

North York Community Preservation Panel

December 2, 2024

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: PH17.17 - 94 Cortleigh Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Members of the Planning and Housing Committee,

The North York Community Preservation Panel (NYCPP) strongly endorses the recommendation contained in the report, that City Council state its intention to designate 94 Cortleigh Blvd. under Part IV, Section 29 of the Ontario Heritage Act.

94 Cortleigh Blvd. (figure 1) is located in the Lytton Park neighbourhood within Ward 8. The NYCPP nominated 94 Cortleigh Blvd. as a potential heritage property in May 2022. City Council listed the property on the heritage register in July 2023, saving it from demolition.

Heritage Planning staff have determined that the property meets four of the prescribed criteria for designation under the Ontario Heritage Act. The home at 94 Cortleigh Blvd. was among the earliest to be constructed in the subject area of the Lytton Park neighbourhood in 1914, reflecting the early development of the community. The home is an excellent example of a large suburban estate designed in the Arts and Crafts style, with a “high calibre of exterior detailing...” The property is important in “defining, maintaining and supporting” the character of the Lytton Park neighbourhood. As such, the property has architectural, historical and contextual value.

As a result of Ontario Bill 23, the current heritage listing for this property will expire in July 2025, at which time it will cease to be protected. Adopting the staff recommendations will protect the property in perpetuity. Additionally, designation affords Heritage Planning staff the ability to ensure that alterations to the home respect its cultural heritage value.

The subject property is an exceptional and irreplaceable piece of our City’s built history. Our Panel concurs with the conclusion of the report, and urges the Committee and City Council to adopt the report recommendations.

Regards,

Alex Grenzebach, Interim Chair
North York Community Preservation Panel

Eli Aaron, Vice-Chair
North York Community Preservation Panel

Copy to:
Clint Robertson, Heritage Planner, Heritage Planning
Gary Miedema, Project Manager, Heritage Planning
Councillor Mike Colle
Casey Richardson, Planning Assistant to Councillor Mike Colle

Figure 1



94 Cortleigh Blvd, 1916
The Canadian Builder and Carpenter