

Inclusion on the City of Toronto's Heritage Register - 19 Parkcrest Drive

Date: May 25, 2021

To: Toronto Preservation Board
Scarborough Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Scarborough Southwest - Ward 20

SUMMARY

This report recommends that City Council include the property at 19 Parkcrest Drive on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated on the east side of Parkcrest Drive, south and west of Kingston Road and Markham Road in 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 which is distinguished by its rustic cladding of pebbles collected from the Scarborough Bluffs shoreline.

The Frederick J. Cornell house is one of the earliest houses built in the Park Hill subdivision following the 1905-6 construction of the radial street car line on the Kingston Road which resulted in the historical transformation of southern Scarborough from a 19th century settlement of farms with a cluster villages to a series of planned communities along the lakefront and the Scarborough Bluffs. First occupied by descendants of the earliest Scarborough settler families, the Cornell's and Glendinning's, from 1970-75, the property was owned by Stephen Lewis, the Canadian politician, ambassador to the United Nations and broadcaster, and Michele Landsberg, best-selling author, journalist and activist, both of whom have been recognized with honours through the Order of Canada.

A nomination to evaluate the property was submitted by the Scarborough Community Preservation Panel in 2012. On April 25, 2021, the Panel contacted Heritage Planning requesting evaluation of the property as a priority as it had been recently sold.

Following research and evaluation, it has been determined that the property at 19 Parkcrest Drive meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the property at 19 Parkcrest Drive on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (May 25, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

There is no decision history.

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

[Ontario Heritage Tool Kit \(gov.on.ca\)](http://www.gov.on.ca)

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community.

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A statement has been prepared explaining why the property is believed to have cultural heritage value and which includes a description of the property's design and appearance, its primary address, estimated date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

A location map and photographs (Attachment 1) are attached.

The property at 19 Parkcrest Drive is located to the south and west of Kingston and Markham roads in the Scarborough Village neighbourhood and contains the Cornell house. Constructed c.1916-1917, the house is valued as one of the earliest to be built in the Parkhill subdivision, Plan 1734, registered in 1910 by Cecil B. White, following the 1905-6 construction of the Kingston Road radial car line. These two events were part of the historic transition of 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. Park Hill includes the adjacent streets of Hill Crescent, Sylvan Avenue and Annis Road. Annis is the name of early Scarborough settler Levi Annis who with William Cornell, constructed the local section of the Kingston Road, first known as Cornwell Road. Levi E. Annis, a descendant, owned Lot 19, Concession C when a portion of it was subdivided by White in 1910.

The property at 19 Parkcrest Drive contains a detached, house-form building constructed on the property owned by the builder, Frederick J. Cornell and Sarah E. Cornell from 1913 until Sarah's death in 1951. Frederick James (F.J.) Cornell (1877-1934) was the great grandson of William B. Cornell (b.1766) who emigrated from Rhode Island in 1799, becoming one of Scarborough Township's earliest settlers. His son, Charles Cornell, (F. J.'s uncle) was the builder of the 1858 Cornell House now preserved in the Scarborough Museum. Sarah Elizabeth Cornell, nee Glendinning, (1880-1951), was the grand-daughter of James Glendinning (1796-1861) and great niece of Archibald Glendinning (1804-1883). Both men were born in Dumfriesshire, Scotland and settled in Scarborough c.1820.

The property has additional 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 Cornell house is valued for its design as a very fine example of the Craftsman Bungalow style which is evident in the characteristic elements of the one-and-half-storey massing with the second floor encompassed in the broad gables roofs with shed dormers, deep eaves with prominent decorative rafters, leaded glass casement windows and the large verandahs. The house is expressive of its locale in the facing of pebbles gathered from the base of the nearby Bluffs. The property features a circular drive leading to a porte-cochere which was enclosed as a living space in 1993.

Set well back from Parkcrest Drive, the architecture and landscape of the Cornell house with its extensive lawns, mature trees and plantings, contributes to the picturesque quality 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. Parkcrest Drive contains a mix of early 20th century houses exhibiting period styles of the Arts and Crafts and Georgian Revival, later post-war bungalows and more recent 21st century houses, but the consistency of scale, setbacks and landscape creates a cohesive neighbourhood environment.

19 Parkcrest Drive has been nominated for heritage evaluation by the Scarborough Community Preservation Panel.

Following research and evaluation according to Regulation 9/06, it has been determined that the Frederick J. Cornell House (c.1916-1917), located at 19 Parkcrest Drive, has cultural heritage value under all three categories of design, associative and historic, and context.

CONTACT

Marybeth McTeague
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-392-1974; Fax 416-392-1973
Email: marybeth.mcteague@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1- Location Map and Photographs
Attachment 2- List of Research Sources
Attachment 3- Listing Statement (Reasons for Inclusion) – 19 Parkcrest Drive

LOCATION MAP AND PHOTOGRAPHS:
19 PARKCREST DRIVE

ATTACHMENT 1

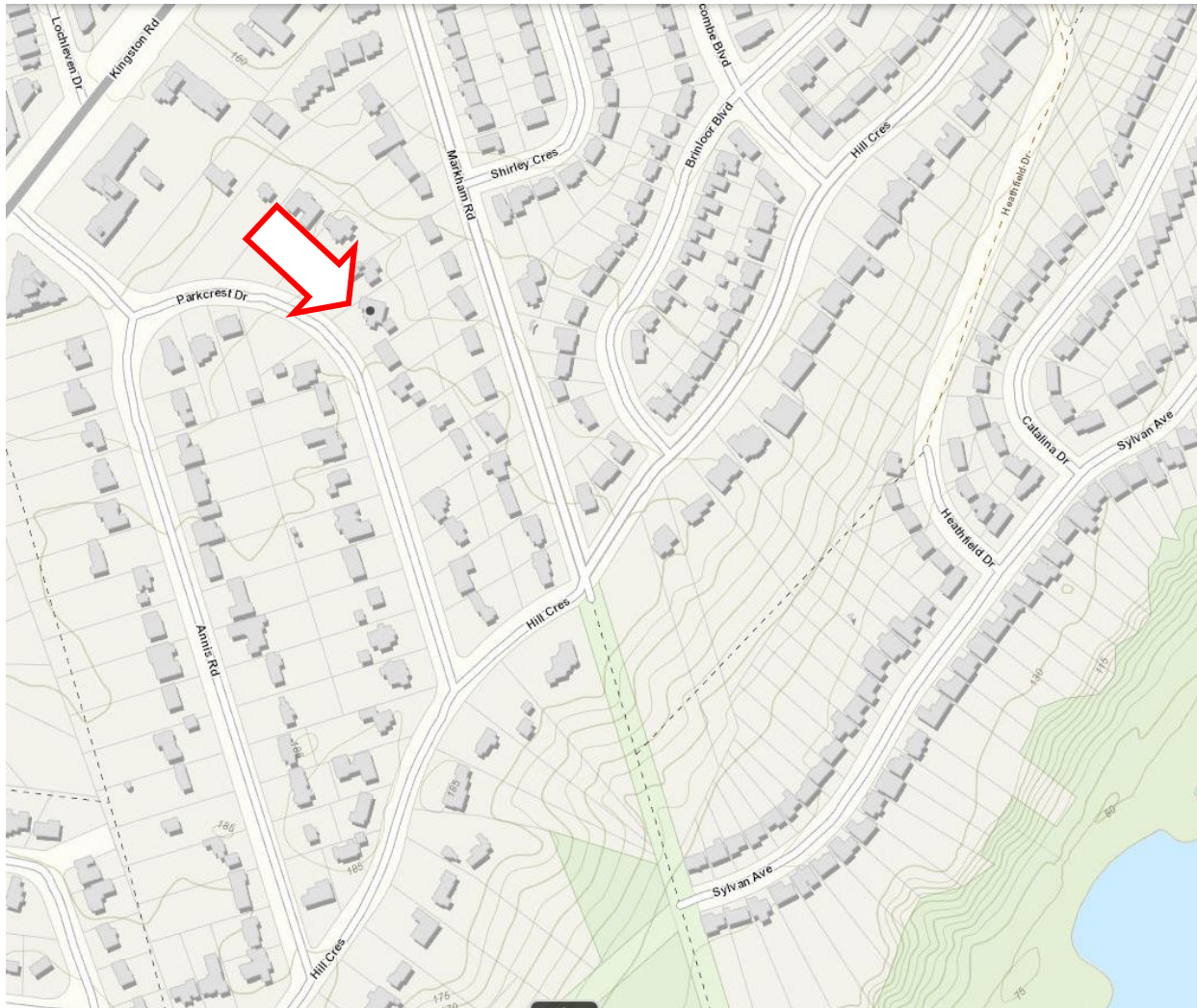


Figure 1. Location map showing the property at 19 Parkcrest Drive, on the east side of Parkcrest Drive, south of Kingston Road and west of Markham Road in the Scarborough Village neighbourhood.

This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property. (Map, City of Toronto)

PARK HILL, SCARBORO, LAKESIDE HOMES FOR PARTICULAR PEOPLE



This most beautiful and sightly tract of land starts from the Kingston Road and rises in a rolling slope to its highest point in about the centre of the property, where it tops the bluffs overlooking the broad expanse of Lake Ontario, and the generous and level lots at its base on the lake shore. In all the sections that have been offered to the public of Toronto for rural or summer homes in the last decade, there are none that have even approached this block of and in scenic advantages. It is the one best spot in all outlying Toronto for the man who wants an ideal home in the country. SEE IT.

Schemes on the property, just East of Stop 34 on the Kingston Rd. all day 'Saturday, & we will motor you out any day next week. Phone M. 5493 for appointment.

Located in Scarborough between Kingston Rd. and Lake Ontario, just East of Stop 34.

Lots contain from One-Half to Three Acres Each

C. WHITE & CO.

58 Victoria Street

TORONTO'S SUBURBS

The city is growing rapidly. The wilderness of to-day is the metropolis of to-morrow. Modern means of transportation and progress eliminate both time and distance. Living in the outlying districts is not so much of a hardship to-day as living north of Bloor Street was a few years ago. With the change in conditions has come a change in living conditions. The city man looks from cramped quarters with longing eyes at the broad expanse made possible, and possible.

If you are going outside of the city's centre to live—either to the lake. The air is pure. The temperature is more even—warmer in the winter and cooler in the summer, because of the well-known equalizing virtue of a big body of water. The outlook is better—far out of the city's centre is a more complete outlook its fair proportions of land, water, hill, and dale.

Figure 2. 1912 Advertisement in the *Toronto Daily Star* for lots for sale by C. White & Co. in the Park Hill subdivision. Lots 74, 75, 76 purchased by Frederick J. Cornell in 1913 are highlighted in red. In 1956, the east half of the lots, facing Markham Road was severed by Arthur Cockshutt. (*Toronto Daily Star*, September 22, 1911, p.17, Scarborough Archives)



Figure 3. View of the setting of the Frederick J. Cornell house on the property at 19 Parkcrest Drive, looking towards the principal (north-west) and side (south-west) elevations (Heritage Planning [HP], 2021)



Figure 4. View of the principal (north-west) and side (south-west) elevations of 19 Parkcrest Drive, showing the Craftsman Bungalow features and particularly the pebble cladding and decorative rafters under the deep eaves of the gable ends (Scarborough Community Preservation Panel [SCPP], 2008)



Figure 5. View of the south-west elevation with the enclosed former porte-cochere (SCPP, 2008)



Figure 6. North elevation showing the pebble cladding set in concrete, the decorative rafters and the leaded casement windows (SCPP, 2021)

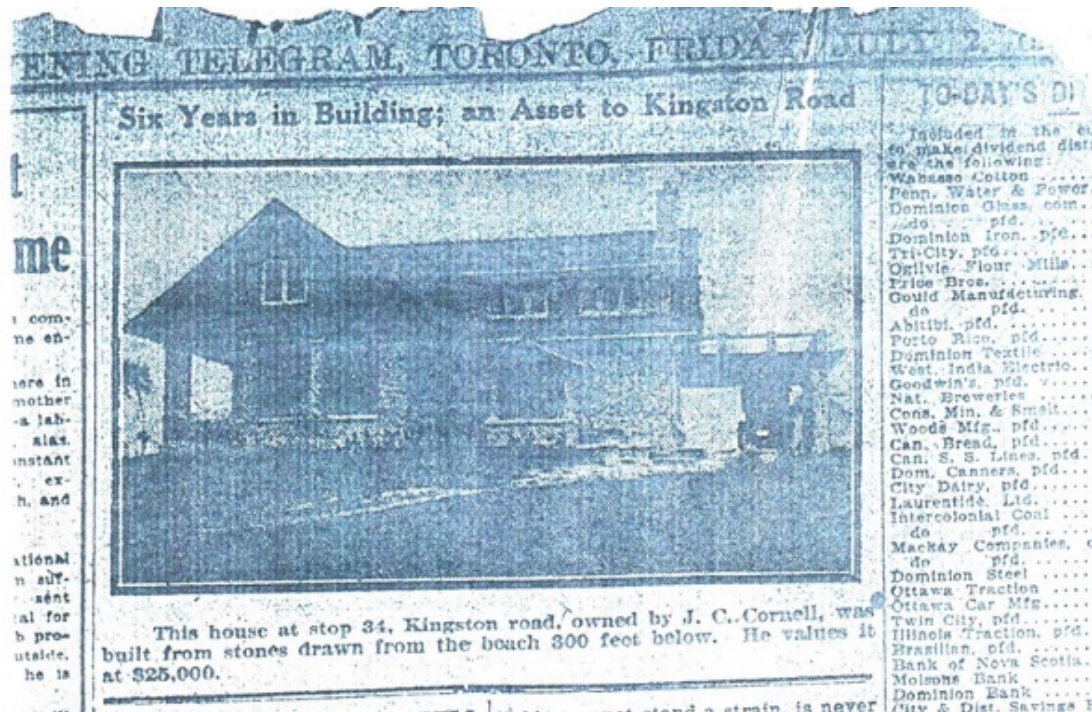


Figure 7. Photograph of the Cornell House, 1920 in an article in the *Evening Telegram, Toronto*, (July 2, 1920) featuring the house and stating that it was built with stones from the beach. The importance of the radial car line is indicated by its identification as being located at Stop 34 on the Kingston Road. At the right of the photograph is the porte cochere which was enclosed as a living space in 1993. (Scarborough Archives)

LIST OF RESEARCH SOURCES:

19 PARKCREST DRIVE

ATTACHMENT 2

Archival Sources

- City of Toronto Archives, Assessment Rolls, 1914-1919
- Ontario Land Registry Records, Plan 1734, Lots 74, 75, 76
- *The Evening Telegram, Toronto*, "Six Years in Building: an Asset to Kingston Road," July 2, 1920.
- *The Globe and Mail*. "Notice to Creditors and Covenanters" re: estate of Frederick James Cornell, February 9, 1935, p.12.
- *The Toronto Daily Star*, "Parkhill Scarboro (sic), Lakeside Homes for Particular People," September 22, 1911, p.17
- *The Toronto Daily Star*, "Toronto's Present Prosperity Here to Stay is the Real Estate Men's Chorus," with an illustration of White & Co. landholdings, May 1, 1912, n.p.
- *The Toronto Daily Star*, "Decide to Invest in Kingston Road Properties," June 29, 1914, p.16.
- *The Toronto Daily Star*, November 28, 1930, p. 37 reference to building permits granted to F. J. Cornell to construct three houses at 60-64 Kingswood Road.

Secondary Sources

- Blumenson, John, *Ontario Architecture*, 1990
- Bonis, Robert R. *A History of Scarborough*. 1965
- Brown, Ron, *Toronto's Lost Villages*, 1997
- Cruikshank, Tom and John de Visser, *Old Toronto Houses*, 2003
- Hill, Robert. *Biographical Dictionary of Architects in Canada, 1800-1905*
<http://www.dictionaryofarchitectsincanada.org/>
- Kalman, Harold. *A History of Canadian Architecture*, vol. 2. 1994
- Scarborough Archives, Rick Schofield archivist – Cornell genealogical records, newspapers, photographs
- Scarborough Community Preservation Panel, Jeremy Hopkin, former member, Nomination for the Property at 19 Parkcrest Drive, 2012
- Sullivan Burgess Family Tree re: Glendinning
<http://www.glendinning.name/ancestry/beatfam/pafg19.htm>
- Toronto History Museums: (Charles) Cornell House
<https://www.toronto.ca/explore-enjoy/history-art-culture/museums/scarborough-museum/>
- Wikitree re Archibald Glendinning
<https://www.wikitree.com/wiki/Glendinning-73>

LISTING STATEMENT (REASONS FOR INCLUSION) ATTACHMENT 3
19 PARKCREST DRIVE
FREDERICK J. CORNELL HOUSE



View of the principal (north-west) elevation and side (south-west) elevation
 (Scarborough Community Preservation Panel, 2008)

DESCRIPTION:

FREDERICK J. CORNELL HOUSE - 19 PARKCREST DRIVE	
ADDRESS	19 Parkcrest Drive
WARD	Scarborough Southwest – Ward 20
LEGAL DESCRIPTION	Plan 1734, PT LOT 74 to 76PT
NEIGHBOURHOOD/COMMUNITY	Scarborough Village
HISTORICAL NAME	Frederick J. Cornell House
CONSTRUCTION DATE	c.1916-1917
ARCHITECT/BUILDER/DESIGNER	Frederick J. Cornell
RECORDER	Heritage Planning - Marybeth McTeague
REPORT DATE	May 25, 2021

Reasons for Inclusion on the City's Heritage Register:

Located on the east side of Parkcrest Drive, south of Kingston Road and west of Markham Road, the property at 19 Parkcrest Drive contains a detached, house-form building constructed c.1916-1917 on property owned by the builder, Frederick J. Cornell and Sarah E. (Glendinning) Cornell from 1913 until Sarah's death in 1951. Both Frederick and Sarah are descendants of William B. Cornell and James and Archibald Glendinning, who were among the earliest settlers of Scarborough Township.

From 1970-1975, the property was owned by Stephen Lewis, politician, journalist, former ambassador to the United Nations and Member of the Order of Canada, and his wife Michele Landsberg, best-selling author, journalist and Officer of the Order of Canada.

The Cornell house represents the Craftsman Bungalow style evident in the one-and-half-storey massing, broad gables roofs with shed dormers, and deep eaves with prominent decorative rafters, leaded glass casement windows and large verandahs. The house is distinctive in its cladding of pebbles collected from the beach at the base of the nearby Scarborough Bluffs.

The house was one of the earliest to be built in the Park Hill subdivision, registered as Plan 1734 by the Cecil B. White Co. in 1910. Set well back from Parkcrest Drive, its architecture and landscape with extensive lawns, mature trees and plantings, contributes to the picturesque quality of the Park Hill subdivision, which features rustic winding streets, a variety of mature deciduous and coniferous trees in an undulating terrain characteristic of the principles of the Garden Suburb movement.