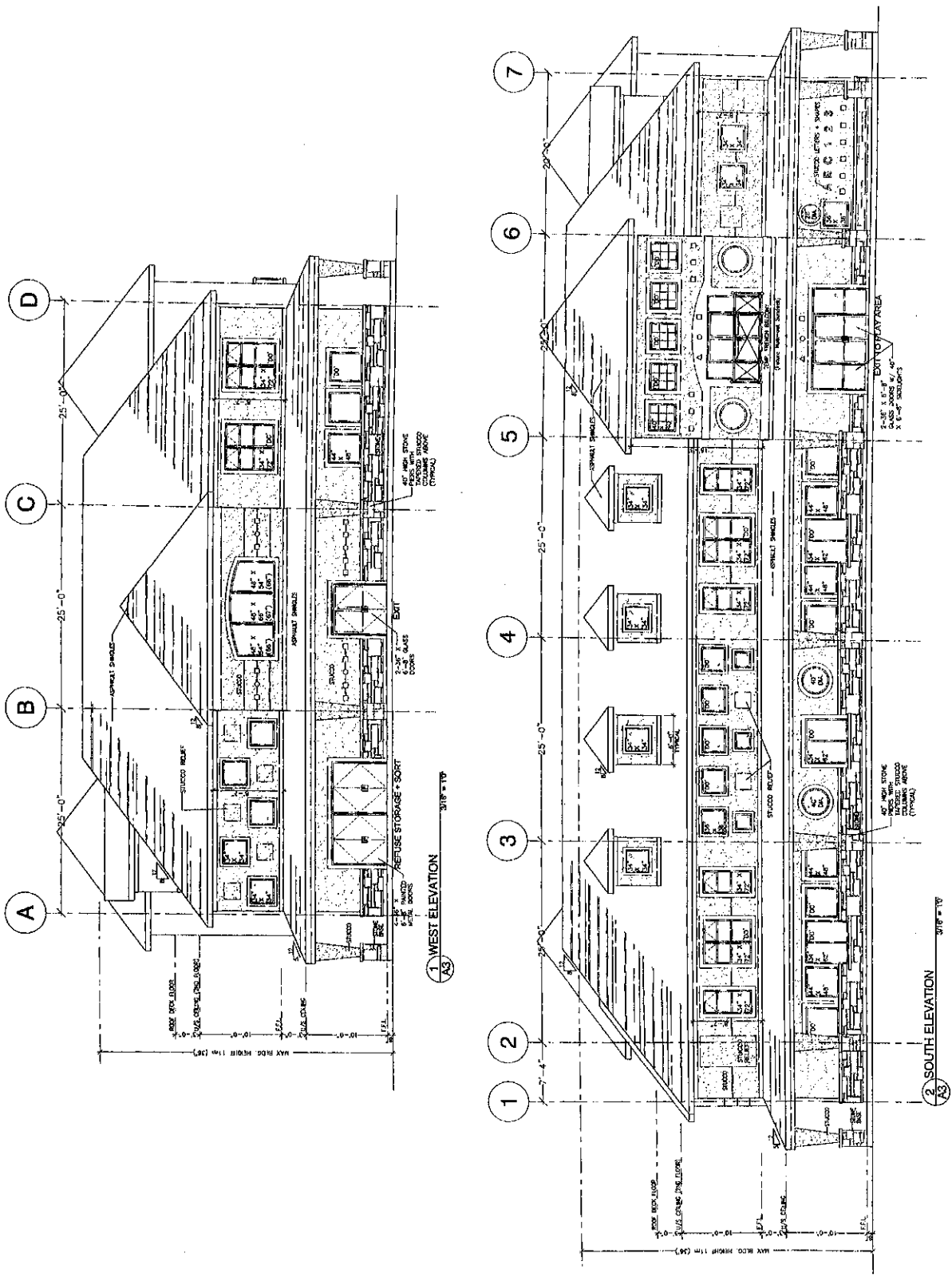
# City of Vaughan

Community Planning Department

# Attachment 3

FILE NO.:  
Z.04.007 &  
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Not to Scale  
April 5, 2004

NA.DPT.V. ATTACHMENTS 2.04.007



# Elevation Plan

Part of Lots 16 & 17,  
Concession 6

APPLICANT:  
TORSONO HOLDINGS INC.

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