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Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
400 EGLINTON AVENUE WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

AUG 27 2003

Manresa Investments Limited
Attention: Supervisor General Acct.
955 Lakeshore Boulevard West
Toronto, Ontario
M6K 3B9

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 400 Eglinton Avenue West (Eglinton Theatre) (Ward 16 Eglinton-Lawrence) under Part IV of the Ontario Heritage Act.

Reasons for Designation

The property at 400 Eglinton Avenue West is recommended for designation under Part IV of the Ontario Heritage Act for its cultural resource value or interest. The Eglinton Theatre opened in 1936 on Eglinton Avenue West near Avenue Road as the flagship theatre of the Famous Players chain in the "uptown" area of Toronto. The building is architecturally significant as an award-winning example of the work of Toronto architects Kaplan and Sprachman, a firm noted for its theatre designs. The Eglinton Theatre operated as a single-screen movie house for over 60 years.

The Eglinton Theatre blends features of the Art Deco and Art Moderne styles popularized during the 1930s. The heritage attributes of the building, found on the south exterior walls and the flat roofs, and on the interior of the theatre, remain intact although many exterior and interior finishes have been replaced over time. The ell-shaped plan incorporates the theatre entrance and auditorium, with a commercial block at the intersection of the parts. The two-storey commercial block has commercial openings in the first floor and flat-headed window openings for the second-storey offices. To the east, the theatre entrance doors flank a semi-circular box office composed of stainless steel and bent plate glass. Poster display boxes are placed on either side of the glass doors. Above a projecting canopy, a sign tower with a tiered pylon spells

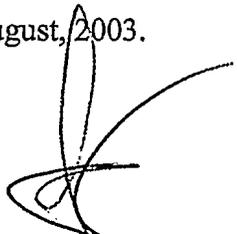


"EGLINTON" in vertical letters. While the box office, canopy and tower have been altered, they remain integral components of the design.

On the interior, the spatial arrangement of the theatre is significant. The lobby leads into a vestibule, down to a foyer with a waiting room, across a lounge, and up through the vomitory to the auditorium. The two-storey lobby contains a stepped recess on the north wall, while a circular recess marks the ceiling in the foyer. The waiting room originally displayed a plaster-clad fireplace beneath a circular mirror. An archway separates the foyer from the lounge where the opening to the vomitory is flanked by shallow alcoves. The extended single-storey clear-span auditorium features a rectangular plan with a cross-aisle dividing the orchestra and loge circles. Important features in the auditorium are the coved ceiling, the Art Deco inspired light fixtures mounted on and suspended along the side walls (north and south), the configuration of the projection booth on the east wall and, at the west end, the proscenium that is flanked by single doorways where a pair of Classical sculptures of unclothed female figures surmount the "EXIT" signs in Art Deco lettering.

Notice of an objection to the proposed designation may be served on the City Clerk, c/o Yvonne Davies, Administrator, Midtown Community Council, North York Civic Centre, Main Floor, 5100 Yonge Street, Toronto, Ontario M2N 5V7, within thirty days of the 6th of August, 2003. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 6th day of August, 2003.



Ulli S. Watkiss
City Clerk

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