



Report to: Development Services Committee

Report Date: June 12, 2012

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**SUBJECT:** RECOMMENDATION REPORT  
St. Barsaumo Syriac Orthodox Church  
**Revised** Site Plan Control application to permit a place of worship  
3250 Denison Street  
File No. SC 09-113817

**PREPARED BY:** Rick Cefaratti, Planner II – ext. 3675

**REVIEWED BY:** David Miller, Manager, East District – ext. 4960

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**RECOMMENDATION:**

- 1) That the report entitled “RECOMMENDATION REPORT, St. Barsaumo Syriac Orthodox Church, Site Plan Control application to permit a place of worship at 3250 Denison Street, File No. SC 09-113817”, dated June 12, 2012 be received;
- 2) That the Revised Site Plan Control application (SC 09-113817) submitted by St. Barsaumo Syriac Orthodox Church to permit a 2-storey place of worship at 3250 Denison Street be endorsed in principle, subject to the conditions set out in Appendix ‘A’ to this report;
- 3) That site plan approval is delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan approval is issued only when the Director or his designate has signed the site plan;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to recommend approval of the Site Plan Control application for a proposed 2-storey place of worship at 3250 Denison Street.

**BACKGROUND:**

**Property and Area Context**

The 1.1 hectares (2.7 acres) property is located at the northeast corner of Markham Road and Denison Street in the Armadale community. The property is undeveloped with some mature vegetation located along the western boundary of the site. A temporary sales pavilion used by a previous property owner continues to exist on the subject property.

The surrounding land uses include primarily low density residential abutting the property to the north and east. A vacant parcel intended for medium density residential development is located to the south across Denison Street. An automobile service station, restaurant, and 4-storey

apartment building are located to the west across Markham Road. To the southwest across the intersection is an existing commercial plaza (Figures 1, 2 and 3).

### **Revised Two-Storey Place of Worship Building**

The applicant has revised their proposal to develop a place of worship. The original proposal to permit a 2-storey place of worship building was endorsed in principle by Development Services Committee on March 23, 2010 (see Appendix 'C'). The congregation determined that the original proposal was not feasible for economic reasons. Consequently, the proposed 2-storey place of worship was redesigned, and the gross floor area has been reduced in size from 2,639 m<sup>2</sup> (28,406 sq ft) to 1,469 m<sup>2</sup> (15,812 sq ft). The floor area calculation includes basement, ground floor and second floor areas. The net floor area of the proposed building is 1255.6 m<sup>2</sup> (13,516 sq ft). The revised proposal includes a main sanctuary, church offices, classrooms for Sunday school, and nursery on the first and second floors. The proposed net floor area of the main sanctuary is 398.6 m<sup>2</sup> (4,290.49 sq ft). A multi-purpose hall with kitchen facility is located in the basement level with direct exterior access to a sunken courtyard. The capacity of the proposed worship floor area is 296 fixed seats. A two-way driveway is proposed around the south and west sides of the building to provide connection to the primary building entrance located on the west elevation fronting Markham Road. A second entrance is located on the east elevation near the main parking area.

Vehicular access is proposed from Markham Road and Denison Street with the driveway to Markham Road being limited to right-in/right-out turning movements. One hundred and forty two (142) surface parking spaces are proposed on the northern and eastern portions of the site which complies with the Town's parking requirements. The number of parking spaces required for a place of worship is calculated by determining the greater of 1 space per 4 persons of the worship area capacity, or 1 space per 9 m<sup>2</sup> (96.87 sq ft) for the net floor area of the Worship Area and any accessory use areas.

### **OPTIONS/ DISCUSSION:**

#### **Official Plan designation and applicable Zoning By-law**

The subject lands are designated "Urban Residential – Low Density" and identified as a place of worship site in the Armadale East Secondary Plan (OPA 40). The Armadale East Secondary Plan identifies the intersection of Markham Road and Denison Street as a Secondary Gateway in the community and provides direction on the appropriate built form, landscaping and streetscaping at gateway locations.

The property is zoned "Community Amenity (CA)" in By-law 90-81, as amended, which exclusively permits places of worship.

#### **Previous Minor Variances to vary development standards and reduce on-site parking Not Required**

The previous proposal was contingent upon the applicant obtaining approval of a minor variance application through the Committee of Adjustment. The Committee granted variances to permit an increased building height of 17.5 m, whereas 12 m is permitted, to reduce the landscape strip along Denison Street from 6 m to 2.9 m and to provide a minimum 156 parking spaces which represented a parking shortfall of 61 spaces. These variances are no longer required. The maximum building height has been reduced to 12 m, the landscape strip along Denison Street is 6 m, and the proposed parking supply of 142 spaces will comply with the minimum parking requirement in the by-law.

**Site plan and building elevations are acceptable**

The proposed site plan and building elevations for the proposed place of worship are considered acceptable (Figures 4 & 5). Vehicular access to the site is from Denison Street and a restricted right-in right-out access from Markham Road. These are considered acceptable. The site design incorporates pedestrian connections to both street frontages as well as access to transit on Denison Street and Markham Road. The 6 m (19.68 ft) landscape buffers provided along both street edges will enable appropriate landscape screening treatments to be implemented.

The applicant has worked constructively with Staff to ensure that the proposed building is visually attractive and of a scale and design fitting for a place of worship occupying a prominent location (Figure 5). The proposed building elevations exhibit an architectural character representative of the congregation's religious heritage and the façades will create a distinctive landmark building at the Markham Road and Denison Street intersection. The proposed building incorporates a tower feature 18.5 m (60.69 ft) in height which is attached to the roof of the main building. The tower feature is exempt from the height provisions of the By-law.

The main walls of the church are proposed to be finished using a light-coloured, smooth-faced precast concrete panel. Free-standing arches will be constructed using an exposed aggregate precast panel. The change in texture of material for the arches provides a subtle contrast to the smooth-faced finish of the main building.

**Sustainability Initiatives**

The applicant is proposing to incorporate a variety of sustainability initiatives for this development as outlined in the letter from their Architect dated May 30, 2012, attached as Appendix 'B'. Among the proposed initiatives are the application of light coloured reflective roofing materials, the installation of low-emission glass for reduced heat transmission together with the use of energy efficient lighting and electrical transformers, and low flow plumbing fixtures. A combination of permeable landscaping and on-site temporary retention of rain water is also proposed in order to reduce the load on municipal storm sewers. Inclusion of these measures in the project will be secured through the site plan agreement.

The revised proposal also has regard for the fatal light awareness program (FLAP) by providing anti-glare non-reflective window glazing. The proposed building is not expected to be hazardous for birds as only a moderate amount of glazing is provided on the predominantly metal siding and precast concrete façades.

**FINANCIAL TEMPLATE (external link):**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The revised proposal for a place of worship aligns with the strategic focus of Growth Management, Transportation/Transit, and Environment by providing the following:

**Growth Management**

- Provides an additional place of worship to serve the needs of the diverse demographics of the municipality

**Transportation/Transit**

- Site is in proximity to transit routes on Markham Road and Denison Street with good pedestrian access. Adequate parking and vehicular accesses are being provided.

Environment

- Inclusion of sustainability initiatives noted above


**BUSINESS UNITS CONSULTED AND AFFECTED:**

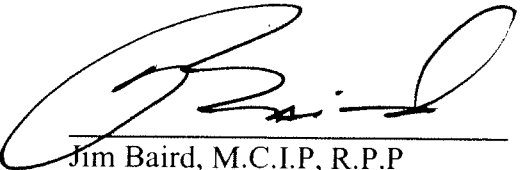
All requirements of the Town and external agencies have been reflected in the preparation of this report and conditions of approval.

**CONCLUSION:**

Staff is satisfied with the revised site plan and elevations and recommends their endorsement in principle, subject to matters outlined in this report and conditions attached in Appendix 'A'.

**RECOMMENDED BY:**

  
Rino Mostacci, M.C.I.P., R.P.P.  
Director, Planning & Urban Design

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

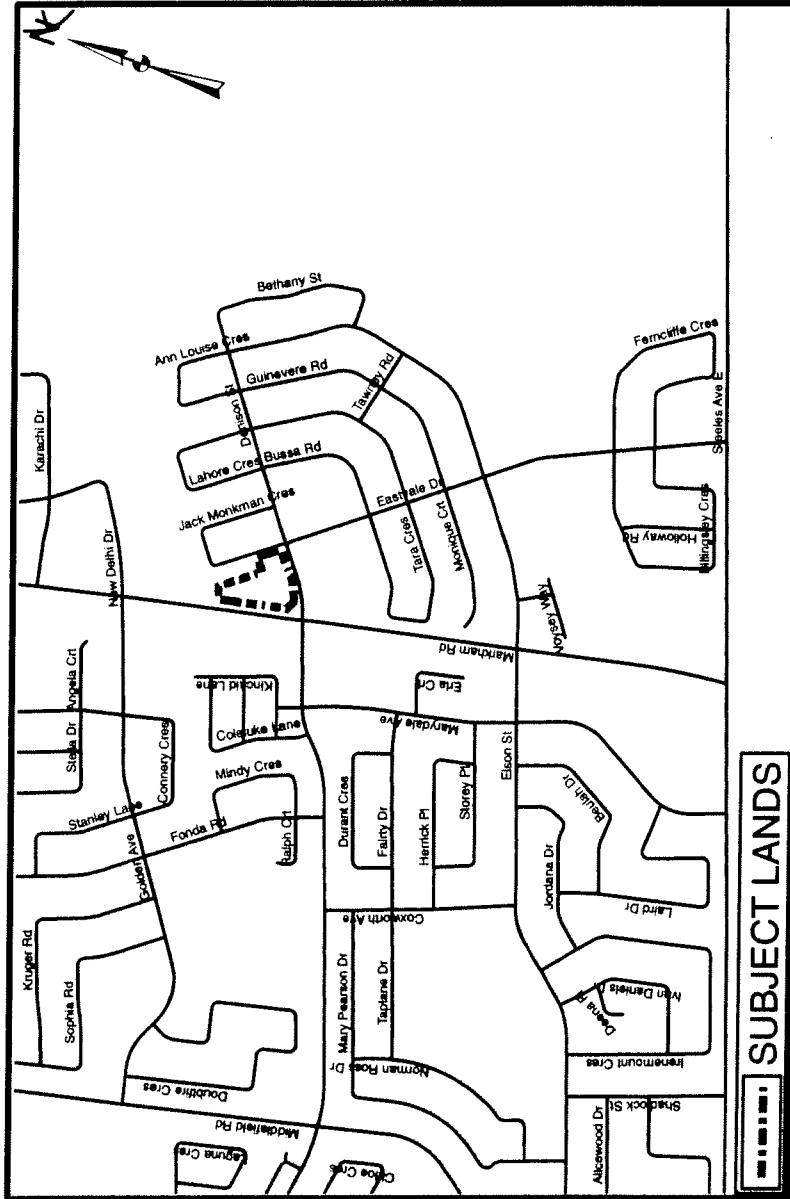
**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area Context and Zoning  
Figure 3 – Air Photo  
Figure 4 – Proposed Site Plan  
Figure 5 – Proposed Elevations  
Appendix 'A' – Recommended Site Plan Conditions  
Appendix 'B' – Letter from applicant outlining proposed sustainability initiatives  
Appendix 'C' – Original Proposal – Endorsed site Plan and elevations – March 23, 2012

**AGENT:**

Nadia Tobia, Partner  
Farrow Partnership Architects Inc.  
559 College Street, Suite 500  
Toronto, ON Canada M6G 1A9  
t: 416.979.3666 x 279  
f: 416.979.3680  
e: [nadiat@farrowpartnership.com](mailto:nadiat@farrowpartnership.com)  
[www.farrowpartnership.com](http://www.farrowpartnership.com)

**FILE PATH:** AMANDA\FILE 09-113817\DOCUMENTS\RECOMMENDATION REPORT





# AREA CONTEXT/ZONING

APPLICANT: ST.BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON ST.

FILE No.SC09113817(RC)

 SUBJECT LANDS

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DATE:05/30/12

FIGURE No. 2




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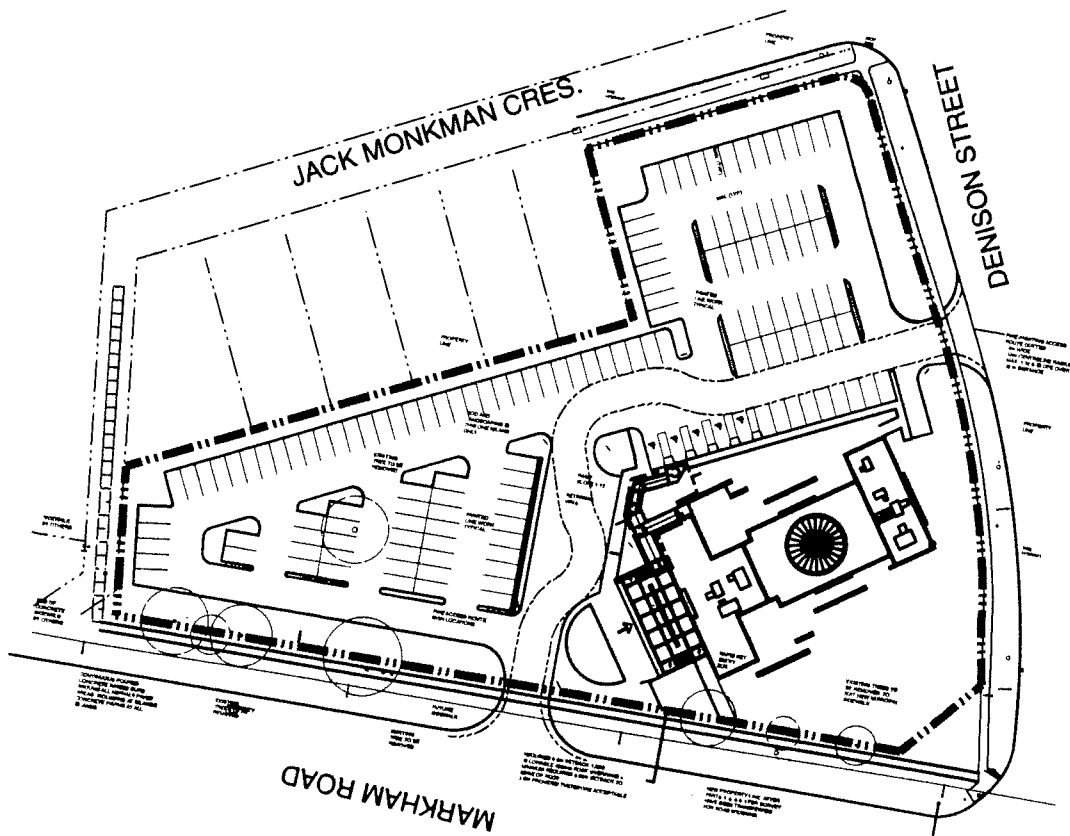
APPLICANT: ST.BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON ST.

FILE No.SC09113817(RC)

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 SUBJECT LANDS

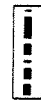


# SITE PLAN

APPLICANT: ST.BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON ST.

FILE No.SC09113817(RC)

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SUBJECT LANDS

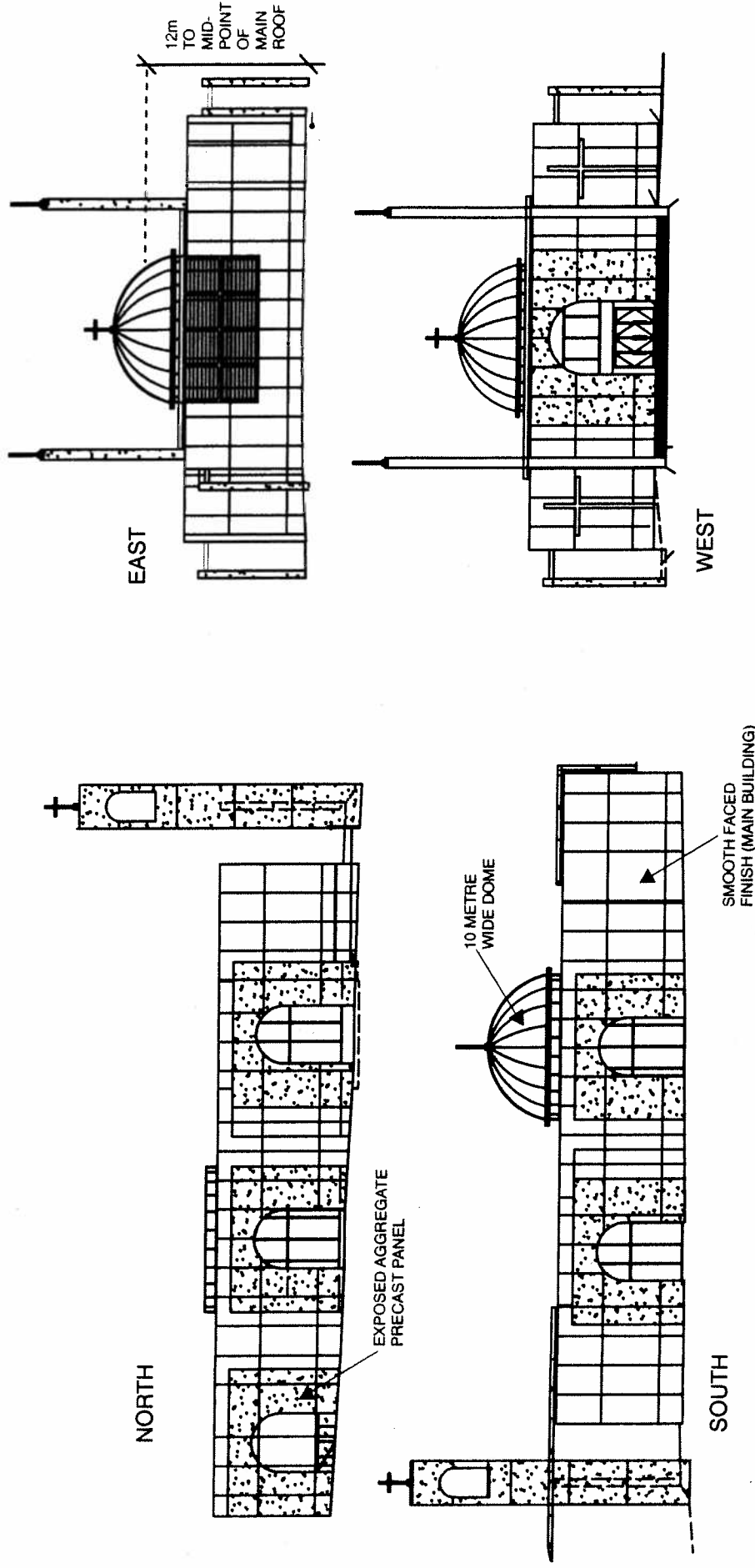
DATE:05/30/12

FIGURE No. 4

Checked By:RC

Drawn By:DD





# ELEVATIONS

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON ST.

FILE No. SC09113817(RC)

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DATE: 05/30/12

FIGURE No. 5

## **APPENDIX 'A'**

### **RECOMMENDED CONDITIONS OF SITE PLAN APPROVAL 3250 DENISON STREET**

(St. Barsaumo Syriac Orthodox Church)

#### **TOWN OF MARKHAM FILE NUMBER SC 09-113817**

1. That prior to the site plan and elevations being endorsed by the Director of Planning and Urban Design, the Owner shall:
  - a) Obtain approval from the Engineering Department for site servicing and grading drawings, municipal service connections details, and storm water management report prepared and stamped by a Professional Engineer with a Certificate of Authorization from the Professional Engineers of Ontario;
2. That the Owner amends the site plan agreement to reflect the revised proposal with the Town of Markham and York Region. The amended agreement should continue to contain all standard and special provisions and requirements of the Town, Region and other public agencies including:
  - a) Provision for the payment by the Owner of all applicable fees, recoveries, and development charges, and provision for satisfying the financial obligations of applicable Developers Group Agreements, if applicable;
  - b) Provision for satisfying all requirements of the Town Departments, York Region and external agencies;
  - c) Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the adjacent properties to the north, east and south;
  - d) Provisions to implement the sustainability initiatives outlined in a letter from Farrow Architects dated May 30, 2012;
  - e) Provisions to implement the fatal light awareness program (FLAP), including:
    - reducing intensity of lighting from 11 pm to 7 am
    - extinguishing exterior lighting during bird migratory period
    - installing translucent glass on windows to reduce reflective glazing
3. That prior to execution of the site plan agreement:
  - a) The Owner shall submit an illumination plan for review and approval to the satisfaction of the Director of Planning and Urban Design. The illumination plan may be subject to peer review at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to ensure that adjacent properties to the north, east and south are not negatively impacted by the lighting from the proposed development; and

- b) The Owner shall submit a landscape plan, prepared by a landscape architect having O.A.L.A. membership, for approval to the satisfaction of the Director of Planning and Urban Design.
- 5. That the Owner shall submit final site plan and elevation drawings to the satisfaction of the Commissioner of Development Services.
- 6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing **June 12, 2012** in the event that an amended site plan agreement is not executed within that period.

## APPENDIX

### B

# Farrow

1000 Denison Street, Suite 100  
Markham, ON L3R 9W3  
Tel: (905) 477-1111  
www.farrow.ca

May 30, 2012

Town of Markham  
Planning & Urban Design Department  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Attn: Rick Cefaratti  
Planner II, East District

RE: SP 09 113817  
St. Barsaumo Syriac Church  
3250 Denison St.  
Markham, ON  
Sustainability Initiatives

Dear Mr. Cefaratti,

We have incorporated the following sustainability initiatives into the St. Barsaumo Church site plan application:

- 1.0 BUILDING EXTERIOR FINISHES
- 1.1 Roof flat portions will be light colour roofing material with high solar reflective index (SRI).
- 1.2 Walls will be light colour architectural precast material.
- 1.3 Windows will be double glazed thermopane clear low-E glass with argon gas in airspace, in thermally broken aluminum frames – for reduced heat transmission.
- 1.4 Windows to comply with Fatal Light Awareness Program (FLAP) by providing non-reflective window glazing. Also, the Church is not hazardous to birds as only a moderate amount of glazing is used with predominantly a pre-cast façade, and lights normally will be off at night.
- 1.5 Metal trellis above main entrance and 2 side windows will provide shading as well as for long life and no maintenance.
- 1.6 Building insulation will comply with Ontario Building Code Requirements.
- 1.7 The dome exterior cladding will be golden-hued metal for long life and no maintenance.

- 2.0 BUILDING INTERIOR FINISHES
  - 2.1 Low-VOC materials are specified in construction documents. Common products include general construction adhesives, flooring adhesives, fire-stopping sealants, caulking, duct sealants, plumbing adhesives and cove base adhesives.
  - 2.2 Low-VOC paints and coatings.
  - 2.3 We will clearly specify requirements for product testing and/or certification in the construction documents. Utilizing products that are either under the Green Label Plus program, Floorscore program, or for which testing has been done by qualified independent laboratories.
  - 2.4 Specify wood and agrifibre products that contain no added urea-formaldehyde resins. Specify laminating adhesives for field and shop-applied assemblies that contain no added urea-formaldehyde resins.
- 3.0 LANDSCAPING
  - 3.1 Sunken courtyards provided at 2 sides of church, to bring natural light into basement.
  - 3.2 These 2 sunken courtyards also provide a private sheltered area for people to sit.
  - 3.3 The soft landscaped areas allow water to enter the ground, reducing the load on storm sewers.
  - 3.4 Low maintenance species of planting with native or adapted plants which grow well in this area, have been selected to provide shading, an aesthetically pleasing appearance, and to reduce or eliminate irrigation requirements.
  - 3.5 Trees being installed to provide shade.
- 4.0 RAIN WATER MANAGEMENT
  - 4.1 Civil engineer has designed on-site temporary retention in order to reduce load on municipal storm sewers.
- 5.0 MECHANICAL/ ELECTRICAL
  - 5.1 Reduce the input power (by automatic device) for all non-emergency interior luminaries between the hours of 11p.m. and 5 a.m. (automatic light control).
  - 5.2 Technologies to reduce light pollution include full cutoff luminaries, low-reflectance surfaces and low-angle spotlights.
  - 5.3 Use of high efficiency low flow fixtures (eg. water closets and urinals).
  - 5.4 Heat recovery from exhaust air.
  - 5.5 CO2 sensors to be provided in main Prayer Hall for control of fresh air.
  - 5.6 Building design with occupant controls for lighting.
  - 5.7 Provide a high level of thermal comfort system control by individual occupants or groups in multi-occupant spaces (eg. classrooms) to promote their productivity, comfort and well-being.
  - 5.8 Use of energy efficient lighting and electrical transformers
  - 5.9 A combination of Florescent and LED lighting with occupancy sensor based control for a reduction in lighting power density.

6.0 MATERIALS AND RESOURCES

- 6.1 Providing an area for recyclable collection and storage.
- 6.2 Identifying local waste recyclers and buyers for glass, plastic, metals, office paper, newspaper, cardboard and organic wastes.
- 6.3 Instruct occupants on recycling procedures.

Yours truly,



Vello I. Voogjarv  
B.Arch, OAA, M.R.A.I.C

# APPENDIX

C

MARKHAM ROAD - REGIONAL ROAD NO. 68

BLOCK 196

JACK MONKMAN CRESCENT

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

EXISTING PROPERTY LINE  
NEW PROPERTY LINE

SUNKEN  
LANDSCAPED  
COURT

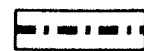
STREET

DENISON

## SITE PLAN

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON STREET

FILE No: SC09113817(EM)

 SUBJECT LANDS

DATE: 030310



DEVELOPMENT SERVICES COMMISSION

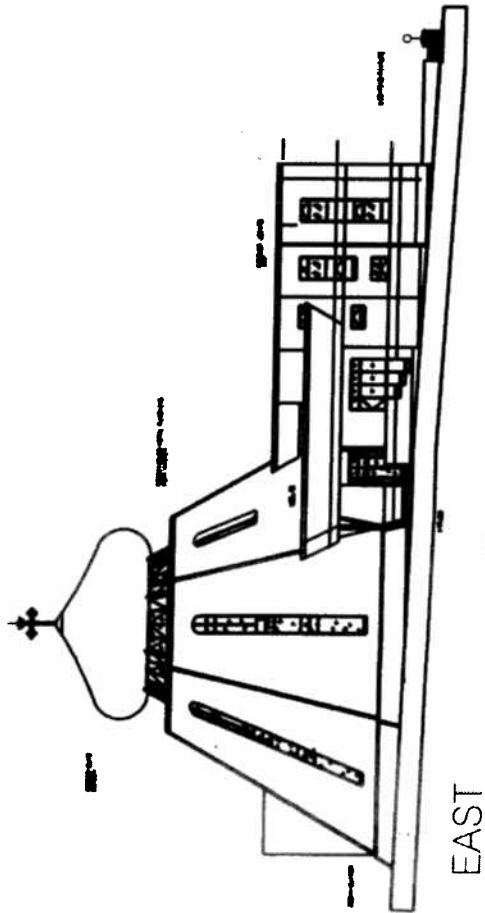
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CHK BY: EM

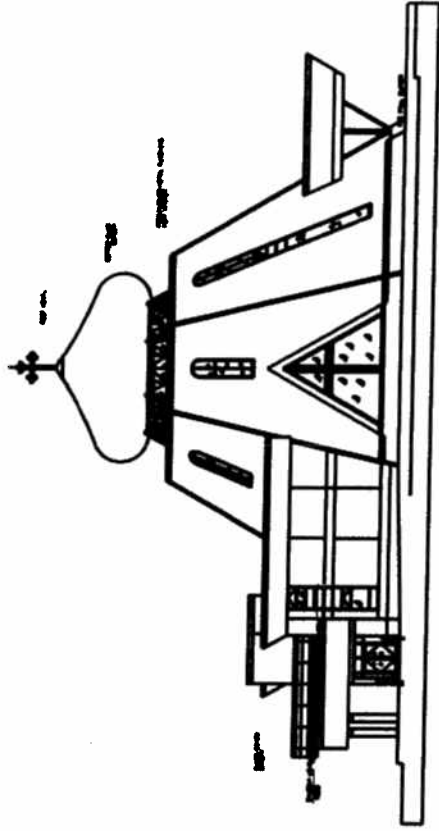
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FIGURE No.4

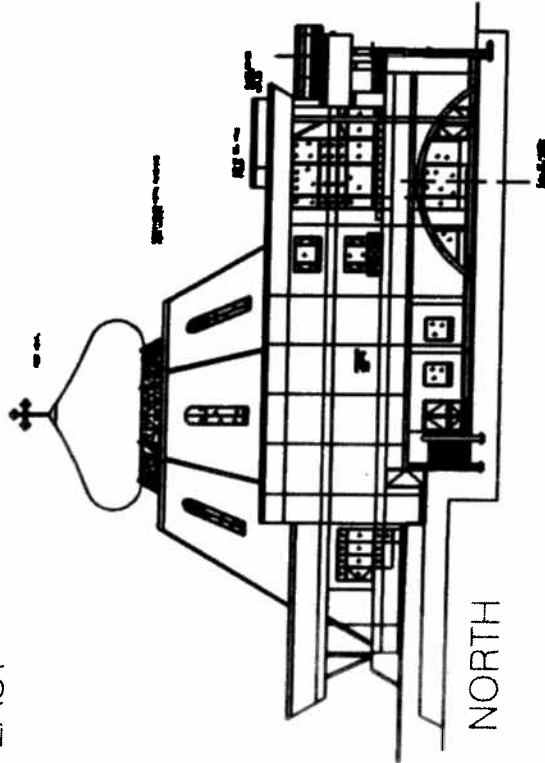




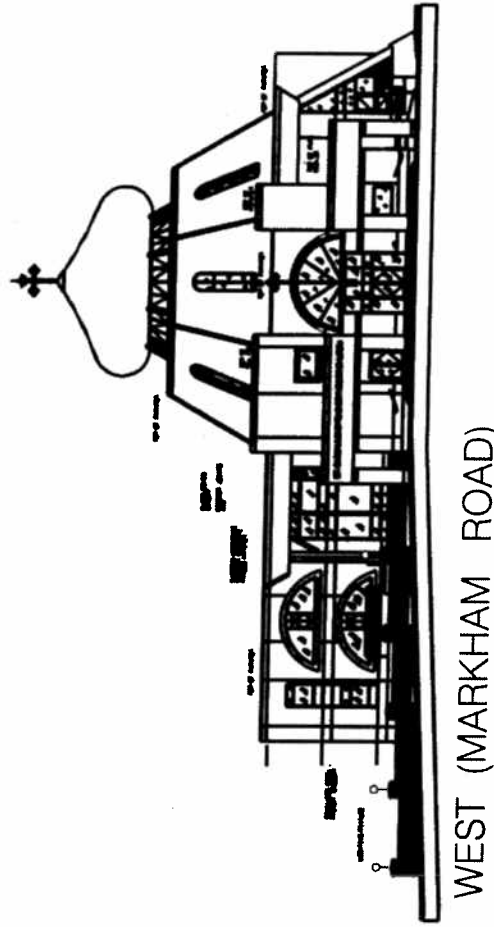
EAST



SOUTH (DENISON STREET)



NORTH



WEST (MARKHAM ROAD)

# ELEVATIONS

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON STREET

FILE No. SC09113817(EM)



DEVELOPMENT SERVICES COMMISSION

## APPENDIX

C

DATE: 03/05/10

FIGURE No.5

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