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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
102-108 SHUTER STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: RTO Professionals Inc.  
372 Bay St., Suite 1402  
Toronto, Ontario  
M5H 2W9  
Attn: [REDACTED]

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0219 to designate 102-108 Shuter Street as being of architectural value or interest.

Dated at Toronto this 18th day of June, 1997.



Sydney K. Baxter  
City Clerk

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No. 1997-0219. A BY-LAW

*To designate the property at 102-108 Shuter Street as being of architectural value or interest.*

(Passed May 12, 1997.)

WHEREAS by Clause 11 of Neighbourhoods Committee Report No. 7, adopted by Council at its meeting held on May 12, 1997, authority was granted to designate the property at 102-108 Shuter Street as being of architectural value or interest;

AND WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 102-108 Shuter Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 102-108 Shuter Street, more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 102-108 Shuter Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
City Clerk.

Council Chamber,  
Toronto, May 12, 1997.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 13 14 and part of Lot 12 according to Plan 62 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 4 and 5 on a plan of survey deposited as 64R-15363.

The westerly limit of George Street and the northerly limit of Shuter Street as confirmed under the Boundaries Act by Plan BA-808 (CT165558).

The hereinbefore described land being delineated by heavy outline on Plan SYE2847 dated May 6, 1997 as set out in Schedule "C".

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SCHEDULE "B"

Heritage Property Report

O'Donohoe Row/ Walnut Hall Apartments  
102-108 Shuter Street

Toronto Historical Board

Property Research Summary

Address: 102-108 Shuter Street

Ward: 06

Current Name: Vacant

Historical Name: O'Donohoe Row (later Walnut Hall Apartments)

Construction Date: 1856

Architect: John Tully

Contractor/Builder: Unknown

Additions/Alterations: 1949, alter three attached dwellings (102-106) for combination apartment and rooming house, make new door opening, J.H.W. Bradfield; 1949, build store front at 108; 1985, demolish 1-storey frame addition to the rear of 106, 1985.

Original Owner: John O'Donohoe

Original Use: Residential (row)

Current Use: Vacant

Category: B

Recording Date: July 21, 1992

Recorder: HPD:jc

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History

Land Development:

The lands on which the properties at 102-108 Shuter Street stand were first described by Governor Simcoe's surveyors as Park Lot 6 in the First Concession from the Bay. This 100 acre lot was one of 30 tracts of land which ran north/south from Queen Street to Bloor Street. In 1811 the Crown granted Park Lot 6 to William Jarvis, who was the Provincial Secretary, Registrar of Upper Canada and Deputy Lieutenant of the County of York.

As the City of Toronto expanded northward in the mid-19th Century, many of the Park Lots were subdivided for development. In 1853, Plan 62 was filed, and Park Lot 6 was divided into fourteen lots.

In 1853 John O'Donohoe, an auctioneer and land speculator, purchased Lot 14. In 1856 the four unit terrace, known as the O'Donohoe Row, was completed. The name Walnut Hall Apartment House was first used in 1903.

#### Architecture

##### 102-108 Shuter Street:

The O'Donohoe Row was constructed for John O'Donohoe in 1856, according to the design of the Toronto architect John Tully, the elder brother of the prolific Toronto architect Kivas Tully. John Tully originally worked in the offices of J.G. Howard. After qualifying, he practised as a land surveyor and architect in Toronto. The row at 102-108 Shuter Street is one of two remaining buildings in Toronto which can be positively attributed to his design.

In 1903, the properties at 102-106 Shuter Street became known as the Walnut Hall Apartment House. In 1949, the properties were converted into a combination apartment and rooming house. The doorway at number 104 was bricked in, while that at number 106 was enlarged to serve as the principal entrance to the complex. These alterations were carried out according to the design of the Toronto architect, J.H.W. Bradfield. At the same time, a one-storey storefront addition was constructed for the unit at 108 Shuter Street.

The four-unit row displays elements of the Georgian style. The 3½-storey building has a semi-subterranean basement and was constructed in buff brick with stone details. Erected on a rectangular plan, the four identical units are three bays in width and feature a side hall plan.

Each unit on the main (south) elevation is marked by brick quoining which rises to the level of the cornice. The only remaining intact unit, number 102 features a raised, flat-headed entrance and a pair of six over six sash windows with stone sills and lintels. While the ground storeys of numbers 104, 106, and 108 have been altered, the second and third storeys of all units contain three regularly spaced six over six sash windows with stone lintels and sills. The cornice features brick corbelling while the east and west corners of the building are highlighted by decorative brick quoining.

The west elevation comprises three bays, a side-entrance and flat-headed and segmentally arched windows on all storeys. The east elevation, also with a side door and similar fenestration, features a one storey red brick addition. The rear (north) elevation contains a number of doors and irregularly spaced flat-headed window openings.

At the roof level, each unit is separated from the others by parapeted fire walls which contain chimneys. Each unit is highlighted on the north and south elevations by a pair of pedimented dormer windows. A gabled roof covers the building.

##### Context:

The terrace at 102-108 Shuter Street is located on the north side of Shuter Street, east of Jarvis Street. Situated in a then prestigious residential neighbourhood, the group is representative of the Georgian style brick rows which flourished in Toronto in the 1850's. In size and quality of construction, the O'Donohoe Row catered to the affluent middle classes.

##### Summary:

The properties at 102-108 Shuter Street, known originally as the O'Donohoe Row, and later as the Walnut Hall Apartments, are identified for architectural reasons.

Constructed in the Georgian style, the O'Donohoe Row consists of four 3½-storey units. Featuring buff brick with decorative brickwork and stone detailing, the building has a symmetrical facade, a gabled roof with parapeted fire walls and dormer windows.

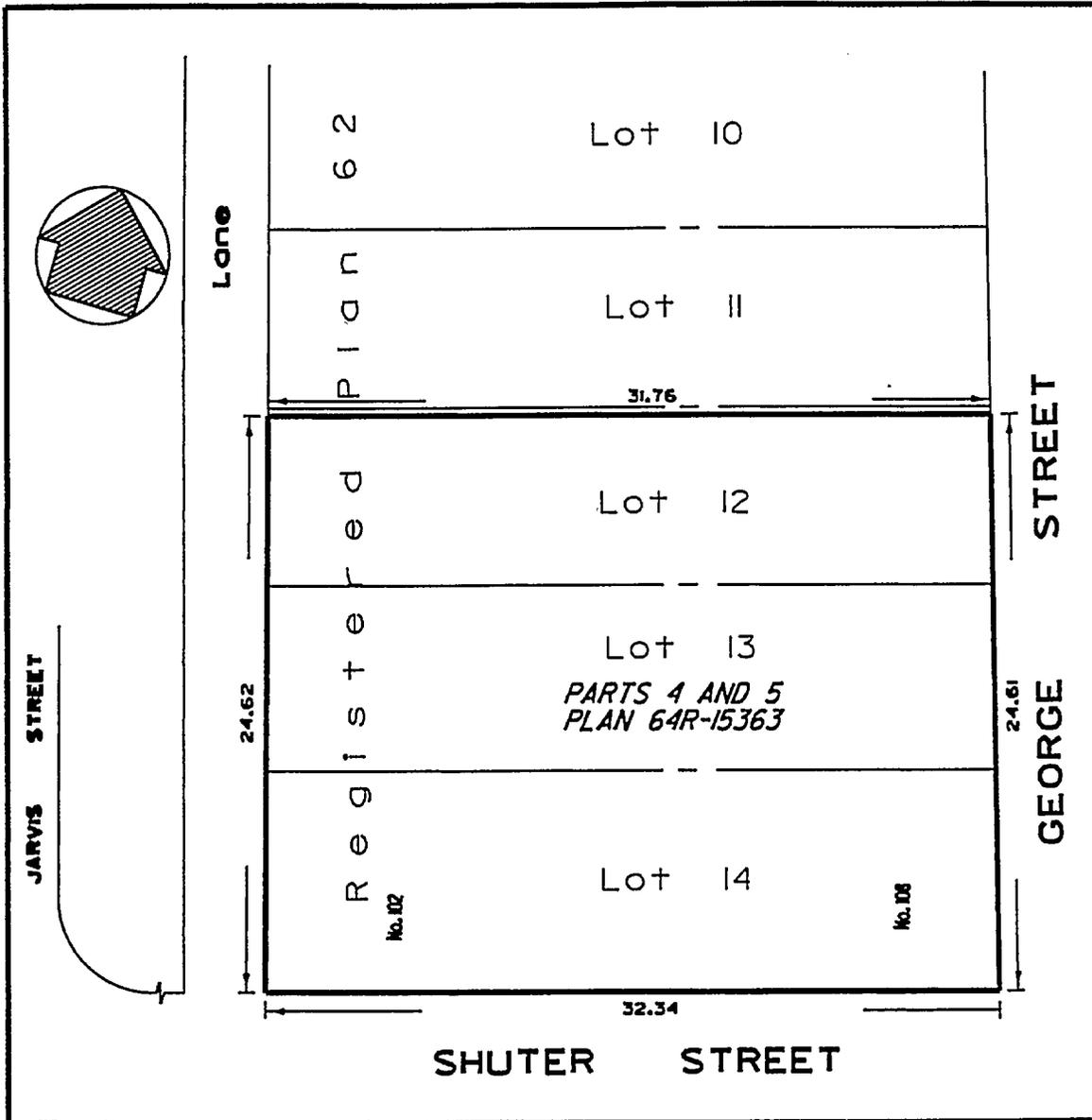
The O'Donohoe Row is among the last surviving examples of mid-19th Century terrace housing in the City of Toronto. A rare example of pre-Confederation residential architecture, the O'Donohoe Row and the partial row at 319-325 King Street West are the only known surviving examples of buildings designed by the architect John Tully in Toronto.

#### Sources Consulted

- |                              |  |
|------------------------------|--|
| Arthur, Eric.                | Toronto, No Mean City. University of Toronto Press: Toronto, 1986.   |
| Assessment Rolls:            | Ward 2, Division 3, 1900-1906  |
| Building Permits             |  |
| City of Toronto Directories: | 1850-1985  |
| Land Registry Office:        | Plan 62  |
| Goad's Atlas:                | 1858, 1884, 1890   |
| McHugh, Patricia.            | Toronto Architecture: A City Guide. McClelland and Stewart Inc., Toronto, 1989.                                  |
| Mills, Edward.               | 102-110 Shuter Street (Walnut Hall Apartments) Toronto, Ontario. Federal Heritage Buildings Review Office, 1983. |

SCHEDULE "C"

MAP AREA 5H-12



 Premises 102 and 108  
Shuter Street

**NOTE:**  
THIS SKETCH IS NOT A PLAN OF SURVEY  
AND HAS BEEN COMPILED FROM SURVEY  
NOTES AND OFFICE RECORDS. IT SHALL  
NOT BE USED EXCEPT FOR THE PURPOSE  
INDICATED IN THE TITLE BLOCK.

CITY WORKS SERVICES  
CITY OF TORONTO

SKETCH TO ILLUSTRATE

**LAND DESIGNATED AS  
BEING OF ARCHITECTURAL AND  
HISTORICAL VALUE OR INTEREST**

RATIO 1:250

Metres  Metres

Drawn ME  
Checked W.L.M.  
Date: May 6, 1997

W. Kowalenko - City Surveyor

FILE  
530-113

**PLAN SYE2847**

1982847