

**Inclusion on the City of Toronto's Heritage Register –  
2490 Yonge Street and 2506 Yonge Street**

<b>Date:</b>	September 14, 2016
<b>To:</b>	Toronto Preservation Board North York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Eglinton - Lawrence – Ward 16
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\NYCC\NY16102

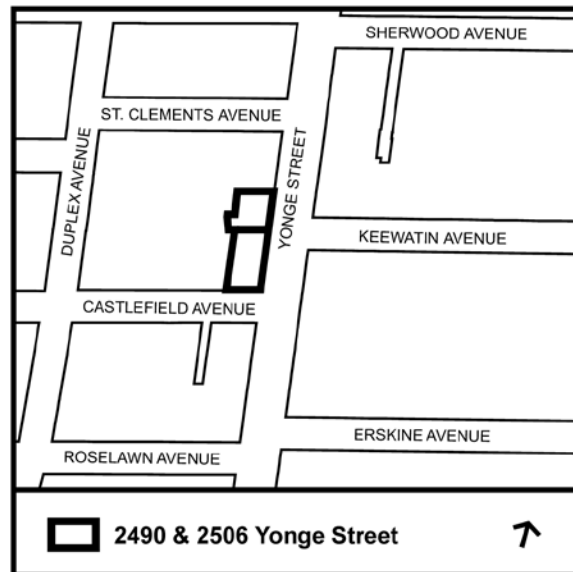
**SUMMARY**

This report recommends that City Council include the properties at 2490 Yonge Street and 2506 Yonge Street (including entrance address 2510 Yonge Street) on the City of Toronto's Heritage Register.

The properties are located in the Yonge-Eglinton neighbourhood and contain a three-storey building complex with the rear auditorium of the York Theatre (1914) that was preserved when the expansion of Capitol Theatre Building (1922) was built on the Yonge Street frontage.

The present day Capitol Event Theatre, with stores at the ground floor and offices on the upper floors, is a local landmark and surviving heritage building of the North Toronto neighbourhood.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council include the property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including entrance address 2510 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 2490 and 2506 Yonge Street attached as Attachment No. 3 to the report (September 14, 2016) from the Chief Planner and Executive Director, City Planning Division.

### Financial Impact

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

## DECISION HISTORY

At its meeting of July 12, 2016, City Council adopted PG13.1 "Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report" including the findings and emerging directions of the first phase of the review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

## ISSUE BACKGROUND

The property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including entrance address 2510 Yonge Street), contain a three-storey complex that includes the Capitol Event Theatre which is historically known as York Theatre (1914). In 1922, the rear auditorium of the York Theatre was preserved when a new three storey building, was built on Yonge Street frontage, named Capitol Theatre Building.

The subject properties are located within the current Midtown in Focus Study area. A Cultural Heritage Resource Assessment is being undertaken as part of the Built Form study to identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations. The Capitol Theatre Building has been identified as a cultural heritage resource.

In November 2015, Lytton Park Residents' Organization nominated the property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including the entrance address of 2510 Yonge Street) for designation under Part IV, Section 29 of the Ontario Heritage Act. Their nomination was submitted with the support of the North Toronto Historical Society and the North York Preservation Panel.

Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including entrance address 2510 Yonge Street) have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary (Attachment No. 4) and inform the Statement of Significance (Reasons for Inclusion) that is attached as Attachment No. 3.

In accordance with Regulation 9/06, it has been determined that the property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street have design, associative and contextual value. As one of the earliest buildings on the west side of Yonge Street forming streetwall with commercial storefronts, the subject properties contributed to the development of the main street character of Yonge Street, north of Roselawn Avenue, in the 1920s. The Capitol Theatre Building, which is associated with notable architect, Murray Brown, currently stands as a local landmark, anchoring the northwest corner of Yonge Street and Castlefield Avenue, with its chamfered corner, distinctive scale and decorative detailing.

The Statement of Significance (Attachment No. 3) for the properties at 2490 Yonge and 2506 Yonge Street (including 2510 Yonge Street) comprises the Reasons for Inclusion and identifies the cultural heritage values and attributes of the site.

## **CONTACT**

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## **SIGNATURE**

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Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs, 2490 and 2506 Yonge St.

Attachment No. 3– Statement of Significance (Reasons for Inclusion) 2490 and 2506 Yonge St.

Attachment No. 4 – Research and Evaluation Summary