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City Clerk's Office

RECEIVED  
2022/02/08  
(YYYY/MM/DD)  
Ontario Heritage Trust

Secretariat  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
22 LYTTON BOULEVARD**

**NOTICE OF PASSING OF DESIGNATION BY-LAW 78-2022**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 78-2022 on February 2 and 3, 2022, which designates the lands, buildings and structures known municipally as 22 Lytton Boulevard, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on February 2 and 3, 2022. Refer to Item CC39.18.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca) within thirty days of February 8, 2022, which is March 10, 2022.

**A Notice of Appeal must:**

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

**Who Can File An Appeal:**

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

**Getting Additional Information:**

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at [heritageplanning@toronto.ca](mailto:heritageplanning@toronto.ca).

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC39.18>

Dated at the City of Toronto on February 8, 2022.



*Gu* John D. Elvidge  
City Clerk

**CITY OF TORONTO**

**BY-LAW 78-2022**

**To designate the property at 22 Lytton Boulevard as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 22 Lytton Boulevard as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 22 Lytton Boulevard and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 22 Lytton Boulevard, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 22 Lytton Boulevard at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on February 3, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **22 Lytton Boulevard**

##### **Reasons for Designation**

The property located at 22 Lytton Boulevard is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

##### **Description**

Located on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue, the property at 22 Lytton Boulevard (The Goodwin House) is valued as a unique and representative example of the Tudor Revival style with Craftsman elements within the Lytton Park neighbourhood. The property was part of an early subdivision within the area, called Alexandra Gardens, and was one of the first houses to be constructed following the registration of the plan for subdivision in 1910. Alexandra Gardens was registered and sold by the financier Edward Bentley Stockdale through the Trusts and Guarantees Company, for which he served as General Manager. Alexandra Gardens was a popular and highly-desirable subdivision comprising Lytton, Alexandra and Strathallan Boulevards, and was primarily developed between 1910 and the onset of World War II. Within Alexandra Gardens and Lytton Park, 22 Lytton Boulevard stands out as a unique and early Tudor Revival style house, with a form, massing and detailing that is distinct within the neighbourhood.

##### **Statement of Cultural Heritage Value**

###### Design and Physical Value

Designed in the Tudor Revival style, the house at 22 Lytton Boulevard retains architectural elements indicative of this popular period revival style. The principal (south) façade of 22 Lytton Boulevard is slightly asymmetrical, comprised of two gabled bays, one larger than the other, flanking a central entrance covered by a gabled portico. The two gables both feature applied false half-timbering and wide bargeboards, with exposed rafters extending from the primary gabled roof protruding below. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

###### Historical and Associative Value

The property at 22 Lytton Boulevard is associated with the photographer and amateur ornithologist Janet Goodwin, who lived at the house from c.1948 to c.1973. Born in Toronto in 1900 and raised in The Annex neighbourhood, Janet married John Goodwin, and the couple acquired the house from John's father, Edward, in 1948. Janet Goodwin was a celebrated nature photographer in Toronto and internationally, receiving critical acclaim and awards for her work.

She was a founding member, in 1947, of the Toronto Guild for Colour Photography, and ran the Guild's popular "Nature" workshops out of her house at 22 Lytton Boulevard. In 1952 she was a founding member of the Margaret Nice Ornithological Club, established in protest to the gender-based exclusionary policies of the Toronto Ornithological Club, and which provided women ornithologists a place to explore and make significant contributions to the field and wildlife conservation. Janet sold the house in 1973, following the passing of her husband John, concluding 50 years of the Goodwin family's ownership of the property.

#### Contextual Value

The property at 22 Lytton Boulevard is important in maintaining and supporting the context of the Lytton Park neighbourhood as an early to mid-20th century streetcar and automobile suburb, and defines and supports the context of the Alexandra Gardens subdivision (comprising Lytton and Alexandra Boulevards). The house is situated on a large lot and setback from Lytton Boulevard, reflecting the original lot pattern and organization of the street. The property at 22 Lytton Boulevard contributes to a sense of place within the Lytton Park neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

#### **Heritage Attributes**

##### Design and Physical Value

Attributes that contribute to the design and physical value of the property at 22 Lytton Boulevard as representative of the Tudor Revival style include:

- The scale, form and massing of the 2 storey detached house-form building
- The slightly asymmetrical principal (south) façade, with two gabled bays, one larger than the other, flanking a central entrance with gabled portico
- The applied false half-timbering feature within the gabled bays on the principal façade and the exposed rafters
- The two side (east and west) facades as visible from the public realm, including the half-timbering within the gable roof ends and exposed rafters
- The three brick chimneys extending above the roofline
- The window openings on the principal and west facades, with elliptical openings on the first floor and flat headed openings on the second, and with leaded glass transom windows
- The materials with brick cladding and wood detailing

##### Contextual Value

Attributes that contribute to the contextual value of the property at 22 Lytton Boulevard as maintaining and supporting the character of the Lytton Park neighbourhood and Alexandra

Gardens subdivision, and as being physically, visually and historically linked to its surroundings include:

- The setback, placement and orientation of the building on the north side of Lytton Boulevard between Yonge Street and Duplex Avenue

**SCHEDULE B**  
**LEGAL DESCRIPTION**

**PIN 21155-0207 (LT)**

LOT 112, REGISTERD PLAN 1532

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)