

## **22 Lytton Boulevard – Proposed Designation By-law Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objection**

**Date:** January 10, 2022

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Eglinton-Lawrence - 8

### **SUMMARY**

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This report recommends that City Council affirm its decision of October 1, and 4, 2021 (Item PH26.9) stating its intention to designate the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act. The City has received an objection to the Notice of Intention to Designate from an interested party within the statutory timeline.

The property at 22 Lytton Boulevard is located on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue.

Staff have reviewed the objections raised by the interested party and are of the opinion that despite these objections, 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 and physical, historical and associative, and contextual values.

As the property has cultural heritage value or interest and meets the prescribed criteria pursuant to Part IV, Section 29 of the Ontario Heritage Act, staff are of the opinion that this property should be designated. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

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 which included amendments to the listing and designation processes. The Bill 108 Amendments to the OHA came into force on July 1, 2021.

City Council has until February 6, 2022, 90 days from the date of the end of the objection period, to make a decision on this objection.

## **RECOMMENDATIONS**

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

1. City Council affirm its decision to state its intention to designate the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act as set out in City Council Decision Item PH26.9 on October 1 and 4, 2021.
2. City Council authorize the City Solicitor to introduce the bill in City Council designating the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On October 1 and 4, 2021, City Council adopted Item NY26.25 which included the property at 22 Lytton Boulevard on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY26.25>

On October 1 and 4, 2021, City Council adopted Item PH26.9 in which City Council stated its intention to designate the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH26.9>

## **BACKGROUND**

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City Council has stated its intention to designate the property at 22 Lytton Boulevard under Part IV, Section 29 of the Ontario Heritage Act (the "Act"). A Notice of Intention to Designate was served on the property owner and the Ontario Heritage Trust, and was published in accordance with the Act. The objection period ended on November 8, 2021.

The City Clerk received a notice of objection on behalf of an interested party within the required timeframe set out in the Act. The Act requires that City Council consider and make a decision on an objection within 90 days from the end of the objection period. City Council may decide to withdraw, amend, or affirm its intention to designate. City Council has until February 6, 2022 to make a decision on the objection.

On August 8, 2021, the City received a Committee of Adjustment Application (file no. 21 195166 NNY 08 MV, A0556/21NY) for the subject property seeking minor variances that would allow for the replacement of the existing house-form building on the property with a new single family dwelling. A hearing date for this application has not been scheduled.

## **COMMENTS**

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Staff have reviewed the notice of objection dated November 8, 2021 and prepared by Clyde & Co Canada LLP. A copy of the notice of objection is included as Attachment 1 to this report. The objector is of the opinion that the property should not be designated, and notwithstanding this, the objector is of the opinion that should the property be designated, the proposed list of heritage attributes is overly broad. Furthermore the objector requests that the proposed designation be delayed.

Staff continue to be of the opinion 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 Act under all three categories of design and physical, historical and associative and contextual values. City Council adopted the Statement of Significance (Reasons for Designation) and a copy is included as Attachment 2 to this report.

Staff have re-examined the Statement of Significance and also continue to be of the opinion that the extent of the Statement of Cultural Heritage Value and the identified Heritage Attributes appropriately describe the cultural heritage value or interest of this property, including the scale, form, and massing of the original 2 storey detached house-form building. Staff do not recommend revisions to the extent of this statement.

Staff do not recommend that City Council agree to the objector's request that the designation process be delayed. The Act requires that, should City Council wish to designate the subject property, the by-law be passed within 120 days of City Council publishing its notice of intention to designate. Notice was published on October 8, 2021. In order to designate the property City Council must pass a by-law by February 6, 2022. This date also corresponds to City Council's deadline to consider and respond to the objector's objection.

## **CONCLUSION**

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The property at 22 Lytton Boulevard meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act under all three categories of design and physical, historical and associative and contextual values. As such, despite the notice of objection, the property should be designated. In order to meet the mandatory timelines prescribed under the Act, the passing of the designation by-law should not be delayed.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 – Letter of Objection – 22 Lytton Boulevard  
Attachment 2 – Statement of Significance – 22 Lytton Boulevard



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Date November 8, 2021

**SENT VIA EM AIL: [hertpb@toronto.ca](mailto:hertpb@toronto.ca)**

Administrator Secretariat  
City Clerk's Office  
Toronto City Hall, 2nd Floor West 100 Queen Street West  
M5H 2N2

Dear Mr. Elvidge,

**Re: 22 Lytton – Notice of an Objection to Notice of Intention to Designate the Property**

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I am a potential purchaser for 22 Lytton Boulevard, Toronto, and have spoken with the seller's real estate agent, who suggested that I file this Notice of Objection to the Notice of Intention to Designate 22 Lytton as a Heritage Property.

I am unfamiliar with this process, so please excuse any irregularities with this notice.

I would like to file an objection to the Notice of Intention in two respects:

- 1) I do not believe the house itself should be included on the heritage list.
- 2) If the house is included on the heritage list, I believe the list of proposed heritage features is overly broad and includes numerous areas of the house that are clearly not of heritage value.

With respect to the listed features, I would provide my initial comments in response:

- The scale form and massing of the 2 storey detached house-form building is not original, I believe that at least two separate additions have been made to the original house, including a large addition to the rear and the enclosing of a courtyard on the side. I believe the basement is also not original.
- The side views are certainly not original, having been redone when the additions were made.
- The leaded glass transform windows are not energy efficient and will contribute to global warming if maintained.
- The wood detailing is rotting and infest with vermin, it cannot be maintained as is.

With respect to the Goodwin family, while I understand their neighbours on Lytton may know them, Torontonians do not. It is unclear when they first acquired the property, but even if the family did possess the house for 50 years, that is much less than half of the house's 111 year old history. The house is certainly not known as the 'Goodwin House' by anyone in Toronto.

There are extensive vermin infestations throughout the house, and the large footprint of the house means that its contribution to global warming, if unrenovated, will be significant.

Accordingly, I propose to delay the formal certification of the property until I have had a chance to fully investigate the factual history of the house. I would request the chance to make further submissions concerning the house once this investigation is complete.

Yours truly,  
CLYDE & CO

A handwritten signature in black ink, appearing to read "Josh Henderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joshua Henderson

**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