



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: September 9, 2020

SUBJECT: Building Permit Application
7792 Highway 7 E., Locust Hill
HP 20 124512

Property/Building Description: 1-1/2 storey single detached dwelling constructed c. 1917

Use: Residential

Heritage Status: Listed on the Markham Register of Buildings of Cultural Heritage Value or Interest

Application/Proposal

- The owner has submitted a building permit application to construct a two storey addition with an attached garage to the rear of the existing heritage dwelling;

Background

- Because this property is only listed on the Register, and is not Designated under Part IV of the Ontario Heritage Act, only a building permit is required to authorize construction, and not Site Plan Approval as is required for designated buildings;
- However, building permits for properties listed on the Register are circulated to Heritage Section staff to review, and they may also be reviewed by Heritage Markham to ensure that the proposed changes do not negatively impact the heritage resource. If in the opinion of Heritage Staff and/or Heritage Markham the proposed alterations negatively impact the heritage resource, designation under Part IV of the Ontario Heritage Act may be recommended to Council in an effort to better regulate proposed exterior alterations.

Staff Comment

- In the opinion of staff, the proposed addition is sensitively designed to respect and reflect the architecture of the existing heritage dwelling and would comply with the guidelines and policies for new additions contained in the City's various Heritage Conservation District Plans;

- Staff note that the application proposes to remove a roof dormer from both the east and west roof slopes and modify the first floor west elevation with the introduction of a sliding door access to a new side deck. These changes would not appear to be detrimental to the heritage character of the building.
- Therefore staff recommends that final review of the building permit application be delegated to Heritage Section staff, and that Heritage Markham has no objection from a heritage perspective.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition to the heritage dwelling at 7792 Highway 7 E. and the proposed alterations to the original house;

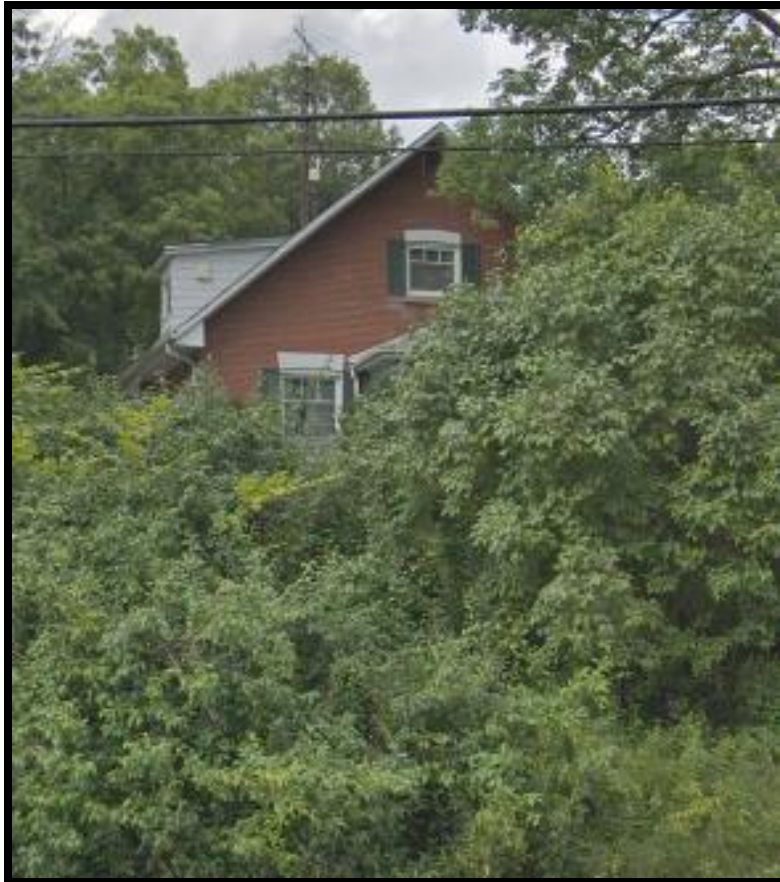
AND THAT final review of the building permit application HP 20 124512 for 7792 Hwy. 7 E be delegated to Heritage Section Staff;

File: 7792 Hwy. 7 E.

7792 Highway 7 E., Locust Hill



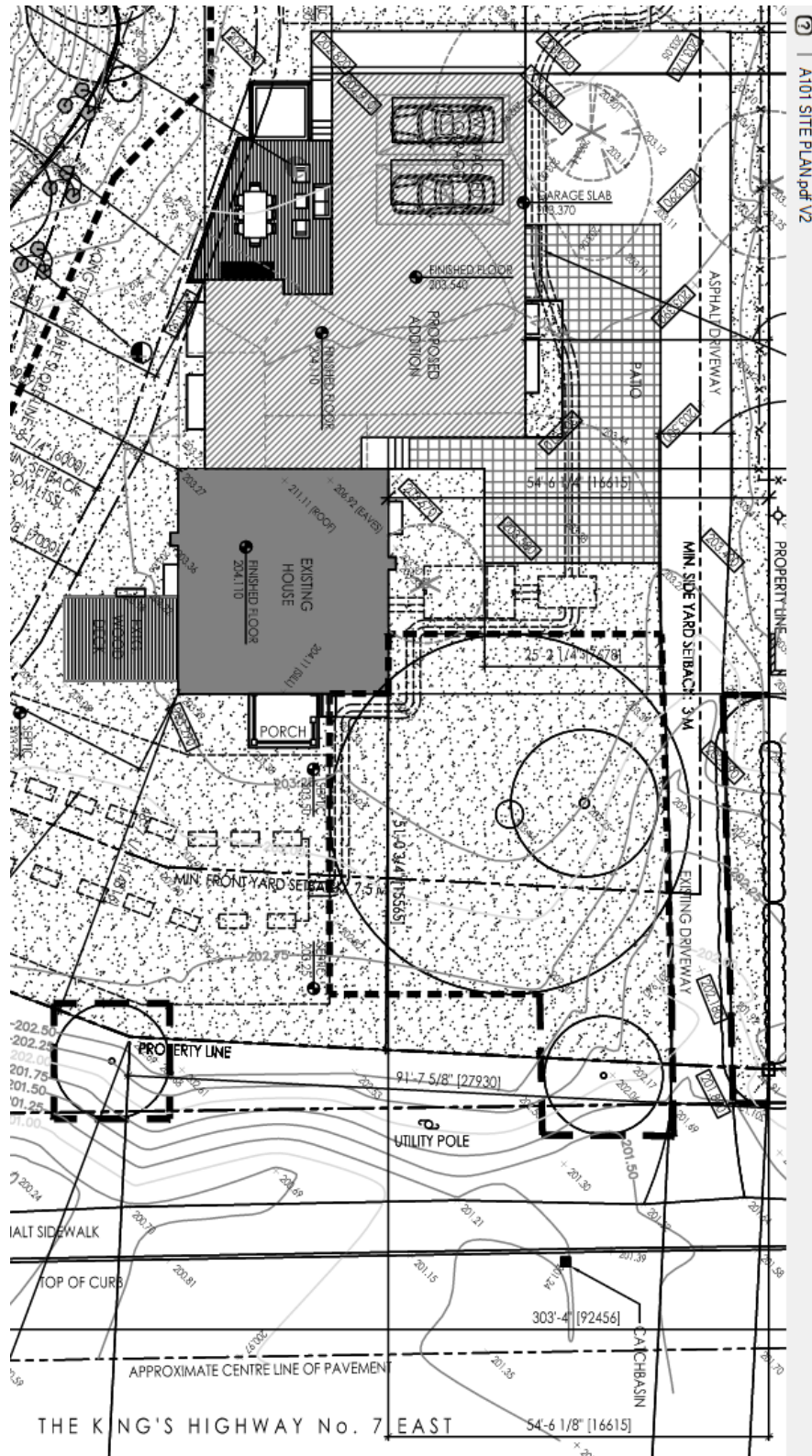
2019 View (Google Streetscape)



Staff Photos from 2004



Proposed Site Plan



Proposed Street Facing Elevation

A401 SOUTH ELEVATION PROPOSED.pdf V1



Proposed North Elevation



Proposed East Elevation



Proposed West Elevation

