

Authority: Notice of Motion J (58), as adopted by City of Toronto Council on September 25, 26, 27 and 28, 2006

Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 106-2007

To designate the property at 1213 Danforth Avenue (The Allenby Theatre) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1213 Danforth Avenue (The Allenby 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 1213 Danforth Avenue and upon the Ontario Heritage Trust, 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 was served upon the Clerk of the municipality;

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

1. The property at 1213 Danforth Avenue, 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 1213 Danforth Avenue and upon the Ontario Heritage Trust 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 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property at 1213 Danforth Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design or physical value and contextual value. The Allenby Theatre was constructed in 1935 on the south side of Danforth Avenue, east of Greenwood Avenue. More recently known as the Roxy Theatre, the property was included on the City of Toronto Inventory of Heritage Properties in 1985.

Statement of Cultural Heritage Value

The Allenby Theatre has design or physical value as a representative example of a movie theatre from the era between World Wars I and II with Art Deco design features. The abstracted Classical and geometric elements associated with Art Deco made the style particularly popular for movie theatres.

Historically, the Allenby Theatre is associated with the architectural partnership of Kaplan and Sprachman, the Toronto firm founded in 1921 whose practice included commissions for over 30 movie theatres across Canada. In Toronto, their most recognizable designs include the Eglinton Theatre (1936) at 400 Eglinton Avenue West, which is designated under Part IV of the *Ontario Heritage Act*.

The contextual value of the Allenby Theatre is related to its location as a landmark on Danforth Avenue where, with its scale and detailing, it stands out among the neighbouring commercial properties.

Heritage Attributes

The heritage attributes of the Allenby Theatre related to its design or physical value as a representative example of a movie theatre from the period between World Wars I and II with Art Deco styling are found on the principal (north) facade and the roofline above, consisting of:

- The application of buff brick for the cladding with black brick and precast stone trim.
- The division of the lower storey into three parts with a box office opening flanked by double entrance doors and storefronts, and a projecting marquee protecting the box office area and entries.
- Above the marquee, the extended parapet with rounded corners, incorporating horizontal brick bands and a vertical stone pylon (the original theatre signage has been removed).

- On either side of the central parapet, the treatment of the upper storey with stepped and rounded corners; the brick pilasters with stone caps that wrap over the stone cornice and separate the window openings; and, the flat-headed window openings, with the outer openings surmounted by brick and stone pilasters with abstracted decoration at the cornice line.
- Above the two-storey north façade and behind the central parapet, the curved stone parapet that marks the north edge of the flat roof (the remainder of the roof to the south is not included in the Reasons for Designation).

The side elevations (east and west) and the rear (south) wall have no distinguishing architectural features and are not included in the Reasons for Designation.

SCHEDULE “B”

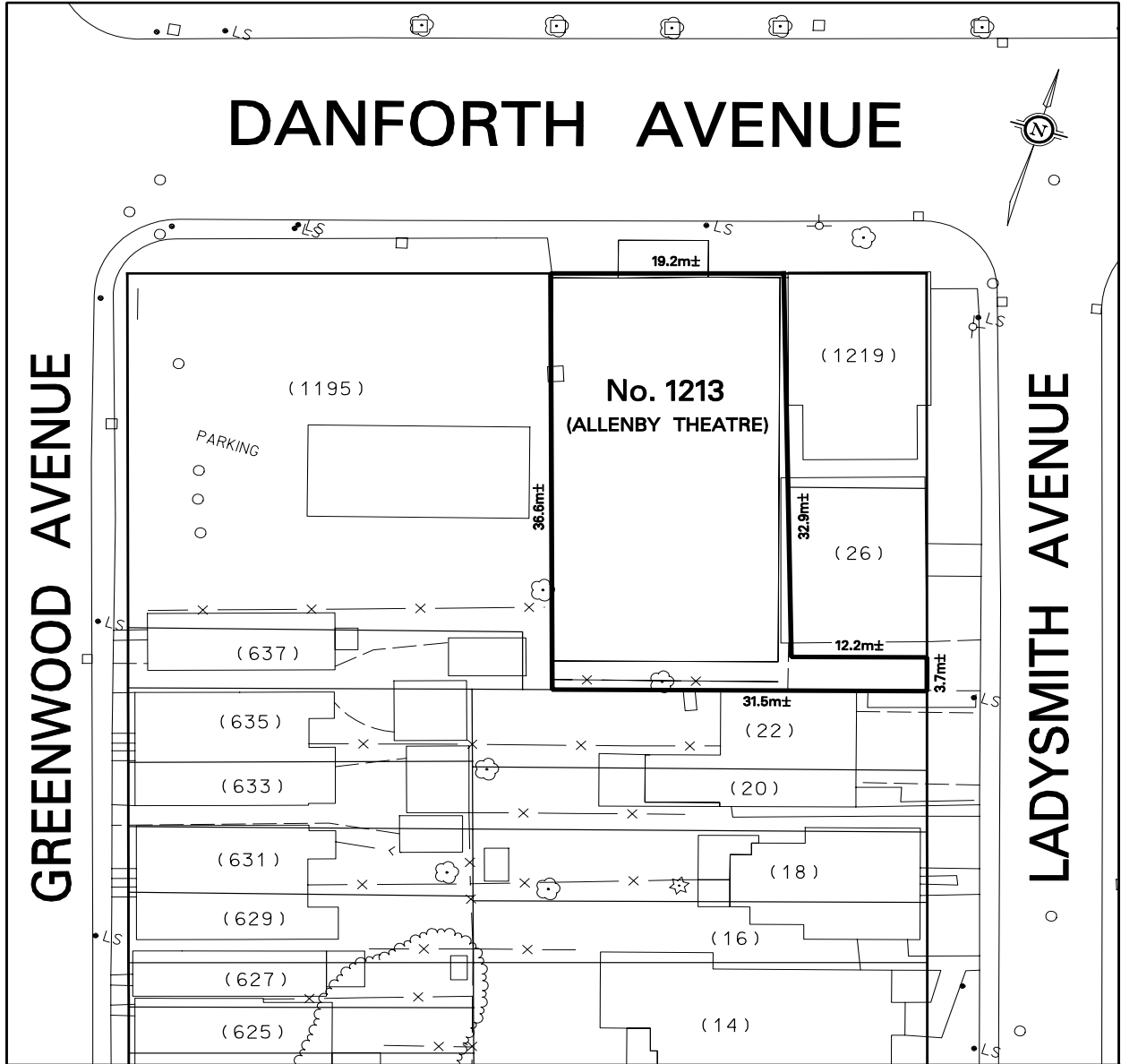
PIN 21033-0205 (LT)

LT 5 PL 307E TORONTO; PT LT 4 PL 307E TORONTO; PT LT 6 PL 307E AKA PL 1358 TORONTO AS IN CA454162;

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-2007-017 dated January 29, 2007, 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

PROPERTY INFORMATION SHEET

No. 1213 DANFORTH AVENUE
(ALLENBY THEATRE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

WARD 30 - TORONTO-DANFORTH
DATE: JAN. 29, 2007

(NOT TO SCALE)

SKETCH No. PS-2007-017