



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
171 LOWTHER AVENUE**

RECEIVED
2024/03/01
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW 102-2024

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 102-2024 on February 7, 2024, which designates the lands, buildings and structures known municipally as 171 Lowther Avenue, 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 one objection to the Notice of Intention to Designate the Property and City Council considered the objection(s) in making its decision at its meeting on December 13, 2023. Refer to Item PH8.19.

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: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of March 1, 2024, which is April 2, 2024.

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.

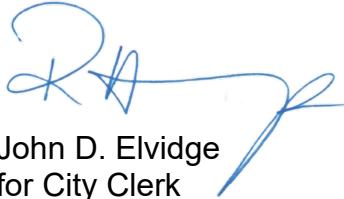
Getting Additional Information:

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.

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

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.27>.

Dated at the City of Toronto on March 1, 2024.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a long, sweeping flourish extending to the right.

John D. Elvidge
for City Clerk

Authority: Item CC13.27, as adopted by City of Toronto Council on December 13, 14 and 15, 2023
City Council voted in favour of this by-law on February 7, 2024
Written approval of this by-law was given by Mayoral Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 102-2024

To designate the property at 171 Lowther Avenue 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 171 Lowther Avenue 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 171 Lowther Avenue 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 171 Lowther Avenue 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 171 Lowther Avenue 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 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 171 LOWTHER AVENUE

Reasons for Designation

The property at 171 Lowther Avenue 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 categories of design/physical and contextual value.

Description

Located mid-block on the south side of Lowther Avenue between Walmer Road and Dalton Road, the property at 171 Lowther Avenue was constructed between 1901 and 1902 for Emilia Dixon on the site of a former ancillary building that formed part of the property at 14 Walmer Road. Rising three-storeys over a raised basement, the red brick structure features a design combining elements of the Queen Anne Revival and Edwardian Classicism styles including simple square massing and restrained brick work combined with decorative Dutch gables on the principal (north) elevation, an oriel window on the east elevation, and oeil-de-boeuf window on the west elevation. As part of its conversion to apartments in 1943, dormers were added on the north, south, and west elevations.

The property was listed on the City's Heritage Register on July 19, 2023.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 171 Lowther Avenue is a representative example of an early twentieth century residential structure blending elements of the Queen Anne Revival and Edwardian Classicism styles. This is evident in the pairing of decorative elements including curved Dutch gables, oriel and oeil-de-boeuf windows with simple massing and restrained brickwork, eschewing the exuberance of the late Victorian-Era in favour of understated elegance.

Contextual Value

The property at 171 Lowther Avenue is important in maintaining and supporting the historic character of the West Annex neighbourhood which is defined by a mix of late nineteenth and early twentieth century residential structures and mid-century low- to high-rise apartment buildings.

Constructed between 1901 and 1902 as a single-family residential structure as part of the first phase of the development of the West Annex, the property is historically linked to its

surroundings. Converted to apartments in 1943, the property continues to maintain its appearance as a single-family residential structure.

Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of the property: as a representative example of an early twentieth century residential structure blending elements of the Queen Anne Revival and Edwardian Classicism styles; in maintaining and supporting the historic character of the West Annex neighbourhood; and being historically linked to its surroundings:

- The square, three-storey scale, form, and massing with cross gable roof with bracketed eaves
- Dutch gables on the principal (north) elevation with decorative finials
- The property's material palette of red brick, with rough hewn stone sills
- The fenestration on the principal (north) elevation including paired windows at the first and second storeys, and paired rounded arch windows at the third storey
- The central raised front entrance with beveled glass three-quarter lite wood door and sidelight beneath a full width transom
- The central front entrance porch and stone steps with rough-hewn stone sidewalls
- The oriel window with leaded coloured glass, chimney, and third storey fenestration on the east elevation
- The first storey oeil-de-boeuf window and northerly chimney on the west elevation

SCHEDULE B
LEGAL DESCRIPTION

171 Lowther Avenue

PIN 21230-0100 (LT)

PART OF LOT 15, REGISTERED PLAN 597 NORTH WEST ANNEX PART OF LOT 10,
REGISTERED PLAN 762 NORTH WEST ANNEX, AS IN CT604886

City of Toronto and Province of Ontario

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