



Toronto Preservation Board

Meeting No.	25	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, November 28, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB25.2	ACTION	Adopted		Ward: 8
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94 Cortleigh 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 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 94 Cortleigh Boulevard (Reasons for Designation) attached as Attachment 1, to the report (November 13, 2024) 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.

Decision Advice and Other Information

Clint Robertson, Heritage Planner, Policy and Research, Urban Design, City Planning gave a presentation on 94 Cortleigh Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 13, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 28, 2024 the Toronto Preservation Board considered Item [PB25.2](#) and made recommendations to City Council.

Summary from the report (November 13, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 94 Cortleigh Boulevard is located between Avenue Road and Cortleigh Boulevard in the Lytton Park neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

The property at 94 Cortleigh Boulevard comprises a substantial two-storey house constructed in 1914 on an oversized lot. The rear of the property includes a portion of the ravine which crossed the area from north to south. Inspired by the Arts and Crafts movement, the house is finished in rustic red brick, stone detailing, and has half-timbered gables. An extended roof slope bisects and distinguishes the main façade, which also features a prominent stone porch. The property was commissioned for professional interior decorator, William Weeks, and is among the earliest to be developed in this portion of Lytton Park.

Staff have determined that the property at 94 Cortleigh Boulevard has cultural heritage value and meets four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on July 19, 2023.

A Cultural Heritage Evaluation Report (CHER) authored by ERA Architects and dated August 29, 2024 was submitted to Heritage Planning and similarly concludes that the property at meets four of the nine criteria under Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV.

Background Information

(November 13, 2024) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 94 Cortleigh Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250679.pdf>)

Staff Presentation on 94 Cortleigh Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-251133.pdf>)