



STAFF REPORT ACTION REQUIRED

Repeal of Designating By-law No. 1997-0219 – 102 Shuter Street

Date:	October 4, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\November 2 2011\teHPS23

SUMMARY

This report recommends that City Council repeal By-law No. 1997-0219 designating the property at 102 Shuter Street under Part IV, Section 29 of the Ontario Heritage Act. The site is the former location of Walnut Hall, a mid-19th century residential building that partially collapsed and was demolished by order of the Chief Building Official in 2007. The property stands vacant, and the repeal of the by-law will remove the heritage designation from the title of the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to repeal By-law No. 1997-0219 under Part IV, Section 31 of the Ontario Heritage Act, being the designation of the property at 102 Shuter Street pursuant to the Ontario Heritage Act, which was the former location of Walnut Hall (now demolished).
2. If there are no objections to the proposed repeal of By-law No. 1997-0219, City Council authorize the City Solicitor to introduce the necessary bill in Council repealing By-law No. 1997-0219 pursuant to Part IV, Section 31 of the Ontario Heritage Act.
3. If there are objections to the proposed repeal of By-law No. 1997-0219, City Council direct the City Clerk to refer the proposed repealing of the by-law to the Conservation Review Board.

4. If the repeal of By-law No. 1997-0219 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 on the repeal of By-law No. 1997-2019.
5. City Council authorize the City Solicitor to delete By-law No. 1997-0219 from the title of the property at 102 Shuter Street.

Financial Impact

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

DECISION HISTORY

The property at 102 Shuter Street (formerly known as 102-108 Shuter Street) was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and City Council adopted By-law No. 1997-0219 designating the site under Part IV, Section 29 of the Ontario Heritage Act in May 1997.

The property contained the last remaining intact row of mid-19th century residential row houses in Toronto, which stood vacant and partially collapsed in May 2007. Citing health and safety concerns, the City of Toronto undertook the demolition and removal of the buildings.

ISSUE BACKGROUND

The property at 102 Shuter Street stands vacant. Following the partial collapse and demolition of Walnut Hall, a designating by-law is no longer required to protect the heritage values and attributes of the site. The repeal of By-law No. 1997-0219 will remove the heritage status from the title of the property, which is scheduled to be redeveloped.

COMMENTS

The property at 102 Shuter Street was developed in 1856 with the construction of residential row houses originally known as the O'Donohoe Row and later named the Walnut Hall apartments. In the 1970s, the property was acquired by the Royal Canadian Mounted Police as the proposed site of its Ontario Division headquarters. While the City of Toronto identified the property at 102 Shuter Street on its inaugural heritage inventory, because the site was owned by a federal agency the municipality was not empowered to designate it under the Ontario Heritage Act. However, the federal government designated the property as a Recognized Federal Heritage Building in 1983.

Walnut Hall stood vacant prior to 1996 when the property was sold to a private developer. At that time, the City of Toronto passed By-law No. 1997-0219, designating the site under Part IV, Section 29 of the Ontario Heritage Act. Following the collapse of the rear walls in 2007, the City of Toronto demolished the remainder of the buildings for health and safety reasons.

The property has remained vacant since 2007. With the removal of Walnut Hall, the site no longer requires heritage protection. The repeal of By-law No. 1997-0219 would remove the heritage status from the title of the site.

CONTACT

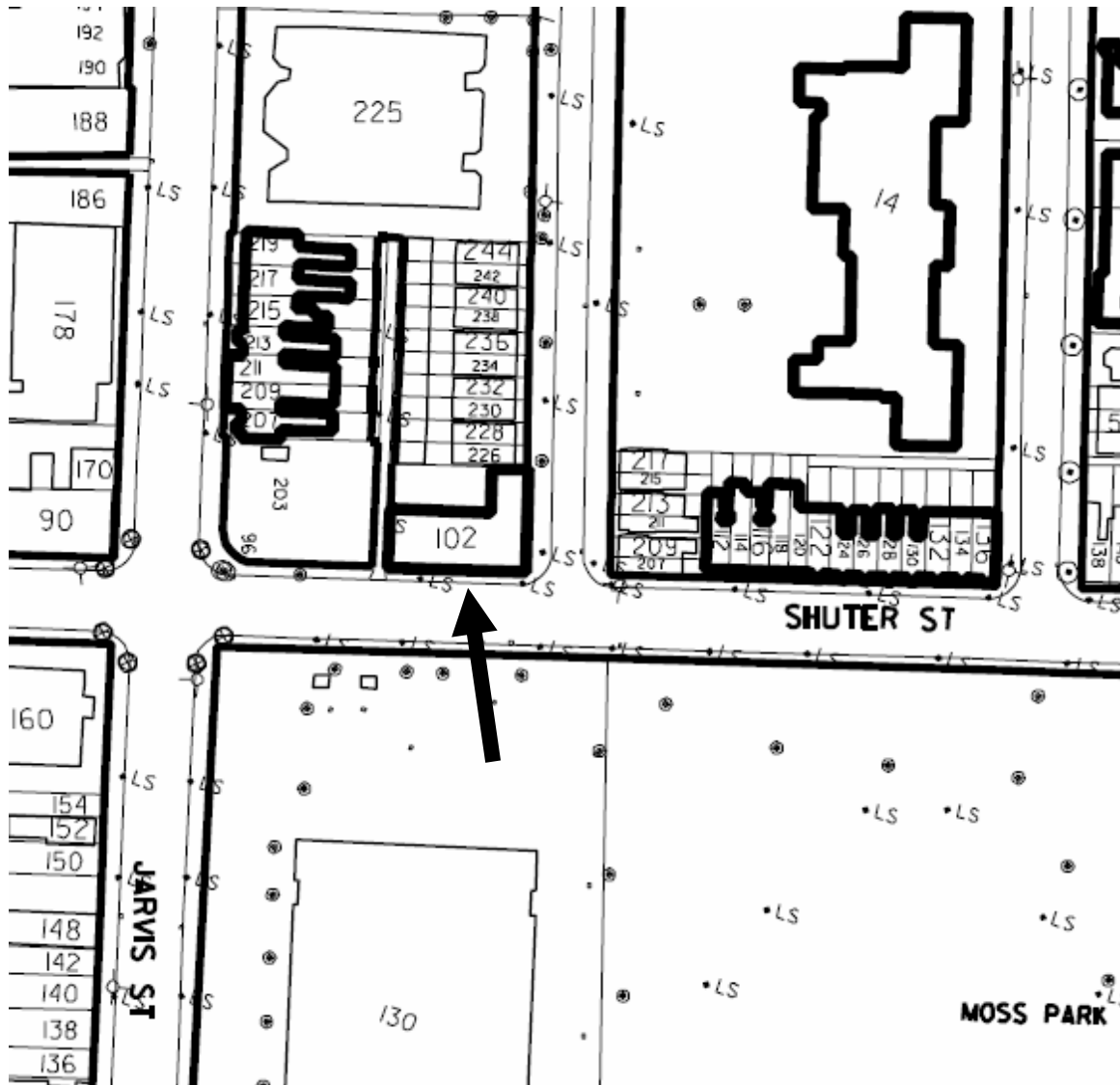
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs



This location map is for information purposes only;
The exact boundaries of the property are not shown.

The **arrow** marks the location of the site, where the former buildings have been removed



Archival Photograph, showing Walnut Hall in 1934



Photograph of Walnut Hall prior to its partial collapse and demolition
(Heritage Preservation Services, 2006)