



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** Sept. 9, 2020

**SUBJECT: Request for Feedback**  
7265 & 7323 Hwy. 7 E.  
Options for Relocating the Abraham Reesor House & Frank Albert Reesor House  
in a Draft Plan of Subdivision  
SU 18 154617

---

**Property/Building Descriptions:** Abraham Reesor House 1-1/2 storey single detached dwelling constructed c. 1875 and the Frank Albert Reesor House c. 1922

**Use:** Residential

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

### **Application/Proposal**

- Lindwide Developments, the owners of both heritage homes, is seeking approval for the relocation of the two dwellings from their original locations to new residential lots within the plan of subdivision;

### **Background**

- On April 8, 2018, Heritage Markham Committee indicated it did not support the proposed Zoning Amendment and Draft Plan of Subdivision applications for this area because they did not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor Houses as per the cultural heritage policies of the City's Official Plan.
- The applications were subsequently approved by Council. The owner indicated that matters related to preservation of these heritage dwellings within the proposed development could be adequately addressed prior to final registration of the plan of subdivision

- As a condition of approval, the owner has to retain the houses in locations within the Plan of Subdivision to be determined prior to Registration, to the satisfaction of the Director of Planning and Urban Design.
- The Abraham Reesor House at 7265 Highway 7 is situated within the proposed mixed-use high rise development block along Highway 7. The Frank Albert Reesor House is situated within the centre of a proposed Collector Road, Street 'A' in the draft plan. This road location is required as part of the fine-grain street network, as it aligns with Cornell Rouge Boulevard on the north side of Highway 7. Accordingly, this dwelling will need to be relocated and preserved elsewhere on the draft plan of subdivision.
- The owner has been working with Heritage Section staff and has identified three options for relocation (see attached).

### **Staff Comment**

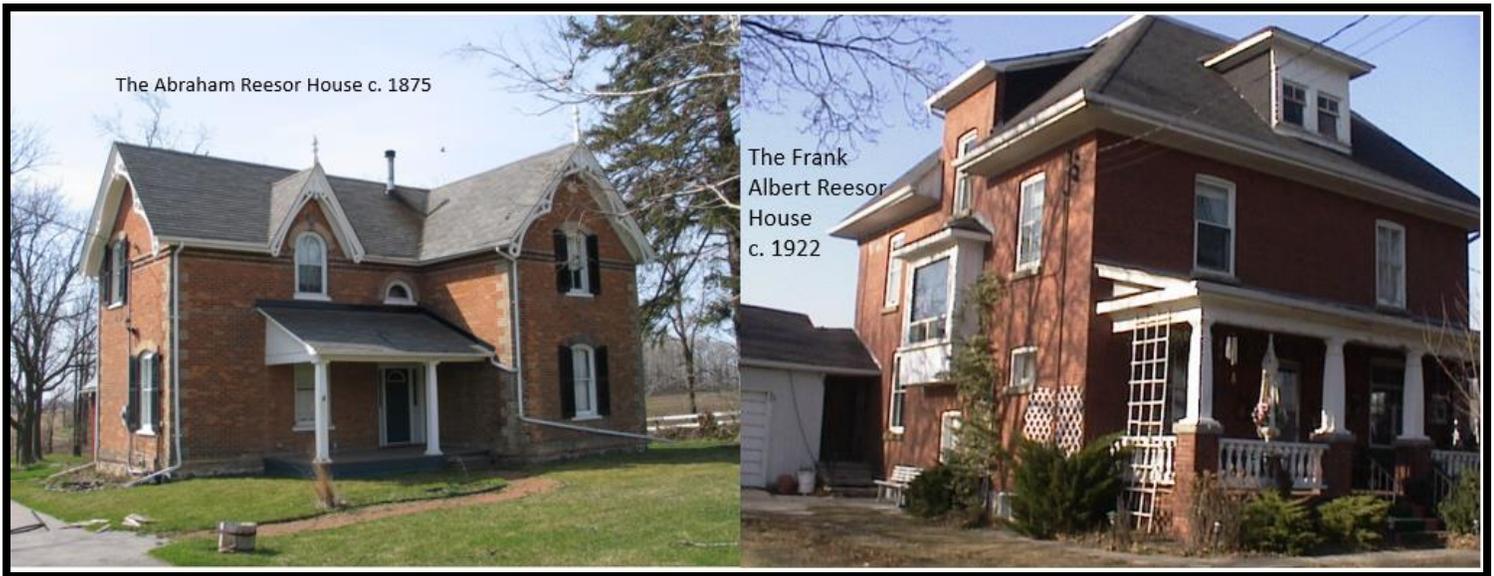
- Although the City's Official Plan policies related to Cultural Heritage Resources prefers the retention of heritage buildings on their original foundation in their original use, the land uses proposed for the land surrounding the existing heritage dwellings is not considered as compatible or feasible in the case of the road configuration as relocating them to a lower density residential portion of the subdivision;
- Of the three options proposed by Lindwide for relocating the heritage dwellings, Staff prefers Option 1 (Street D) for the following reasons:
  - The two Reesor houses are brought together rather than being separated in the subdivision;
  - The proposed lots are prominent on corners with detached garage facilities accessed off a common lane;
  - The lots offers relatively large parcels that can accommodate a garage, amenity area and possible future addition;
  - The lots are surrounded by lower density residential uses (townhouses); and
  - The original front façade orientation of both houses is maintained.
- Therefore staff recommends that this option be supported by Heritage Markham.
- It should be noted that the Abraham Reesor House is shown with a veranda that wraps around the east side of the house which is not accurate from a restoration perspective and would come right to the property line. This should be revised.

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

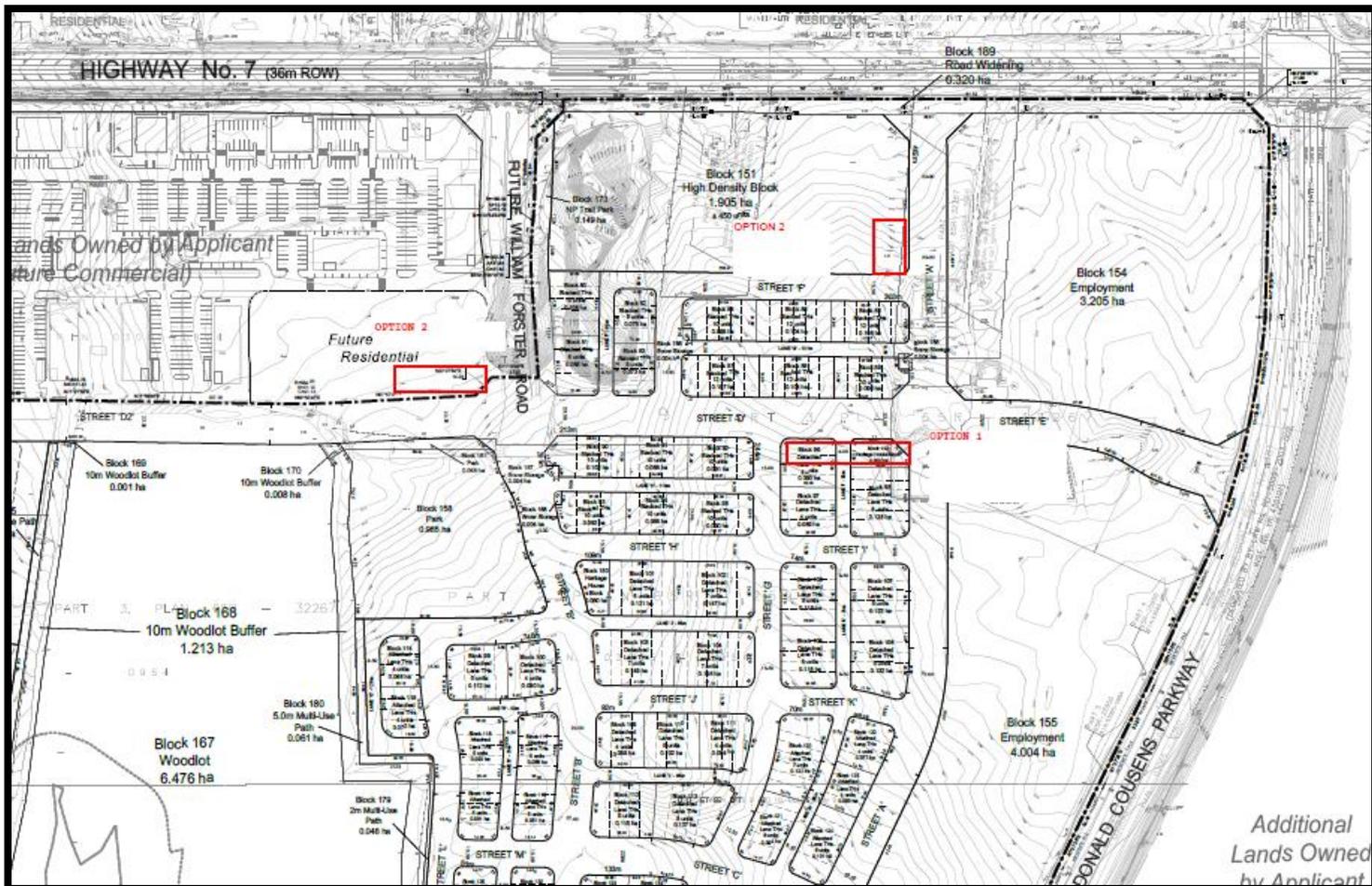
THAT Heritage Markham supports Option 1 and the associated lots proposed by Lindwide for the relocation of the Abraham Reesor and Frank Albert Reesor Houses.

File: 7265 and 7323 Hwy. 7 E.

7265 & 7323 Reesor Road, Cornell



# Options for relocating heritage dwellings provided by Lindwide Developments



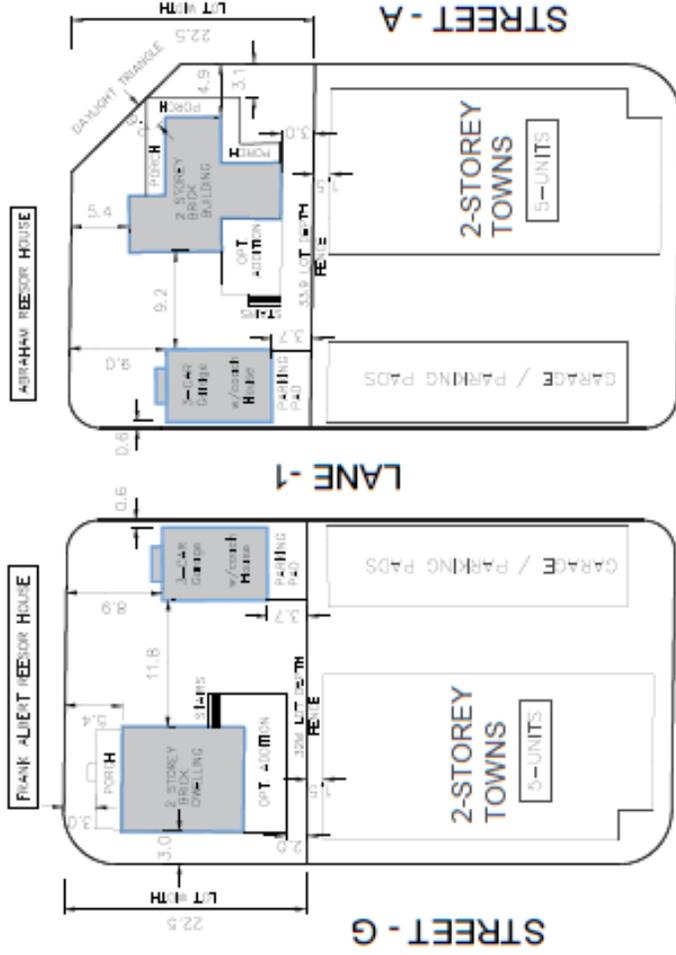
# LINDWIDE - HERITAGE HOMES

PROPOSED HOUSE LOCATIONS  
REVISED OPTION - 1

**LINDVEST**  
DO IT ALL ENERGEO



STREET - D



PRELIMINARY - NOT TO SCALE

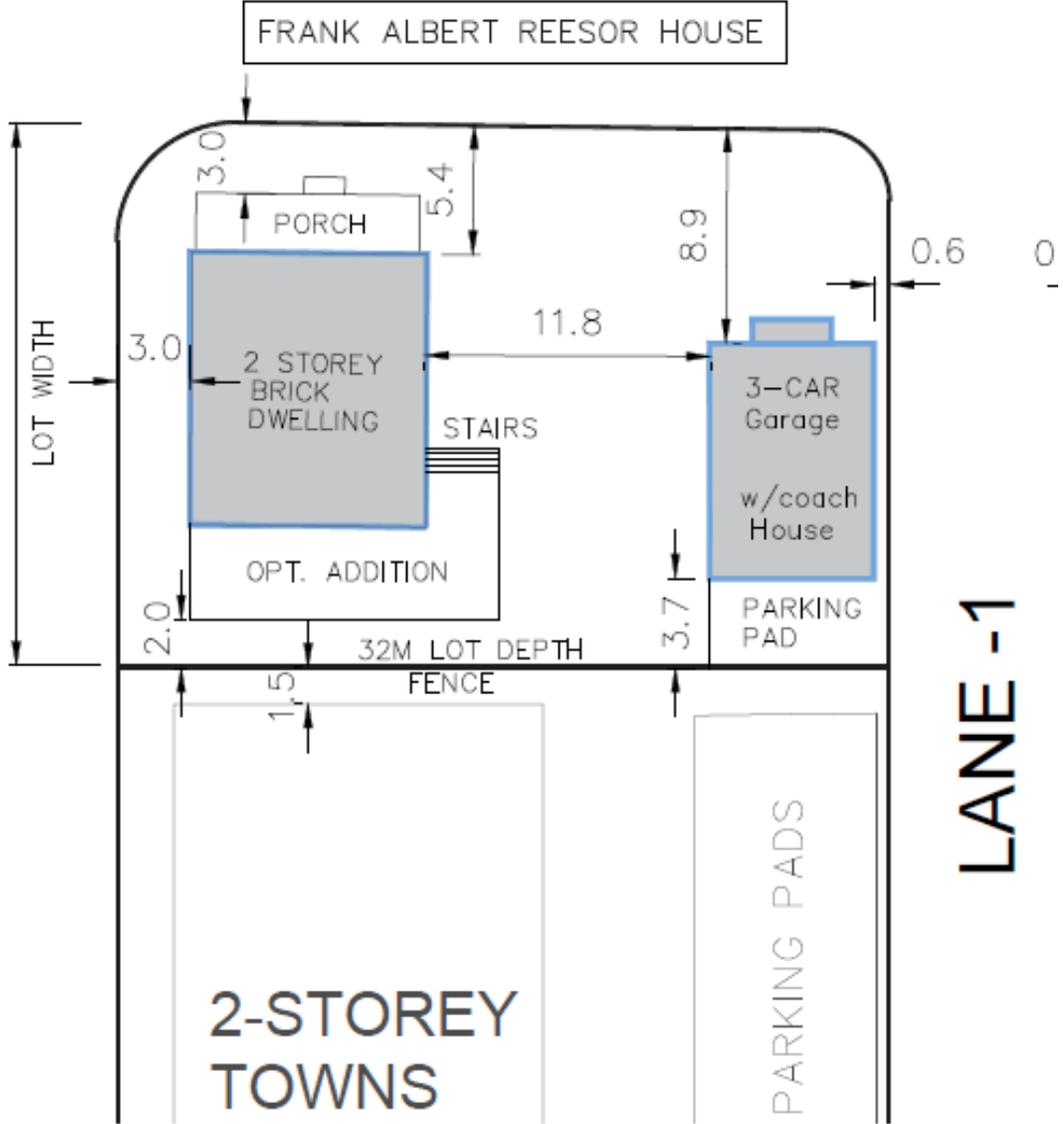
DATE: SEPT 3, 2020  
PAPER: 11x17

STREET

FRANK ALBERT REESOR HOUSE

STREET - G

LANE -1



22.5  
LOT WIDTH

3.0

3.0

PORCH

5.4

2 STOREY  
BRICK  
DWELLING

STAIRS

OPT. ADDITION

11.8

8.9

3-CAR  
Garage  
w/coach  
House

0.6

3.7

PARKING  
PAD

2.0

32M LOT DEPTH

FENCE

1.5

2-STOREY  
TOWNS

PARKING PADS

# REET - D

ABRAHAM REESOR HOUSE

