





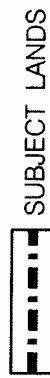
# AIR PHOTO 2009

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON STREET

FILE No: SC09113817(EM)



DEVELOPMENT SERVICES COMMISSION

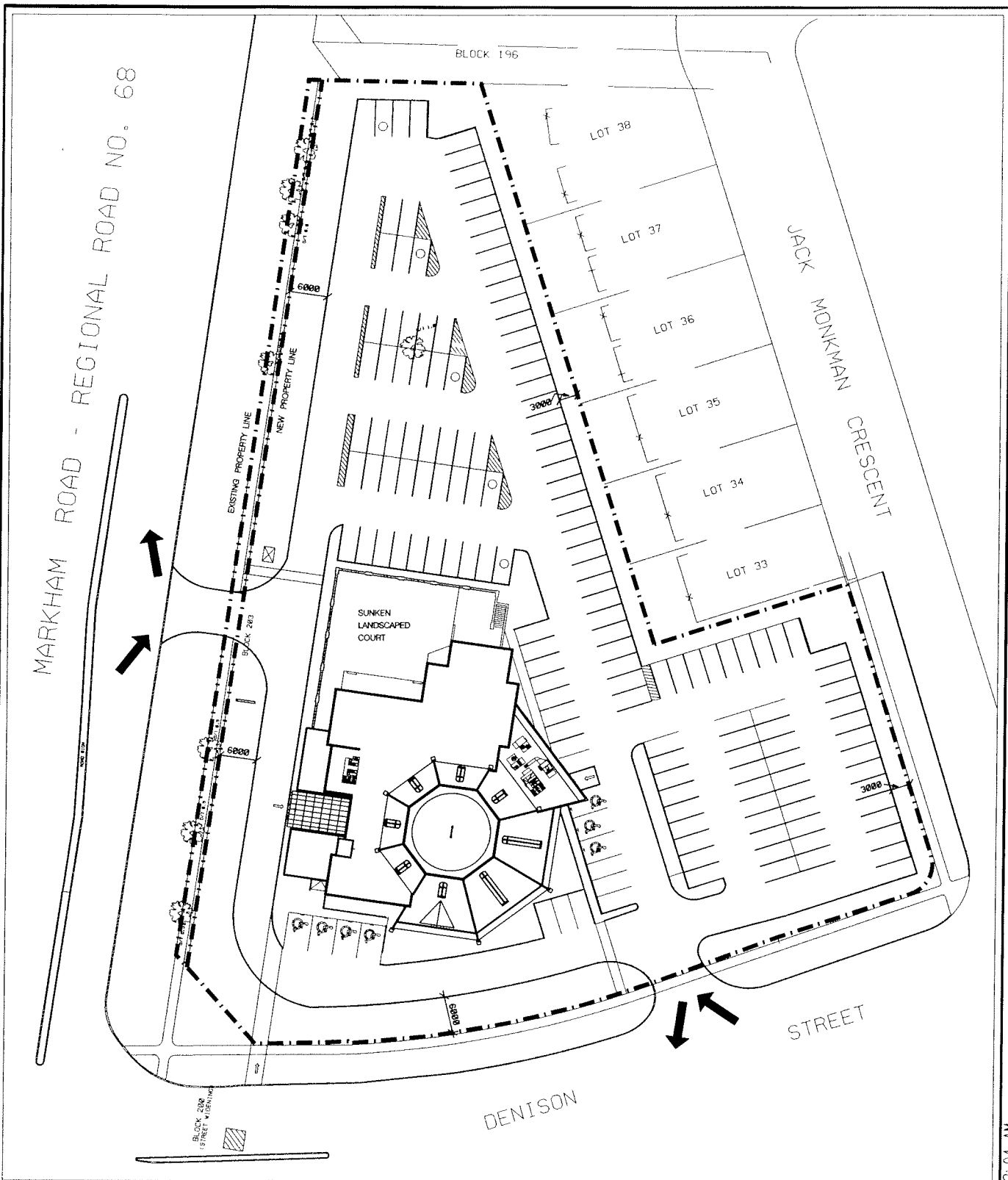


SUBJECT LANDS

DATE: 02/02/10

DRAWN BY: DD CHECKED BY: EM SCALE 1:

FIGURE No.3



# SITE PLAN

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON STREET

FILE No: SC09113817(EM)

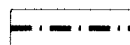


DEVELOPMENT SERVICES COMMISSION

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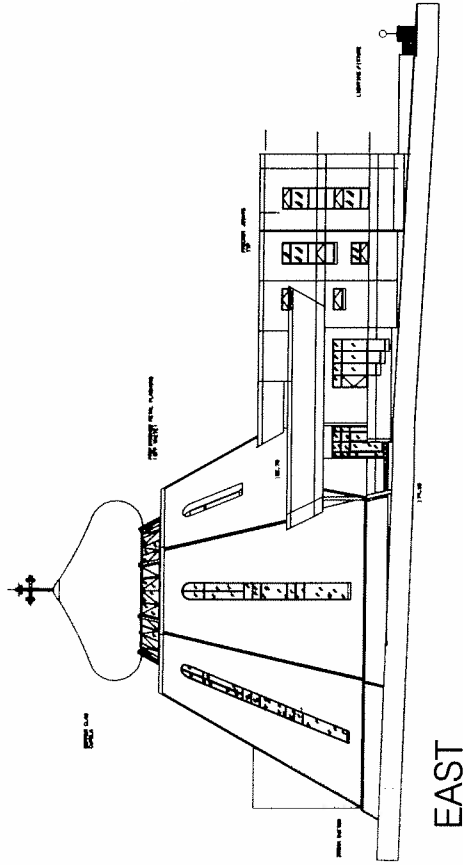


SUBJECT LANDS

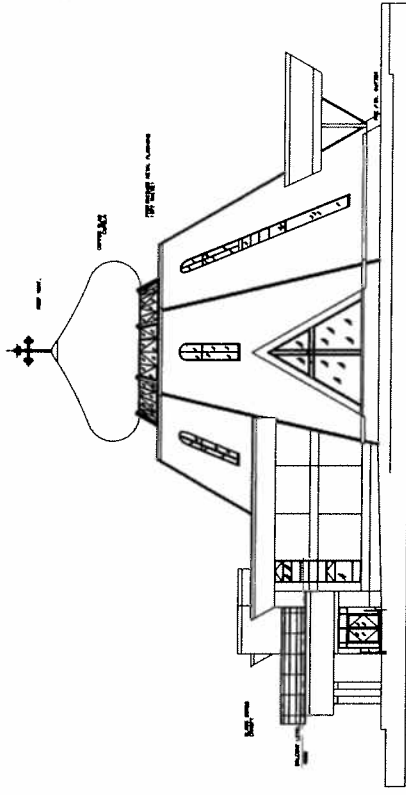
DATE: 03/03/10

FIGURE No.4

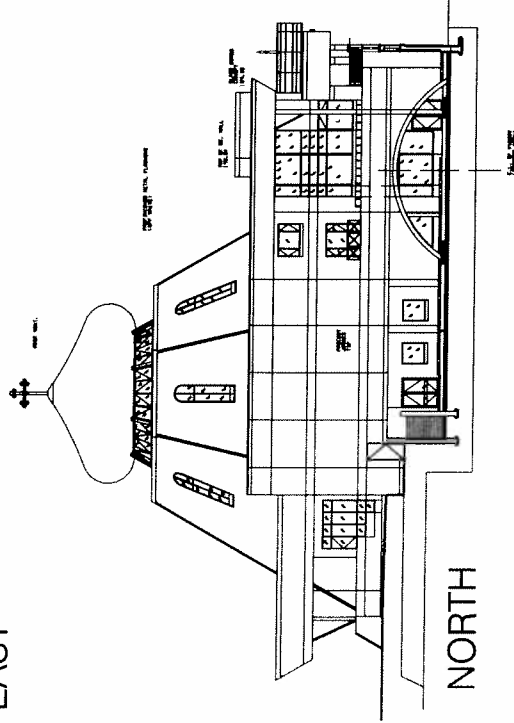
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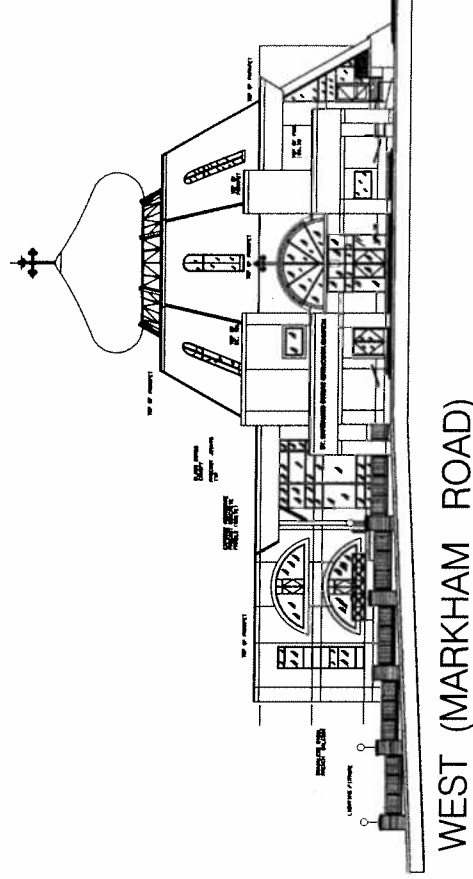
EAST



SOUTH (DENISON STREET)



NORTH



WEST (MARKHAM ROAD)

# ELEVATIONS

APPLICANT: ST. BARSAUMO SYRIAC ORTHODOX CHURCH  
3250 DENISON STREET

FILE No: SC09113817(EM)



DEVELOPMENT SERVICES COMMISSION

DATE: 03/05/10

DRAWN BY: DD CHECKED BY: EM

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) Meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief;
  - b) Submit a revised site plan as appropriate reflecting any revisions required by the Fire Department;
  - c) Obtain approval from the Engineering Department of the 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;
  - d) Obtain final approval for the associated Minor Variance application (file # A/50/09) for revisions to the development standards and reduced parking requirements; and
  - e) Submit an approval letter from York Region Transportation Services indicating that conditions 2 to 7 of Schedule 'F' issued June 22, 2009, as amended by an email dated August 17, 2009 have been satisfied.
2. That the Owner enter into a site plan agreement with the Town of Markham and York Region, containing 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;
  - b) Provision for cash-in-lieu of parkland, if required by the Town;
  - c) Provision for satisfying all requirements of the Town Departments, York Region and external agencies;
  - d) 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;

- e) Provisions to implement the sustainability initiatives outlined in a letter from Takvor Hopyan Architects dated March 4, 2010;
  - f) 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; and
  - g) Provisions to satisfy conditions 8 to 36 of Schedule 'F' issued by York Region Transportation Services on June 22, 2009.
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 **March 23, 2010** in the event that a site plan agreement is not executed within that period.

**TAKVOR HOPYAN, Architect**

Tel: (416) 222-2639 • Fax: (416) 222-2835

March 4, 2010

Marg Wouters  
 Manager, Development-East District  
 Planning & Urban Design Department  
 The Corporation of Town of Markham  
 101 Town Centre Boulevard, Markham, ON L3R 9W3



Re: Sustainability Initiatives included in the design of the St. Barsaumo Syriac Orthodox Church . 3250 Denison Street, Markham, On.

Dear Ms. Wouters:

We would like to bring to your attention the following list of the Sustainability Initiatives we utilized in the design of the St. Barsaumo Syriac Orthodox Church.

#### **Architectural Initiatives:**

##### **1. Outdoor Sunken Landscaped Garden:**

We designed an outdoor green space on the North side of the Church edifice utilizing the natural grading of the site that was sloping down towards North, which allowed us to cut the grading to provide a walk-out Basement level opening to this garden. Consequently we obtained a Basement with its North and West elevations walks out onto this outdoor space. This design solution provides the following advantages:

- a- Large outdoor sunken and landscaped space to be utilized as a safe and private outdoor activity space for the users of the Church, for all ages.
- b- In a large impermeable site this Landscaped and grass surface garden creates an Oasis with its environmentally friendly atmosphere
- c- Half of the Basement gets natural lighting and natural ventilation, saving energy.
- d- Permeable grass surface of the garden absorbs rain water and reduces the impermeable surface and burden on the Markham's sewer system.

##### **2. Drainage of Rain Water**

Half of the Sanctuary roof's rain water flashes into the grassed landscaped areas to be absorbed, reducing the amount of rain water going into the storm sewer system.

##### **3. Windows**

All windows of the Church building to have green colour reflected glass and Low-E coating to be applied to second surface of the sealed double glazed units.

All rooms (except two), including corridors and hallways are facing to outdoors and have operable windows to provide natural lighting and ventilation to indoor spaces.

##### **4. Thermal Insulation ,Sealing, and Rain Screen Principle:**

The building envelope to have a very efficient and high level thermal insulation value:



Exterior Walls, above ground: Net Thermal Insulation value: R 30  
Exterior Walls, below Ground: Net Thermal Insulation value: R 18  
Flat roofing, Net Thermal Insulation value: R 30  
Sloped Pre-Finished Metal Roofing: Net Thermal Insulation value: R 30  
All Pre-cast Concrete panels to be sealed on both sides at the joints, providing a rain screen principle.

**5. Reflective Flat Roofing:**

All flat roofing to have White On White (WOW) adhesive finishing

**6. Building Exterior Finishing:**

It comprises of two finishing material:

- a. Pre-cast Concrete Paneling made of White Cement and 95% White marble chips.
- b. Pre-Finished Metal Siding, off-white colour.

**7. Canopies on North and South Sides and above East and West Entrances:**

To provide protection from heavy rain, snow and shading from the Sun.

**Mechanical Initiatives:**

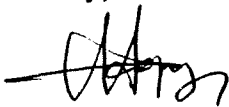
The following is the list of the energy measures applied in the mechanical design.

- a- HVAC equipment selected is in conformity with ASHRAE 90.1 Standard Piping and Ductwork Insulation specified to conform ASHRAE 90.1
- b- HVAC systems provided with zone temperature controls with programmable Heating-Cooling thermostats.
- c- All Roof Top units will have Economizer.
- d- Low efficiency (Water Saver) type Plumbing Fixtures are selected.

**Electrical Initiatives:**

The Electrical design will utilize the most efficient sources available, including for light fixtures and associated control.

Yours truly,



Takvor Hopyan, FRAIC, OAA  
Dipl. Ing. Arch.