

378 Steeles Avenue East in the Town of Markham

Date:	March 9, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	n/a
Reference Number:	File No. 08 223354 NPS 00 TM

SUMMARY

This report provides information on an application in the Town of Markham for zoning amendment and site plan approval to permit a place of worship in an existing house as well as build an addition to the dwelling. The Town of Markham has circulated the application to the City of Toronto for comments as the site abuts the municipal boundary (Steeles Avenue East).

RECOMMENDATIONS

The City Planning Division recommends that:

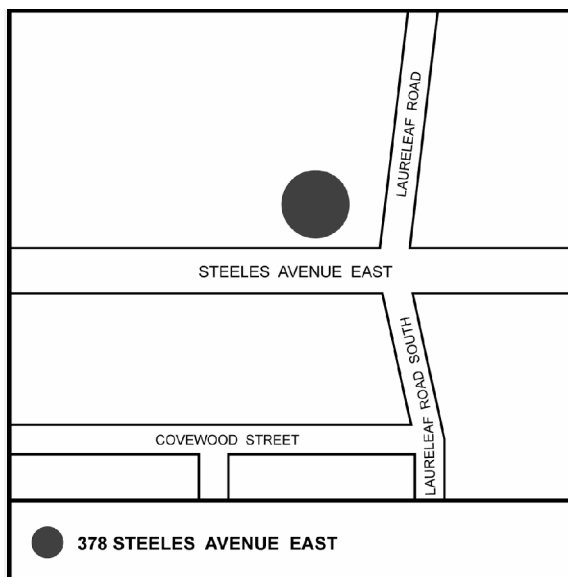
1. This report be received for information.

Financial Impact

There are no financial implications.

BACKGROUND

At its meeting of February 9, 2009 North York Community Council “Directed the Director, Community Planning, North York District, and the Director, Transportation Services, North York District, to report to North York Community Council on all planning applications abutting the North



York District which the City of Toronto has received and are still under review in regard to the lands on the north side of Steeles Avenue in York Region”.

This report has been prepared in response to the request by North York Community Council.

PROPOSAL

In September 2008 the Town of Markham circulated to the City of Toronto an application by Fung Loy Kok Institute for Zoning Amendment and Site Plan approval for 378 Steeles Avenue East. The 1,791 m² site is located on the north side of Steeles Avenue, east of Bayview Avenue and contains a two storey residential dwelling. The applicant is requesting a change to the existing residential zoning to permit a place of worship and to build an addition to the dwelling resulting in a total gross floor area of 482 m². The building would include a 111 m² worship area, lounge and 93 m² training area on the main floor. A total of 18 parking spaces would be provided. The existing lot has a circular driveway providing access to Steeles Avenue.

COMMENTS

The Town of Markham circulated the proposal to City of Toronto staff for comments as the proposed development is located on the shared municipal boundary (Steeles Avenue East). Comments were requested from City staff by October 14, 2008. City Planning, Transportation Services and Technical Services staff reviewed the proposal and had no objections to the application.

A Preliminary Report on the application was presented at the January 20, 2009 meeting of Markham's Development Service Committee. Markham staff will schedule a community meeting to discuss the proposal in advance of a Final Report and statutory public meeting. This report is provided to Community Council for information.

CONTACT

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SIGNATURE

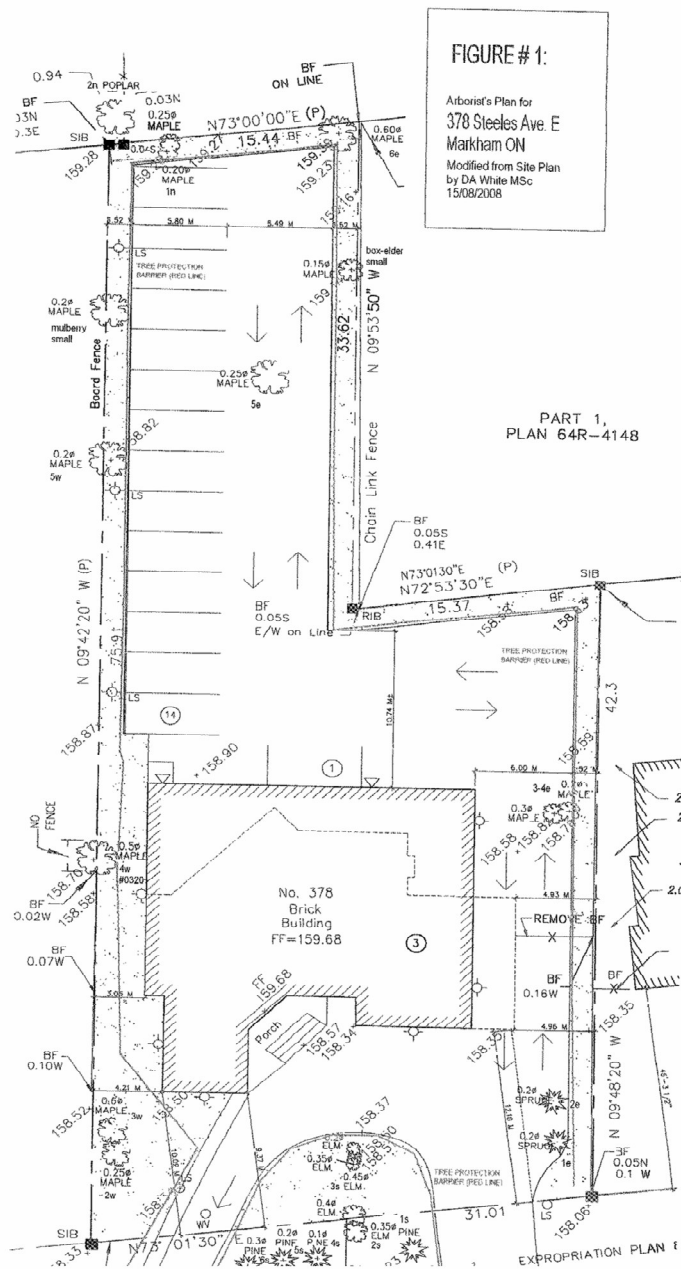
Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Proposal Data

Attachment 1: Site Plan



Attachment 2: Proposal Data

Municipal Address: 378 Steeles Avenue East
Location Description: Town of Markham
Project Description: Convert the existing 2 storey dwelling to a place of worship, and build an addition to the building.

Applicant:	Agent:	Architect:	Owner:
Fung Loy Kok Institute		Henry Chiu	Fung Loy Kok Institute of Taoism

PROJECT INFORMATION

Site Area (sq. m):	0.18 ha	Height:	Storeys:	2
Frontage (m):	31 m			
Depth (m):	75.9 m			
Total GFA (sq. m):	482 m ²			
Lot Coverage Ratio (%):	20%			