



Report to: Development Services Committee

Report Date: March 20, 2017

SUBJECT: PRELIMINARY REPORT
Fung Loy Kok Institute of Taoism
378 Steeles Avenue
West of Laureleaf Road
Application for a Zoning By-law Amendment to permit Taoist Tai Chi in the driveway area under the existing cantilevered building (place of worship)
File No.: ZA 16 124382

PREPARED BY: Gary Sellars, MCIP, RPP, ext. 2960
Senior Planner, West District

REVIEWED BY: Dave Miller, MCIP, RPP, ext. 4960
Manager, West District

RECOMMENDATION:

That the report dated March 20, 2017 titled "Preliminary Report, Fung Loy Kok Institute of Taoism, 378 Steeles Avenue, West of Laureleaf Road, Application for a Zoning By-law Amendment to permit Taoist Tai Chi in the driveway area under the existing cantilevered building (place of worship)" be received as input to the statutory Public Meeting scheduled for April 4, 2017.

PURPOSE:

This report provides preliminary information on the application for a Zoning By-law amendment submitted by Fung Loy Kok Institute of Taoism. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application. A Statutory Public Meeting has been scheduled for April 4, 2017 to seek public input on the application.

BACKGROUND:

Property and Area Context

The subject property is comprised of approximately 0.18ha. (0.44 acres) located north of Steeles Avenue, west of Laureleaf Road (see Figure 1). A Taoist temple and shrine is located on the property. The building is elevated by supports and cantilevered to allow for parking beneath and to the north and south of the building (see Figures 3 and 4). The teachings and practices of the Taoist religion include the dual cultivation of both body and mind and include Taoist Tai Chi, Taoist Chanting, Taoist Meditation and Ceremonies.

Single detached residential lots abut the subject lands to the north, east and west.

Official Plan and Zoning

The 1987 Official Plan (Revised 1987), as amended, designates the subject property "Urban Residential". The 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016) designates the subject lands "Residential Low Rise"

By-law 1767, as amended by By-law 2013- 39 zones the subject property Single Family Special Residential Third Density (SR3). In addition to residential uses, the By-law permits place of worship uses and accessory uses on the subject lands. The place of worship uses and accessory uses are only permitted within a wholly enclosed building.

Proposal

The applicant has submitted a zoning by-law amendment application to permit members of the place of worship to perform Taoist Tai Chi in the driveway area under the cantilevered building, whereas the Zoning By-law only permits such use within a wholly enclosed building.

DISCUSSION:

The applicant has submitted updates to noise and parking studies that were completed for the property at the time the current Zoning By-law was approved for the subject property by the Ontario Municipal Board. These updated studies indicate that the proposed Tai Chi activity complies with applicable guidelines and the City's noise by-law and will be acoustically insignificant. The Parking Study indicates that the requested activity will have no impact on parking operations or traffic operations at the site entrance to Steeles Avenue. The special provision in the Zoning By-law that restricts place of worship uses and accessory uses to within a wholly enclosed building was included to address concerns expressed by area residents with respect to potential noise that might be generated by external worship activities.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application was circulated to various City departments and external agencies for review and comment; no objections or concerns have been received.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

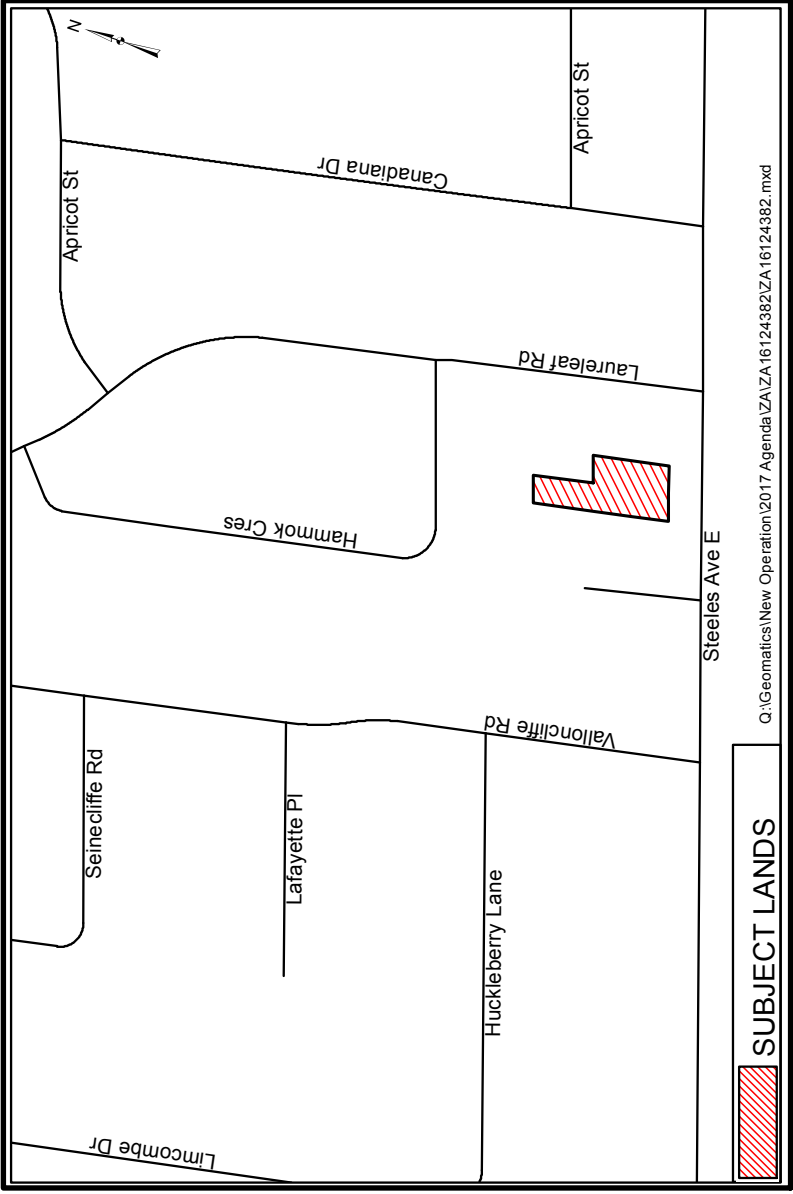
ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Street View

APPLICANT:

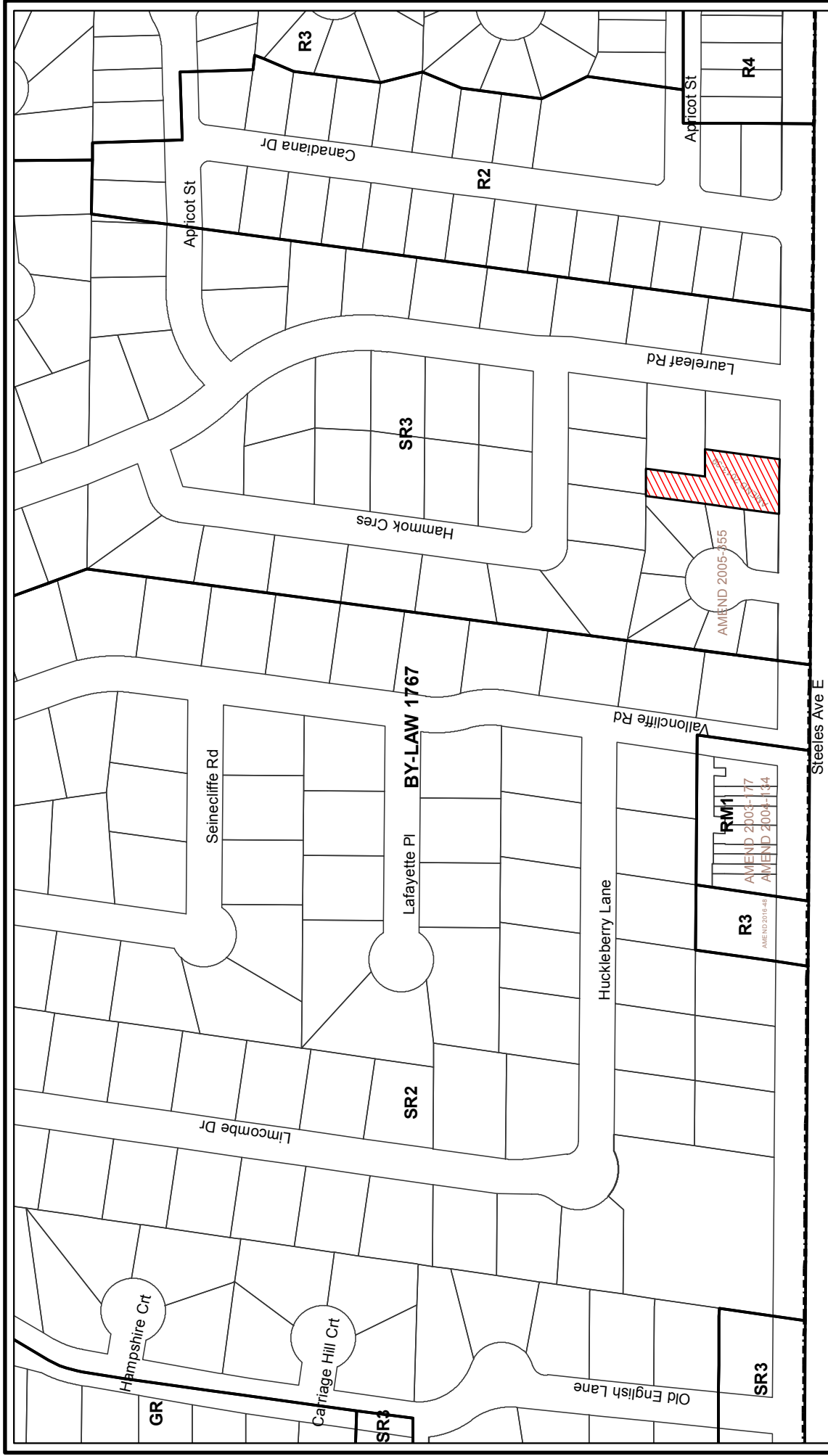
Chris Farano
134 Darcy Street
Toronto, ON
M5T 1K3

Tel: (416) 656-2110
Fax: (416) 654-3937



 SUBJECT LANDS


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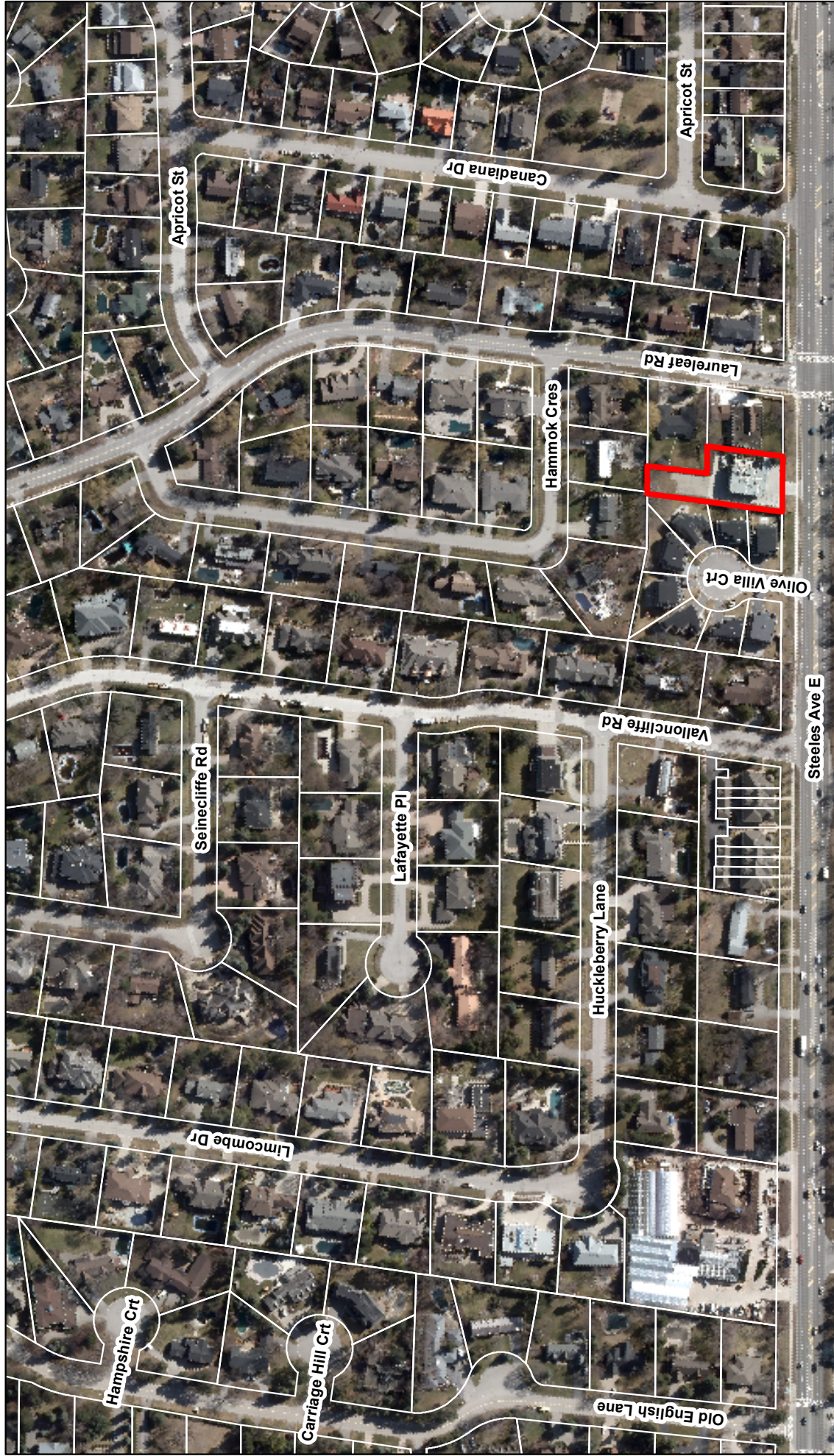
AREA CONTEXT / ZONING

APPLICANT: FUNG LOY KOK INSTITUTE OF TAOISM
378 STEELES AVENUE

FILE No. ZA 16124382 (GS)

 SUBJECT LANDS


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AIR PHOTO

APPLICANT: FUNG LOY KOK INSTITUTE OF TAOISM
378 STEELES AVENUE

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STREETSCAPE VIEW

APPLICANT: FUNG LOY KOK INSTITUTE OF TAOISM
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