



# Decision Letter

## Toronto Preservation Board

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

PB26.10	ACTION	Adopted		Ward: 8
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### 22 Lytton Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

#### Board Decision

The Toronto Preservation Board 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 Senior Manager, Heritage Planning, Urban Design, 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.

#### Origin

(September 1, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### 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.

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

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.

The designation of this property is not subject to Section 29(1.2).

### **Background Information**

(September 1, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 22 Lytton Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act  
(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-170306.pdf>)