

Authority: MM28.23, by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam as adopted by City of Toronto Council on April 26, 27 and 28, 2017

**CITY OF TORONTO**

**Bill 484**

**BY-LAW -2018**

**To designate the property at 70 Lowther Avenue (Reginald Northcote House) 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 70 Lowther Avenue (Reginald Northcote House) 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 land and premises known municipally as 70 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 web site 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 dated July 31, 2017 was served upon the Clerk of the municipality; and

Whereas by letter dated March 29, 2018 the objection was withdrawn; and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 70 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 at 70 Lowther Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site 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 April , 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 70 LOWTHER AVENUE

The property at 70 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 all three categories of design, associative and contextual values.

#### Description

Located on the northeast corner of Admiral Road, the property at 70 Lowther Avenue contains a 2½-storey house form building dating to 1901 that was designed by Toronto architect C. J. Gibson for merchant Reginald Northcote and occupied for 30 years by the daughter of biscuit manufacturer, William Christie.

#### Statement of Significance

The Reginald Northcote House at 70 Lowther Avenue has design value as a well-crafted example of an early-20th century house form building with the Queen Anne Revival styling inspired by 16th and 17th century British architecture that became popular in Toronto at the end of the Victorian era. The combination of medieval and classical elements, the mixture of materials, and the varied fenestration displayed on the Reginald Northcote House are the key characteristics of the style.

The property at 70 Lowther Avenue is valued for its association with the historic Annex neighbourhood that developed north of Bloor Street between Bedford Road and Spadina Avenue following its subdivision according to the "Toronto Annexed Plan" in 1886. With the annexation of the area by the City of Toronto in 1887, the Annex became one of the most desirable residential neighbourhoods in the city and the home to many of the community's civic and business leaders. Located on Lowther Avenue, which marked the south boundary of the 1886 plan, the Reginald Northcote House was first occupied by Reginald Northcote, the businessman who commissioned the dwelling and, for 30 years in the mid-20th century, Annie E. Barclay, the daughter of famed biscuit manufacturer, William Christie.

The associative value of the Reginald Northcote House is also related to its designer, the prolific Toronto architect, C. J. (Charles John) Gibson. During the four decades he oversaw a solo practice, Gibson accepted commissions in the city's upscale suburban neighbourhoods, including the Annex where the Ernest A. Simpson House (1896) at 12 Admiral Road is among his other projects and is listed on the City of Toronto's Heritage Register.

Contextually, the property at 70 Lowther Avenue supports and maintains the character of the east part of the historic Annex neighbourhood that is recognized by its intact collection of fine house form buildings dating to the late 19th and early 20th centuries, including those that are listed on the City's Heritage Register and designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District (HCD).

The Reginald Northcote House is also visually and historically linked to its setting where it anchors the northeast corner of Admiral Road and, with its neighbours to the east, faces south to overlook Taddle Creek Park. It contributes to the group of substantial house form buildings in the block, which includes the Miller Lash House (1906, and now the Society of Friends' Meeting House) at 60 Lowther Avenue.

#### Heritage Attributes

The heritage attributes of the Reginald Northcote House at 70 Lowther Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Lowther Avenue and Admiral Road
- The scale, form and massing of the 2½-storey house form building above the stone base with the window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The cross-gable roof with the extended eaves with the purlins, the brick chimneys, the dormers, the gables with the strapwork and, on the east slope, the scalloped shingles
- The fenestration on the principal (south), side (east and west) and rear (north) elevations, with the flat-headed openings with the varied sizes, the single- and 2½-storey bay windows, the bow windows (with the bow window on the south elevation marking the original principal entrance to the house), and the multi-paned windows in some of the openings
- On the west elevation on Admiral Road, the three-sided frontispiece with the window openings on all of the walls

The original single-storey verandah at the southeast corner was first enclosed then altered with the addition of the first-floor entrance (east) and the second storey. The rear (north) wing was extended with the second-storey addition. These features are not identified as heritage attributes.

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

PIN 21215-0240(LT)

PCL 93-5 SEC M6; LT 93 N/S LOWTHER AV PL M6 TORONTO; PT LT 94 N/S LOWTHER AV PL M6 TORONTO COMM AT THE S W ANGLE OF LT 93; THENCE ELY ALONG THE NLY LIMIT OF LOWTHER AV 81 FT MORE OR LESS TO A POINT DISTANT 13 FT WLY FROM THE S E ANGLE OF LT 94; THENCE NLY PARALLEL WITH THE E LIMIT OF LT 94, 150 FT MORE OR LESS TO THE REAR LIMIT OF LT 94; THENCE WLY ALONG THE REAR LIMITS OF SAID LOTS, 81 FT MORE OR LESS TO THE N W ANGLE OF LT 93; THENCE SLY ALONG THE WLY LIMIT OF LT 93, 150 FT MORE OR LESS TO THE POB. SAVE AND EXCEPT THOSE PARTS OF LOTS 93 AND 94 ON PL M-6, DESIGNATED AS PARTS 1 AND 2 ON REFERENCE PL R3519

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