



Report to: Development Services Committee

Meeting Date: September 16, 2025

SUBJECT: Recommendation Report, Amendments to Designation By-laws to Correct Legal Descriptions and Statements of Significance: 7265 Highway 7 (now 82 Markham Veterans Street) and 7323 Highway 7 (now 1 Alexander Donaldson Street), Ward 5

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWD BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the report, dated September 16, 2025, titled, “Recommendation Report, Amendments to Designation By-laws to Correct Legal Descriptions and Statements of Significance: 7265 Highway 7 (now 82 Markham Veterans Street) and 7323 Highway 7 (now 1 Alexander Donaldson Street), Ward 5”, be received;
- 2) THAT the legal descriptions as contained within Council-adopted By-laws 2007-206 and 2006-103 be amended to reflect the current legal description of both properties, and that By-laws 2007-206 and 2006-103 be amended to ensure conformance with the *Ontario Heritage Act*, as amended;
- 3) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends revisions to the legal descriptions as contained within Council-adopted By-laws 2007-206 and 2006-103 for the properties formally municipally known as 7265 and 7323 Highway 7 (the “Heritage Resources”) where the cultural heritage resources have been modified through division of land and relocation. The Heritage Resources are now located adjacent to each other within a registered Plan of Subdivision and are municipally known as 82 Markham Veterans Street (“Abraham Reesor House”) and 1 Alexander Donaldson Street (“The Frank Albert Reesor House”), respectively.

BACKGROUND:

The Designation By-laws require an amendment to address the relocation of the Heritage Resources within a Plan of Subdivision

The Heritage Resources are designated under Part IV of the Ontario Heritage Act (the “Act”) and will be restored as a condition of development approval. Amendments to the designation by-laws are required as their adoption by Council pre-dates development approval and the relocation of the Heritage Resources within an approved Plan of Subdivision. Heritage Section staff (“Staff”) anticipate bringing forward amending by-laws for Council adoption before the end of the year.

Municipalities can use the Act's minor amendment process to revise the designation by-laws

Municipal councils may update different parts of an existing heritage designation by-law for several reasons, including a need to:

- a) Clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;
- b) Correct the legal description of the property;
- c) Otherwise revise the by-law to make it consistent with the requirements of the Act as amended in 2021.

Section 30.1 of the Act permits an amendment process to, where required, address the above-noted issues. Under this Section, the municipality is obliged to:

- a) inform the owner of the amendment and their right to object thereto; and
- b) consult with the municipal heritage committee prior to giving notice of the proposed amendment to the owner.

Upon receipt of notice of the amendment, an owner has 30 days to file a notice of objection to the amendment with the municipality. Should a notice of objection not be received by the municipality within the 30-day timeline, the council of the municipality may pass the proposed amending by-law.

OPTIONS/DISCUSSION:**The Heritage Markham Committee, Heritage Staff, and the Property Owner support the amendments**

In accordance with the statutory requirements as described above, Staff will prepare amendments to the designation by-laws including, among others, revised legal descriptions for the Heritage Resources and amended Statements of Significance ("SOS") to ensure conformance with the Act as amended in 2021 (refer to Appendix "C" for copies of the revised SOS). Note that on June 11, 2025, Heritage Markham Committee indicated no objection to amending the designation by-laws. Further, the property owner has been made aware of the amendments and has no objections.

FINANCIAL CONSIDERATIONS:

This report has no immediate or direct impact to the Operating Budget or Life Cycle Reserve Study.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection of cultural heritage resources through the designation by-law process is a component of Growth Management. This helps achieve a quality community by ensuring that the City of Markham's cultural heritage resources remain part of the fabric of the city, strengthening a sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham was consulted. The Heritage Section will work with the Clerks Department to amend the designation by-laws. Legal Services Department will be required to register the approved by-law amendments on the affected property.

RECOMMENDED BY:

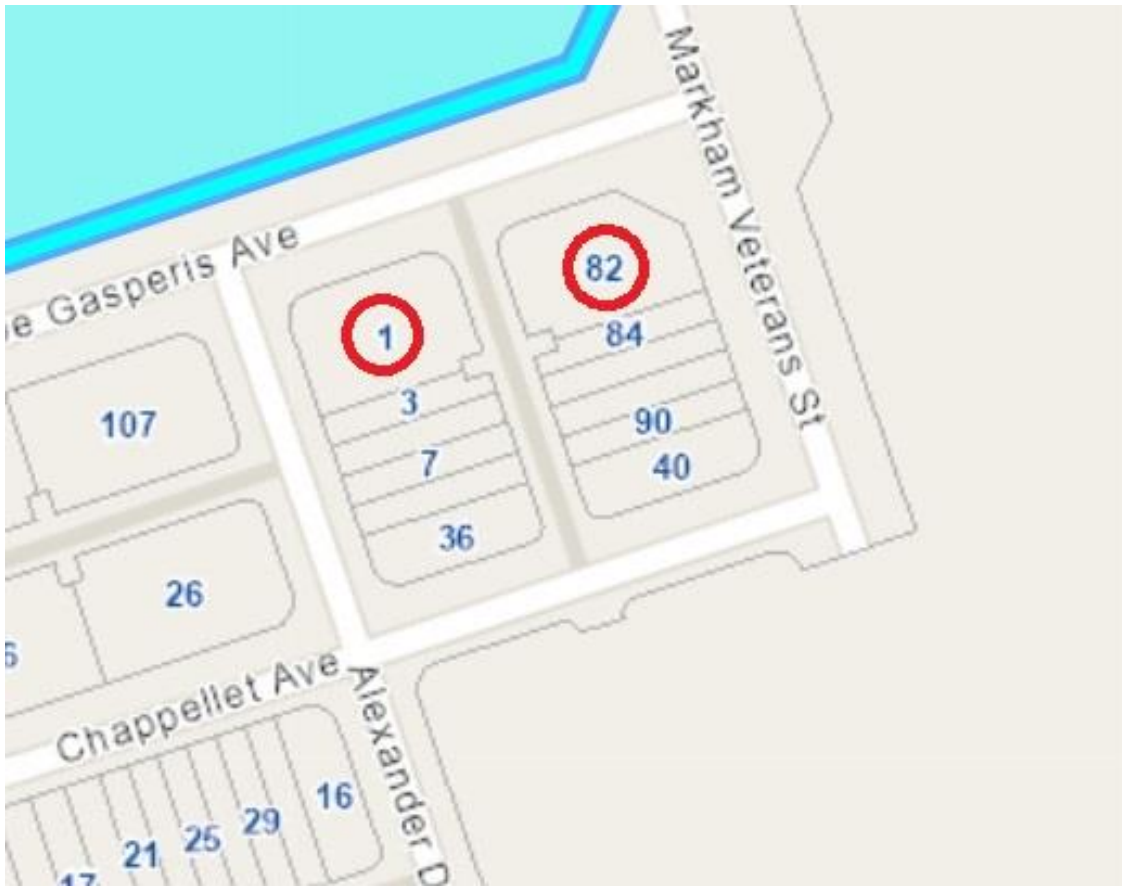
Giulio Cescato, RPP, MCIP
Director, Planning and Urban Design

Trinela Cane
Acting Commissioner of Development Services

ATTACHMENTS:

- Appendix "A" – Property Map
- Appendix "B" – Images of the Heritage Resources
- Appendix "C" – Revised Statements of Significance

APPENDIX “A”: Property Map



The current location of the Heritage Resources, circled in red, following their relocation
(Source: City of Markham)

APPENDIX “B”: Images of the Heritage Resources



The north (primary) elevation of 7265 Highway 7 (82 Markham Veterans Street) prior to relocation (Source: Google Earth)



The south elevation of 7365 Highway 7 (1 Alexander Donaldson Street) prior to relocation (Source: Google Earth)

APPENDIX “C”: Revised Statements of Significance**STATEMENT OF SIGNIFICANCE****Abraham Reesor House**

82 Markham Veterans Street
(formerly 7265 Highway 7 East)
c.1875

The Abraham Reesor House 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.

Description of Property

The Abraham Reesor House is a one-and-a-half storey red brick farmhouse located to the south of Romeo De Gasperis Avenue along the west side of Markham Veterans Street. The property is situated within the southern Cornell Centre area of the Cornell community of Markham.

Design Value and Physical Value

The Abraham Reesor House has design and physical value as a well-preserved representative example of a Gothic Revival farmhouse. It was laid out in the vernacular L-plan which was popular in Ontario from the 1860s to around 1900. The vertical profile of the house, and architectural details such as the steep front gable with round-headed window and the medium pitched gable roof ornamented with curvilinear bargeboards reflect the Picturesque aesthetic popular in the third quarter of the nineteenth century. The use of patterned brick, segmentally-arched windows, and louvered shutters are characteristic features of the period and contribute to the rich decorative effect of the overall composition.

Historical Value and Associative Value

The Abraham Reesor House has historical value as a remnant of the area’s agricultural community, helping make legible the once-dominant land use and economic activity within the former Markham Township, and for its association with the locally prominent Reesor family. Christian Reesor immigrated to Upper Canada with his wife Fanny Reiff and their six children in 1804. The Reesors were a prominent family of Pennsylvania-German Mennonites that established a significant agricultural community in Markham Township in the first decade of the nineteenth century. Christian Reesor purchased the full 200 acres of Lot 10, Concession 9, in 1805, but resided on Lot 14, Concession 10. After his untimely death from a falling tree in 1806, Christian Reesor’s property holdings passed to his eldest son, Peter. The land upon which the current dwelling stands was granted to Peter Reesor’s younger brother, John, in 1807.

John Reesor married Annie Grove, another member of the local Pennsylvania-German community. They resided in a stone house that still stands to the west at 1 Kalvinster Drive (formerly 6937 Highway 7). Here they raised a family of 15 children, one of whom was John

Reesor Jr. John Reesor Jr. purchased the eastern 98 acres of Lot 10, Concession 9 from his father in 1846. He married Catherine Brown and later, Magdalena McDowell. John and Catherine's eldest son, Abraham, a carpenter by trade, became the owner of the farm in 1873. In 1875, he built the existing red brick house. In 1888, as a condition of Abraham Reesor's will, a 3 ½ acre parcel containing the house was left to Martha, his widow, who lived here until her death in 1923.

The Abraham Reesor House is one of a local group of heritage buildings associated with the Reesor family's long history at this location. The Reesor family amassed some 2,500 acres of land in Markham Township. The three Reesor houses that still stand on the parcel historically referred to as Lot 10, Concession 9, represent the work of five generations of the family and the changing tastes in architectural style over time.

Contextual Value

The Abraham Reesor House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this agricultural property for over century. It is one of several nineteenth century farmhouses in eastern Markham whose continued presence makes legible the agricultural history of the area.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of The Abraham Reesor House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of Gothic Revival farmhouse:

- Overall form of the building including the rear wings;
- Fieldstone foundation;
- Datestone on the front wall with the date "1875;"
- Red brick masonry with white (buff coloured) brick accents;
- Medium pitched gable roof with projecting wood eaves;
- Steeply pitched front gable;
- Decorative wood bargeboards, finials and drops;
- Segmentally-arched two-over-two wood sash windows with wood brickmoulds, projecting sills, and louvered wood shutters;
- Round-headed two-over-two wood window in the front gable;
- Half-round wood window over the front entrance;
- Front doorcase with panelled wood door and wood transom light and sidelights;
- Rear porch with turned wood posts, decorative wood brackets and shed roof.

Heritage attributes that convey the property's historical value, helping make legible the once-dominant land use and economic activity within the former Markham Township:

- The dwelling is a tangible reminder of the prosperous agricultural community found within late nineteenth century Markham Township.

Heritage attributes that convey the property's historical value for its association with the Reesor family, members of the early Pennsylvania German community within Markham Township:

- The dwelling is a tangible reminder of the Reesor family's long presence in eastern Markham.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its historic parcel, facing north, where it has stood since c.1875.

STATEMENT OF SIGNIFICANCE

Frank Albert Reesor House

1 Alexander Donaldson Street
(formerly 7323 Highway 7 East)
c.1925

The Frank Albert Reesor House 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.

Description of Property

The Frank Albert Reesor House is a two-and-a-half-storey red brick farmhouse located to the south of Romeo De Gasperis Avenue along the east side of Alexander Donaldson Street. The property is situated within the southern Cornell Centre area of the Cornell community of Markham.

Design Value and Physical Value

The Frank Albert Reesor House has design and physical value as an excellent representative example of an American Foursquare farmhouse. The simplicity of the design was enhanced with Edwardian Classical detailing, including a generous front verandah supported on stylized, tapered Classical columns resting on brick piers. The house has a square plan and is two-and-a-half storeys in height. The walls are of dark red pressed brick and ornamentation is limited to radiating voussoirs over door and windows openings in keeping with the restrained approach to decoration that typical of early twentieth century residential architecture. The attached one-storey garage wing is believed to be the frame summer kitchen of the stone house on this site that was demolished when the new house was built in 1912.

Historical Value and Associative Value

The Frank Albert Reesor House has historical value as a remnant of the area's agricultural community, helping make legible the once-dominant land use and economic activity within the former Markham Township, and for its association with the locally prominent Reesor family. Christian Reesor immigrated to Upper Canada with his wife Fanny Reiff and their six children in 1804. The Reesors were prominent Pennsylvania-German Mennonites who established a significant agricultural community in Markham Township in the first decade of the nineteenth century. Christian Reesor purchased the full 200 acres of Lot 10, Concession 9, in 1805, but resided on Lot 14, Concession 10. After his untimely death from a falling tree in 1806, Christian Reesor's property holdings passed to his eldest son, Peter. The land upon which the existing dwelling stands was granted to Peter Reesor's younger brother, John, in 1807.

John Reesor married Annie Grove, another member of the local Pennsylvania-German community. They resided in a stone house that still stands to the west, at 1 Kalvinster Drive (formerly 6937 Highway 7). Here they raised a family of 15 children, one of whom was John Reesor Jr. John Reesor Jr. purchased the eastern 98 acres of Lot 10, Concession 9 from his father in 1846. A two-storey stone house also stood on the eastern half of the Reesor lands.

John Reesor Jr. married Catherine Brown and later, Magdalena McDowell. Their eldest son, Abraham Reesor, acquired the farm in 1873, and built a new brick farmhouse which still stands adjacent to the dwelling at 82 Markham Veterans Way.

In 1883, by the terms of Abraham Reesor's will, the property was left to his son Frank Albert Reesor. He lived in the stone house built by his grandfather, while his widowed mother lived in the brick farmhouse to the west, built in 1875. In 1912, Frank Albert Reesor demolished the stone house and replaced it with a more up-to-date red brick farmhouse in the American Foursquare style.

Contextual Value

The Frank Albert Reesor House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this former agricultural property for over a century. It is one of several nineteenth century farmhouses in eastern Markham whose continued presence makes legible the agricultural history of the area.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of The Frank Albert Reesor House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of Edwardian Classicism expressed in the form of an American Foursquare:

- Overall form of the building, including the frame garage wing;
- Masonry foundation;
- Red brick walls with radiating brick voussoirs over door and window openings and stone window sills;
- Truncated hip roof with projecting wood eaves, hip roofed front dormer, closed side gable and shed roofed side dormer;
- All wood sash windows in their various glazing patterns and with their associated wood frames and trims;
- All wood doors;
- Canted side bay window;
- Flat-fronted "box bay" oriel window;
- Front verandah with shed roof with side pent eaves, tapered wood columns resting on brick and stone piers, and wood railing with turned balusters.

Heritage attributes that convey the property's historical value, helping make legible the once-dominant land use and economic activity within the former Markham Township:

- The dwelling is a tangible reminder of the prosperous agricultural community found within late nineteenth century Markham Township.

Heritage attributes that convey the property's historical value for its association with the Reesor family, members of the early Pennsylvania German community within Markham Township:

- The dwelling is a tangible reminder of the Reesor family's long presence in eastern Markham.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its historic parcel, facing north, where it has stood since c.1925.