



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 8, 2024

SUBJECT: Zoning Amendment Application
7960 Reesor Road
The David Reesor House “Silver Spring Farm”
Proposed Restaurant Conversion
PLAN 24 163734

Property/Building Descriptions: The David Reesor House, single detached 2 storey dwelling constructed c.1875

Use: Vacant/ Residential

Heritage Status: Individually Designated under Part IV of the Ontario Heritage Act

Application Proposal

- A Zoning Amendment application to redevelop the property by constructing five new commercial/industrial buildings permitting a wide range of uses including Banquet Hall, Business Office, Cannabis Establishment, Craft Brewery, Film Studio, Financial Institution, Fitness Centre, Hotel, Industrial Use, Massage Establishment, Restaurant, Retail Store, Service and Repair Establishment, Trade and Convention Centre and Veterinary Clinic
- Retention of the David Reesor House in an adaptive reuse (restaurant) adjacent to the naturalized area to the east (See Attachment B- Conceptual Site Plan).

Background

- Until now, the David Reesor house was relatively secluded from public view but is one of Markham’s finest examples of a grand Italianate Villa associated with a significant personality in Markham’s history (See attachment A-Location Map and Attachment C- Photograph of the David Reesor House). For these reasons, the house has recently been designated under Part IV of the Ontario Heritage Act to both protect its existing heritage attributes, and to prevent unsympathetic alterations (See Attachment D- Heritage Staff Research Report).

- The Owner of the property fully acknowledges the heritage significance of the property and did not object to the City's designation of the property.
- Heritage Staff visited the property in December 2023 to document the interior and exterior of the house.
- The front portion of the house still retains much of its original historic interior and exterior detailing. Some of the original significant exterior heritage attributes were unfortunately concealed by the unauthorized construction of a 2-1/2 storey projecting bay, dormers, decks and balconies that occurred in the early 1990's which were approved by the City's Building department despite Heritage Markham considering them to be architecturally detrimental to the house. This was the result of the building having only limited heritage protection through being listed on the former Markham Inventory of Heritage Buildings (See Attachment E- Interior Photographs of the David Reesor House).
- A Heritage Memorandum prepared by Architects Rasch Ecklar Associated Ltd. (AREA) explains the proposed plans and restaurant use for the David Reesor House (See Attachment E- Heritage Memorandum)

Staff Comment

- Heritage staff has no objection to the planned redevelopment of the surrounding land and the proposed uses of the proposed new buildings but does not support most of the proposed permitted uses for David Reesor House or the proposed adaptive reuse of the house as a restaurant. Based on the conceptual floor plans provided the proposed restaurant would occupy both the first and second floor of the house accommodating seating for up to a maximum of 188 people indoors and up to 154 outdoors (total of 342 people) See Attachment F- Conceptual Floor Plans of the Proposed Restaurant.
- Heritage Staff disagrees with the comments in the memorandum produced by AREA Ltd. stating that the balconies added in the 1990's have become "hallmarks of the former house" or that the retention of the 1990's two storey projecting bay is needed by the owner to "adaptively re-use the building to its full and feasible extent".

The balconies and front projecting bay added to house c. 1990 were highly detrimental to the original appearance of the house, unsophisticated in design, and obscured character defining elements of the principal façade including the windows and the original front entrance. In 1996 the Architectural Sub-committee of Heritage Markham noted that the front projecting bay constructed without any approval had severely altered the house in an unsympathetic way and supported the addition of the verandas and 2nd storey balconies on the basis that the house had already been considerably altered, was not highly visible from the street and should not be considered a precedent for other heritage properties. Heritage Markham endorsed the recommendations of the Architectural Review Sub-Committee and did not object to the decks and balconies added in 1996 partly because they were considered reversible.

Although the balconies and decks constructed in the 1990's might have complied with the Ontario Building Code in 1990 as it applied to a private dwelling, it is quite likely that they do not meet the current Building Code as it applies to the proposed use of a

restaurant, The heritage consultant has indicated that they are “useable and valuable floor areas, during warm seasons, which are available anyways as existing , so they might as well be used” without providing any proof that they comply with the Building Code.

- Furthermore, the proposed second egress stairs required by the Ontario Building Code located in the 1990’s front projecting bay would remove large portions of the original exterior wall and necessitate the removal of the original front entrance which is a highly significant attribute of the house (See Attachment G- Photograph of the Original Exterior Front Entrance). These proposed alterations are not easily reversible and would harm the potential to restore the house to its original condition in the future.
- The proposed restaurant use also proposes an extensive deck/patio structure along the entire south wall which is the second most significant façade of the house. The proposed deck is not compatible with the architecture of the house and would realistically only see season use.
- Lastly, as proven by several Markham heritage houses in adaptive reuse, a restaurant is not the only full and feasible use for a heritage building. Similar sized heritage homes have been successfully converted to daycare facilities, private schools, and professional offices allowing the restoration of the building’s original appearance without having to depend on the retention and continued use of architecturally detrimental modern alterations.
- Heritage staff’s objective would be to achieve the removal of the architecturally detrimental 1990’s alterations and the restoration of the Reesor house to its original 19th century appearance and recommends that the use permissions of the David Reesor House be limited to less disruptive adaptive reuses which do not require as many parking spaces or invasive mechanical equipment, or require removal of the original exterior elements of the house. This could potentially be achieved through the placement of a Hold provision on the amending By-law which could only be removed through the applicant obtaining a heritage permit or site plan approval for future modifications that would permit the restoration of the house to its original appearance.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not object to the proposed Zoning By-law Amendment as it applies to the use and development standards related to the proposed new industrial/commercial buildings;

THAT Heritage Markham does not support the proposed restaurant use of the David Reesor House as it is dependent on the retention of the architecturally detrimental alterations made in 1990, and proposes irreparable alterations to the original exterior front door and wall;

AND THAT the By-law amendment limit the permitted uses of the David Reesor House to more compatible uses that would require fewer alterations to the original building fabric such as a spa, daycare, private school, professional offices or home design retail establishment.

Attachments

Attachment A- Location Map

Attachment B- Conceptual Site Plan

Attachment C- Photograph of the David Reesor House

Attachment D- Heritage Staff Research Report for the David Reesor House

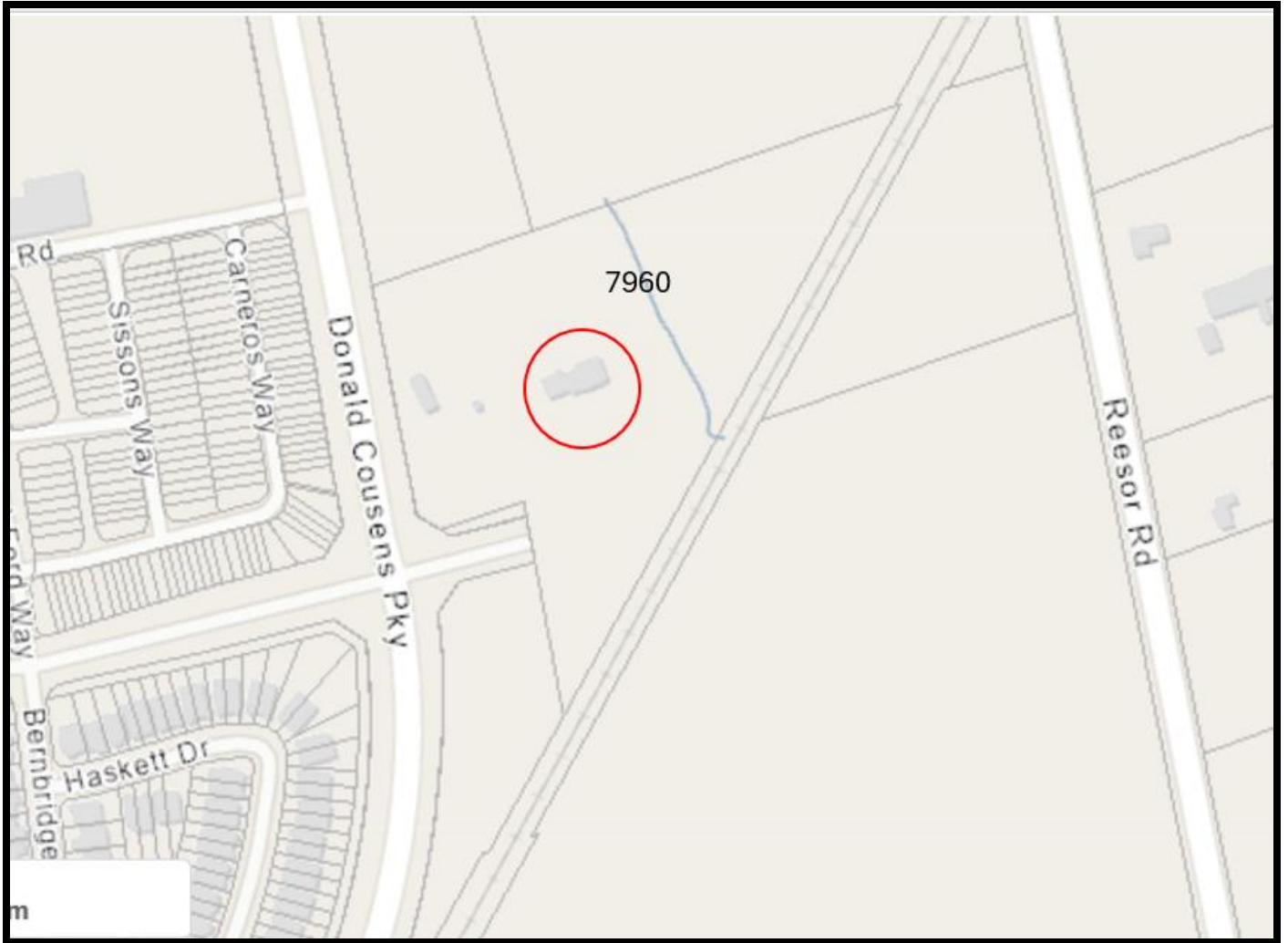
Attachment E- Heritage Memorandum by AREA Ltd.

Attachment F- Conceptual floor plans of proposed restaurant

Attachment G- Interior photograph of the Original Front Entrance

File: 7960 Reesor Road

Attachment A- Location Map



Appendix B- Conceptual Site Plan



Attachment C- Photograph of the David Reesor House



Photo taken December 11, 2023

Attachment D- Heritage Staff Research Report for the David Reesor House
RESEARCH REPORT



Silver Springs Farm
East Half Lot 7, Concession 9, Cedar Grove
7960 Reesor Road
c.1875

Heritage Section
City of Markham Planning & Urban Design
2023 Update of 2005 Report

History

Silver Springs Farm is located on a portion of the eastern half of Markham Township Lot 7, Concession 9, in the historic community of Cedar Grove.

George Post received the Crown patent for the entire 200 acres of Markham Township Lot 7, Concession 9 in 1805. He was a non-resident land speculator. That same year, George Post sold to Christian Risser or Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham in 1804. Christian Reesor's homestead was on Lot 14, Concession 10, which he purchased in 1805, the same year he acquired Lot 7, Concession 9.

Christian Reesor was tragically killed by a falling tree in early in 1806 while clearing his lot. Lot 7, Concession 9 passed to Peter Reesor, the eldest son of Christian Reesor and Veronica "Fanny" (Reiff) Reesor. Peter Reesor's home farm was Lot 4, Concession 9. In 1807, Peter Reesor gifted

Lot 7, Concession 9 to his youngest brother Abraham Reesor. Abraham Reesor married Anna Detweiler Miller, a widow from Pennsylvania. They had six children: Christopher, John, Frances, David, Nancy and Peter. The family resided on the western parts of Lots 7 and 8, Concession 8, south of Reesorville, which later became known as Markham Village. It is not known who resided on Lot 7, Concession 9 during this early period, but a one-storey frame house was built on the property in 1826, suggesting that a tenant lived there, possibly a family member.

Abraham Reesor died in 1831 at the age of 40. Lot 7, Concession 9 was willed to his eldest son, Christopher. Christopher Reesor married Margaret Armstrong, Captain William Armstrong's sister. The Armstrongs were from Cumberland, England and became a prominent family in early Markham Township after their arrival in the mid-1820s. Christopher and Margaret Reesor had four children: Annie, Elizabeth, Robert and David (known as David Reesor Jr.). David Reesor Jr. was so-named because his uncle was David Reesor, the noteworthy owner of *The Markham Economist* and Confederation-era politician usually referred to as Senator David Reesor. Although the Reesor family were of the Mennonite faith, Christopher Reesor's marriage to Margaret Armstrong, a member of the Church of England (later known as the Anglican Church), led to him change his religious affiliation to the Church of England.

According to Brown's Directory of Markham Township for the years 1846-47, Christopher Reesor lived on Lot 8, Concession 9, south of the Vinegar Hill neighbourhood of Markham Village. At that time, Lot 7, Concession 9 was tenanted by Riddell. It is not clear if William Riddell lived on the eastern part or the western part of the property. In 1840, Christopher Reesor sold the western 50 acres of Lot 7, Concession 9 to Joseph Tomlinson. This part of the property had frontage on Ninth Line in the hamlet of Sparta, later known as Box Grove.

Sadly, Christopher Reesor died in 1846 at the age of 30. According to the 1851 census, his widow resided in a one-storey frame house on Lot 7, Concession 9 along with her children. This suggests that the family's location on Lot 8, Concession 9 noted in Brown's Directory may have been in error. Also on the property were Joseph Tran, Henry Tran, Daniel Lynch and Thomas Glen, all unmarried men from England. A second dwelling on the property, a one-and-a-half storey frame house, was the home of Mary Tran, a widow, William Hughson, and two children. It is not clear if this house was on the eastern part (Reesor) or western (Tomlinson) part of Lot 7, Concession 9.

By the time of the 1861 census there was one household noted on the Reesor property, a one-storey frame house constructed in 1826. This was the same dwelling noted in the 1851 census. Residing in the house were Joseph Tran, an unmarried farmer age 29, Margaret (Armstrong) Reesor, the widow of Christopher Reesor, teenaged sons Robert and David (David Reesor Jr.), and several others, including married daughter Annie (Reesor) Simmonds whose husband James Simmonds worked at White's Mill at Whitevale, Pickering Township. The Trans and the other men who lived on the Reesor farm were likely residing with Margaret Reesor to help her with the operation of the farm. The relationship of the Reesors with Joseph Tran would last at least until the time of the 1881 census.

Robert Reesor came to live on the eastern part of Lot 8, Concession 9, and his younger brother, David Jr., on Lot 7, Concession 9. Robert Reesor's house, constructed in 1867, is still standing at 8042 Reesor Road. David Reesor Jr. married Jane Miller in 1872. Jane Miller's parents were Scots Presbyterians. David Reesor Jr. later changed his religious affiliation from Church of England to Presbyterian. The couple had eleven children. The family seems to have prospered in spite of a history of tragic early deaths. By the mid-1870s, a spacious brick farmhouse was constructed on the property which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier home, the frame house noted in the census returns of 1851 and 1861, was retained during the construction of the new dwelling. This early dwelling might be the westernmost section of the existing building. The Italianate style windows and general character of the new house is similar to that of Senator David Reesor's impressive house at 166 Main Street North, Markham Village, built in 1873. This suggests the same builder may have been involved in the design and construction of David Reesor Jr.'s farmhouse in Cedar Grove.

In the late 1870s, Robert and David Reesor ventured to the Canadian West which was then being opened for colonial settlement. Their married sister Annie Simmonds accompanied them to work as a housekeeper, leaving her husband James Simmonds at home in Whitevale to support the family through his employment at White's Mill. The brothers acquired extensive lands near the present town of Pilot Mound in southern Manitoba. By 1883, David Reesor Jr. owned 4,000 acres. A post office named "Silver Springs" after the farm in Markham was opened in the municipality of Louise. The brothers became involved in efforts to entice an American railway into their area, but this was not successful. When the C.P.R. was completed in 1885, Robert and David Reesor abandoned their ambitions in the Canadian West and returned home to Markham.

In spite of the above story about Robert and David Reesor's activities in the Canadian West, they were both enumerated in Markham Township in the 1881 census. At that time, their widowed mother still resided in David Reesor Jr.'s household. Joseph Tran, perhaps the person running the farm in the owner's absence, continued to live on the property.

In 1882, David and Jane Reesor sold a right-of-way through their farm to the Ontario & Quebec Railway. This railway line, which still runs through the property, later became a part of the Canadian Pacific Railway.

In the 1891 census, David Reesor Jr.'s home was described as a two-storey brick dwelling containing twelve rooms. His mother, age 81, continued to live in David and Jane Reesor's household. She was long-lived compared with her late husband, reaching an age of 95.

The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in support of church-related projects. Parties were held to help raise funds for the construction of a rectory for Grace Anglican Church in Markham Village and also in aid of the

construction of Zion Presbyterian Church in Cedar Grove. Special trains from Toronto stopped at the C.P.R. farm crossing to drop off guests and return them home later. Attendance is said to have at times reached approximately 5,000 people. In 1891, the event was illuminated by some of the earliest electric lights in Markham.

Silver Springs Farm was willed to David Reesor's unmarried daughter Margaret Armstrong Reesor, and unmarried son Paul Reesor in 1927. Paul Reesor married Dorothy Carr in 1945. Margaret A. Reesor left the family farm and moved to Stouffville. In 1946, she granted her interest in the property to her brother.

Paul Reesor died in 1961. His executors sold Silver Springs Farm to William John Greening and Catherine Greening in 1962. The Greening family undertook additions and alterations to the old house in 1990. In recent years portions of the surrounding area have been urbanized, leaving the house at Silver Springs Farm as a remnant of the area's former agricultural character.

Architecture

The house at Silver Springs Farm is a large two-storey painted brick dwelling organized in a cross-shaped in plan. The dwelling faces east. Before additions in 1990, the original house was T-shaped in plan with two, one-and-a-half storey telescoping rear wings that extended to the west. A two-storey gable-roofed projecting front bay added in 1990, and additions made to the rear wing at that time, are clad in wood board and batten siding. There is a two-storey open deck with railings on the front wall and a shed-roofed veranda in south facing ell formed by the intersection of the main block with the first stage of the rear wing.

The building rests on a raised fieldstone foundation. The wall material is painted brick . It might be buff in colour (historically referred to as "white brick") under the current painted finish if this house and that of Senator David Reesor in Markham Village were indeed the product of the same builder. It is not certain if the main block is of solid brick construction or brick veneer over frame. If the rear wings represent older stages of the dwelling's construction, they are likely frame with brick veneer added later. A site visit would be required to learn more about the nature of the building's construction. The brick of the main block has a projecting plinth and belt course. Radiating "eyebrow" arches over window openings project slightly from the wall face. The base of each arch is visually supported by a single header thereby giving a bracketed effect.



7960 Reesor Road. South side view showing rear wings.

The broad, medium-pitched gable roof of the main block is oriented north-south. The projecting eaves on the gable ends are decorated with curvilinear bargeboards and kingposts with a turned pendant. The kingposts once extended above the roofline, but have lost their turned finials. At the north gable end is a corbelled, single-stack brick chimney. At the south gable end is another single-stack brick chimney that serves an exterior gable-end fireplace that is a later addition. This chimney disrupted a half-round opening centred on the gable wall. Centred on the front slope is the steeply-pitched gable roof of the front addition, flanked by two gable-roofed dormers, also part of the 1990 additions. There are three gable-roofed dormers on the rear roof slope. The dormers contain modern round-headed windows.

The primary (east) elevation is divided into three distinct bays. The central, two-storey, board and batten projecting bay added in 1990 is topped with a steep gable. The windows in this addition mimic but do not copy the design of the historic windows of the main block. The ground floor of this bay has a new entrance door with two half-round topped windows flanked by two sidelights having half-round topped windows. Atop the door and sidelights is a transom with rectangular glazing. On the second floor of the addition are three slender, equally sized half-round topped windows. Another window identical to the ones below is enclosed by the gable.

This addition covers up the original entrance which featured a panelled wooden door flanked by rectangular sidelights with half-round arched heads and panelled aprons below. The original entry was topped by a segmentally-headed transom light vertically divided into three sections based on the width of the door and sidelights. The entrance was further framed by a segmental brick arch. Previous to the 1990 additions, this entrance was covered by a porch and balcony supported on simple Classical columns having the same footprint as the new addition. Directly above the original central entrance was a second storey door that opened onto the balcony. The balcony had a simple wood railing. The porch and balcony, seen in a photograph in a

previous edition of the *Markham Inventory of Heritage Buildings*, looks as though it was built in the early twentieth century. It likely replaced an earlier more elaborate Victorian porch or veranda.

Today the whole width of the primary elevation is covered by a deep and expansive two-storey deck supported on simple, square posts and enclosed by a high railing with turned “colonial” balusters.

On either side of the central projecting bay are pairs of original half-round topped windows on the first and second floors, vertically aligned with each other. These original, slender, one over one windows are paired but vertically separated by a narrow mullion of brick. The windows once had louvered shutters. The window openings are capped by a half-round brick arch. The projecting sills are visually supported on block-like brackets. The sills might be made of cut stone. This arrangement of paired, half-round topped windows is repeated again on the north and south gable ends of the main block. They are vertically aligned on the first and second storeys, dividing the north and south gables into two bays. Near the apex of the north gable there is a recessed panel in the brick framed by a sill and a half-round arch that may contain a plaque, possibly bearing the date of construction, or the name of the house which was relatively common in the nineteenth century. A closer inspection will reveal if there is any inscription or whether this recessed panel once contained a window or a louvered vent into the attic. There was a corresponding half-round arched feature on the south gable in the same location but it is now mostly covered by a later exterior chimney.



7960 Reesor Road. View of north elevation.

The gable-roofed one-and-a-half storey first section of the two rear wings of the house is in the traditional location of a kitchen wing. This may be an intermediate phase of the building’s development. It was built in the form of an Ontario Classic farmhouse having a three-bay symmetrical façade facing south with a steeply-pitched centre gable with a half-round headed two-over two-window on the second floor. The verges are trimmed with curvilinear

bargeboards and a king post that echoes the design of the gable ends of the main block. On the first floor is a central, single-leaf door directly below the gable with two flanking, segmentally-headed two-over-two windows. The ground floor is protected by a veranda with a shed roof supported on Classical columns that was likely constructed in the early twentieth century judging from its design details. The north elevation of this first extension of the rear wing has another centrally-placed gable similarly treated to the south-facing centre gable with a half-round headed, two-over-two window and two segmentally-headed two-over-two windows on the ground floor to either side of the central gable. A heavy, single-stack brick chimney is located on the west gable end. Its scale suggests that it serves, or served, a large kitchen fireplace.

The gable-roofed westernmost section of the two rear wings has a low one-and-a-half storey height and a small centre gable facing south that has half-round topped, two-over-two windows. The verges are decorated with curvilinear bargeboards and a full king post that includes a turned finial. There is a pair of modern gable-roofed dormers on the north roof slope. The door and the segmentally-headed two-over-two ground floor windows on this section are not symmetrically arranged and are shifted right of the line of symmetry suggested by the south-facing gable. A modern canted bay window has been added to the west end of the ground floor of the south wall. The west elevation of this last extension of the rear wing has a single two-over-two window lighting the second floor space. The north side of this westernmost extension has been extended northwards and has a modern glazed door with two flanking sidelights with two modern half-round topped vinyl windows on either side. This part of the house may have once functioned as a “doddy house” for the widowed Margaret Armstrong Reesor, and may be an altered version of the 1826 one-storey frame house noted in the census records of 1851 and 1861.

The David and Jane Reesor House at Silver Spring Farms is a locally unique example of a grand, vernacular Late Victorian Italianate villa. The Italianate flavour of the house comes from the half-round arched windows, deep eaves, and broad gables that face north and south. The inspiration for this house might well have been the large Italianate house at 166 Main Street in Markham Village, built by David Reesor Jr.’s uncle, Senator David Reesor, in 1873. The two houses share similarities in design and materials such as the grouped tall, narrow half-round headed windows.



Senator David Reesor's imposing residence at 166 Main Street North, Markham Village. This large village residence was constructed in 1873. Note the window treatment, similar to the house at Silver Springs Farm.

Italianate designs were popularized by the architectural pattern books of the 1850s and 1860s, and the style remained popular up until the late 1870s in Canada. The style was a reaction to the rigid geometry and symmetry of Georgian architecture. It strove to be picturesque in composition, and evocative of romantic literature and foreign landscapes. Pure examples of the style usually feature an asymmetrical building mass often extending from a three or four storey tower. These towers were inspired by medieval Italian villas. Deep overhanging bracketed eaves typical of southern climates were typical of the style also lending the nickname "The Bracketed Style" to Italianate buildings. The presence of windows with half-round arches is also a common feature of the style.

This house exhibits an Italianate architectural influence by way of its half-round headed windows and broad eaves but it can be considered a conservative, vernacular expression of the style as it still relies on Georgian principles of symmetry and composition and avoids the more flamboyant features of the style such as a tower or large ornamental brackets. The house can also be considered a vernacular version of the Italianate style because of its Gothic Revival influences including the bargeboards in the gables and the steeply-pitched centre gables of the rear wing. The first section of the rear wing, when looked at by itself, is an Ontario Classic vernacular farmhouse with a half-round headed Italianate window. The design of the house was likely influenced by Italianate and Gothic Revival village residences and farmhouses that dotted the landscape of Markham Township in the mid to late-nineteenth century. The Italianate style was particularly popular in Markham Village and vicinity in the 1870s and 1880s perhaps due to the influence of local builder and architect John Anthony who designed a number of buildings in this style. The identity of the builder of 7960 Reesor Road is as yet unknown, but it was built at a time when John Anthony was active in the area so there is a possibility he was involved in the building of this house and the home of Senator Reesor as well.

Context

This imposing house known as “Silver Springs Farm” is set well back from the west side of Reesor Road. Historically, this area was part of Cedar Grove. Recent development has transformed the former agricultural landscape, altering the original grid-like road pattern in the vicinity of the property and introducing suburban-style growth. The house is located on an irregularly-shaped parcel that is a remnant of the old farm. The spring-fed pond that lent its name to the property has been removed by intensive modern development. With the introduction of Donald Cousens Parkway, the property at 7960 Reesor Road has frontage on both Reesor Road via a lane that crosses the railway tracks, and frontage on Donald Cousens Parkway. The property is on privately-owned land adjacent to the Rouge National Urban Park. Silver Springs Farm is historically-linked to the Robert Reesor House next door at 8042 Reesor Road, 1867, designated under the Ontario Heritage Act (refer to By-law 2004-42).

Sources

Deed Abstracts for Lots 7 and 8 Concession 9, Markham Township.
Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921.
Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Nason (1871), 1892 Directory, 1918 Directory.
Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York, Ontario (1878).
Property File for 7960 Reesor Road, Heritage Section, City of Markham Planning & Urban Design.
Reesor Family File, Heritage Section, City of Markham Planning & Urban Design.
Property History and Background Research on 7960 Reesor Road by D. Billich, Heritage Section, Town of Markham Planning & Urban Design, 1992.
Research Report on 7960 Reesor by P. Wokral, Town of Markham Planning & Urban Design, 2005.
The Reesor Family in Canada 1804-2000. Pages 700-716, 729.
The Reesor Family in Canada 1804-2000 Commemorative Calendar showing a number of historical houses, including Silver Springs Farm.
Correspondence from Lorne R. Smith, Town of Markham Official Historian, November 2000, containing information on the spring-fed pond on the site of Silver Springs Farm.
Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 52-53, 139, 194-95, 261-262.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Silver Springs Farmhouse has design value and physical value as a locally unique example of a vernacular Late Victorian Italianate villa designed with the influences of the Georgian architectural tradition and the Gothic Revival style.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Silver Springs Farmhouse has historical value and associative value as it is representative of improvements made to farmsteads in the nineteenth century as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Silver Springs Farmhouse has contextual value because it is physically, functionally, visually and historically linked to its surroundings, having stood on this property since c.1875. As a former Reesor family residence, the house represents the legacy of the Reesor family's 157 year long ownership of the property. The property is historically linked to the Robert Reesor House at 8042 Reesor Road which was the former home of David Reesor Jr.'s older brother.


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Heritage Memorandum

Date:	March 4 th , 2024	
To:	Peter Wokral	Heritage Section Staff
From:	David Eckler	AREA, Architects Rasch Eckler Associates Ltd. (AREA)
Sent By:	Part of ZBA Application	
Heritage Project:	Christopher Reesor House 7960 Reesor Road, Markham	
AREA Project No.:	23-725	
Copies to:	Richard Domes	GWD Planners
	Manoj Chourey	Grit Developments
Re:	Zoning By-law Amendment Application	Industrial Development at Sevendale Dr., east of Donald Cousens Pkwy.

7960 Reesor Rd., Christopher Reesor House, Markham, Ontario
Proposed Adaptive Re-use of Heritage Farmhouse as Restaurant

A. Reason for Heritage Memo:

This Heritage Memo is provided to support the Zoning By-law Amendment (ZBA) application for the proposed development at 7960 Reesor Road, Markham ('subject property' or the 'Site'). The planning application proposes to rezone the lands to permit an industrial development on the 3.47 ha property and will conserve and adaptively re-use the existing heritage house. This Heritage Memo seeks to evaluate the development's effects on the Cultural Heritage Resource (CHR), Christopher Reesor House (or 'Reesor House'), also referred to in several official documents as the Silver Spring Farm.

This Heritage Memo can be considered to constitute a "Scoped" Cultural Heritage Impact Assessment (CHIA) which provides an overview of the Heritage Conservation Strategy for the Reesor House. There are various reasons and considerations for this initial heritage submission to constitute a Scoped CHIA:

- Reesor House is currently "listed" on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the "Register"). Although the City has passed an Intention to Designate the Property under the Ontario Heritage Act (OHA), until such time that the Designation By-law is passed, the property is not a "Protected Heritage Property" and is not governed under the OHA.
- Statement of Significance ('SoS' also called a Statement of Cultural Heritage Value and Interest 'SCHVI') has already been prepared which will eventually form the Reasons for Designation. That SoS mirrors the background research conducted by AREA and is referenced in this Memo. Therefore, no contention exists about the heritage significance of the Reesor/Silver Spring Farmhouse.

Heritage Memo: 7960 Reesor Rd., Christopher Reesor House, Markham, Ontario (March 2024)



B. Background:

The submission of this Heritage Memo or Scoped CHIA is the initial heritage submission to accompany the ZBA and subsequent development applications for property's development as well as to plan for conserving the Christopher Reesor House within the new surrounding use and context. This Memo discusses the development site and the subject property (Christopher Reesor House) through its historical background and significance, site and building alterations, and conservation strategies.

The subject property is located in the historic community of Cedar Grove. The Site is bounded by the Canadian Pacific Railway ("CPR") right-of-way to the east/southeast, Donald Cousens Parkway to the west, Sevendale Drive at the south-west and agricultural lands to the north and south. The Site has an area of 3.47 hectares (8.57 acres) with frontages along Donald Cousens Parkway and Sevendale Drive.

The property comprises the Christopher Reesor House (Silver Springs Farmhouse) on the west side of Reesor Road, north of Fourteenth Avenue. The heritage house has a closer access from Sevendale Drive east off of Donald Cousens Parkway. The property was named "Silver Springs Farm" by David Reesor and was the site of grand garden parties that were sponsored by the Zion Presbyterian Church. Approximately 75% of the property is comprised of soft landscaping – manicured lawn with trees. To the east of the heritage house, a linear meadow marsh feature is present. This wetland has been evaluated as an environmentally sensitive Natural Heritage Feature and is largely comprised of a mixture of lawn, trees and wetland grasses.

C. Heritage Status of the Property and Conservation Guidelines:

The subject property contains the Christopher Reesor House, the originally two-storey brick residence constructed c. 1876. The property was listed in the City of Markham's *Register of Properties of Cultural Heritage Value or Interest* (the "Register") under Section 27(3) of the *Ontario Heritage Act*.

The Council of the City of Markham adopted a resolution stating its intention to designate the property of 7960 Reesor Road for reasons of cultural heritage value or interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Part IV, Section 29, as described by the Statement of Significance ('SoS' or 'SCHVI') in its Notice:

"The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Further, the property has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township."

The above short-form SCHVI was expanded more fully in the comprehensive Staff Research Report from Heritage Section of Development Services. The Research Report has already been prepared which formed the basis of the Notice of Intention to Designate (NOID) that was issued to the property owner and also reflects the background research conducted by AREA and is reiterated in this Memo below and therefore no contention exists about the heritage significance of the Silver Spring Farmhouse.

Heritage Memo: 7960 Reesor Rd., Christopher Reesor House, Markham, Ontario (March 2024)



Statement of Significance:

The Silver Springs Farmhouse is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest as described in the following Statement of Significance. A Registered Plan ('R-Plan') of the heritage house block (Appendix C) has been prepared and submitted to the City and its Heritage Planning Staff to be appended and referenced in the NOID and in the proposed Designation By-law in order that only that portion of that property would be registered as being designated under the OHA.

1. Design Value and Physical Value

The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. Elements typical of Italianate architecture include the half-round headed windows and broad eaves. The house, however, is a conservative expression of this style as it relies on Georgian principles of symmetry and composition, and avoids the more flamboyant features of the Italianate style such as a tower or large ornamental brackets. The house also exhibits Gothic Revival influences as seen in the bargeboards that ornament the gables and in the steep centre gables of the rear wings. The first section of the rear wing, when looked at by itself, is in the form of an Ontario Classic vernacular farmhouse with a half-round headed Italianate window.

2. Historical Value and Associative Value

The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Markham Township Lot 7, Concession 9, was purchased in 1805 by Christian Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham Township in 1804. The property passed through the ownership of four generations of his descendants. A modest frame house was built on the farm in 1826. By the mid-1870s, Christian Reesor's great-great-grandson David Reesor Jr. was the owner. A spacious brick farmhouse was constructed on the property, which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier dwelling was retained during the construction of the large new house. The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in the 1880s in support of church-related building projects, including a new rectory for Grace Anglican Church in Markham Village, and for Zion Presbyterian Church in Cedar Grove. After 157 years, Silver Springs Farm was sold out of the Reesor family in 1962.

3. Contextual Value

The Silver Springs Farmhouse has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township. The property is historically linked to the Robert Reesor House at 8042 Reesor Road, which was the former home of David Reesor Jr.'s older brother.

Heritage Attributes:

Character-defining attributes that embody the cultural heritage value of the Silver Springs Farmhouse are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage Memo: 7960 Reesor Rd., Christopher Reesor House, Markham, Ontario (March 2024)



Heritage attributes that convey the property's design and physical value as a locally unique example of a vernacular Late Victorian Italianate villa with Georgian and Gothic Revival influences:

Main Block (Easternmost Section)

- Rectangular plan and two-storey height of main block;
- Fieldstone foundation;
- Brick walls with projecting plinth, belt course, and the projecting, radiating arches of door and window openings;
- Medium-pitched gable roof with projecting eaves decorated with kingposts and bargeboards;
- Single-stack gable end brick chimneys, including later exterior fireplace chimney on south wall;
- Front doorcase with single leaf door, segmentally-headed three-part transom light, and half-round headed sidelights;
- Paired half-round headed one-over-one single-hung wood windows;
- Louvered wood shutters with half-round tops;
- Bracketed projecting lugsills;

Centre Rear Section

- One-and-a-half storey rear wing with rectangular plan;
- Medium-pitched gable roof with projecting eaves and front and rear gables containing two-over-two wood windows with half-round arched heads, and decorated with a kingpost and bargeboards;
- Heavy single-stack brick chimney at the west end of roof;
- Three-bay facade facing south with single-leaf centre door flanked by segmentally-headed two-over-two wood single-hung windows;
- Shed-roofed south side porch supported on Classical wood columns.

Western most Rear Section

- Low one-and-a-half storey westernmost wing with asymmetrically placed, segmentally-headed two-over-two wood single-hung windows on ground floor;
- Medium-pitched gable roof with projecting eaves and front gable containing a half-round headed wood single-hung window, and decorated with kingpost and bargeboards.
- West gable end flat-headed two-over-two wood single-hung window on the second floor.

Heritage attributes that convey the property's historical and associative value, representing the nineteenth century trend whereby farmsteads where improved as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962:

- The dwelling is a tangible reminder of five generations of the Reesor family who owned this property from 1805 to 1962.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, and visually linked to its surroundings:

- The location of the building facing east, where it has stood since c.1875 within the historic community of Cedar Grove.



Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Projecting frame front addition;
- Two-storey front deck;
- Modern gable roofed dormers;
- Modern bay window on south wall of the westernmost wing;
- Modern doors and windows on the north wall of westernmost wing;
- Addition to the north wall of the westernmost wing;
- Painted finish applied to the brick masonry.

D. Proposed New Development:

The proposed project is an industrial development which consists of five industrial warehouse buildings around the retained Reesor House, with a total GFA of 14,180.53 sq m (152,643 sq ft) according to the most recent drawings A-001 & A-001a Site Plan and Site Statistics prepared by TAES Architects, dated January 31, 2024 (Appendix A). The five new commercial/industrial buildings will comprise a total of 53 units and the development, including the heritage building, will be serviced by condominium laneways which will incorporate adjacent 247 surface parking spaces. The heritage house, the Christopher Reesor/Silver Spring Farmhouse is to be retained, restored and repurposed to serve as a restaurant.

Buffers and setbacks are proposed similarly around the built heritage and natural heritage features of the property. A Vegetation Protection Zone (VPZ) around the natural heritage feature of the wetland will fulfill requirements of the Markham Official Plan (MOP) and Toronto Region Conservation Authority (TRCA). A 15 m wetland buffer will be provided around the environmentally sensitive wetland and a 5-10m buffer will form a setback around the heritage house (Appendix C). The proposed development would be accessed through Sevendale Drive and the primary central visual feature will be the heritage building within the large surrounding buffer open space.

E. Planning Framework:

The subject Site is located within the eastern edge of the “Markham Urban Boundary”. The surrounding area is generally characterized with a range of retail, residential, open space and agricultural uses.

The following is a brief overview of the land use designations/overlays and zoning classifications pertaining to the subject Site, as identified in this Memorandum. A more comprehensive planning policy review can be found in the accompanying Planning Justification Report (PJR) prepared by the consulting planner Gagnon Walker Domes Ltd. (GWD) for the development application:

City of Markham Official Plan (MOP) – April 2018

- Land Use Designation: ‘Business Park Employment’; ‘Greenway’: Map 3: Land Use

York Region Official Plan (YOP) – November 2022

- Land Use Designation: ‘Employment Area’: Map 1A – Land Use Designation; and ‘East Markham Employment Area Zone’: Appendix 1 – Employment Area Zones

Town of Markham Zoning By-law (ToM-ZBL) 304-87

- Zoning Classification: ‘Agriculture One (A-1)’

Draft New City of Markham Zoning By-law (CoM-ZBL)

- Zoning Classification: ‘Employment-Business Park (EMP-BP)’ and ‘Greenway One (GW1)’



The proposed redevelopment will facilitate new permitted industrial uses within a fully serviced 'Urban Settlement Area' where employment growth and development is intended to be focused. In accordance with the Employment Areas objectives of the YOP, the redevelopment shall make efficient use of designated employment land that is currently underutilized and vacant. Subject to final determination of the development's projected employment yield, the adaptive re-use of the existing heritage residence and the development of the remainder of the subject Site shall assist the Region in achieving its minimum density target for the East Markham Employment Zone. The proposal advances industrial warehouse uses, which is a specifically permitted use in the Business Park Employment land use designation of the MOP. GWD believes that the development proposal will conform to the Employment Area policies of the YOP and MOP.

The subject Site's zoning under the current ToM-ZBL is generally outdated and does not conform to either the MOP or the YOP. The City of Markham recently underwent a process to combine its existing 46 different Zoning By-laws into a new, single comprehensive Zoning By-law (CoM-ZBL) which was approved by City Council on January 31, 2024. The intent of the CoM-ZBL is to reflect the policies and land use designations of the MOP. The subject Site is proposed to be zoned as follows in the CoM-ZBL:

- 'Employment-Business Park (EMP-BP)'; and
- 'Greenway One (GWY1)'.

While the CoM-ZBL is not yet in full force and effect, it is GWD's opinion that the industrial uses of the proposed development comply with the land use permission of the forthcoming CoM-ZBL's EMP-BP Zone and meets the intent of the associated lot and performance standards. However, it is uncertain when the new CoM-ZBL will come in force. An amendment to the current ToM-ZBL by means of the proposed ZBA application is therefore required to facilitate the development proposal.

A portion of the subject Site is designated 'Greenway' along the southeast lot line pursuant to *Map 3 – Land Use* in the MOP. The entirety of the Greenway designation depicted on the subject Site is also considered 'Woodland' and 'Natural Heritage Network' pursuant to *Map 5 - Natural Heritage Features and Landforms* and *Map 4 – Greenway System*, respectively, in the MOP. Recently, site investigations were undertaken to determine the presence and precise limits of the wetland as the key natural heritage and hydrologic feature on the subject Site, along with any applicable minimum Vegetation Protection Zones (VPZ). Based on the site assessment, the wetland area and the VPZ were delineated into the property topographical survey. The development proposal therefore has implemented and conforms to the Greenway and Natural Heritage System policies of the MOP. MOP policy generally supports the protection and enhancement of these natural features and their incorporation into development proposals. Refinement to the limits of these natural features, as outlined on MOP Maps and as incorporated into the development Site Plan, is supported in an Environmental Impact Study which accompanies the ZBA application.

The entire property will eventually be subdivided under a Draft Plan of Condominium (DPC) which will be one of the future planning applications following the ZBA approval. Within that future DPC, the heritage house will be contained within its own block as part of that subdivision of the development lands.

F. Conservation Strategy:

Adaptive reuse of the subject heritage property will be beneficial to the historic residence by revitalizing it and reintegrating it within the new development. The existing heritage resource will be protected with an adaptive re-use and will be utilized as a restaurant. Allowing the compatible future redevelopments of the Reesor House will allow a viable and compatible use. This new use will also allow the CHR to function as a pedestrian-oriented building and will function as a semi-public space facility which can be seen by the public at large. The adaptive re-use approach maintains the heritage house's historically link to its surroundings for its association with the long-standing presence of the Reesor family and the historical agricultural community in this area both of which were important to the development of Markham Township. This strategy is also sustainable as it conserves the structure's embodied energy by minimizing waste and extraction of new building materials. Giving the CHR a new purpose will revitalize the heritage structure within the new surrounding development context. Therefore, the proposed conservation strategy would be to retain, restore and adaptively reuse the heritage house as a restaurant, to ensure that the heritage attributes of the building are still visible and contribute to the character of the surrounding new development and the preserved natural heritage feature in which Silver Springs Farmhouse will be integrated.

The proposed adaptive reuse will involve minimal intervention on the exterior of the subject CHR, hence, allowing for all of its heritage attributes to be preserved. The materials, features, and the immediately surrounding areas of the CHR – within its heritage parcel of the future Plan of Condominium – will be essentially retained, rehabilitated and restored, where needed, to convey the subject property's historic significance, without extensive alterations. The environmentally-sensitive wetlands and their VPZ buffer to the east will visually extend the heritage property of the house as a compatible setting for the Christopher Reesor House.

For the proposed alterations to the heritage house, primarily on the interior, all measures will be carefully implemented to cause low or no impact to the historic property. Existing materials and finishes on the exterior will be retained, if modification is not absolutely required, and will be adapted with additions and replacements that are distinguishable, character-fitting and spatially unobtrusive. The interior construction for the new uses will be structurally independent to conserve the integrity of the historic exterior. The interior arrangement has a strong relationship with the building envelope. As the new uses occupy the existing interior space, minimal and appropriate alterations will be implemented for the exterior fabric.

G. Alterations for the Proposed Change in Use:

The proposed ZBA application will endeavour to permit the proposed broad range of uses for the heritage building as a dining facility. Alleviating restrictions to the existing zoning would allow for future stewardship opportunities that could support the conservation of the heritage building and its remaining heritage context. A new compatible use will articulate the unique exterior form of the former house, and will help create employment opportunities and a visual focus for the new development.

Along with the conservation of its building envelope, the following alterations are proposed be implemented in the Architectural drawings (Attachment B) in conformance with relevant heritage guidelines and policies. Background explanations and highlights about the proposed adaptive re-use of the Reesor House for a restaurant are as follows:



General & All Floors

- Interiors of the building can be and will be renovated to current commercial standards. These interiors are not of concern or reviewed by City Heritage staff so long as the exterior attributes are maintained and conserved. The detail items of interest and needing more focused review and consideration would be elements such as penetrations of the exterior, e.g., ducts, exhaust louvres, etc., which will need to be strategically located to be as inconspicuous as possible.
- Interior walls contain decorative trim and mouldings at the baseboard, chair rails and at the junction with the ceiling with cornices and crown moulding, which will be retained and preserved where feasible. These mouldings are found mostly in the east (front) wing on both the Ground and Second Floors. Even on the Second Floor, where interior partitions have been removed to open up the space, their top portions with their cornices will be conserved as much as possible. Similarly, the ceiling decorative mouldings, such as rondelles, will likewise be retained and preserved on both Ground and Second Floors.
- Elevator lift, as proposed, will be accessed on both sides to allow for (a) receiving of goods (and storage in Basement), (b) serving and moving of food, equipment, etc. (c) barrier-free access, on the various floors. In particular, the Second Floor seating areas are on two (slightly different) levels which can both be accessed by this two-sided lift. The appropriate limited use limited application (LU/LA) lift is commonly used for such smaller buildings and lesser capacities than a typical elevator.
- Occupancy, as currently shown in these Floor Plans, comprises 342 seats total – 188 interior and 154 exterior – which constitutes one method for calculating seating (OBC 3.1.17.1.(6)) “number of persons for which the space is designed”). Occupancy can also be calculated by another method of a ratio based on the floor area (OBC 3.1.17.1.(5)) which would be determined as 355 persons. However, for the purposes of washroom fixtures calculations, it is proposed to only count the building’s seating – interior and exterior – of 342, as described above. However, as explained below, the Floor Plan layouts and OBC calculation of occupancy have been used to estimate approximate numbers of patrons at the highest “peak” use period. Such peak use would be rare and irregular, such as when the facility is rented out for a private party. Those times of higher occupancy of the heritage building would also conveniently coincide with periods of low or no use in the surrounding development, i.e. evenings or weekends. It should be understood that, on a more regular basis, entire portions of the dining areas might be closed off and not used in response to the (lower) demand of a decreased number of patrons.
- Table layouts in the restaurant Dining Rooms, bar areas and terraces/balconies are conjectural and, of course, can change and differ from what are shown. The table layouts have been used to estimate approximate occupancy at the highest “peak” use period, as explained above. Rectangular and square tables have been used because they are more efficient to fit in a higher number of occupants in order to establish the maximum potential occupancy for the building. Furthermore, the tables may ultimately be round, in certain dining areas, which would be more appropriate for family-oriented seating but will also reduce the actual occupancy.
- Washrooms, as currently shown in these Floor Plans, provide 5 water closets (toilet or urinal) per gender which complies with code for the proposed maximum (“peak”) occupancy. Washrooms are provided on both the Ground and Second Floors. The universal washroom on Ground Floor is required under OBC barrier-free requirements and its toilet is included in each gender’s water closets.

AREA

- Additions from 1989/90 and 1996 comprise the Third Floor dormers to the main roof, the 2-1/2 storey projecting, gabled, centre bay (on the east/front façade) and the balconies at the east/front of the house which will be discussed below. These additions were reluctantly approved by the Heritage Committee in the 1990s (post their unapproved construction). Heritage Planning Staff initially indicated to the consultants their preference to see these additions removed in the Pre-Application Consultation (PAC) Meeting. However, the removal of the 1980s/90s additions would be problematic in terms of amount of patron seating, exiting from the Second Floor, etc. So, these existing components will need to be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent. In a subsequent meeting between Heritage Staff and AREA, an alternative for the projecting bay was discussed wherein its general volume would be retained but re-designed to be more stylistically compatible with the original 1870s house.
- East balconies on the Ground and Second Floors incorporate restaurant seating in these drawings. These balconies were part of alterations from the 1990s (as discussed above). But these balconies are usable and valuable floor areas, during warm seasons, which are available anyway as-existing, so they might as well be used. These existing components will be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent. The east façade balconies, although not original, have now become hallmarks of the former house for the past few decades. The balconies are proposed to be retained because they are also easily reversible.
- Other non-historic alterations, assumed to also date from the 1990s, include the cladding, roof changes, sunroom, workshop, etc., which can and should be reversed or designed to be more heritage-compatible. Many of these non-historic alterations were incorporated on the north façade; for example, the utility workshop shed on that elevation will be removed to expose the original façade. A significant alteration throughout the exterior, dating from the second half of the 20th century, is the painting of the original brick which will be stripped as part of the building's restoration.

Basement

- Basement level will be used for storage of equipment, dishes, foodstuffs, wine cellar, prep areas, laundry facilities, etc. for the proposed dining, bar and catering needs for the entire premises. The Basement will be accessed from the existing stair which would be reinstated as open, rather than under the floor access door. This stair is also located in the Kitchen for convenient access to the Basement storage.

Ground Floor

- Rear wing will be retained on exterior because of its heritage attributes, although it does incorporate some later, unsympathetic alterations – cladding, roof changes, sunroom, workshop, etc., – that can and should be reversed or designed to be more heritage-compatible. The rear wing, as well as the entire building, will be fully renovated to current construction standards for its new commercial use.
- Kitchen, for most of its working functions, is proposed to be accommodated in the rear wing on the Ground Floor. The Basement level is too limited in height to be able to incorporate the working operations of a Kitchen plus simply the construction aspects – plumbing, HVAC, framing, etc. – would be considerably more difficult below grade.

AREA

- Kitchen will connect to the (existing concrete) terrace and would also have an entrance, through its south-facing door, for deliveries, take-out, casual eating on the terrace, etc. Terraces with seating are adjacent to the Kitchen both for patrons and, separately, for staff.
- Middle building portion of the former historic house – adjacent to and between the rear (west) Kitchen and the “front” (east) Dining Rooms – also contains a south-facing door which would be the primary entrance for the restaurant and its facilities. This south entry provides the most convenient access from the parking around the building. This main entry would also be accessible with an automatic door operator and would provide the barrier-free path of travel from the sidewalk.
- Main (south) entry – in this middle building portion – incorporates the barrier-free access by means of a ramp which is designed, together with a new deck, to access the Ground Floor level with a flush doorway. The barrier-free ramp will also connect to the two terraces at two levels – one from the top of the ramp, the other from the mid-landing – that correspond with the different floor levels of the middle entrance and the Kitchen, respectively.
- Formal entry would be on the east (“front”) façade of the heritage house via its central steps and the porch. This formal entry would be used for special events, receptions, etc., and provide the interaction with the natural conservation areas lands to the east.
- Terrace deck for outdoor seating will also be added along the south wall of the front (east) building portion. This terrace will be at grade level for two heritage reasons – (a) not to obstruct the heritage façade, and (b) to be distinguished from the prominent east porch.

Second Floor

- Second Floor access would require an additional means of egress (exits) under the OBC. The new additional exit stair enclosure is provided in the formal entry on the east façade. The existing projecting bay and existing stairs (second to third floor) were part of the 1990s alterations. Heritage Staff have some concerns with this existing projecting bay, but, as can be seen, there are some significant use and code-related needs for this enclosure. So, retaining this existing component is needed by the owners in order to adaptively re-use the building to its full and feasible extent. Some other alternatives to incorporate the required exit would be: (a) a new exit stair enclosure would be added onto one of the other exterior walls which may not be as conservation-oriented; or (b) a new exit stair would be inserted through the interior of the building which would impact the structure, interior features, etc.
- Second Floor interior partitions have been removed to open up for the bar and dining areas. Some removed walls were load-bearing and will therefore need structural (and probably steel) columns, beams and other reinforcement and framing. However, the top portions of these walls with their crown moulding will be retained and preserved where feasible.

Third Floor

- Third Floor use as “occupied space” has been eliminated because of the difficulty in providing two means of egress for that level that would not otherwise detract and obscure the heritage envelope (e.g. fire escape). The proposed use of the Third Floor would therefore be restricted to storage space which is considered “unoccupied” and therefore does not require proper code-compliant exits. Again, this Third Floor, with its dormers, were part of the 1990s alterations, as discussed further above. But this (former) attic space is usable and valuable floor area which is available anyway as-existing, so it might as well be used. This existing component will be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent.



H. Conclusion and Recommendation:

The proposed development in this ZBA application preserves and protects architectural interest, human scale and is sympathetic to the character-defining elements of the heritage house. The adaptive re-use of the historic house does not overwhelm the heritage components. Overall, this development strategy promotes both integrated conservation and sustainable development and promotes the preservation of the cultural heritage value of the property within the preserved context of the natural heritage wetlands.

To undertake the proposed restoration work, several permit applications, such as a Heritage Permit Application (HPA) and a Building Permit Application (BPA), will be submitted to the City, for review and approval by its Heritage Staff to ensure consistency with this Heritage Memo. A Heritage Conservation Plan (HCP) will also be prepared and submitted as part of the future Site Plan Approval (SPA) and Draft Plan of Condominium (DPC) processes for review and approval by Heritage Planning staff.

REPORT BY:

David Eckler, BES, B.Arch., OAA, MRAIC,
APT

TITLE:

Principal Architect-in-Charge

SIGNATURE:

Appendices

Appendix A – Site Plans & Site Statistics, TAES Architects Inc, January 2024*

Appendix B – Conceptual Floor Plans, Reesor House, Proposed Adaptive Re-use, by *AREA Architects*, 2023*

Appendix C – Plan of Survey of Part of Lot 7, Conc. 9, City of Markham & Site Statistics ('R-Plan for Heritage House'), Tham Surveying Ltd., v.3 January 8, 2024

* Architectural Drawings appended to this Memo are specified to be Preliminary for the purposes of the ZBA application only.

**Appendix A – Site Plans & Site Statistics,
TAES Architects Inc, January 2024**

SITE STATISTICS			
PROPOSED IND. BLDGS & RESTAURANT			
LOT AREA:		34,746.63 M² (8.59 AC)	
AREA OF NATURAL FEATURES:		4,607.65 M² (1.14 AC)	
NET OF AREA:		30,138.98 M² (7.45 AC)	
LOT FRONTAGE:		119.37 M (DONALD COUSENS)	
LOT DEPTH:		172.93 M	
LOT COVERAGE:		36.14%	
	PROPOSED		REQUIRED
SETBACKS:			
FRONT (DONALD COUSENS PKWY):	16.30 M	3.0 M (MIN) & 19.0 M (MAX)	
INTERIOR SIDE (NORTH):	11.35 M		3.0 M
REAR (RAIL CORRIDOR):	3.0 M		3.0 M
INTERIOR SIDE (SOUTH):	3.0 M		3.0 M
LANDSCAPE STRIP:			
MIN.DIST. ABUTTING A STREET:	3.0 M		3.0 M
MAXIMUM BUILDING HEIGHT	11.0 M		46.0 M
GROSS FLOOR AREA:			
INDUSTRIAL GROSS FLOOR AREA:		14,180.53 M² (152,642.98 F²)	
• GROUND FLOOR:		13,502.00 M² (145,339.07 F²)	
• MEZZANINES:		11,261.67 M² (121,223.57 F²)	
HERITAGE BUILDING GFA:		2,240.33 M² (24,115.54 F²)	
FLOOR SPACE INDEX:		678.53 M² (7,303.85 F²)	
• GROSS:			0.41
• NET:			0.47
TOTAL NUMBER OF BUILDING:			
TOTAL INDUSTRIAL UNITS:			6
TOTAL RESTAURANT UNITS:			53
			1

PARKING:		
INDUSTRIAL PARKING SPACES (2 SPACE / PREMISES, PLUS 1 SPACE / 125 M² GFA UP TO 6,000 M², AND 1 SPACE / 200 M² GFA GREATER THAN 6,000 M².):	181*	191
RESTAURANT PARKING SPACES (1 SPACE / 9 M² NFA):	66	66
TOTAL PARKING SPACE:	247*	257
BARRIER-FREE PARKING (2% OF TOTAL+2):	(11)	(8)
EV PARKING (10%):	(26)	(26)
LOADING (GFA GREATER THAN 1,860 M²):	6 (3.5 M X 10.0 M)	2 (3.5 M X 10.0 M)
BICYCLE PARKING:		
INDUSTRIAL:		
LONG TERM (1 SPACE / 2,000 M²):	7	7
SHORT TERM (1 SPACE / 1,000 M²):	14	14
RESTAURANT:		
LONG TERM (NO REQUIREMENT):	0	0
SHORT TERM (THE GREATER OF 1 SPACE / 1,250 M² GFA OR 3 SPACES):	7	3

AREA BREAKDOWN

BUILDING 1:	
USE:	INDUSTRIAL WAREHOUSE
NO. OF UNITS:	12
TOTAL GFA:	4,598.75 M² (49,502.13 F²)
• GROUND FLOOR AREA:	3,832.29 M² (41,251.77 F²)
• MEZZANINE:	766.46 M² (8,250.35 F²)
ACCESSORY OFFICE:	191.61 M² (2,062.59 F²)
INDUSTRIAL:	574.84 M² (6,187.77 F²)
BUILDING HEIGHT:	11.0 M
BUILDING 2:	
USE:	INDUSTRIAL WAREHOUSE
NO. OF UNITS:	6
TOTAL GFA:	1,017.04 M² (10,947.64 F²)
• GROUND FLOOR AREA:	847.53 M² (9,123.03 F²)
• MEZZANINE:	169.51 M² (1,824.61 F²)
ACCESSORY OFFICE:	42.23 M² (456.15 F²)
INDUSTRIAL:	127.13 M² (1,368.46 F²)
BUILDING HEIGHT:	11.0 M
BUILDING 3:	
USE:	INDUSTRIAL WAREHOUSE
NO. OF UNITS:	17
TOTAL GFA:	2,837.54 M² (30,502.13 F²)
• GROUND FLOOR AREA:	2,364.62 M² (25,453.39 F²)
• MEZZANINE:	472.92 M² (5,090.68 F²)
ACCESSORY OFFICE:	118.23 M² (1,272.67 F²)
INDUSTRIAL:	354.69 M² (3,818.01 F²)
BUILDING HEIGHT:	11.0 M
BUILDING 4:	
USE:	INDUSTRIAL WAREHOUSE
NO. OF UNITS:	1
TOTAL GFA:	2,382.26 M² (25,643.31 F²)
• GROUND FLOOR AREA:	1,985.22 M² (21,369.43 F²)
• MEZZANINE:	397.04 M² (4,273.89 F²)
ACCESSORY OFFICE:	99.26 M² (1,068.47 F²)
INDUSTRIAL:	297.78 M² (3,205.41 F²)
BUILDING HEIGHT:	11.0 M
BUILDING 5:	
USE:	INDUSTRIAL WAREHOUSE
NO. OF UNITS:	17
TOTAL GFA:	2,606.41 M² (28,056.10 F²)
• GROUND FLOOR AREA:	2,172.01 M² (23,380.08 F²)
• MEZZANINE:	434.40 M² (4,676.02 F²)
ACCESSORY OFFICE:	108.60 M² (1,169.00 F²)
INDUSTRIAL:	325.80 M² (3,507.01 F²)
BUILDING HEIGHT:	11.0 M
HERITAGE BUILDING:	
USE:	RESTAURANT
NO. OF UNITS:	1
TOTAL GFA:	678.53 M² (7,303.85 F²)
TOTAL NET:	594.85 M² (6,403.12 F²)
LOADING:	1 SPACE (3.5 X 10 M)
BUILDING HEIGHT:	3-STOREY (EXISTING)

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DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Issues	Date	By
1	ZBA	2023-12-18	HK



TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R7
T: 416 800 3284
F:416 800 3485

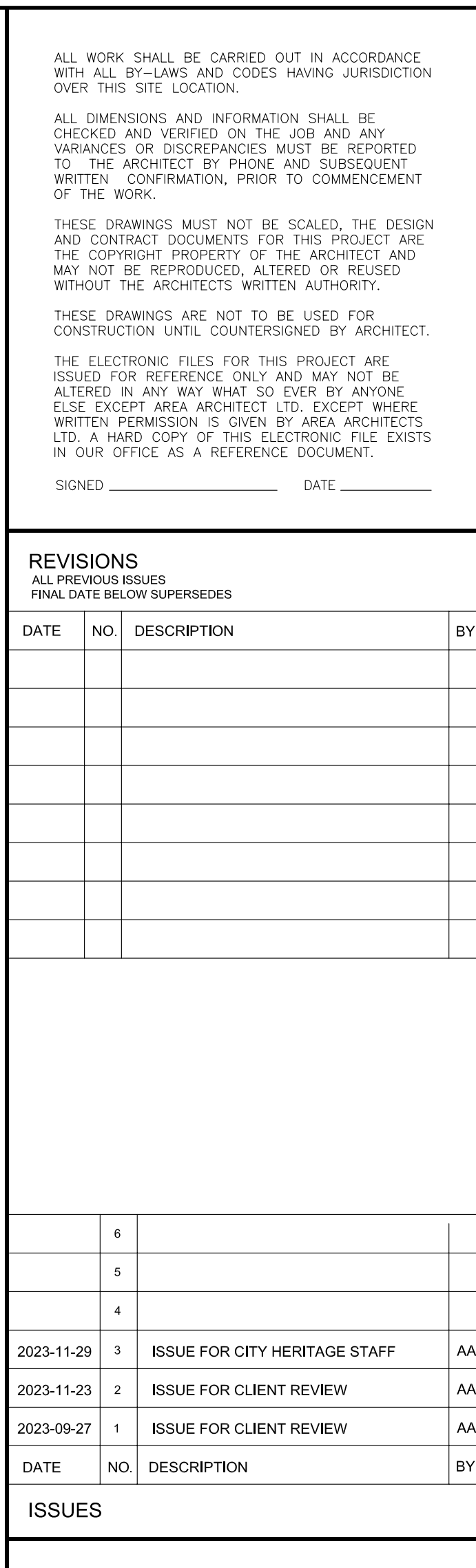
INDUSTRIAL DEVELOPMENT
7960 REESOR ROAD, MARKHAM

Project No.	T2023012
Drawn	Scale 1 : 500
Checked	Date Issue Date

SITE STATISTICS

Drawing No. A-001a

**Appendix B – Conceptual Floor Plans, Reesor House, Proposed Adaptive Re-use,
*AREA Architects, 2023***



A1.1 SCALE 1:150

UNEXCAVATED

UNEXCAVATED

EXISTING UTILITY ROOM
Ceiling Height 6'8"

EXISTING 2'x10" @ 16" O.C. FLOOR JOIST

FURNACE

HWT

UP 10R

ELEVATOR

Ceiling Height 6'7"

COMMERCIAL STORAGE & LAUNDRY
Ceiling Height 6'8"

EXISTING 2'x10" @ 16" O.C. FLOOR JOIST

DRYER

WASHER

PREPARATION AREA
Ceiling Height 6'7"

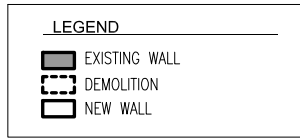
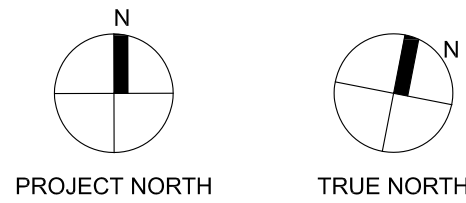
EXISTING FLOOR FRAME (TO BE CONFIRMED ON SITE)

2

PROPOSED BASEMENT FLOOR PLAN

A1.1 SCALE 1:50

<div><div>AREA</div><div>ARCHITECTS RASCH ECKLER ASSOCIATES LTD.</div><div>15 LOLA ROAD TORONTO, ONTARIO, M5E 1P5 TEL. (416) 696 - 1969 FAX. (416) 696 - 1966</div></div>			
PROJECT TITLE CHRISTOPHER REESOR HOUSE			
7960 Reesor Rd., Markham, Ontario			
DRAWING TITLE PROPOSED BASEMENT FLOOR PLAN			
DRAWN BY AA		SCALE AS NOTED	
CHECKED BY DE		DATE SEPTEMBER 27, 2023	
SET. NO. 1		DRAWING NO. A1.1	
TOTAL DWG. NO 4		PROJECT NO. 22-725	



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SIGNED _____ DATE _____

REVISIONS

ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

DATE	NO.	DESCRIPTION	BY

	6		
	5		
	4		
2023-11-29	3	ISSUE FOR CITY HERITAGE STAFF	AA
2023-11-23	2	ISSUE FOR CLIENT REVIEW	AA
2023-09-27	1	ISSUE FOR CLIENT REVIEW	AA
DATE	NO.	DESCRIPTION	BY

ISSUES

AREA

ARCHITECTS RASCH ECKLER ASSOCIATES LTD.

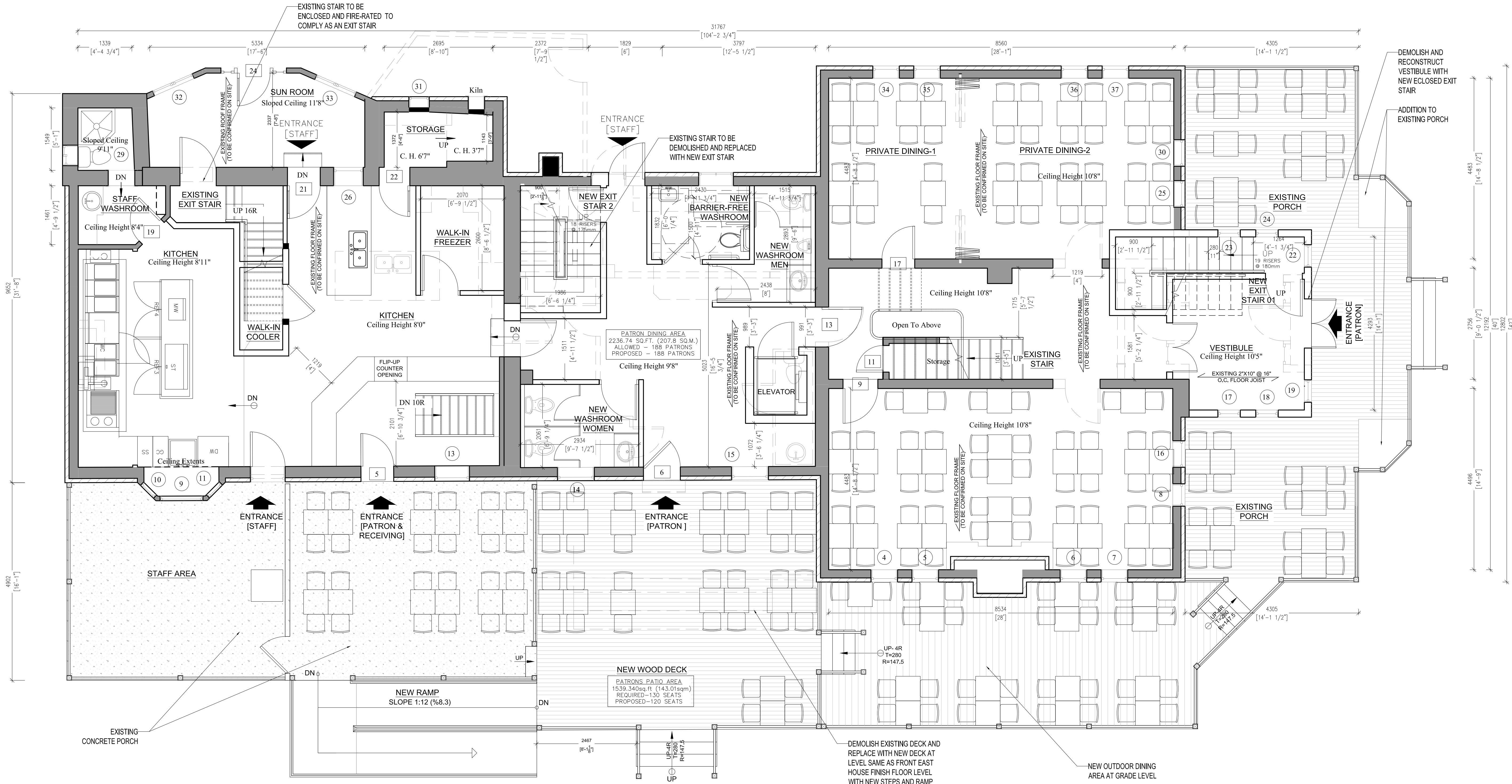
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

PROJECT TITLE
CHRISTOPHER REESOR HOUSE

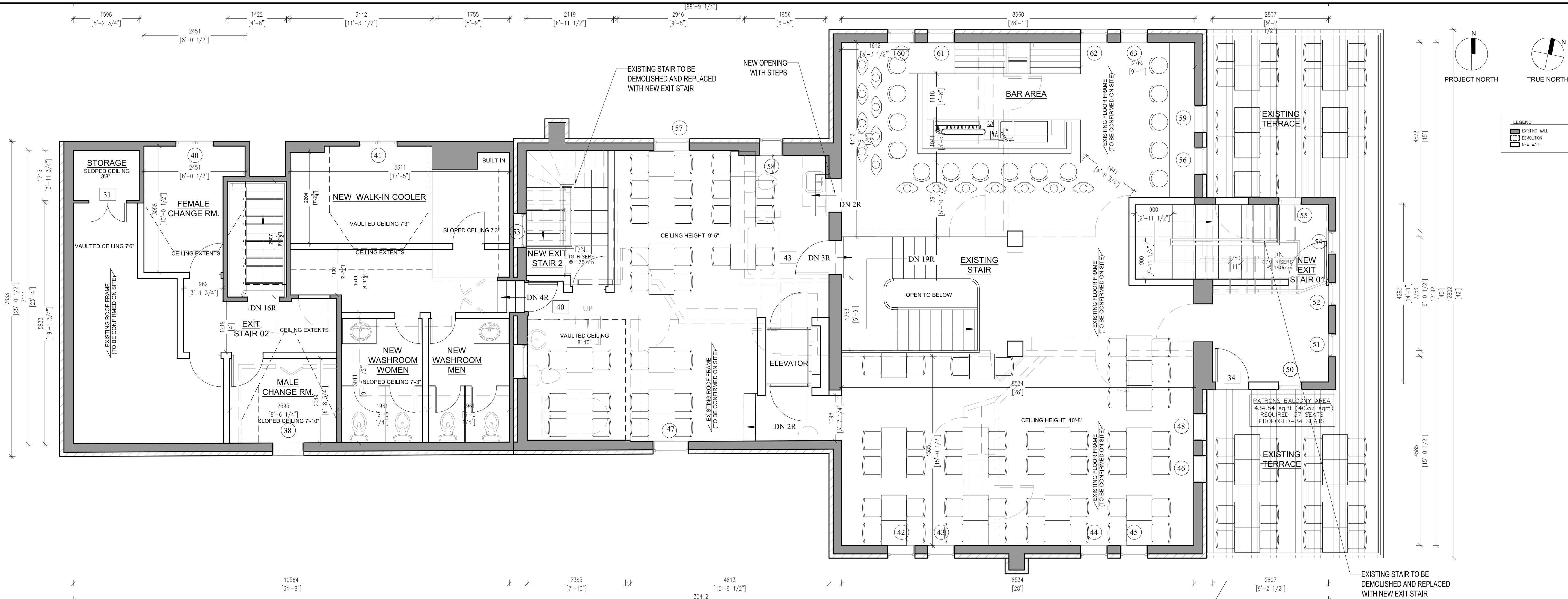
7960 Reesor Rd.,
Markham, Ontario

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

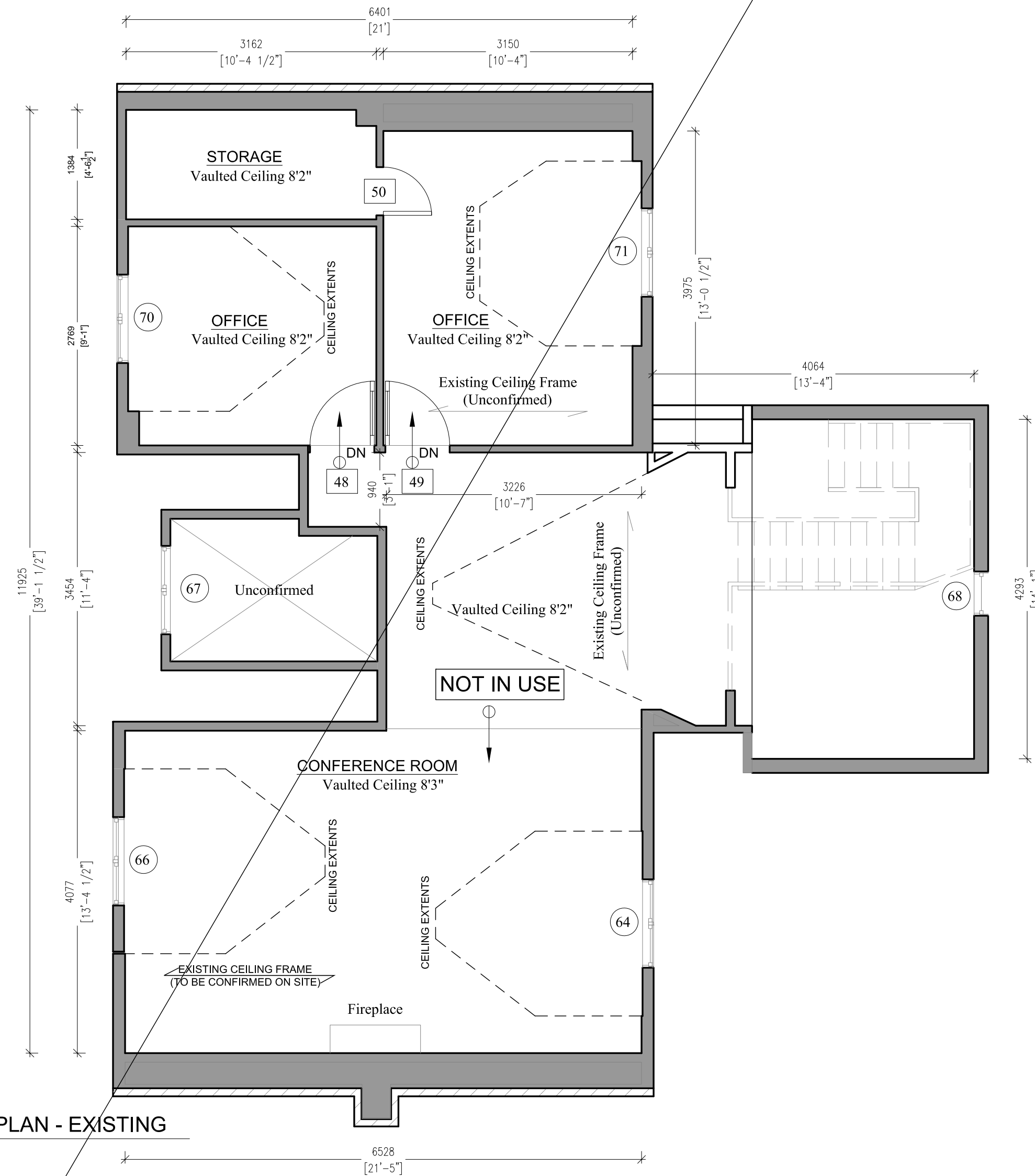
DRAWN BY AA	SCALE AS NOTED
CHECKED BY DE	DATE SEPTEMBER 27, 2023
SET. NO. 1	DRAWING NO. A1.2
TOTAL DWG. NO. 4	PROJECT NO. 22-725



1 PROPOSED FIRST FLOOR PLAN
A1.2 SCALE 1:50



1 PROPOSED SECOND FLOOR PLAN
A1.3 SCALE 1:50



2 THIRD FLOOR PLAN - EXISTING
A1.3 SCALE 1:50

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SIGNED _____ DATE _____

REVISIONS
ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

DATE	NO.	DESCRIPTION	BY

	6		
	5		
	4		
2023-11-29	3	ISSUE FOR CITY HERITAGE STAFF	AA
2023-11-23	2	ISSUE FOR CLIENT REVIEW	AA
2023-09-27	1	ISSUE FOR CLIENT REVIEW	AA
DATE	NO.	DESCRIPTION	BY

ISSUES

AREA

ARCHITECTS RASCH ECKLER ASSOCIATES LTD.

15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

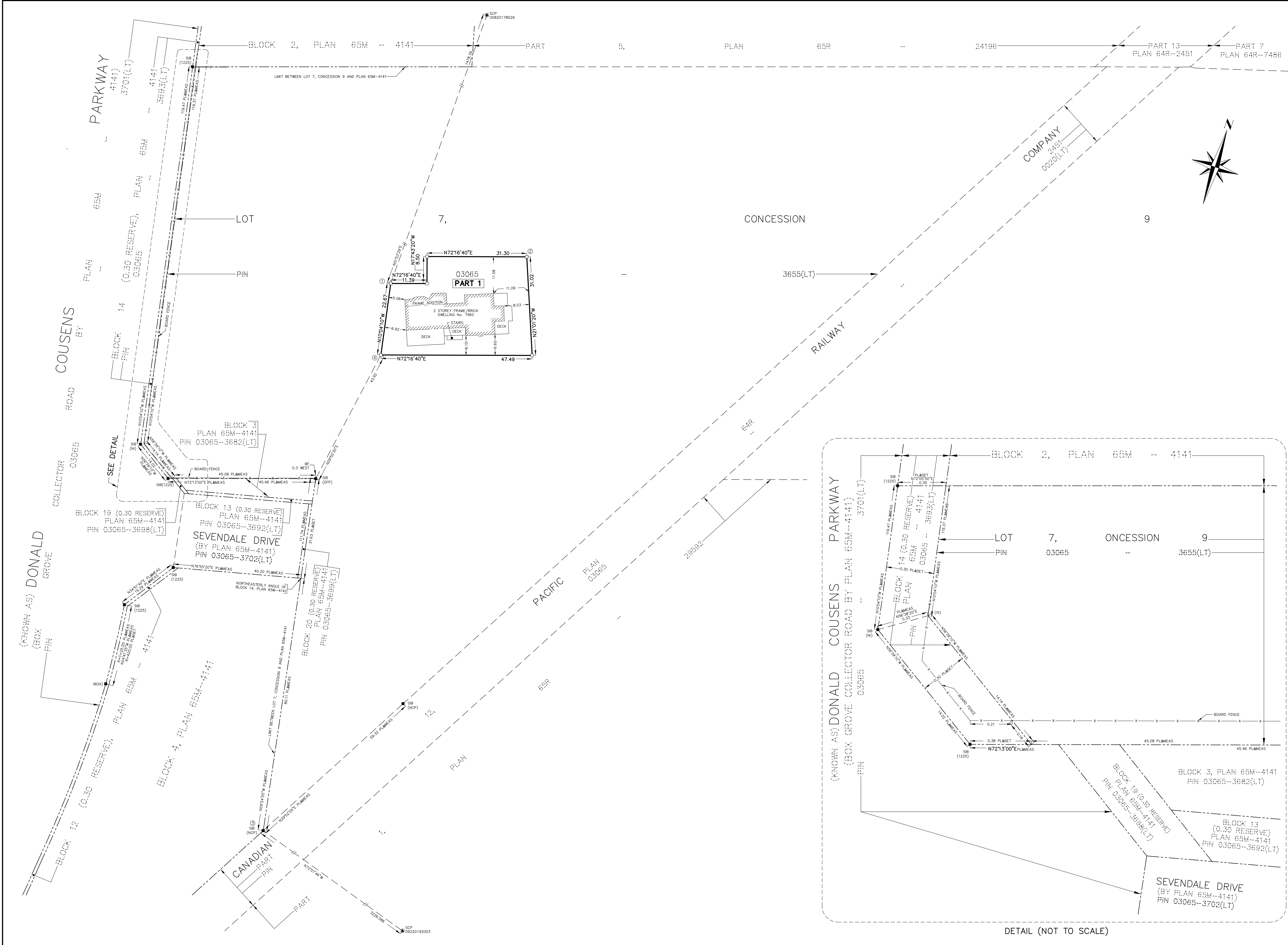
PROJECT TITLE
CHRISTOPHER REESOR HOUSE

7960 Reesor Rd.,
Markham, Ontario

DRAWING TITLE
PROPOSED
SECOND & THIRD FLOOR PLANS

DRAWN BY AA	SCALE AS NOTED
CHECKED BY DE	DATE SEPTEMBER 27, 2023
SET. NO. 1	DRAWING NO. A1.3
TOTAL DWG. NO. 4	PROJECT NO. 22-725

**Appendix C – Plan of Survey of Part of Lot 7, Conc. 9, City of Markham
(‘R-Plan of Heritage House’), Tham Surveying Ltd., v.3 January 8, 2024**



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DRAFT

R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

PLAN 65R-

RECEIVED AND DEPOSITED

DATE , 2023

DATE , 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 7	9	PART OF PIN 03065-3655(LT)	1286.9 m ²

PLAN OF SURVEY OF
PART OF LOT 7, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:500
10m 5.0 0 10 20 30 40 50 METRES
THAM SURVEYING LIMITED, O.L.S.
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□

 DENOTES MONUMENT SET

■

 DENOTES MONUMENT FOUND

IB

 DENOTES IRON BAR

SIB

 DENOTES STANDARD IRON BAR

SSIB

 DENOTES SHORT STANDARD IRON BAR

SCP

 DENOTES SPECIFIED CONTROL POINT

PL

 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY THAM SURVEYING LIMITED, O.L.S., DATED JULY 26th, 2023

(1225)

 DENOTES DAVID B. SEARLES SURVEYING LTD., O.L.S.

(DPP)

 DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.

(WT)

 DENOTES WITNESS

(NI)

 DENOTES NOT IDENTIFIABLE

PIN

 DENOTES PROPERTY IDENTIFIER NUMBER

NAD83

 DENOTES NORTH AMERICAN DATUM 1983

MTM

 DENOTES MODIFIED TRANSVERSE MERCATOR

CSRS

 DENOTES CANADIAN SPATIAL REFERENCE SYSTEM

SPECIFIED CONTROL POINTS (SCP's): M.T.M. ZONE 10, NAD83:CSRS:CBNV6-2010. COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 00820178026	4860419.235	328099.651
SCP 09220192003	4857775.772	331138.334

PLAN COORDINATES, U.T.M, ZONE 17, NAD83: CSRS:CBNV6-2010.		
POINT ID	NORTHING	EASTING
1	4858941.588	328053.077
2	4858962.679	328091.152
3	4858765.743	328067.818
4	4858919.264	328057.041

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998945.

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS SCP's 00820178026 (N:4860419.235 E:328099.651) AND 09220192003 (N:4857775.772 E:331138.334) AS SHOWN ON THIS PLAN AND ARE BASED ON M.T.M. ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, NAD83:CSRS:CBNV6-2010.0

0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. SURVEY WAS COMPLETED ON THE ____ DAY OF ____, 2024

DRAFT

DATE , 2024

R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

THAM SURVEYING LIMITED

ONTARIO LAND SURVEYORS

www.thamsurvey.ca

8888 KEELE STREET, UNIT 7 PHONE: 905-761-6521 FAX: 905-761-6523 VAUGHAN, ONTARIO, L4K 2N2 1-855-761-6521

DRAWN BY: J.A.	CHECKED BY: R.S.	CAD NUMBER: 23-041-RPLAN-1	JOB NUMBER: 23-041
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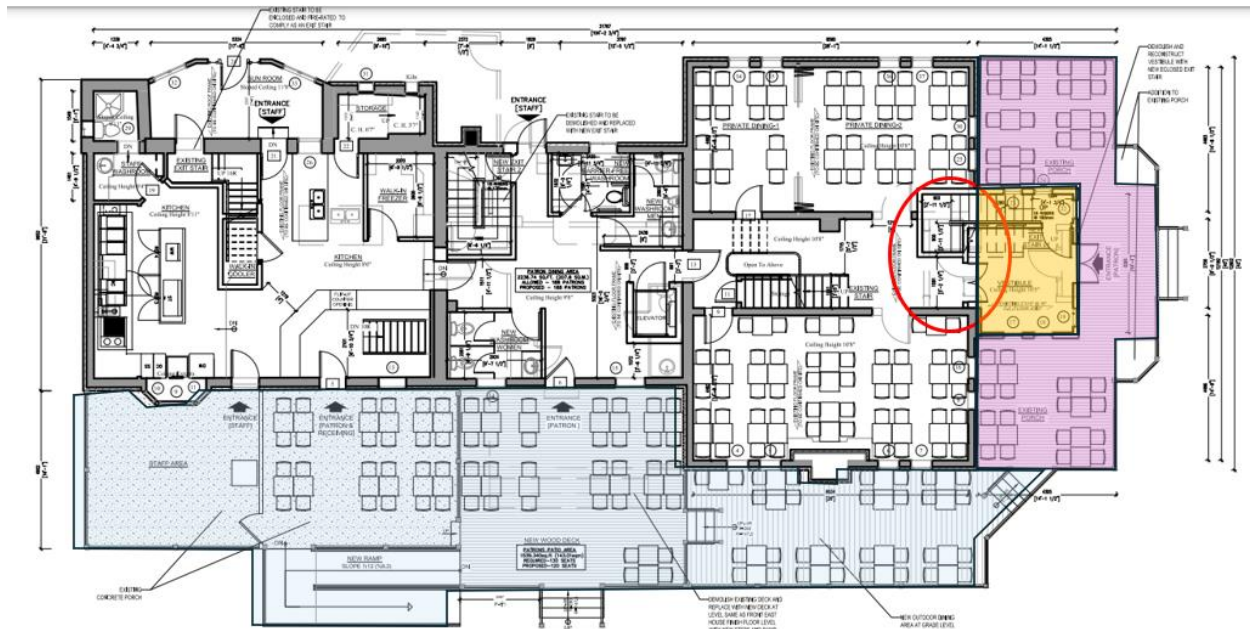
DRAFT VERSION 3 (JAN 8 2024)

Attachment G- Interior Photograph of the David Reesor House

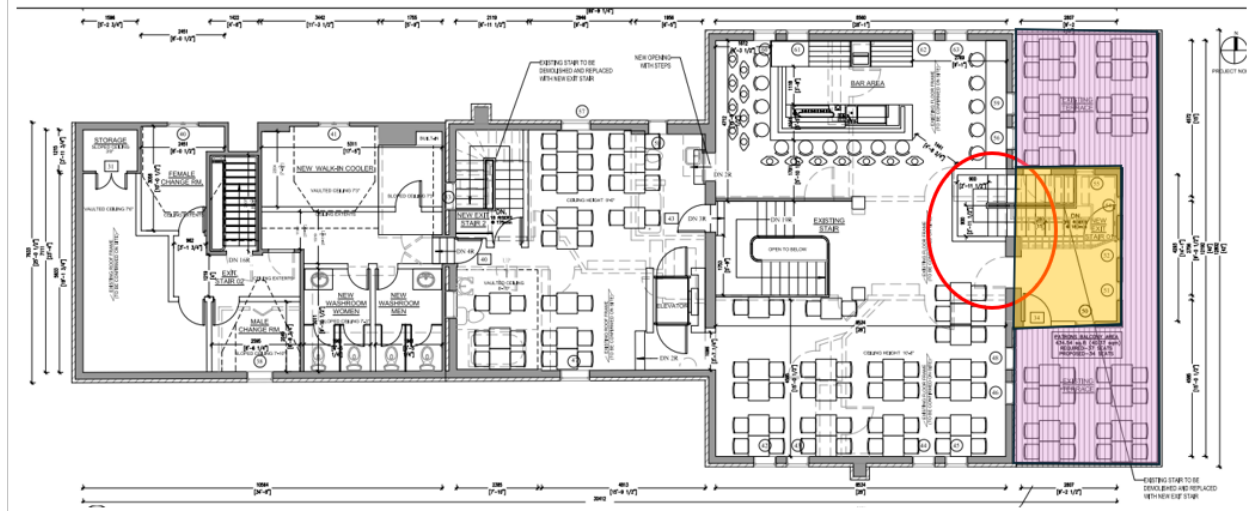


Original exterior segmental arched front entrance of the David Reesor House now concealed by the 1990's two story projecting two storey addition.

Attachment F- Conceptual Floor Plans of Proposed Restaurant



Proposed first floor of restaurant. The area shaded in purple shows the both the veranda constructed c.1990 the area in orange shows the front projecting bay constructed c.1990 without approval. The area shaded in blue shows the proposed new outdoor deck areas along the south wall of the house. The area circled in red shows where the owner proposes to remove part of the original exterior front wall and segmental front entrance system to accommodate staircase required by code within the 1990's addition.



Proposed second floor of restaurant. The area shaded in orange shows the front projecting bay constructed in 1990, the area shaded in purple shows the exterior balcony constructed in the

1990's. The area circled in red proposes removal of a section of the original exterior wall to accommodate a staircase in the 1990's addition.