

171 Lowther Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 16, 2023

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11 - University-Rosedale

SUMMARY

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning 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.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 171 Lowther Avenue on the City of Toronto's Heritage Register in July 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.32>

On November 6, 2023, the Toronto Preservation Board adopted the staff report recommendations regarding a notice of objection received by the City of Toronto under Section 27 (7) of the Ontario Heritage Act from the property owner of 171 Lowther Avenue objecting to the inclusion of the subject property on the City's Heritage Register. The report is scheduled to be considered at City Council in December 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PB11.3>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation.

The subject property is located within the West Annex (Phase II) Heritage Conservation District (HCD) study area authorized by City Council in 2015.

In June 2021, the Annex Residents Association (ARA) hired ASI Heritage consultant to complete research and data collection required toward the completion of a future Heritage Conservation District study, as allowed for by a previously approved Section 37 agreement cash contribution. The subject property was recommended for further

heritage assessment within the West Annex Phase II: Historical Context Statement "West Annex Phase II: Historical Context Statement and Heritage Survey Project," ASI Heritage, December 2022.
https://www.theara.org/west_annex_hcd_faqs

The property was listed on the City's Heritage Register on July 19, 2023.

A notice of objection received by the City of Toronto under Section 27 (7) of the Ontario Heritage Act (the Act) from the property owner of 171 Lowther Avenue objecting to the inclusion of the subject property on the City's Heritage Register. Staff reviewed the objection and are of the opinion that it has no bearing on the cultural heritage value of the property. City Council will need to make a decision on the listing objection at the same time as this report. 2023.PB11.3 - 171 Lowther Avenue - Property Included on the City's Heritage Register - Consideration of Objection
<https://secure.toronto.ca/council/agenda-item.do?item=2023.PB11.3>

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date when a development application is made to the city or an application is deemed complete. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

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. Therefore, as of the date of this report, the Prescribed Event date has yet to be determined.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.



Figure 1: 171 Lowther Avenue (Heritage Planning, 2023).

1. DESCRIPTION

171 Lowther Avenue	
ADDRESS	171 Lowther Avenue
WARD	University-Rosedale-Ward 11
NEIGHBOURHOOD/COMMUNITY	Annex
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1901-1902
ORIGINAL OWNER	Emilia Homer Dixon
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed (July 19, 2023)
RECORDER	Patrick Brown
REPORT DATE	November 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the property at 171 Lowther Avenue and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1883	The easterly portion of the Annex community is annexed by the City of Toronto
1887	The central portion of the Annex community is annexed by the City of Toronto
1888	The westerly portion of the Annex community is annexed by the City of Toronto
1888-1889	Ambrose Kent purchases Lot 15 Plan 597 and constructs a residence at 14 Walmer Road and ancillary structure on Lowther Avenue
1896	Homer Dixon purchases 14 Walmer Road
1901-1902	Emilia Dixon has 171 Lowther Avenue constructed
1902-1905	Eugene Coste resides at 171 Lowther
1943	171 Lowther converted to apartments; attic dormers added

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

West Annex Neighbourhood

The West Annex neighbourhood, bounded by Bathurst Street, Dupont Street, Bedford Road, and Bloor Street West, was annexed by the City of Toronto in 1887 and 1888.¹ The annexation of these lands was spurred by real-estate developer Simeon Janes, whose "Toronto Annex" plan envisaged an upper-class neighbourhood for the area roughly bounded by Davenport Road, Bedford Road, Bloor Street West, and Spadina Road.

While properties in the West Annex were parcelled into smaller lots and registered subdivision plans in the 1880s, development was limited to the northeast, which was working class, and to the southeast, where wealthy residents had large single-family residences constructed along Walmer Road, Spadina Road, St. George Street, and Bedford Road. Primarily constructed between 1886 and 1900, many of the homes in the southeast featured designs that blended elements of both the Queen Anne and Romanesque Revival styles. This style, first introduced in 1887 with E.J. Lennox's Lewis Luke House, would become known as the 'Annex Style.'²

While some development occurred to the north and west of Walmer Road in the 1890s, the area's first major period of development was between 1900 and 1913.³ Beginning in the 1920s, many of the area's larger residences began to be converted into apartments and rooming houses, undergoing interior alterations while maintaining their outward appearance as grand single-family residences.⁴ This process of residential conversion rapidly increased in the 1950s through 1970s. During this time, particularly along St George Street, Spadina Road and Walmer Road, large residential properties were demolished and replaced by mid-century apartment buildings.⁵ This has resulted in streetscapes that feature an intermingling of late-nineteenth and early twentieth century residential structures with mid-century apartment buildings.⁶

171 Lowther Avenue

In 1888, Ambrose Kent purchased Lot 15 of Registered Plan 597 at the southwest corner of Walmer Road and Lowther Avenue (Formerly Arlington Avenue). By 1889, a large single detached residence at 14 Walmer Road with a large brick ancillary building at the northwest corner along Lowther Avenue had been constructed. The ancillary building along Lowther is at the approximate location of 171 Lowther Avenue.⁷

In 1896, Benjamin Homer Dixon purchased Lot 15, followed by the adjacent Lots 8 through 10 in Registered Plan 762 in 1897. That same year, he transferred Lot 15 and the adjacent easterly 20 feet of Lot 10 to his wife Emilia. While archival research was unable to locate a building permit, 171 Lowther was first identified in the 1902 City of Toronto Tax Assessment Roll and City Directories. The 1902 Tax Assessment Roll

1 ASI 54.

2 Ibid, 60.

3 Ibid, 132.

4 Ibid, 83.

5 Ibid, 177.

6 Ibid, 177.

7 Goad's Atlas of the City of Toronto, 1890, 1902.

identifies Emilia Dixon, a widow, as the property owner, and Eugene Coste, a mining engineer, as the tenant.

Eugene Coste founded the Provincial Natural Gas and Fuel Company of Ontario Limited in 1888, striking gas in Essex County in 1889. Considered the "Father of the Canadian Natural Gas Industry", Coste was the first to export Canadian natural gas to the United States of America and would go on to found the Union Gas Company in 1911.⁸ Coste resided at 171 Lowther for four years, moving to a residence on Poplar Plains Road he had commissioned, which was completed in 1906.⁹

Following the sale of 171 Lowther by Emilia Homer Dixon in 1908, the property remained a single-family residence until 1943, when building permits were issued for conversion to residential apartments.¹⁰ While new attic dormers were added, the majority of alterations were limited to the interior, with the property retaining its large detached single-family appearance.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 171 Lowther Avenue displays features of both the Queen Anne Revival and Edwardian Classicism styles. Popularized in the late-nineteenth century, the Queen Anne Revival style reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne.

In North America, the Queen Anne Revival is characterized by its variety of materials, asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."¹¹

Edwardian Classicism, associated with the reign of King Edward VII (1901-10), marked a departure from the architectural exuberance of the Victorian era.¹² The style is typified by smooth surfaces, simplified massing and many windows while the restrained use of Classical features such as colonettes, voussoirs, and keystones belies the style's focus on achieving understated elegance.¹³ Popular for residential, commercial, and institutional buildings, Edwardian Classicism became the dominant architectural style in the areas of the West Annex developed between 1901 and 1920.

⁸ Dictionary of Canadian Biography.

⁹ Hill.

¹⁰ City of Toronto Building Records.

¹¹ Maitland, 14.

¹² Ontario Heritage Trust.

¹³ Ontario Heritage Trust.

The property is a three-storey structure clad in red brick, with a rough dressed stonework foundation and entrance stairway on the principal (north) elevation. It features a cross gable roofline with gables on the north, east, and west elevations and a large dormer on the north elevation. The roofline commences at second storey at the rear (south), east and west elevations, and at one-and-half-stories at the north elevation. Smaller shed dormers on the north, south, and west elevations were added during modifications undertaken in 1943.

The principal (north) elevation is vertically organized into three bays, with the westernmost forming a projecting three-storey rectangular bay. The roofline of the principal elevation is defined by a prominent third storey cross gable at the western bay, and second storey dormer at the eastern bay. Both feature Dutch (Scroll) Gables comprised of pediments with simple and ogee curves flanked by small projecting corner buttresses. The peaks and buttresses of the gables are capped by metal finials that are missing their original orbs (the peak of the east bay gable still retains its finial orb). At the first storey, a double central entrance is flanked by tall, paired windows at the east and west bays which align with slightly shorter paired windows at the second storey. The fenestration at the first and second stories feature flat headed brick voussoirs with rough dressed stone sills. At the third storey, the west bay features a pair of rounded arch windows with brick voussoirs and rough dressed stone sills.

The east elevation features a full width gable with two flat-headed punched window openings. Between these, a third, matching opening, has been bricked in. Of particular note, the northern half of the east elevation features a large chimney and a full storey oriel window, with coloured leaded glass, between the first and second storeys at the landing of the interior staircase. The southern half of the west elevation features a gable that partially extends over a rear two-storey porch at the southwest corner along the rear (south) elevation. A narrow full height chimney terminates above the gable peak. The northern half of the west elevation features an oeil-de-boeuf (ox-eye) window at the northern corner of the first storey followed by a large chimney.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property is located mid-block on the south side of Lowther Avenue between Walmer Road and Dalton Road. The property lies within West Annex neighbourhood, which is a residential area comprised of a collection of late nineteenth and early twentieth century single-family residential structures interspersed with mid-century low- to high-rise apartment buildings. The area to the west and north of 171 Lowther is defined by single detached residences on small lots constructed between 1900 and 1910, while to the east, along Walmer Road, these larger residences are interspersed amongst low- to high-rise apartments buildings constructed between 1950 and 1970.

To the north, on the opposite side of Lowther Avenue, is the Walmer Road Baptist Church. Constructed in three phases between 1889 and 1913, the Romanesque style structure is Designated under Part IV of the Ontario Heritage Act. To the west is a single

detached residential structure constructed between 1900 and 1910, while to the south is a three-storey mid-century apartment building. Immediately east is an 18-storey apartment building fronting onto Walmer Road.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 171 Lowther Avenue.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type

The property at 171 Lowther Avenue is a representative example of an early twentieth century residential structure blending elements of the Queen Anne Revival and Edwardian Classicism styles. This is evident in the pairing of decorative elements including curved Dutch gables, oriel and oeil-de-boeuf windows with simple massing and restrained brickwork, eschewing the exuberance of the late Victorian-Era in favour of understated elegance.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The property at 171 Lowther Avenue is important in maintaining and supporting the historic character of the West Annex neighbourhood which is defined by a mix of late-nineteenth and early twentieth century residential structures and mid-century low- to high-rise apartment buildings.

Physically, functionally, visually or historically linked to its surroundings

The property at 171 Lowther Avenue is historically linked to its surroundings. Constructed between 1901 and 1902 as a single-family residential structure, it was part of the first phase of the development of the West Annex between 1900 and 1913. In 1943, it was converted to apartments while maintaining its appearance as a single-family residential structure.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 171 Lowther Avenue and determined that the property meets 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 171 Lowther Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

171 LOWTHER AVENUE

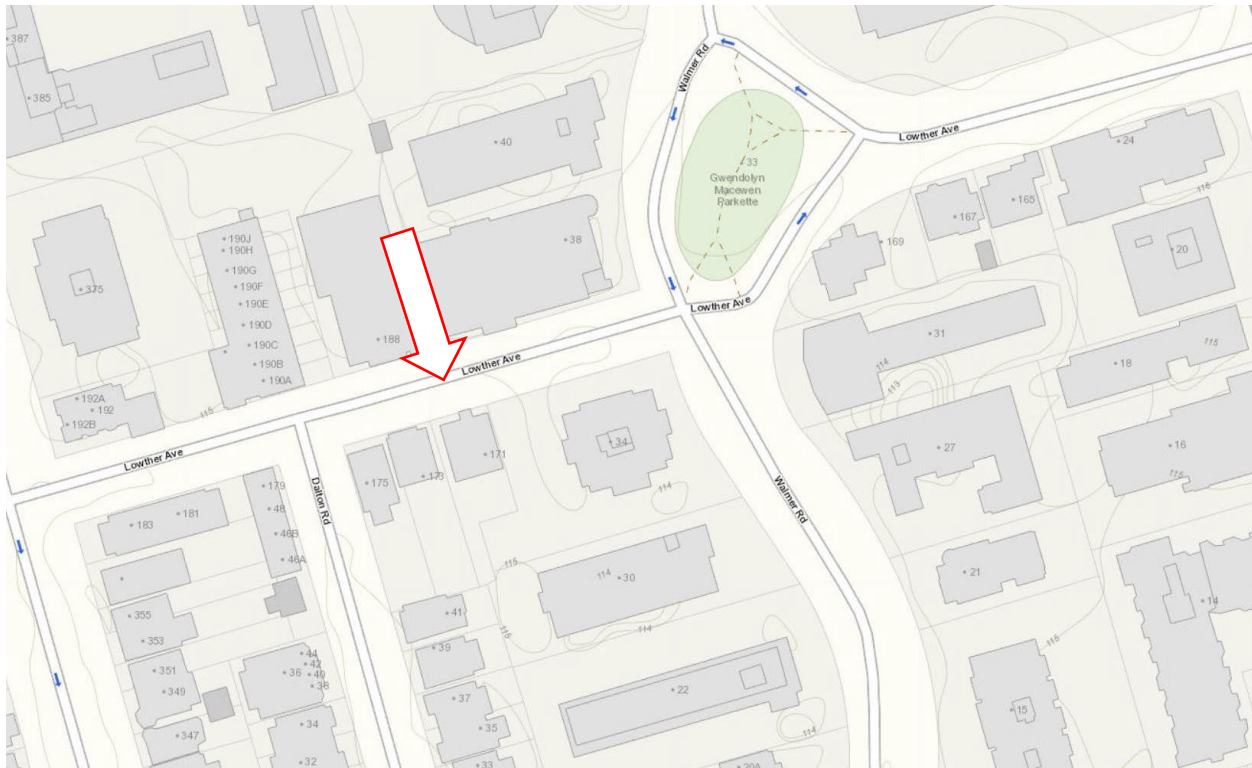


Figure 2: Location of 171 Lowther Avenue indicated by the arrow. Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto mapping).

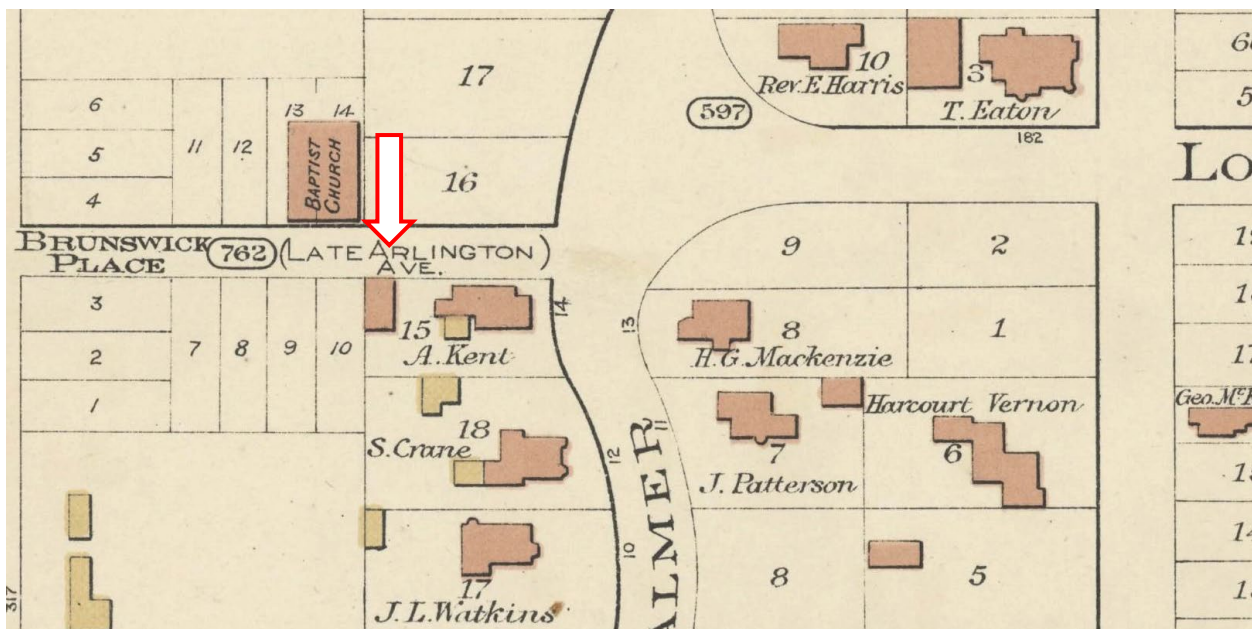


Figure 3: 1890 Goad's Atlas of the City of Toronto with the future location of 171 Lowther Avenue indicated by the arrow. Note the earlier ancillary structure on the property which formed part of 14 Walmer Road (City of Toronto Archives).

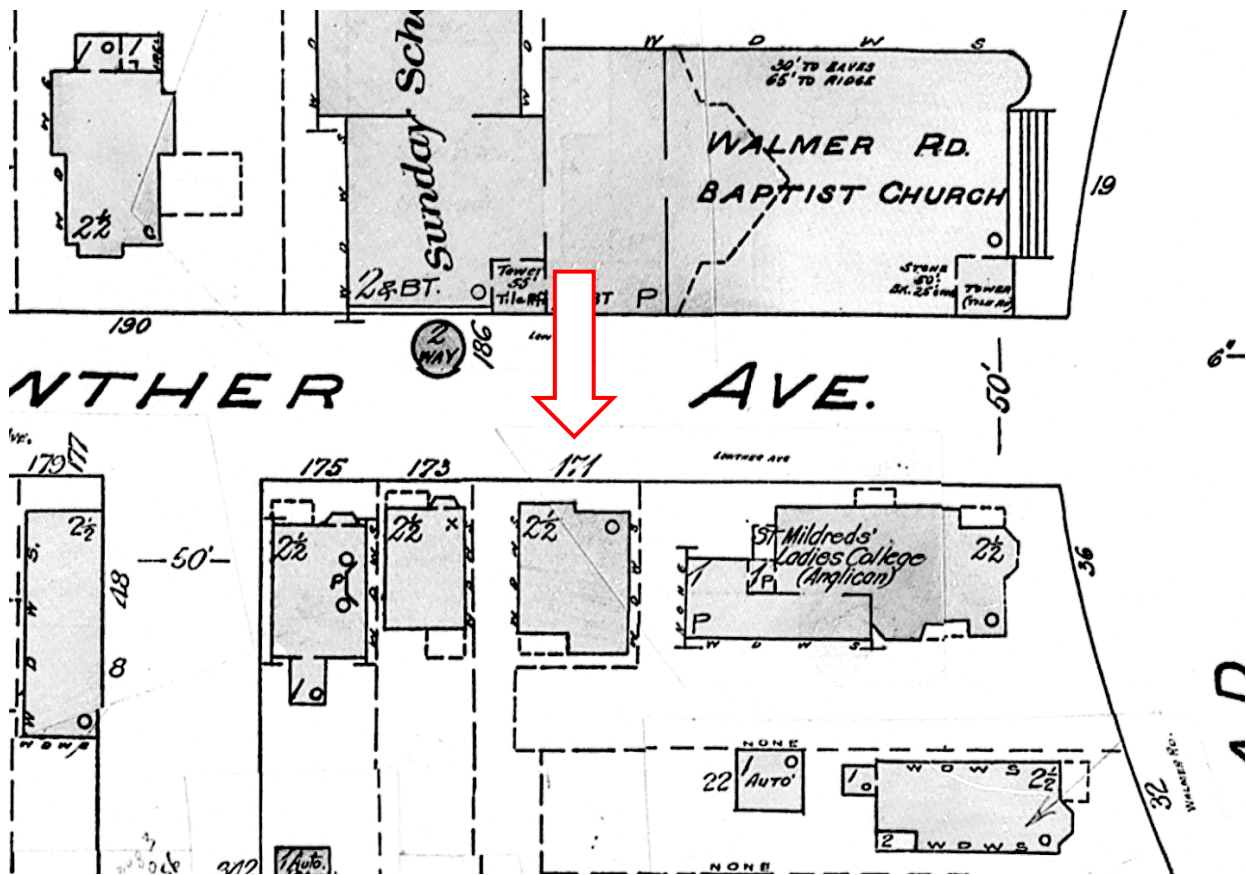


Figure 4: 1907 Goad's Atlas of the City of Toronto with 171 Lowther Avenue indicated by the red arrow.



Figure 5 1970s photograph of Lowther Avenue looking east; 171 Lowther is indicated by the red arrow (Toronto Archives).



Figure 6 1970s photograph of 171 Lowther Avenue (Toronto Archives).



Figure 7 Principal (north) elevation (Heritage Planning, 2023).



Figure 8 East elevation (Heritage Planning, 2023).



Figure 9 West elevation (Heritage Planning, 2023).



Figure 10 South (rear) elevation (Heritage Planning, 2023).



Figure 11 Looking east from Gwendolyn MacEwen Parkette (Heritage Planning, 2023).



Figure 12 Looking east along Lowther Avenue (Heritage Planning, 2023).



Figure 13 Looking west along Lowther Avenue (Heritage Planning, 2023).

RESEARCH SOURCES

ATTACHMENT 2

ARCHIVAL SOURCES

- City of Toronto Archives Photographs.
- City of Toronto Archives, Tax Assessment Rolls.
- City of Toronto Building Records, Building Permits for 171 Lowther Avenue.
- Goad's Atlas of the City of Toronto, 1884, 1890, 1903, 1907, 1910, 1924.
- Might's Greater Toronto City Directories, 1901-2001.
- Land Registry Office 80, Book 125C (Plan 597), Book 133D (Plan 762).

SECONDARY SOURCES

- ASI Heritage. West Annex Phase II Historical Context Statement and Heritage Survey Project, 2022.
- Dictionary of Canadian Biography, *Coste, Eugene Marius Antoine*, http://www.biographi.ca/en/bio/coste_eugene_marius_antoine_16E.html
- Hill, Robert G. Herbert, Frederick Henry. Biographical Dictionary of Architects in Canada. <http://dictionaryofarchitectsincanada.org/node/241>
- Maitland, Leslie, *The Queen Anne Revival Style in Canadian Architecture*, 1990.
- Ontario Heritage Trust, *Architecture style*, <https://www.heritagetrust.on.ca/places-of-worship/places-of-worship-database/architecture/architectural-style>

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 171 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 the categories of design/physical and contextual value.

Description

Located mid-block on the south side of Lowther Avenue between Walmer Road and Dalton Road, the property at 171 Lowther Avenue was constructed between 1901 and 1902 for Emilia Dixon on the site of a former ancillary building that formed part of the property at 14 Walmer Road. Rising three-storeys over a raised basement, the red brick structure features a design combining elements of the Queen Anne Revival and Edwardian Classicism styles including simple square massing and restrained brick work combined with decorative Dutch gables on the principal (north) elevation, an oriel window on the east elevation, and oeil-de-boeuf window on the west elevation. As part of its conversion to apartments in 1943, dormers were added on the north, south, and west elevations.

The property was listed on the City's Heritage Register on July 19, 2023.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 171 Lowther Avenue is a representative example of an early twentieth century residential structure blending elements of the Queen Anne Revival and Edwardian Classicism styles. This is evident in the pairing of decorative elements including curved Dutch gables, oriel and oeil-de-boeuf windows with simple massing and restrained brickwork, eschewing the exuberance of the late Victorian-Era in favour of understated elegance.

Contextual Value

The property at 171 Lowther Avenue is important in maintaining and supporting the historic character of the West Annex neighbourhood which is defined by a mix of late-nineteenth and early twentieth century residential structures and mid-century low- to high-rise apartment buildings.

Constructed between 1901 and 1902 as a single-family residential structure as part of the first phase of the development of the West Annex, the property is historically linked to its surroundings. Converted to apartments in 1943, the property continues to maintain its appearance as a single-family residential structure.

Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of the property: as a representative example of an early twentieth century residential structure blending elements of the Queen Anne Revival and Edwardian Classicism styles; in maintaining and supporting the historic character of the West Annex neighbourhood; and being historically linked to its surroundings:

- The square, three-storey scale, form, and massing with cross gable roof with bracketed eaves
- Dutch gables on the principal (north) elevation with decorative finials
- The property's material palette of red brick, with rough hewn stone sills
- The fenestration on the principal (north) elevation including paired windows at the first and second storeys, and paired rounded arch windows at the third storey
- The central raised front entrance with beveled glass three-quarter lite wood door and sidelight beneath a full width transom
- The central front entrance porch and stone steps with rough-hewn stone sidewalls
- The oriel window with leaded coloured glass, chimney, and third storey fenestration on the east elevation
- The first storey oeil-de-boeuf window and northerly chimney on the west elevation