

Authority: Notice of Motion J(44), moved by Councillor Watson, seconded by Councillor Rae,  
as adopted by City of Toronto Council on May 23, 2006

Enacted by Council: April 6, 2009

## CITY OF TORONTO

### BY-LAW No. 395-2009

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

WHEREAS authority was granted by Council to designate the property at 400 Roncesvalles Avenue (Revue 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 Roncesvalles 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 400 Roncesvalles 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 400 Roncesvalles Avenue 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of April, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

The property at 400 Roncesvalles Avenue is worthy of designation under Part IV of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design or physical value and contextual value. Located on the west side of Roncesvalles Avenue in the first block south of Howard Park Avenue, according to the tax assessment rolls the movie theatre was constructed by May 1912 for the Suburban Amusement Company and renamed the Revue Theatre by 1917.

Statement of Cultural Heritage Value

The cultural heritage value of the Revue Theatre is related to the building’s design or physical value as a representative example of a World War I era theatre with features of Edwardian Classicism. The style developed after 1900 and represented a return to restrained Classical detailing that was popular for all building types during the subsequent decades.

The Revue Theatre also has cultural heritage value for its contextual significance as a landmark on Roncesvalles Avenue. As a major artery that developed between the communities of Parkdale and Brockton, Roncesvalles attracted both commercial and institutional buildings, including the S. S. Kresges Store (1936) at #179, the High Park Library (1916) at #228, and the Church of St. Vincent De Paul (1915-1924) at #263 that are recognized on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the Revue Theatre related to the building’s cultural heritage value as a representative example of a World War I era movie theatre are found on the principal (east) façade and the roofline above, consisting of:

- The two-storey principal (east) façade that is surmounted by a cornice and triangular pediment with brackets, with the letters “REVUE” incorporated inside the pediment.
- The organization of the lower floor with pairs of entrance doors in the centre.
- Above the first storey, the application of red brick with brick and wood trim.
- The treatment of the second storey where paired columns and incised piers organize single flat-headed window openings with flat arches and, in the centre, a pair of round windows with keystones.
- The marquee that projects above the first floor and incorporates a pediment with the letter “R” in the centre and the name “REVUE” on either end.

**SCHEDULE “B”**

Part of PIN 21348-0197 (LT).

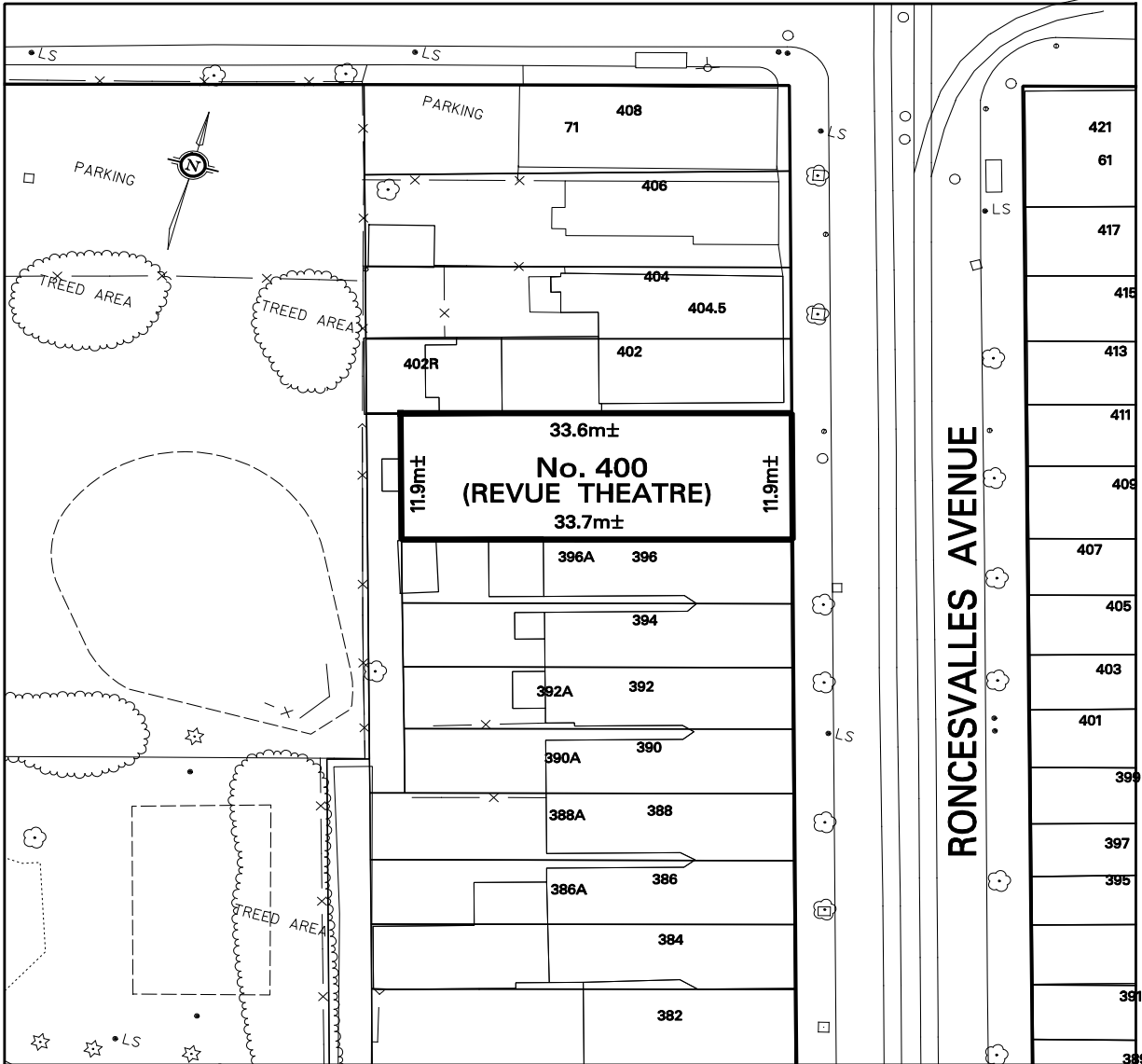
Parts of Lots 12 and 13 on Plan 1275 designated as PART 2 on Plan 63R-510

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-2009-036 dated March 25, 2009, 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

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

WARD 14 - PARKDALE-HIGH PARK  
DATE: MARCH 25, 2009

PROPERTY INFORMATION SHEET

PROPERTY INFORMATION SHEET. NO. 400  
RONCESVALLES AVENUE (REVUE THEATRE)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2009-036