



Decision Letter

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB46.6 - 2 Hedgewood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 15 - Don Valley West

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 2 Hedgewood Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 2 Hedgewood Road - Hamilton Residence (Reasons for Designation) attached as Attachment 1 to the report (June 15, 2026) 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.

Origin

(June 15, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.6](#) and made recommendations to City Council.

Summary from the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 2 Hedgewood Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 2 Hedgewood Road is located in the Bridlepath-Sunnybrook-York Mills neighbourhood, southeast of the intersection of Yonge Street and York Mills Road, on the west side of Hedgewood Road where it terminates at the edge of the West Don River Valley. It contains a High Tech Style, flat-roof, two-storey house and flat-roof one-storey garage separated by a courtyard. A location map and current photograph of the heritage property are found in Attachment 2.

Dramatically perched on the edge of the West Don River Valley, the property is a unique High Tech Style property designed in 1970 by award-winning Toronto architect Peter Hamilton for his parents, John and Dorothy Hamilton. Completed in 1972, the house and garage are organized around a central courtyard and feature exposed interior and exterior structural and infrastructural elements including steel support beams and columns, ceilings, electrical conduits, chimneys and duct work. The recipient of the Canadian Housing Design Council Award in 1974, the Hamilton Residence was also featured in numerous publications including Maclean's Magazine, Global Architecture, and Stelco Trend.

Staff have determined that the property at 2 Hedgewood Road, containing the Hamilton Residence, has cultural heritage value and meets 4 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 of Toronto's Heritage Register on October 6, 1997. Bill 23 amendments to the Ontario Heritage Act require that properties listed on the City's Heritage Register prior to January 1, 2023 will be deemed removed from the Heritage Register unless they are designated by January 1, 2027.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(June 15, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 2 Hedgewood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288619.pdf>)

Communications

(June 30, 2026) Letter from Mitchell Bubulj, North York Community Preservation Panel (PB.Supp) (<https://www.toronto.ca/legdocs/mmis/2026/pb/comm/communicationfile-215552.pdf>)
(July 3, 2026) Letter from David Bronskill, Goodmans LLP (PB.Supp) (<https://www.toronto.ca/legdocs/mmis/2026/pb/comm/communicationfile-216792.pdf>) (July 6, 2026) E-mail from Nicole Corrado (PB.New)