

94 Cortleigh Boulevard – Alterations to and Demolition of Heritage Attributes of a Designated Heritage Property Under Sections 33 and 34 of the Ontario Heritage Act

Date: December 13, 2024

To: Toronto Preservation Board

North York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 8 - Eglinton-Lawrence

SUMMARY

This report recommends that City Council approve the alterations to and the demolition of attributes proposed for the William Weeks House at 94 Cortleigh Boulevard (designated under Part IV of the Ontario Heritage Act), in connection with a new one-storey addition at the rear of the property.

The subject property is in the Lytton Park neighbourhood, on the north side of Cortleigh Boulevard between Avenue Road and Rosewell Avenue and backs onto the Lytton Sunken Gardens Park. The property contains the residence constructed in 1914 for William Weeks. Inspired by the Arts and Crafts movement, the two-storey 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.

The heritage permit application proposes alterations to heritage attributes on the property, as shown in Attachment 4, including the relocation and removal of window and door openings, in-kind replacement of historic windows and doors, and enclosure of the rear integral porch.

The rear stone stair wing walls and rear verandah, which was altered from its original design in 1945, and its architectural elements would be demolished as part of the proposal.

The existing garage, not listed as a heritage attribute, will also be demolished to accommodate a new driveway and motor court with gates.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the designated heritage property at 94 Cortleigh Boulevard, in accordance with Section 33 of the Ontario Heritage Act, and the demolition of heritage attributes in accordance with Section 34 of the Ontario Heritage Act, to allow for the construction of a new rear-yard addition, with such alterations substantially in accordance with the plans and drawings dated December 6, 2024 by ERA Architects, Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, Inc. dated December 6th, 2024, and on file with the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 94 Cortleigh Boulevard, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including a description of materials and finishes, to be prepared by the project architect to the satisfaction of the Senior Manager, Heritage Planning.

2. Obtain all planning permissions as may be necessary including, but not limited to, obtaining a Minor Variance.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting of July 19, 2023, City Council listed the property at 94 Cortleigh Boulevard on the City of Toronto's Heritage Register.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.NY6.24>

On November 28, 2024, The Toronto Preservation Board recommended that City Council state its intention to designate the property at 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

On December 5, 2024, Planning and Housing Committee recommended that City Council state its intention to designate the property at 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/report.do?meeting=2024.PH17&type=minutes>

BACKGROUND

Area Context

The subject property at 94 Cortleigh Boulevard is located between Avenue Road and Rosewell Avenue in the Lytton Park neighbourhood. A location map and current photograph of the heritage property is found in Attachment 1, and an aerial map of the area is included in Attachment 2. The property is linked to its Cortleigh Boulevard and Lytton Park surroundings in visual, physical, functional and historical ways. Its materials, stylistic design, substantial character and spatial relation to the street, which were specified by original restrictive covenants, tie the property visually and physically to its context. As one of the earliest residences in the area, the property helped set the tone and vision for development in the area.

Heritage Value

The property at 94 Cortleigh Boulevard is designated under Part IV, Section 29 of the Ontario Heritage Act. It 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.

Adjacent Heritage Properties

No property on the City's Heritage Register is adjacent to the subject site.

Development Proposal

The proposed alteration involves the construction of a new rear-yard addition, which would interface with the existing north (rear) elevation. The addition consists of two one-storey splayed wings surrounding a central exterior pool and terrace, with the roof height roughly matching the existing eaves line of the retained house. The alteration involves the demolition of heritage attributes, including the rear porch and its architectural components, shown in Attachment 4.

Alterations also include the restoration of wooden window sash with interior sash, and in-kind replacement of some original and later period windows will be undertaken, as shown in Attachment 5.

Two windows on the south (front) elevation are proposed for relocation to match the lintel/sill heights of adjacent openings to reflect the changes to the arrangement of interior spaces and will be replaced in-kind, shown in Attachment 5.

The rear integral porch would be enclosed as part of the proposal, including the removal of its ceiling, door, and stone stair wing walls. Additional interior openings are proposed for the rear elevation to connect the existing house with the new addition, shown in Attachment 4.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the “PPS”) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent

with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." "Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The proposal is to construct a new rear-yard addition consisting of two one-storey splayed wings is designed to expand the building envelope and redesign the interior spaces to suit the requirements of the homeowner, while sensitively conserving the architectural integrity of the original building and its unique heritage attributes.

The conservation strategy involves the restoration of all wood sash windows on the front elevation, with the exception of the basement windows and two relocated windows and the restoration of wood sash windows on the east (side) and north (rear) elevations. The slate roof will be repaired and restored, including spot replacement of copper flashing where required. The front oak door and its associated sidelights will also be restored. General maintenance will be undertaken as part of the proposal, including repair and repainting of wooden elements and masonry cleaning and repair as required. Some windows will be replaced in-kind, as shown in Attachment 5, and will match originals in design, material, width, and profile to the satisfaction of the Senior Manager, Heritage Planning, and in accordance with the Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada.

The proposed design, the location of the new addition and the conservation of the remaining heritage attributes of the building maintains supports the historic early-20th century character of the neighbourhood context and does not negatively impact the cultural heritage value of 94 Cortleigh Boulevard. Selected drawings of the rear addition can be seen in Attachment 4.

Demolition of Rear Verandah

The rear verandah and its architectural elements are proposed to be demolished to accommodate the new rear addition. The rear verandah, although altered from its original form, is identified as a heritage attribute in the Statement of Significance for 94 Cortleigh Boulevard and its demolition will have a heritage impact given its contribution

to the design and physical value of the property. However, staff are of the opinion that the proposed demolition of attributes is mitigated by the overall conservation strategy for the project, which conserves the public-facing heritage attributes of the main building. Its design and physical value will be commemorated through its replacement with a contemporary rear verandah, designed to be complementary to the historic fabric.

The proposal also includes the demolition of the existing one-storey garage on the property which is not identified as a heritage attribute.

CONCLUSION

Heritage staff appreciate the efforts of the property owner to achieve a sensitive balance between conservation requirements and the design of a new addition and recommend approval of the proposal to alter heritage attributes and to demolish heritage attributes on the Part IV designated heritage property at 94 Cortleigh Boulevard. Staff are satisfied that the proposed addition has been designed to conserve the cultural heritage values, attributes and character of the heritage property. The proposed conservation strategy and mitigation measures sufficiently satisfy the intent of the Planning Act, Provincial Planning Statement (2024), and the City of Toronto's Official Plan heritage policies and the Standards & Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

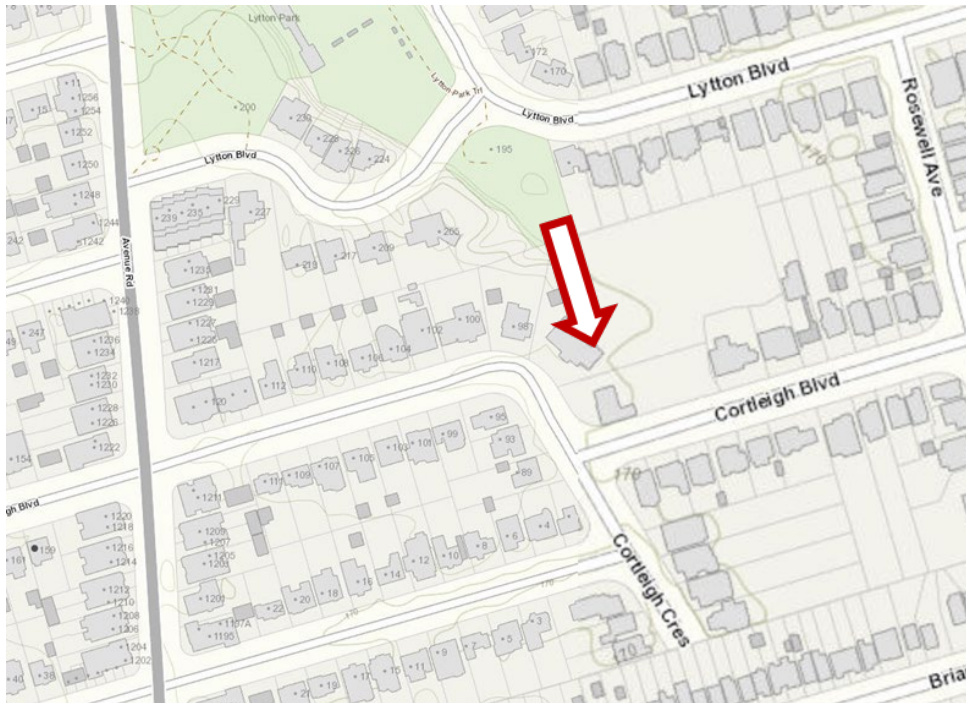
Mary L. MacDonald, MA, CAHP
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Urban Design, City Planning

ATTACHMENTS

- Attachment 1 - Location Plan
- Attachment 2 - Aerial Photograph
- Attachment 3 - Proposal Renderings
- Attachment 4 – Selected Proposal Drawings
- Attachment 5 – Proposed Window Strategy Drawings

LOCATION MAP AND CURRENT PHOTOGRAPH 94 CORTLEIGH BOULEVARD

ATTACHMENT 1



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property at 94 Cortleigh Boulevard (City of Toronto iView mapping)



South elevation (façade) of 94 Cortleigh Boulevard, 2024 (City of Toronto Heritage Planning)

AERIAL PHOTOGRAPH
94 CORTLEIGH BOULEVARD

ATTACHMENT 2



Aerial image showing the Site, in blue. (City of Toronto Open Data; ERA)

SELECTED PROPOSAL RENDERINGS
94 CORTLEIGH BOULEVARD

ATTACHMENT 3



View of proposal looking northeast (top) and north from Cortleigh Boulevard, ERA.

SELECTED PROPOSAL PLANS & DRAWINGS

94 CORTLEIGH BOULEVARD

ATTACHMENT 4

14.2 Existing Elevations

South Elevation



(ERA, 2024).

North Elevation

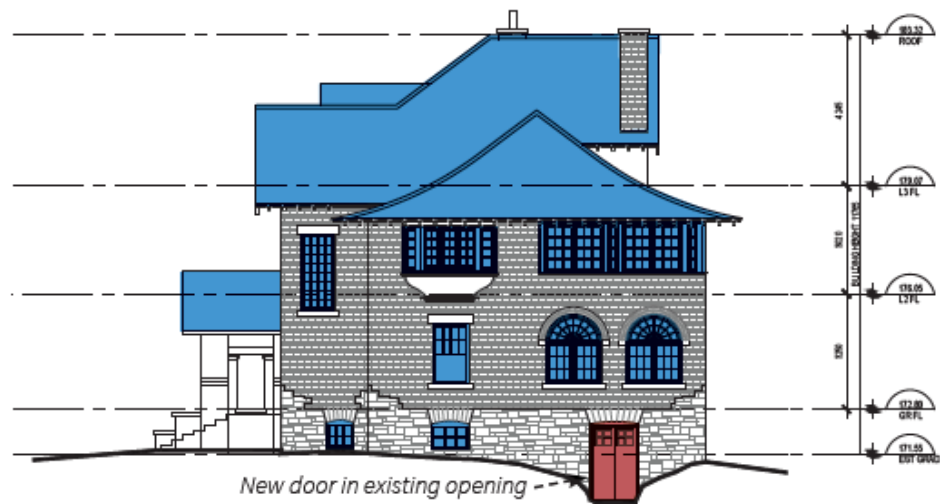


(ERA, 2024).

Alter Remove

Drawings showing alterations/restoration and demolition of proposal, ERA.

East Elevation



(ERA, 2024).

West Elevation

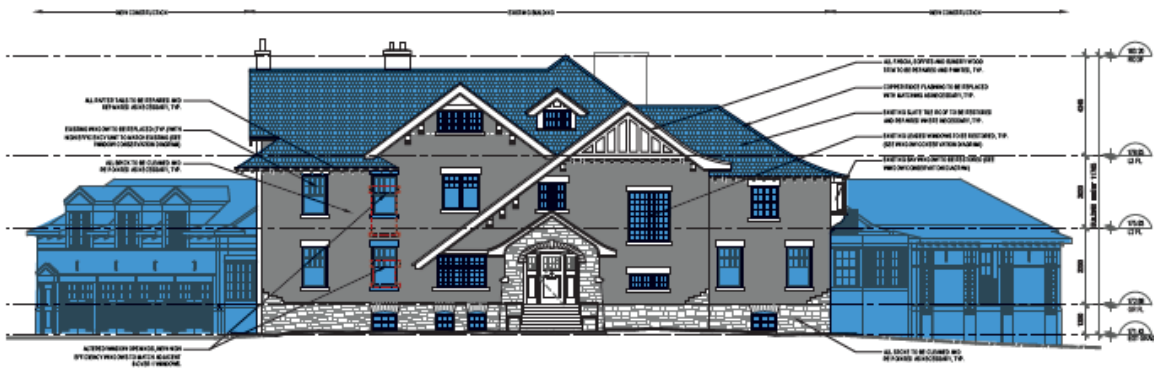


(ERA, 2024).



Drawings showing alterations/restoration and demolition of proposal, ERA.

South Elevation



(ERA, 2024).

North Elevation



(ERA, 2024).

North Elevation (Detail)

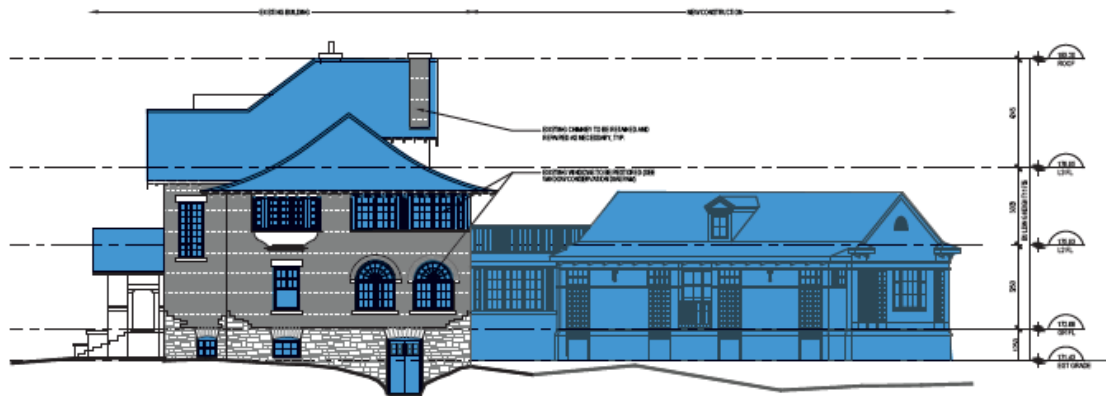


(ERA, 2024).

Alteration / new construction Remove / reconstruct

Drawings showing proposed new construction and alteration, ERA.

East Elevation



(ERA, 2024).

West Elevation



(ERA, 2024).

Alteration / new construction Remove / reconstruct

Drawings showing proposed new construction and alteration, ERA.

PROPOSED WINDOW STRATEGY DRAWINGS
94 CORTLEIGH BOULEVARD

ATTACHMENT 5

South Elevation



- Restored
- In-kind replacement

North Elevation



- Relocated (in-kind replacement)
- Openings retained and reused
- Openings removed

East Elevation



West Elevation



Drawings showing proposed window strategy