



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: December 11, 2024

SUBJECT: **Major Heritage Permit Application**
354 Main Street North, Markham Village
Proposed Two-Storey Rear Addition

FILE: 24 194224 HE

Property/Building Description: Two-storey dwelling

Use: Residential

Heritage Status: 354 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 two-storey rear addition at 354 Main Street North (the “Subject Property”);
- Two self-contained residential units are proposed – one in the heritage dwelling and a second in the rear addition.
- Relief from the zoning by-law is not required.

Legislative Context and Heritage Policy

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 November 11, 2024 resulting in a decision deadline of February 9, 2025.

MVHCD Plan

- The Subject Property is categorized as a Type ‘A’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘A’ properties possess the following characteristics within the District:

- *[They are] of major importance to the Heritage District.*
- *They have historical and architectural value.*
- *They are the buildings that give the main heritage character to the district.*

Staff Comment

- Staff support the Major HE application as the scale and siting of the proposed addition is complementary to the historic configuration of this building type;
- Proposed alterations to the heritage dwelling include the infilling of openings along the rear (west) elevation to accommodate the addition (a staircase in the addition will provide for vertical circulation) as well as the creation of a new window opening along the heritage dwelling’s north elevation to provide daylighting to a second storey bedroom;
- Staff have no objection to the removal of the existing vinyl-clad one-storey rear addition that currently contains a mudroom and kitchen. It is utilitarian in construction and is not considered to contribute to the architectural significance of the heritage dwelling;
- The conceptual drawings as appended to this memo also indicate a materiality and roof/window configuration compatible with the heritage character of the existing dwelling;
- Staff will explore opportunities for restoration work to be secured as a condition of approval. This may include period appropriate windows and doors and/or the reinstate of decorative millwork where appropriate.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed two-storey rear addition as detailed in the Major Heritage Permit application submitted for 354 Main Street North.

ATTACHMENTS:

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

Appendix 'A'
Location Map



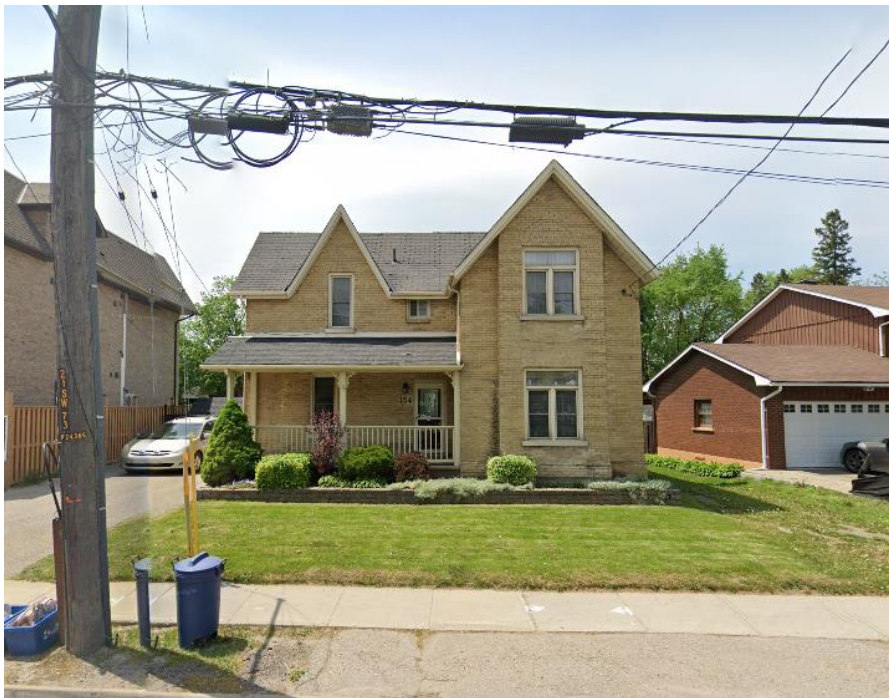
The Subject Property (outlined in blue) (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



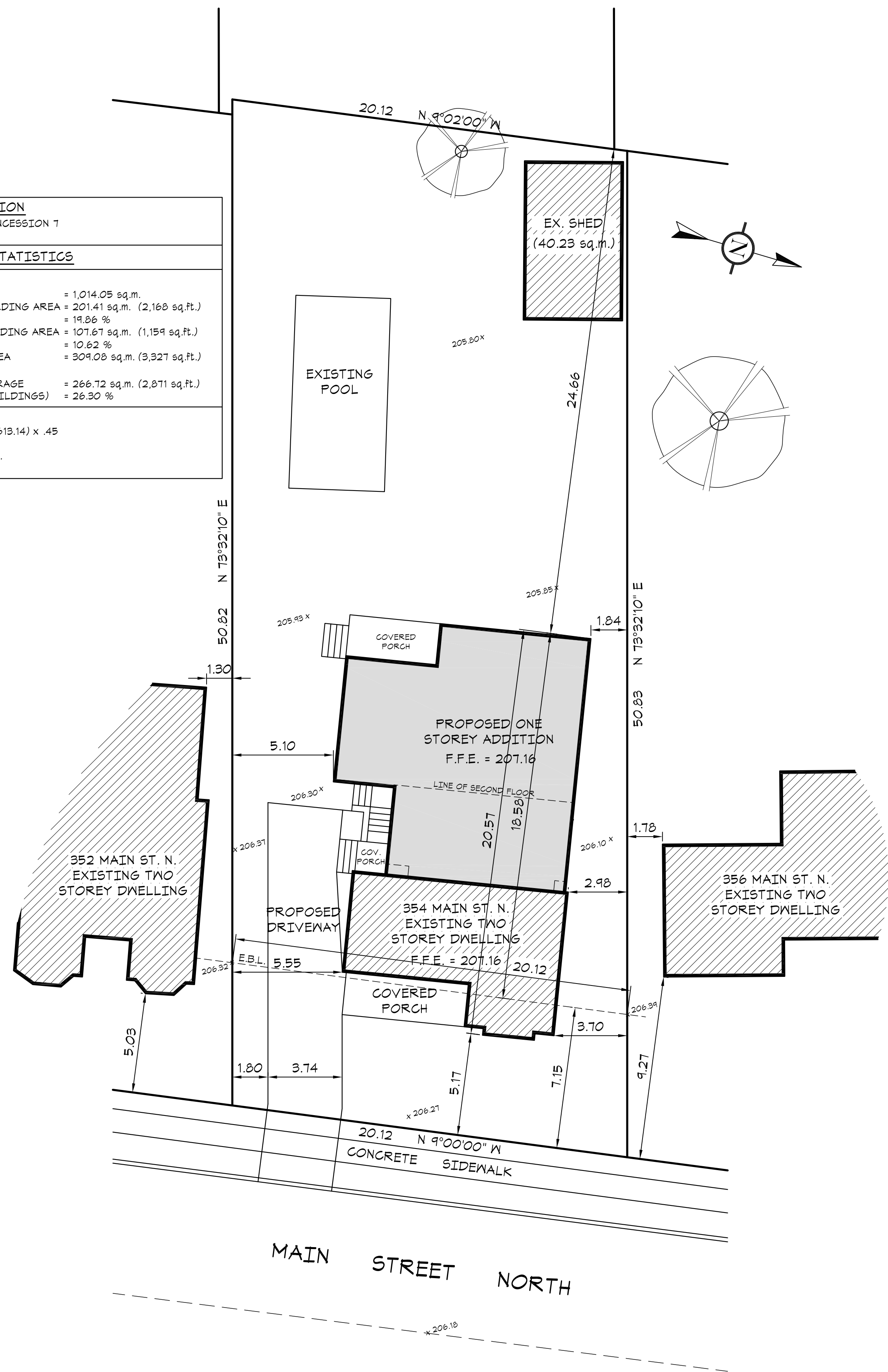
Aerial image of the Subject Property and surrounding context (Source: Google)



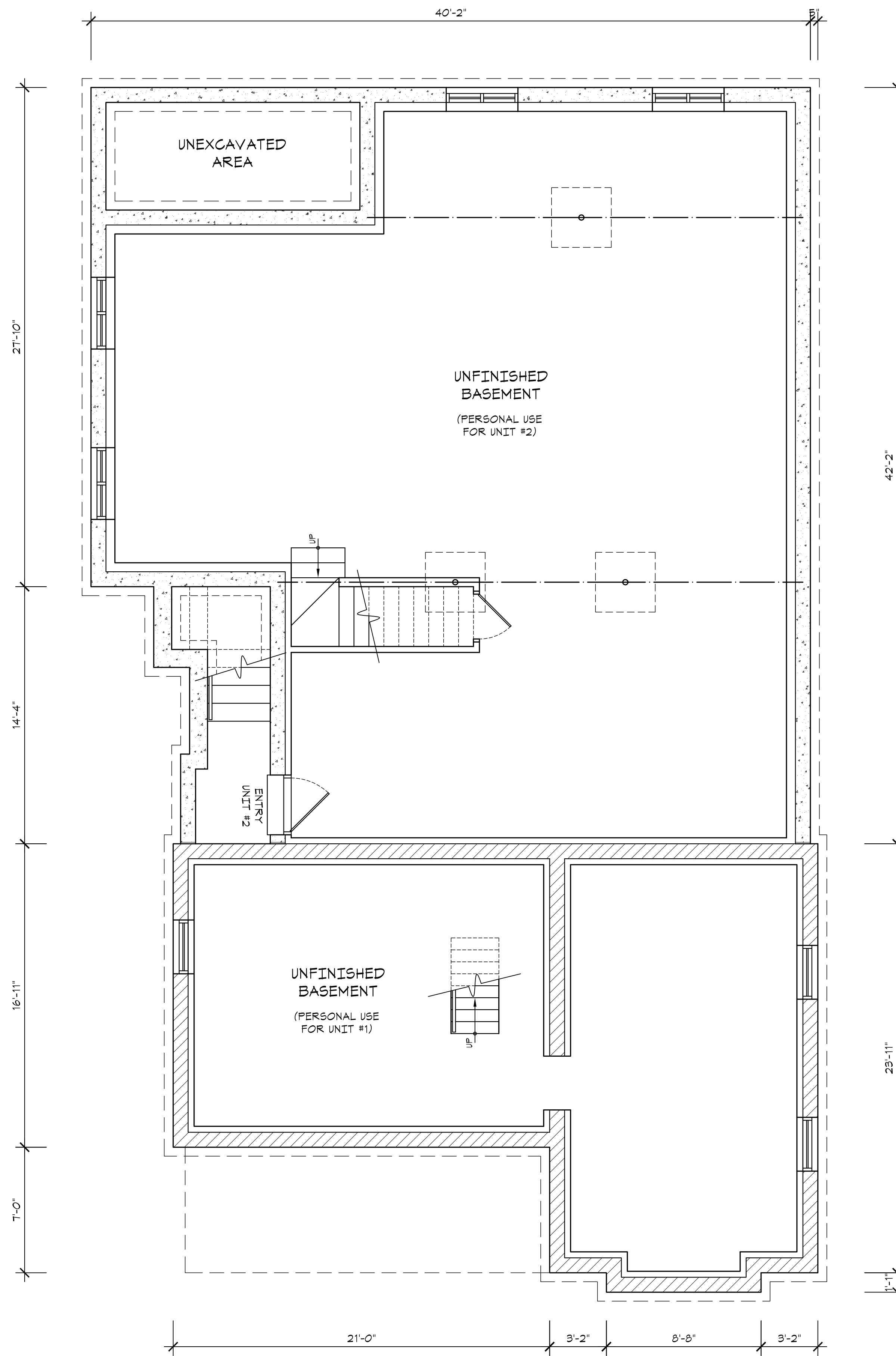
Primary (east) elevation of the dwelling on the Subject Property (Source: Google)

Appendix 'C'
Drawings

SITE INFORMATION	
PART OF LOT 15, CONCESSION 1 CITY OF MARKHAM	
SITE STATISTICS	
LOT AREA	= 1,014.05 sq.m.
GROUND FLOOR BUILDING AREA	= 201.41 sq.m. (2,168 sq.ft.)
PERCENTAGE	= 19.86 %
SECOND FLOOR BUILDING AREA	= 107.67 sq.m. (1,159 sq.ft.)
PERCENTAGE	= 10.62 %
TOTAL BUILDING AREA	= 309.08 sq.m. (3,327 sq.ft.)
MAXIMUM LOT COVERAGE (INC. ACCESSORY BUILDINGS)	= 266.72 sq.m. (2,871 sq.ft.) = 26.30 %
NET FLOOR AREA	
613.14 + 0.5(1,014.05-613.14) x .45	
= 613.14 + 200.45	
= 813.59 / 309.08 sq.m.	
= 33.74 % N.F.A.	



SITE PLAN
SCALE = 1:150



BASEMENT & FOUNDATION PLAN
PROPOSED LAYOUT

GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" 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 TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

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 is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
Firm B.C.I.N. - 30506

Russ Gregory
NAME SIGNATURE

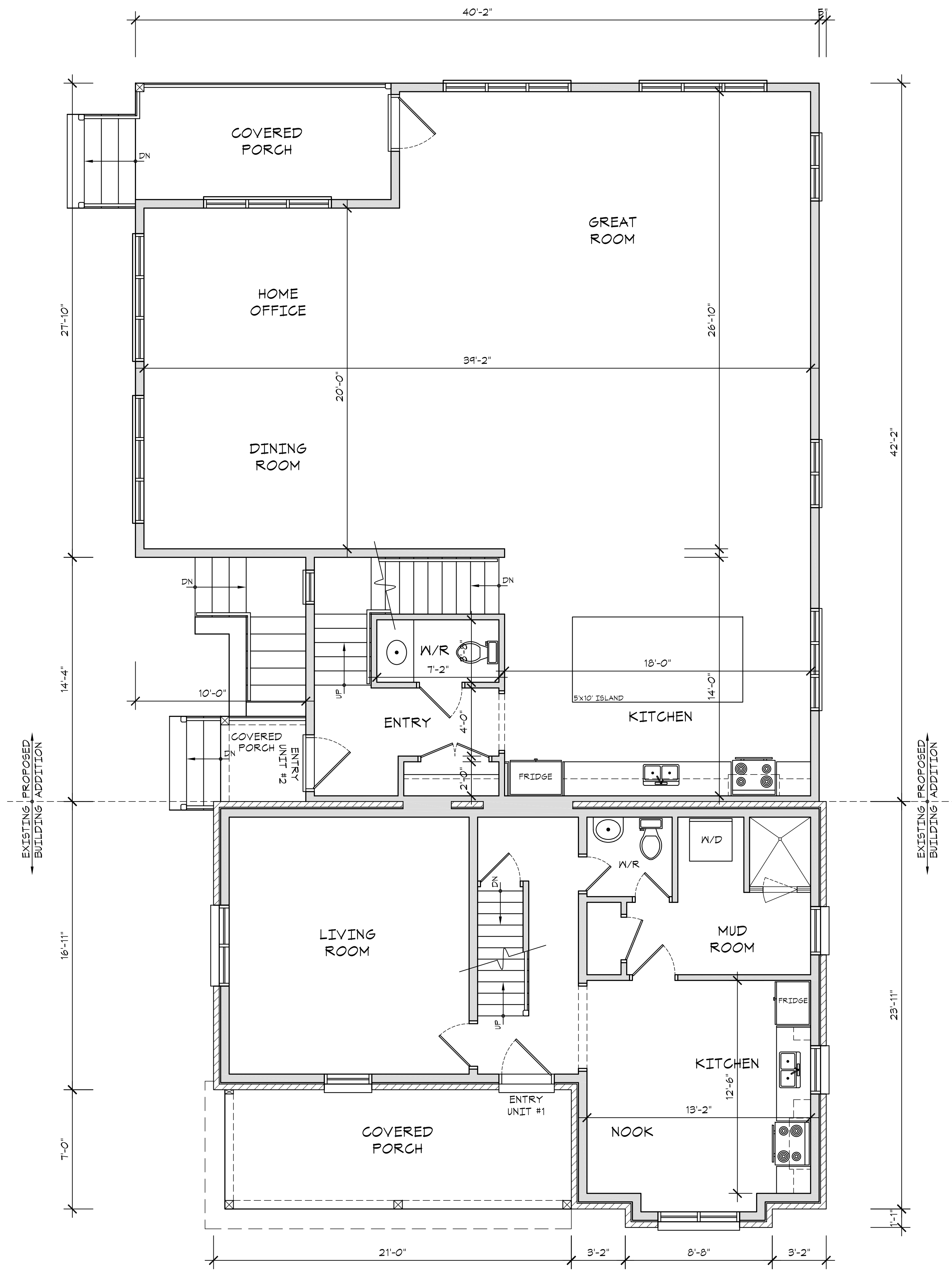
PROJECT TITLE

PROPOSED ADDITION & SECONDARY SUITE
354 MAIN ST. N.
CITY OF MARKHAM

GREGORY DESIGNS

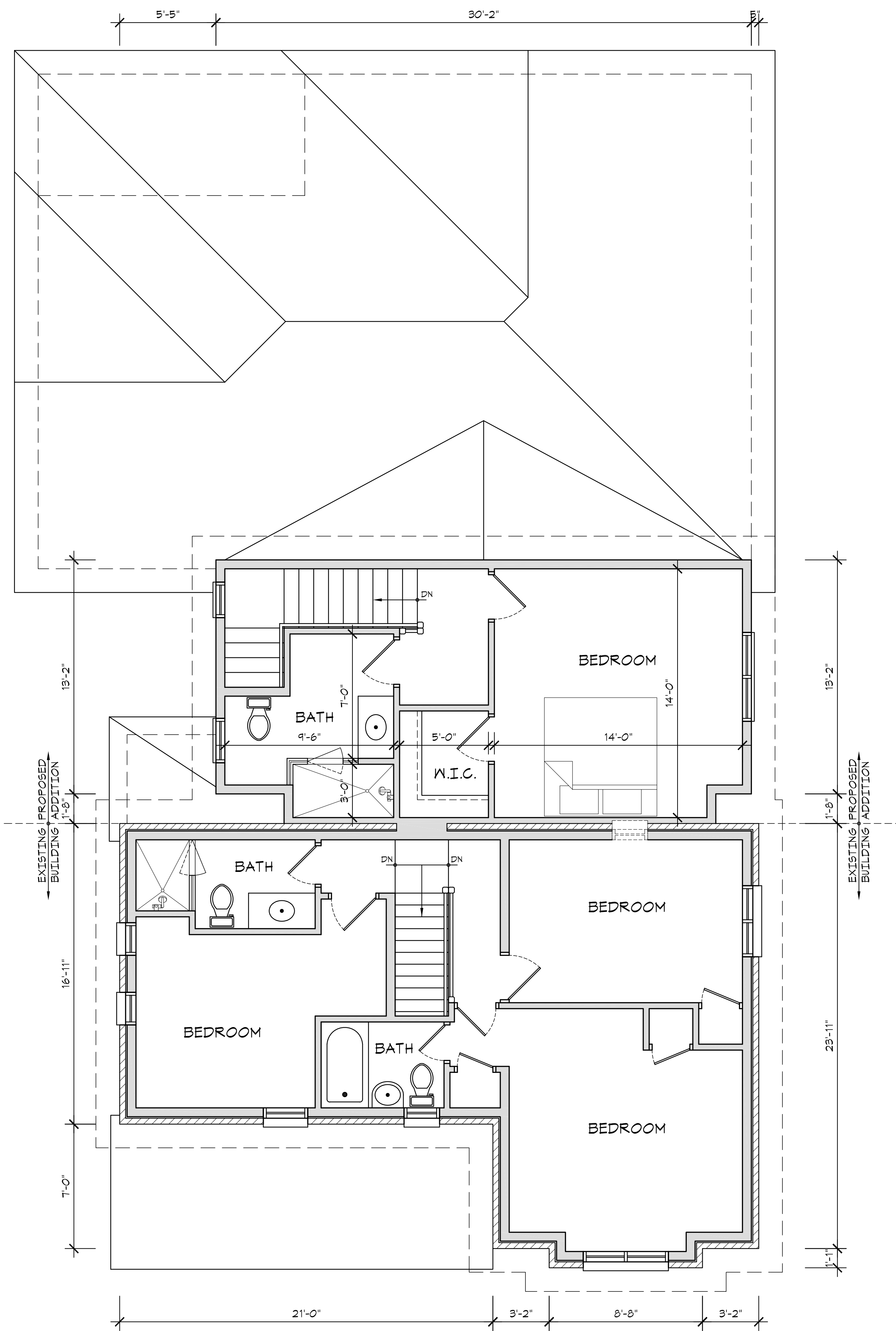
48 GEORGE STREET
MARKHAM, ONTARIO L3P 2R7
416-520-0978
shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 08/12/24
PROJECT NUMBER 24-16	SHEET NUMBER A-1
DRAWN BY S.Gregory	
CHECKED BY R.G.	



GROUND FLOOR PLAN

PROPOSED LAYOUT
 EXISTING FLOOR AREA = 722 sq.ft.
 PROPOSED ADDITION = 1,446 sq.ft.
 TOTAL FLOOR AREA = 2,168 sq.ft. (201.41 sq.m.)
 BUILDING AREA = 2,438 sq.ft. (226.49 sq.m.)
 (inc. covered porches)



SECOND FLOOR PLAN

PROPOSED LAYOUT
 EXISTING FLOOR AREA = 722 sq.ft.
 PROPOSED ADDITION = 437 sq.ft.
 TOTAL FLOOR AREA = 1,159 sq.ft. (107.67 sq.m.)

GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" 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 TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

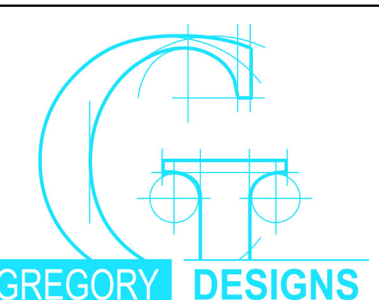
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
 Firm B.C.I.N. - 30506

Russ Gregory
 NAME SIGNATURE

PROJECT TITLE

PROPOSED ADDITION & SECONDARY SUITE
 354 MAIN ST. N.
 CITY OF MARKHAM



GREGORY DESIGNS
 48 GEORGE STREET
 MARKHAM, ONTARIO L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 08/12/24
PROJECT NUMBER 24-16	SHEET NUMBER A-2
DRAWN BY S.Gregory	CHECKED BY R.G.



LEFT (SOUTH) SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" 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 TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

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 is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
 Firm B.C.I.N. - 30506
 Russ Gregory
 NAME SIGNATURE

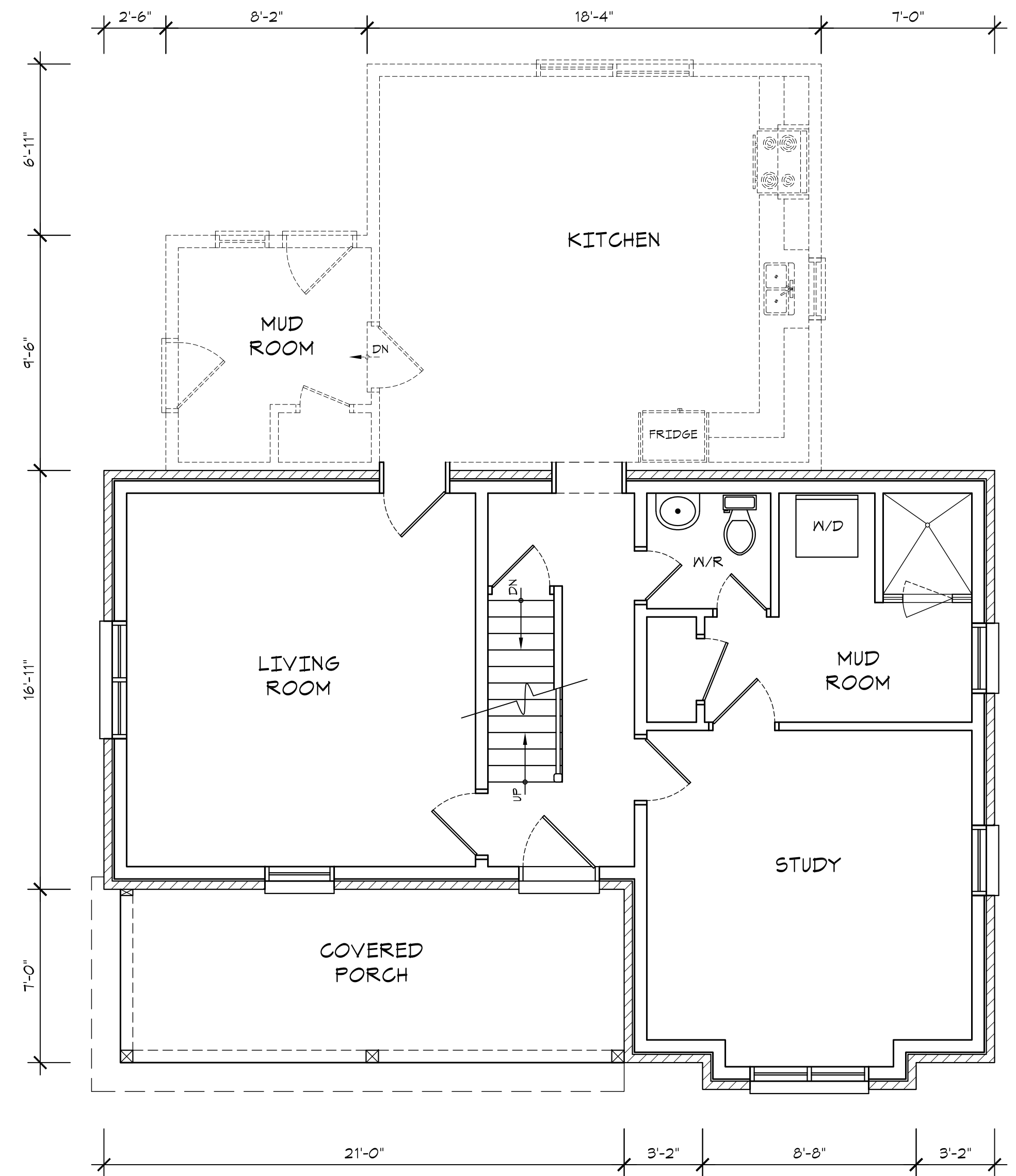
PROJECT TITLE
PROPOSED ADDITION & SECONDARY SUITE
354 MAIN ST. N.
CITY OF MARKHAM

GREGORY DESIGNS
 48 GEORGE STREET
 MARKHAM, ONTARIO L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 08/12/24
PROJECT NUMBER 24-16	SHEET NUMBER A-3
DRAWN BY S.Gregory	CHECKED BY R.G.

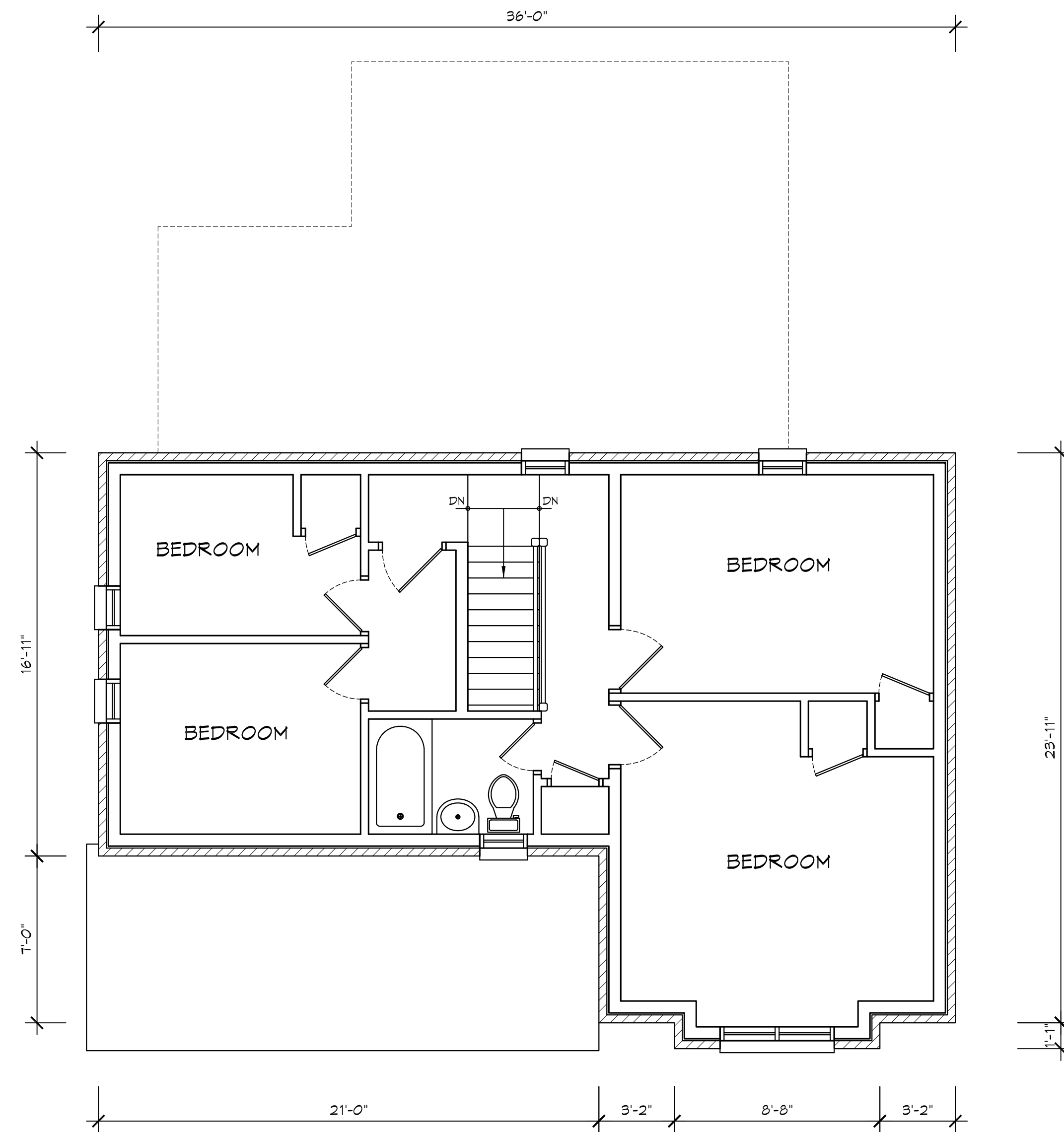


RIGHT (NORTH) SIDE ELEVATION



GROUND FLOOR PLAN

EXISTING LAYOUT
 FLOOR AREA = 1,089 sq.ft.
 BUILDING AREA = 1,231 sq.ft.



SECOND FLOOR PLAN

EXISTING LAYOUT
 FLOOR AREA = 1,089 sq.ft.

GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" 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 TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

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 is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
 Firm B.C.I.N. - 30506

Russ Gregory
 NAME SIGNATURE

PROJECT TITLE
**PROPOSED ADDITION &
 SECONDARY SUITE
 354 MAIN ST. N.
 CITY OF MARKHAM**

GREGORY DESIGNS
 48 GEORGE STREET
 MARKHAM, ONTARIO L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 08/12/24
PROJECT NUMBER 24-16	SHEET NUMBER A-4
DRAWN BY S.Gregory	CHECKED BY R.G.