

Memorandum to the City of Markham Committee of Adjustment

October 23, 2025

File: A/122/25
Address: 8 Porterfield Crescent, Thornhill
Applicant: Rachel Liu
Hearing Date: Wednesday, October 29, 2025

The following comments are provided on behalf of the West Team:

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-MR2, as amended, to permit:

a) By-law 2024-19, Section 5.2.5 a):

a minimum parking space length of 4.8 m (6 ft) within the garage, whereas the by-law requires a minimum parking space length of 5.8 m within the garage;

as it relates to interior renovations to an existing townhouse dwelling.

BACKGROUND

Property Description

The subject property is a townhouse unit, which is contained within an approximately 20,736.13 m² (223,201.85 ft²) condominium block at the southeast corner of Bayview Avenue and John Street. The block contains 91 townhouse units, mature vegetation and visitor parking.

Proposal

The applicant is proposing to construct a powder room within the first storey of the dwelling. The applicant has advised that the proposed powder room is needed to accommodate accessibility needs for the family.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

The Official Plan designates the subject property “Residential Mid Rise”, which provides for a diversity of housing mix and building types, including townhouse dwellings.

Area Specific Policy 9.18.5 also applies to the Subject Property and intends to provide a set of development standards in the zoning by-law that limits the size and massing of new dwellings or additions, ensuring infill development respects the existing pattern and character of adjacent development. This includes development standards for lot coverage, building depth, floor area ratios, height, number of storeys, garage projections, and garage widths.

Zoning By-Law 2024-19

The subject property is zoned “Residential – Mid Rise Two” (RES-MR2) under By-law 2024-19, as amended, which permits townhouse dwellings. The proposal does not comply with respect to the minimum required parking space length within a garage. Further details on the variance are provided in the comment section below.

Zoning Preliminary Review (ZPR) Not Undertaken (Building Permit Zoning Confirmation/if applicable)

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the building department through their permit process (HP.25.122653) to confirm the variances required for the proposed development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Parking Space Length Variance

The Owner is requesting to permit a minimum parking space length of 4.8 m within the garage, whereas the by-law requires a minimum parking space length of 5.8 m within the garage.

The variance is required to add a powder room to the first storey of the building. The proposed works are contained within the existing building footprint, no changes will be made to increase or reduce the exterior. Furthermore, the applicant has submitted documents demonstrating how their vehicle will fit within the garage, incorporating the powder room.

Transportation Staff has reviewed the application and have no concerns with approval. While the spaced provided for parking in the garage is reduced, the driveway remains unchanged and can be used as a parking space. As such, Staff has no concerns with the reduction, as it is minor in nature.

PUBLIC INPUT SUMMARY

Three written submissions in support of the proposal were received as of October 23, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Theo Ako-Manieson, Planner I, West District

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Acting-Development Manager, West District

File Path: Amanda\File\ 25 135837 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/122/25

1. The variances apply only to the proposed development as long as it remains

CONDITIONS PREPARED BY:



Theo Ako-Manieson, Planner I, West District



Legend

☐ Subject Lands

1: 500

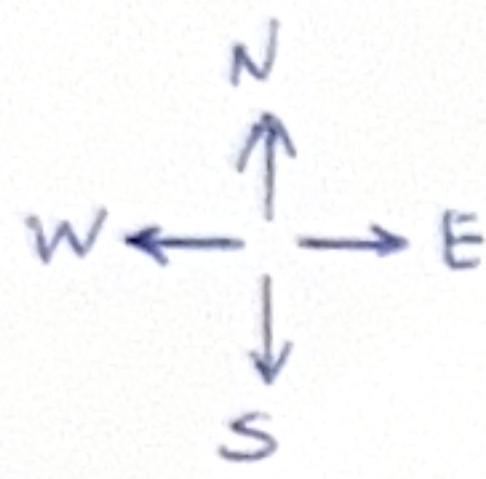


25.4 0 12.70 25.4 Meters

NAD_1983_UTM_Zone_17N
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DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.

Notes



PORTERFIELD CRES.



* Not to Scale *

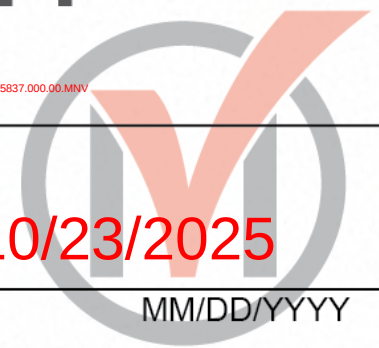
* Dimensions are approximate and based on on-site measurements *

proposal powderroom width 5'-5" ; length 3'-6"

Garage width 10.2 F
Garage length 20.7 F

Driveway width 11 F
Driveway length 22.2 F

Appendix B

File: 

Date: 10/23/2025

MM/DD/YYYY

Site Plan - (A/122/25)
Minor Variance Application
8 Porterfield Cres
Thornhill, ON
DRAWN BY: Rachel Liu
Date: Oct 16, 2025