



Our Heritage: The Capitol Theatre Complex

LPRO has submitted nomination forms for the Capitol Theatre Complex to the City of Toronto for Heritage Designation. The community is concerned that the building, built in 1918, could be demolished during the redevelopment of the land purchased in spring 2015 by Madison Homes, a Toronto-based developer known for its high-rise condominium and commercial developments. Madison purchased the property from Ronald Buildings Limited owned and operated by the descendants of Ronald McClelland, the original owner who designed and built it some 97 years ago.

The Capitol Theatre building is one of only a few remaining original vaudeville/movie houses built in Toronto in the 1920s. This spectacular theatre is an important example of the Odeon cinema-style architecture, featuring romantic grand interiors and sumptuous seats. The building was especially valued during the Great Depression of the 1920s and 1930s, when anyone with the money to buy a ticket could find respite from the hardship of daily life inside the theatre's palatial interior. Its attractive decorative brick exterior and iconic marquee are a physical manifestation of the famous quote by renowned theatre architect S. Charles Lee, "The show started on the sidewalk."

For almost a century the Capitol Theatre has been part of the visual culture of Toronto's Lawrence/Lyttton

Park neighbourhood. It's an enduring reminder of our community history and collective memories, and is both an architecturally and socially important historical feature of Toronto's past. Today, the Capitol Theatre continues to serve the community as a successful event theatre where local residents, businesses, schools and community groups host a wide variety of events from fairy-tale weddings, anniversary and birthday celebrations and charity fundraisers to concerts and major corporate events.

We hope we can count on your support as this moves forward. If you would like to see what the Theatre looks like now go to their website:

<http://thecapitoleventtheatre.com>

LPRO's 16th Annual



All Welcome!!!

Two Locations:

Chatsworth Ravine & Lyttton Park

Saturday, April 23rd 10 am until noon

Chatsworth Ravine: meet at east end of Glenview Sr. P.S. field
Lyttton Park: meet at playground area

North Toronto's First School

Did you know that North Toronto's first school, built in 1850, sits off a private laneway directly behind the block of retail properties on Yonge Street between Castlefield and St. Clements Avenues? The original Eglinton School was a one-room log schoolhouse built in 1842 on a lot severed from the George Ward farm, on the southwest corner of Yonge and St. Clements Avenue. Destroyed by fire it was replaced with a brick building on the same site. That 1850s one-room brick school house continues to be used, now as the home of the Loyal Orange County Lodge of Toronto, Eglinton L.O.L.269, also known as the Eglinton Orange Hall. As the first school in the Village of Eglinton, it is one of North Toronto's oldest buildings.

Eglinton School continued to serve the students as the area school until the construction and opening of a larger Eglinton Public School in 1887, now known as John Fisher Public School on Erskine Avenue. The building was also the birthplace of several of North Toronto's great churches. It served as the Anglican Church until the congregation completed construction of St. Clement's Church west of the subject property in 1892. It was then home to Eglinton Presbyterian Church until that congregation moved to their new home at 14 St. Clements, on the northwest corner of Yonge and St. Clements. The building at 14 St. Clements Avenue, which is now a day care centre, is "listed" as a heritage building by City Council (1973.)

In 1908, the Members of the Orange Lodge purchased the building and land from the

Presbyterian Church, lifted and moved it to its current site off the laneway where they continue to own and use it today.

In 1930-1931 Architect Charles B. Dolphin designed and built the highly ornate Art Deco Consumers Gas Showroom on the vacated lot. The building has also been designated as a heritage building by the City.

As the buildings fronting onto Yonge Street have been purchased by Madison Homes, we are concerned that the school which is located behind be safeguarded.

Please help us keep these two historically significant and, in the case of the Capitol Theatre, grand old building, safe from the wrecking ball, so that we may preserve them for future generations.

Neighbour Renovating?

See the "Lessons Learned" flyer on LPRO's web site: <https://lpro.wordpress.com>

Committee of Adjustment (COA)

LPRO has submitted letters to our Councillor & the City requesting: 1) general improvements to the COA process and 2) the removal of the Waiver process for COA applicants. See LPRO's Web site for more information and copies of the letters submitted.

LPRO in Action

LPRO is working with the other Ward 16 Resident Associations on issues of common interest such as flooding, parking, traffic, noise, infill housing, planning and construction.

Events:

- City Community Clean Up on April 23rd. Participate in LPRO's Clean Up see page 1 or LPRO's web site for more details.
- Jane's Walk Events - May 6th to 8th
- Paddle the Don - May 1st
- JRR Fun Fair - May 28th

41 Chatsworth Development - We await the Decision of the OMB

The ongoing community objection to the proposed design and development at 41 Chatsworth is now in the hands of the OMB.

From Monday, Feb 15th to Friday, Feb 19th, the selected representatives supported by Developing Areas Responsibly in Toronto (“DART”) argued the community’s stance and position on the proposed development.

It was standing room only on Day#1 and tight quarters throughout the rest of the week, thanks to massive community support for the team representing Lytton Park and the surrounding community.

From opening remarks by Aird and Berlis and the City of Toronto to Closing statements, the community advisors reinforced the strong community objections to the proposed development, with an emphasis on the inappropriate scale/massing of the proposal and its potential to create an unwanted and potentially destabilizing impact on our neighbourhoods.

The developer's lawyer maintained that the unique shape/size of the property should permit them to do whatever they wished without regard to the in-force Toronto Official Plan. Given, the important precedent potential of the case, we should anticipate a longer period of consideration, perhaps months, before the rendering of a final written submission from OMB Member Jan Seaborn.

With the support of the community, community leaders, and experts in their field, the strong, coordinated and professionally delivered response of our community has sent a strong message to the Board that “Community Matters”.

Special thanks should be mentioned to those who supported the community voice:

Cathie Ferguson, Senior Planner, City of Toronto

Brendan O’Callaghan, Legal Counsel, City of Toronto

Pino DiMascio, DART’s Urban Planning Expert

Andrea Skinner, Legal Counsel, Aird & Berlis, for D.A.R.T.

DART Volunteers

Ward 16 Basement Flooding

Many residents of Ward 16 have experienced basement flooding that has caused significant damage to their homes. The City of Toronto has initiated Environmental Assessment Studies to investigate the causes of flooding and make recommendations for improvements. In Ward 16, increased density due to infill housing and redevelopment of the major corridors will further stress the aging infrastructure. If you have experienced a basement flood in the past, please take a moment to complete this brief survey to help determine the impact within our Ward.

Click the button below to start the survey. Thank you for your participation!

[Begin Survey](#)

LPRO MEMBERSHIP – RENEW FOR 2016!

We encourage you to become (or remain) a member of the Lytton Park Residents’ Organization, especially if you care about protecting and advancing the community’s interests and fostering a sense of neighbourhood in our area. LPRO’s membership year extends from January to December, so it’s time to renew your membership for 2016.

Your support helps us vigorously represent our shared neighbourhood interests. Our collective voice has impressive impact and effectiveness in matters affecting our community. Thank you for your unflagging membership support. It’s pivotal for our representative credibility and funding needs.

There are approximately 2400 households in the Lytton Park area, bounded by Avenue Road, Lawrence Avenue West, Yonge Street and Roselawn Avenue.

Thank you in advance for your community mindedness and your membership support.

Membership cheques with this form can be mailed to **Lytton Park Residents’ Organization Inc., Box 45031, 2482 Yonge St., Toronto, Ont. M4P 3E3** or dropped off at any one of these addresses:

- ◆ 96 Chudleigh Avenue
- ◆ 235 Glenview Avenue
- ◆ 8 Glencairn Avenue

2016 Membership Form

Annual membership is **\$20 per household**. The LPRO’s mission is to maintain and enhance the character of our neighborhood as a safe and desirable place to live by presenting a strong and unified community voice on key issues. To do this we need your support. Please make cheques payable to **Lytton Park Residents’ Organization Inc.**

Membership Type: New / Renewal

Name: _____ **Date:** _____

Address: _____ **Home Phone:** _____

Postal Code: _____ **Other Phone:** _____

Email address: _____

I would like more information about the LPRO: Yes / No **I am available as a community volunteer:** Yes / No

I would like to help in the following areas: _____

Comments: _____