

Holy Trinity Armenian Church
Toronto, Ontario

Special Parish Assembly
January 23, 1983

REPORT ON THE AGREEMENT DRAFT BETWEEN HOLY TRINITY ARMENIAN CHURCH
AND ARMEN-ONTARIO OF AGBU INC.

Subsequent to the resolution of the Parish Assembly on February 17, 1980, to purchase from AGBU a designated parcel of land at Markham Road and Progress Court on which will be erected the new Holy Trinity Armenian Church; the parish council has proceeded to implement such resolution.

With a deep and firm commitment to bring the new church project to a swift realization, the parish council began negotiating the agreement draft presented by AGBU on May 1, 1982. With the modifications and revisions by the Building Committee & also under legal counsel from our attorney Mr. B. Papazian and in addition to general guidance of the Diocesan Council and its attorney Mr. E. Chapien, the parish council has formulated a final draft which will be presented to Armen-Ontario as an acceptable and fair agreement, subject to their acceptance.

The agreement draft, in addition to legal provisions related to severance, easement, right of way, construction safeguards, contains the following major elements:

The description and size of the parcel of land: Located at Markham Road and Progress Court in Scarboro with an area of 0.974 acre.

Cost of Purchase: With a deposit of \$100,000 already disbursed to Armen-Ontario, the remaining balance of \$160,000 is incremented by bank carrying charges incurred by Armen-Ontario beginning June 1, 1981, to \$210,757.70 as at December 31, 1982; to be adjusted on closing day of agreement.

Building: With the consent of the parish council and building committee, the new church building will occupy a gross floor area of 28,000 sq. ft., incorporating a social hall of about 4,300 sq.ft. not including the stage area, as per existing plans.

Parking and Maintenance: The mutual use of parking areas will involve a separate maintenance agreement which will be coming into effect 12 months after beginning of construction, on a 50/50 annual cost basis.

Restrictions concerning the social hall cannot be entertained by our church, however the usage of the main social hall for church-related and community functions will be coordinated with that of the Alex Manoogian Centre so as not to affect activities undertaken by AGBU, but rather make maximum use of the entire complex.

Proposal: To proceed and sign the final agreement as per a resolution to do so, passed by the parish council on its meeting of Wednesday, January 19, 1983; and obtain title to the said parcel of land as soon as possible.

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