

City Council

Notice of Motion

MM28.23	ACTION			Ward:20
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70 Lowther Avenue - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

** The Toronto Preservation Board has submitted a transmittal on this Item (MM28.23a)*

Recommendations

Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council adopt the following recommendations contained in the report (April 6, 2017) from the Chief Planner and Executive Director, City Planning:

1. City Council include the property at 70 Lowther Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 70 Lowther Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 70 Lowther Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (April 6, 2017) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

Summary

The Toronto Preservation Board considered the report (April 6, 2017) from the Chief Planner

and Executive Director, City Planning, recommending that Toronto City Council state its intention to designate 70 Lowther Avenue under Part VI, Section 29 of the Ontario Heritage Act at its meeting on April 20, 2017.

The property at 70 Lowther Avenue is valued as a well-crafted early-20th century house form building with Queen Anne Revival styling by Toronto architect C. J. Gibson that is associated with the development of the Annex and contributes to the character of the east part of the neighbourhood where it anchors the northeast corner of Admiral Road.

Following research and evaluation, it has been determined that the property at 70 Lowther Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

In January 2017, the owner of the property at 70 Lowther Avenue submitted a proposal to sever the site into three lots and replace the current house form building with a single house and a pair of semi-detached houses.

Under the Ontario Heritage Act, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering alternatives.

Background Information (City Council)

Member Motion MM28.23

(April 6, 2017) Report from the Chief Planner and Executive Director, City Planning on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 70 Lowther Avenue

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103146.pdf>)

(April 20, 2017) Transmittal from the Toronto Preservation Board on 70 Lowther Avenue (MM28.23a)

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103145.htm>)