

378 Steeles Avenue East in the Town of Markham

Date:	April 28, 2010
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 a revised application in the Town of Markham for a Zoning By-law Amendment and Site Plan Control approval to permit a place of worship. 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

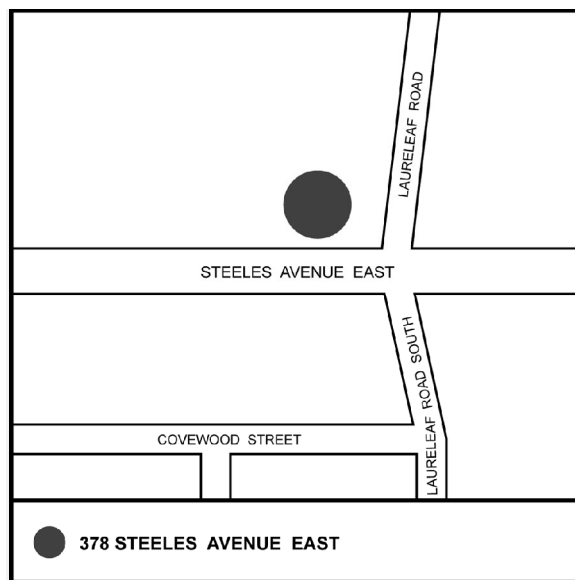
The City Planning Division recommends that this report be received for information.

Financial Impact

There are no financial implications.

DECISION HISTORY

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”.



A March 9, 2009 staff report advised North York Community Council of Zoning By-law Amendment and Site Plan Control approval applications for 378 Steeles Avenue East in the Town of Markham. The proposal was to convert the existing residential dwelling to a place of worship.

ISSUE BACKGROUND

PROPOSAL

The Town of Markham has circulated to the City of Toronto a revised application by Fung Loy Kok Institute for a Zoning By-law Amendment and Site Plan Control approval for 378 Steeles Avenue East. The site is located on the north side of Steeles Avenue, east of Bayview Avenue and contains a two storey residential dwelling. The original proposal in 2008 was to convert the existing dwelling to a place of worship and to build an addition to the dwelling resulting in a total gross floor area of 482 m² with 18 parking spaces. The applicant has now submitted a revised proposal to demolish the existing residential dwelling and construct a new one storey building for a place of worship with a gross floor area of 293 m² and 19 parking spaces.

COMMENTS

The Town of Markham has circulated the revised proposal to City of Toronto staff for comments as the proposed development is located on the shared municipal boundary (Steeles Avenue East). City Planning and Transportation Services staff have reviewed the proposal and have no objections to the application.

This report is provided to North York Community Council for information.

CONTACT

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SIGNATURE

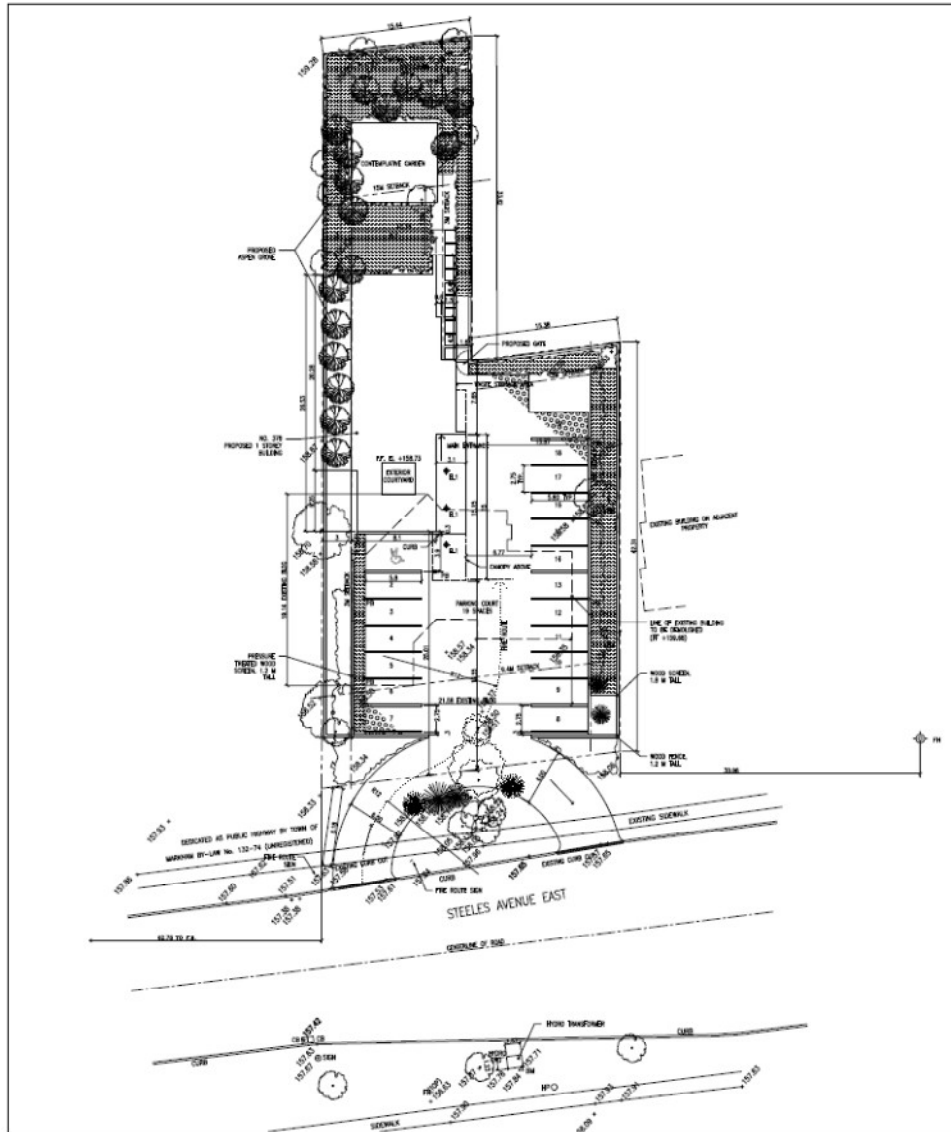
Thomas C. Keefe, Director
Community Planning, North York District

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: Demolish the existing 2 storey dwelling and construct a new building for a place of worship.

Applicant:	Agent:	Architect:	Owner:
Fung Loy Kok Institute		Shim-Sutcliffe Architects Inc.	Fung Loy Kok Institute of Taoism

PROJECT INFORMATION

Site Area (sq. m):	0.18 ha	Height:	Storeys:	1
Frontage (m):	31 m	Parking:	19 spaces	
Depth (m):	75.9 m			
Total GFA (sq. m):	293 m ²			
Lot Coverage Ratio (%):	13%			