

22 Lytton Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: September 1, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Eglinton-Lawrence - 8

SUMMARY

This report recommends that City Council state its intention to designate the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, it has been determined that the property at 22 Lytton Boulevard meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The property at 22 Lytton Boulevard (The Goodwin House, c. 1913) is significant due to its being a unique and representative example of the Tudor Revival architectural style with Craftsman elements, as well as its association with Janet Goodwin, a long-time resident celebrated for her contributions to the field of nature photography, and for its contribution to the historic context of the Alexandria Gardens subdivision and the present-day Lytton Park neighbourhood.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.

A Committee of Adjustment Application for a Minor Variance seeking to replace the existing structure with a new one was submitted on August 8, 2021 and is currently under review. A hearing has not yet been scheduled.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its

intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application for certain planning application types.

The designation of this property is not subject to Section 29(1.2) since applications for minor variance do not trigger timing restrictions. However, the minor variance application currently under review proposes the demolition of 22 Lytton Boulevard and designation will enable City Council to review proposed alterations or demolitions to the property and to 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 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 22 Lytton Boulevard (Reasons for Designation) attached as Attachment 3 to the report (September 1, 2021) 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 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.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

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. 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>

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.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/gov/ontario-heritage-tool-kit)

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 3.1.5.4 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.

<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>

COMMENTS

The property at 22 Lytton Boulevard was nominated by the North York Community Preservation Panel for inclusion on the Heritage Register in early 2021 with the support of the North Toronto Historical Society and the Lytton Park Residents Organization as part of their ongoing Lytton Park Character Initiative.

Research and Evaluation according to Ontario Regulation 9/06



22 Lytton Boulevard, looking northeast from Lytton Boulevard. Heritage Planning, 2021.



22 Lytton Boulevard looking northwest from Lytton Boulevard. Heritage Planning, 2021.

1. DESCRIPTION

22 LYTTON BOULEVARD (THE GOODWIN HOUSE)	
ADDRESS	22 Lytton Boulevard Toronto, Ontario M4R 1L1
WARD	Eglinton-Lawrence - 8
LEGAL DESCRIPTION	PLAN 1532 LOT 112
NEIGHBOURHOOD/COMMUNITY	Lawrence Park South
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1913
ORIGINAL OWNER	Albert H. Garrett
ORIGINAL USE	Residential - detached house
CURRENT USE*	Residential - detached house
ARCHITECT/BUILDER/DESIGNER	Albert H. Garrett
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding, wood and brick details
ARCHITECTURAL STYLE	Tudor Revival
ADDITIONS/ALTERATIONS	Rear (north) addition
CRITERIA	Design, associative and contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Planning; Alex Corey
REPORT DATE	September 1, 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 22 Lytton Boulevard and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1910	Edward Bentley Stockdale, Manager of the Trusts and Guarantee Company Ltd., registers Plan 1532 creating the streets of Lytton Boulevard, Alexandra Boulevard and Strathallan Boulevard, west of Yonge Street
1912	North Toronto is annexed by the City of Toronto
1913	Lot 112 is sold to Albert H. Garrett, a builder/contractor in Toronto, and his wife Edna.
1914	City Directories show the property as being occupied by Albert H. Garrett, the first year the property appears in the Directories
1915	City Directories show the property as being occupied by William Dickie, with the Sutherland Construction Company
1918	22 Lytton Boulevard is sold through power of sale to Harry Jason Cox and after to David C. Rea
1919	The property is sold by David C. Rea to Thomas B. Costain, Editor of Maclean's magazine, who resided in the house for one year before moving to serve as the fiction editor for the Saturday Evening Post in the United States
1920	The property is sold to Edward G. Goodwin, a lawyer, and his wife Kate
1948	Edward Goodwin grants the property to his son, John E. Goodwin, and his daughter-in-law Janet
1952	Janet Goodwin was one of the 12 founding members of the Margaret Nice Ornithological Club, established in protest of the gender-based exclusionary policies of the Toronto Ornithological Club
1973	Following the death of John in 1972, Janet Goodwin sells the property to William and Jennifer Cook
1989	22 Lytton Boulevard is featured in the "Glen Grove Park Walk", published by the North Toronto Historical Society
2021	A Heritage Property Nomination Form for the property is submitted for the property

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Alexandra Park Subdivision

Located on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue, the property at 22 Lytton Boulevard is valued as a unique and representative example of the Tudor Revival style with Craftsman elements within the Lytton Park neighbourhood. The property was part of an early subdivision within the area, called Alexandra Gardens, and was one of the first houses to be constructed following the registration of the plan for subdivision in 1910.

The Alexandra Gardens subdivision was created through Registered Plan 1532 filed by Edward Bentley Stockdale, who had purchased the land from Jane and Joseph Sparrow. The Sparrows had bought the land from Edwy William and Margaret Snider in 1880, members of the Snider family who had owned the land since 1811 and after whom the property at 744 Duplex, known as the Snider House, is named¹. Stockdale, originally from Peterborough, moved to Toronto and began work as an accountant with the Trusts and Guarantee Company, quickly rising through the ranks and assuming the position of General Manager in 1912. It was through the Trusts and Guarantee Company that he sold the Alexandra Gardens subdivision.

Advertised as being situated within "the Highlands of Toronto", promotional material for Alexandra Gardens followed a familiar pattern seen in the marketing of subdivisions during the first half of the 20th century in the suburbs of Toronto: emphasis was placed on its rural location that was readily accessed by public transportation (in this case the Yonge Street streetcars), its proximity to ravines and gardens, and existing and planned improvements such as concrete sidewalks, paved roads, water and electricity. The sale and development of lots within the eastern sections of Alexandra Gardens occurred primarily through the 1910s and 1920s – by 1924 most of the lots between Yonge Street and Avenue Road on Alexandra Boulevard were developed, and Lytton Boulevard was substantially built-out.

Today the Alexandra Gardens subdivision is part of the larger Lytton Park neighbourhood, which is comprised of various early to mid-20th century subdivisions and contains a number of properties that relate to its formerly rural character. Although the name of the subdivision is largely confined to history, it remains physically evident within the neighbourhood, including the Alexandra Boulevard Gates at Yonge Street (temporarily removed at the time of this report), the greater number of houses built in the 1910s as compared to neighbouring streets, and the North Toronto Tennis Club and Lytton (Begg's) Sunken Gardens.

¹ North Toronto Historical Society. Glen Grove Park Walk, 1984. 5.

22 Lytton Boulevard

The house at 22 Lytton Boulevard was built by the contractor Albert Harold Garrett (1881-1966) and his wife Edna in 1913, following their acquisition of the property the same year. Albert Garrett had at different times been listed as a "draughtsman"², "architect"³ and "builder"⁴, however little information is known about his background and education. What is known of his body of work is found through permits, and include a number of commercial and residential blocks in the city's west end, as well as work on at least two theatres on both Bloor and Yonge Streets.

In July 1913 a building permit was granted to A. H. Garrett for the construction of a 2 storey brick dwelling, and lists Garrett (the owner) as both architect and builder⁵. Garrett maintained ownership of the property following construction, with the house being rented to William Dickie, an employee of the Sutherland Construction Company.

In early 1918, 22 Lytton Boulevard was sold at auction through a power of sale, and proceeded to change hands twice before being purchased by Thomas B. Costain in 1919. The Editor of Maclean's Magazine, Costain had previously lived nearby at 156 Glencairn Avenue, and before that, briefly, at 16 Lytton Boulevard. In 1919 he moved to 22 Lytton Boulevard, however only resided in the home briefly. In 1920 he was hired as a fiction editor of the Saturday Evening Post and moved to the United States. Following his career as an editor, which included working for Twentieth Century Fox as well as publishing companies, he began to write novels. Costain would go on to become an internationally-acclaimed, best-selling author, publishing over 15 books.

The Goodwin Family, and Janet E. Goodwin

In 1920 Costain sold the property to Edward G. Goodwin and his wife, Kate. Goodwin was a Manager at the law firm of Saunders, Kingsmill and Mills, and was later the Secretary Treasurer of F. G. Roberts Awning and Tent Co. Ltd. Goodwin lived in the home with Kate until her passing in 1936. In 1948 he sold the house to his son, John Edward Goodwin (1900-1972) and his daughter-in-law Janet Goodwin (1900-1990), who subsequently moved into the house.

John E. Goodwin served as a Research Associate at the Banting and Best Institute, and was an Associate at the School of Medicine and Associate Professor of Physiological Hygiene. Janet was a notable photographer and ornithologist, and was one of the first twelve members of the Margaret Nice Ornithological Club (1952-1987). The MNOC was founded in response to the gender-based exclusionary policies of the Toronto Ornithological Club, and provided a venue for women ornithologists to "observe bird-life in the field, to record species, numbers and habits observed, and to share observations and experiences at the monthly meetings...held in a spirit of joyous fellowship"⁶. In

² Ontario, Canada, Marriages. York, 1906.

³ Census of Canada, 1911.

⁴ Toronto City Directories, 1915.

⁵ Building permit No. 5980, Toronto Archives, 1913. The permit incorrectly identifies the property as lot 113 and the address as 24 Lytton Boulevard. City Directories for 1914 and 1915 show that street numbers changed during this period as the lots were being developed.

⁶ Toronto Field Naturalist. Number 390, October 1987.

addition to her experience and interest in the study of birds, Janet was recognized as a photographer of "prize-winning calibre"⁷. She was an Associate of the Photographic Society of America, and one of the founding members, in 1947, of the Toronto Guild for Colour Photography. She established and ran the Guild's popular "Nature" workshops out of her house at 22 Lytton Boulevard, and was credited with growing the Guild's membership to become the largest colour photography club in Toronto⁸. Janet is recognized for having exhibited and been invited to lecture internationally and was a regular contributor to various photographic clubs and journals, with a specialization in wild flowers and fungi. Following over fifty years of ownership by the Goodwin family and after John's death in 1972, Janet sold the house to William and Jennifer Cook, in 1973.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

22 Lytton Boulevard is a representative example of the Tudor Revival style and exhibits Craftsman elements. The Tudor Revival style was one of the most popular revival or eclectic styles that defined early 20th century domestic architecture across North America, and was particularly prevalent within streetcar and early automotive suburbs such as Alexandra Gardens. The style is generally defined by an asymmetrical façade, brick and stone cladding, applied half timbering, exposed rafters, prominent chimneys, steeply pitched gable dormers and leaded glass windows. As the style disseminated it was invariably altered and adapted to local building conditions and economies, resulting in a wide variety of interpretations and permutations of Tudor Revival within Toronto's neighbourhoods.

22 Lytton Boulevard is a one-and-a-half-storey cross gable house, located on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue. The principal (south) façade of 22 Lytton Boulevard is slightly asymmetrical, comprised of two gabled bays, one larger than the other, flanking a central entrance covered by a gabled portico. The two gables both feature applied false half-timbering and wide bargeboards, with exposed rafters extending from the primary gabled roof below.

The two side facades containing the gable ends feature similar false half-timbering, set deep within the extended roof eaves. A brick chimney punctures the gable end on the west façade. The rear portion of the house is punctuated by a large gabled dormer on the west façade, and what appears to have been a porch or patio that has been enclosed.

⁷ ibid

⁸ Toronto Digital Photography Club, In Colour, 1990.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The property data map (Key Map, Attachment 1) shows the location of 22 Lytton Boulevard situated on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue, within the Lytton Park neighbourhood. The street is comprised of detached houses situated on large lots and set back from the sidewalk, with a mature tree canopy. Nearby properties on the Heritage Register include 42 Lytton Boulevard (A.F. Webster House, 1925) located to the west at the intersection of Lytton Boulevard and Duplex Avenue, and 744 Duplex Avenue (Snider House, 1828).

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation.

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

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative of a style

Designed in the Tudor Revival style, the house at 22 Lytton Boulevard retains architectural elements indicative of this popular period revival style. The Tudor Revival style was one of the most popular revival or eclectic styles that defined early 20th century domestic architecture across North America, and was particularly prevalent within streetcar and early automotive suburbs such as Alexandra Gardens. The style is generally defined by an asymmetrical façade, brick and stone cladding, applied half timbering, exposed rafters, prominent chimneys, steeply pitched gable dormers and leaded glass windows. The principal (south) façade of 22 Lytton Boulevard is slightly asymmetrical, comprised of two gabled bays, one larger than the other, flanking a central entrance covered by a gabled portico. The two gables both feature applied false half-timbering and wide bargeboards, with exposed rafters extending from the primary

gabled roof protruding below. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct association with a theme that is significant to a community

The house at 22 Lytton Boulevard is associated with and reflects early 20th century residential subdivision in Toronto, and is an early example of the form of development that was anticipated prior to World War I within the city's growing suburban communities. The property was part of an early subdivision within the area, called Alexandra Gardens, and was one of the first houses to be constructed following the registration of the plan for subdivision in 1910. The property's proximity to Yonge Street, which provided access to the Yonge Street streetcar line, its architectural style, placement on the lot with a significant setback from Lytton Boulevard, and date of construction are indicative of the theme of street car suburbs in Toronto, and place the property within this context.

Direct association with a person that is significant to a community

22 Lytton Boulevard was home to the Goodwin family from 1920 to 1973, and was co-owned by Janet Goodwin from 1948 until the sale of the property in 1973. Janet Goodwin was born and raised on Huron Street in the Annex neighbourhood, prior to marrying John Goodwin in 1930. Listed as a being employed in "Social Service" at the time of her marriage, Janet subsequently pursued interests in photography and ornithology. Janet co-founded the Toronto Guild of Colour Photography in 1947 and was an Associate of the Photographic Society of America, with a particular interest and expertise in nature photography. In 1952 Janet was one of the 12 founding members of the Margaret Nice Ornithological Club, which was established in protest of the gender-based exclusionary policies of the Toronto Ornithological Club. Janet would go on to host her popular "Nature" workshops from her house at 22 Lytton Boulevard, and was regularly recognized, including through awards and exhibitions in Canada and internationally, for her contributions to the field of nature photography.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area

Contextually, the property at 22 Lytton Boulevard is important in maintaining and supporting the context of the Lytton Park neighbourhood as an early to mid-20th century streetcar and automobile suburb, and defines and supports the context of the Alexandra Gardens subdivision (comprising Lytton and Alexandra Boulevards). The house is situated on a large lot and setback from Lytton Boulevard, reflecting the original lot pattern and organization of the street. The property at 22 Lytton Boulevard contributes to a sense of place within the Lytton Park neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

Physically, functionally, visually or historically linked to its surroundings

The property is physically, visually and historically linked to its surroundings for close to a century, with other houses on Lytton Boulevard and Alexandra Boulevard built during the same period exhibiting similar features including a common materiality, style and period of construction located within proximity and in the surrounding area.

CONCLUSION

The Statement of Significance (Attachment 3) 22 Lytton Boulevard, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

Staff have completed the Research and Evaluation Report for the property at 22 Lytton Boulevard and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource and staff recommend that City Council state its intention to designate the individual property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

The property at 22 Lytton Boulevard (The Goodwin House, c. 1913) is significant due to its being a unique and representative example of the Tudor Revival architectural style with Craftsman elements, as well as its association with Janet Goodwin, a long-time resident celebrated for her contributions to the field of nature photography, and for its contribution to the historic context of the Alexandria Gardens subdivision and the present-day Lytton Park neighbourhood.

CONTACT

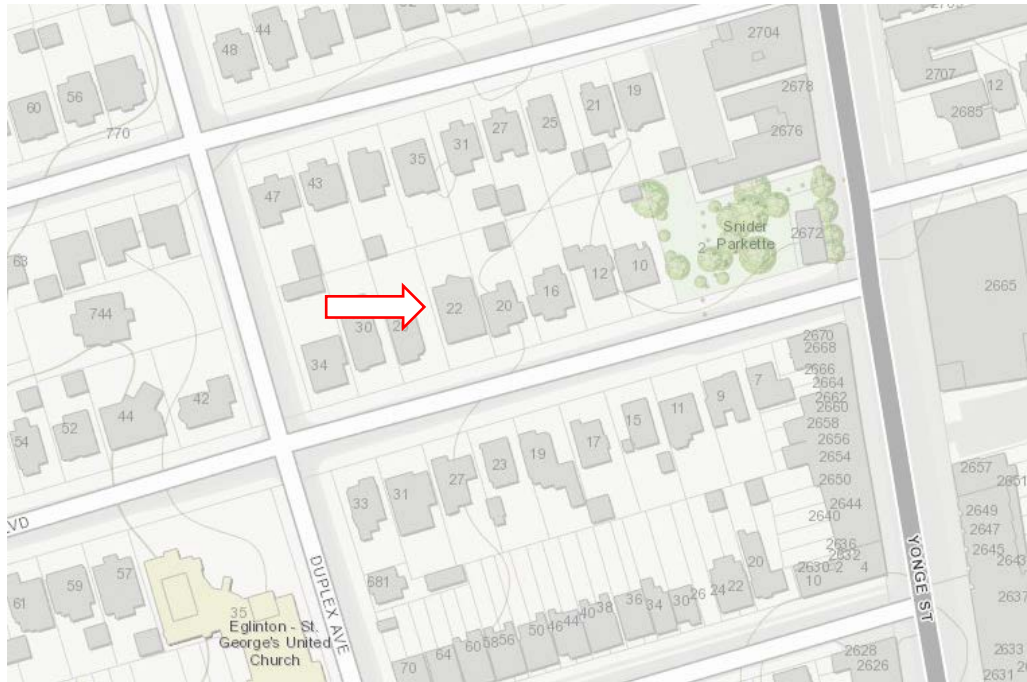
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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) 22 Lytton Boulevard



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

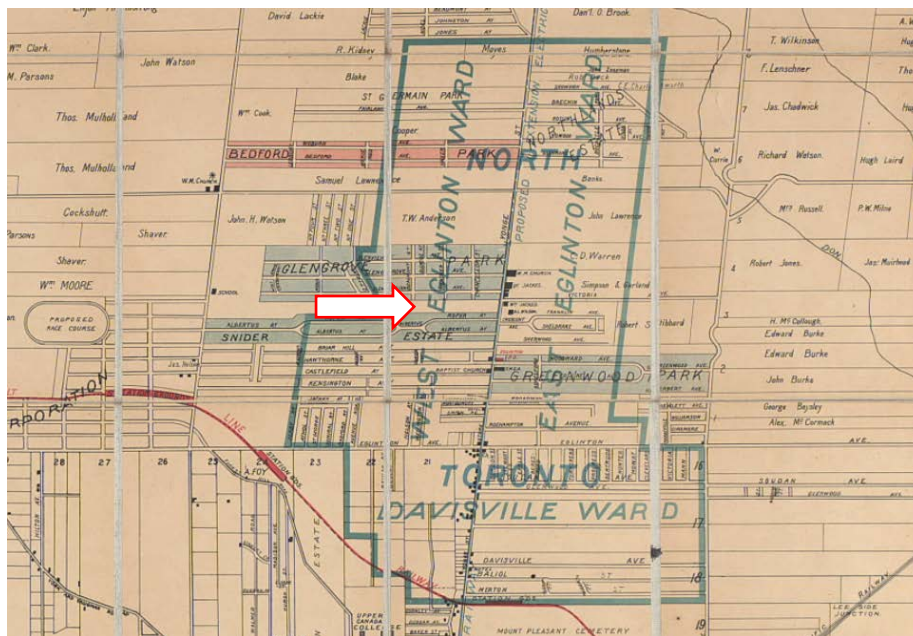


Figure 1: Belt line map showing the Town of North Toronto, with the location of the future Alexandra Park subdivision indicated (Unwin, Foster and Proudfoot, 1890)

Reserve a Lot for Your New Home

ALEXANDRA GARDENS

"The High-lands of Toronto"

Do not finally decide upon the purchase of a site for your new home until you have seen "ALEXANDRA GARDENS." It comprises property that has long been in view as a most desirable block of land for residential building lots. The location and environment are ideal. "ALEXANDRA GARDENS" are only now coming into the real estate market, and reservations will be made for prospective purchasers. It will pay every home-seeker to carefully consider "ALEXANDRA GARDENS" before buying elsewhere.

LOCATION—Alexandra Gardens is seen one of the highest points of land remaining in Toronto. It lies on the west side of Yonge street, four and a-half miles from the corner of King and Yonge, and is immediately north of the corner of King street and Hurontario Street. It is east of Yonge street, and is a most desirable site for a residence. It is directly west with the residence, and it is fully equipped as a building site. It is near to the Beach and North Toronto Golf Clubs.

TOPOGRAPHICAL FEATURES—"ALEXANDRA GARDENS" slope gently towards Yonge street from a less steeply and well wooded tract lying immediately east of Avenue road. Two rows of stately pine trees divide the garden through the centre, and the south section is covered by an apple orchard. The soil is sandy and dry, and tends itself readily to drainage.

IMPROVEMENTS—Two roads have been graded through "ALEXANDRA GARDENS," extending from Yonge street to Avenue road, and have been put into good condition for teaming and other traffic. Granite sidewalks are being laid, and a substantial fence, with heavy masonry pillars and ornamental iron facings, is being erected along the Yonge street frontage.

30 MINUTES CAR RIDE

Write for Plans and Prospectus

Opposite
Victoria Avenue,
Yonge Street,
North Toronto.

The Trusts and Guarantee Co., Ltd.
Agents for Alexandra Gardens Properties
45 King Street West, Toronto
Send to my address plans and terms of purchase for lots in "Alexandra Gardens."

Phone Main 7475 and make an appointment for an Automobile Ride to "ALEXANDRA GARDENS." FOR FURTHER PARTICULARS APPLY TO
USSHER, STRATHY & CO., North Toronto Agents. Phone N. 1330 —Or to THE TRUSTS AND GUARANTEE CO., Limited 43-45 King Street West, Toronto. Phone Main 7475

Figure 2. Advertisement for the Alexandra Gardens Subdivision. May 21, 1910. The Globe and Mail Archives, Toronto Public Library.

BUILDING PERMIT

DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

Plan No. 4-22
Lot No. 113

No. 5980 Toronto, July 28 1913

Permission is hereby granted to Mr. A. H. Garrett
Address 24 Lytton Blvd. to erect 2 story and attic
brick dwelling on the W side of 24 Lytton Blvd.
near _____ in Limit B in accordance
with plans and specifications approved by this department.

Architect _____ Estimated Cost, \$ 4,500
Builder _____ Permit Fee, \$ 5.00

NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 6401 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

G. J. W. Price
ACTING CITY ARCHITECT AND SUPERINTENDENT OF BUILDING, BLDG.

This Permit does not include any approvals in sidewalk or reconstruction part line of street

Figure 3. Building permit no. 5980 permitting the construction of a 2 storey brick dwelling at 24 Lytton Boulevard (subsequently numbered 22) to A. H. Garrett and dated July, 1913. City of Toronto Archives.

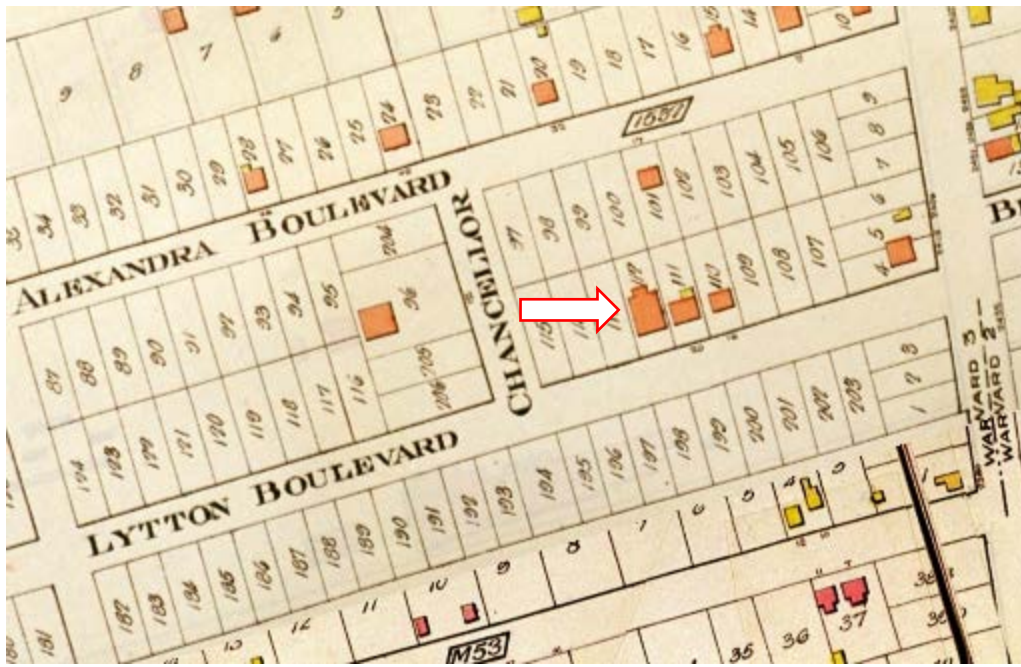


Figure 4. Goads Fire Insurance Atlas, 1913, showing the property shortly after construction and one of the first houses built within the subdivision.

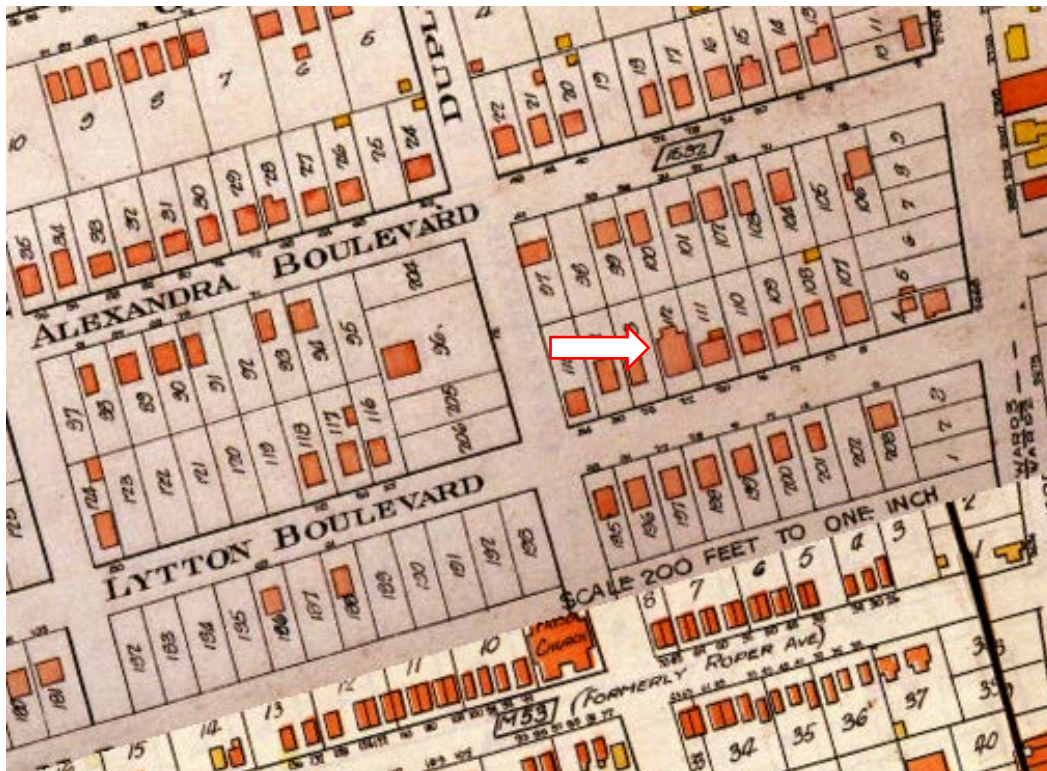


Figure 5. Goads Fire Insurance Atlas, 1924, showing the property at 22 Lytton Boulevard. Note that the block from Yonge Street to Duplex was substantially built out by this time.



Figure 6. Lytton at Duplex looking east. 22 Lytton Boulevard is obscured by trees, on the left side of the image. City of Toronto Archives.



Figure 7. 22 Lytton Boulevard, 1981. Boris Spremo, Toronto Star Archives. Toronto Public Library.



Figure 8. 22 Lytton Boulevard. Heritage Planning, 2021.



Figure 9. 22 Lytton Boulevard. Heritage Planning, 2021

RESEARCH SOURCES

ATTACHMENT 2

Archival Sources

- Census of Canada
- City of Toronto Building Records
- City of Toronto Archives
- Goad's Fire Insurance Atlas Maps, 1884-1924.
- Globe and Mail Archives, Toronto Public Library
- Ontario Land Property Records.
- Toronto Star Archives, Toronto Public Library

Secondary Sources

- North Toronto Historical Society, Glen Grove Park Walk. 1984 (revised)
- Toronto Field Naturalist Journal. Number 390, October 1987.
- Toronto Digital Photography Club, Local Colour Archives.

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

The property located at 22 Lytton Boulevard 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 the criteria of design and physical, historical and associative, and contextual values.

Description

Located on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue, the property at 22 Lytton Boulevard (The Goodwin House) is valued as a unique and representative example of the Tudor Revival style with Craftsman elements within the Lytton Park neighbourhood. The property was part of an early subdivision within the area, called Alexandra Gardens, and was one of the first houses to be constructed following the registration of the plan for subdivision in 1910. Alexandra Gardens was registered and sold by the financier Edward Bentley Stockdale through the Trusts and Guarantees Company, for which he served as General Manager. Alexandra Gardens was a popular and highly-desirable subdivision comprising Lytton, Alexandra and Strathallan Boulevards, and was primarily developed between 1910 and the onset of World War II. Within Alexandra Gardens and Lytton Park, 22 Lytton Boulevard stands out as a unique and early Tudor Revival style house, with a form, massing and detailing that is distinct within the neighbourhood.

Design and Physical Value

Designed in the Tudor Revival style, the house at 22 Lytton Boulevard retains architectural elements indicative of this popular period revival style. The principal (south) façade of 22 Lytton Boulevard is slightly asymmetrical, comprised of two gabled bays, one larger than the other, flanking a central entrance covered by a gabled portico. The two gables both feature applied false half-timbering and wide bargeboards, with exposed rafters extending from the primary gabled roof protruding below. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

Historical and Associative Value

The property at 22 Lytton Boulevard is associated with the photographer and amateur ornithologist Janet Goodwin, who lived at the house from c.1948 to c.1973. Born in Toronto in 1900 and raised in The Annex neighbourhood, Janet married John Goodwin, and the couple acquired the house from John's father, Edward, in 1948. Janet Goodwin was a celebrated nature photographer in Toronto and internationally, receiving critical acclaim and awards for her work. She was a founding member, in 1947, of the Toronto Guild for Colour Photography, and ran the Guild's popular "Nature" workshops out of her house at 22 Lytton Boulevard. In 1952 she was a founding member of the Margaret Nice Ornithological Club, established in protest to the gender-based exclusionary policies of the Toronto Ornithological Club, and which provided women ornithologists a place to explore and make significant contributions to the field and wildlife conservation. Janet sold the house in 1973, following the passing of her husband John, concluding 50 years of the Goodwin family's ownership of the property.

Contextual Value

The property at 22 Lytton Boulevard is important in maintaining and supporting the context of the Lytton Park neighbourhood as an early to mid-20th century streetcar and automobile suburb, and defines and supports the context of the Alexandra Gardens subdivision (comprising Lytton and Alexandra Boulevards). The house is situated on a large lot and setback from Lytton Boulevard, reflecting the original lot pattern and organization of the street. The property at 22 Lytton Boulevard contributes to a sense of place within the Lytton Park neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the design and physical value of the property at 22 Lytton Boulevard as representative of the Tudor Revival style include:

- The scale, form and massing of the 2 storey detached house-form building
- The slightly asymmetrical principal (south) façade, with two gabled bays, one larger than the other, flanking a central entrance with gabled portico
- The applied false half-timbering feature within the gabled bays on the principal façade and the exposed rafters
- The two side (east and west) facades as visible from the public realm, including the half-timbering within the gable roof ends and exposed rafters
- The three brick chimneys extending above the roofline
- The window openings on the principal and west facades, with elliptical openings on the first floor and flat headed openings on the second, and with leaded glass transom windows
- The materials with brick cladding and wood detailing

Contextual Value

Attributes that contribute to the contextual value of the property at 22 Lytton Boulevard as maintaining and supporting the character of the Lytton Park neighbourhood and Alexandra Gardens subdivision, and as being physically, visually and historically linked to its surroundings include:

- The setback, placement and orientation of the building on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue