

**1.    ZONING BY-LAW AMENDMENT FILE Z.11.010  
ELHAM KHAJEPOORDEZFOULI  
WARD 5**

**P.2011.16**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.11.010 (Elham Khajepoordezfouli) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: May 6, 2011
- b)      Circulation Area: 150 m and the Town of Markham
- c)      Comments Received as of May 17, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.010 for the subject lands shown on Attachments #1 and #2 to amend Zoning By-law 1-88, specifically Section 4.1.5, Home Occupation, to permit a business or professional office for use by an importing/exporting business call centre. The proposed business and professional office would be located in the basement of the existing residential dwelling at 7820 Yonge Street, as shown on Attachment #3. Zoning By-law 1-88 restricts a home occupation use to the office of a regulated health professional only.

**Background – Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ West side of Yonge Street, north of Centre Street (7820 Yonge Street), shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Low Density Residential" by OPA #210 (Thornhill Community Plan).</li><li>▪ "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. The proposal conforms to the Official Plans.</li></ul>

Zoning	<ul style="list-style-type: none"> <li>▪ R1 Residential Zone by Zoning By-law 1-88.</li> <li>▪ An amendment to Zoning By-law 1-88 is required to permit a business or professional office, as a Home Occupation use on the property. Zoning By-law 1-88 restricts a home occupation use to the office of a regulated health professional only.</li> </ul>
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**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Use	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed business or professional office use, its hours and days of operation (9am to 5pm, five days a week) and the number of employees (6 are proposed) on the subject lands, will be reviewed in consideration of the compatibility of the use with the main residential use on the property and the surrounding land use context.</li> </ul>
b.	Related Site Plan File DA.11.028	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.11.028 will be reviewed in the context of the applicable Zoning By-law 1-88 requirements outlined for a home occupation use, including: the required number of parking spaces; no more than 3 persons shall be engaged in the proposed uses; and, no more than 25% of the gross floor area of the entire building is permitted to be devoted to the home occupation use.</li> <li>▪ Any changes to the existing site (e.g. parking, landscaping, etc.) and to the dwelling (including signage) will be reviewed with respect to maintaining the existing character of the surrounding land uses.</li> </ul>
c.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> <li>▪ The subject lands are located within the "Thornhill Heritage Conservation District Plan", however, the existing residential building is not of heritage significance. Review will be given to comments from the Vaughan Cultural Services Division.</li> </ul>

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from 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.

## **Attachments**

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Existing Elevations

## **Report prepared by:**

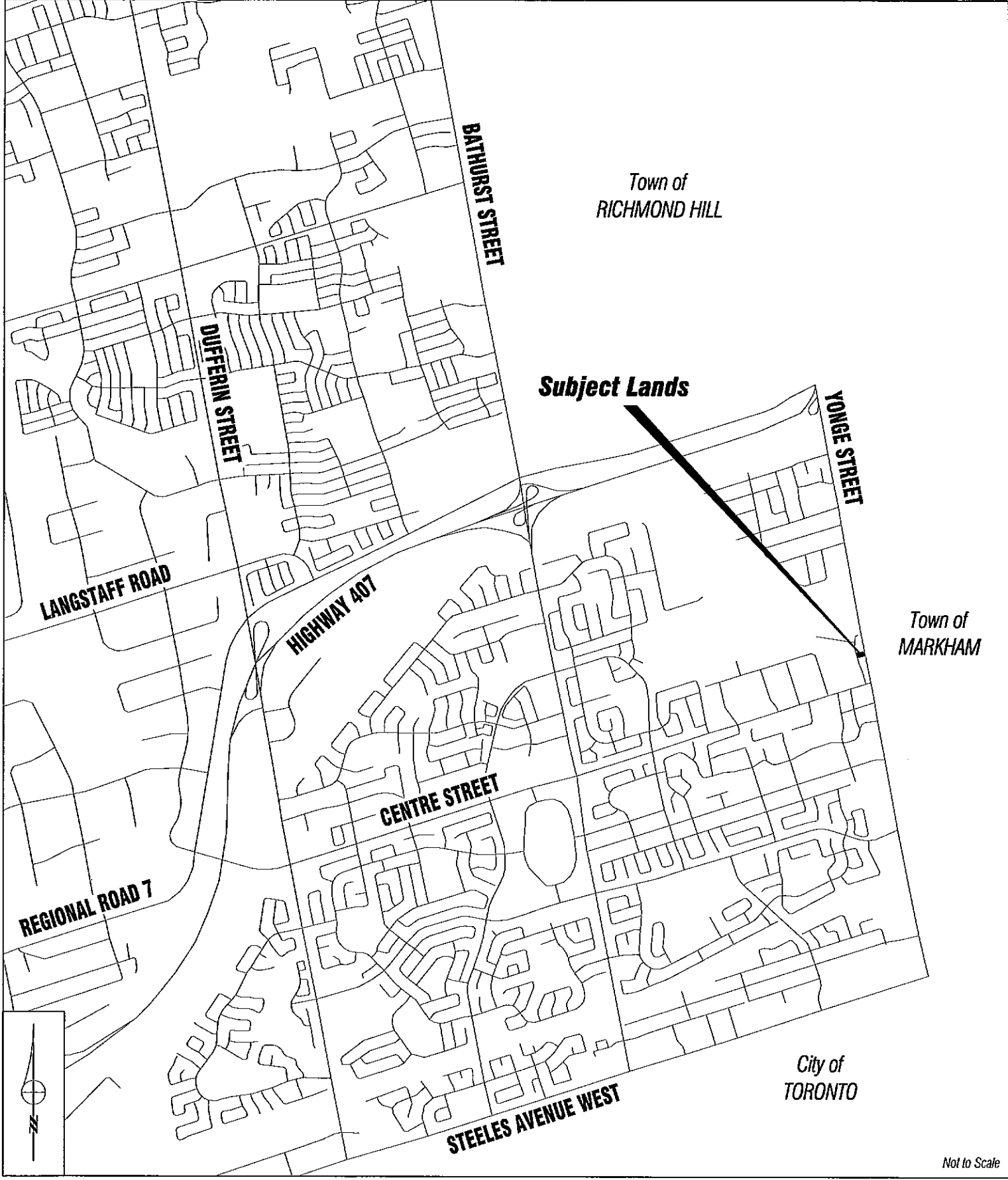
Arminé Hassakourians, Planner, ext. 8368  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Context Location Map

LOCATION:  
Part of Lot 21, Concession 1

APPLICANT:  
Elham Khajepoordezioufi

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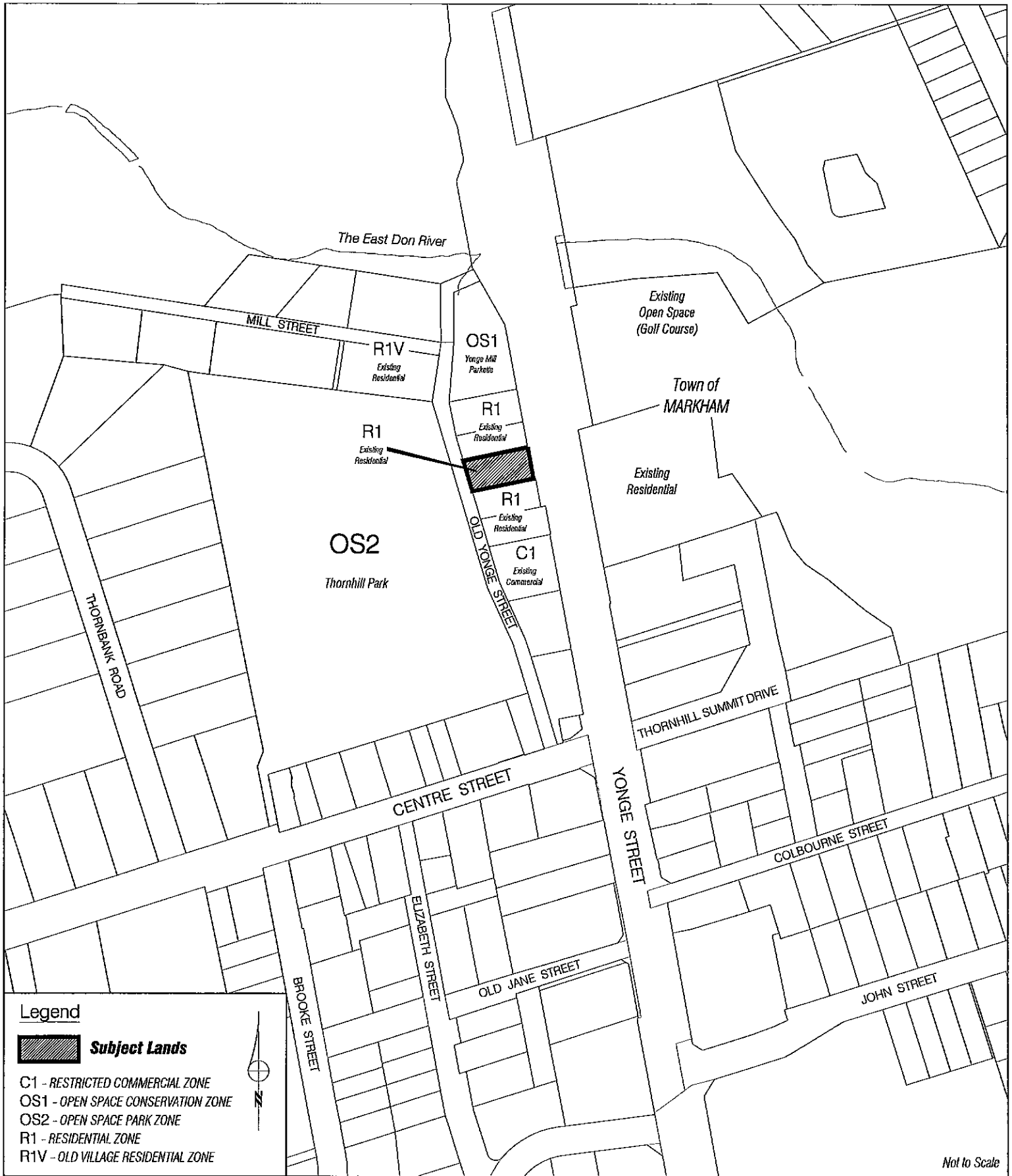


# Attachment

FILE:  
DA.11.028, Z.11.010

DATE:  
May 9, 2011

# 1



Not to Scale

# Location Map

LOCATION:  
Part of Lot 21, Concession 1

APPLICANT:  
Elham Khajepoordezlouli

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# Attachment

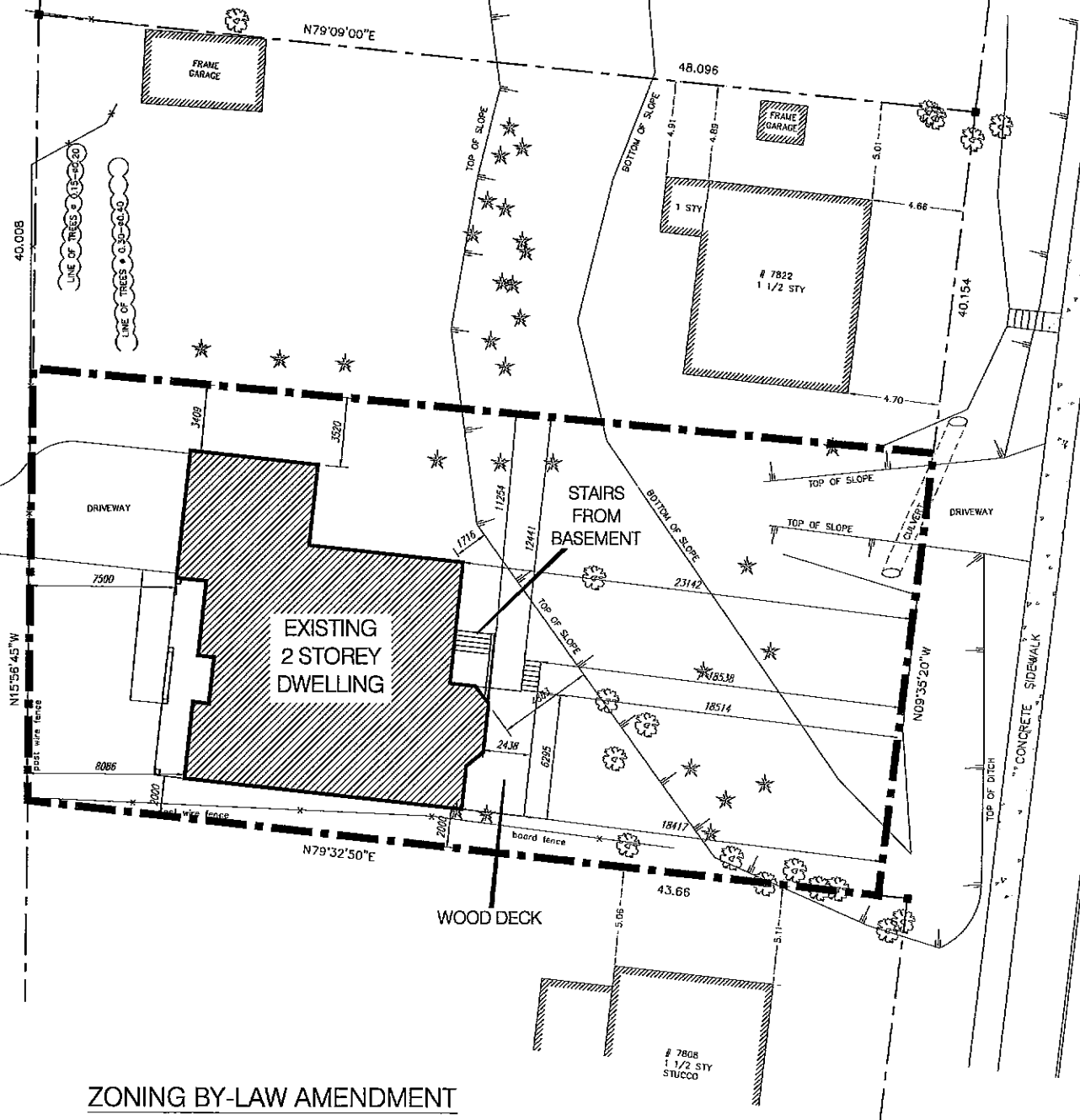
FILE:  
DA.11.028, Z.11.010

DATE:  
May 9, 2011

# 2

OLD YONGE STREET

YONGE STREET

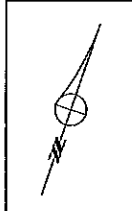


**ZONING BY-LAW AMENDMENT**

AMEND ZONING BY-LAW 1-88, SPECIFICALLY SECTION 4.1.5:  
 HOME OCCUPATION, TO PERMIT A BUSINESS AND PROFESSIONAL  
 OFFICE FOR USE BY AN IMPORTING / EXPORTING BUSINESS CALL  
 CENTRE IN THE BASEMENT OF THE EXISTING DWELLING. BY-LAW  
 1-88 RESTRICTS A HOME OCCUPATION USE TO THE OFFICE OF A  
 REGULATED HEALTH PROFESSIONAL.

--- SUBJECT LANDS

Not to Scale



# Existing Site Plan

LOCATION:  
 Part of Lot 21, Concession 1

APPLICANT:  
 Elham Khajepoordezloufi

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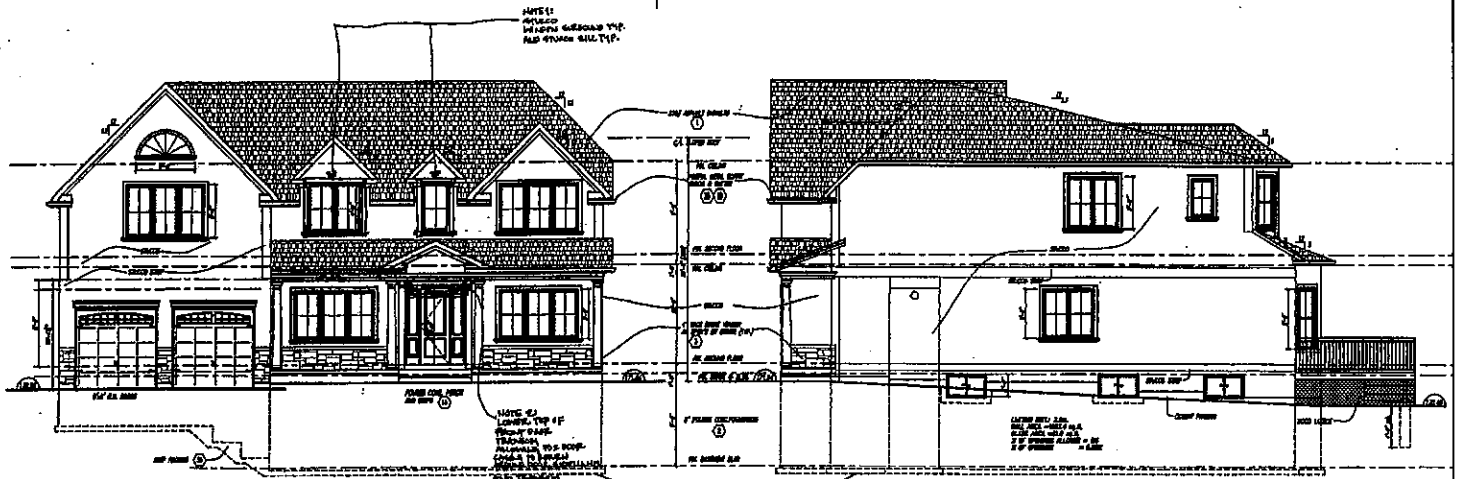


# Attachment

FILE:  
 DA.11.028, Z.11.010

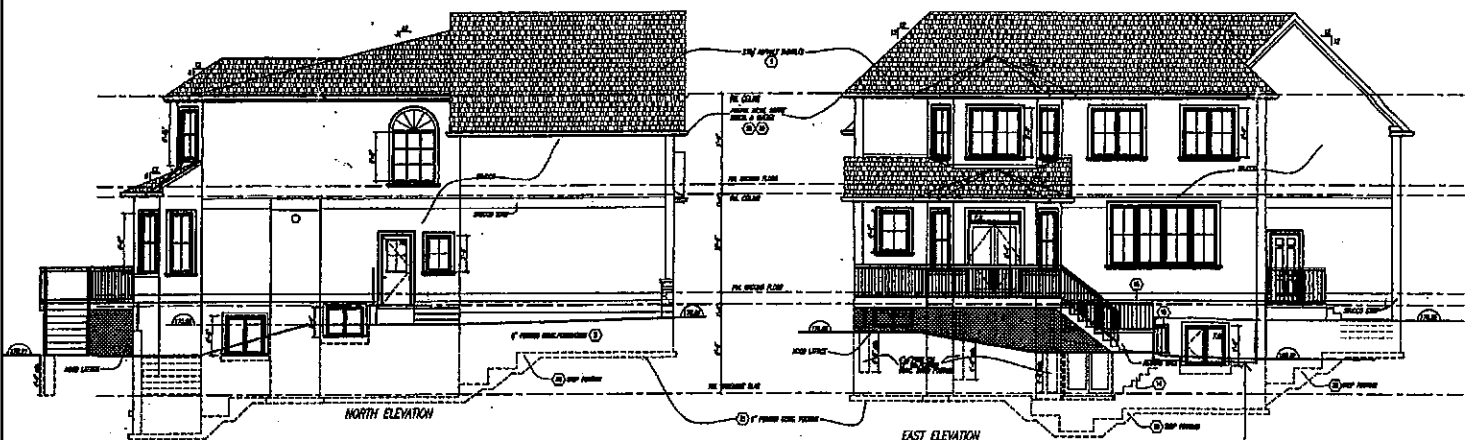
DATE:  
 May 9, 2011

# 3



West (Front) Elevation

South (Side) Elevation



North (Side) Elevation

East (Rear) Elevation

NOTES:  
 INTERIOR FINISHING & LANDSCAPING TO COMPLETION (BANDS/JOINTS/STITCHES) TO BE DONE BY CONTRACTOR (APPLICANT'S RESPONSIBILITY). (SEE PLAN SHEET 1/10/10)

# Existing Elevations



# Attachment

APPLICANT: Elham Khajepoordezfouli  
 LOCATION: Part of Lot 21, Concession 1

FILE: DA.11.028, Z.11.010

DATE: May 9, 2011

# 4