



STAFF REPORT ACTION REQUIRED

Supplementary Report – 1006 Bloor Street West

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| Date: | February 13, 2012 |
| To: | Toronto and East York Community Council Toronto Preservation Board |
| From: | Acting Director, Policy & Research, City Planning Division |
| Wards: | Davenport – Ward 18 |
| Reference Number: | P:\2012\Cluster B\PLN\HPS\TEYCC\February 14, 2012\teHPS17 |

SUMMARY

Following the submission of a notice re: "Intent to Demolish a Listed Building under the Ontario Heritage Act", staff prepared a report (February 7, 2012) for the Toronto Preservation Board and the Toronto and East York Community Council recommending that City Council state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The notice of intention to demolish the Paradise Theatre has been withdrawn. Staff have met with the property owners, who have agreed to the proposed designation of the property at 1006 Bloor Street West provided that the Reasons for Designation are revised to remove from the list of heritage attributes the references to materials and architectural elements that are not original to the building.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The original Reasons for Designation (Attachment No. 1) in the staff report dated February 7, 2012 be replaced with the Revised Reasons for Designation (Attachment No. 2) dated February 13, 2012.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council listed the property at 1006 Bloor Street West on the City of Toronto Inventory of Heritage Properties in 2007.

ISSUE BACKGROUND

On January 25, 2012, the City received a notice to demolish the Paradise Theatre under Part IV, Section 27 of the Ontario Heritage Act. As the information provided with the notice was deemed complete, staff prepared a report (February 7, 2012) advising that to prevent the demolition of the building City Council must state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act by March 25, 2012.

On February 9, 2012, staff received a fax withdrawing the notice of intention to demolish the Paradise Theatre. Staff have met with the owners of the property who have agreed to the designation of the site under Part IV, Section 29 of the Ontario Heritage Act provided that the Reasons for Designation included in the staff report (February 7, 2012) are revised to address their concerns about the heritage attributes.

COMMENTS

Staff have revised the original Reasons for Designation (Attachment No. 1) to remove from the heritage attributes the references to materials and architectural elements that are not original to the Paradise Theatre. The Revised Reasons for Designation are attached as Attachment No. 2. Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

CONTACT

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SIGNATURE

Kerri A. Voumvakis, Acting Director
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City Planning Division

ATTACHMENTS

Attachment No. 1 – Original Reasons for Designation
Attachment No. 2 – Revised Reasons for Designation

ORIGINAL REASONS FOR DESIGNATION: 1006 BLOOR STREET WEST
(STATEMENT OF SIGNIFICANCE)

Paradise Theatre

Description

The property at 1006 Bloor Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and it meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the northwest corner of Bloor Street West and Westmoreland Avenue, the Paradise Theatre (1937) is a two-storey movie theatre. The site was listed on the City of Toronto Inventory of Heritage Properties in 2007.

Statement of Cultural Heritage Value

The Paradise Theatre has cultural heritage value for its design value as a representative example of a World War II era movie theatre with Art Deco styling. The south façade displays the hallmarks of the Art Deco style with its abstracted classical and geometrical elements, and the projecting marquee is an important attribute that identifies the historical origins of the building.

The Paradise Theatre also has associative value as it reflects the work of Benjamin Brown, one of the earliest practicing Jewish architects in Toronto. While Brown gained prominence after World War I when he prepared the plans for a number of large-scale warehouses in the King-Spadina neighbourhood, in 1920 he also designed the Standard Theatre at Spadina Avenue and Dundas Street West as one of the earliest Yiddish theatres in North America.

The property at 1006 Bloor Street has contextual value as it supports the historical character of Bloor Street West as the "main street" in the Dovercourt neighbourhood east of Dufferin Street. With its prominent location between Dovercourt Road and Dufferin Street and its role as an anchor building on the corner of Bloor and Westmoreland Avenue, the Paradise Theatre forms part of a collection of commercial buildings that remains highly visible, along with the Bloor-Gladstone Library, another local landmark at #1101 Bloor.

Heritage Attributes

The heritage attributes of the Paradise Theatre are:

- The scale, form and massing
- The rectangular-shaped two-storey plan with the ~~single-storey~~ **projecting** round-cornered wing along Westmoreland Avenue

- The materials, with buff brick cladding (with glazed brickwork on the south façade and east wing) and brick **and** cast stone, ~~metal and glass~~ detailing
- The flat roofs with stone coping, **a the brick chimney where it extends above the second storey** at the east end and, on the south facade, stylized cast stone pilaster strips that wrap over the central parapet
- On the south façade (where the lower floor has been refaced), the two ~~sets of stainless steel and glass doors~~, **entrances on either side of the former box office**, the box office window on the east (right) side of the recess (~~the ticket office was removed~~), and the coloured and patterned ~~tile work~~ **terrazzo** on the floor outside the entries
- Above the south entrances, the projecting marquee with rounded corners and a stepped parapet ~~that is original, and the two-sided vertical sign reading "PARADISE" that is a replacement representing the evolution of the theatre~~
- The south façade, where the upper storey is organized into three sections with a projecting centre bay with stone quoins and five flat-headed window openings with stone detailing
- The placement of the building on a corner lot facing Bloor Street West and Westmoreland Avenue

Original Reasons for Designation (February 7, 2012), showing the revisions struck out and highlighted in bold text, to be replaced by the Revised Reasons for Designation (February 13, 2012)

REVISED REASONS FOR DESIGNATION: 1006 BLOOR STREET WEST
(STATEMENT OF SIGNIFICANCE)

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- The flat roofs with stone coping, the brick chimney where it extends above the second storey at the east end and, on the south facade, stylized cast stone pilaster strips that wrap over the central parapet
- On the south façade (where the lower floor has been refaced), the two entrances on either side of the former box office, the box office window on the east (right) side of the recess, and the coloured and patterned terrazzo on the floor outside the entries
- Above the south entrances, the projecting marquee with rounded corners and a stepped parapet
- The south façade, where the upper storey is organized into three sections with a projecting centre bay with stone quoins and five flat-headed window openings with stone detailing
- The placement of the building on a corner lot facing Bloor Street West and Westmoreland Avenue

The Revised Reasons for Designation (February 13, 2012) are intended to replace the original Reasons for Designation (February 7, 2012)