

SCARBOROUGH PLANNING REPORT

AGENDA NO. 14
 PAGE 1
 DATE OCT 22 1981
 WARD 5
 COMMUNITY Progress
Industrial
 REFERENCE B75/81 and
S76/81

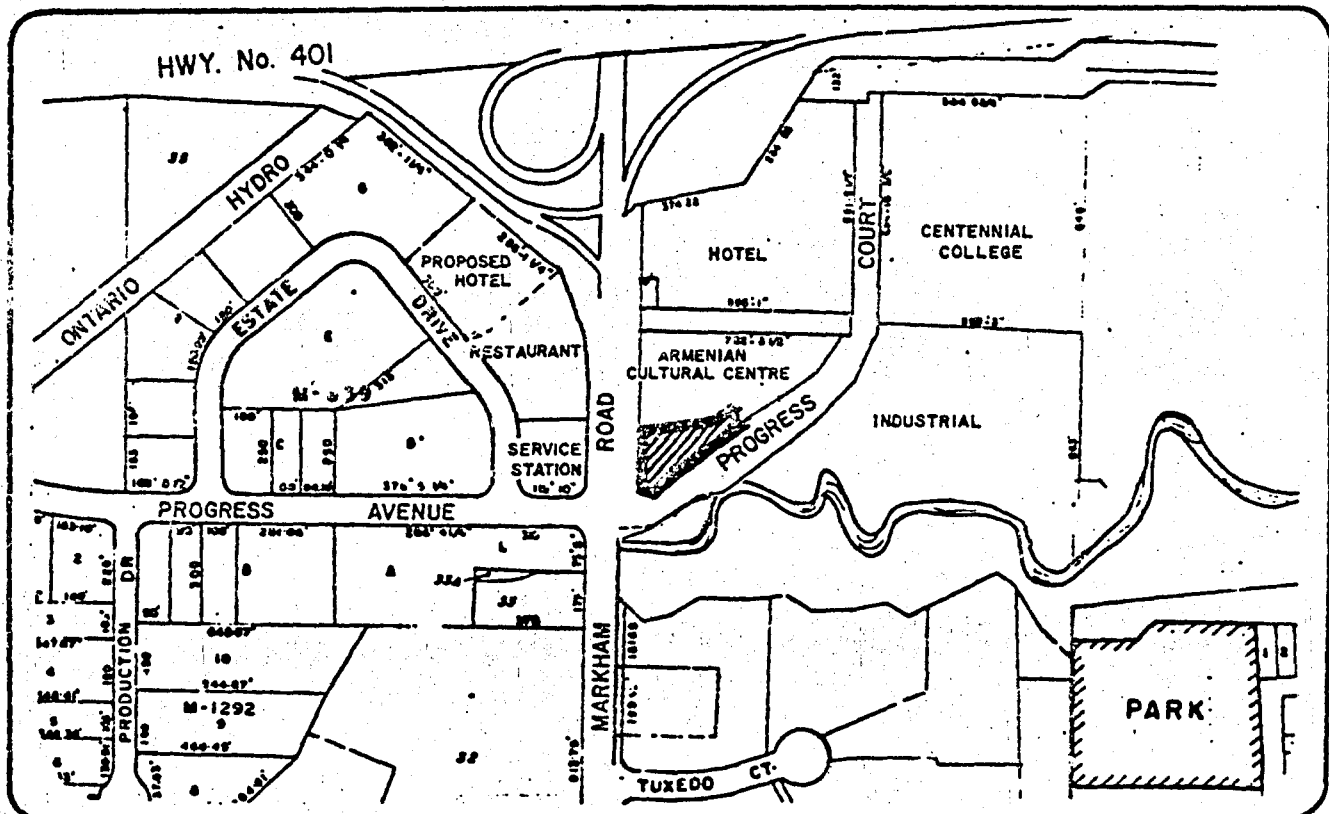
TO: CHAIRMAN AND MEMBERS
 SCARBOROUGH PLANNING BOARD

RECOMMENDATION REPORT
 ZONING BY-LAW AND
 URBAN DESIGN REVIEW APPLICATIONS

Holy Trinity Armenian Church
 North-East Corner of Markham Road
 and Progress Ct.

October 15, 1981

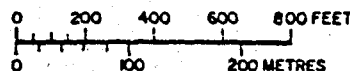
This is a report on the zoning by-law and Urban Design Review Applications to permit a church, having a seating capacity of 597 persons, in addition to the existing Armenian Cultural Centre on the northerly portion of the site. The total site area is approximately 1.5 ha (3.6 acres). This application also seeks amendments to the zoning by-law to permit the use of decorative coloured concrete block as an external building material and reductions in setbacks from streets.



LOCATION AND LAND USE



PROPOSED CHURCH SITE



EXISTING OFFICIAL PLAN PROVISIONS:

"Institutional Uses - Educational" with a policy that "Notwithstanding their designation herein for "Institutional Uses - Educational", abutting lands adjacent to Markham Road not in College ownership, will be considered for uses compatible with the proposed College in addition to their existing "General Industrial Uses - High Performance Standards" designation and "Industrial Uses" Zoning." (Amendment No. 217).

EXISTING ZONING BY-LAW RESTRICTIONS:

"Institutional Uses" - Clause V - Section 8 permitting Public Library, School for Retarded Children, Municipal Works Yard, Magnetic Observatory and (Exception No. 56) "Cultural and Educational Uses" with the following provisions:

Parking: Parking shall be provided based on a minimum of one space per 18.6 square metres, or part thereof, of Gross Floor Area.

Setbacks: Minimum building setback from the street line of Progress Court - 18 metres.

Minimum building setback from lot lines other than street line shall be 9 metres.

A minimum 6 metre wide strip of land immediately abutting the street line shall be used for landscaping purposes only, excluding therefrom driveways not to exceed 7,500 metres in width.

Gross Floor Area: Gross Floor Area of all buildings shall not exceed 35% of the lot area.

Building Material: Use of Concrete block is prohibited.

COMMENTS:

Zoning By-law.

Land Use.

The Armenian Apostolic Community of Toronto intends to relocate from its present 28 year old church in the Yonge Street and St. Clair Avenue area to a new \$2.5 million church at the corner of Markham Road and Progress Court. Almost 65% of Metro's 8,000 Armenians live in Scarborough, making it a most appropriate location for both the existing Alex Manoogian Armenian Cultural Centre and this new church which is to be built next door.

The proposed Church Use at this location is compatible with the adjacent established Institutional Uses, namely the Armenian Cultural Centre and Centennial College.

Parking:

Both the existing Armenian Cultural Centre and the proposed Armenian Church would serve a common membership. The physical proximity of the two institutions, with a common membership, will enable the two institutions to share their facilities such as parking, driveways, banquet hall, etc. The concept of shared facilities eliminates duplication and will therefore provide the most efficient use of land. Therefore, no additional parking is necessary for the proposed church.

Gross Floor Area:

To provide for the proposed Church, the applicant requests an increase in the gross floor area from 35% (5110 square metres - 55,000 square feet) to approximately 45% of the lot area (6130 square metres - 66,000 square feet). The existing Armenian Cultural Centre has a gross floor area of approximately 22% of the lot area (3186 square metres - 34,300 square feet). On the basis of the Church and the Cultural Centre sharing parking and access facilities, a maximum gross floor area of 50% is recommended.

Setbacks:

The proposed reduction in setback from 18 m to 3 m from the streetline of Progress Court is desirable to the design of the project, discussed later in this report. It permits a better relationship between the building and the pedestrian sidewalk. The proposed elimination of a required 9 m setback from lot lines other than streetlines is required to give further siting flexibility to this project. The objectives of this setback of providing adequate spacing between buildings for emergency access, servicing access and light can be obtained through the site planning process.

Use of Decorative Coloured Concrete Block:

The applicant proposes to use decorative coloured concrete block to match the texture and scale of stone which is a traditional material in the Armenian Church architecture. This request has been carefully thought out and is supported by the Urban Design Section.

Existing Tree Preservation Agreement:

An agreement exists between the Borough and the Armenian Cultural Centre that requires preservation of the existing trees. While these trees are of good quality and should generally be preserved, the applicant's well considered landscape plan will complement both the existing cultural centre and the proposed church. Therefore, this agreement, governing tree preservation, can be terminated in favour of the proposed landscape plan.

Urban Design Review:

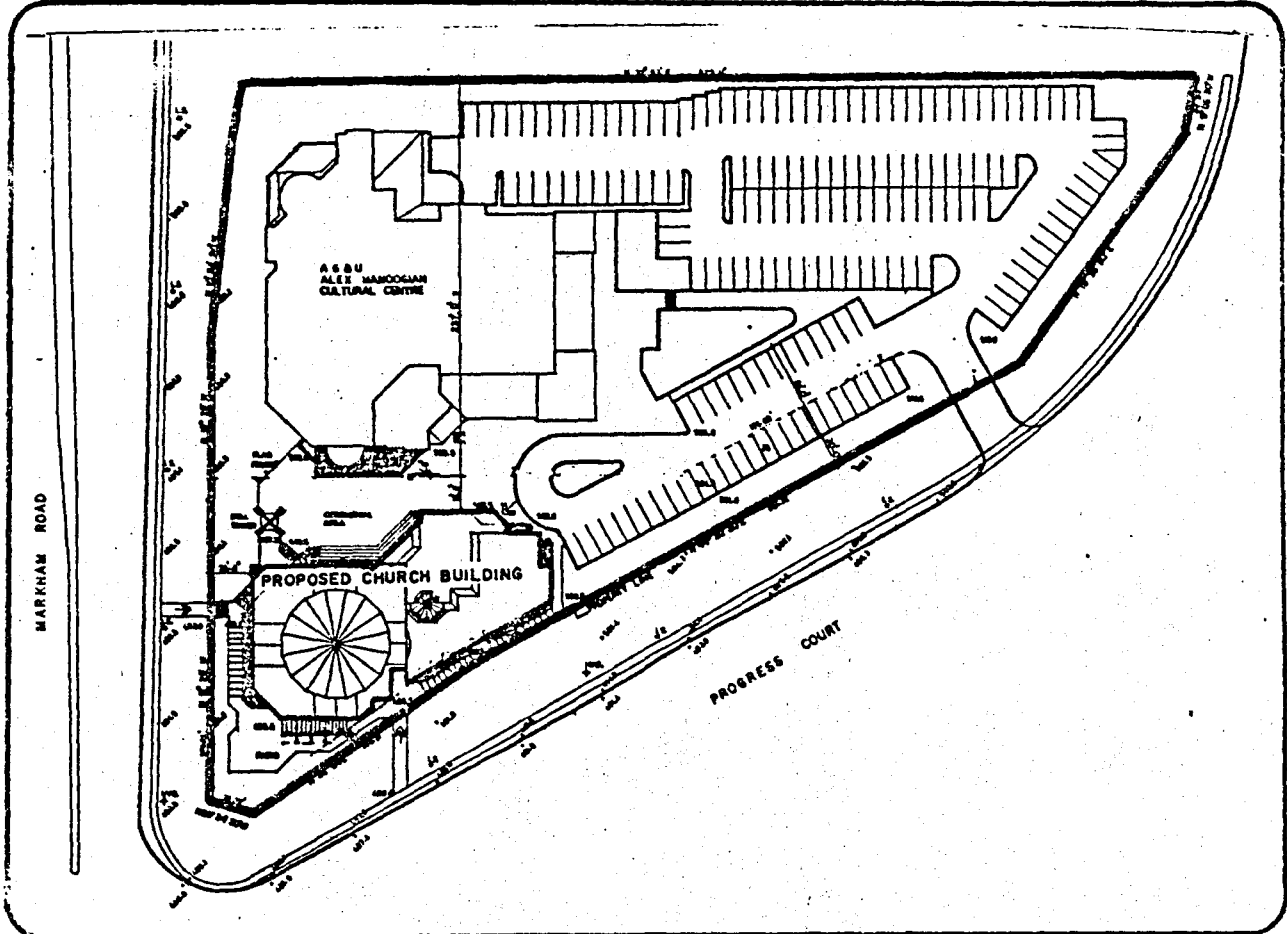
Architect Takvor Hopyan has succeeded in creating a design which is both highly representative of classical Armenian religious architecture and complementary to the contemporary designs of the existing building in this area.

Traditional elements in the church design include a domed nave with its altar facing east, round arched windows and entrances and a combination of round and angular forms throughout the building elevations.


Details such as the 16 sided dome, the skylight over the main stair and the glazed foyer at the lower level are typical of the modern construction techniques to be used throughout the building. The coloured concrete block exterior is proposed by the architect to complete the coordination of all the buildings on the east side of Markham Road at Progress Court.

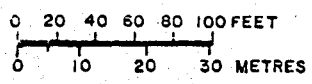
With a combination of skill and concern that is not often realized in the siting of contemporary buildings, Mr. Hopyan has made a remarkably strong contribution to urban design in this area. The church dome will rise to a height of more than 27 m above street level and will establish both a focal point for the east end of Progress Court and a landmark emphasizing the approach to Centennial College. The dome is set back from the front edge of the building so that, at the sidewalk level, emphasis is given to the small scale details and activities of the senior citizens and youth programs in the lower level of the building.

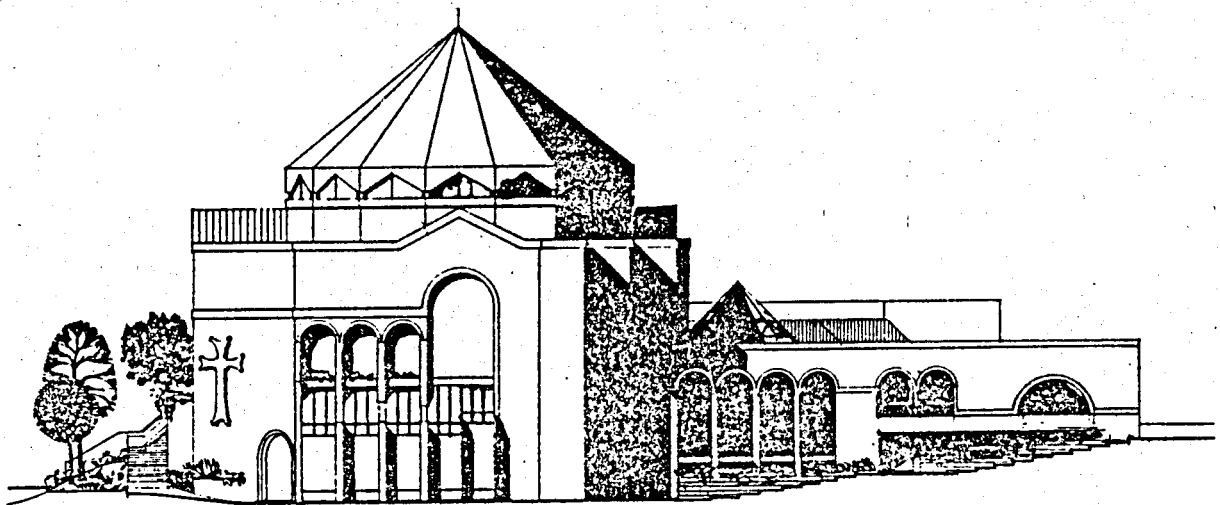
From the parking lot, visitors to the church will be attracted by the huge dome and then by the handsome courtyard between the church and the neighbouring Alex Manoogian Cultural Centre. Upon entering the courtyard they will begin to appreciate the complex, meandering shape of this space, and details of its paving, seating and planting. The space is enclosed by building walls on the north and south sides which are nearly as tall as the space is wide, and by a wall of dark evergreen trees along Markham Road. The space is large enough for large ceremonial gatherings but by its strong enclosure and complex shape it will also be intimate and comfortable for small groups. A distinctive 15 m high bell tower at the west end of the courtyard will create a strong focus for this space and draw visitors to the ceremonial entrance at the north-west corner of the church. This kind of sequential planning of movement and space is one of the most effective of urban design techniques. It is difficult to achieve in the rectangular grid of streets in Scarborough but most appropriate in the off-street walkway systems of development complexes such as this.



PROPOSED SITE PLAN

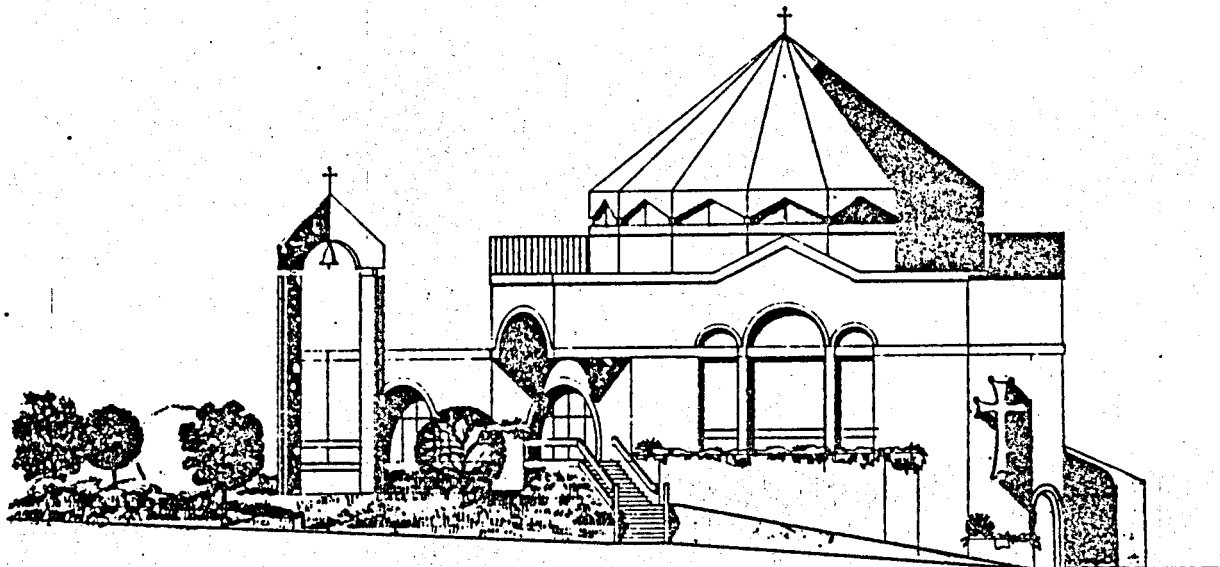
 SUBJECT LAND





HOLY TRINITY ARMENIAN CHURCH

south elevation.



HOLY TRINITY ARMENIAN CHURCH

west elevation

RECOMMENDATIONS:

Zoning By-law Application:

An application for an amendment to the Progress Industrial District By-law No. 12096 with respect to land situated on the north-east corner of Markham Road and Progress Court, being Part Lot 18, Conc. 2, (including both the existing Armenian Cultural Centre and the proposed Church) be recommended on the following basis:

(A) Development Standards to be Applied:

1. Maximum gross floor area for all uses to be 50% of the lot area.
2. The existing parking standard of one space per 18.6 square metres shall continue to apply. No additional parking is required for Church Uses.

The standards outlined in 1 and 2 above shall apply collectively to the entire site, notwithstanding any future division into two or more parcels.

3. Minimum building setback to be 3 metres from the streetline of Progress Court.
4. Decorative coloured concrete block to be permitted as an external building material.
5. Minimum setback from Markham Road to be 7.5 metres (25 feet).

- (B) The existing agreement dated February 13, 1980, between the Armenian General Benevolent Union of Canada and the Borough, governing tree preservation, be terminated.

Note: In accordance with Council procedure, this application requires that there be satisfactory arrangements with Council re: Five percent (5%) parkland contribution to be cash in lieu of land.

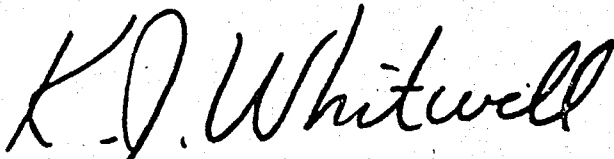
Urban Design Review:

Planning Board approves the application for Urban Design Review of a Church at the north-east corner of Markham Road and Progress Court, Progress Industrial District, subject to standard approval conditions and the following specific conditions:

1. The site is to be developed in accordance with the site plan, landscape plan and building elevations drawings (2), signed by the Chairman of the Planning Board on October 22nd, 1981.

2. Before a building permit is issued, details of the drainage of the existing ditch at the south-west corner of the site are to be incorporated into the site plan to the satisfaction of the Commissioner of Works.
3. The specific colour of external building finishes are to be coordinated with those of the existing building to the north.
4. All refuse storage is to be contained within the building.
5. An electrical transformer vault is to be provided within the building or below grade to the satisfaction of the Public Utilities Commission.
6. All roof-top mechanical equipment is to be located such that it cannot be seen from normal eye level on Markham Road or Progress Court or it is to be screened from view in a manner which is consistent with the design and materials of the building.
7. This approval is conditional upon and effective for a period of 6 months from the date of final approval of the implementing amendment to the zoning by-law.

Respectfully submitted,



Kenneth J. Whitwell,
Commissioner of Planning.

MM/JD/jml