

Authority: Toronto and East York Community Council Item 31.11,
as adopted by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

BY-LAW No. 57-2015

To designate the property at 484 Spadina Avenue (Silver Dollar Room) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 484 Spadina Avenue (Silver Dollar Room) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 484 Spadina Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention 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, § 162-4.1. Notice requirements under 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 enacts:

1. The property at 484 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 484 Spadina 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 484 Spadina Avenue (the Silver Dollar Room) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the two categories of associative and contextual values. The Silver Dollar Room (1957-8) is located on the west side of Spadina Avenue just north of College Street. It is one-and-a-half stories and was built as an addition to the three-and-a-half storey Waverley Hotel (1916-1917).

Statement of Cultural Heritage Value

The Silver Dollar Room has associative value as it is historically associated with the development and growth of music in Toronto, particularly the genres of jazz, blues, rock and bluegrass, from the 1950s through to the present day. One of its most significant roles has been as an incubator for musical talent. From the 1960s onwards it has, often functioned as a workshop for new and sometimes struggling musicians, both local and transient, to sit-in with more-established musicians, to develop their music and to build up a following. Furthermore the Silver Dollar's international reputation allowed local bands to be booked internationally. Musicians associated with the Silver Dollar Room include John T. Davis, Tommy Okie and Jim Heineman, Grammy award winner, Bobby "Blue" Bland, Juno-award winners Fathead and the Downchild Blues Band, the Deadly Snakes and Death from Above 1979, Blue Rodeo bassist Bazil Donovan and the Foggy Hogtown Boys. The Silver Dollar was featured in a video by Juno-award winner Jeff Healey and in live recordings by Fathead and Curley Bridges.

The Silver Dollar Room has contextual value as a landmark in Toronto by virtue of it being a well-known, long-standing destination for live music with an international reputation. Since 1958 the Silver Dollar Room has made an important contribution to Toronto's musical culture along with other venues on Spadina Avenue such as Grossman's Tavern, the El Mocambo and just east of Spadina on Queen Street West, the Horseshoe Tavern. It is important as it maintains this particular aspect of the cultural character of Spadina Avenue. The Silver Dollar Room is therefore historically, physically, functionally and, with its large circular sign, visually related to its surroundings.

Heritage Attributes

The heritage attributes on the exterior of The Silver Dollar Room are:

- The location of the building at 484 Spadina Avenue facing Spadina Avenue just north of College Street
- The scale, form and massing of the building
- The flat roof
- On the east façade the large circular lit sign with the words "the Silver Dollar Room"
- The original location of the entrance at the left hand side of the facade

The heritage attributes on the interior of the Silver Dollar Room are:

- The open volume of the performance and bar space at the east end of the building including the bar, the stage and the terrazzo floor with raised areas

SCHEDULE "B"
LEGAL DESCRIPTION

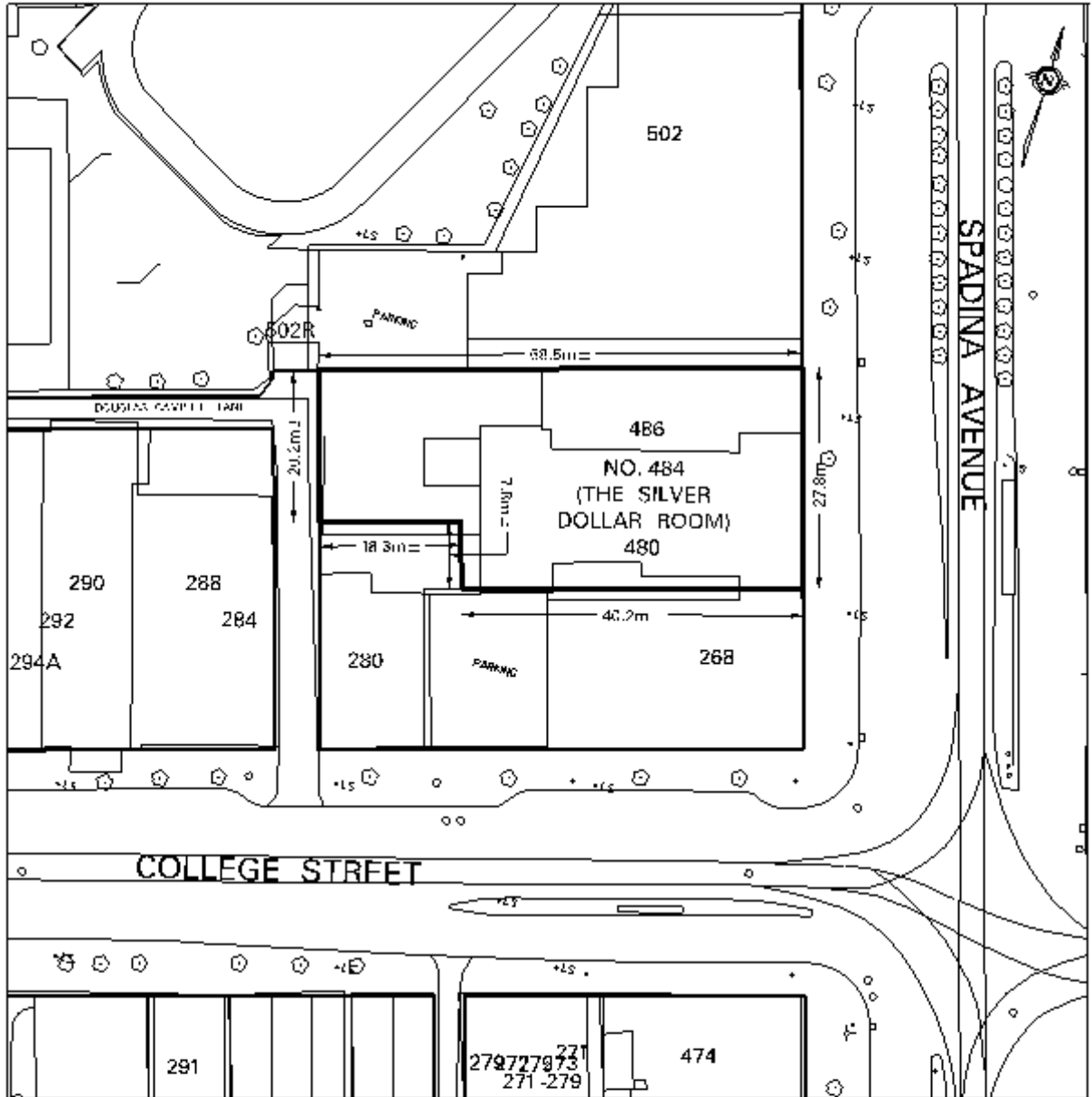
PIN 21234-0475 (LT)

PT LT 48 W/S SPADINA AV, 49 W/S SPADINA AV, 50 W/S SPADINA AV PL D10
TORONTO AS IN CA312992

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-2014-120 dated October 27, 2014, as set out in Schedule "C".

SCHEDULE "C"



LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

NOTE:
THIS SKETCH IS NOT A PLAN OF SURVEY AND THE LINES COULD BE FROM SURVEY NOTES AND CITY RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

CHECKED BY: JOHN HOUSE
PREPARED BY: GWYNNE PITT

W44320 - TRINI W-SPADINA
DATE: OCTOBER, 27, 2014

PROPERTY INFORMATION SHEET

NO. 484 SPADINA AVENUE
(THE SILVER DOLLAR ROOM)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS 2014 120