



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.



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Tell us what you think!

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

Meeting Date: Tuesday, 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.

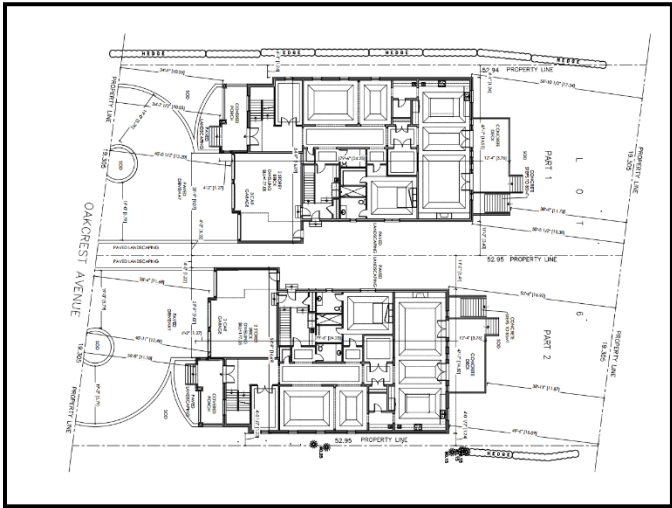
The Property

The 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!

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:



Development Services Committee Public Meeting Notice

- 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 193958 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:

- 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?

- 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 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 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 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 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 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.