



Development Services Public Meeting Agenda

Meeting No. 5 | May 20, 2025 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

***Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.***



Development Services Public Meeting Agenda

Meeting Number: 9

May 20, 2025, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1 PUBLIC MEETING INFORMATION REPORT, SOHAIL KHAN, ENGENIUS DEVELOPMENT INC. AT 10 RIVER BEND ROAD (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT 3

TO ACCOMMODATE A FUTURE SEVERANCE FOR THE CREATION OF FOUR NEW LOTS WITH SITE-SPECIFIC PROVISIONS AT 10 RIVER BEND ROAD (WARD 3), FILE NO. PLAN 24 189460 (10.3, 10.5)

B. Chiu, ext. 2062
 - 4.2 PUBLIC MEETING INFORMATION REPORT, JAHANGIR CHOUDHRY, AT 17 OAKCREST AVENUE (WARD 3), APPLICATION FOR ZONING BY-LAW AMENDMENT 23

TO FACILITATE A FUTURE SEVERANCE FOR THE CREATION OF TWO NEW LOTS WITH SITE-SPECIFIC PROVISIONS AT 17 OAKCREST AVENUE (WARD 3), FILE NO. PLAN 24 193958 (10.5)

E. Martelluzzi, ext. 2193
 - 4.3 PUBLIC MEETING INFORMATION REPORT, TRANSMARK DEVELOPMENTS LTD. AT 4261 HIGHWAY 7 EAST (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW 35

AMENDMENT

TO PERMIT A MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF A 30- AND 35-STOREY TOWER WITH 864 RESIDENTIAL UNITS AND 2,335 M2 (25,131 FT2) OR RETAIL SPACE AT 4261 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 24 25 110915 (10.3, 10.5)

M. Leung, ext. 2392

5. ADJOURNMENT



The City of Markham received complete Official Plan Amendment and Zoning By-law Amendment applications for 10 River Bend Road (the “Subject Lands”), submitted by Engenius Development Inc. (c/o JKO Planning Services Inc.) on January 24, 2025. As the owner of land within 200 m of the property, you are invited to participate in the review process.



MappiT

Tell us what you think!

A statutory Public Meeting to consider the applicant’s proposal will take place on:

- Meeting Date:** May 20, 2025
- Time:** 7:00 pm
- Place:** Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:
- Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

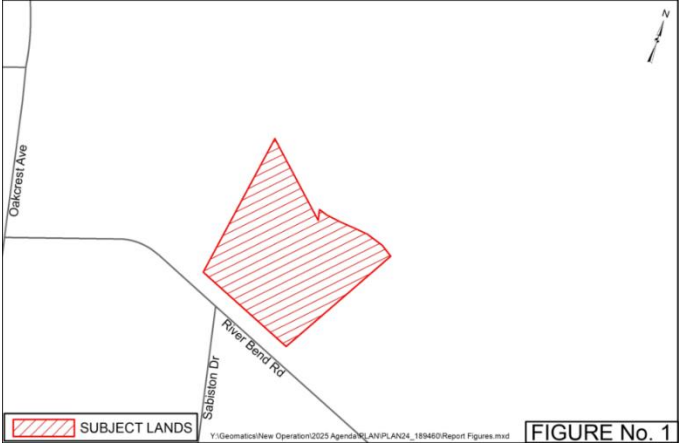
All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at pub-markham.escribemeetings.com.

The Property

The 0.6 ha (1.48 ac) Subject Lands are located on the north side of River Bend Road, generally at the intersection of Sabiston Drive and River Bend Road. The Subject Lands are currently occupied by one detached dwelling.

The Applicant’s Proposal

The Applicant is proposing to demolish the existing dwelling on the Subject Lands and construct four, two-storey detached dwellings. The Applicant is seeking an Official Plan Amendment and Zoning By-law Amendment to accommodate future severances for the creation of four new lots and to seek the necessary zoning provisions to facilitate the proposal.



Additional Information

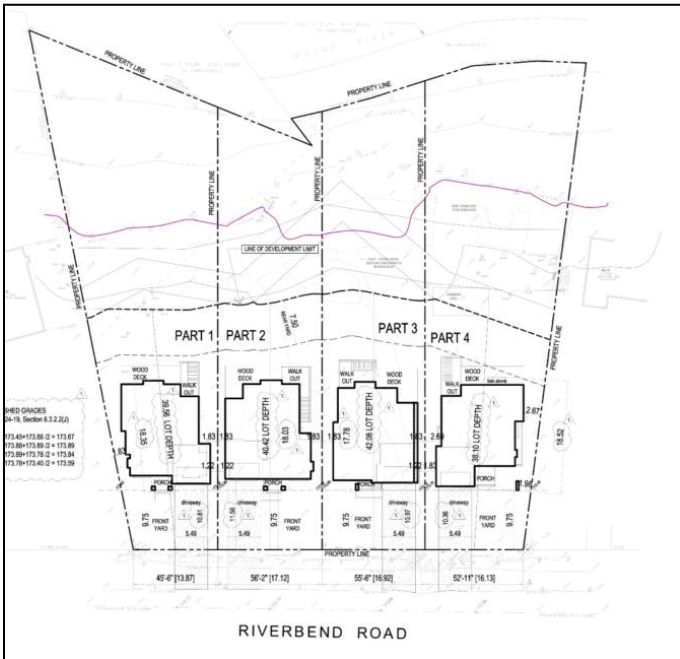


For additional information on **24 189460 PLAN**, scan this to access the Public Meeting Information Report (PMIR).

PMIR

Connect with the File Planner

- File Planner:** Brendan Chiu, Planner I
- File Planner Email:** BChiu@markham.ca
- File Planner Phone:** (905) 477-7000, ext. 2062
- File Number:** PLAN 24 189460



Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- a) Complete the “Request to Speak” form located online at markham.ca



- b) Email the City at notifications@markham.ca
- c) Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file PLAN 24 189460 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

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If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

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Please read this important information!

Notice to Landlords: If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Personal Information: Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

What if I want to appeal the proposal?

- i) If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed by Markham City Council.

Date of Notice: April 30, 2025

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

Leung, Betty

From: Chiu, Brendan
Sent: Monday, March 31, 2025 10:08 AM
To: BISSOON
Cc: notifications
Subject: RE: PLAN 24 189460

Hi Raj,

Thank you for your email. I am able to confirm receipt of your email in opposition of Official Plan Amendment and Zoning By-law Amendment submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460 and that it will be included in the public record and available for the members of Development Services Committee to consider. I have copied Clerks to ensure you receive any future updates to the proposal.

Best,

Brendan Chiu
Planner 1, Central District
905-477-7000, Extension 2062

City of Markham Planning and Urban Design Department
101 Town Centre Boulevard, Markham ON L3R 9W3 markham.ca

-----Original Message-----

From: BISSOON <rajbissoon@rogers.com>
Sent: Saturday, March 29, 2025 11:32 AM
To: Chiu, Brendan <BChiu@markham.ca>
Subject: PLAN 24 189460

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi Brendan,

I live at 40 Riverbend Rd.

I have a concern with the proposed 45ft lot size. Our neighbourhood is about wide lots, nature, trees and less about stacking houses one after the other.

I object to setting a precedent that smaller lots are acceptable. 50 foot lot sizes should be the minimum

Regards,
Raj Bissoon
416-710-4855

Leung, Betty

From: Chiu, Brendan
Sent: Monday, March 31, 2025 10:11 AM
To: annette sabatini
Subject: RE: River bend development

Hi Annette,

Thank you for your email. I am able to confirm receipt of your email in opposition of Official Plan Amendment and Zoning By-law Amendment submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460 for 10 River Bend Road and that it will be included in the public record and available for the members of Development Services Committee to consider. I have copied Clerks to ensure you receive any future updates to the proposal.

If you would like to speak further about the proposal, please feel free to reach out to me!

Best,

Brendan Chiu
Planner 1, Central District
905-477-7000, Extension 2062

City of Markham Planning and Urban Design Department
101 Town Centre Boulevard, Markham ON L3R 9W3
markham.ca

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hi there, Brendan sorry I forgot include the PLAN 24 189460,
Sincerely

Annette Sabatini

[illegible]

Begin forwarded message:

From: annette sabatini <annettesabatini@rogers.com>
Date: March 30, 2025 at 10:57:34 PM EDT
To: BChiu@markham.ca
Subject: River bend development

Hi Brendan

My name is Annette Sabatini and I live at 58 River bend Rd.
I have learned that there is a proposal to build four homes on the river side of the street. We very concerned about the fact that one of the lots is only 45 foot frontage. There has always been a minimum of at least a 50 foot frontage and I feel that it's inappropriate that the city of Markham would allow this.

If you would like to talk to me about my concerns my cell number is 416-903-1031.

Sincerely

Annette Sabatini

$$\begin{array}{c} \text{ } \bullet' \text{ } \bullet^{* \dots} \text{ } \bullet^{* \dots} \\ \text{ } \bullet' \text{ } \bullet' \text{ } \bullet' \end{array}$$

Leung, Betty

From: Chiu, Brendan
Sent: Tuesday, April 22, 2025 9:15 AM
To: (null) LAMANNA
Cc: notifications
Subject: RE: Plan 24 189460

Good Morning Carmelo,

Thank you for following up and providing your comments on the proposed Zoning By-law Amendment, submitted by Engenius Development Inc. c/o JKO Planning Services File # PLAN 24 189460. I have copied in the Clerks Department in my response to ensure that your comments are noted and that you receive any future updates to the proposal.

Best,

Brendan Chiu
Planner 1, Central District
905-477-7000, Extension 2062

City of Markham Planning and Urban Design Department
101 Town Centre Boulevard, Markham ON L3R 9W3 markham.ca

-----Original Message-----

From: (null) LAMANNA <carmelo_lamanna@rogers.com>
Sent: Saturday, April 19, 2025 4:21 PM
To: Chiu, Brendan <bchiu@markham.ca>
Subject: Plan 24 189460

Hi Brendan,

In regards to our phone conversation regarding the 4 homes being built.

One of the homes on the drawing has only a 45 foot width lot. The other 3 have over 50 feet.

When I had my lot severed there were stricked variances guidelines and set backs.

This street has homes 3-5,000 square feet and property taxes \$10-\$15,000 year.

If we allow 45 foot lots it depreciates our homes.

Take a couple of feet from the other lots to make all four lots 50 feet.

Best regards,

Carmelo

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if proposed Zoning By-law Amendment application is to be finalized and enacted without further notice:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460”, be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received.
3. That the applications by Engenius Development Inc. for the proposed Official Plan and Zoning By-law Amendment (PLAN 24 189460), be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution to refer the Zoning By-law Amendment application back to staff for a report and recommendation:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Engenius Development Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to facilitate a future severance for the creation of four new lots with site-specific provisions (Ward 3), File No. PLAN 24 189460”, be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received.
3. That the applications by Engenius Development Inc. for the proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 24 189460), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

| | | | |
|---------------------------|--|---|---|
| Date: | Tuesday, May 20, 2025 | | |
| Application Types: | Official Plan and Zoning By-law Amendment (the “Applications”) | | |
| Owner: | Sohail Khan, Engenius Development Inc. (the "Owner") | | |
| Agent: | Jim Kotsopoulos, JKO Planning Services Inc. (the “Applicant”) | | |
| Proposal: | To accommodate a future severance for the creation of four new lots with site-specific provisions (the “Proposed Development”) | | |
| Location: | 10 River Bend Road (the “Subject Lands”) | | |
| File Number: | PLAN 24 189460 | Ward: | 3 |
| Prepared By: | Brendan Chiu, Planner I, Central Planning District | | |
| Reviewed By: | Barton Leung, Senior Planner, Central Planning District | Stephen Lue, RPP, MCIP Senior Manager, Development | |

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on January 27, 2025, and deemed the Applications complete on February 21, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 24, 2025.

NEXT STEPS

- Statutory Public Meeting is for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if required
- In the event of an approval, adoption of the site-specific Official Plan Amendment (“OPA”) and enactment of the site-specific Zoning By-law Amendment (“ZBLA”)
- Submission of a future Consent to Sever application to the Committee of Adjustment

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the trapezoid 0.59 ha (1.47 ac) Subject Lands located south of Highway 7, directly north of the intersection of River Bend Road and Sabiston Drive and within the Oakcrest/Sabiston community, which is undergoing a transition with several properties having received Official Plan Amendment and/or rezoning approvals to facilitate severances. The Subject Lands have a frontage of 64.04 m (210.10 ft) on River Bend Road. Figure 2 shows a single detached dwelling occupying the Subject Lands. Figure 3 shows the surrounding land uses.

The Owner proposes to demolish the existing dwelling, obtain severance approval to create four lots, and construct a two-storey detached dwelling on each lot, as summarized in Table 1

| Table 1: the Proposed Development (see Figures 4 to 6) | | | | |
|--|--|--|--|--|
| | Part 1 | Part 2 | Part 3 | Part 4 |
| Lot Area | 701.06 m ² (7,546.15 ft ²) | 698.72 m ² (7,520.96 ft ²) | 707.66 m ² (7,617.19 ft ²) | 707.77 m ² (7,618.37 ft ²) |
| Lot Frontage | 13.87 m (45.51 ft) | 17.12 m (56.17 ft) | 16.92 m (55.51 ft) | 16.13 m (52.92 ft) |
| Proposed Dwelling Gross Floor Area | 374.32 m ² (4,029.18 ft ²) | 373.84 m ² (4,024 ft ²) | 376.33 m ² (4,050.85 ft ²) | 375.75m ² (4044.56 ft ²) |

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

| Table 2: Official Plan Amendment Information | |
|--|--|
| Current Designation: | <p>“Residential Low Rise” (southern portion) and “Greenway” (northern portion), 2014 Official Plan.</p> <p>Area and Site-Specific Policy 9.19.2 apply to the Subject Lands, which states that Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of the lots from the original plans of subdivision.</p> |

Table 2: Official Plan Amendment Information

| | |
|-----------------|--|
| Permitted uses: | <p><u>“Residential Low Rise”</u>: detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses, small multiplex buildings containing 3 to 6 units, all with direct frontage on a public street.</p> <p><u>Greenway</u>: intends to protect natural heritage and hydrologic features and certain protected agricultural lands while supporting agricultural activities, protection of wildlife habitat, passive recreation uses, natural heritage enhancement opportunities and nature appreciation.</p> |
| Proposal: | The Owner proposes adding a Site-Specific Policy Area to Section 9 ‘Area and Site-Specific Policies’ to permit a consent (severance) to create four (4) additional lots whereas only one (1) is permitted. |

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2024-19, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information

| | |
|---------------|---|
| Current Zone: | “Residential Established Neighbourhood Low Rise (RES-ENLR)” (southern portion) and “Greenway One (GWY1)” (northern portion) |
| Permissions: | <p><u>RES-ENLR</u>: detached dwelling, home childcare, home occupation, and shared housing – small scale.</p> <p><u>GWY1</u>: conservation use, detached dwelling that legally existed prior to enactment of Zoning By-law, home occupation, and golf course that legally existed prior to enactment of Zoning By-law.</p> |
| Proposal: | <p>The Owner’s draft ZBLA proposes to amend the Zoning By-law, including refinement of the GWY1 zone limit, and incorporate site-specific zoning provisions to facilitate the severance of the existing lot into four new lots to permit the construction of two single-detached dwellings. The GWY1 portion of the Subject Lands will be conveyed into City ownership ensuring that environmental features are protected and enhanced.</p> <p>A Holding Provision is also included in the draft ZBLA to secure the issuance by the Secretary Treasurer of a Consent to Sever under subsection 53(42) of the <u>Planning Act</u>.</p> |

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) Review of the Proposed Development and the appropriateness in the context of Provincial policies, including but not limited to Bill 23, which seeks to create more "gentle density" housing by increasing the number of units in urban areas with minimal impact on existing neighbourhoods.
- ii) Review of the Proposed Development and the appropriateness of the proposed Official Plan Amendment to permit a severance of four (4) lots, in the context of the existing policy framework.

b) Review of the Proposed Development will include, but not limited to, the following:

- iii) Review of the submitted Planning Justification Report, draft OPA, and draft ZBLA, prepared by JKO Planning Services.
- iv) Evaluation of the compatibility with existing lot pattern within the surrounding area.
- v) Appropriateness of the proposed buildings and site design including, but not limited to, built form, massing, and building location/orientation.
- vi) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Scoped Environmental Impact Study, Functional Servicing and Stormwater Management Report, and Arborist Report.
- vii) Traffic impacts, driveway accesses, and parking.

c) External Agency Review

- i) The Application must be reviewed by the Toronto and Region Conservation Authority and any applicable requirements must be incorporated into the Proposed Development.

d) Required Future Applications

- i) The Owner must submit a Consent to Sever application, should the Application be approved, to permit the Proposed Development and facilitate the creation of four lots.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual South Elevation – Part 1

Figure 6: Conceptual South Elevation – Part 2

Figure 7: Conceptual South Elevation – Part 3

Figure 8: Conceptual South Elevation – Part 4

Figure 1

Location Map

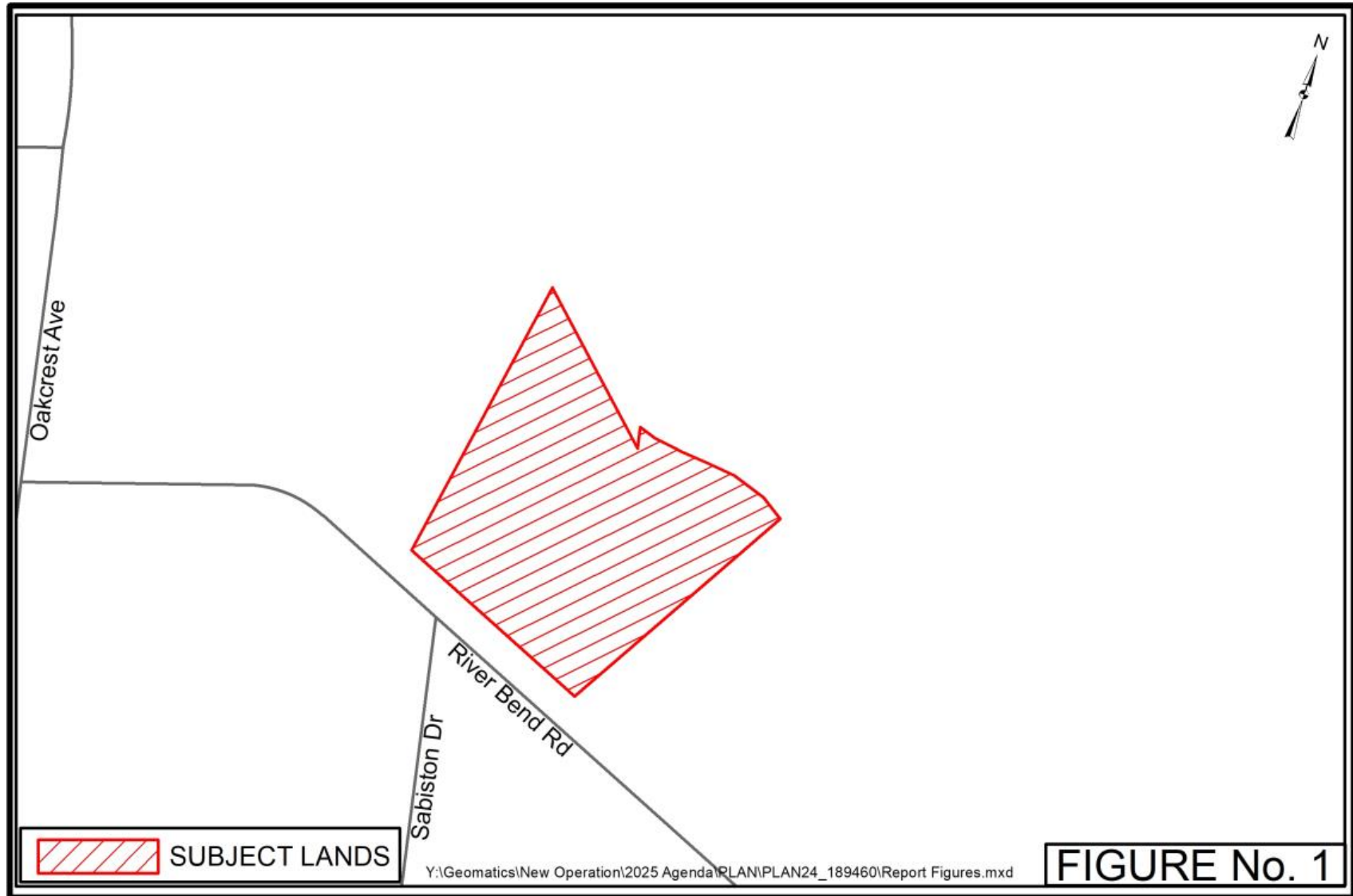


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

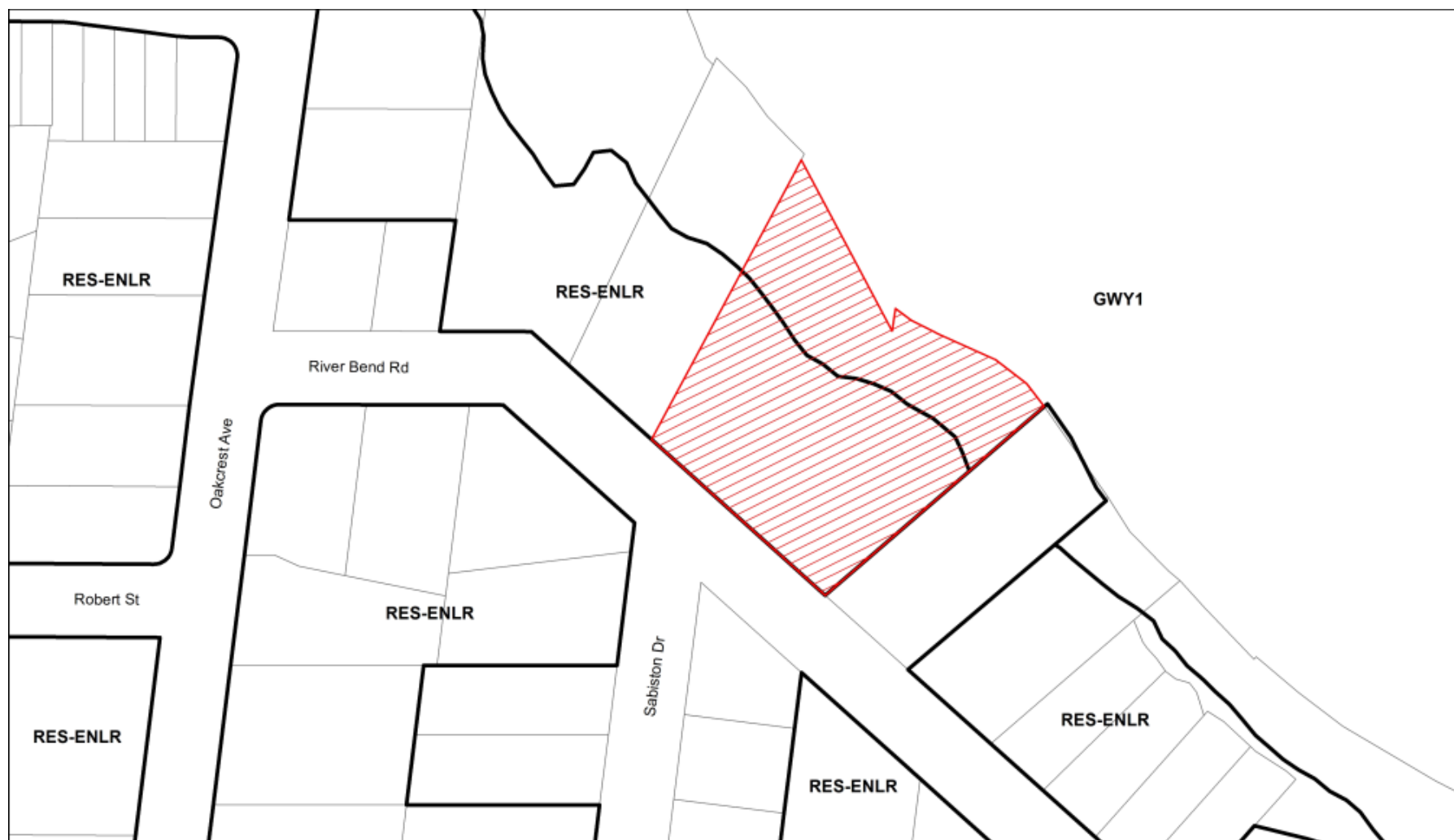


Figure 4

Conceptual Site Plan



Figure 5

Conceptual South Elevation – Part 1

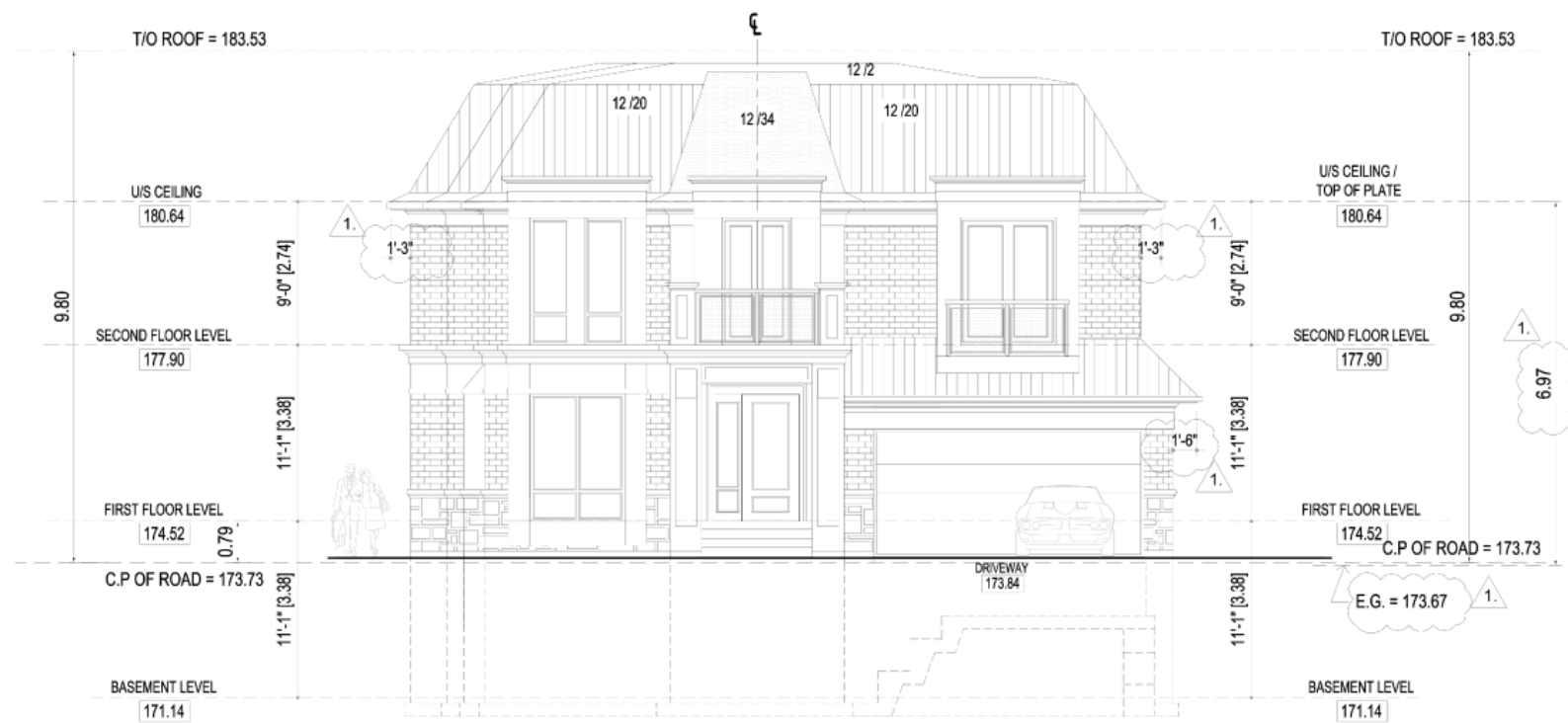


Figure 6

Conceptual South Elevation – Part 2



Figure 7

Conceptual South Elevation – Part 3

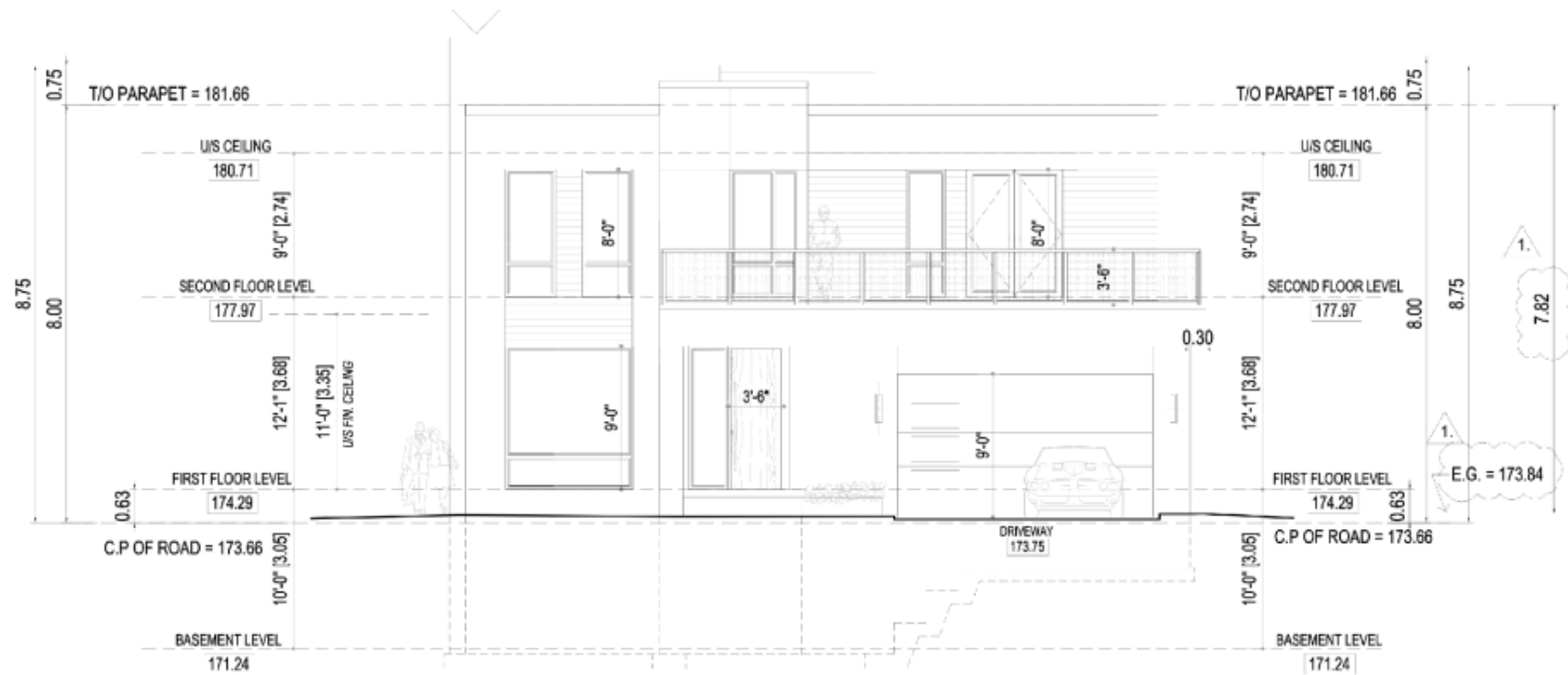
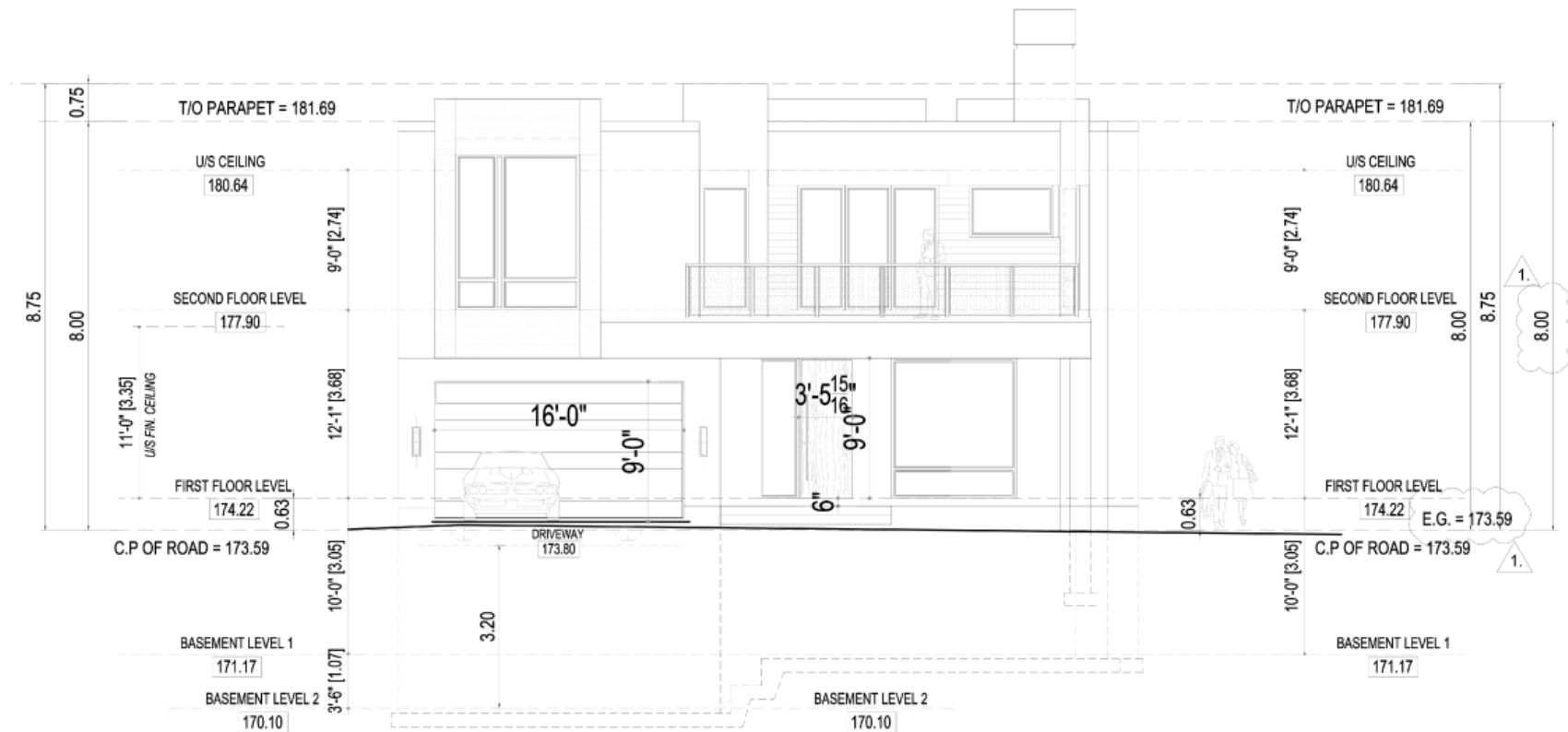


Figure 8

Conceptual South Elevation – Part 4





This notice advises that, on March 4, 2025, the City of Markham received a complete Zoning By-law Amendment application for 17 Oakcrest Avenue (the “Subject Lands”) submitted by Jahangir Choudhry (c/o Mohammad Choudhry). As the owner of land within 200 m of the property, you are invited to participate in the review process.



MappiT

Tell us what you think!

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- Meeting Date: Tuesday, May 20, 2025
- Time: 7:00 pm
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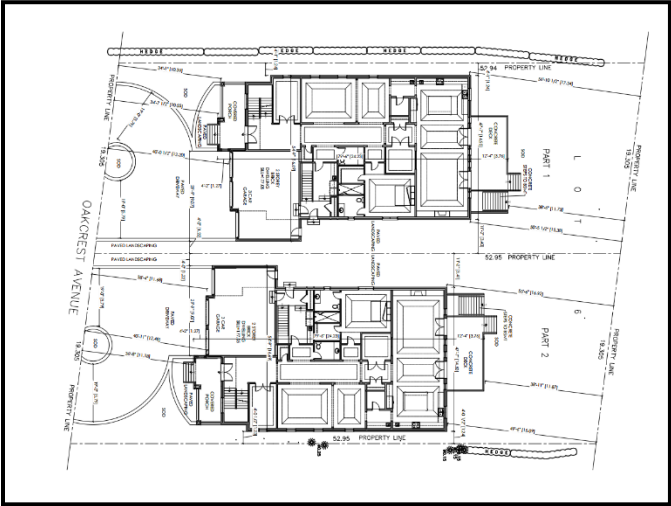
The Property

The 0.20 ha (0.49 ac) Subject Lands are located on the east side of Oakcrest Avenue, south of River Bend Road. The Subject Lands are currently occupied by one detached dwelling.



The Applicant’s Proposal

The Applicant is proposing to demolish the existing dwelling on the Subject Lands and construct two, 2-storey detached dwellings. The Applicant is seeking a Zoning By-law Amendment to accommodate a future severance for the creation of one new lot and to implement the necessary zoning provisions to facilitate the proposed development.



Additional Information

For additional information on **PLAN 24 193958**, scan this to access the Public Meeting Information Report (PMIR).

PMIR

Connect with the File Planner

- File Planner: Elizabeth Martelluzzi, Senior Planner
- File Planner Email: EMartelluzzi@markham.ca
- File Planner Phone: (905) 477-7000, ext. 2193
- File Number: Refer to application number PLAN 24 193958

Join the conversation!

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Date of Notice: April 30, 2025

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if proposed Zoning By-law Amendment application is to be finalized and enacted without further notice:

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Jahangir Choudry, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions at 17 Oakcrest Avenue (Ward 3), File No. PLAN 24 193958", be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Zoning By-law Amendment application, be received.
3. That the application by Jahangir Choudry for the proposed Zoning By-law Amendment (PLAN 24 193958), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution to refer the Zoning By-law Amendment application back to staff for a report and recommendation:

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Jahangir Choudry, Application for Zoning By-law Amendment to facilitate a future severance for the creation of two new lots with site-specific provisions at 17 Oakcrest Avenue (Ward 3), File No. PLAN 24 193958", be received.
1. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Zoning By-law Amendment application, be received.
2. That the application Jahangir Choudry for the proposed Zoning By-law Amendment (PLAN 24 193958), be referred back to staff for a report and a recommendation.
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

| | | | |
|--------------------------|--|---|---|
| Date: | Tuesday, May 20, 2025 | | |
| Application Type: | Zoning By-law Amendment (the "Application") | | |
| Owner: | Jahangir Choudhry (the "Owner") | | |
| Agent: | Mohammad Choudhry | | |
| Proposal: | To facilitate a future severance for the creation of two new lots with site-specific provisions (the "Proposed Development") | | |
| Location: | 17 Oakcrest Avenue (the "Subject Lands") | | |
| File Number: | PLAN 24 193958 | Ward: | 3 |
| Prepared By: | Elizabeth Martelluzzi, Senior Planner, Central Planning District | | |
| Reviewed By: | Barton Leung Acting Manager, Central District | Stephen Lue, MCIP, RPP Senior Manager, Development | |

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on March 4, 2025, and deemed the Application complete on March 24, 2025. The 90-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on June 22, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC"), if required
- In the event of approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a future Consent to Sever application to the Committee of Adjustment

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the rectangular 0.20 ha (0.49 ac) Subject Lands located south of Highway 7, on the east side of Oakcrest Avenue and within the Oakcrest/Sabiston community, which is undergoing a transition with several properties having received rezoning approvals to facilitate severances. The Subject Lands have a frontage of 38.67 m (126.87 ft) on Oakcrest Avenue. Figure 2 shows a single detached dwelling occupying the Subject Lands. Figure 3 shows the surrounding land uses.

The Owner proposes to demolish the existing dwelling, obtain severance approval to create two lots, and construct a two-storey detached dwelling on each lot, as summarized in Table 1

| Table 1: the Proposed Development (see Figures 4 and 5) | | |
|---|---|---|
| | Part 1 | Part 2 |
| Lot Area | 1,013.8 m ² (10,912.45 ft ²) | 1,013.8 m ² (10,912.45 ft ²) |
| Lot Frontage | 19.30 m (63.32 ft) | 19.30 m (63.32 ft) |
| Proposed Dwelling Gross Floor Area | 594.76 m ² (6,401.94 ft ²) | 594.76 m ² (6,402 ft ²) |

The following table summarizes the Official Plan Information

| Table 2: Official Plan Information | |
|------------------------------------|--|
| Current Designation: | <p>“Residential Low Rise”</p> <p>Area and Site Specific Policy 9.19.2 applies to the Subject Lands, which states that Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of the lots from the original plans of subdivision.</p> |
| Permitted uses: | <p>“<u>Residential Low Rise</u>”: detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses, small multiplex buildings containing 3 to 6 units, all with direct frontage on a public street.</p> |

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2024-19, as amended, as shown in Figure 3.

| Table 3: Zoning By-law Amendment Information | |
|---|---|
| Current Zone: | “Residential Established Neighbourhood Low Rise (RES-ENLR)” |
| Permissions: | Detached dwelling, home childcare, home occupation, and shared housing – small scale. |
| Proposal: | <p>The Owner’s draft Zoning By-law Amendment (“ZBLA”) proposes to amend the Zoning By-law and incorporate site-specific zoning provisions, including but not limited to a reduction in the lot frontage, an increase in lot coverage, and reduction in side yard setbacks, to facilitate the severance of the existing lot into two new lots to permit the construction of two single-detached dwellings.</p> <p>A Holding Provision is also included in the draft ZBLA to secure the issuance by the Secretary Treasurer of a Consent to Sever under subsection 53(42) of the <u>Planning Act</u>.</p> |

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development and the appropriateness in the context of Provincial policies and the existing policy framework, including but not limited to Bill 23, which seeks to create more "gentle density" housing by increasing the number of units in urban areas with minimal impact on existing neighbourhoods.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Review of the submitted Planning Justification Report and draft ZBLA, prepared by FSR Consultants (Wajeeha Shahrukh).
 - ii) Evaluation of the compatibility with existing lot pattern within the surrounding area.
 - iii) Appropriateness of the proposed buildings and site design including, but not limited to, built form, massing, and building location/orientation.
 - iv) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Stormwater Management Report and Arborist Report.
 - v) Traffic impacts, driveway access, and parking.
- d) Required Future Applications**

- i) The Owner must submit a Consent to Sever application, should the Application be approved, to permit the Proposed Development and facilitate the creation of two lots.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Front (West) Building Elevations – Parts 1 and 2

Location Map

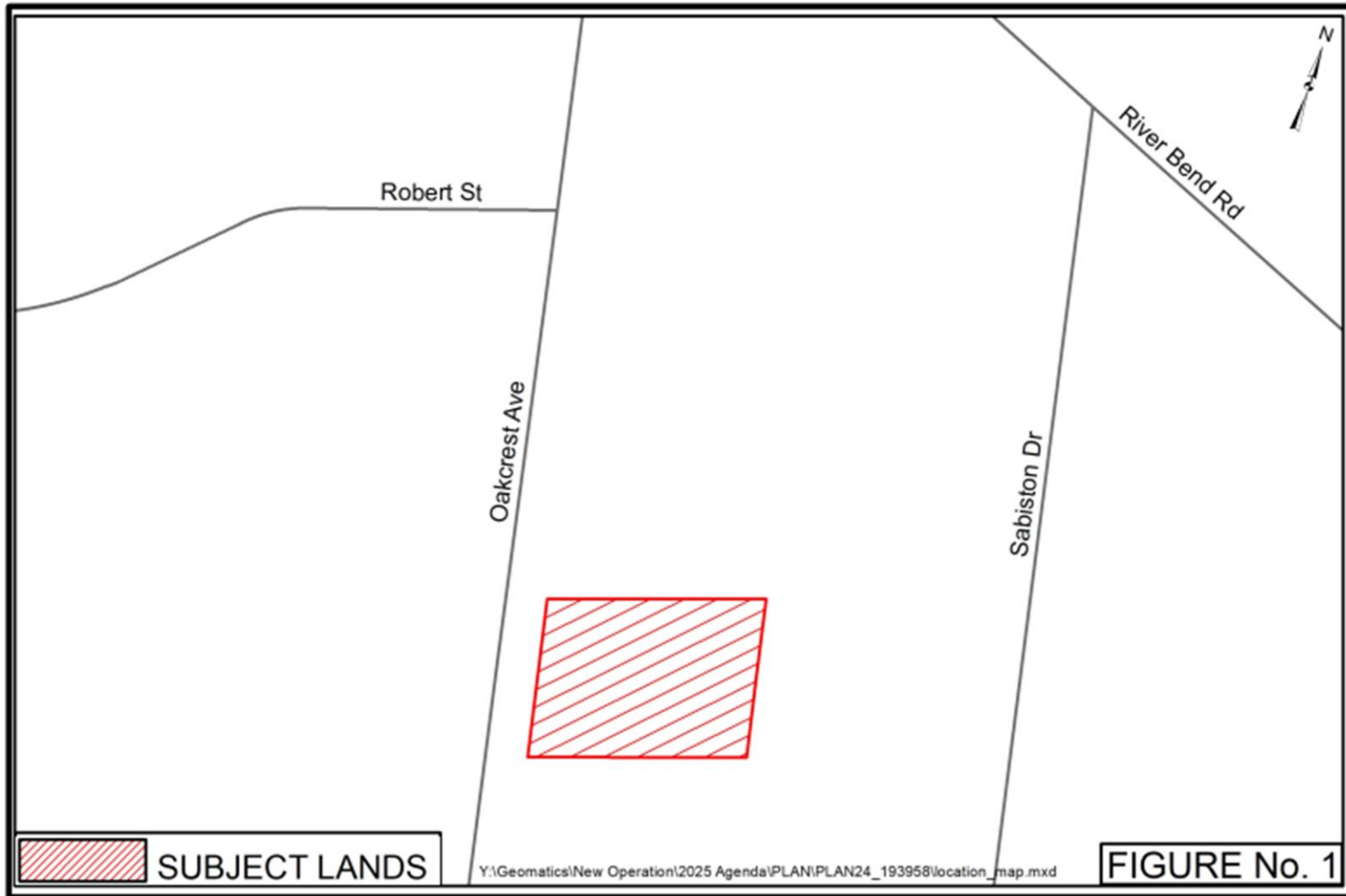
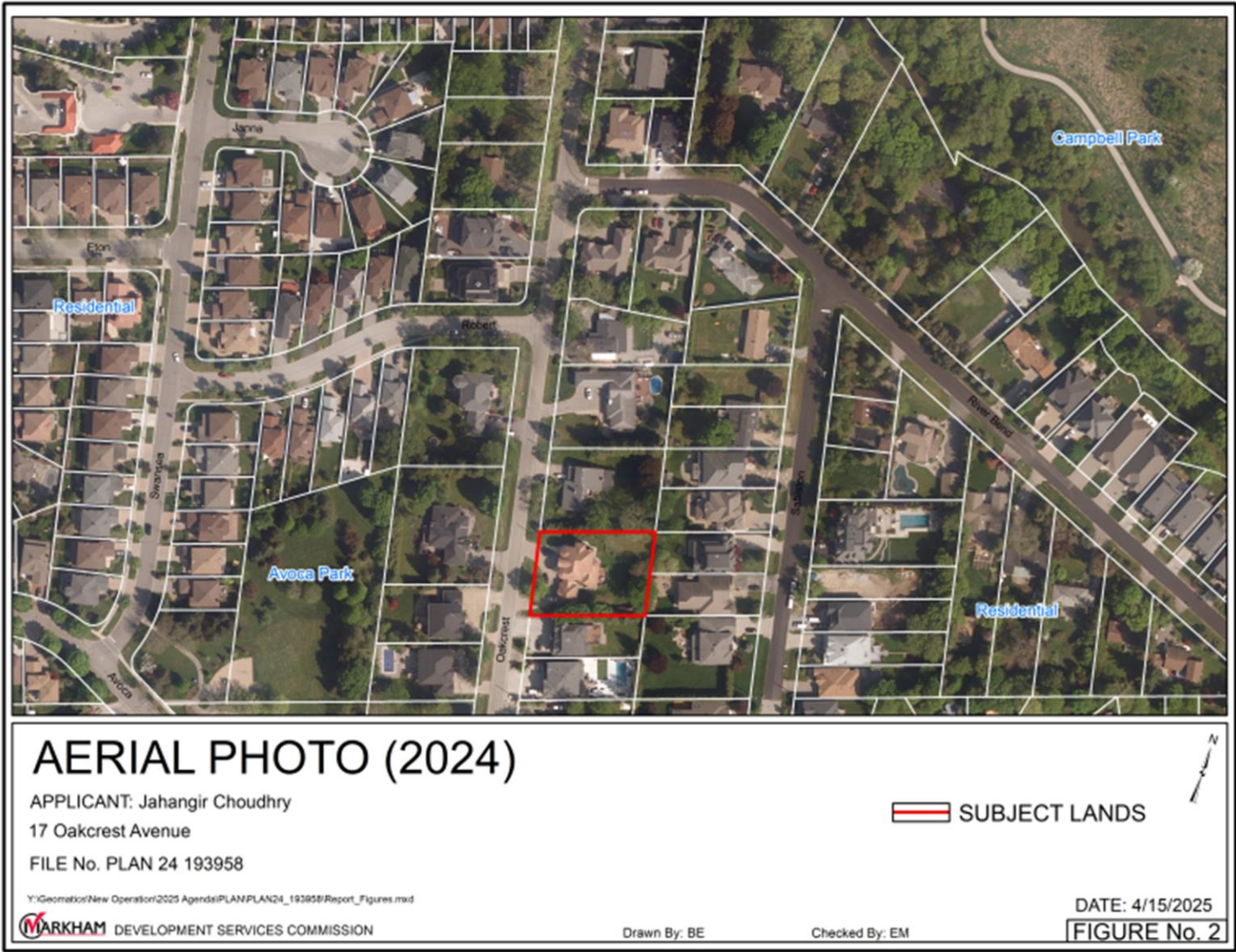
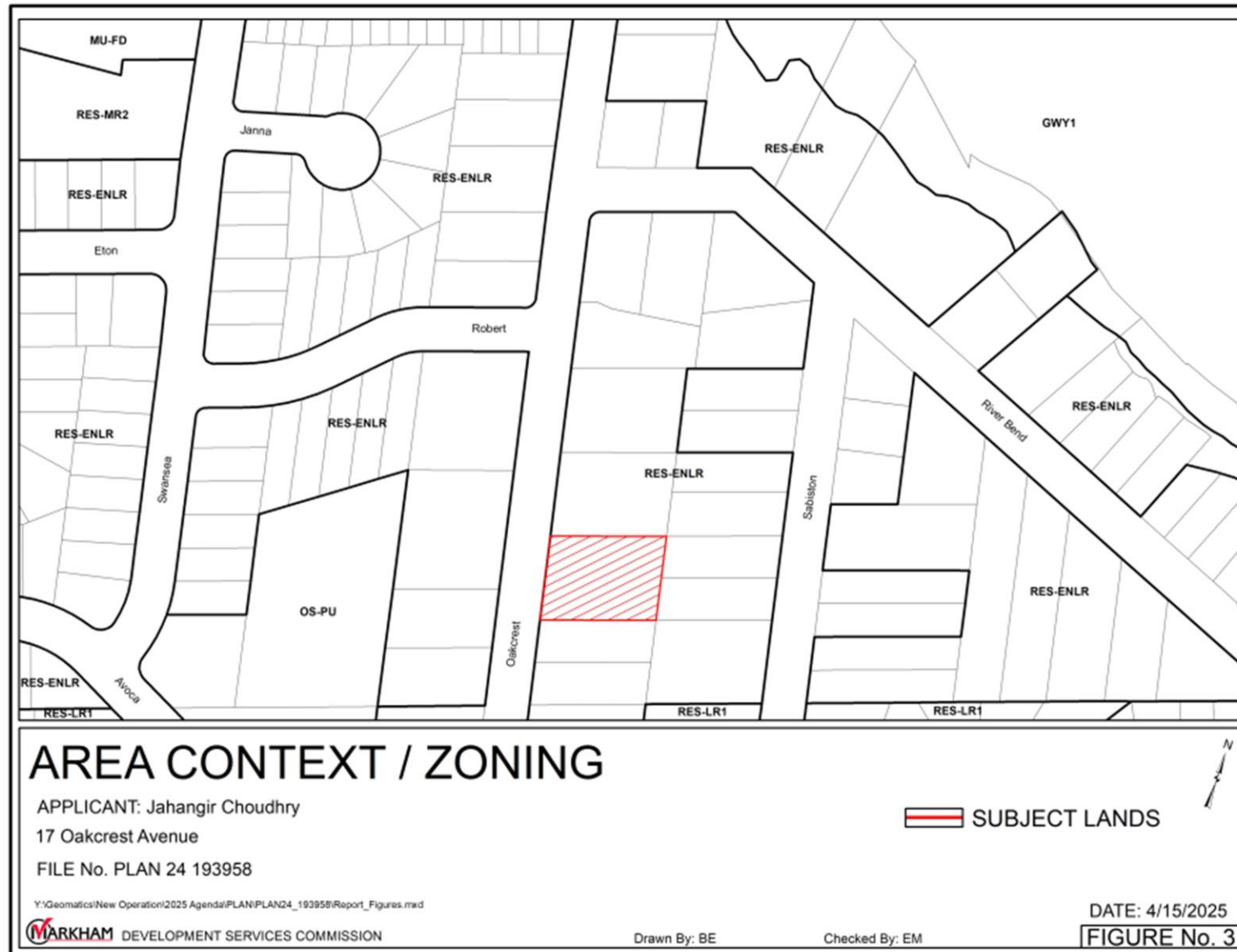


Figure 2

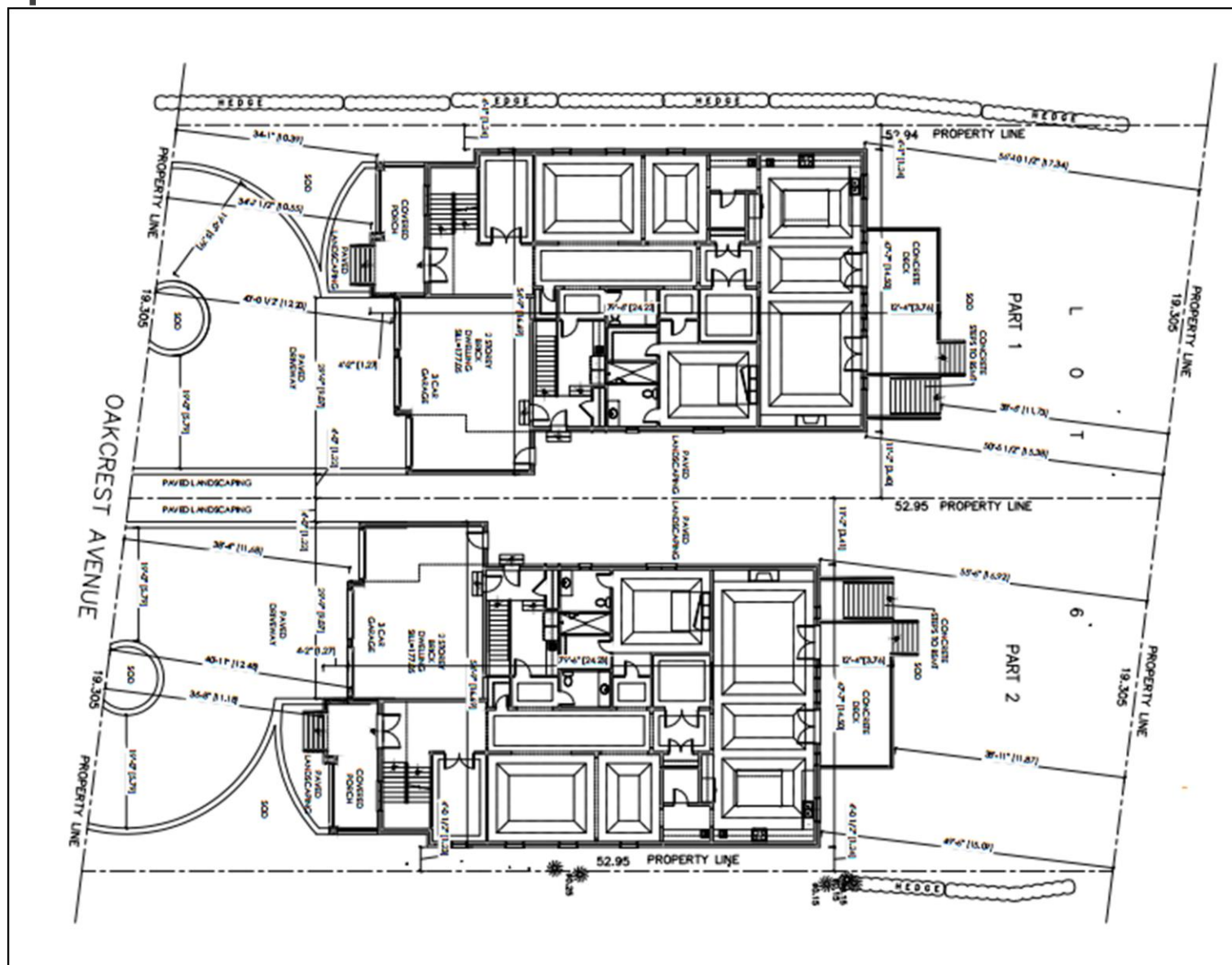
Aerial Photo



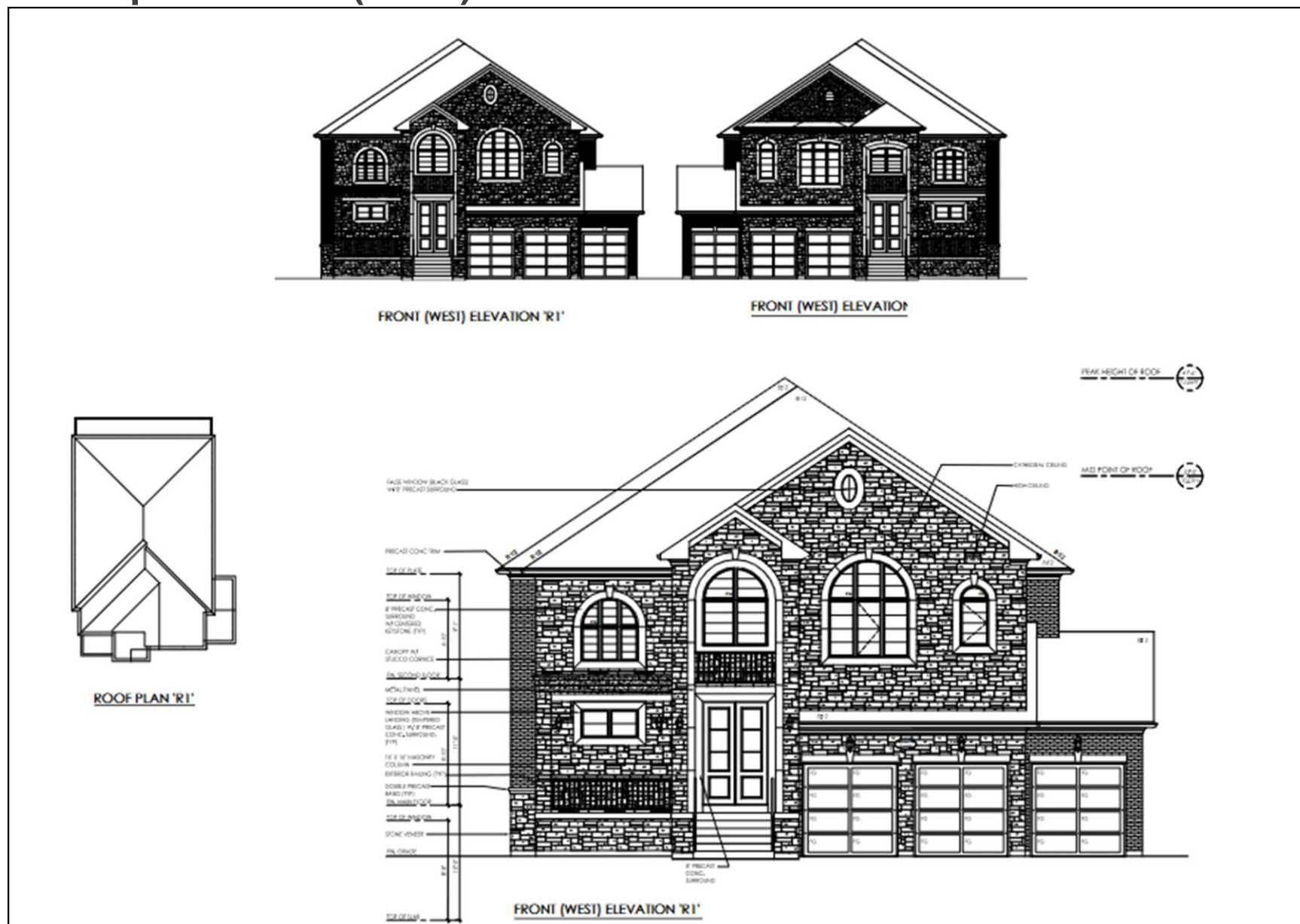
Area Context and Zoning



Conceptual Site Plan



Conceptual Front (West) Elevation – Parts 1 and 2





Complete Application and Public Meeting Notice

The City of Markham received complete Official Plan and Zoning By-law Amendment applications, for 4261 Highway 7, submitted by Transmark Developments Ltd. As the owner of land within 200 m of the property, you are invited to participate in the review process.

Tell us what you think!

A statutory Public Meeting to consider the Applicant's proposal will take place on:

Meeting Date: May 20, 2025

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

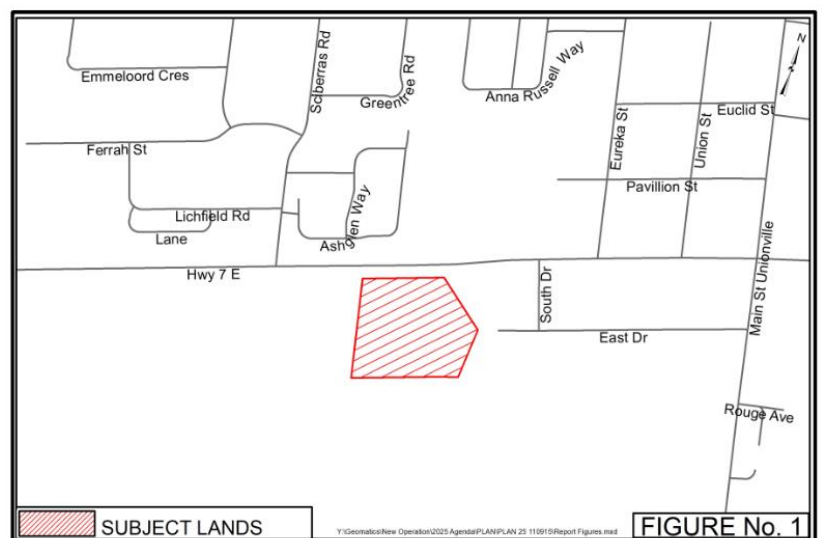
All proceedings of this meeting are recorded, and video and audio streamed on the City's website at pub-markham.escibemeetings.com.

The Property

The 2.02 ha (5.00 ac) Subject Lands are municipally known as 4261 Highway 7, located on the south side of Highway 7, and generally west of Main Street Unionville. The Subject Lands are currently occupied by a commercial plaza.

The Applicant's Proposal

The Applicant is proposing a mixed-use development comprised of a 35 and 30 storey tower with an 8-storey podium and 864 residential units.



Additional Information



PMIR

For additional information on **PLAN 25 110915**, scan this to access the Public Meeting Information Report (PMIR).



MappiT

For public viewing, the application can be accessed on MappiT or by contacting the File Planner below.



Connect with the File Planner

File Planner: Melissa Leung, Senior Planner

File Planner Email: melissaleung@markham.ca

File Planner Phone: (905) 477-7000, ext. 2392

File Number: Refer to application number 25 110915 000 00 PLAN



Complete Application and Public Meeting Notice

Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- Complete the “Request to Speak” form located online at markham.ca
- Email the City at notifications@markham.ca
- Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file 25 110915 000 00 PLAN in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- Written: mail or personally deliver to the Clerks Department at the address above
- Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at mayorandcouncillors@markham.ca
- Request to speak at the statutory Public Meeting by completing and submitting an online “Request to Speak” form at www.markham.ca

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk’s Department at the address noted above or by email to notifications@markham.ca.

Please read this important information!

Notice to Landlords: If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Personal Information: Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

What if I want to appeal the proposal?

- If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed by Markham City Council.

Date of Notice: April 30, 2025

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution to refer the Official Plan Amendment and Zoning By-law Amendment applications back to Staff for a report and recommendation:

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a mixed-use, high-rise development consisting of a 30-and 35-storey tower with 864 residential units located at 4261 Highway 7, Ward 3, File No. PLAN 25 110915", be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received.
3. That the application by Transmark Developments Ltd. for a proposed Official Plan and Zoning By-law Amendment (PLAN 25 110915) be referred back to Staff for a report and a recommendation.
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution if proposed Official Plan Amendment and Zoning By-law Amendment is to be enacted without further notice:

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a mixed-use, high-rise development consisting of a 30-and 35-storey tower with 864 residential units located at 4261 Highway 7, Ward 3, File No. PLAN 25 110915", be received.
2. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received.
3. That the application by Transmark Developments Ltd. for a proposed Official Plan and Zoning By-law Amendment (PLAN 25 110915) be approved and the draft implementing Official Plan and Zoning By-law Amendment be finalized and enacted without further notice.
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

| | | | |
|---------------------------|---|---|---|
| Date: | Tuesday, May 20, 2025 | | |
| Application Types: | Official Plan and Zoning By-law Amendment (the "Applications") | | |
| Owner: | Transmark Developments Ltd. (Shoppes of Unionville) (the "Owner") | | |
| Agent: | Scott Shields Architects | | |
| Proposal: | A mixed-use, high-rise development consisting of a 30- and 35-storey tower with 864 residential units and 2,335 m ² (25,131 ft ²) or retail space (the "Proposed Development") | | |
| Location: | 4261 Highway 7 East (the "Subject Lands") | | |
| File Number: | PLAN 25 110915 | Ward: | 3 |
| Prepared By: | Melissa Leung, RPP, MCIP Senior Planner, Central Planning District | | |
| Reviewed By: | Barton Leung Acting Manager, Central District | Stephen Lue, RPP, MCIP Senior Manager, Development | |

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Applications complete on April 15, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on August 13, 2025.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan application

BACKGROUND

Subject Lands and Area Context

The 2.02 ha (5 ac) Subject Lands are located on the south side of Highway 7 East and generally west of Main Street Unionville (and the Unionville Heritage Conservation District), and are currently occupied by the Shoppes of Unionville commercial plaza, as shown in Figures 1 and 2. Figure 3 shows the surrounding land uses.

Table 1 summarizes the Owner's Proposed Development

| Table 1: the Proposed Development (see Figures 4 and 5) | |
|--|---|
| Residential Gross Floor Area: | 69,846 m ² (751,816 ft ²) |
| Retail Gross Floor Area: | 2,335 m ² (25,131 ft ²) |
| Dwelling Units: | 864 |
| Building Height (storeys): | Tower A: 35 storeys; Tower B: 30 storeys; Podium: 2-8 storeys |
| Density: | 3.57 times the area of the Subject Lands (Floor Space Index – “FSI”) |
| Parking Spaces: | 709 (including 130 visitor/commercial spaces) in two levels of underground parking and two levels within the podium |

Table 2 summarizes the Owner's proposal to amend the 1987 Official Plan (the “1987 OP”) and the Markham Centre Secondary Plan (“OPA 21”) to permit the Proposed Development

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 OP, as amended by OPA 21, shall apply to the Subject Lands.

Staff note that OPA 21 and the ongoing Markham Centre Secondary Plan (“MCSP”) update both identify a portion of the Subject Lands as being located within a Special Policy Area (“SPA”). Any change or modification to policies or designations within a SPA requires the approval of the Ministers of Municipal Affairs and Housing and Natural Resources. Re-development within the SPA may be permitted where it would not result in any intensification above and beyond existing Official Plan land use permissions. Given that the portion of the Proposed Development that is located within the SPA meets the requirements of OPA 21 and the MCSP Update, as identified in Table 2 below, the Proposed Development is exempt from Ministry approval.

| Table 2: Official Plan Amendment Information | | |
|--|---|---|
| | OPA 21 | MCSP Update July 3, 2024, Draft Policy Framework |
| Designation: | “Commercial Corridor Area” | <ul style="list-style-type: none"> • “Mixed Use Low Rise” (on the northern portion of the Subject Lands) • “Public Park” (on the eastern and southern portion of the Subject Lands) |
| Permitted uses: | <ul style="list-style-type: none"> • Residential uses shall be limited to a maximum of two storeys over the ground floor commercial or other permitted uses in mixed use developments • Uses that generate high volumes of traffic or have high traffic turnover shall generally not be permitted | <ul style="list-style-type: none"> • Plaza-type commercial and other uses along Highway 7 with modest intensification of commercial properties while maintaining a ground floor non-residential component • A mix of residential, retail, restaurant and service uses on lands designated “Mixed Use Low Rise” • Public park, field sports and recreational amenities, playgrounds, multifunctional space for social gatherings, public art, and passive and nature-based public recreational activities on lands designated “Public Park” |
| Permitted Height and Density: | <p>Low-rise buildings, generally not to exceed 3.5 storeys</p> <p>Note: “Community Amenity Area – Major Urban Plan” permits a density of 80 to 148 units per hectare (UPH).</p> | <ul style="list-style-type: none"> • Maximum height of 3 storeys • Maximum 2 FSI |
| Proposal: | <p>The Owner proposes to amend the Secondary Plan [OPA 21 (MCSP)] to:</p> <ul style="list-style-type: none"> • redesignate the lands from “Commercial Corridor Area” to “Community Amenity Area – Major Urban Place” • increase the maximum building height from 3.5 (3) to 35 storeys • increase the maximum residential dwelling units to 870 • increase the maximum density from 148 UPH (2 FSI) to 427.7 UPH (3.57 FSI) | |

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 122-72, as amended, as shown in Figure 2.

| Table 3: Zoning By-law Amendment Information | |
|---|--|
| Current Zone: | “Special Commercial One” (SC1) |
| Permissions: | A range of commercial uses including, but not limited to, animal hospitals and veterinary establishments, bakeries, banks and financial institutions, business and professional offices, commercial schools, dry cleaning establishments, goods and equipment rental, health centres, indoor creation establishments, personal service shops, photocopying services, photography studios, restaurants, retail stores, and service shops. |
| Proposal: | The Owner proposes to delete the entirety of the Subject Lands from By-law 122-72 and incorporate it into the Markham Centre By-law 2004-196, as amended, to permit a mixed-use residential building and incorporate site-specific development standards including, but not limited to, maximum gross floor area, maximum height, minimum setbacks, and minimum parking requirements. |

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging MCSP Update.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact, road networks, vehicular access, transportation demand management, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) Review of all technical studies submitted in support of the Proposed Development.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) Heritage Matters

- i) The Applications will be reviewed by the Heritage Markham Committee to determine if the proposed development has any impact on the heritage attributes of the adjacent cultural heritage resource (Unionville Heritage Conservation District).

i) External Agency Review

- i) The Applications must be reviewed by the York Region, the Toronto and Region Conservation Authority, and Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual 3D Views

Figure 1

Location Map

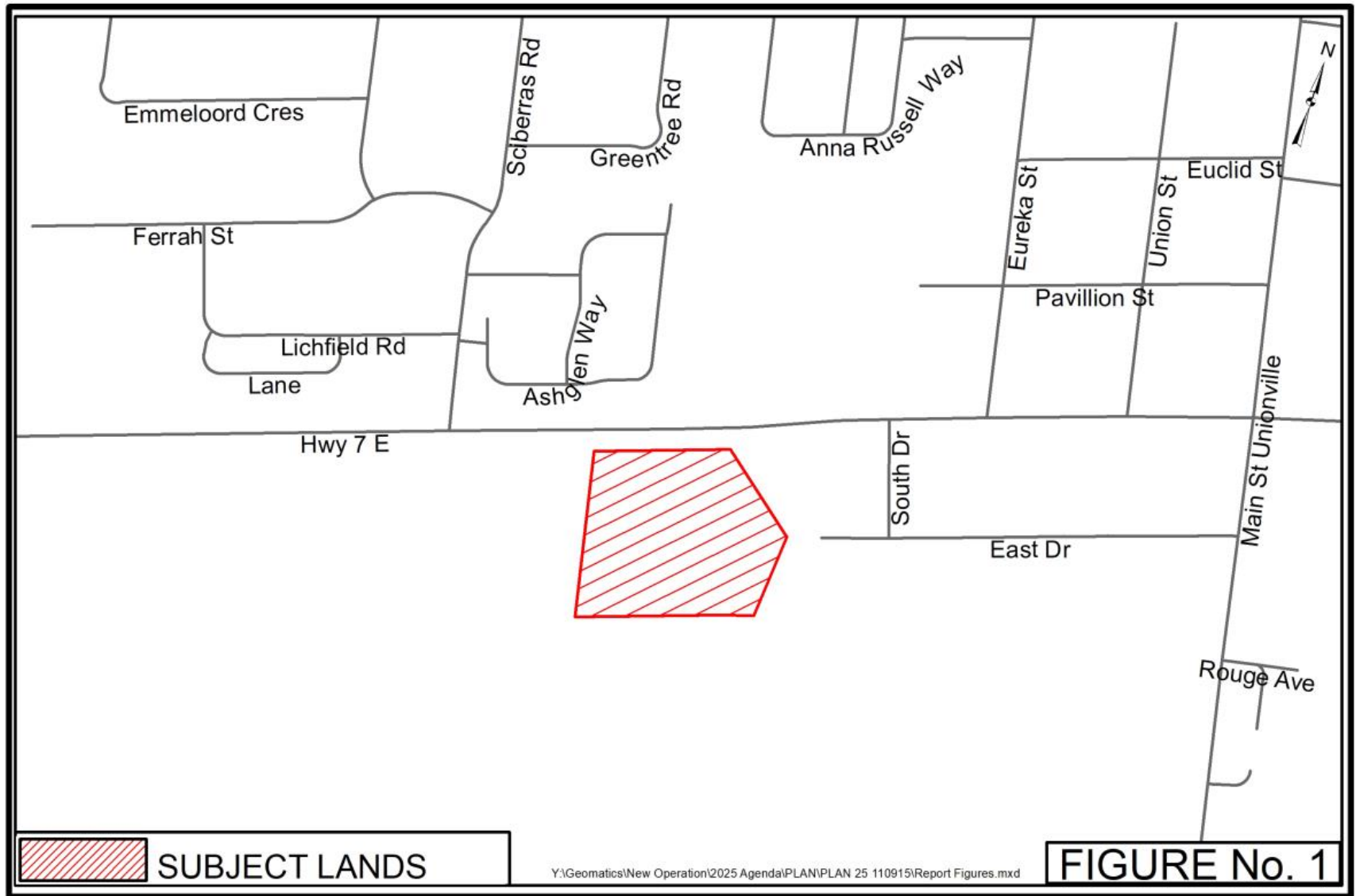


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

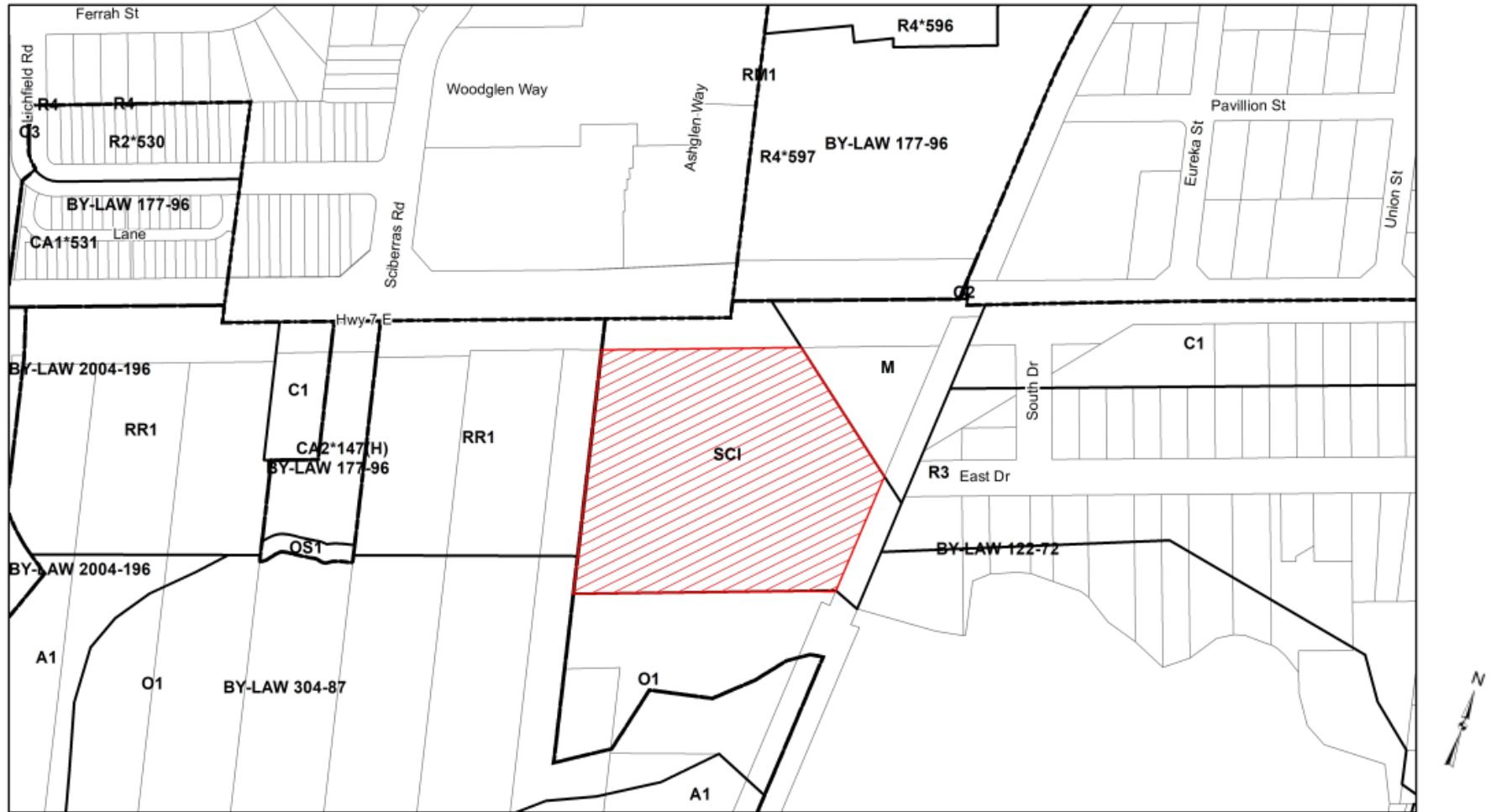


Figure 4

Conceptual Site Plan

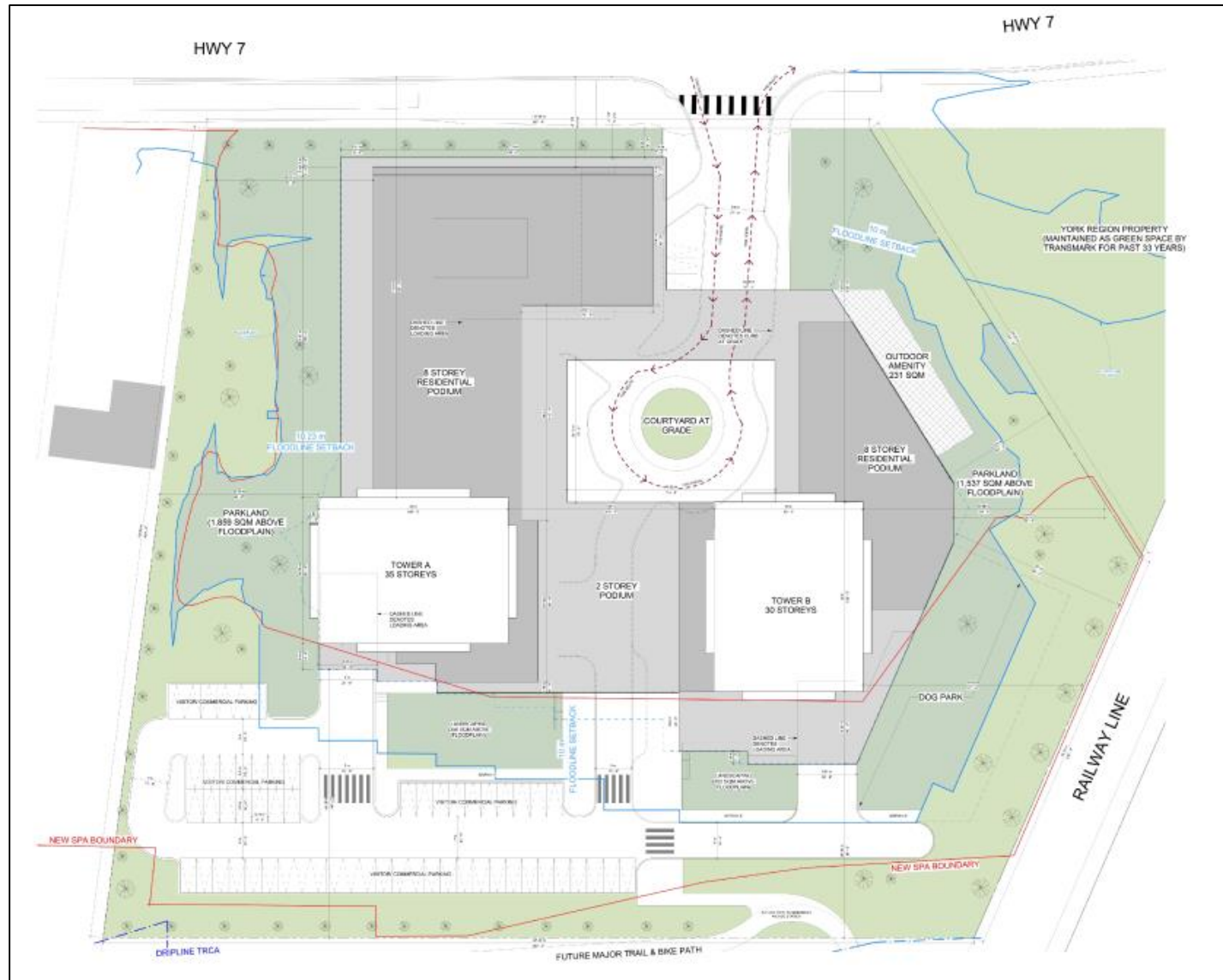


Figure 6

Conceptual 3D Views

