



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** March 12, 2025

**SUBJECT:** Request for Feedback  
Proposed Dormer and Balcony  
1 Alexander Donaldson St. (formerly 7323 Hwy. 7 E.)  
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**Property/Building Description:** 3 storey brick Edwardian Dwelling, (The Frank Albert Reesor House)

**Use:** Residential

**Heritage Status:** Designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement

### **Application/Proposal**

- The owner proposes to add a roof dormer and small balcony to the rear slope of the roof of the house to achieve compliance with the fire safety requirements of the Ontario Building Code.

### **Background**

- The Frank Albert Reesor House has been recently relocated to a new lot within a subdivision of new homes. Its address has been changed from 7323 Highway 7 East to 1 Alexander Donaldson Street, however the front façade of the house will face north onto Romeo De Gasperis Avenue
- The City approved a Major Heritage Permit on June 10, 2024 for its relocation and restoration as well as a proposed addition and detached accessory building/garage that was reviewed and supported by Heritage Markham.
- The review of the associated building permit application revealed that the approved plans of the Major Heritage Permit did not comply with provisions of Ontario Building Code as it relates to fire safety and providing the required means of egress. Specifically, the third floor was too high above grade and the existing window openings of the third floor did not provide window openings large enough or a place of refuge in the event of a fire.
- To satisfy the Building Code, alternatives such as modifying the existing window openings and roof dormers were considered but would have altered significant original heritage attributes of the house.

- The developer has instead proposed reworking the floor plan of the third floor and adding a dormer to the rear slope of the roof to satisfy the requirements of the building code while balancing heritage concerns.
- The proposed change would be approved by amending the existing Major Heritage Permit.

### **Staff Comment**

- Heritage Section Staff support the proposed dormer and balcony for the following reasons:
  - It preserves significant existing original features of the house without any alterations;
  - It provides the required level of fire safety for the future occupants;
  - The alteration is proposed on the least significant roof slope and would not be highly visible; and
  - The proposed new dormer and balcony has been sensitively designed to reflect the architectural style of the house
- Heritage Section Staff therefore recommends that Heritage Markham have no objection to the proposed dormer and balcony on the rear slope of the Frank Albert Reesor House to achieve compliance with the fire safety provisions of the Ontario Building Code and delegates final review of any heritage or building permit application required to approve the alteration to Heritage Section staff

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the proposed dormer on the rear slope of the Frank Albert Reesor House to achieve compliance with the fire safety provisions of the Ontario Building Code and delegates final review of any heritage or building permit application required to approve the alteration to Heritage Section staff.

File: 1 Alexander Donaldson Street

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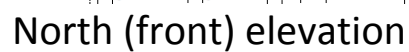
### **Attachments**

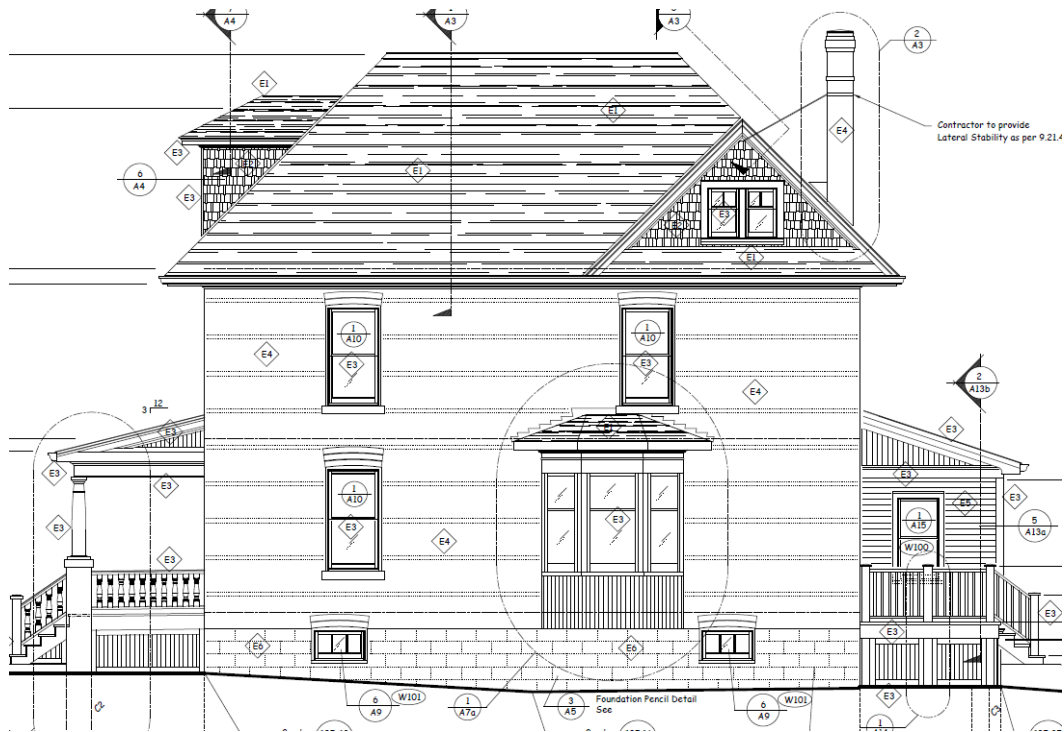
- A - Photographs of the Frank Albert Reesor House
- B - Site Plan and Elevations approved June 10, 2024
- C- Proposed New Dormer and Balcony to Comply with Ontario Building Code

## Attachment A - Photographs of the Frank Albert Reesor House



ROMEO De GASPERIS AVENUE





West(side) elevation

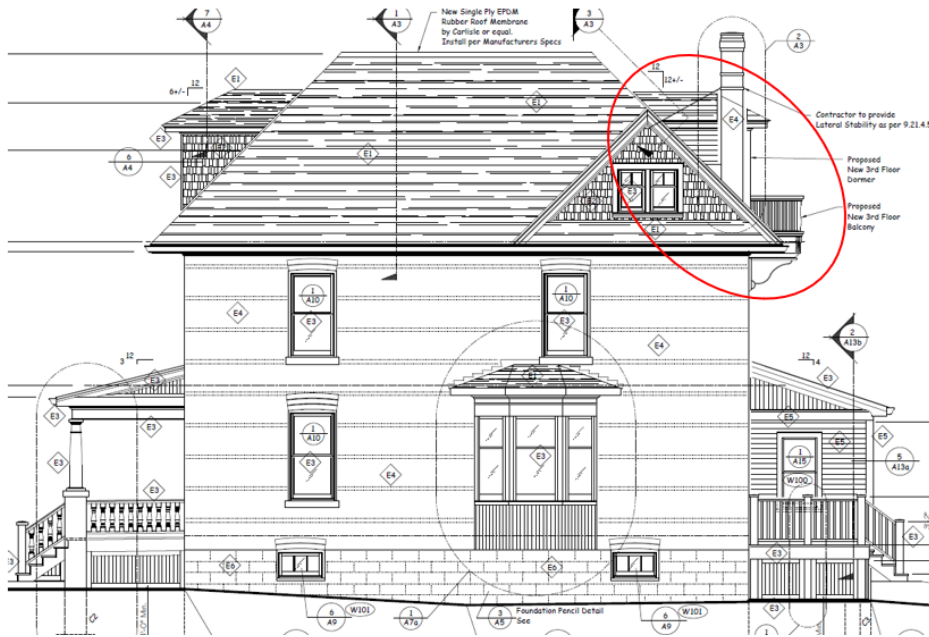


Rear elevation

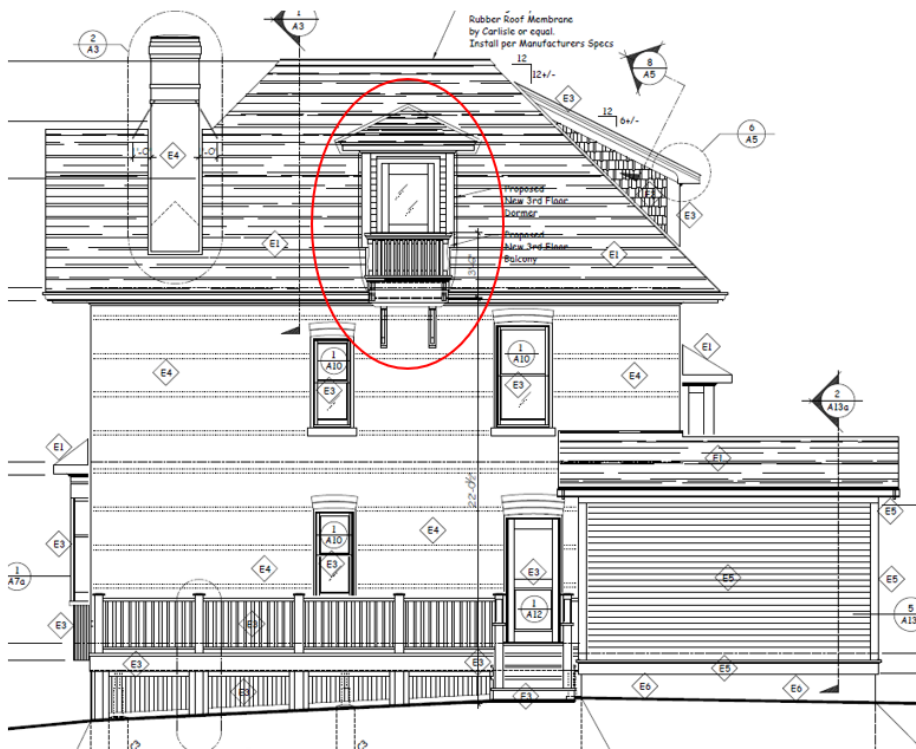


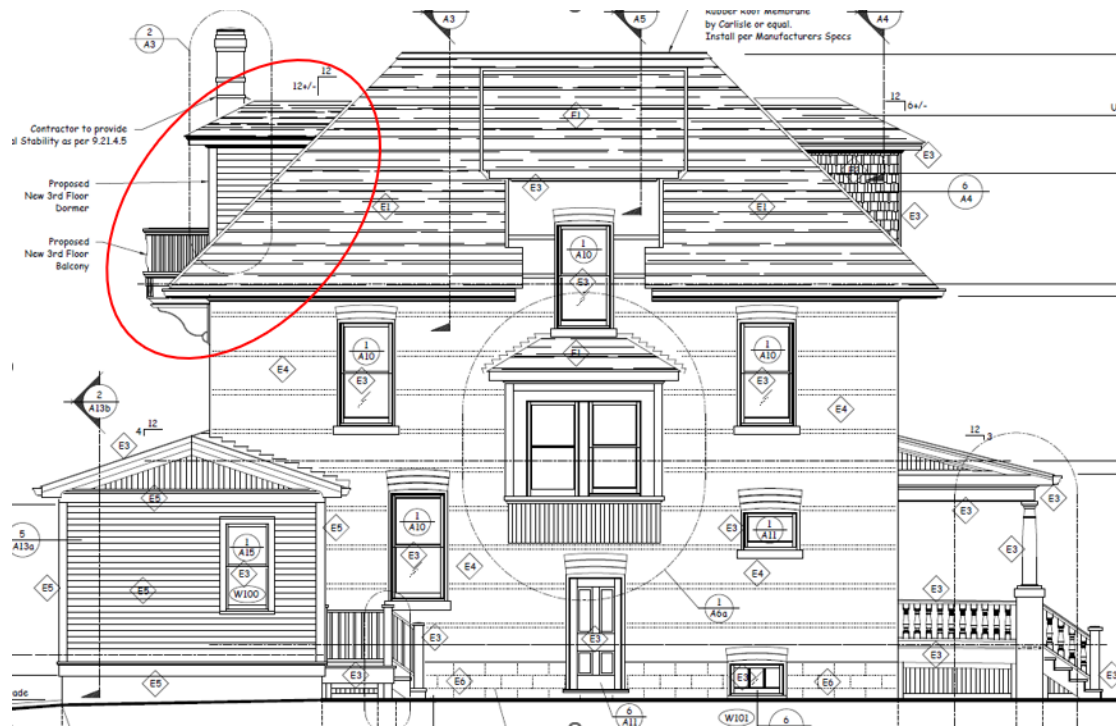


West (side) elevation



### Rear elevation





East (side) elevation