



Decision Letter

Toronto Preservation Board

Meeting No.	26	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, September 1, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB26.5	ACTION	Adopted		Ward: 8
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Inclusion on the City of Toronto's Heritage Register - 22 Lytton Boulevard

Board Decision

The Toronto Preservation Board recommends to the North York Community Council that:

1. City Council include the property at 22 Lytton Boulevard on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (August 12, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Origin

(August 12, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council include the property at 22 Lytton Boulevard on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is west of Yonge Street within the Lytton Park neighbourhood, and is situated prominently on the north side of Lytton Boulevard. It contains a one-and-a-half-storey cross-gable brick house constructed c.1913 for the contractor Albert H. Garrett, and was one of the first houses constructed within the Alexandra Gardens Subdivision. The house is a unique and representative example of the Tudor Revival style, with craftsman elements.

22 Lytton Boulevard represents the first wave of development within the Alexandra Gardens Subdivision, which was registered by Edward Bentley Stockdale in 1910 and included Lytton Boulevard, Alexandra Boulevard and Strathallan Boulevard, west of Yonge Street. It is one of the few surviving pre-World War I houses within the subdivision and the larger Lytton Park Neighbourhood, and along with nearby properties on the Heritage Register, including the Snider House at 744 Duplex Avenue and the Webster house at 42 Lytton Boulevard, the property at 22 Lytton Boulevard plays a significant role in supporting and maintaining the character of the area.

A Committee of Adjustment application was submitted for this property on August 8th proposing demolition of the existing house and a replacement structure.

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

Background Information

(August 12, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - 22 Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-169843.pdf>)

Communications

(August 29, 2021) Letter from Maureen Kapral, Vice-President, Lytton Park Residents' Organization (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-135950.pdf>)

(August 30, 2021) Letter from Alex Grenzebach, Interim Chair, North York Community Preservation Panel (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-135951.pdf>)

(August 30, 2021) Letter from Lynda Moon, President, North Toronto Historical Society (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-135954.pdf>)

(August 31, 2021) Letter from Councillor Mike Colle, Ward 8 Eglinton-Lawrence (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-135959.pdf>)