



Report to: Development Services Committee

Meeting Date: June 22, 2021

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**SUBJECT:** Intention to Designate a Property under Part IV of the Ontario Heritage Act Thomas Frisby Jr. House 3151 Elgin Mills Road, Ward 2

**PREPARED BY:** Regan Hutcheson, Manager, Heritage Planning, ext. 2080

**REVIEWED BY:** Ron Blake, Senior Development Manager, ext. 2600

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**RECOMMENDATION:**

- 1) That the report entitled “intention to Designate a Property under Part IV of the Ontario Heritage Act, Thomas Frisby Jr. House, 3151 Elgin Mills Road, Ward 2”, dated June 22, 2021, be received;
- 2) That as recommended by Heritage Markham, and required as a condition of development approval, the Thomas Frisby Jr. House – 3151 Elgin Mills Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council’s decision to designate the property; and
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to designate the “Thomas Frisby Jr. House” (the “Frisby House”) under Part IV of the Ontario Heritage Act (the “Act”).

**BACKGROUND:**

**The property is listed on the Markham Register**

The subject property is located at 3151 Elgin Mills Road. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

**The Frisby House is a heritage resource in the Berczy Glen Secondary Plan Area**

The Frisby House is included on the list of heritage resources in the Berczy Glen Secondary Plan which contains policies dealing with the appropriate treatment of heritage buildings within the context of new development.

**The Frisby House is a Edwardian Classical style dwelling**

The Frisby House is a two and a half storey, brick farmhouse, constructed circa 1915 in the Edwardian Classical style. The building is a good example of a spacious, simply-detailed farmhouse built in Markham in the first quarter of the 20<sup>th</sup> century.

**The building has been evaluated using the City's heritage evaluation system**

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. It was evaluated as a Group 2 Heritage building. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Act.

**The building has been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the following criteria.

- 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,
  - Displays a high degree of craftsmanship or artistic merit,
  - Demonstrates a high degree of technical or scientific achievement.
  
- 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;
  - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
  
- The property has contextual value because it:
  - Is important in defining , maintaining or supporting the character of an area

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- Is physically, functionally, visually or historically linked to its surroundings
  - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the subject property would merit designation under Part IV (Section 29) of the Act for its design, associative and contextual value.

The property has design value as it is a representative example of a style of architecture (Edwardian Classicism) found in Markham. The property has associative value as it has direct association with a person who is significant to the community. In addition to being a farmer, Thomas Frisby was a carriage and wagon maker, and between 1895 and 1914 served as Victoria Square's postmaster. The building itself offers information that contributes to an understanding of the community as it represents a 'modern' farm residence built in the early part of the 20<sup>th</sup> century illustrative of local prosperity in the farming community of Markham. The property has contextual value as it helps define and support the character of an area being the agricultural community that has surrounded the hamlet of Victoria Square for generations, but is now in the process of being transformed from rural to urban.

The Statement of Significance- Reasons for Designation is attached as Appendix 'A'.

#### **Heritage Markham has recommended designation**

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham recommended that the property be designated on June 18, 2018 as a property of cultural heritage value or interest.

#### **OPTIONS/ DISCUSSION:**

##### **The protection and preservation of heritage resources is consistent with City's policies**

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

The property is also subject to the cultural heritage policies of the Berczy Glen Secondary Plan which support the protection and conservation of significant cultural heritage resources.

**Provincial planning policies support designation**

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

**Designation will help facilitate the integration of the resource into the planning process**

The designation of the Frisby House is a condition of development approval (Draft Plan of Subdivision, File SU 18 181743). The building is to be restored and retained as a residential dwelling in the plan of subdivision. A Heritage Easement Agreement will also be secured to protect this heritage resource.

Designation will enhance the resource's status during future changes in ownership and offer protection from potential alterations that may affect the heritage attributes and value.

**Designation acknowledges the importance of the cultural heritage resource**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

**The owner is aware of and supports the intention to designate**

As a condition of subdivision approval, the owner is working with staff to obtain the designation of the property.

The designation of this cultural heritage resource is supported by staff.

**FINANCIAL CONSIDERATIONS**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound

construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Acceptance of this recommendation to designate the property located at 3151 Elgin Mills Road East under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**

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Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager  
Planning & Urban Design

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Biju Karumanchery, M.C.I.P., R.P.P.  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

Figure 1 – Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Building Photographs

Figure 4 – Plan of Subdivision

Appendix 'A' – Statement of Significance/ Reasons for Designation

**FIGURE 1**

**OWNER:**

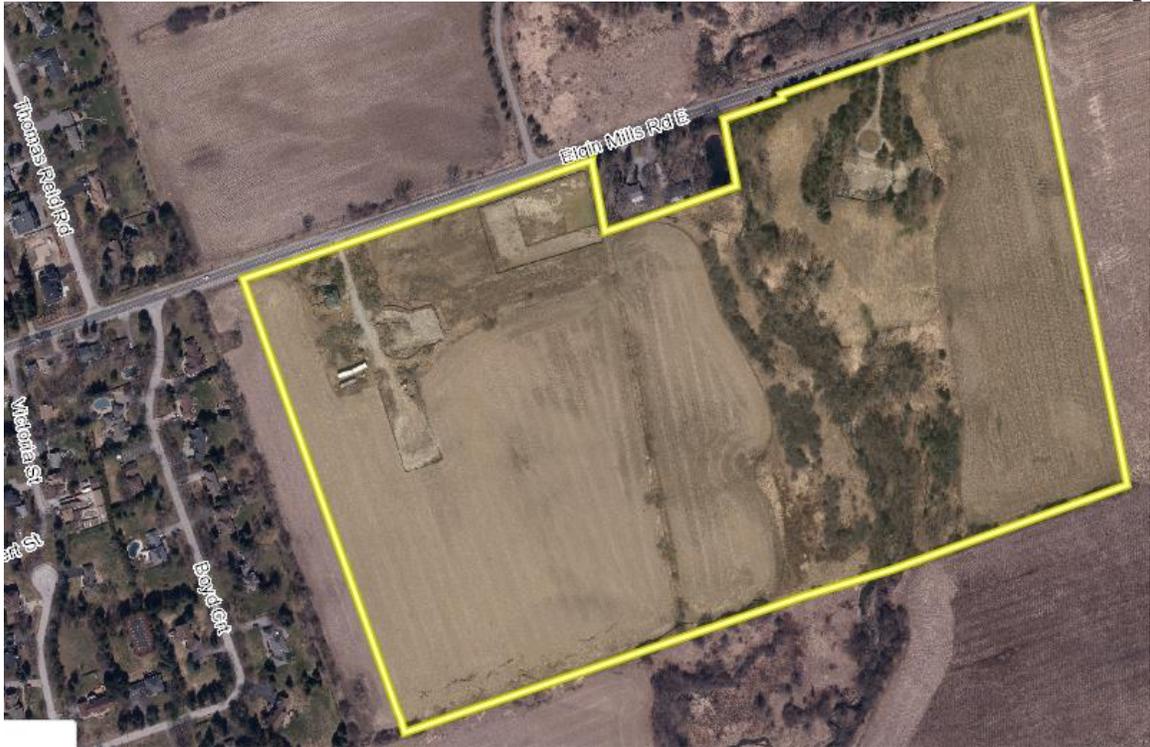
Mattamy (Berczy Glen) Limited  
7880 Keele Street, Suite 400  
Vaughan, ON L4K 4G7

c/o Mehr Hazari  
Associate Land Development Manager  
Mattamy Homes Canada  
[mehr.hazari@mattamycorp.com](mailto:mehr.hazari@mattamycorp.com)

**MAP:**



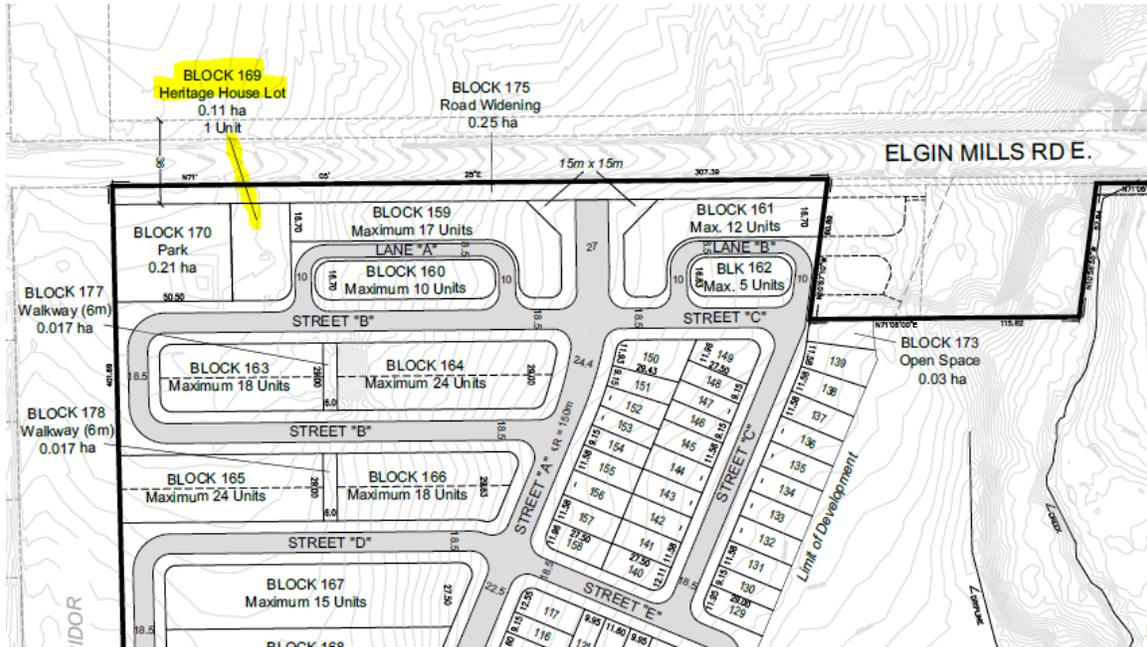
**FIGURE 2 – Aerial Map**



**FIGURE 3 – Photograph**



**FIGURE 4**  
**Plan of Subdivision**  
**(partial to illustrate Heritage Lot)**



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**APPENDIX 'A' – Statement of Significance/ Reasons for Designation****STATEMENT OF SIGNIFICANCE****Thomas Frisby Jr. House**  
3151 Elgin Mills Road East  
c.1915

The Thomas Frisby Jr. House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in following Statement of Significance.

**Description of Property**

The Thomas Frisby Jr. House is a two and a half storey red brick dwelling located on the south side of Elgin Mills Road East, east of Victoria Square Boulevard and the historic crossroads community of Victoria Square. The house faces north.

**Design and Physical Value**

The Thomas Frisby Jr. House is a good example of the spacious, simply-detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century, often constructed to replace older dwellings as the Township's farmers enjoyed a period of prosperity. The architectural detailing of the Frisby House reflects the Edwardian Classicism that was popular in North America from the 1900s through the 1920s. The house was constructed in the form of an American Foursquare, with a functional, compact, near-cubic form, pyramidal roof and deep verandas. The red pressed-brick cladding and two and a half storey massing of the house are representative of up-to-date farm and village residences that were locally built in the early part of the 20<sup>th</sup> century.

**Historical and Associative Value**

The Thomas Frisby Jr. House has historical and associative value as a property owned by Thomas Frisby Jr., a member of a prominent local family that came to this vicinity from England in the early 19<sup>th</sup> century. Thomas Frisby Jr. was the son of Thomas Frisby and Jane (Newlove) Frisby, and the grandson of John and Lucy Frisby. Thomas Jr. and his wife, Amelia "Millie" (Mapes) Frisby were members of the Methodist Church. Thomas Jr. was a member of the Free Masons, based on the Masonic symbol on his headstone at the west cemetery of Victoria Square United Church. He was a farmer for most of his life, except for a period of time in the early 1880s when he worked as a carriage and wagon maker, likely in association with John Rowbotham and his uncle, William Frisby,

blacksmith. Between 1895 and 1914 he served as Victoria Square's postmaster in addition to his main occupation as a farmer.

### **Contextual Value**

The Thomas Frisby Jr. House is of contextual value as a former farmhouse that reflects the agricultural community that has surrounded the hamlet of Victoria Square for generations, but is now in the process of being transformed from rural to urban. The house represents the transition of Victorian Markham Township into the 20<sup>th</sup> century and the sweeping social, political, and technological changes to come as the new century unfolded. It is one of three existing heritage buildings that are associated with the locally important Frisby family, which also include Lucy Frisby's c.1873 village residence at 15 Victoria Street, and the c.1860 Schell-Frisby House at 3575 Elgin Mills Road East, once the home of Richard Frisby, a younger brother of Thomas Jr.

### **Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Thomas Frisby Jr. House include:

- Overall form of the two and a half storey, cubic-plan building;
- Red brick walls with brick arches over door and window openings;
- Medium pitched truncated hipped roof with hipped roofed dormers;
- Single-stack brick chimney;
- Wooden doors on the north and south walls;
- Flat-headed window openings with wooden sash-style windows with 1/1 glazing and concrete lugsills;
- Hipped roofed front veranda with gable-roofed projection, supported on Classical wood columns resting on brick and concrete pedestals, simple wooden railings;
- Hipped roofed rear porch with balcony, supported on slender wooden posts.