

Authority: Toronto North Community Council Report No. 1, Clause No. 29,  
as adopted by City of Toronto Council on January 27, 28 and 29, 2004  
Enacted by Council: April 16, 2004

**CITY OF TORONTO**

**BY-LAW No. 257-2004**

**To designate the property at 400 Eglinton Avenue West (Eglinton Theatre) as being of  
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 400 Eglinton Avenue West (Eglinton Theatre) 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 the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 400 Eglinton Avenue West and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality;

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

1. The property at 400 Eglinton Avenue West, 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 400 Eglinton Avenue West and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 16th day of April, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**  
**REASONS FOR DESIGNATION**

The property at 400 Eglinton Avenue West is designated for its cultural resource value or interest. The Eglinton Theatre opened in 1936 on Eglinton Avenue West near Avenue Road as the flagship theatre of the Famous Players chain in the “uptown” area of Toronto. The building is architecturally significant as an award-winning example of the work of Toronto architects Karplan and Sprachman, a firm noted for its theatre designs. The Eglinton Theatre operated as a single-screen movie house for over 60 years.

The Eglinton Theatre blends features of the Art Deco and Art Moderne styles popularized during the 1930’s. The heritage attributes of the building are found on the south exterior walls and the flat roofs, and on the interior of the theatre. The ell-shaped plan incorporates the theatre entrance and auditorium, with a commercial block at the intersection of the parts. The two-storey commercial block has commercial openings in the first floor and flat-headed window openings for the second-storey offices. To the east, the theatre entrance doors flank a semi-circular box office composed of stainless steel and bent plate glass. Poster display boxes are placed on either side of the glass doors. Above a projecting canopy, a sign tower with a tiered pylon spells “EGLINTON” in vertical letters. While the box office, canopy and tower have been altered, they remain integral components of the design.

On the interior, the spatial arrangement of the theatre is significant. The lobby leads into a vestibule, down to a foyer with a waiting room, across a lounge, and up through the vomitory to the auditorium. The two-storey lobby contains a stepped recess on the north wall, while a circular recess marks the ceiling in the foyer. The waiting room originally displayed a plaster-clad fireplace beneath a circular mirror. An archway separates the foyer from the lounge where the opening to the vomitory is flanked by shallow alcoves. The extended single-storey clear-span auditorium features a rectangular plan with a cross-aisle dividing the orchestra and loge circles. Important features in the auditorium are the coved ceiling, the Art Deco inspired light fixtures mounted on and suspended along the side walls (north and south), the configuration of the projection booth on the east wall and, at the west end, the proscenium, that is flanked by single doorway where a pair of classical sculptures of unclothed female figures surmount the “EXIT” signs in Art Deco lettering.

Subject: By-law: Designation of premises 400 Eglinton Avenue West (Eglinton Theatre) under Part IV of the *Ontario Heritage Act* (Eglinton-Lawrence, Ward 16)  
 File: E8-H2

### **SCHEDULE "B"**

PIN 21169-0173 (LT).

Pcl 4-1-A, Sec M256

Part of Lot 4 on the north side of Eglinton Avenue in Block A and parts of Lots 1 and 2 on the north side of Eglinton Avenue in Block B on Plan M256, the boundaries of the land being described as follows:

COMMENCING at a point in the northerly limit of Eglinton Avenue as widened by By-law No. 11494 of the Corporation of the City of Toronto distant 310 feet 4 inches measured westerly thereon from the easterly limit of Lot 1 in Block A on said Plan M256;

THENCE northerly parallel to the easterly limit of said Lot 1 in Block A a distance of 110 feet more or less to a point in the a line drawn parallel to the southerly limit of the lands as shown on Plan M256 (being the former northerly limit of Eglinton Avenue) and distant 120 feet northerly therefrom and measured along the easterly limit of Lot 1;

THENCE westerly along the said parallel line a distance of 126 feet to a point;

THENCE southerly in a straight line a distance of 109 feet 5 1/2 inches more or less to a point in the northerly limit of Eglinton Avenue as widened by said By-law distant 430 feet 2 1/2 inches measured westerly along the said limit from the easterly limit of Lot 1 in Block A according to the said Plan;

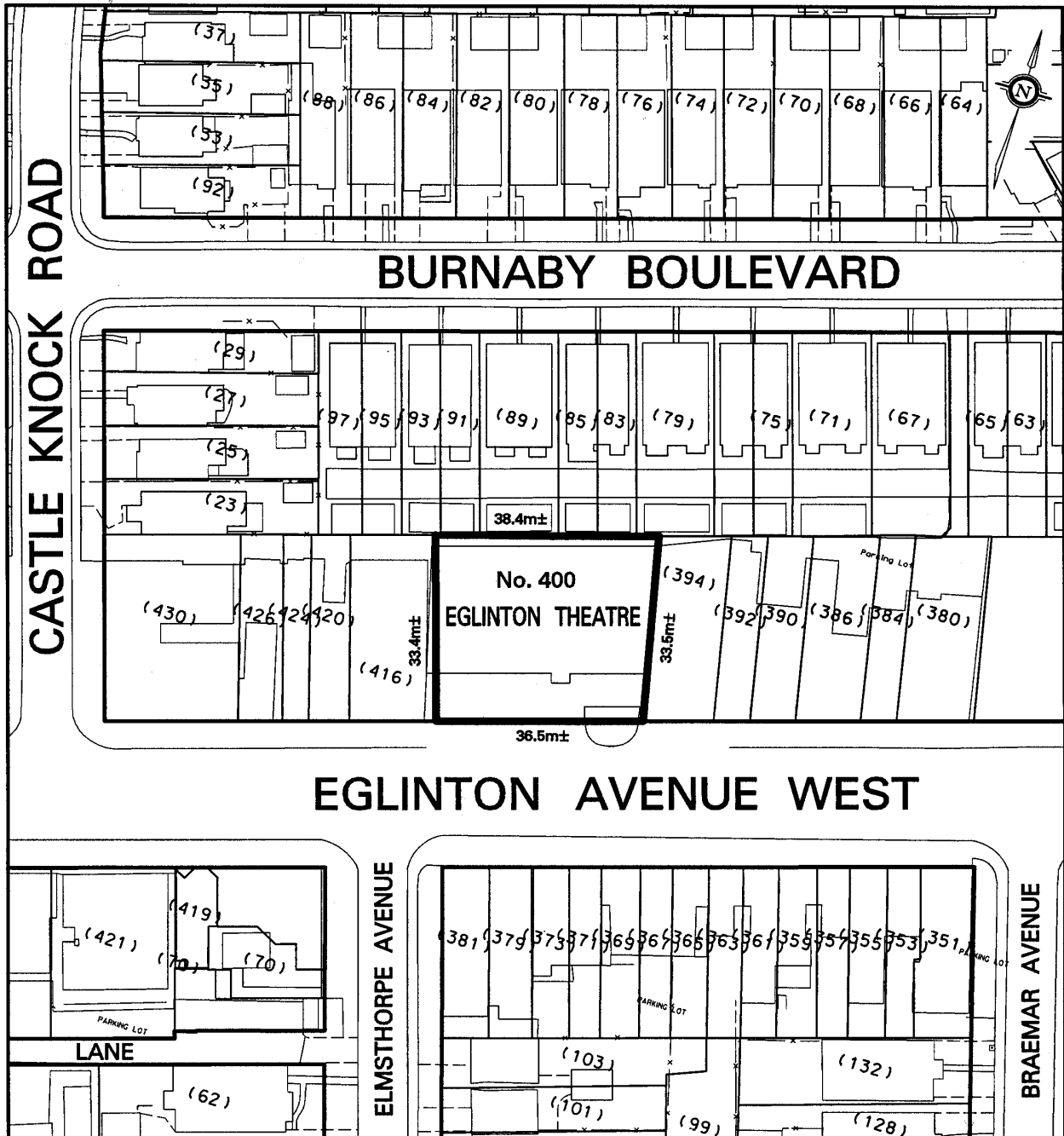
THENCE easterly along the northerly limit of Eglinton Avenue as widened 119 feet 10 1/2 inches more or less to the point of commencement.

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-024 dated March 4, 2004, as set out in Schedule "C".

City Surveyor  
 Toronto, March 8, 2004  
 WJM

SCHEDULE "C"



**TORONTO**

WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING

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

PROPERTY INFORMATION SHEET

No. 400 EGLINTON AVENUE WEST  
(EGLINTON THEATRE);  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST

(NOT TO SCALE)

WARD 16 - EGLINTON-LAWRENCE  
DATE: MARCH 4, 2004

SKETCH No. PS-2004-024