



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 14, 2024

SUBJECT: Major Heritage Permit Application
329 Main Street North, Markham Village (“Ambrose & Edith Ramer House”)
Proposed Detached Garage

FILE: 24 181351 HE

Property/Building Description: Two-storey detached dwelling constructed in c.1898 as per MPAC records

Use: Residential

Heritage Status: 329 Main Street North is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD”).

Application/Proposal

- The City has received a Major Heritage Permit (“HE”) application seeking permission to construct a detached two-car garage in the rear yard of 329 Main Street North (the “Subject Property”);
- A Zoning Preliminary Review (“ZPR”) has been submitted for the proposal. At the time of writing, the results of the ZPR have yet to be released to the applicant. As such, it is not known whether relief from the relevant zoning by-laws is required;
- A Site Plan Control application was approved for the Subject Property in 2022 to enable construction of a rear addition (refer to 21 132898 SPC).

Background

Context

- The Subject Property is located on the east side of Main Street North between Pilkeys Lane to the south, and Deer Park Lane to the north. As noted above, a rear addition was constructed in 2022. Restoration work on the heritage portion of the dwelling was also undertaken at this time;
- The dwelling is situated on a relatively large lot with a depth of approximately 50m (164ft).

Legislative Context

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Heritage Section staff (“Staff”) can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on July 16, 2024 resulting in a decision deadline of October 14, 2024.

Staff Comment

- Heritage Section staff have no objections to the scale, siting, and design of the proposed garage as it appears to conform to direction in the MVHCD Plan and is complementary to the heritage character of the existing dwelling.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed detached two-storey garage as detailed in the Major Heritage Permit application submitted for 329 Main Street North.

AND THAT review of any other development application required for the proposed garage be delegated to Heritage Section staff should the placement and design be generally consistent with the conceptual drawings appended to this memo.

ATTACHMENTS:

Appendix ‘A’	Property Map
Appendix ‘B’	Image of the Subject Property
Appendix ‘C’	Drawings

File Path: Q:\Development\Heritage\PROPERTY\MAINSTN\329

Appendix 'A'

Property Map



Property map showing the location of 329 Main Street North outlined in blue (Source: City of Markham)

Appendix 'B'

Image of the Subject Property



Primary (west) elevation of 329 Main Street North prior to completion of recent restoration work and the construction of the rear addition (Source: City of Markham)

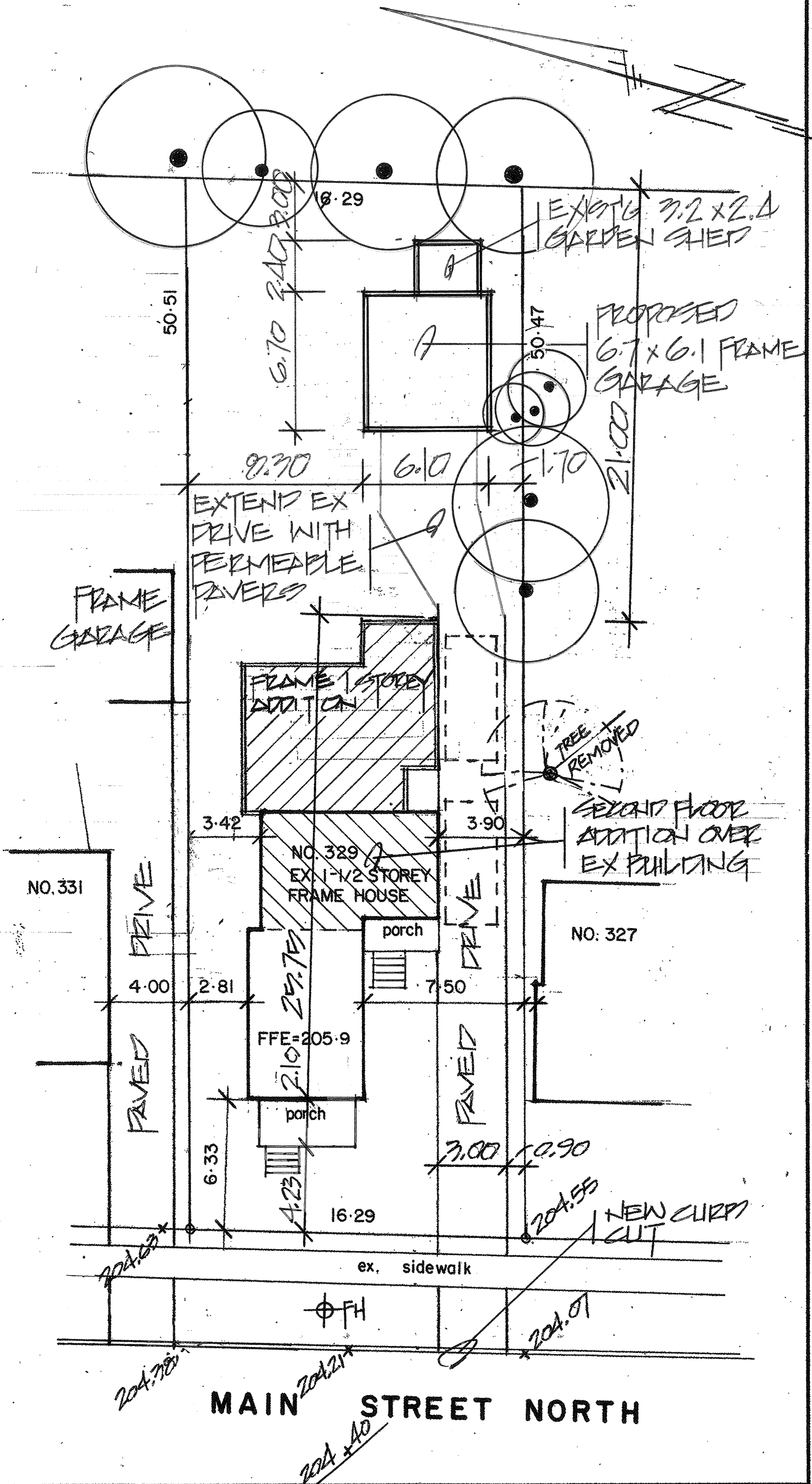
Appendix 'C'
Drawings

SITE PLAN

SCALE - 1:200

SITE INFORMATION & DATA

AREA OF LOT = 8123.2 M²
 AREA OF PLOT PLAN = 232.2 M²
 COVERAGE = 28.7%



PROJECT:
**PROPOSED RENOVATIONS
 THE TADROS RESIDENCE**
 329 MAIN ST. N.
 CITY OF MARKHAM

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories.

INDIVIDUAL B.C.I.N. - 25825
 FIRM B.C.I.N. - 30506

Russ Gregory
 NAME

[Signature]
 SIGNATURE

DRAWN:
 R. GREGORY

DATE:
 6/21/24

SCALE:
 1/4"=1'-0"

THE GREGORY DESIGN GROUP

16 CHURCH STREET
 MARKHAM, ONTARIO, L3P 2L6
 (416) 720-4667
 russ@gregorydesigngroup.net

GENERAL NOTES:

All construction is to conform to section "9" of the Ontario Building Code (latest edition).

Contractor shall check and verify all notes and dimensions.
 Do not scale drawings.

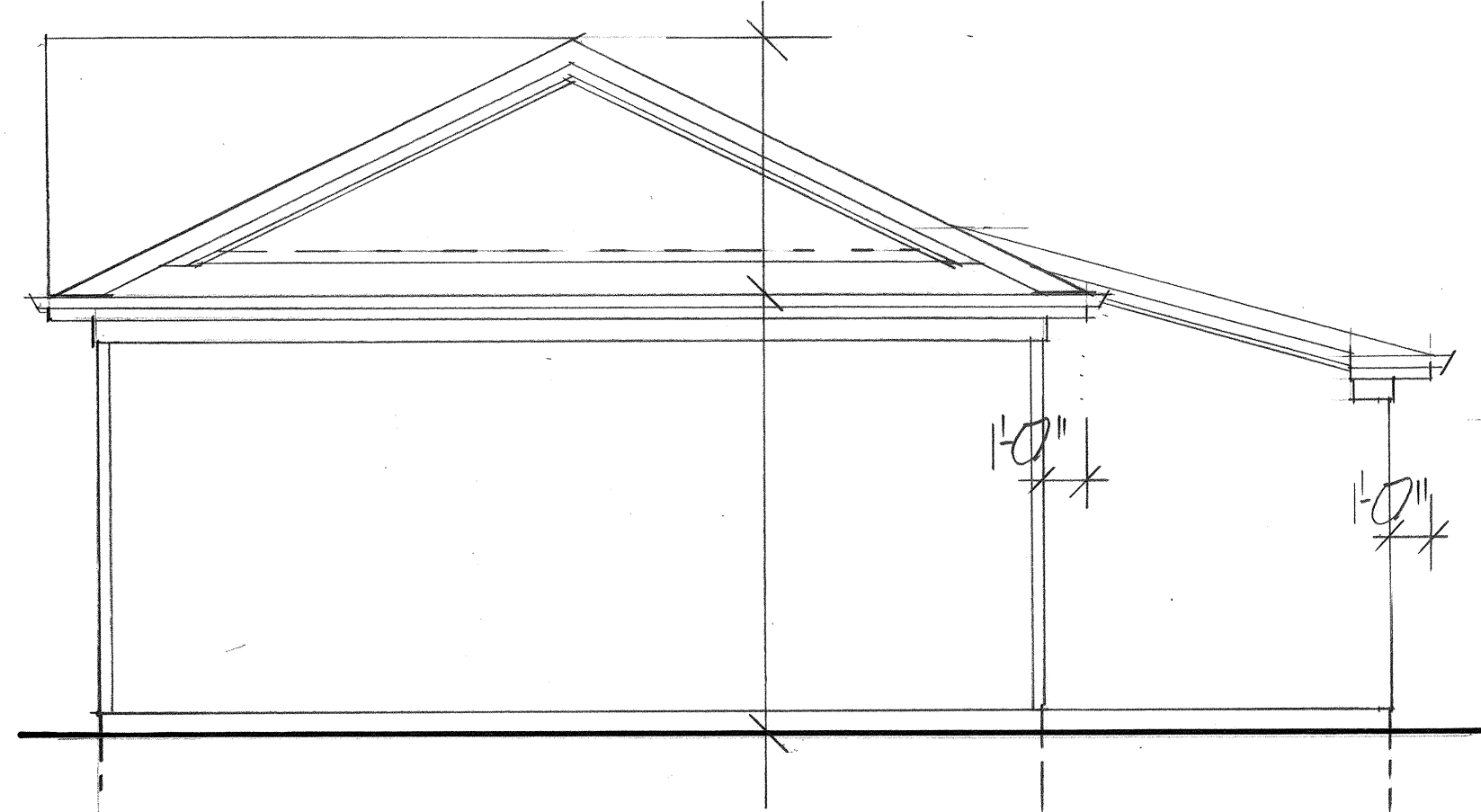
Owner/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.

These drawings are the property of the Gregory Design Group and/or its clients only.

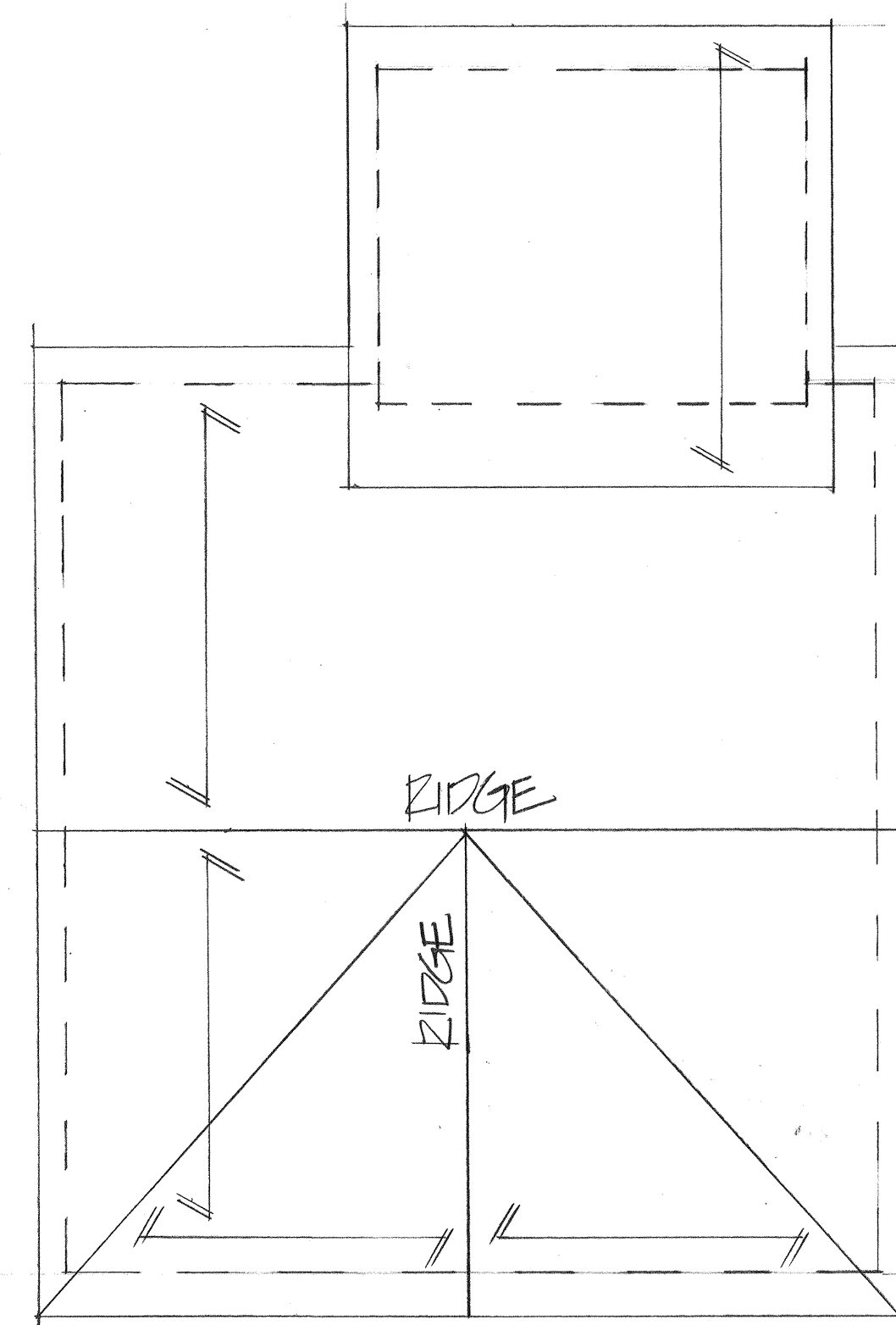
Building permits should be obtained prior to commencing construction.

PROJECT NO.:
 2239-20

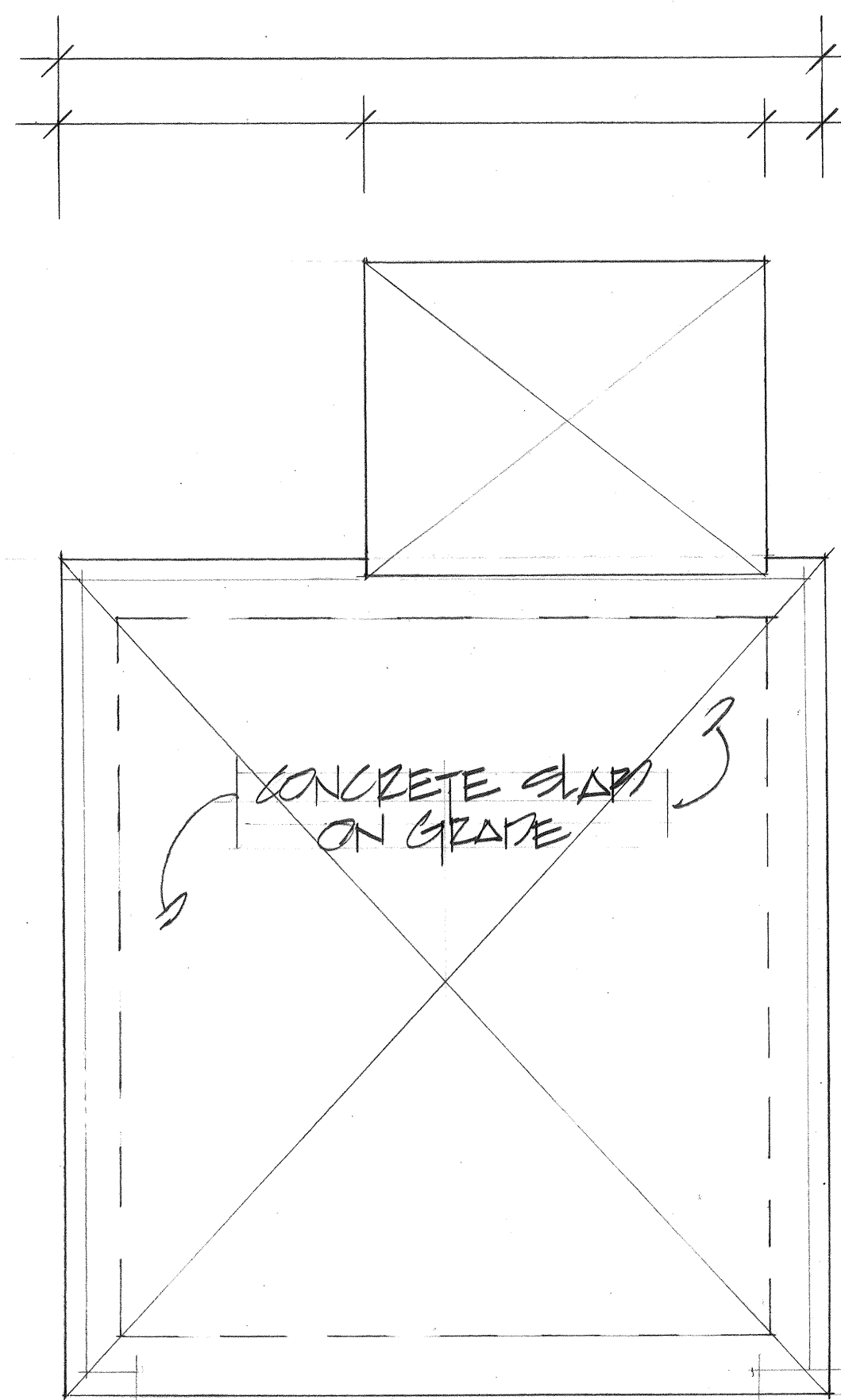
DRAWING NO.:
SITE PLAN



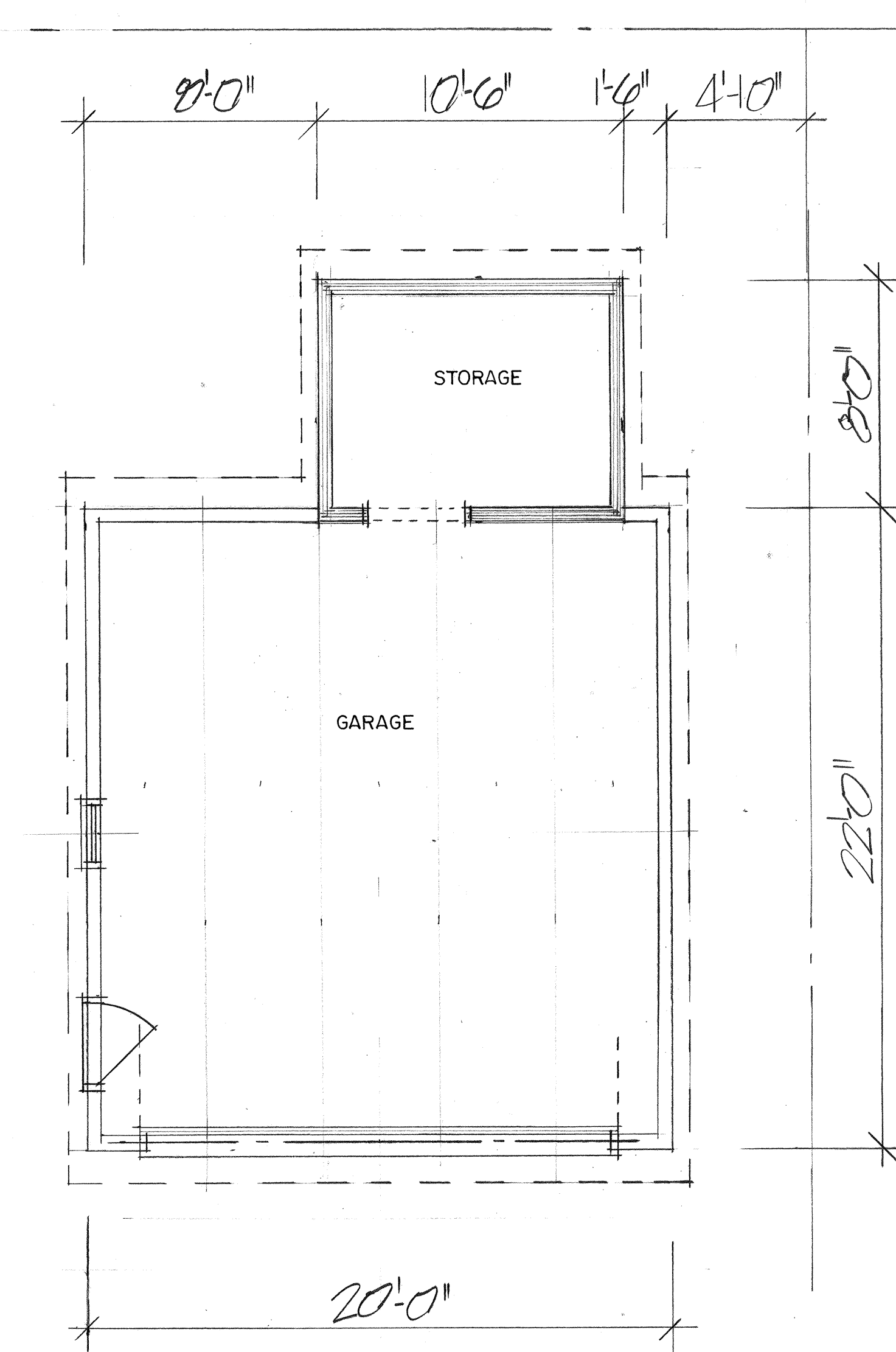
SOUTH SIDE



ROOF PLAN

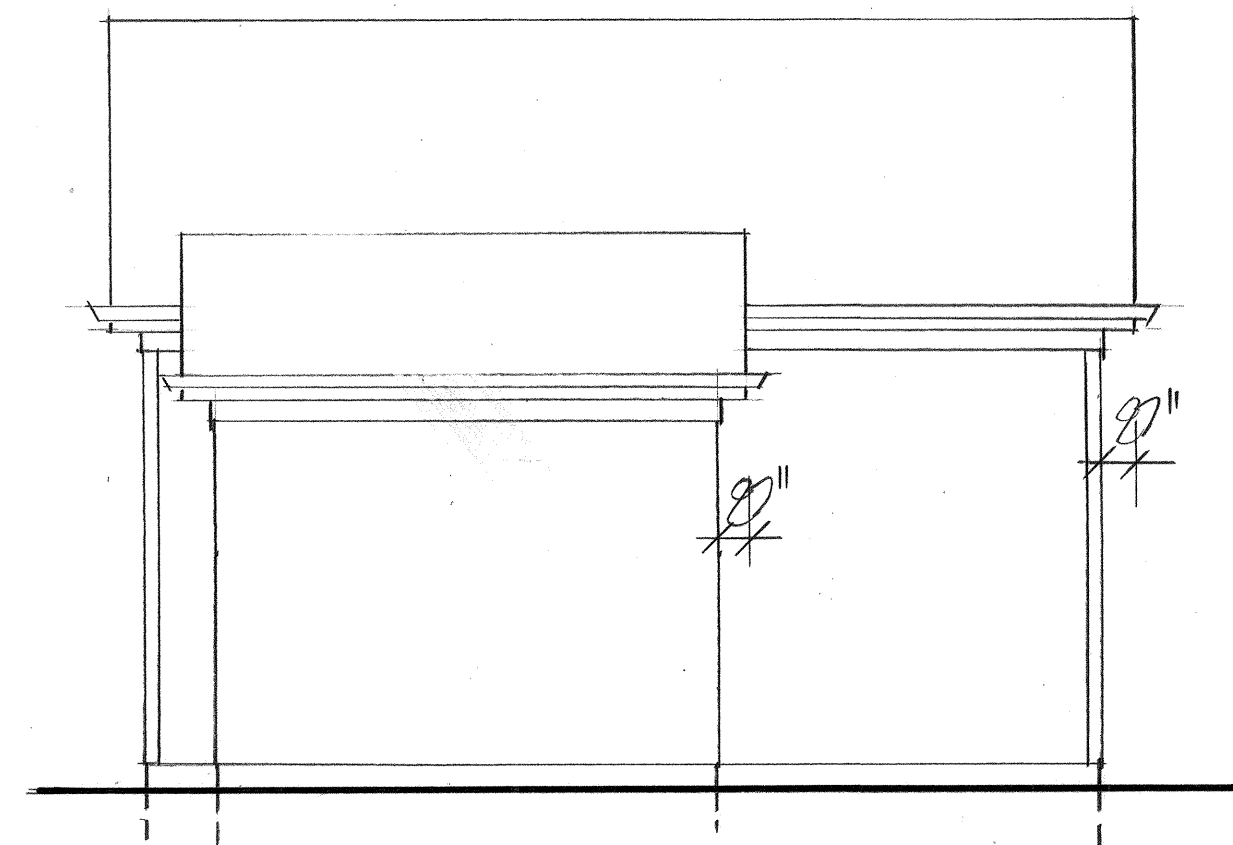


SLAB PLAN

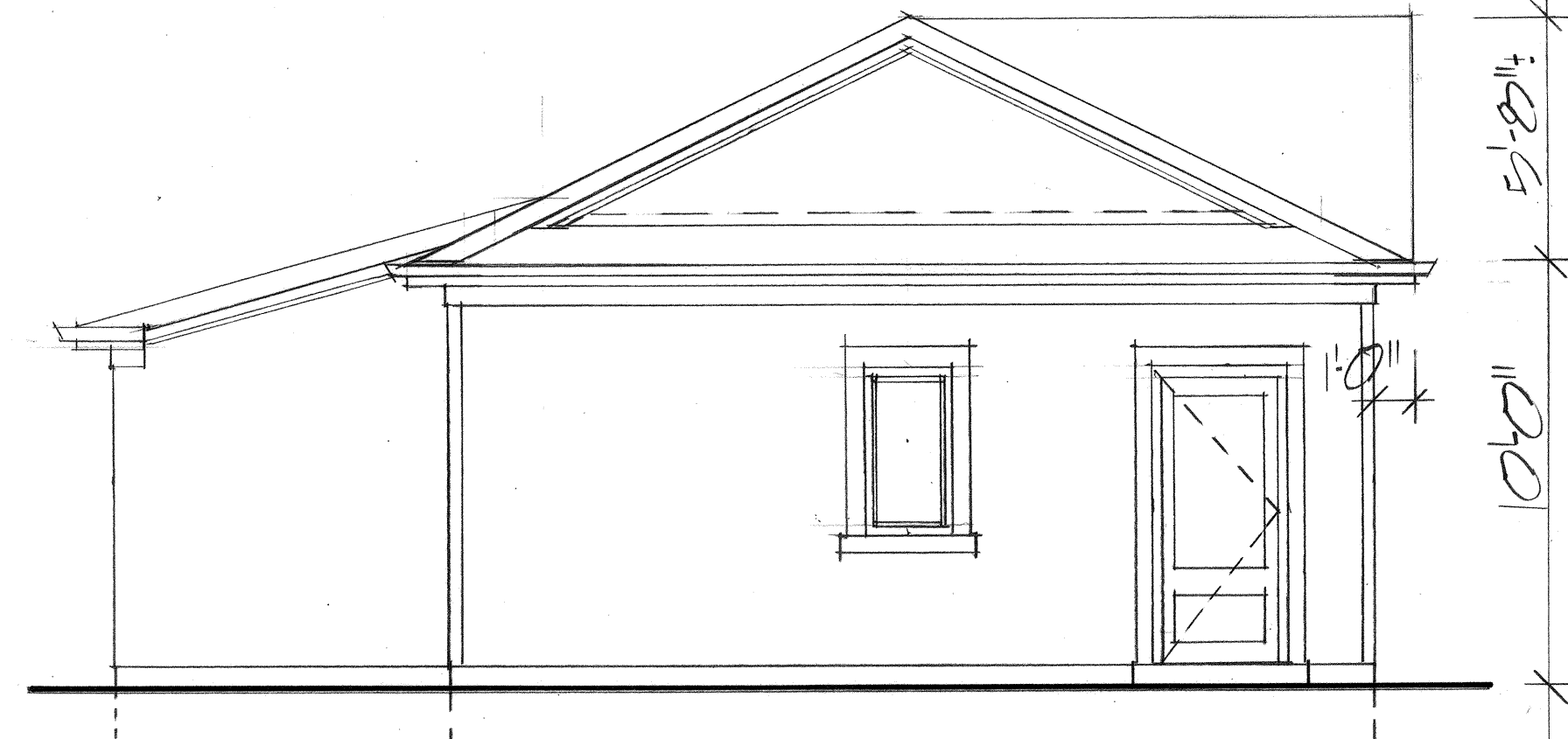


GARAGE PLAN

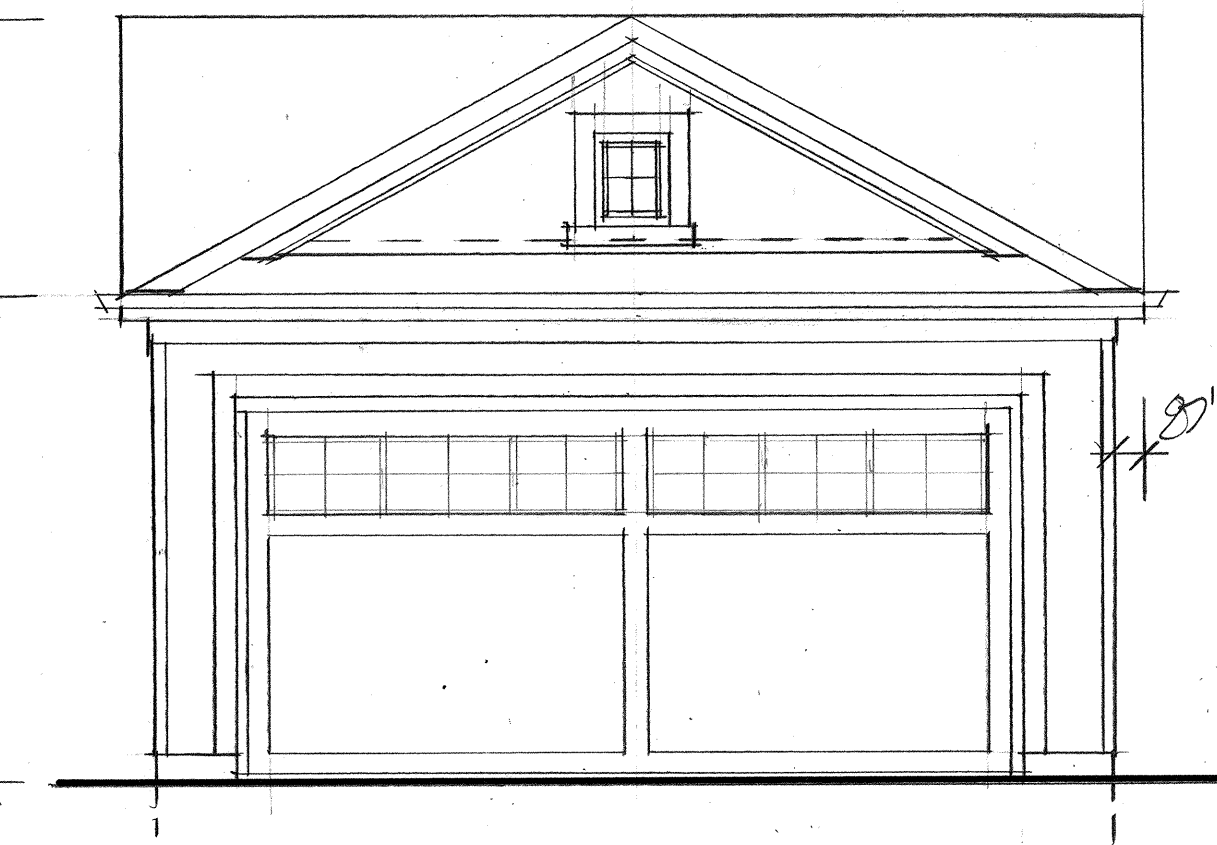
FLOOR AREA = 524 sq. ft. (48.7m²)



REAR ELEVATION



NORTH SIDE



FRONT ELEVATION

PROJECT: FRAME GARAGE 329 MAIN STREET NORTH CITY OF MARKHAM THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	I review and take responsibility for the design work on behalf of a firm registered under subsection 2.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories. INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30506 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: 8/21/24 SCALE: 1/4"=1'-0"
	GENERAL NOTES: All construction is to conform to section "B" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and to be used only for the project identified. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2461 - 24 DRAWING NO.: A-1