

Authority: Toronto and East York Community Council Item 27.99,
as adopted by City of Toronto Council on September 30 and October 1, 2009
Enacted by Council: February 23, 2010

CITY OF TORONTO

BY-LAW No. 200-2010

**To designate the property at 65 Front Street East (John Smith and Company Warehouse)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 65 Front Street East (John Smith and Company Warehouse) as being of cultural heritage 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 buildings and structures thereon, to be 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 65 Front Street East and upon the Ontario Heritage Trust, a Notice of Intention to designate the property 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, Notice Requirements Under the *Ontario Heritage Act*; and

WHEREAS no notice of objection was served upon the City Clerk; and

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

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 65 Front Street East, 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 65 Front Street East and upon the Ontario Heritage Trust and to cause notice of this by-law to be 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 23rd day of February, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

Reasons for Designation

Description

The property at 65 Front Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the southeast corner of Front Street East and Church Street, the John Smith and Company Warehouse (1869) is a three-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The John Smith and Company Warehouse has design value as a rare surviving example of a late 19th century warehouse in Toronto that displays decorative detailing from the Gothic Revival style. Commercial buildings with the distinctive pointed-arch motifs and patterned brickwork identified with the Gothic Revival were relatively rare in Toronto, particularly along Front Street East where most of the warehouses favoured Renaissance Revival and Second Empire designs, often with cast iron storefronts. Therefore, the John Smith and Company Warehouse stands as an important reminder of the application of Gothic Revival styling to a commercial warehouse in the St. Lawrence neighbourhood. The building retains its contrasting buff brick cornice that draws attention to the facades on Front and Church streets. While alterations to the structure have resulted in the removal of the distinctive pointed-arch detailing, these elements remain visible in the brickwork above the first- and third-storey openings and are documented in historical photographs.

Contextually, the John Smith and Company Warehouse is historically linked to its surroundings on Front Street East where it anchors the southeast corner of Church Street in the St. Lawrence neighbourhood. Front Street originated as Palace Street and formed the south boundary of the Town of York. Ignoring the townsite's grid pattern of streets, Front Street was curved west of Jarvis Street to follow the shore of Lake Ontario. In the 1850s, the shoreline was extended by landfill, The Esplanade was established south of Front Street, and railway lines were built along the waterfront where additional wharves were located. With these improvements and the proximity to St. Lawrence Market (1844) at Front and Jarvis streets, wholesale merchants and manufacturers financed large warehouses with accessible basements to take advantage of the sloping lots along the south side of Front Street East. The first full-scale warehouses on Front Street East were built near the market in the late 1850s, with the next phase of construction extending westward past Church Street. The John Smith and Company Warehouse (1869) was commissioned for a firm of wholesale grocers, and subsequently acquired by Cramp, Torrances and Company, importers of tea and produce from "East and West India". The John Smith and Company Warehouse and its neighbours contributed to the reputation of Front Street East as the commercial heart of Toronto in the 19th century. Change began in the early 1900s when the King-Spadina neighbourhood emerged as the city's new warehousing and manufacturing centre. By the close of World War II, many of the Front Street warehouses were in disrepair and subsequently demolished. The City of Toronto promoted the revitalization of the neighbourhood in the 1960s with the restoration of St. Lawrence Market. This success was followed by the occupancy of the John Smith and Company Warehouse

and the other surviving warehouses along Front Street East with restaurants, offices, specialty shops and art galleries. Today, the John Smith and Company Warehouse contributes to the historical character of the St. Lawrence neighbourhood, which contains a collection of complementary commercial warehouses from the Victorian era that are recognized on the City's heritage inventory, along with City-wide landmarks including the Second City Hall (1844) and St. Lawrence Hall (1851). The John Smith and Company Warehouse anchors the unique intersection created by the convergence of Front Street East, Wellington Street East and Church Street, which is overlooked by the landmark Flatiron Building (1892).

Heritage Attributes

The heritage attributes of the John Smith and Company Warehouse related to its stated cultural heritage value are:

- The scale, form and massing.
- The three-storey rectangular plan under a hipped roof.
- The red brick cladding with brick and stone detailing.
- On the principal (north) façade on Front Street East and the long west elevation on Church Street, the pattern and placement of the door and window openings.
- The first-storey storefront (north and west), which has been altered, where an original round-arched opening remains in the left (east) bay on the north façade.
- In the second and third stories, the organization of the fenestration by piers.
- The decorative detailing, with the contrasting yellow brick cornice with stone brackets.
- Its location anchoring the southeast corner of Front Street East and Church Street where it overlooks the Flatiron Building and Berczy Park.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21400-0069 (LT)

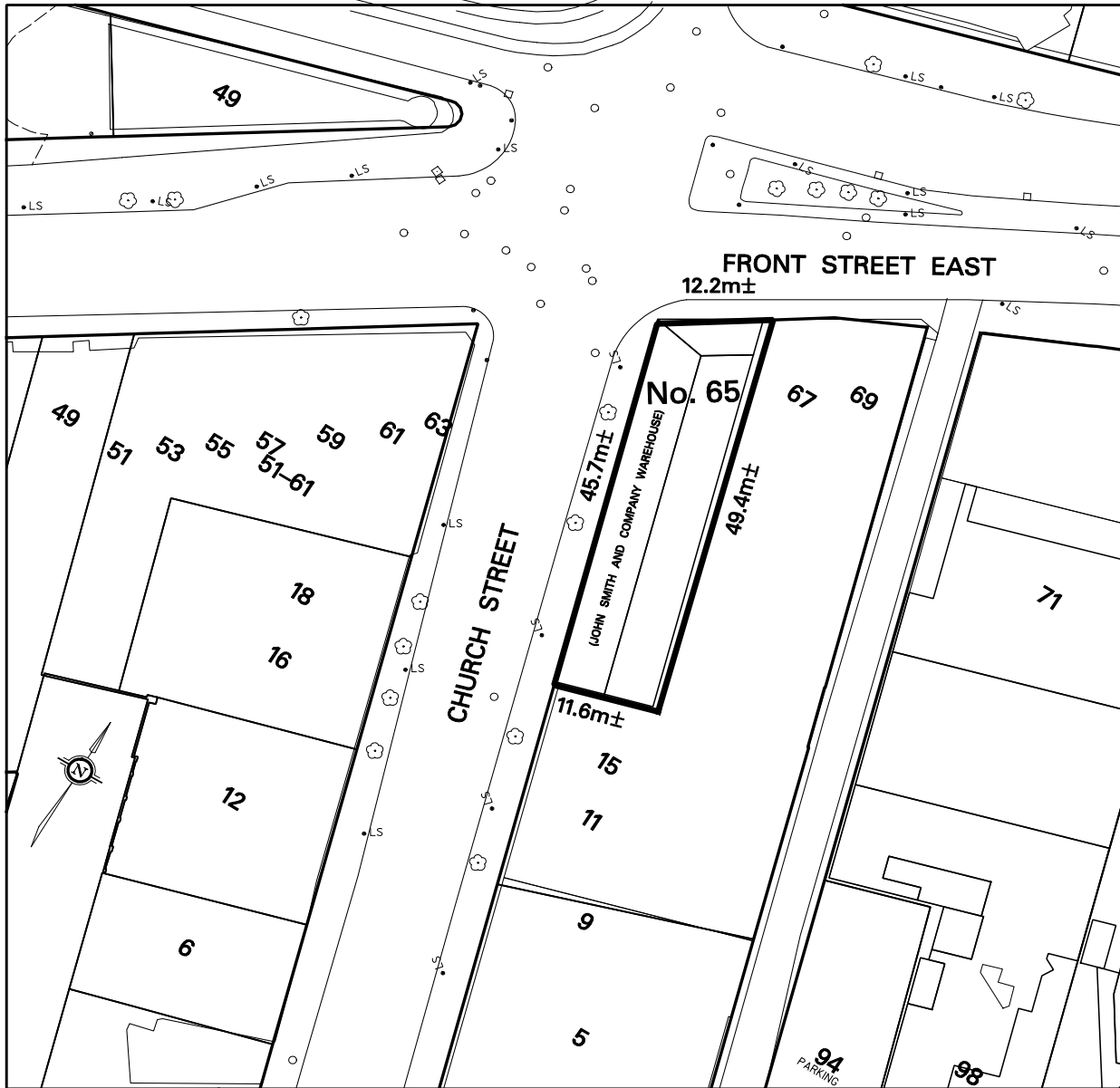
PT WALKS AND GARDENS PL 5A TORONTO; PT STRIP OF LAND BTN WATERS EDGE
AND TOP OF BANK PL 5A TORONTO; PT LT 30 S/S FRONT ST E PL 5A TORONTO AS IN
CA570607

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-2009-135
dated December 11, 2009, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

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

NO. 65 FRONT STREET EAST
(JOHN SMITH AND COMPANY WAREHOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: DECEMBER 11, 2009

SKETCH No. PS-2009-135