

## Toronto Preservation Board

<b>Meeting No.</b>	26	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Wednesday, January 8, 2025	<b>Phone</b>	416-397-4592
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Committee Room 1, City Hall/Video Conference	<b>Chair</b>	Julia Rady

PB26.5	ACTION	Adopted		Ward: 8
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### 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

#### Board Decision

The Toronto Preservation Board 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, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects, Inc. dated December 6, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City 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, Urban Design, City 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, Urban Design, City Planning.

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

## **Decision Advice and Other Information**

Jennifer Guerin, Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 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.

## **Origin**

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

## **Summary**

At its meeting on January 8, 2025 the Toronto Preservation Board considered Item [PB26.5](#) and made recommendations to City Council.

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

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.

## **Background Information**

(December 13, 2024) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 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

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-251694.pdf>)