

## ST. MARY ARMENIAN CHURCH DEPUTATION

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### History:

The Church was established in 1984? And operated out of the Anglican Church at Bayview Ave. North Of Eglinton. Then the Congregation decided to build a new church at the 45 Hallcrown Place in 1989, next to the Armenian Community Centre (ACC), to serve the spiritual needs of the Toronto Armenian community. The church was designed by the late famous Architect Cedric Roby/Adjeleian Group, who are the designers of the Rogers Centre. The structure is an Architectural Gem worthy of care and protection and has iconic view from Hwy 401, Victoria Park and Consumers Rd. Corridors. It serves the spiritual needs of the Armenian Community having established over the last 40 years at the Sheppard Ave East Yonge to Victoria park Ave. neighbourhoods of Bayview Village, Wishing Well, Brian Village, Don Mills, Henry's farm and Victoria Park Ave. North and south of Hwy 401, Serving a congregation of over 10,000 people.

There are 5 Armenian churches within the former City of Toronto, North York and Scarborough City boundaries along Hwy 401 and Hwy 404 /Don Valley parkway corridors serving Armenian population of about 30,000 from Markham road to Bathurst St.

## THE PROPOSED SECONDARY PLAN AND CONGREGATION CONCERNS:

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1. Back in 1989, when the plans were submitted for the building permit, there were height limitations in the City of North York of 45 feet (?). based on which we were forced to lower the basement of the building by 2 feet and design a sump pump system for the sanitary and storm sewers, in lieu of gravity flow sewer connections, which is a pain to maintain today.
2. We realize that Toronto being a modern City development is unavoidable and we are prepared for it as forward thinking citizens. We followed and participated in some of the process of “consumersnext” study initiated by the City over the last 2 years. Having missed the opportunity to have our community input to the OPA for Mixed use designation of certain areas within the Employment Lands, We realize that there will be some changes to the neighbourhoods surrounding the church. However, having heavily invested in the area over the last 40 years to develop our social, cultural, educational and religious interest of our community and neighbourhoods we are protective and concerned about aggressive developments along Sheppard Ave East, with residential High Rise construction projects, some of which are already completed and some are yet to be complete. The full impact of these developments without having additional development projects will still be felt within the next couple of years.
3. With mixed use being promoted at the fringes of the employment lands, We will be facing new challenges from Traffic and Noise

issues which will be undermining our religious and community functions and practices. We are specially concerned about the nature and development forms that will be proposed for the surrounding areas on the east and west side of Victoria Park avenue, which may limit undermine and sometimes even hinder freedom of our religious practice and education. The following however are the main current issues and concerns raised in the proposed secondary plan for the Consumers Rd. Employment lands:

- a. Traffic issues and The proposed New street North of the Church Boundary. While having the new proposed municipal road may have its advantages to relief the dayly traffic jam particularly at the rush hours, yet it also will present some negative effects on the congregation; Increased traffic noise level, increase pollution, and reduced safety and security of within the neighbourhood are major concerns. Thus, the new Road should be intended to service the properties and blocks fronting the Hallcrown Place and should not be used to divert traffic from the consumers road current traffic congestions. There should be no widening of the Hallcrown place, however due to layout of Consumers Road, and current traffic issues even now, could be addressed by introducing a signalized intersection for rush hour turns.
- b. Considering the church structure being an Architectural value to the City of Toronto, which may be added to the discover Toronto list, should not be blocked by high rise buildings within the vicinity of the Consumers Rd. And

Victoria Park Ave. the 6 Storey podium proposed by the Secondary plan should be opposed. Podiums and normally prevalent in tall buildings, and no block or site should be construed as tall building site within and fringes of the consumers Rd. Employment lands particularly on the south side of the Consumers Rd. The OPA for mixed use specifically mentions Mid-rise developments, and the high rise should not be considered as an option.

- c. The proposed density along Victoria Park Avenue should not be as high as the proposed 3.0 we realize that the provincial mandate of intensification along Avenues are given, but higher densities will encourage applications for tall buildings, particularly when 6 storey podiums and encouraged. The building designs should also consider the social and safety aspects of neighbourhoods, particularly established sensitive neighbourhoods. Density of 2.0 for mixed use developments should generate sufficient interest to the developers to come up with creative and measured building concepts to fit the existing established neighbourhoods.
- d. In conclusion, although St. Mary Armenian Church is encouraged by the Study of the Consumers Rd. employment area, yet we feel that Social, educational and service oriented community need are completely ignored in the study particularly in case of well established community services, educational and religious institutions, which have existed in the area for decades. Neighbourhoods should not be evaluated only on Economic benefits and analysis, they

should be evaluated based on quality of social, educational and public services evaluations.

We The St. Mary Armenian Church Board of Trustees strongly suggest that the above recommendations are considered and the appropriate revisions are introduced to this proposed secondary plan.