

7 Meadowcrest Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 15, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 3 - Etobicoke-Lakeshore

SUMMARY

This report recommends that City Council state its intention to designate the property at 7 Meadowcrest Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 7 Meadowcrest Road, known historically as Spring Bank Cottage, is located on the south side of Meadowcrest Road, west of Royal York Road, within the Sunnylea neighbourhood of Etobicoke.

A location map and current photograph of the heritage property are included in Attachment 2.

Constructed c.1861, the property contains a detached two-storey brick house form building with a contemporary two-storey rear addition. The property was originally part of Concession II Meridian, Lot 14, and was historically associated with the Thompson family, United Empire Loyalists and among the earliest settlers in south Etobicoke. The property was subsequently home to John and Minnie Parkin and their sons, including John B. Parkin (1911–1975), architect and pioneer of Canadian Modernism who received his first major commission while residing here. As a surviving pre-Confederation farmhouse associated with one of the area's earliest settler families, Spring Bank Cottage documents the trajectory from United Empire Loyalist land grants, through agricultural occupation and market gardening, to residential subdivision, charting the broader evolution of the south Etobicoke from a rural, agricultural landscape to the mid-20th century suburban residential Sunnylea neighbourhood.

The subject property at 7 Meadowcrest Road was listed on the City of Toronto's Heritage Register on September 27, 2006.

This property is one of eighteen pre-1870 listed properties citywide which have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and its ongoing prioritization strategy for listed properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the strategy for the review of listed properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare heritage evaluation reports for a subset of listed properties prioritized for designation. City Planning retained the services of Alex Corey Heritage Consulting ("the Consultant") to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 7 Meadowcrest Road. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 7 Meadowcrest Road has cultural heritage value and meets five of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 7 Meadowcrest Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 7 Meadowcrest Road (Reasons for Designation) attached as Attachment 1, to the report, June 15, 2026, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 7 Meadowcrest Road on the City of Toronto's Heritage Register on September 27, 2006.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize subsets of listed properties located within areas where growth is anticipated for designation under the Act and described the proactive strategy under development that will be used to monitor the listed properties that are deemed removed from the Register after January 1, 2027. <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented. [Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a

whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 7 Meadowcrest Road (Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 7 Meadowcrest Road meets the following five out of nine criteria:

- **Criterion 1:** The property has design and physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
- **Criterion 4:** 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.
- **Criterion 5:** The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- **Criterion 8:** The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
- **Criterion 9:** The property has contextual value because it is a landmark.

For more detailed explanations of how each criterion is met, see Attachments 1-3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 7 Meadowcrest Road, as these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 7 Meadowcrest Road has cultural heritage value and meets five of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

The Statement of Significance: 7 Meadowcrest Road (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Adrian Gamble, Heritage Planner, Heritage Planning, Urban Design, City Planning 416-338-5623; Adrian.Gamble@toronto.ca

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning 416-338-1079; Mary.MacDonald@toronto.ca

SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The subject property at 7 Meadowcrest Road is located on the south side of Meadowcrest Road, west of Royal York Road, within the Sunnylea neighbourhood of Etobicoke. Constructed c.1861, the property contains a detached two-storey brick house form building known as Spring Bank Cottage, with a contemporary two-storey rear addition. The property was originally part of Concession II Meridian, Lot 14, and was historically associated with the Thompson family, United Empire Loyalists and among the earliest settlers in south Etobicoke. The property was subsequently home to John and Minnie Parkin and their sons, including John Burnett Parkin (1911–1975), architect and pioneer of Canadian Modernism who received his first major commission while residing here.

Statement of Cultural Heritage Value**Design and Physical Value**

The property at 7 Meadowcrest Road has design and physical value as a rare and representative example of a mid-19th century vernacular Regency-style farmhouse in south Etobicoke. One of the few surviving Pre-Confederation structures in south Etobicoke, the two-storey brick house features characteristic elements of the Regency style including a hipped roof with a central east-facing dormer, a symmetrical three-bay primary elevation composition, and polychrome brick detailing expressed through buff (yellow) brick quoins, pilasters, and splayed lintels set against red brick cladding. The central entrance bay of the primary (east) façade is flanked by buff brick pilasters rising the full height of the building, imparting a formal, classically rooted character consistent with the aspirations of a prosperous agricultural family.

Historical and Associative Value

The property at 7 Meadowcrest Road has historical and associative value through its direct and multi-generational association with the Thompson family, United Empire Loyalists and among the earliest European settlers in south Etobicoke. Alexander Thompson, who served as a Sergeant in the American Revolutionary War under Governor Simcoe, was granted Lots 14 and 15 within the Concession II Meridian in 1803. His grandson, Archibald Thompson, purchased Lot 14 in 1855 after it had been sold by Alexander and constructed the present house c.1861, naming the property “Spring Bank” in recognition of the adjacent family farm (Rose Bank), and establishing an orchard and dairy operation (Spring Bank Dairy) that was carried forward and expanded by his son George into a successful agricultural business through the remainder of the 19th century. The Thompson family’s multi-generational occupation of the property, spanning from the earliest period of European agricultural settlement in south Etobicoke through to the close of the 19th century, is directly connected to the surviving structure.

The property at 7 Meadowcrest Road has historical and associative value through its direct association with John Burnett Parkin (1911–1975), a pioneer of Canadian

Modernism and leading figure in 20th century Canadian architecture. While residing at 7 Meadowcrest Road with his parents, John B. Parkin received his first major commission in 1942: the design of the new Sunnylea Public School, replacing its predecessor on Prince Edward Drive. Inspired by Eliel and Eero Saarinen's landmark Crow Island School in Winnetka, Illinois (1940), the Sunnylea Public School established a new standard for school design in Ontario through its innovative single-storey plan, classrooms oriented to maximize natural light and outdoor access, and flexible floor plans, leading to over 200 subsequent public school commissions for Parkin Associates. The association of 7 Meadowcrest Road with the formative years and first major commission of John B. Parkin connects the property to a period of national significance in Canadian architectural history.

The property at 7 Meadowcrest Road also yields, or has the potential to yield, information that contributes to an understanding of the settlement and development of south Etobicoke. As a surviving pre-Confederation farmhouse associated with one of the area's earliest settler families, Spring Bank Cottage documents the trajectory from United Empire Loyalist land grants, through agricultural occupation and market gardening, to residential subdivision, charting the broader evolution of south Etobicoke from a rural, agricultural landscape to the mid-20th century suburban residential Sunnylea neighbourhood.

Contextual Value

The property at 7 Meadowcrest Road has contextual value as it is a landmark property within the Sunnylea neighbourhood. As one of the oldest surviving structures in the area, Spring Bank Cottage represents a tangible and irreplaceable connection to the agricultural origins of a community otherwise characterized by mid-20th century residential development. The building's prominent siting on a ridge above the Mimico Creek valley — with the house visible from the south within the river valley corridor — reinforces the historical relationship between the property and its natural landscape setting and maintains a connection between the natural topography and Spring Bank Cottage. Its highly visible presence on Meadowcrest Road and its contrast to the post-war suburban pattern of subdivision that defines Sunnylea contribute to its recognition within the community as a landmark property.

The property at 7 Meadowcrest Road has contextual value as it is physically, visually, and historically linked to its surroundings. The siting and orientation of Spring Bank Cottage towards Royal York Road (formerly Trespass Road) reflects the historic lot divisions and patterns of development. The property's proximity to Mimico Creek, located to the south and west and which provided the natural irrigation that sustained the Spring Bank farm and dairy through the second half of the 19th century, remains present to this day.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the design and physical value of the property at 7 Meadowcrest Road as a representative and rare surviving example of a mid-19th century vernacular Regency-style rural farmhouse include:

- The scale, form, and massing of the two-storey detached house form building
- The hipped roof with a central east-facing hipped dormer window
- The two three-stack chimneys rising from buff brick bases on the north and south slopes of the roof
- The red brick cladding with buff (yellow) brick quoins at the building corners
- The symmetrical three-bay composition of the primary (east) façade
- The buff brick pilasters flanking the central entrance bay on the primary (east) façade, extending to the roof line
- The central rectangular entrance opening, including the rectangular four-panel wood door, flanking sidelights, and rectangular transom above
- The rectangular window openings with stone sills and splayed buff brick lintels on the primary (east) façade
- The symmetrical three-bay composition of the secondary (north) façade, with central projecting chimney stack
- The rectangular window openings with stone sills and splayed buff brick lintels on the visible north (side) façade

Historical and Associative Value

Attributes that contribute to the historical and associative value of the property at 7 Meadowcrest Road as part of the Thompson family's Spring Bank farm, and as the residence of John Burnett Parkin during his formative professional years, include:

- The location of the house on the former Concession II Meridian Lot 14, later 848 Royal York Road
- The orientation of the primary (east) façade towards the historic Royal York Road (formerly Trespass Road), reflective of the property's original approach and agricultural context
- The siting of the house above and in proximity to Mimico Creek, which historically bisected Lot 14 and was integral to the agricultural operations of the Spring Bank farm, orchard, and dairy
- The surviving mid-19th century building continuously associated with the history of south Etobicoke from its construction c.1861 to the present day

Contextual Value

Attributes that contribute to the contextual value of the property at 7 Meadowcrest Road as a remnant of the Spring Bank farm and orchard, and as an anchor of the historical character of the Sunnylea neighbourhood include:

- The placement and siting of Spring Bank Cottage within the Sunnylea neighbourhood
- The position of the building on a ridge above the Mimico Creek valley, with the house visible from the south within the river valley
- The contrast of the building apparent through its siting and orientation in relation to surrounding homes, which marks it as an earlier construction that pre-dates the neighbourhood's 20th century residential subdivision and development

- The orientation of the primary (east) façade towards Royal York Road, reflecting the property's historical relationship to this former rural and agricultural arterial corridor

LOCATION MAP AND CURRENT PHOTOGRAPH

7 MEADOWCREST ROAD

ATTACHMENT 2

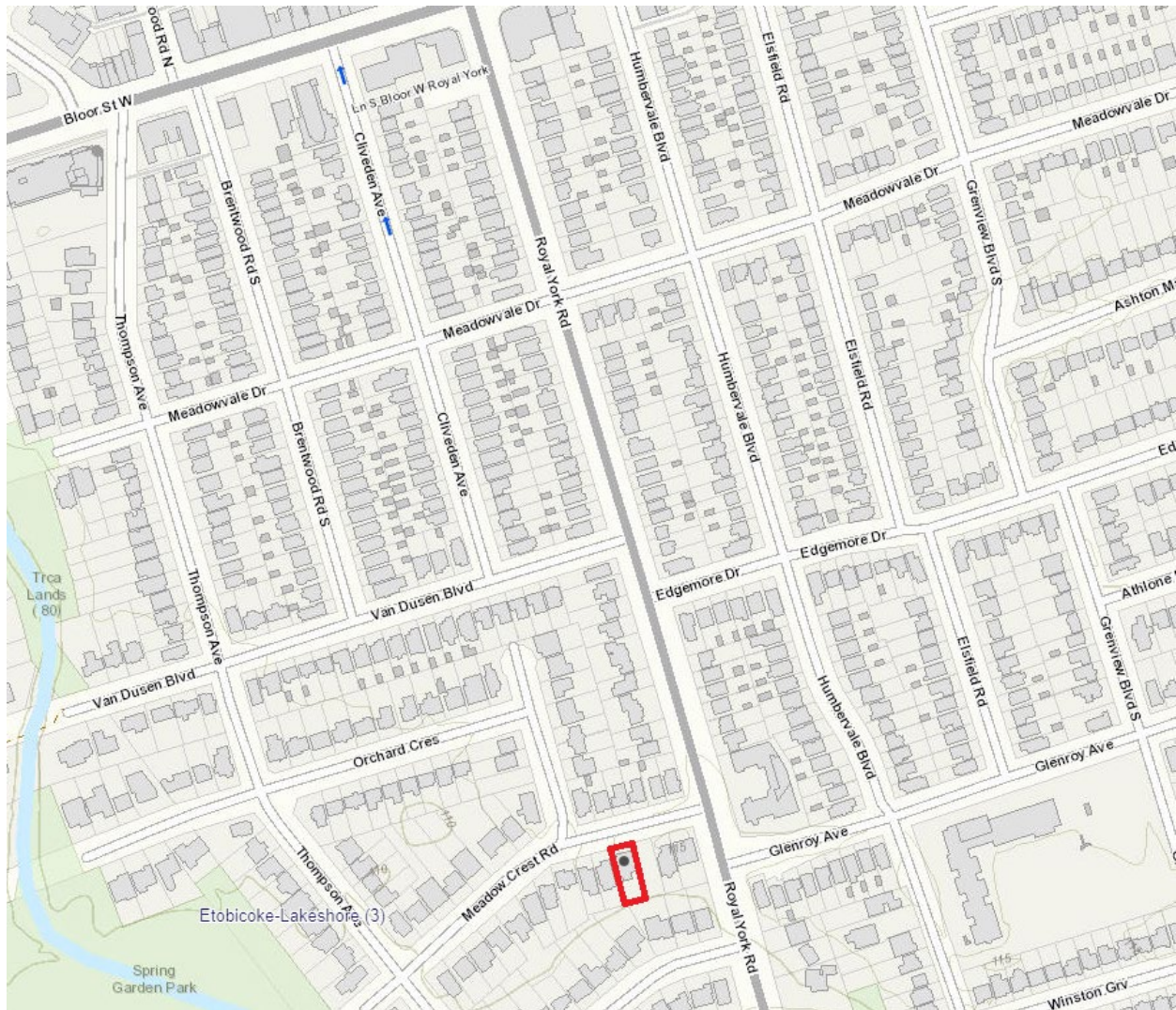


Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2026).



Figure 2. 7 Meadowcrest Road, north-east facade (Alex Corey, April 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
7 MEADOWCREST ROAD**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 3. 7 Meadowcrest Road, north-east facade (Alex Corey, April 2026).

1. DESCRIPTION

7 MEADOWCREST ROAD - SPRING BANK COTTAGE	
ADDRESS	7 Meadowcrest Road
WARD	Ward 3 - Etobicoke-Lakeshore
NEIGHBOURHOOD/COMMUNITY	Stonegate-Queensway
CONSTRUCTION DATE	c. 1861
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	N/A
LISTING DATE	September 27, 2006

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 7 Meadowcrest Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

7 Meadowcrest Road

1.	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.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	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.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	✓

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Thompson Family

The area currently comprising South Etobicoke was at the turn of the 19th century largely uninhabited by European settlers. Bound by the Humber River to the east and Etobicoke Creek to the west, portions of the region were reserved by Lieutenant-Governor John Graves Simcoe as the “King’s Mill Reserve” owing to plentiful lumber, and the ability to transit felled trees to the mouth of the Humber River for the purposes of naval and government building construction.⁴ Beyond the Reserve, concessions and lots of 100 acres were surveyed and distributed to clergy, loyalists, and farmers.

3 Mississaugas of the Credit, “The History of Mississaugas of the New Credit First Nation.” n.d.

4 “Sunnylea,” Etobicoke Historical Society, accessed April 18, 2026, <https://www.etobicokehistorical.com/sunnylea.html>.

In 1803, Lots 14 and 15 within the Second Concession Meridian were granted to Alexander Thompson, a United Empire Loyalist who had served as Sergeant in the American Revolutionary War under Governor Simcoe. Thompson had arrived in Upper Canada in 1792 and settled in the Town of York, where he married and had four children: Alexander Jr., Mary, Jane, and James. His wife, whose name is unknown, died in 1804 and was buried on the property in Etobicoke. The date of the family's relocation from the Town of York to Lots 14 and 15 has not been confirmed; by 1805 he had sold the southern Lot 14 to Isaac Wright.⁵ By the time of Alexander's death in 1831, the family was living on Lot 15 in a cottage called "Rose Bank Cottage," which was subsequently willed to his eldest son, Alexander Junior.

Spring Bank Cottage

After 1805, Lot 14 — upon which 7 Meadowcrest Road is located — changed hands several times (1815; 1824; 1836; 1842; 1847).⁶ In 1855, it was sold by William and Elizabeth Gamble to Archibald Thompson, grandson of Alexander Thompson and the nephew of Alexander Junior who resided in Rose Bank Cottage to the north.

By 1861, Archibald had built the two-storey brick house that stands today. The house was situated in the northeast section of Lot 14 (Figures 4,5,6) facing towards Trespass Road (now Royal York Road) and proximate to Rose Bank Cottage on neighbouring Lot 15. The house that still stands at 7 Meadowcrest Road was designed in a vernacular Regency style, a popular form for rural farmhouses in the mid-19th century. Archibald called his farm and farmhouse "Spring Bank," ostensibly a nod to his family's home to the north, and its immediate context being east of Mimico Creek, which bisected Lot 14.

In 1878, Archibald Thompson died, and Lot 14 was inherited by his eldest son, George, who moved in with his wife Georgina. The 1881 census lists the young couple (26 and 22, respectively) alongside their two sons, George (2) and Hugh (1).⁷

George Thompson developed Spring Bank Cottage and the surrounding farm into a successful agricultural business, working in tandem with his uncle Andrew Thompson (owner of Lot 15) to the north. The Thompson family shifted their focus from grain and cereals to orchards, growing a variety of trees including apples, pears, plums and cherries. They were also known to have operated a dairy (Spring Bank Dairy) on the property.⁸

By 1891, Spring Bank Cottage was a successful orchard and farm: George and Georgina alongside their four children (George Jr., Hugh, Thomas, and William) shared the property with Catherine McDermot (presumably Georgina's widowed mother), William and George Boots (labourers), and Charles Gibson, who managed the livestock.⁹ The property was well-situated to not only benefit from the natural irrigation

⁵ "Spring Bank," Etobicoke Historical Society, accessed April 18, 2026, <https://www.etobicokehistorical.com/springbank.html>.

⁶ Ontario Land Registry Records Concession II Meridian, Lots 14 and 15, accessed April 16, 2026.

⁷ Census of Canada, 1881.

⁸ The Globe and Mail, "Local News," April 5, 1883.

⁹ Census of Canada, 1891.

provided by Mimico Creek, but was close to the growing community of Islington, and the railroad that could transport goods to market.

In 1898, George and Georgina Thompson sold Lot 14 in its entirety to Andrew Orr for unknown reasons. It was subsequently sold to Oliver Coulter who was the first to subdivide the lot, selling the portion upon which Spring Bank Cottage is located to Arthur Parker, in 1905.¹⁰

Parkin Family

The landscape of south Etobicoke saw a noticeable shift through the early decades of the 20th century, as lands transitioned from larger scale market garden lots to sporadic residential subdivisions. The earliest residential communities arose near to established settlements – Islington, Lambton Mills, and Mimico – before spreading into the surrounding landscapes as transportation and access improved. By 1931, 7 Meadowcrest Road was home to Arthur Parker (65, retired), his wife Jeanette, their two daughters Lucy and Janet (a teacher and psychiatrist, respectively) and Arthur's sister, Florence.¹¹

In 1939, Arthur Parker sold the property to John and Minnie Parkin. John Parkin was a figure in the Christadelphian Brethren, a non-trinitarian Restorationist denomination with roots in the 19th century restoration movements. John and Minnie lived at 7 Meadowcrest with their two sons – John B., and Edmond T. Parkin. Architect John B. Parkin was a pioneer of Canadian Modernism, while Edmond was a landscape architect who closely collaborated with his brother.

John Burnett Parkin (1911 – 1975) was born in Toronto and attended the University of Toronto School of Architecture from where he graduated in 1935. Following graduation, he briefly worked in England, returning in 1937 and establishing Parkin Associates soon after.¹²

It was while living at 7 Meadowcrest Road with his parents that John received his first major commission to design a new public school for the local community and replace the outdated Sunnylea Public School on Prince Edward Drive in 1942. John had previously studied new models for school design and with Sunnylea introduced theory to practice, inspired by Eliel and Eero Saarinen's Crow Island School in Winnetka, Illinois (1940). Sunnylea Public School's innovative design – a single storey, with classrooms on either side of a shared hallway prioritizing natural light, flexible floor plans, and easy access to the outdoors – set a new standard for school design in Ontario and led to over 200 public school commissions for Parkin Associates.¹³ In 1944, John B. Parkin moved from his family home at 7 Meadowcrest Road to the Garden

10 Ontario Land Registry Records, accessed April 18, 2026.

11 Census of Canada, 1931.

12 Ontario Association of Architects, "John Burnett Parkin," Honour Roll, accessed April 18, 2026, https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/PARKIN,%20John%20Burnett.pdf.

13 "Spring Bank," Etobicoke Historical Society, accessed April 18, 2026, <https://www.etobicokehistorical.com/springbank.html>.

Court Apartments (1477 Bayview Avenue), where he maintained a long-term tenancy.¹⁴ John and Minnie Parkin remained at 7 Meadowcrest Road until 1966.

Sunnylea Neighbourhood

The present-day neighbourhood of Sunnylea is roughly bound by Bloor Street West, Berry Road, the Humber River, and Mimico Creek. Through the 19th and early 20th centuries the area was primarily comprised of market gardeners such as the Thompsons who operated small farms and orchards.¹⁵ The landscape began to change as market gardening was replaced by larger scale industrial farms, and residential subdivision spread from the small settlements that dotted the landscape.

The etymology of "Sunnylea" is credited to a local seven-year-old child named Edna Whitworth, who had entered a local contest to name the first public school in the community. The two-storey white brick schoolhouse was built around 1907 on Prince Edward Drive at Sunnylea Avenue and stood until 1943 when the new school was built at 35 Glenroy Avenue. By mid-century, the community was a bustling suburban residential neighbourhood primarily comprised of single- and two-storey detached homes, a character and context that has remained largely unchanged up to the present.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The subject property at 7 Meadowcrest Road contains a two-storey detached house form building, constructed circa 1861. Oriented with the front façade facing east towards Royal York Road, from which the house was initially approached, it is now situated on the south side of Meadowcrest Road, west of Royal York Road, with the side (north) façade facing towards the public right of way. The house features an asphalt shingled hipped roof with an east-facing hipped dormer window at centre. Two chimneys, each comprising three stacks rising from a buff brick base, rise from the roof ridge on both the north and south facades.

The structure is clad in red brick with buff (yellow) brick quoins and detailing. The primary (east) façade is organized into three bays: the central entrance on the ground level is flanked by rectangular window openings, featuring stone sills and splayed buff brick lintels. The entrance is flanked by buff brick pilasters that extend to the roof ridge. The entrance opening is rectangular, with a wooden rectangular four-panel door flanked by two rectangular sidelights, and a narrow rectangular transom above. The second floor features three rectangular window openings. A wooden portico, added in the contemporary era, frames and covers the front door with a wooden railing above.

¹⁴ Toronto Heritage Planning, Heritage Property Research and Evaluation Report: 1477 Bayview Avenue (City of Toronto: Heritage Planning, August 2016).

¹⁵ "Sunnylea," Etobicoke Historical Society, accessed April 18, 2026, <https://www.etobicokehistorical.com/sunnylea.html>.

The visible north (side) façade is symmetrically composed of three bays; the protruding brick chimney stack at centre is flanked on both the ground and second floors by rectangular window openings with stone sills and buff brick splayed lintels. The south (side) and east (rear) facades are not visible from the public realm,

A two-storey addition extends from the rear (west) façade, set-back from the north façade and clad in contemporary siding. A covered porch provides access on this addition to a secondary entrance, with a large rectangular window opening on the second floor.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 7 Meadowcrest Road.

Contextually, the subject property at 7 Meadowcrest Road is located within an established mid-20th century residential neighbourhood comprised of low-rise (one- to two-storey) detached house form buildings constructed in a variety of architectural styles. Royal York Road is a primary arterial road immediately to the east, while Meadowcrest Road is a neighbourhood street with no sidewalks and a suburban/rural character.

The immediate context of 7 Meadowcrest Road is defined by the topography of Mimico Creek, which runs from the north-west of the subject property before cutting to the south and bisecting Royal York Road. The riverbank slopes from the immediate south of the subject property, with the house sitting on a ridge and visible from the south within the river valley. The landscape to the north and east is generally flat.

4. VISUAL RESOURCES

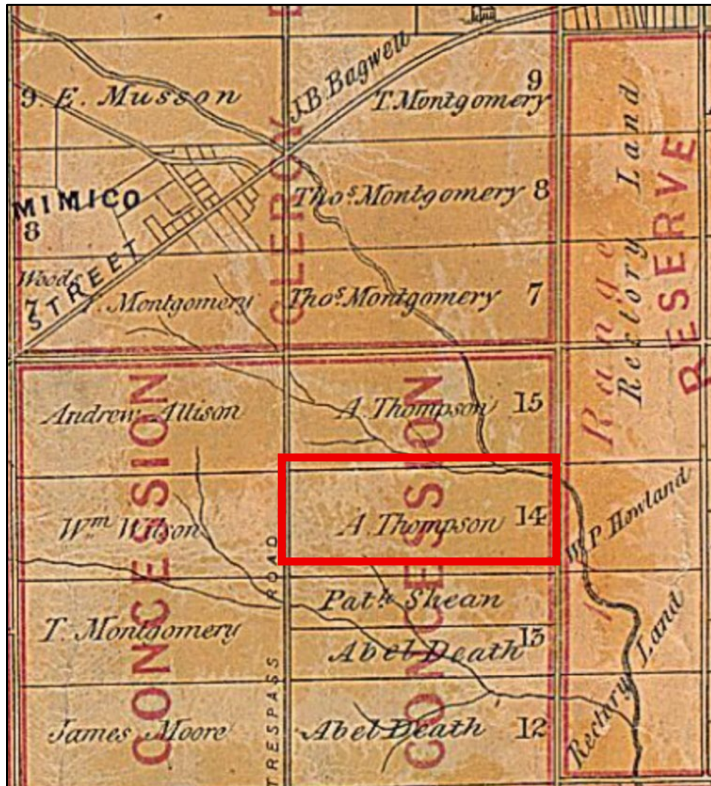


Figure 4. Unwin's Map of Etobicoke, 1856. Annotated to show Lot 14 with A. Thompson shown as owner.



Figure 5. Tremaine's Map of the County of York, 1860. Annotated to show Lot 14, with Archibald Thompson as owner and "Spring Bank Cottage" label.



Figure 6. Township Map, 1872. Annotated to show Lot 14 with George Thompson as owner, and the cottage illustrated.

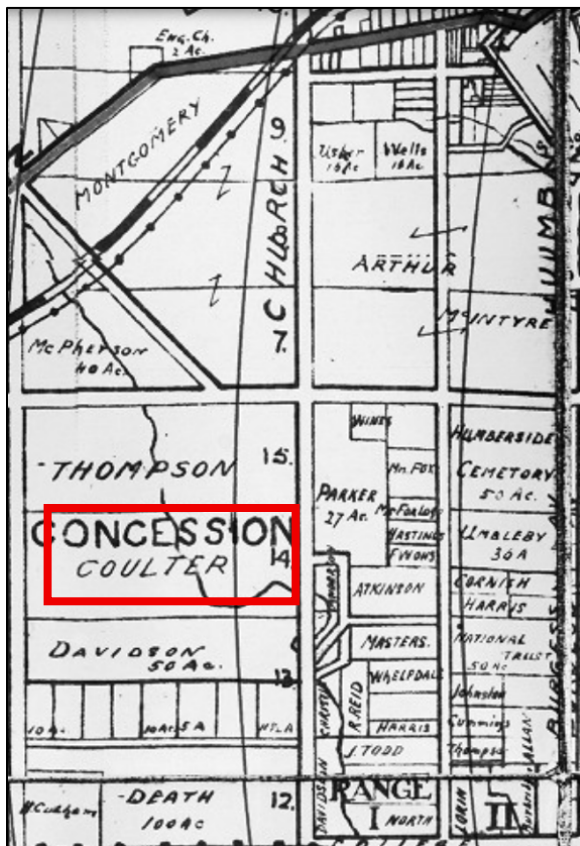


Figure 7. Map of the Townships, York, Scarboro and Etobicoke, 1910. Annotated showing Lot 14 with "Coulter" shown as owner.



Figure 8. Portrait of John B. Parkin, University of Toronto Archives, date unknown.



Figure 9. Aerial Photograph of Royal York Road, arrow indicating 7 Meadowcrest Road. City of Toronto.



Figure 10. 7 Meadowcrest Road (formerly 848 Royal York Road), primary (east) facade seen from Royal York Road. Date Unknown. Etobicoke Historical Society.



Figure 11. 7 Meadowcrest Road (formerly 848 Royal York Road), primary (east) façade detail. Date Unknown. Etobicoke Historical Society.



Figure 12. 7 Meadowcrest Road (formerly 848 Royal York Road), primary (east) façade entrance detail. Date Unknown. Etobicoke Historical Society.



Figure 13. 7 Meadowcrest Road (formerly 848 Royal York Road), primary (east) façade detail. Date Unknown. Toronto Historical Board.



Figure 14. 7 Meadowcrest Road (formerly 848 Royal York Road), secondary (north) façade. Date Unknown. Toronto Historical Board.



Figure 15. 7 Meadowcrest Road (formerly 848 Royal York Road), rear (west) façade showing carport since replaced with 2-storey addition. Date Unknown. Toronto Historical Board.



Figure 16. 7 Meadowcrest Road, north-east façade (Alex Corey, April 2026).



Figure 17. 7 Meadowcrest Road, north chimney with polychrome brick detailing (Alex Corey, April 2026).



Figure 18. 7 Meadowcrest Road, north-east facade detail showing entrance portico, buff brick quoins, and exposure over the Mimico Creek bank beyond (Alex Corey, April 2026).



Figure 19. 7 Meadowcrest Road, rear (west) 2-storey addition (Alex Corey, April 2026).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Census of Canada, 1881, 1891, 1931
- Etobicoke Historical Society, Image Library – Sunnylea:
<https://www.etobicokehistorical.com/sunnylea-image-library.html>
- Ontario Land Registry Records, Concession II Meridian, Lots 14 and 15.

SECONDARY SOURCES

- Etobicoke Historical Society. "Spring Bank." Accessed April 18, 2026:
<https://www.etobicokehistorical.com/springbank.html>
- Etobicoke Historical Society. "Sunnylea." Accessed April 18, 2026:
<https://www.etobicokehistorical.com/sunnylea.html>
- The Globe and Mail. "Local News." April 5, 1883.
- Ontario Association of Architects. "John Burnett Parkin." Honour Roll. Accessed April 18, 2026:
https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/PARKIN,%20John%20Burnett.pdf
- Toronto Heritage Planning. Heritage Property Research and Evaluation Report: 1477 Bayview Avenue. City of Toronto: Heritage Planning, August 2016.