

17 April 2017



Lourdes Bettencourt
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Lourdes,

Re: 70 Lowther Avenue

I am writing to recommend that 70 Lowther Avenue be listed and designated as a heritage building.

Located on the northeast corner of Admiral Road and Lowther Avenue in the Annex neighbourhood of Toronto, 70 Lowther Avenue is both architecturally and historically important, having been designed by Charles John Gibson (1862-1935) for Reginald Northcote in 1901. Gibson was an eminent and prolific Canadian architect who designed many residences throughout Toronto in the late 19th and early 20th century.

70 Lowther represents a very good example of a corner house marked by tall east and south facing gables and a longer side on Lowther Avenue that takes advantage of south light. The design is representative of the quality of residential design that characterized the growth of the Annex when it was a new neighbourhood subdivision north of Bloor Street.

What is very valuable and effective about the house is how it respects the setbacks both to the west on Admiral Road and the south on Lowther Avenue, reinforcing the continuity of the streetscapes and landscaped setbacks that characterize the Annex. Generous setbacks have allowed for landscaping and lawns on private properties that combined with shade trees in the public domain, enhance the character, quality and continuity of the sidewalks and streets. This is why the streets of the Annex are so distinctive, walkable, and wonderful to experience.

Although the residential designs of the houses in the Annex are diverse, the streetscapes, the setbacks and the scale of buildings create a coherent diversity of expression but more

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importantly, a continuity both spatially and historically. The composition of the house, its use of brick and traditional details of the time are valuable examples of the period.

It is so important to retain the architectural culture of the time when the Annex was developed and growing. The urban and spatial values that have created one of Toronto's most unique neighbourhoods need to be maintained.

Yours truly,

Bruce Kuwabara
O.C., FRAIC, OAA
Partner, KPMB Architects