



STAFF REPORT ACTION REQUIRED

82 Lowther Avenue – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

Date:	September 16, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 82 Lowther Avenue (Elizabeth White House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

City Council has approved the awarding of a grant from the 2008 Toronto Heritage Grant Program to assist in funding restoration work for the property at 82 Lowther Avenue. To receive the grant, the owners have agreed to the designation of the property under the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 82 Lowther Avenue (Elizabeth White House) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act; and

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

At its meeting of September 24 and 25, 2008, City Council approved the awards for the 2008 Toronto Heritage Grant Program, which fund restoration work for properties designated under Parts IV and V of the Ontario Heritage Act. The owners of the property at 82 Lowther Avenue were awarded \$10,000 toward the restoration of the front porch.

ISSUE BACKGROUND

To receive funding from the Toronto Heritage Grant Program, a property must be designated under Part IV or V of the Ontario Heritage Act. The owners of the property at 82 Lowther Avenue have agreed to the designation of the site, and have provided information to assist in the preparation of the Reasons for Designation.

COMMENTS

The property at 82 Lowther Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the north side of Lowther Avenue, east of Huron Street, the Elizabeth White House (1895) is an excellent example of the Queen Anne Revival style that supports the late 19th century residential character of Lowther Avenue in the East Annex neighbourhood.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Designation