

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



Strategic Plan 2020-2026

Building Markham's Future Together

Subject Lands:

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

Area Context

Surrounding Context:

- Residential
- Rouge River and Campbell Park



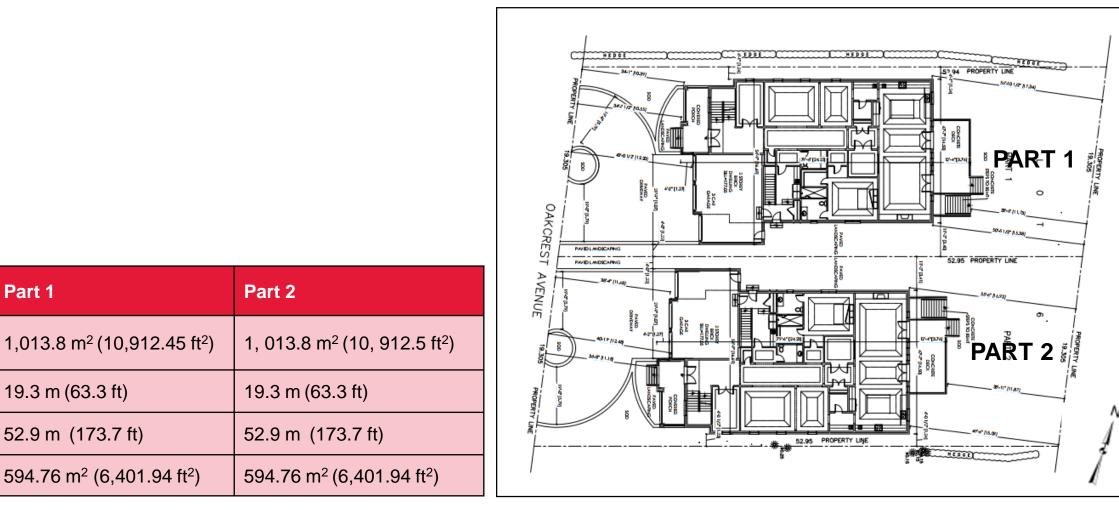
Subject Lands



The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together





3		

Area

Frontage

Depth

GFA



2014 Official Plan

Building Markham's Future Together

342 344 346 348 14 16 D 19A 16A Contraction of the 326 Playground 18A 22A

'Residential Low Rise' permits:

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





Required Zoning Amendment

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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







Outstanding Items and next steps

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





Thank you!

