

Authority: Toronto and East York Community Council, Item 26.21,
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

CITY OF TORONTO

BY-LAW No. 273-2014

To designate the properties at 68 and 70 Shuter Street (Edward Cooper Houses) as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the properties at 68 and 70 Shuter Street (Edward Cooper Houses) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 68 and 70 Shuter Street and upon the Ontario Heritage Trust, Notice of Intention to designate the properties and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. The properties at 68 and 70 Shuter Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage 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 Schedule "B" 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 owners of the property at 68 and 70 Shuter Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 20, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION

Description

The properties at 68 and 70 Shuter Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the north side of Shuter Street in the short block between Dalhousie and Mutual Streets, the Edward Cooper Houses (1850) are 3½-storey house form buildings. The sites were listed on the City of Toronto Inventory of Heritage Properties in 1990.

Statement of Cultural Heritage Value

The Edward Cooper Houses at 68 and 70 Shuter Street are valued because they are rare examples of mid 19th century urban town houses in Toronto with the Georgian styling that was reserved for the earliest buildings in the city. While this type and style of building was once prevalent in downtown Toronto, the Edward Cooper Houses are valued as rare surviving examples. Their design is attributed to John Tully, who is significant as one of the first professional architects to practice in Toronto where only a select group of his commissions survived.

The properties at 68 and 70 Shuter Street have contextual value because the Edward Cooper Houses are historically linked to their surroundings adjoining Church Street as it developed in the mid 19th century as a desirable residential district in Toronto. The Edward Cooper Houses are among the oldest surviving buildings in the neighbourhood and city.

Heritage Attributes

The heritage attributes of the properties at 68 and 70 Shuter Street are:

- The buildings known historically as the Edward Cooper Houses
- The scale, form and massing on 3½-storey plans
- Above raised stone bases with window openings, the buff brick cladding with brick, stone and wood trim
- The gabled roofs with firebreaks with chimneys on the east and west ends and between the two units
- The principal (south) facades, which are symmetrically organized with entrances in the left (west) bays and flat-headed window openings with stone lintels and sills in all three stories
- The entries, which are recessed and have wood doors with transoms beneath stone lintels
- The placement, setback and orientation of the structures on the north side of Shuter Street

SCHEDULE "B"
LEGAL DESCRIPTION

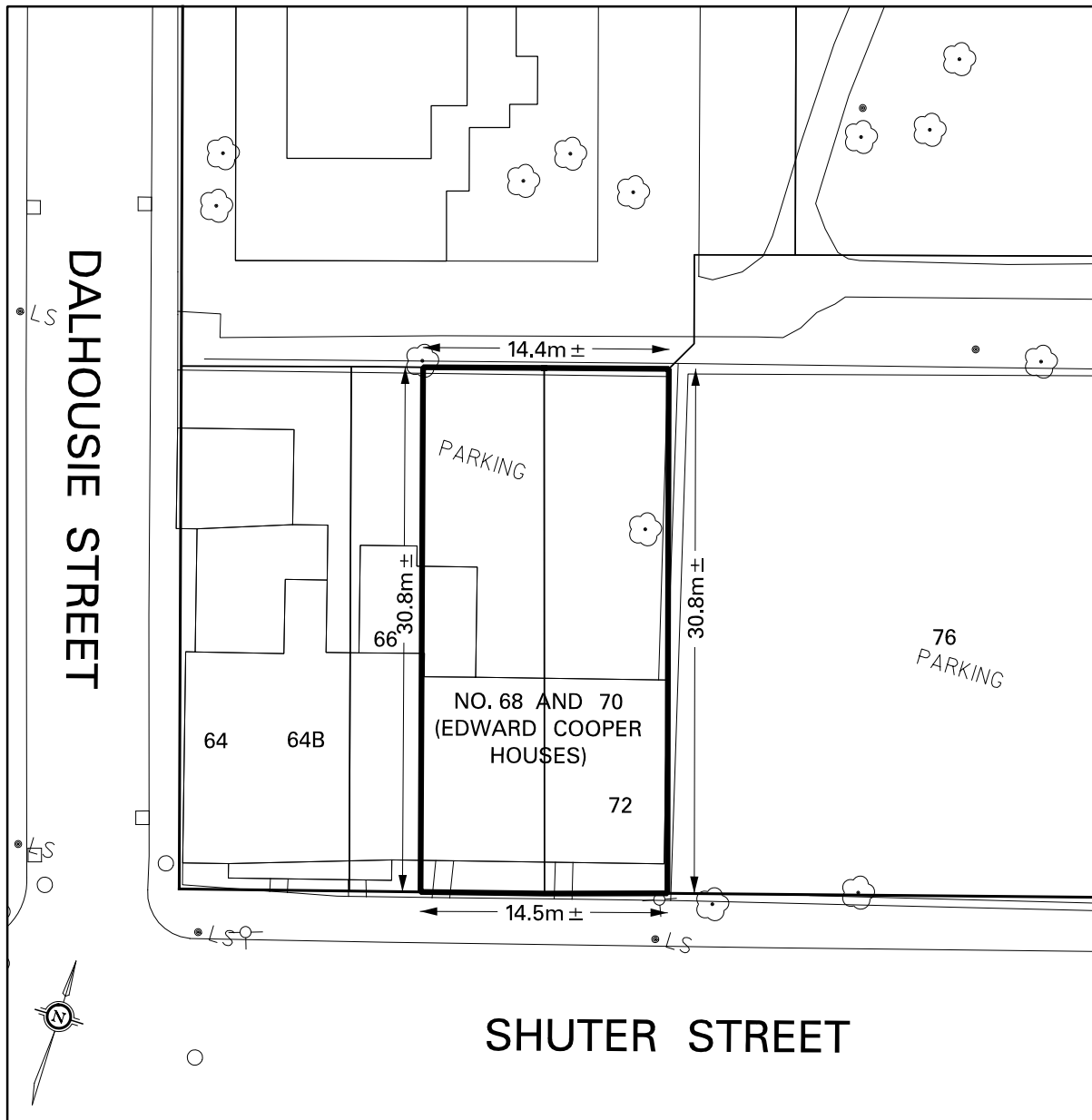
Part of PIN 21098-0160 (LT)

Parts of Lots 13 and 14 on the east side of Dalhousie Street on Plan 22A as in CA801653
(SECONDLY and THIRDLY)

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-013
dated February 4, 2014, as set out in Schedule "C".

SCHEDULE "C"



Toronto
ENGINEERING AND CONSTRUCTION SERVICES
ENGINEERING SERVICES
LAND AND PROPERTY SURVEYS

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

68 AND 70 SHUTER STREET
(EDWARD COOPER HOUSES)

LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 – TORONTO CENTRE-ROSEDALE
DATE: FEBRUARY 04, 2014

SKETCH No. PS-2014-013