

Consolidated Clause in Toronto and East York Community Council Report 7, which was considered by City Council on September 25, 26 and 27, 2006.

30

**Inclusion on the City of Toronto Inventory of
Heritage Properties and Intention to Designate under
Part IV of the *Ontario Heritage Act* - 285 Spadina Avenue
(Standard Theatre) (Ward 20 - Trinity-Spadina)**

City Council on September 25, 26 and 27, 2006, referred this Clause back to the Toronto and East York Community Council for consideration at its first regular meeting in 2007.

The Toronto and East York Community Council submits this matter to City Council without recommendation.

The Toronto and East York Community Council submits the report (August 3, 2006) from the Director, Policy and Research, City Planning Division:

Purpose:

This report recommends that City Council state its intention to designate the property at 285 Spadina Avenue (Standard Theatre) under Part IV of the *Ontario Heritage Act*.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council include the property at 285 Spadina Avenue (Standard Theatre) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 285 Spadina Avenue (Standard Theatre) under Part IV of the *Ontario Heritage Act*;

- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (4) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

In researching and evaluating the subject property, staff have determined that the original Standard Theatre survives on the interior. Opening as a Yiddish theatre in 1921, the Standard Theatre hosted musical performances, theatrical productions and political meetings until 1935 when it was converted to a movie house. After World War II, it was the site of the Victory Burlesque and, in the 1970s, a Chinese theatre associated with the evolution of Spadina Avenue and Dundas Street West as the hub of the Chinatown West neighbourhood.

The property merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. By stating its intention to designate the property, City Council can control its demolition and potential redevelopment.

Comments:

The property at 285 Spadina 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. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value and description of the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 285 Spadina Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Anchoring the northeast corner of Spadina Avenue and Dundas Street West, the Standard Theatre (1921) has design, historical and contextual value. As a representative example of an early 20th century theatre that is located near a prominent intersection, the Standard Theatre is associated with the political and cultural development of the Jewish community in Toronto.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk or from Heritage Preservation Services, Policy and Research, City Planning Division, City of Toronto.

Conclusions:

It is recommended that City Council state its intention to designate the property at 285 Spadina Avenue (Standard Theatre) under Part IV of the *Ontario Heritage Act*.

Contact:

Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

(Copies of the following Attachments in the report (August 3, 2006) from the Director, Policy and Research, City Planning Division, were forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on September 13, 2006, and copies are on file in the City Clerk's Office:

- Attachment No. 1 - Location Map;
- Attachment No. 2 - Photographs;
- Attachment No. 3 - Reasons for Designation.)

The Toronto and East York Community Council also submits the communication (September 1, 2006) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 3, 2006) from the Director, Policy and Research, City Planning Division.

Background:

The Toronto Preservation Board on August 31, 2006, considered a report (August 3, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 285 Spadina Avenue (Standard Theatre) on the City of Toronto Inventory of Heritage Properties;

- (2) City Council state its intention to designate the property at 285 Spadina Avenue (Standard Theatre) under Part IV of the *Ontario Heritage Act*;
- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (4) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The following persons addressed the Toronto Preservation Board:

- Kenneth C. MacDonald, Henry K. Hui and Associates, Barristers, Solicitors and Notaries;
- Susan Stock; and
- Councillor Frances Nunziata, Ward 11 York South-Weston.