

Authority: Toronto and East York Community Council Item 3.13,
as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 386-2007

To designate the property at 285 Spadina Avenue (Standard Theatre) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 285 Spadina Avenue (Standard 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 285 Spadina 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 285 Spadina 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 285 Spadina 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 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property at 285 Spadina Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value. Located on the northeast corner of Spadina Avenue and Dundas Street West, the Standard Theatre opened on August 18, 1921 as a Yiddish theatre associated with the Jewish community in the Spadina neighbourhood. In 1935, it was converted to a movie house named The Strand. After World War II, the premises became the venue for the Victory Burlesque and, in the 1970s, were converted to a Chinese language theatre.

Statement of Cultural Heritage Value

The cultural heritage value of the property at 285 Spadina Avenue relates to its design or physical value as a representative example of a post-World War I movie theatre. Its design features the abstracted Classical detailing associated with the Art Deco style, which was particularly popular for theatres during this period.

Historically, the Standard Theatre is directly associated with the cultural and political development of Toronto’s Jewish community. Described as one of the finest Yiddish theatres in North America (Donegan, Spadina Avenue, 1985), the Standard Theatre hosted theatrical productions with its own stock company, and welcomed touring companies from New York City. The theatre was also the setting for political meetings, including a well-publicized gathering in 1929 to commemorate the death of Lenin that resulted in a police raid.

The Standard Theatre reflects the work of Benjamin Brown, one of Toronto’s first practicing Jewish architects. Brown’s other commissions on Spadina Avenue included the Tower Building (1927) at #110, the Balfour Building (1930) at #117 and the Fashion Building (1926) at #126, which are recognized on the City’s heritage inventory.

The Standard Theatre contributes contextually to Spadina Avenue where it occupies a prominent location at the northeast corner of Dundas Street West.

Heritage Attributes

The heritage attributes of the Standard Theatre relating to its design or physical value as a representative example of a theatre from the post-World War I era are found on the principal (west) façade and south elevation, the roof above the latter walls, and on the interior as described below, consisting of:

- The three-storey structure, which is clad with buff brick and trimmed with brick and cast stone.

- Beneath the flat roof, the narrow cornice that extends along the principal (west) façade and wraps around the south elevation.
- The organization of the principal (west) façade, which is divided into three parts by a central frontispiece with pairs of brick piers, decorated cast stone capitals, a dentilled cornice, and a brick parapet.
- On the west façade, above the first-floor storefronts (where the entrances and fenestration have been altered), the flat-headed window openings in the upper stories with brick flat arches and stone sills.
- The south elevation, which is blank above the first-floor storefronts (this wall is included in the Reasons for Designation because of its prominent location on Dundas Street West).
- On the interior (which was altered in the 1970s according to the designs of Toronto architect Mandel Sprachman), the auditorium with the stage, the side walls with the Classical decoration, and the recessed ceiling (the tiered seating is not included in the Reasons for Designation).

Concealed by the neighbouring buildings, the north elevation and rear (east) wall are not included in the Reasons for Designation.

SCHEDULE “B”

LEGAL DESCRIPTION

PIN 21209-0092 (LT)

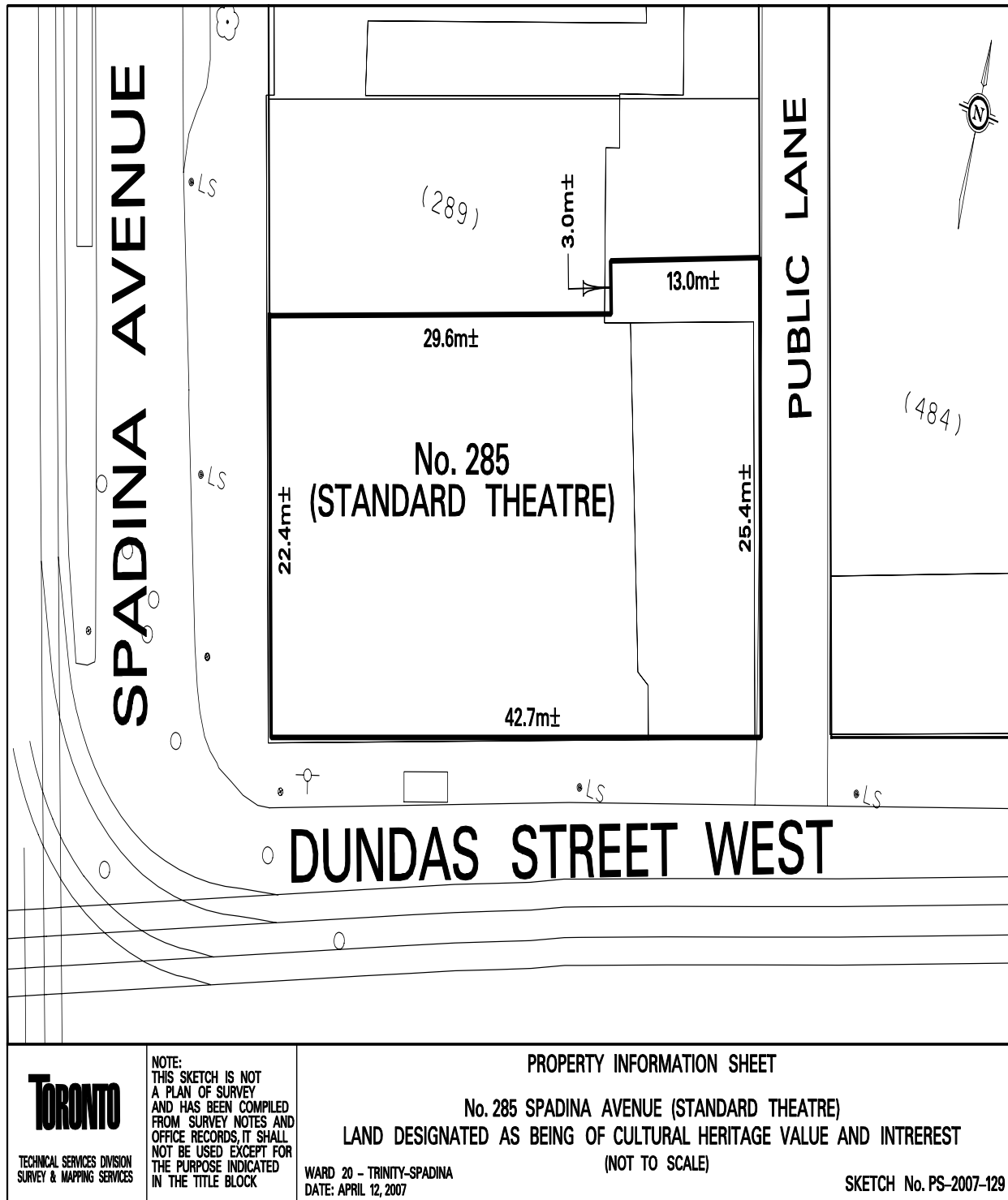
LT 1 PL D83 TORONTO; PT LT 2 PL D83 TORONTO PT 1 63R2631

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-2007-129 dated April 12, 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

WARD 20 - TRINITY-SPADINA
DATE: APRIL 12, 2007

PROPERTY INFORMATION SHEET

No. 285 SPADINA AVENUE (STANDARD THEATRE)
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

SKETCH No. PS-2007-129