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City Clerk's Office

Ulli S. Watkiss
City Clerk

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Toronto and East York Community Council
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
10-12 MARKET STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

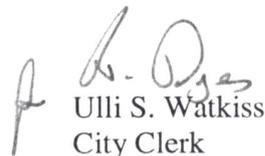
NOTICE OF PASSING OF BY-LAW

Front Street Equities Limited
c/o Woodcliffe Corporation
10 Price Street, Suite 200
Toronto, Ontario
M4W 1Z4

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

Take notice that the Council of the City of Toronto has passed By-law No. 383-2014 to designate the property at 10-12 Market Street as being of cultural heritage value or interest.

Dated at Toronto this 2nd day of June, 2014.


Ulli S. Watkiss
City Clerk

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. 383-2014

To designate the property at 10-12 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 10-12 Market Street (Armory Hotel) 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 10-12 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 10-12 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 10-12 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)

Armory Hotel

Description

The properties at 10-12 Market Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage values, and meet 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 Armory Hotel is a two-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The Armory Hotel at 10-12 Market Street has cultural heritage value as a significant representative example of a late 19th century commercial building that stands out from its neighbours with its low scale and the elaborate decorative detailing inspired by Italianate design and applied to the fenestration in the upper storey.

The historical value of the properties at 10-12 Market Streets derives from their association with the Honourable William Cayley who commissioned the building after acquiring the coveted waterfront site in the mid 19th century. Linked by marriage to the prominent Boulton family, Cayley was a lawyer, financier and provincial politician, as well as a prominent Toronto land owner who replaced an earlier hostelry with the Armory Hotel, named for the St. Lawrence Armory that stood on the opposite side of Market Street. Cayley's family retained the Market Street properties for nearly a century. Contextually, the properties at 10-12 Market Street are valued for their relationship to the St. Lawrence neighbourhood, where the Armory Hotel is historically, visually and physically related to its location on Market Street. The hotel, with the adjoining John Hallam Warehouse (1899-1900) at 8 Market Street and the Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), anchors the west side of Market Street opposite the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall) where it is an integral part of the historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

Heritage Attributes

The heritage attributes of the properties at 10-12 Market Street are:

- The building historically known as the Armory Hotel
- The placement, setback and orientation of the building on the west side of Market Street
- The materials, with red brick cladding and brick and stone detailing
- The symmetrical organization of the two-storey principal (east) façade
- In the first storey (which has been altered), the opening originally designed for a carriageway in the north (right) bay

- The fenestration in the second storey, with single and paired segmental-arched openings with hood moulds, label stops, keystones and bracketed sills The contrasting buff brickwork applied for the quoins and the parapet with the panels and brackets

SCHEDULE "B"
LEGAL DESCRIPTION

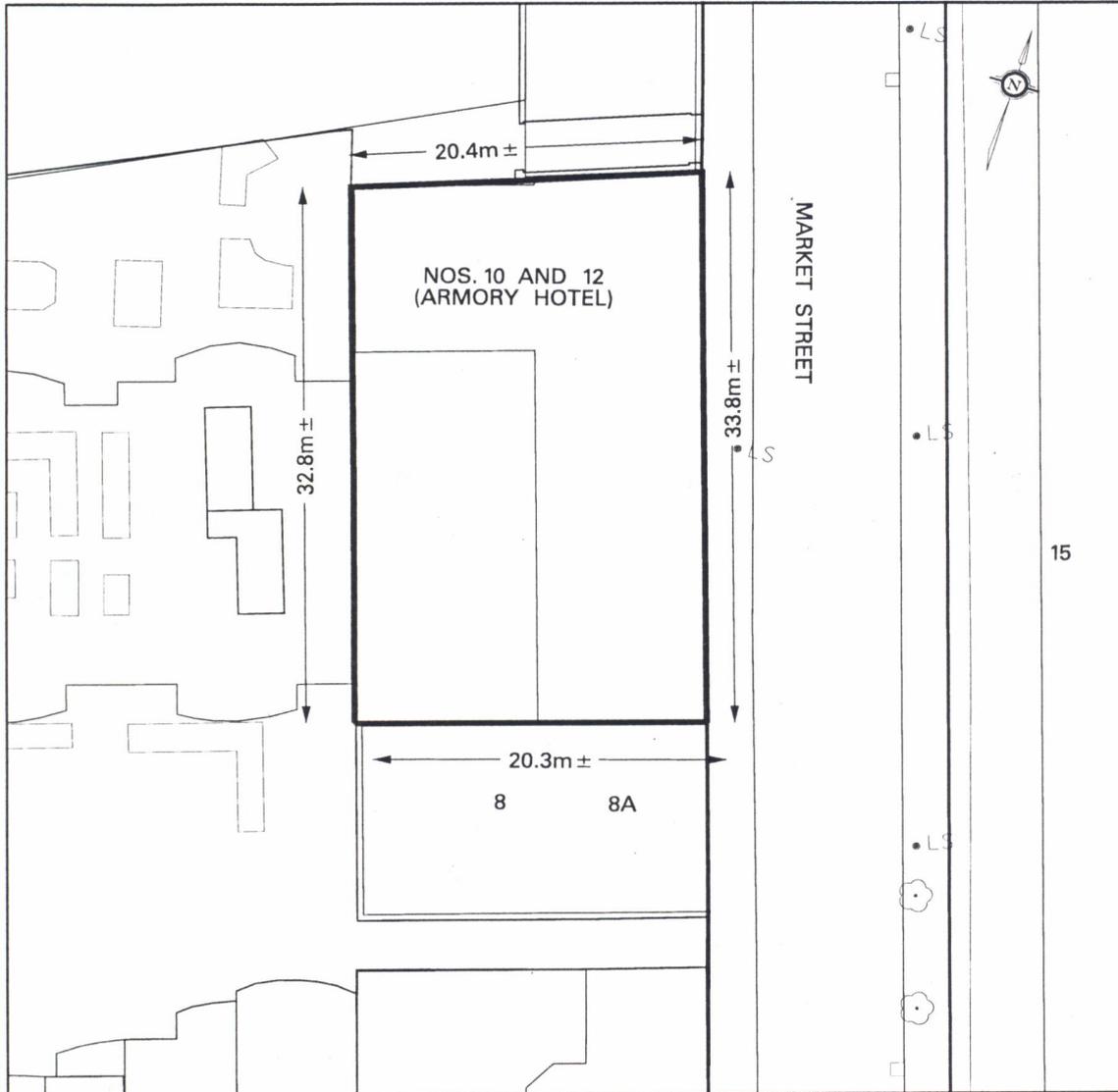
PIN 21400-0080 (LT)

PT STRIP OF LAND BTN TOP OF THE BANK AND THE WATER'S EDGE PL 5A
TORONTO; PART WATER LOT G, PLAN 5A, IN FRONT OF THE TOWN LOTS, DES. AS
PT 1, PLAN 63R3050

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-2014-037
dated April 14, 2014, as set out in Schedule "C".

SCHEDULE "C"



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

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: APRIL 15, 2014

PROPERTY INFORMATION SHEET

NOS. 10 AND 12 MARKET STREET
 (ARMORY HOTEL)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2014-037