



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

Jahangir Choudhry (c/o Wajeeha Sharukh)

17 Oakcrest Avenue (Ward 3)

File PLAN 24 193958

May 20, 2025

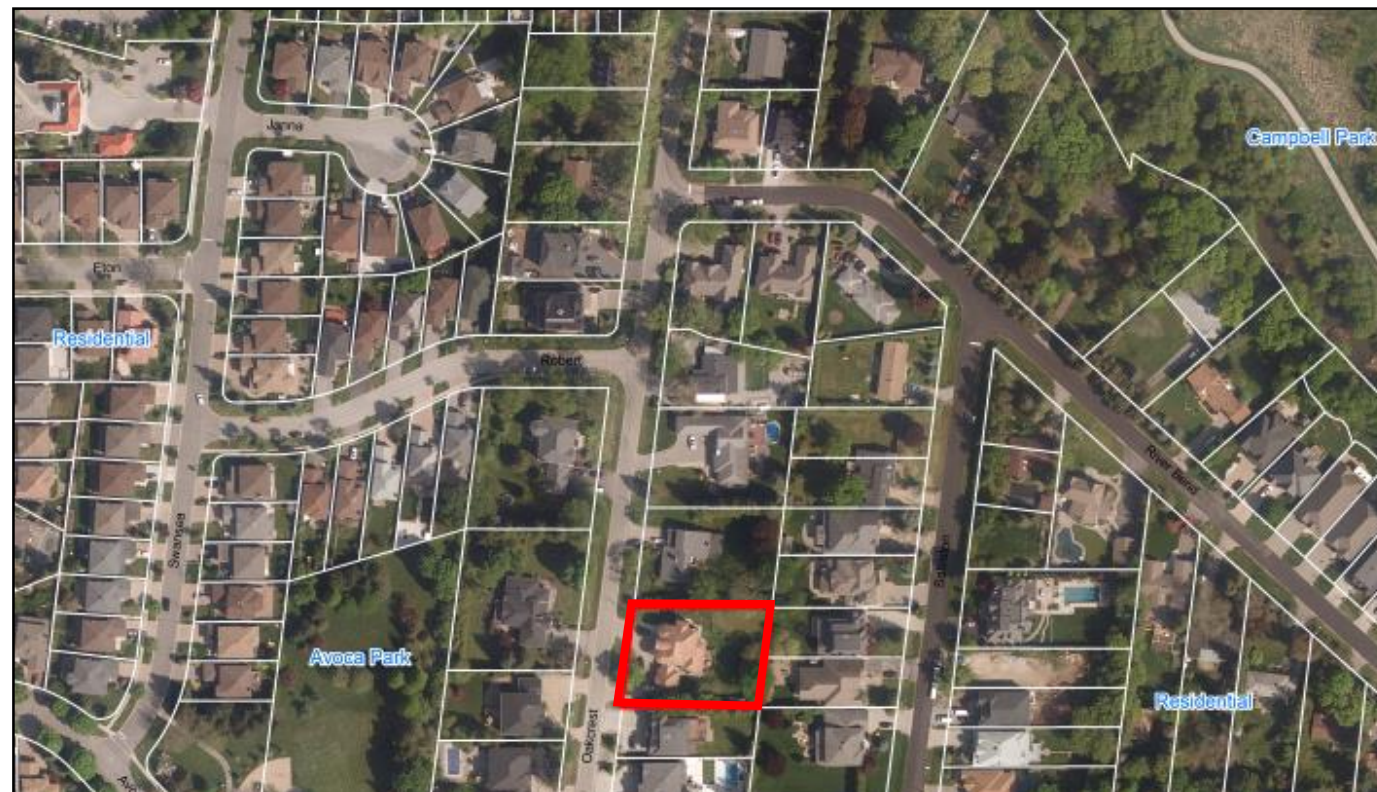


Subject Lands:

- 0.20 ha (0.9 ac)
- Currently developed with a two-storey detached dwelling

Surrounding Context:

- Residential
- Rouge River and Campbell Park



 Subject Lands

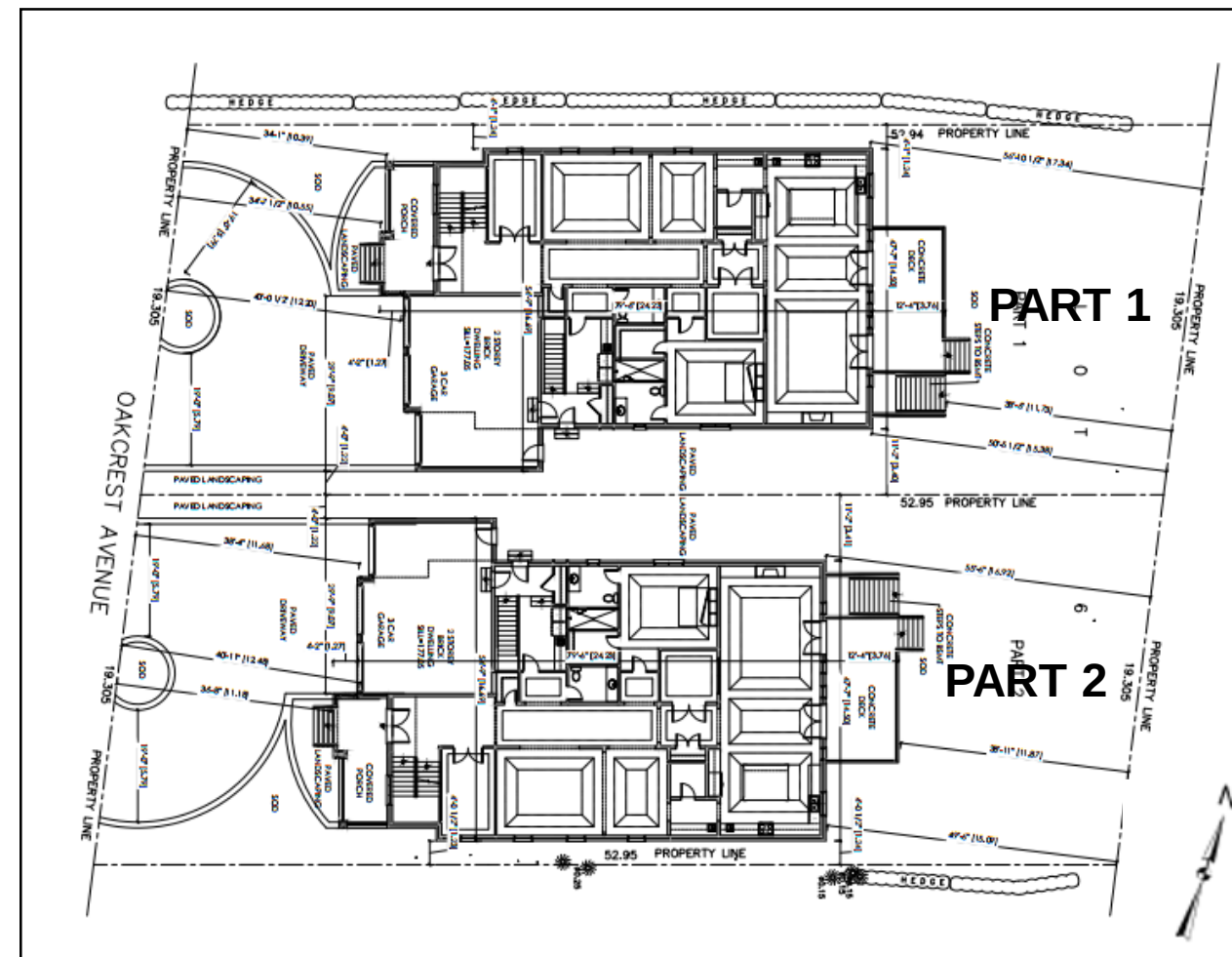


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

	Part 1	Part 2
Area	1,013.8 m ² (10,912.45 ft ²)	1, 013.8 m ² (10, 912.5 ft ²)
Frontage	19.3 m (63.3 ft)	19.3 m (63.3 ft)
Depth	52.9 m (173.7 ft)	52.9 m (173.7 ft)
GFA	594.76 m ² (6,401.94 ft ²)	594.76 m ² (6,401.94 ft ²)





'Residential Low Rise' permits:

- Single-detached dwellings
- Subject to Area and Site-Specific Policy



 Subject Lands



Required Zoning Amendment

Strategic Plan 2020-2026

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Current Zone:

By-law 2024-19: "Residential Established Neighbourhood Low Rise"

The Owner proposes to amend the zoning to:

- Incorporate site-specific development standards
- Facilitate the future severance



Subject Lands





Outstanding Items and next steps

Strategic Plan 2020-2026

Building Markham's Future Together

1. Staff will continue reviewing the Proposal
2. Committee may approve the ZBLA or refer the application back to Staff



Thank you!