

NORTH YORK COMMUNITY PRESERVATION PANEL

June 15, 2023

Matthew Green
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
nycc@toronto.ca

Re: NY6.24 – 94 Cortleigh Boulevard - Inclusion on the Heritage Register (North York Community Council Meeting, June 20, 2023)

Dear Members of North York Community Council:

The North York Community Preservation Panel (NYCPP) is a Council-appointed heritage advisory committee which addresses heritage preservation issues in the North York Planning District.

The NYCPP strongly supports the recommendation of Heritage Planning and the Toronto Preservation Board to include the property located at 94 Cortleigh Boulevard on the City of Toronto's Heritage Register. The property is located within the North York Planning District.

In Spring 2022, the NYCPP undertook research regarding 94 Cortleigh Boulevard and subsequently submitted a heritage property nomination with the support of Councillor Mike Colle, the Lytton Park Residents Organization and the North Toronto Historical Society. The property lacks heritage status and is currently for sale, making this an issue of immediate concern.

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

Dating from 1914, the house 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 influences. It also holds significant contextual value as one of the first and largest homes built within the Alexandra Gardens subdivision (now Lytton Park). It is sited on one of the neighbourhood's largest lots and has been a local landmark for over 100 years.

Listing of 94 Cortleigh Boulevard on the Heritage Register provides interim protection from demolition and does not place a burden on the owner in terms of the preservation of heritage features. It provides an opportunity for City Council to determine whether the property warrants conservation should a development or demolition application be submitted. We believe this decision of listing 94 Cortleigh Boulevard should be based on the proven heritage value of the property.

Thanking you for your favourable consideration of our request.

Alex. Grenzebach

Interim Chair, NYCPP

cc: Councillor Mike Colle, Casey Richardson



94 Cortleigh Boulevard Feature
Canadian Builder and Carpenter, January 1916