



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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13 June 2022

Matthew Green  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
[nycc@toronto.ca](mailto:nycc@toronto.ca)

Dear Members of North York Community Council:

**NY6.24 – 94 Cortleigh Boulevard - Inclusion on the Heritage Register**

North York Community Council Meeting, 20 June 2023

**Support for Heritage Planning, Urban Design, City Planning recommendation  
to include 94 Cortleigh Boulevard on the City of Toronto's Heritage Register**

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

LPRO strongly supports the recommendation of Heritage Planning to include the property located at 94 Cortleigh Boulevard on the City of Toronto's Heritage Register. The property is located within the LPRO catchment area.

LPRO endorsed the heritage nomination for this property, which was submitted by the North York Community Preservation Panel in May 2022. The property lacks heritage status and is currently for sale, making this an issue of immediate concern.

The property was researched and evaluated by staff, who have concluded that it meets the provincial criteria for cultural heritage value and for inclusion on the Heritage Register.

The property at 94 Cortleigh Boulevard has significant design value as a representative example of an early twentieth-century Arts and Crafts style house with Tudor Revival elements. It also holds significant contextual value as one of the first homes built within the Alexandra Gardens subdivision (today Lytton Park), sited on one of the neighbourhood's largest lots, and can be considered a local landmark.

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). Listing of 94 Cortleigh Boulevard on the Heritage Register extends interim protection to it from demolition and does not place a burden on the owner. It provides an opportunity for City Council to determine whether the property warrants conservation should a development or demolition application be submitted.

Sincerely,

Maureen Kapral  
President, Lytton Park Residents' Organization

c: Councillor Mike Colle

Casey Richardson, Planning and Development, Councillor Colle's office [casey.richardson@toronto.ca](mailto:casey.richardson@toronto.ca)

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