

Authority: Scarborough Community Council Item
SC25.8, adopted as amended, by City of Toronto
Council on July 14, 15 and 16, 2021

CITY OF TORONTO

BY-LAW 803-2021

To designate the property at 19 Parkcrest Drive as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 19 Parkcrest Drive as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 19 Parkcrest Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed timeline under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 19 Parkcrest Drive, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property 19 Parkcrest Drive at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on October 4, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
STATEMENT OF SIGNIFICANCE
19 PARKCREST DRIVE – FREDERICK J. CORNELL HOUSE

Reasons for Designation

The property at 19 Parkcrest Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 19 Parkcrest Drive is situated on the east side of Parkcrest Drive, south and west of the intersection of Kingston Road and Markham Road in the Park Hill subdivision of the Scarborough Village neighbourhood. The property contains a one and-a-half storey, Craftsman Bungalow style, house-form building constructed by Frederick J. Cornell c.1916-1917.

The property was nominated for evaluation by the Scarborough Community Preservation Panel in 2012.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 19 Parkcrest Drive containing the Frederick J. Cornell house, has design value as a fine and representative example of the Craftsman Bungalow style with a rare cladding of pebbles retrieved from the base of the Scarborough Bluffs. The Craftsman Bungalow style is evident in the characteristic features of the one-and-a-half-storey massing, low-pitched broad gable roofs encompassing the second floor, shed dormers, deep eaves with prominent decorative rafters and decorative wood beams and large verandahs. The picturesque composition of the house including a porte-cochere, gable, and truncated gable, roofs, prominent chimneys and leaded glass casement windows are characteristic of the period and indicative of the English Arts and Crafts Movement roots of the North American Craftsman Bungalow style. The Cornell house display a high degree of craftsmanship in the rare pebble-stone cladding and in the decorative wood detailing of the rafters and beams of the roofs of the house.

Historical and Associative Value

The property has associative value as from 1970-1975 it was owned by Stephen Lewis and Michele Landsberg. An Ontario Member of Parliament from 1963, at the time of his ownership of the property Lewis was the leader of the Ontario New Democratic Party. He later served as Ambassador to the United Nations, the U. N. special envoy for HIV/AIDS in Africa, as a director for Unicef, as well as a broadcaster for CBC radio and CityTV and is now a Distinguished Visiting Professor at Ryerson University. In 2003 he was invested as a Member of the Order of Canada. Michele Landsberg, is a best-selling author and journalist. In 2005, the Canadian Women's Foundation recognized her contribution to activism and the media by establishing the Michele Landsberg Award in her honour. In 2006, Ms. Landsberg was made an Officer of the Order of Canada.

The property has historical value through its potential to yield information about the growth and development of Scarborough and Scarborough Village in the early 20th century. Constructed

c.1916-1917, it is valued as one of the earliest houses to be constructed in the Parkhill neighbourhood which was created in 1911-12 by Cecil White through Subdivision Plan 1734 following the 1905-6 construction of the Kingston Road radial car line. These two events were part of the historic transition of southern Scarborough from a 19th-century township characterized by large farm holdings clustered around small villages to a 20th-century municipality with planned suburbs stretched along the Lake Ontario shoreline and picturesque terrain of the Scarborough Bluffs.

Contextual Value

Set well back from Parkcrest Drive, the architecture and landscape of the F. J. Cornell house with its extensive lawns, mature trees and plantings, has contextual value as it contributes to the parklike setting of the Park Hill subdivision which features rustic winding streets with no sidewalks, a variety of mature deciduous and coniferous trees in an undulating terrain characteristic of the principles of the late 19th and early 20th-century Garden Suburb movement. The Cornell house contributes to the early 20th-century character of the street with other houses which feature Craftsman Bungalow, Arts and Crafts and Georgian Revival styles, maintaining the scale, setback, landscaped setting and materials, forms and details which are characteristic of the period.

Constructed in 1916-17 as one of the first houses in the Park Hill subdivision and clad in pebbles gathered from the base of the nearby Scarborough bluffs the house is visually, physically and historically linked to its surroundings.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Cornell house at 19 Parkcrest Drive as a representative of the Craftsman Bungalow type:

- The scale, form and massing of the of the one-and-a-half-storey, house-form building with its projecting wings with two verandahs, the double-storey wing on the rear, south-east elevation and the single-storey, enclosed porte-cochere and chimney on the south-west elevation, the single-storey porch on the north-west elevation and the chimney on the north-east elevation
- The design of the roofs as low-pitched, gable roofs with shed dormers and a truncated gable roof, all with wide, overhanging eaves with prominent and decoratively detailed rafters
- The materials, including:
 - the pebble cladding
 - the cast concrete sills, lintels, capitals and bases and
 - the concrete base of the walls
 - the wood in the beams and roof details including the rafters and the eaves

- The windows including leaded glass casement windows and double-hung sash
- The decorative detailing of the beams on the two verandahs with their paneling and corbelled end details, the projecting beams on the porch and of the rafters
- The square-section stone piers of the two verandahs and the porte-cochere

The following heritage attributes contribute to the contextual value of the property at 19 Parkcrest Drive as it supports the early 20th-century Garden Suburb character of the Park Hill subdivision:

- The setback, placement and orientation of the one-and-a-half-storey house-form building on its lot, set well back from the street with a circular driveway, lawns, mature trees and shrubs
- The orientation of the house as it is rotated so that the principal north-west elevation and the south-west elevation with the porte-cochere are both visible
- The form and massing of the house of the house as an expression of the Craftsman Bungalow style and the Arts and Crafts movement architecture which is characteristic of the Garden Suburb architecture of this period
- The pebble cladding which is expressive of the proximity of the Scarborough Bluffs and the lakeshore

SCHEDULE B
LEGAL DESCRIPTION

PIN 06403-0058 (LT)
PART OF LOTS 74, 75 AND 76, REGISTERED PLAN 1734 SCARBOROUGH AS IN
TB882693

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)