

**Alterations to Heritage Property at 2490-2506
Yonge St, Intention to Designate 2490-2506 Yonge
Street under Part IV, Section 29 of the Ontario
Heritage Act, and Authority to Enter into a
Heritage Easement Agreement at 2490-2506
Yonge Street**

Date: November 18, 2019

To: Toronto Preservation Board
North York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City
Planning

Wards: 8

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage properties located within the proposed development site at 2490-2514 Yonge Street, that Council state its Intention to Designate the properties at 2490 Yonge Street (including entrance addresses 2492-2502 Yonge Street) and 2506 Yonge Street (including entrance addresses 2508-2510 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties. The property at 2490-2506 Yonge Street, the Capitol Theatre Building, was added to the City of Toronto's Heritage Register by City Council on November 9, 2016.

The application proposes to retain the eastern elevation of 2490-2506 Yonge Street along Yonge Street and a portion of the southern elevation of 2490-2506 Yonge Street along Castlefield Avenue. These elevations will be incorporated into a new, 14-storey mixed-use residential building encompassing 2490-2514 Yonge Street, 10-12 Castlefield Avenue and portions of 20 Castlefield Avenue and 567 Duplex Avenue.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design City Planning recommends that:

1. City Council state its intention to designate the property at 2490-2506 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 2490-2506 Yonge Street (Reasons for Designation) attached as Attachment 4 to the November 18, 2019 report from the Senior Manager, Heritage Preservation Services.

2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

5. City Council approve the alterations to the heritage properties at 2490-2506 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 14-storey building on the lands known municipally as 2490-2514 Yonge Street, with such alterations substantially in accordance with plans and drawings dated November 1, 2019, prepared by Turner Fleischer Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, prepared by GBCA Architects, October 31, 2019, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 2490-2506 Yonge Street in accordance with the plans and drawings dated November 1, 2019, prepared by Turner Fleischer Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by GBCA Architects, October 31, 2019, and in accordance with the

Conservation Plan required in Recommendation 6.a.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by GBCA Architects, October 31, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 2490-2506 Yonge Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. That prior to the issuance of any permit for all or any part of the property 2490-2506 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 6.c.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 2490-2506 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 2490-2506 Yonge Street.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of September 16, 2019, North York Community Council considered a preliminary report on the zoning amendment application:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY8.5>

On November 9, 2016, City Council included the property at 2490-2506 Yonge Street on the City's Heritage Register.

<https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-96647.pdf>

On July 23, 2018, Council adopted Amendment No. 405 to the Official Plan for the Yonge Eglinton Secondary Plan, including the properties located 2490 to 2506 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

On June 5, 2019, the Ministry of Municipal Affairs and Housing issued the decision on the Yonge-Eglinton Official Plan Amendment (OPA 405). The Official Plan Amendment as modified by the Minister, is now in force.

https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

BACKGROUND

Proposal

This application proposes to amend the Official Plan and Zoning By-law for the properties at 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue to permit a 14-storey mixed use building containing 150 dwelling units and retail uses at grade along Yonge Street. The Capitol Theatre façade, and existing canopy structure, are proposed to be incorporated into the development: the theatre is commemorated by replication of its volume on the ground floor, and the vestibule space will be rebuilt to a similar footprint. A total of 191 vehicular and 162 bicycle parking spaces are proposed, that would be accessed from a driveway off of Castlefield Avenue. The proposal has an overall gross floor area of 18,675.4 square metres, of which, 1,402.7 square metres are proposed to be dedicated to non-residential

uses at grade, with the remaining 17,271.2 square metres of gross floor area dedicated to residential uses. An overall floor space index (FSI) of 6.21 is proposed. The proposal includes a proposed land exchange with the City, where approximately 650 square metres of TPA lands with frontage on Castlefield Avenue would be acquired by the applicant to be incorporated in the proposed development proposal in exchange for an equivalent or nearly equivalent area of land with frontage on Duplex Avenue to be conveyed to the City.

Heritage Property

The property at 2490-2506 Yonge Street is located on the northwest corner of Yonge Street and Castlefield Avenue. The property was listed on the City's Heritage Register on November 9, 2016. Centred at the northwest corner of Yonge Street and Castlefield Avenue, the Capitol Theatre Building is valued for its: early-20th century Classical Revival design; association with Toronto architect, Murray Brown; and, its role in the historical development of Yonge Street in North Toronto where the theatre served the community throughout most of the 20th century. The Capitol Theatre Building contributes to the main street character of Yonge Street north of Eglinton Avenue in North Toronto, forming part of a collection of recognized heritage properties, while standing as a local landmark. The Statement of Significance that describes the cultural heritage value of the property and its heritage attributes can be found in Attachment 4.

Adjacent Heritage Properties

2512R Yonge Street

The property at 2512R Yonge Street is located to the north of the development site, on the west side of Yonge Street, located on a private laneway behind the property at 2506 Yonge Street, and contains a one storey building, known as Eglinton Orange Hall. The property is one the oldest surviving buildings in the north Toronto area, built in 1851 as a common school for S.S.2, and is also linked with the historical evolution of north Toronto public schools, connection with the St. Clement's Anglican Church and Presbyterian Church, and its association with Orange Lodge. The Eglinton Orange Hall was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by Toronto City Council on September 12, 2016.

2511 Yonge Street

The property at 2511 Yonge Street is located to the east of the development site, on the east side of Yonge Street and features one two-storey building, with storefronts at grade and residential above. The property was included on the Heritage Register by City Council on October 2, 2017 as part of the Midtown in Focus – Phase 1 Study.

2501 Yonge Street

The property at 2501 Yonge Street is located to the east of the development site, on the east side of Yonge Street and features one two-storey building, with storefronts at grade and residential above. The property was included on the Heritage Register by City Council on October 2, 2017 as part of the Midtown in Focus – Phase 1 Study.

2488 Yonge Street

The property at 2488 Yonge Street is located to the south of the development site, on the east side of Yonge Street and features one three-storey building, with storefronts at grade and residential above. The property was included on the Heritage Register by City Council on October 2, 2017 as part of the Midtown in Focus – Phase 1 Study.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities "must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

The revised heritage policies in the City of Toronto Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

The City of Toronto's Official Plan Amendment 405 provides the policy framework for heritage conservation in the Yonge-Eglinton Secondary Plan. Schedule III to OPA 405 identifies the subject properties as falling within the Yonge Street North village. The following Official Plan Amendment policy applies to the proposed alterations:

1.3.2. The Midtown Villages are historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements, resulting in comfortable, attractive and accessible public spaces that support civic and community life.

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (the "HIA") prepared by GBCA Architects and submitted in support of the application. The HIA finds that the proposed development conserves the cultural heritage value of the extant buildings on the properties at 2490-2506 Yonge Street, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties. Overall staff concur with this assessment and are supportive of the proposal.

The application proposes to retain, in situ, the entire eastern elevation of 2490-2506 Yonge Street along Yonge Street and a portion of the south elevation

fronting Castlefield Avenue to the depth of 7.9 metres, where the original Capitol Theatre borders a later addition. These retained facades will be incorporated into a new, 14-storey mixed-use residential building. The retained elevations feature the exterior heritage attributes identified in the 2016 Statement of Significance, including two-storey arched windows with fluted pilasters and Capitals and the stainless steel Capitol Theatre marquee. The storefront located at 2504 Yonge Street, which was not identified in the 2016 listing report, with its stainless steel Art Deco detailing, will also be conserved through this redevelopment.

Aside from 2504 Yonge Street and the Capitol Theatre marquee, the remainder of the existing storefronts, which have been altered significantly, will not be retained. The proposal will maintain the fine grained retail along Yonge Street through the construction of storefronts compatible in design with the heritage building.

All interior elements of the heritage building, including interior partition walls and interior floors, will be removed. Interior partition walls will be reconstructed along with a partial reconstruction of the second floor to a vestibule depth. The existing interior theatre volume, which was recognized in the Statement of Significance accompanying the property's Listing on the City's Heritage Register in 2016, has been altered significantly and is proposed to be removed and commemorated with a volume that corresponds in height and dimension to the original theatre with interpretive features reflecting the prior theatrical history of the property. This space will be configured in such a way that it corresponds with the new programming of the building and will be used for retail. The former theatre lobby entrance doors will be the main entry for the residential component, and approximate the footprint of the original lobby.

By setting back the massing of the new building above the retained heritage facades, the existing form, scale and massing of the heritage building will be conserved as viewed from the public realm. The impact of new construction on the existing heritage building will be further mitigated by the use of complimentary materials, window proportion and a recessed notch between the new building base volume and the heritage resource on the south elevation.

A three metre wide pedestrian colonnade will visually link Yonge Street to the existing adjacent heritage building, the 1880's Orange Hall building located at 2512R Yonge Street. The Orange Hall building has been isolated from Yonge Street behind a streetwall since approximately 1915.

To further mitigate the impacts of the new construction on the heritage resource, the proposal involves restoring features that have been overclad or removed in previous decades, including restoring the stone quoining at the first storey of the chamfered southeast corner (currently overclad with granite), restoring the stone entrance arches on the Yonge Street elevation (currently overclad with granite)

and restoring the secondary cornice between the first and second storey (removed at an unknown date).

Adjacent Heritage Properties

The Heritage Impact Statement asserts that the proposed development will not have an impact on the cultural heritage value, attributes, and character of the adjacent listed or designated heritage properties. Staff concur with this assessment.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a revised conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager of Heritage Preservation Services.

Heritage Interpretation and Heritage Lighting

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a heritage lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This lighting plan should include details of how the Capitol Theatre building will be lit to highlight its unique heritage character. The interpretation plan should serve to communicate the cultural heritage values of the Capitol Theatre building to users and visitors of the property.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager of Heritage Preservation Services.

Designation and Heritage Easement Agreement

Staff is also recommending that the property be designated under Part IV of the Ontario Heritage Act and that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the property.

CONCLUSION

Staff are supportive of the proposal to alter the Capitol Theatre property building to allow for the construction of a new mixed-use residential building and ground-

level commercial space fronting Yonge Street. Staff are supportive of the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) for the properties at 2490-2506 Yonge Street and have determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Anchoring the northwest corner of Castlefield Avenue, the Capitol Theatre Building is valued for its early-20th century Classical Revival design, its association with Toronto architect, Murray Brown and its role in the historical development of Yonge Street in North Toronto where the theatre served the community throughout most of the 20th century.

Contextually, the Capitol Theatre Building contributes to the main street character of Yonge Street north of Eglinton Avenue in North Toronto where it is part of a collection of recognized heritage properties and stands as a local landmark.

The Statement of Significance (Attachment 4) for 2490-2506 Yonge Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Photographs of existing building

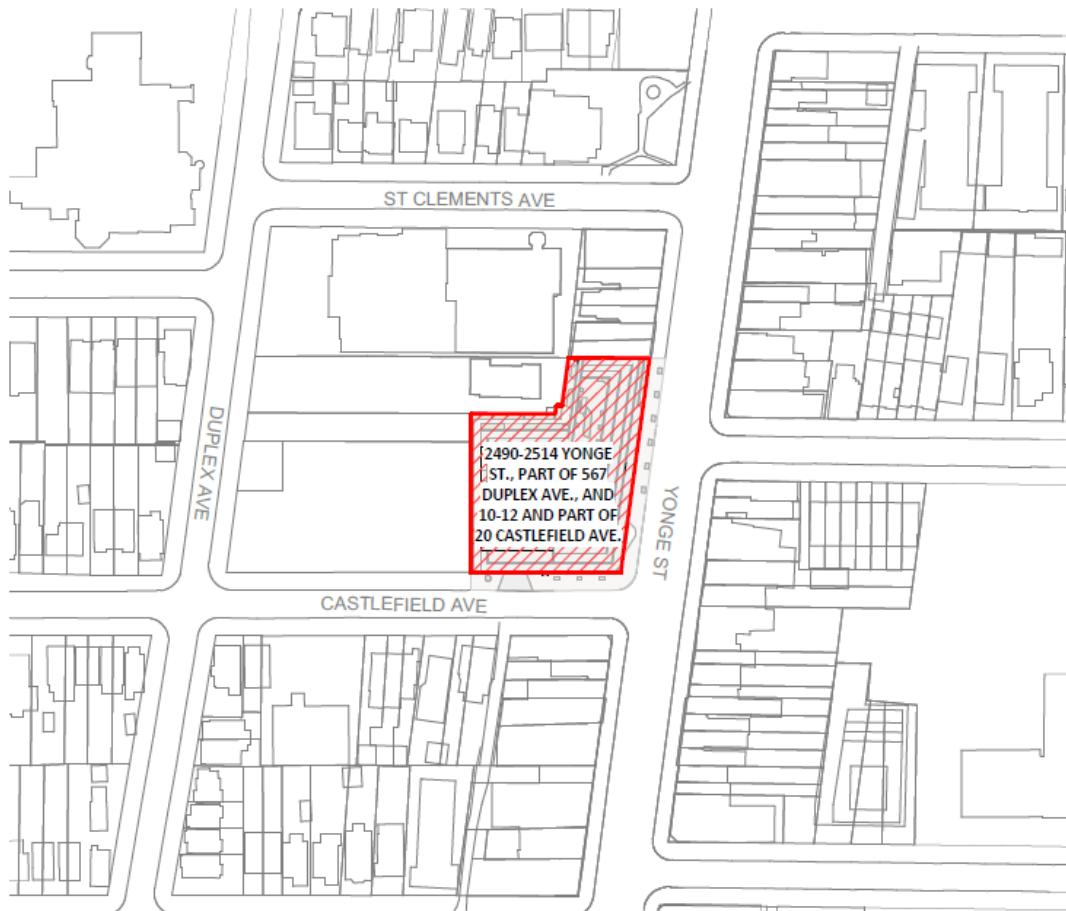
Attachment 3: Details of proposed alterations

Attachment 4: Statement of Significance 2490-2506 Yonge Street (Reasons for Designation)

Attachment 5: Heritage Property Research and Evaluation Report

LOCATION MAP

ATTACHMENT 1:



KEY PLAN

SCALE = 1:2500



Plan identifying the proposed development site which includes 2490-2514 Yonge Street, Part of 567 Duplex Avenue, 10-12 Castlefield Avenue and part of 20 Castlefield Avenue



View (facing southwest) of the existing property's primary east elevation with a red line indicating the northern boundary of the heritage building



View (facing west) of the primary east elevation of the existing property, including the Art Deco-style theatre marquee and entrance



View (facing west) of the primary east elevation of the existing property, including the Art Deco-style storefront at 2504 Yonge Street



View (facing northwest) of the existing property's primary south elevation, including the chamfered southeast corner, with a red line indicating the heritage buildings northern boundary



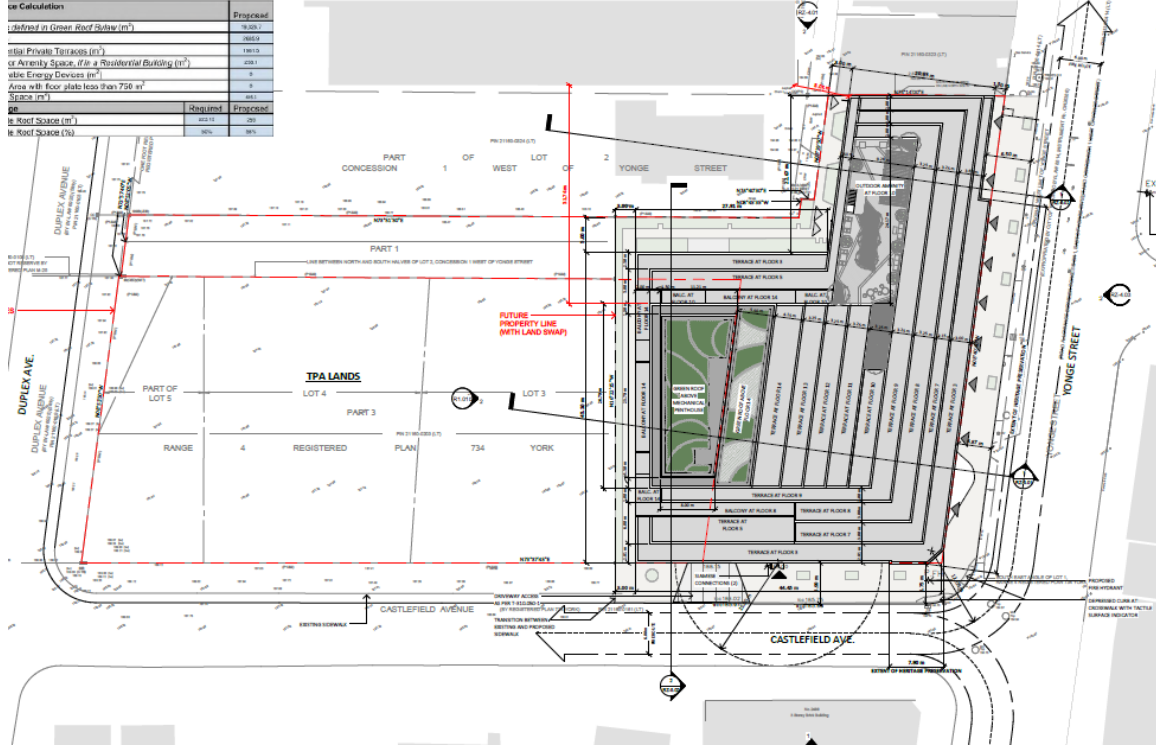
View (facing east) of the existing property's west (rear) elevation

DETAILS OF PROPOSED ALTERATIONS

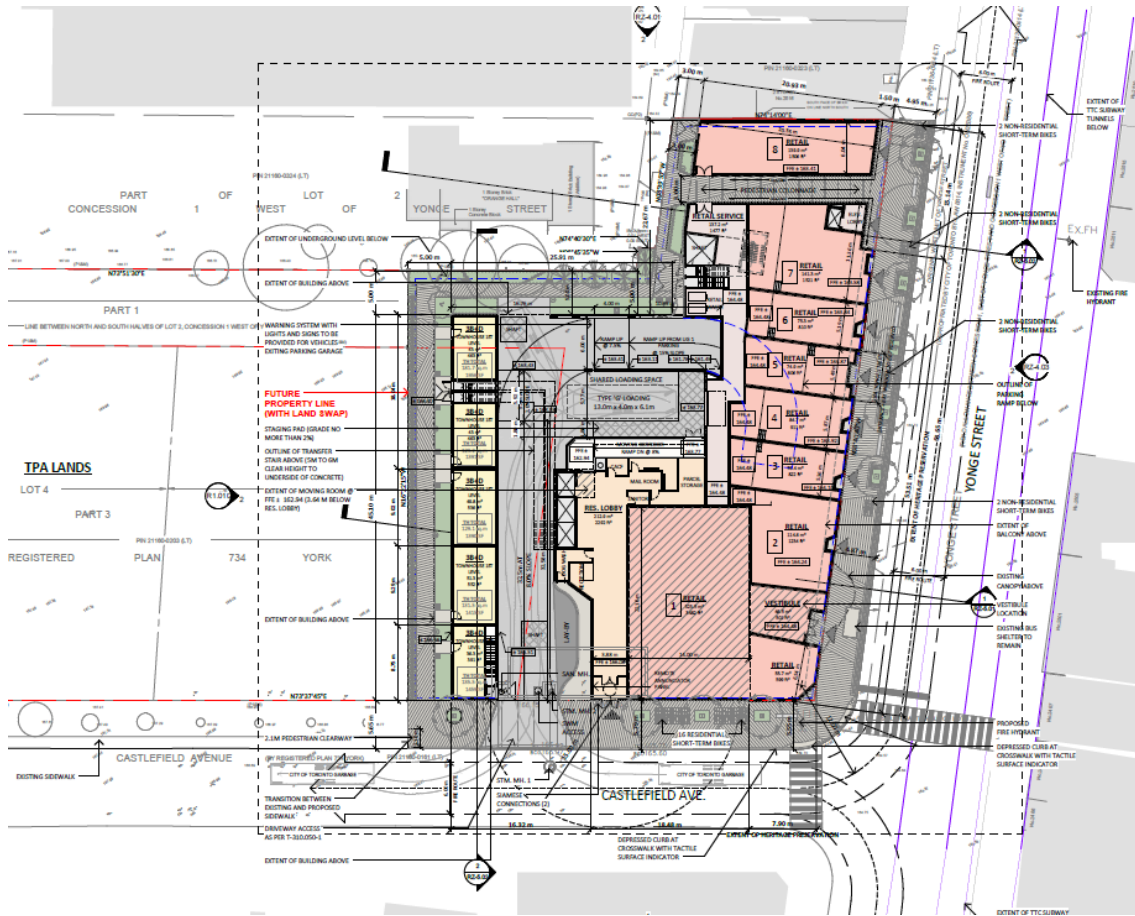
ATTACHMENT 3

Statistics

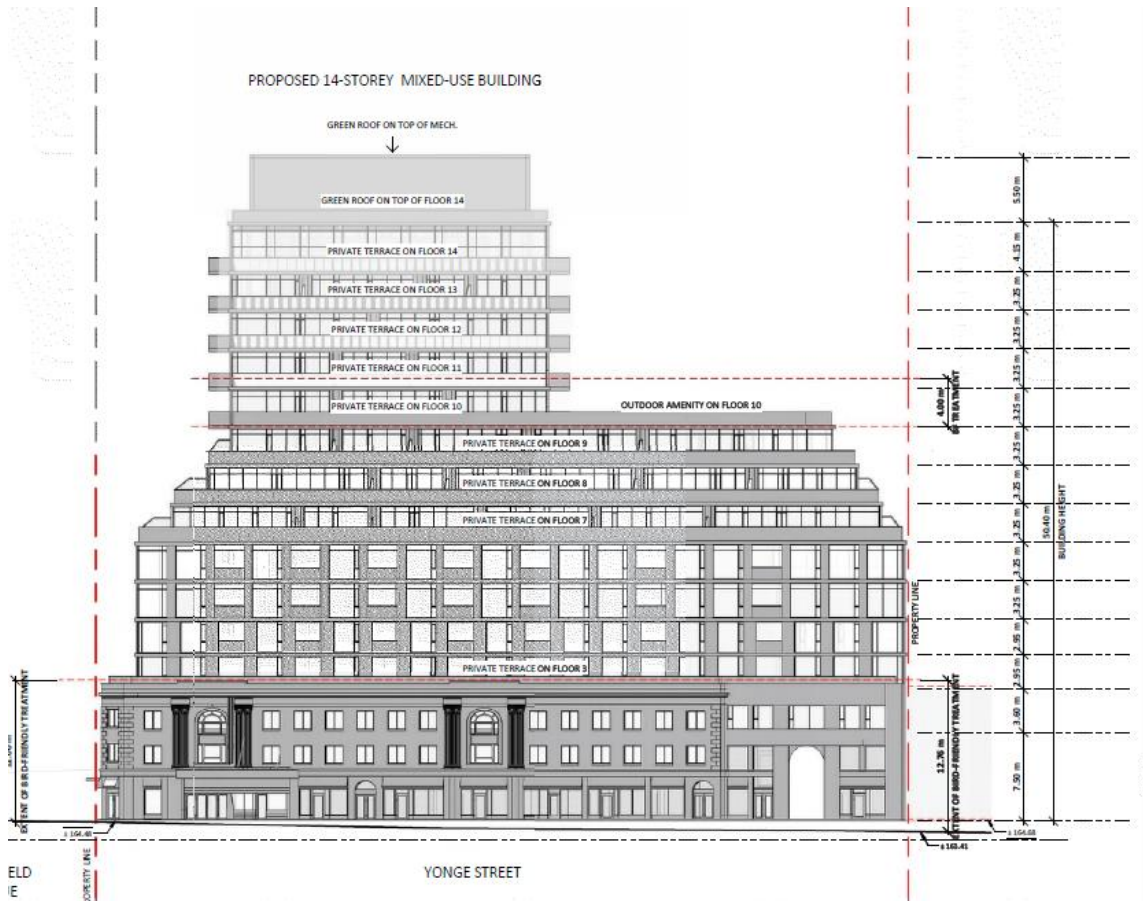
or Calculation	Proposed
Adjusted in Green Roof Ratio (m ²)	10,201.1
Area Private Terrace (m ²)	1,901.0
Area Private Terrace, if in a Residential Building (m ²)	2,094.1
Area Energy Devices (m ²)	0
Area with Floor Slabs less than 750 m ² Space (m ²)	161.1
GR	Required Proposed
in Roof Space (m ²)	100% 100%
in Roof Space (%)	100% 100%



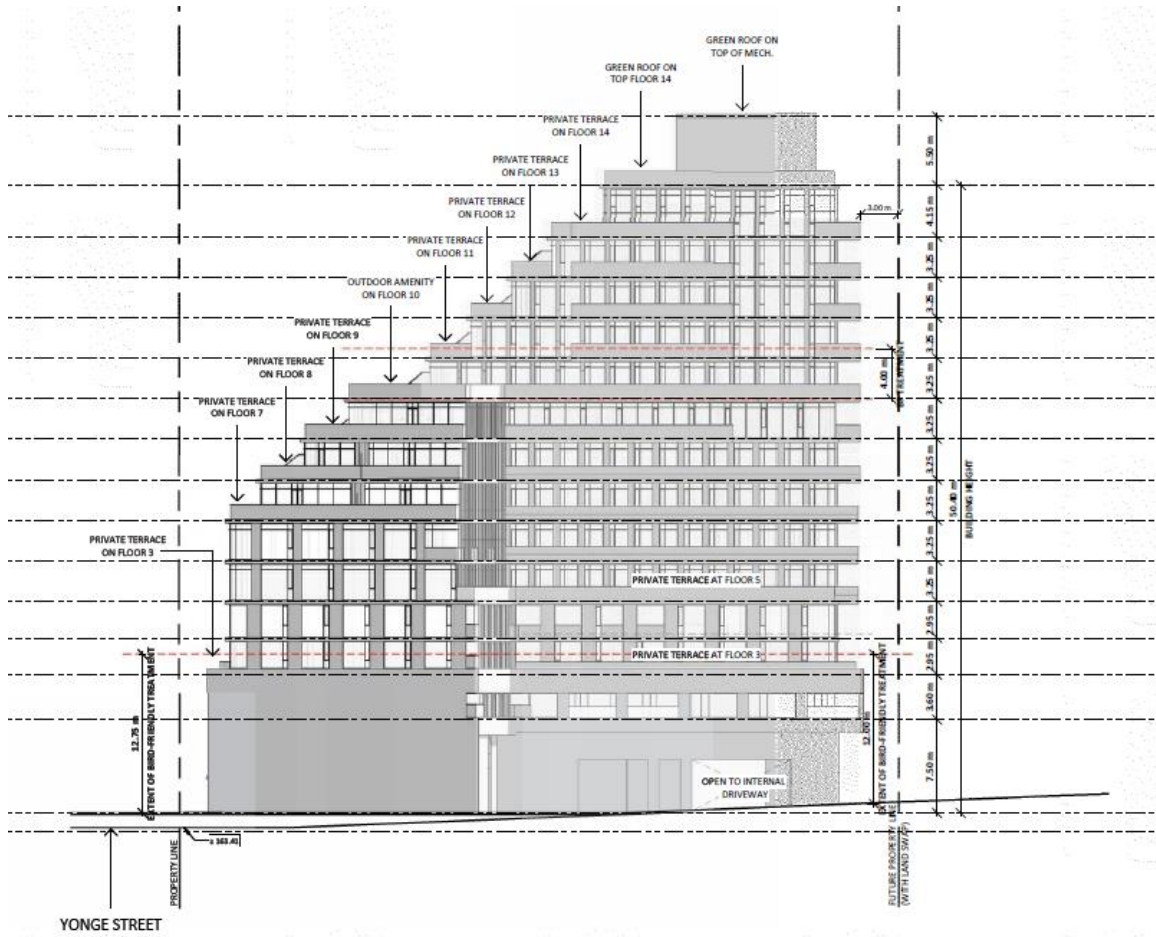
Site plan showing proposed alterations to heritage building, with north oriented to the top of the page



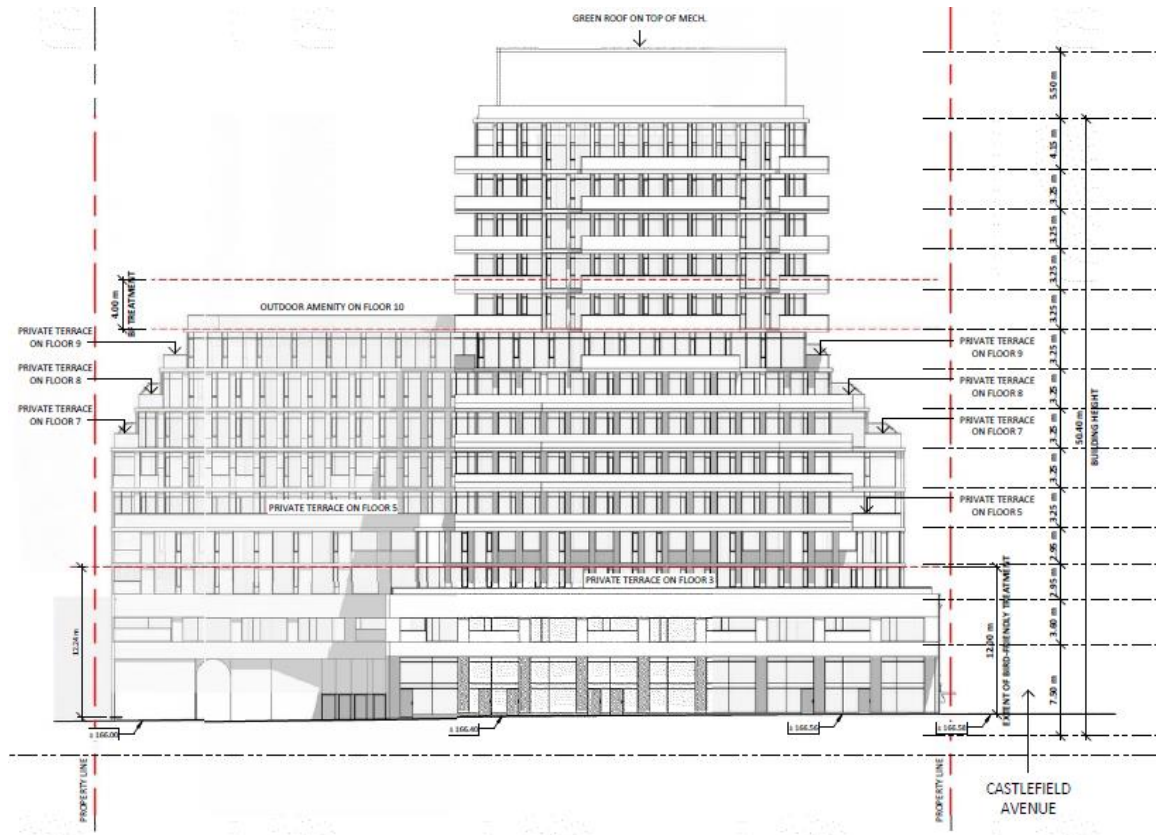
Proposed ground floor plan, with north oriented towards the top of the page



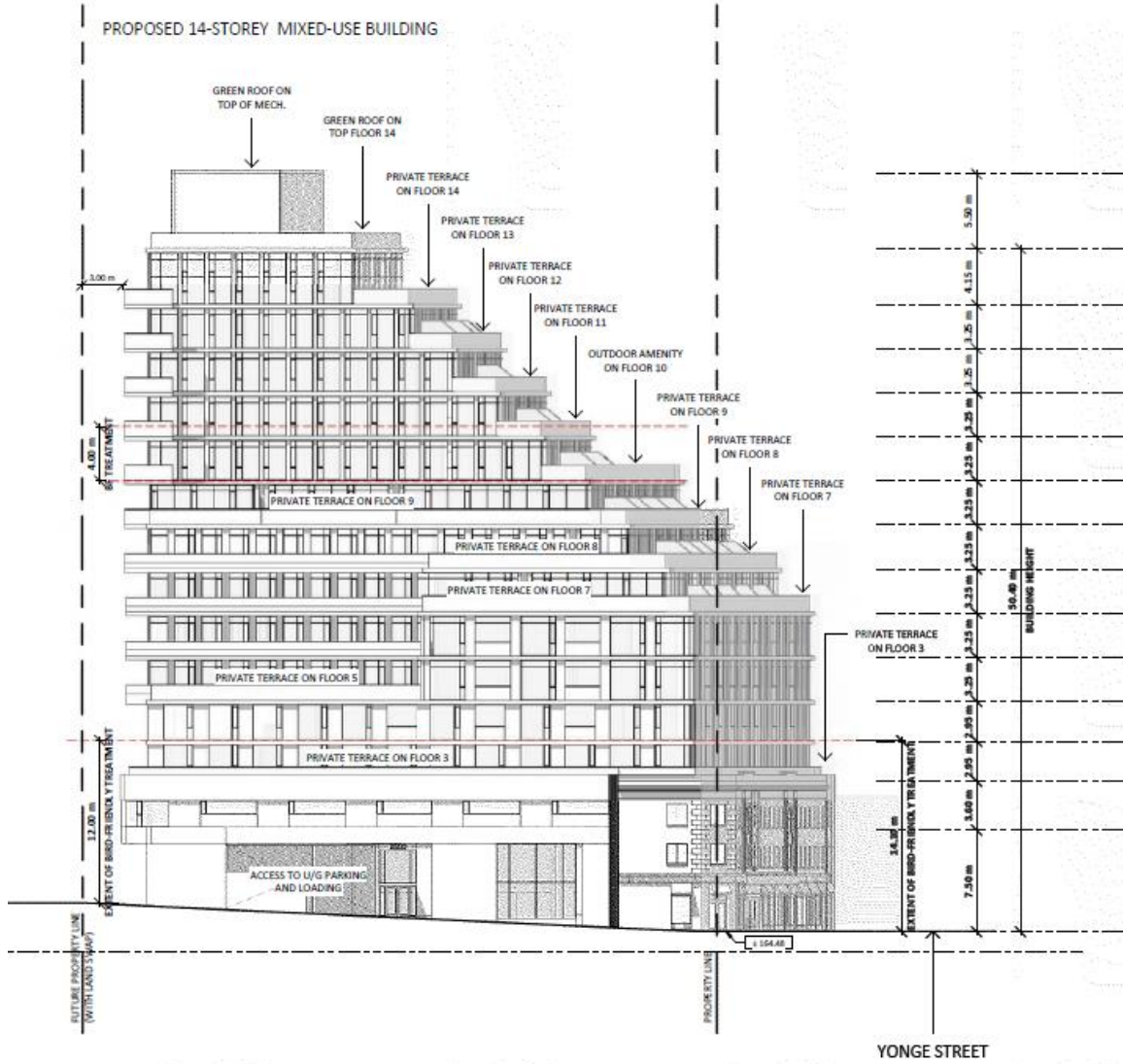
Proposed east (Yonge Street) elevation



Proposed north elevation



Proposed west (rear) elevation



Proposed south (Castlefield Avenue) elevation



Rendering of streetscape looking west



Rendering of street view looking southwest



Rendering of street view looking west, featuring the proposed colonnade with visual connection to heritage building "Orange Hall"



Rendering looking northwest at southeast corner of heritage building with proposed restoration of stone at first storey chamfered corner



STREET VIEW FROM CASTLEFIELD LOOKING NORTH-EAST
Rendering looking east

The Capitol Theatre Building

The properties at 2490 Yonge Street (with entrance addresses at 2492-2504 Yonge Street) and 2506 Yonge Street (with entrance addresses at 2508 and 2510 Yonge Street) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the northwest corner of Yonge Street and Castlefield Avenue, the properties at 2490-2506 Yonge Street (with additional entrance addresses) contain a three-storey complex that was initially completed in 1914 as the York Theatre and, following the addition in 1922 of a three-storey building with a new entrance to the theatre adjoined by commercial storefronts along Yonge Street, renamed the Capitol Theatre Building. In the late 1990s, the theatre was converted to an event venue known as the Capitol Event Theatre.

City Council included the properties at 2490 Yonge Street and 2506 Yonge Street (on the City of Toronto's Heritage Register on November 9, 2016).

Statement of Significance

Covering half of the block on the west of Yonge Street, north of Castlefield Avenue, the Capitol Theatre Building has design value as a three-storey complex distinguished by its large scale and elegant proportions with architectural features from the early-20th century Classical Revival style. Of particular note is the classical detailing on the Yonge Street elevation where the spandrels on the monumental two-storey round-arched window openings and the panels above the paired pilasters feature garland motifs.

The associative value of the Capitol Theatre Building is linked to the role of the complex in the development of the main street character of Yonge Street in the 1920s after the annexation of the Town of North Toronto by the City of Toronto. The Capitol Theatre Building is one of the earliest complexes on the west side of Yonge Street, contributing to the formation of a streetwall. The properties contribute to the social history of the area as a local theatre serving the community since the World War I era and as an event venue beginning in the late 20th century.

The Capitol Theatre Building is also valued for its connection to the notable Toronto architect Murray Brown, who was associated with the evolution of the building in the 1920s as it was converted from a combined silent movie and vaudeville theatre to a venue devoted to motion pictures with sound. In solo practice after World War I, Murray Brown (1885-1958) was best known for projects that included Postal Station K (1936) on Yonge Street, south of the subject properties. However, he designed several buildings for the Famous Players chain in Ontario, Saskatoon and Halifax, including two theatres in the Yonge-Eglinton area, with the Belsize Theatre (dating to 1927, renamed the Crest Theatre and now known as the Regent Theatre) on Mount Pleasant Road recognized on the City of Toronto's Heritage Register.

Contextually, the Capitol Theatre Building is valued for its contribution to the commercial main street character of Yonge Street north of Eglinton Avenue, particularly north of Roselawn Avenue, which began in the early-20th century and is typified by blocks of surviving two and three-storey commercial buildings. The contextual value of the subject building is also related to its historical, visual and physical links to its surroundings on Yonge Street, where it is adjoined to the south, north and east by a collection of heritage properties recognized on the City's Heritage Register. The Capitol Theatre Building is a local landmark in North Toronto, anchoring the northwest corner of Yonge Street and Castlefield Avenue with its chamfered corner, distinctive scale and decorative detailing.

Heritage Attributes

The heritage attributes of the Capitol Theatre Building located on the properties at 2490- 2506 Yonge Street (including entrance addresses) are:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Castlefield Avenue
- The scale, form and massing of the three-storey building
- The materials, with the red brick cladding and the brick, stone and metal detailing
- The flat roofline with the stone band course and the metal (originally stone) cornice on the east elevation on Yonge Street, the southeast corner, and the two easternmost bays of the south side elevation on Castlefield Avenue
- The chamfered southeast corner adjoining Yonge Street and Castlefield Avenue with the stone quoins
- The principal (east) elevation on Yonge Street, which is organized into 15 bays, including two double-width bays (second from the south end and seventh from the north end)
- On the principal (east) elevation on Yonge Street, the first-floor storefronts, including the unit with the convenience address at 2504 Yonge Street that retains its vintage stainless-steel detailing, and the

- round-arched entrances at 2498 and 2510 Yonge Street (the storefronts and entrances have been altered over time)
- The theatre entrance and adjoining store (with convenience addresses at 2492 and 2494 Yonge Street), which are placed near the south end of the east elevation and feature a marquee, box office and entrances with glass and stainless-steel detailing dating to the mid-20th century
 - The fenestration on the east elevation, the southeast corner and the two easternmost bays on the south side elevation, with the symmetrically placed flat-headed openings with the stone sills in the second and third stories
 - On the east elevation, in the double-width bays, the single two-storey round-arched window openings, which are flanked by paired fluted pilasters, and the classical garland motifs in the spandrels and on the panels above the pilasters

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**CAPITOL THEATRE BUILDING
2490-2506 YONGE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2019

1. DESCRIPTION



Above: Capitol Theatre Building, 1926 (Archives of Ontario, Item 236); cover: aerial photograph, oriented with north on the right (www.google.ca/maps)

2490-2506 Yonge Street ¹	
ADDRESS	2490-2506 Yonge Street (northwest corner of Castlefield Avenue)
WARD	Ward 8 (Eglinton-Lawrence)
LEGAL DESCRIPTION	Plan 734, Lots 1-2 and part, Concession 1, WYS, Lot 2
NEIGHBOURHOOD/COMMUNITY	Yonge-Eglinton
HISTORICAL NAME	Capitol Theatre Building
CONSTRUCTION DATE	1914 (with major addition in 1922)
ORIGINAL OWNER	See Section 2
ORIGINAL USE	Commercial (theatre, stores and offices)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Murray Brown, attribution (see Section 2)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and metal detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2019

¹ According to the City of Toronto's street numbering system, the Capitol Theatre Building comprises two properties: 2490 Yonge Street, the confirmed address with entrance addresses at 2492-2504 Yonge Street, and 2506 Yonge Street, with entrance addresses at 2508 and 2510 Yonge Street

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2490-2506 Yonge Street (including entrance addresses) and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Lot 2, Concession 1, West of Yonge Street and north of present-day Eglinton Avenue is surveyed and patented to James Ruggles (his family retains most of the tract until 1836)
1844	Franklin Jackes purchases the south half of Lot 2, which is retained by his heirs until 1887 (the family is named on historical atlases)
1851	A community emerges around the cross-roads of Yonge Street and Eglinton Avenue where Montgomery's Tavern is found (Image 2a)
1860	The development of "Eglinton" is depicted on Tremaine's map (Image 2b)
1878	Lot 2 remains farmland on Miles's Atlas (Image 2c)
1887	James Fullerton acquires the south half of Lot 2 where he registers Plan 734, including Lots 1 and 2 on the northwest corner of Yonge Street and Castlefield Avenue
1889	Eglinton amalgamates with the community of Davisville to the south as the Village of North Toronto
1890	Composed of Eglinton, Davisville and Bedford Park, the Town of North Toronto is incorporated and illustrated on the update to Goad's Atlas (Image 2d)
1912	The City of Toronto annexes North Toronto
1913	"R. M. McClelland" is issued a building permit for the York Theatre on Yonge Street, which is recorded as an "unfinished building" on the tax assessment rolls and not shown on the update to Goad's Atlas (Image 2e) ²
1914 Sept	"Donald" (Ronald) McClelland is identified in the tax assessment rolls as the proprietor of the York Theatre on the west side of Yonge Street, north of Castlefield Avenue
1920 Aug	McClelland is issued building permit 44610 for an "addition to moving picture theatre, while an "unfinished building" is recorded on the tax assessment rolls in September
1921	The addition is not in place when the York Theatre is

² City of Toronto Archives has interior plans for the York Theatre dated November 1914 (Fonds 200, Items 75-76)

	photographed (Image 3a), which show the realtor's office and Dominion Store occupying part of the site
1922 Feb & Mar	McClelland buys the property with the theatre, along with the adjoining vacant lots
1922 Sept	According to the tax assessment rolls, McClelland's properties contain the theatre and units occupied by a realtor and Dominion Stores Limited, as well as two "unfinished stores" and two "unfinished portions"
1923	The venue is renamed the "Capitol Theatre" according to the City Directory for 1924 (with information dating to the previous year)
1923-1934	Architect Murray Brown designs alterations and additions to the theatre and commercial complex
1924	The last update to Goad's Atlas illustrates the theatre and commercial complex (Image 2f), which is photographed in 1926 (see Section 1 above)
1932	McClelland leases the theatre to the Famous Players Canadian Corporation
1945	Alterations are made to the public hall on the third floor of the office complex
1954	McClelland's executors transfer the properties to Ronald Buildings Limited, which continues to lease the theatre to Famous Players
1998	After McClelland's company sells the properties, the theatre is converted to the Capitol Event Theatre for social functions
2016 Nov	Following their identification in the Midtown in Focus Planning Study, City Council lists the properties at 2490 and 2406 Yonge Street on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

Yonge-Eglinton:

The subject properties at 2490-2506 Yonge Street are located in the Toronto neighbourhood of Yonge-Eglinton. It originated as part of the expansive area north of the Town of York (Toronto) that was surveyed into farm lots during the late 18th century. The opening of Yonge Street to connect York with the northern hinterland led to the development of cross-roads communities along its length, including one adjoining present-day Eglinton Avenue where John Montgomery built his landmark tavern in 1833.³ Historical maps and atlases (Images 2a-2c) trace the development of the unincorporated Village of Eglinton, but misspell its name as "Eglington," an error that continued throughout most of the 19th century.⁴ In 1889, Eglinton and the neighbouring hamlet of Davisville to the

³ After his first abode was destroyed during the 1837 Rebellion of Upper Canada, Montgomery built his second inn (1843), which was replaced by Oulcott's Hotel in the 1880s

⁴ Various sources suggest that the community was named for Scotland's Earl of Eglinton, who was connected to Canada through his participation in the War of 1812. Brown writes that, "in the

south amalgamated as the Village of North Toronto. After the municipal boundaries were expanded to include Bedford Park, the Town of North Toronto was incorporated in 1890. With improved transportation links to Toronto via the street railway and the Belt Line commuter railway, the steady development of the area continued, leading to the annexation of North Toronto by the City of Toronto in 1912.

2490-2506 Yonge Street:

The origins of the subject properties date to 1798 when the 210-acre farm lot identified as Lot 2 in Concession 1 west of Yonge Street was patented to James Ruggles. His family retained most of the land until 1836. Franklin Jackes acquired the south half of the allotment in 1844 and his heir sold the tract in 1887 to James S. Fullerton, who registered a subdivision under Plan 734 the same year. When the area was first illustrated on Goad's Atlases in the 1890s, modest wood buildings occupied the subject sites.

By the early 1900s, the subject properties on Yonge Street, north of Castlefield Avenue stood vacant. Prior to World War I the allotments remained undeveloped while the ownership alternated between members of the Holding family and Herman Antipitzky. Following the issuance of a building permit for a theatre to "R. M. McClelland," the building was recorded as unfinished in the 2013 tax assessment rolls. As originally completed, the theatre was comprised of the entrance building on Yonge Street, north of Castlefield Avenue, with the large auditorium to the rear (as shown in Image 3a). It was in operation as the York Theatre in 1914, with "Donald" (Ronald) McClelland identified as the proprietor. Typical of the era, the theatre initially offered a combination of live vaudeville performances and silent movies. In 1915, the venue was among 10 "moving picture theatres" in Toronto used for recruiting efforts for World War I soldiers.⁵

While remaining the tenant, in 1920 Ronald McClelland was issued a building permit for "addition to the motion pictures theatre." By September 1922, after McClelland and his wife, Myrtle completed transactions to acquire the theatre as well as the adjacent vacant lots on Yonge and Castlefield, the project was partially completed with the new entrance to the venue flanked by storefronts with offices above. In 1923, the renamed Capitol Theatre was first identified in the City Directories. A fire in early 1924 was a minor setback, with the venue "reopening for the fall season" in September.⁶

In 1932, McClelland leased the Capitol Theatre to the Famous Players Canadian Corporation, which changed the programming to movies with sound the next year and added amenities including air conditioning. While McClelland's executors transferred the properties to the family's Ronald Buildings Limited in 1954, the

1820s, a clerical error changed it [from Eglinton] to "Eglington" – a mistake that lasted until around 1880, even in business directories and municipal documents,"⁶⁶

⁵ Toronto Star, October 30, 1915

⁶ Toronto Star, September 19, 1924

movie theatre remained in operation until the late 20th century when it became an event venue.

The properties at 2490-2506 Yonge Street (including entrance addresses) were identified for their cultural heritage value in the Midtown in Focus Planning Study and listed on the City of Toronto's Heritage Register in 2016.

Architect Murray Brown:⁷

An architect or architects were not identified on the building permits issued for the York Theatre (1914) and the addition that transformed it into the Capitol Theatre Building (1922). However, according to surviving documents, Toronto architect Murray Brown submitted plans to alter the theatre's stage in 1922, followed by the balcony (1924), changes to the projection room (1929), new storefronts on Yonge Street (1924) and, as late as 1934, a penthouse addition. Murray Brown (1885-1958) was born in Scotland and educated at the Royal Academy in London before emigrating to Toronto in 1914. He worked in the office of architect C. S. Cobb during the period when the latter was completing notable commissions for the Gage Institute (the recognized heritage property on College Street) and the Land Registry Office (later demolished for New City Hall). Embarking on a solo career, Brown registered as a member of the Ontario Architects Association in 1924. Brown's best-known works date to the interwar era and include the Third Church of Christ the Scientist (1929) on High Park Avenue, the J. Frank Raw Building (1930) on Church Street, and Postal Station "K" (1937) on Yonge Street, south of the subject properties. The architect spent the last years of his career as a partner in Murray Brown and Elton, designing projects that included St. Agnes' Church (1958) in Long Branch, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

The Capitol Theatre Building predates Brown's subsequent projects for the Bedford Theatre (1926) on Yonge Street north of Lawrence Avenue and the Belsize Theatre (now known as the Regent Theatre, 1927) on Mount Pleasant Road (where it is a listed heritage property). The latter buildings feature more elaborate designs, but retain the monumental round-arched motif that is a prominent design element on the Capitol Theatre Building (Images 4a-b). These commissions reflect Brown's training in the classical tradition but, "while he had a love of the work of the Renaissance and Georgian periods, he kept abreast of the times, imparting a freshness to his buildings, no matter what style he used."⁸

⁷ Taylor History's "The Old Capitol Theatre" notes one source naming architect John MacNee Jeffrey as the theatre's architect. Jeffrey's biography in the online *Biographical Dictionary of Architects in Canada, 1800-1950* does not include this reference, but notes that Jeffrey completed major commissions for the Famous Players chain, prior to the company's involvement with the Capitol Theatre on Yonge Street

⁸ RAIC, June 1958

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 2490-2506 Yonge Street are found on the cover and in Sections 2 and 6 of this report. The Capitol Theatre Building is designed in the 20th-century Classical Revival style, which was popular during the interwar era and featured symmetrical designs with flat rooflines and simplified classical elements that were “often faced with brick with contrasting stone trim.”⁹ As described in the report supporting the inclusion of the properties on the City’s Heritage Register, the Capitol Theatre Building “with its large scale, chamfered corner and classical architectural detailing has a prominent visual feature at the corner of Castlefield Avenue and contains a significant portion of the 1920s streetwall on Yonge Street.”¹⁰

The Capitol Theatre Building rises three stories and features a chamfered southeast corner with stone quoins. Along the east elevation and the southeast corner, the flat roof has a stone band course, a metal cornice (which replaced the original stone cornice) and a brick parapet with two stepped pediments on the Yonge Street frontage. Clad with red brick, stone, brick and metal are applied for the detailing. Some of the original stonework was overclad with granite, including the southeast corner and the round-arched entrance surrounds near the centre and at the north end of the east elevation (on the units marked 2498 and 2510 Yonge Street).

On the east elevation facing Yonge Street, the building extends 15 bays, including two double-width bays in the second bay from the south and the seventh bay from the north. The entrance to the theatre at 2492 Yonge Street is placed in the double bay near the south end and features stainless steel detailing with a projecting marquee and vertical sign reading “Capitol” (which are not original). The remainder of the first (ground) floor on Yonge Street contains storefronts, including the unit with the convenience address of 2504 Yonge Street that retains its vintage stainless-steel detailing (Image 4c). The second and third stories on the east elevation and southeast corner have symmetrically placed flat-headed window openings with stone sills, apart from the two double-width bays on the east elevation. The latter bays contain single two-storey round-arched window openings flanked by two-storey fluted pilasters. The spandrels and the panels above the pilasters feature classical garland motifs.

On the south elevation on Castlefield Avenue, the two easternmost bays continue the decorative detailing and flat-headed window openings. The remainder of the wall is part of the extended auditorium for the theatre. At the north end, the building adjoins the neighbouring structure on Yonge Street. No heritage attributes are identified on the rear (west) elevation.

⁹ Maitland, et al., 132

¹⁰ <https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-96651.pdf>

iv. CONTEXT

The map attached as Image 1 shows the location of the properties at 2490-2506 Yonge Street on the northwest corner of Castlefield Avenue where they extend half of the block north to St. Clements Avenue. This section of Yonge Street, north of Eglinton Avenue, contains a collection of properties that are recognized on the City of Toronto's Heritage Register, including the subject sites. In the same block, the Eglinton Orange Hall (a former school dating to 1851) at 2512R Yonge Street is accessed from a laneway off St. Clements Avenue. The former Eglinton Presbyterian Church (1909) anchors the northwest corner of Yonge and St. Clements while, north of the latter street, the Consumers Gas Building at (1930) at 2532 Yonge Street is an Art Deco landmark in the community.

On the southwest corner of Yonge and Castlefield, the listed commercial buildings include 2488 Yonge Street, which has a chamfered corner with quoins that complements the subject building. Further south, the commercial buildings at 2430 and 2434 Yonge Street (dating to 1938 and 1930, respectively) between Montgomery and Roselawn Avenues are designated under Part IV, Section 29 of the Ontario Heritage Act, along with the neighbouring Postal Station K (1936) and Police Station 12 (1932) at 2384 and 2398 Yonge, which are local landmarks at Yonge and Montgomery.

In 2017, City Council adopted the Midtown in Focus – Main Street Properties (Phase 1) Study, which listed 76 properties on Yonge Street between Davisville Avenue (south) and St. Clements and Keewatin avenues (north) on the City's Heritage Register.¹¹ In addition to the commercial properties cited above, the latter group includes the bank complex and adjoining commercial buildings at 2501-2515 Yonge Street that face the subject sites.

3. EVALUATION CHECKLIST¹²

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

¹¹ <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB25.8>

¹² <https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-96742.pdf>. While the evaluation follows that provided for the inclusion of the properties on the City's Heritage Register in 2016, it includes some revisions, rewording and updated information

Covering half of the block between Castlefield and St. Clements Avenues on the west of Yonge Street, the Capitol Theatre Building has design value as a three-storey complex distinguished by its large scale and elegant proportions with architectural features from the early-20th century Classical Revival style. Of particular note is the classical detailing on the Yonge Street elevation where the spandrels on the monumental two-storey round-arched window openings and the panels above the paired pilasters feature garland motifs.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The associative value of the Capitol Theatre Building is linked to the role of the complex in the development of the main street character of Yonge Street in the 1920s after the annexation of the Town of North Toronto by the City of Toronto. The Capitol Theatre Building is one of the earliest complexes on the west side of Yonge Street, contributing to the formation of a streetwall. The properties contribute to the social history of the area as a local theatre serving the community since the World War I era and as an event venue beginning in the late 20th century.

The Capitol Theatre Building is also valued for its connection to the notable Toronto architect Murray Brown, who was associated with the evolution of the building in the 1920s as it was converted from a combined silent movie and vaudeville theatre to a venue devoted to motion pictures with sound. In solo practise after World War I, Murray Brown (1885-1958) was best known for projects that included Postal Station K (1936) on Yonge Street, south of the subject properties. However, he designed several buildings for the Famous Players chain in Ontario, Saskatoon and Halifax, including two theatres in the Yonge-Eglinton area, with the Belsize Theatre (dating to 1927, renamed the Crest Theatre and now known as the Regent Theatre) on Mount Pleasant Road recognized on the City of Toronto's Heritage Register.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Contextually, the Capitol Theatre Building is valued for its contribution to the commercial main street character of Yonge Street north of Eglinton Avenue, particularly north of Roselawn Avenue, which began in the early-20th century and is typified by blocks of surviving two and three-storey commercial buildings. The contextual value of the subject building is also related to its historical, visual and physical links to its surroundings on Yonge Street, where it is adjoined to the south, north and east by a collection of heritage properties recognized on the City's Heritage Register. The Capitol Theatre Building is a local landmark in North Toronto, anchoring the northwest corner of Yonge Street and Castlefield Avenue with its chamfered corner, distinctive scale and decorative detailing.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 2490-2506 Yonge Street have design, associative and contextual values. Anchoring the northwest corner of Castlefield Avenue, the Capitol Theatre Building is valued for its early-20th century Classical Revival design, its association with Toronto architect, Murray Brown and its role in the historical development of Yonge Street in North Toronto where the theatre served the community throughout most of the 20th century. Contextually, the Capitol Theatre Building contributes to the main street character of Yonge Street north of Eglinton Avenue in North Toronto where it is part of a collection of recognized heritage properties and stands as a local landmark.

5. SOURCES

Archival Sources:

- Archival maps and atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival photographs, Archives of Ontario, City of Toronto Archives and http://wholemap.com/historic/toronto.php?subject=Midtown_theatres (individual citations in Sections 2 and 6)
- Assessment Rolls, City of Toronto, Ward 3, Division 8, 1905 ff.
- Building Permits 2494 (1913) and 44610 (1920), City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1923 ff.
- City of Toronto Directories, 1905 ff.

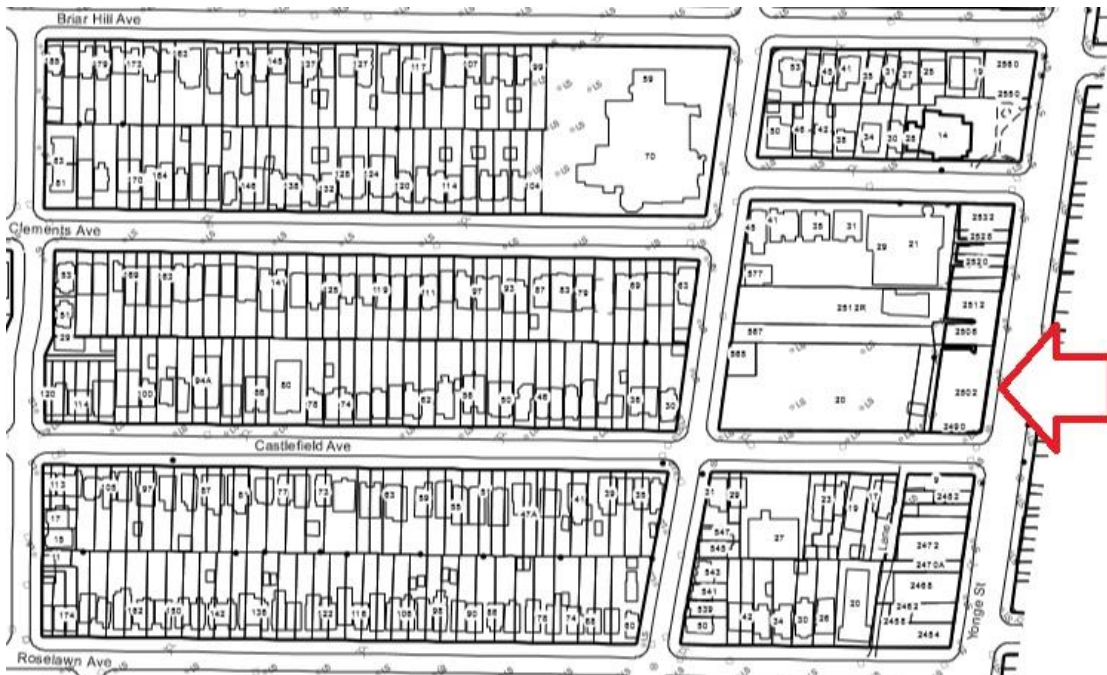
Secondary Sources:

- *Art in Architecture: Toronto Landmarks 1920-1940*, 1987
- Brown, Ron, *Toronto's Lost Villages*, 1997
- "Capitol Business as Usual," *Toronto Star*, February 29, 1924
- Capitol Event Theatre: <http://thecapitoleventtheatre.com/history>
- "Capitol Reopening for the Fall Season," *Toronto Star*, September 19, 1924
- "Eglinton-Pears Park Walk," North Toronto Historical Society, revised 1984

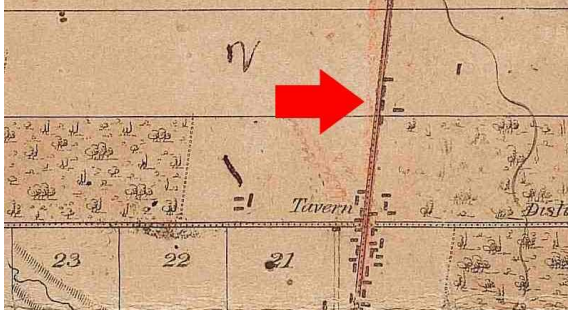
- Heritage Preservation Services, *Research and Evaluation Summary: 2490-2506 Yonge Street, The Capitol Theatre Building*, September 2016
<https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-96651.pdf>
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
- “Murray Brown,” entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://www.dictionaryofarchitectsincanada.org/node/1674>
- Myrvold, Barbara, *North York in Pictures*, 1979
- Obituary, Murray Brown, *Journal*, RAIC, June 1950
- Ritchie, Don, *North Toronto*, 1992
- “Sunday Recruiting Will Cover All City,” *Toronto Star*, October 30, 1915
- Taylor, Doug, *Toronto Theatres and the Golden Age of the Silver Screen*, 2014
- “Toronto’s Old Capitol Theatre,”
<https://tayloronhistory.com/2014/12/11/torontos-old-capitol-theatre/>
- “What a Difference,” *Toronto Star*, July 3, 1934

6. IMAGES

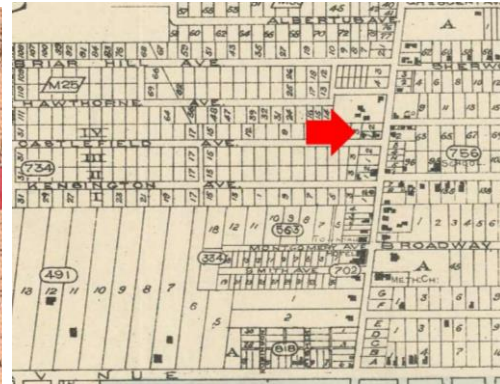
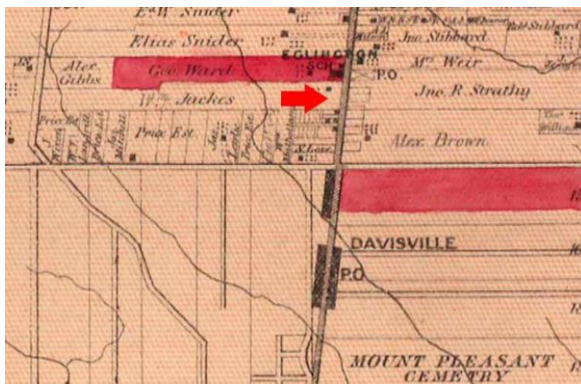
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the properties at 2490-2506 Yonge Street. All maps are oriented with north on the top unless indicated in the captions.



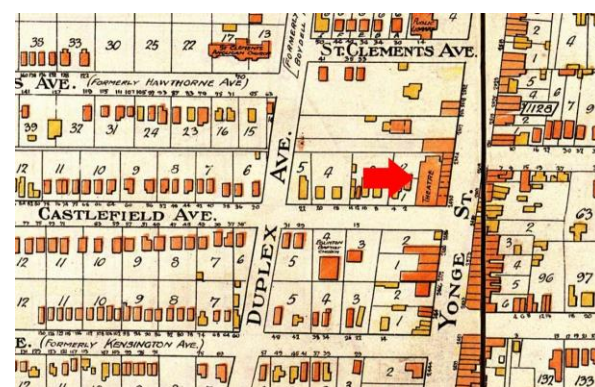
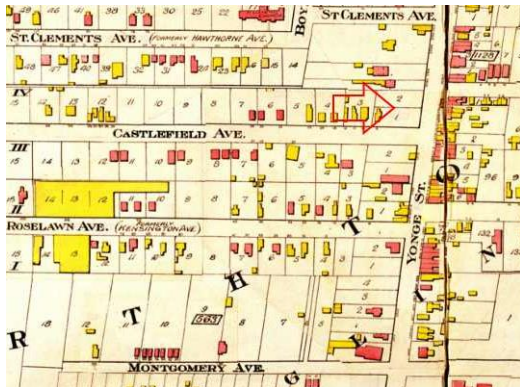
1. Location Map, 2490-2506 Yonge Street: City of Toronto Property Data Map



2a. Browne's Map of York Township, 1851; and, 2b. Tremaine's Map, 1860



2c. Miles's Atlas, 1878 (left); and, 2d. Goad's Atlas, revised 1890



2e. Goad's Atlas, Vol. 2, 1913; and, 2f. Goad's Atlas, Vol. 2, 1924

2. Archival Maps and Atlases: 2490-2506 Yonge Street:
<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. York Theatre, 1921



3b. Capitol Theatre Building, 1933



3c. 2490-2506 Yonge Street, 1983

3. Archival Images: archival photographs, 1921 and 1933, City of Toronto Archives, Fonds 1231, Items 1724 and 1485; and 1983,

<https://www.flickr.com/photos/32175940@N06/4772352883/in/set-72157625861457928> via

http://wholemap.com/historic/toronto.php?subject=Midtown_theatres



4a.-4b. Bedford Theatre, Yonge Street (left) and Belsize Theatre, Mount Pleasant Road, designed by architect Murray Brown and photographed in the 1930s



4c. Capitol Theatre Building, northwest corner of Yonge Street and Castlefield Avenue: showing the theatre and commercial complex at the time of its inclusion of the properties on the City of Toronto's Heritage Register in 2016



4d. Commercial unit with the entrance address of 2504 Yonge Street, showing the vintage stainless-steel detailing

4. Images: archival photographs, City of Toronto Archives, Series 1278, Items 73 and 78; 2016 photograph, Heritage Preservation Services; and 2504 Yonge Street, www.google.ca/maps.