



Toronto Preservation Board

Meeting No. 12
Meeting Date Thursday, December 7, 2023
Start Time 9:30 AM
Location Video Conference

Contact Matthew Green, Committee Administrator
Phone 416-392-4666
E-mail hertpb@toronto.ca
Chair Sandra Shaul

PB12.2	ACTION	Adopted		Ward: 11
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171 Lowther Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 171 Lowther Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 171 Lowther Avenue (Reasons for Designation) attached as Attachment 3 to the report (November 16, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Patrick Brown, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 171 Lowther Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 16, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on December 7, 2023 the Toronto Preservation Board considered Item [PB12.2](#) and made recommendations to City Council.

Summary from the report (November 16, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 171 Lowther Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 3.

Located on the south side of Lowther Avenue between Walmer Road and Dalton Street, 171 Lowther is located within the West Annex neighbourhood. Constructed between 1901 and 1902, the three-storey house-form building is designed in a mix of the Queen Anne Revival and Edwardian Classicism styles.

Staff have determined that the property at 171 Lowther Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of design / physical and contextual values. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and / or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act.

The property was listed on the City's Heritage Register on July 19, 2023. The City received a notice from the property owner objecting to the inclusion of the subject property on the Heritage Register. Following a review of the objection, staff are of the opinion that the property 171 Lowther Avenue holds cultural heritage value. On November 6, 2023, the Toronto Preservation Board recommended to the Planning and Housing Committee that City Council continue to include the property at 171 Lowther Avenue on the City of Toronto's Heritage Register. That report will be considered by Planning and Housing Committee on November 30, 2023 and together with this report at City Council at its meeting on December 13, 14 and 15, 2023.

An Official Plan and Zoning By-law Amendment application for the properties at 171-175 Lowther Avenue has been submitted, but not yet deemed complete.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(November 16, 2023) Report and Attachments 1 - 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 171 Lowther Avenue - Notice of Intention to

Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-241097.pdf>)

Staff Presentation on 171 Lowther Avenue - Notice of Intention to Designate a Property under
Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-241334.pdf>)

Communications

(December 5, 2023) E-mail from Louis Reznick, Gemstone Property Limited (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-174114.pdf>)

Motions

Motion to Adopt Item moved by Sandra Shaul (Carried)