

Authority: Toronto and East York Community Council Item 29.9,
as adopted by City of Toronto Council on February 19 and 20, 2014

CITY OF TORONTO

BY-LAW No. 382-2014

To designate the property at 8 Market Street 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 property at 8 Market Street (John Hallam Warehouse) 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 8 Market Street and upon the Ontario Heritage Trust, 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

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

The Council of the City of Toronto enacts:

1. The property at 8 Market 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 8 Market 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 May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

8 Market Street (John Hallam Warehouse)

Description

The property at 8 Market Street 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 all three categories of design, associative and contextual values. Located on the west side of Market Street between The Esplanade and Front Street East, the John Hallam Warehouse (1899-1900) is a six storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The property at 8 Market Street has cultural heritage value as a well-crafted representative example of a commercial warehouse with features of the Romanesque Revival style popular at the close of the 19th century when the John Hallam Warehouse was designed. With its application of the round-arched motif associated with Romanesque designs, the appearance of the warehouse complemented the South St. Lawrence Market on the opposite side of Market Street that was altered during the same period by Hallam's architect, A. R. Denison.

The John Hallam Warehouse is valued as an example of the work of Toronto architect A. R. Denison, a member of one of the city's prominent founding families who received this commission from politician John Hallam in 1899 and completed the project following his client's death. During his career as both a solo practitioner and in partnership, Denison demonstrated his dexterity with a wide variety of building types, with the Athenaeum Club (1891), the designated heritage property at 173 Church Street among his best-known projects. Denison's designs for 8 Market Street followed the extensive renovations he undertook at South St. Lawrence Market (1898, incorporating Toronto's Second City Hall) on the opposite side of the street.

The property at 8 Market Street also has contextual value for its historical, visual and physical relationship with its surroundings in the St. Lawrence Neighbourhood. When completed in 1900, the warehouse rose five stories (the attic level was a later addition) to tower over most of the other buildings in the locality and remains a significant visual presence on Market Street. With the adjacent Armory Hotel at 10-12 Market Street, the neighbouring Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), and the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall), opposite, the John Hallam Warehouse anchors the west side of Market Street and is an integral part of this historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

Heritage Attributes

The heritage attributes of the property at 8 Market Street are:

- The building historically known as the John Hallam Warehouse

- The placement, setback and orientation of the building on the west side of Market Street
- The scale, form and massing on the five-storey rectangular plan, extended by a later attic addition
- The materials, with red brick cladding and brick and stone detailing
- The roof that is stepped back at the attic storey (an addition) with dormer windows on the east slope
- The organization of the principal (east) façade above the first-floor storefront (which has been altered) by brick piers that are surmounted by arches over the fourth storey
- The fenestration on the east façade, where contrasting stone band courses extend across the tops of the flat-headed window openings that have stone sills

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21400-0008 (LT)

PCL G-1 SEC Y1;

PT WATER LT G PL 5A TORONTO IN FRONT OF THE TOWN LOTS; PT 5 & 6, 66R13887

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-2014-036 dated April 14, 2014, as set out in Schedule "C".

SCHEDULE "C"



NOTE:
THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS, MEASUREMENTS
ARE APPROXIMATE

CHECK BY JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
NO. 8 MARKET STREET
(JOHN HALLAM WAREHOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

WARD 28 – TORONTO CENTRE-ROSEDALE
DATE: APRIL 14, 2014

SKETCH No. PS-2014-036