

December 7, 2007

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** 1213 Danforth Avenue (Allenby Theatre) – Alterations to a Designated Heritage Property (Ward 30 Toronto-Danforth)

**Recommendations:**

**The Toronto Preservation Board recommended to the Toronto and East York Community Council that:**

- 1. The alterations to the heritage building at 1213 Danforth Avenue be approved substantially in accordance with the Heritage Impact Statement for 1213 Danforth Avenue (Roxy Theatre Esso Station), prepared by E.R.A. Architects Ltd., dated August 2007, and received by the City Planning Division September 14, 2007, on file with the Manager, Heritage Preservation Services, the alterations as generally illustrated on Attachment 6 of this report, subject to the owner:**
  - a. Prior to final site plan approval;**
    - providing a detailed Conservation Plan, prepared by a qualified heritage consultant, detailing the interventions and conservation work and including as-found photographs of the interior and the exterior of the theatre structure to the satisfaction of the Manager, Heritage Preservation Services or her designate;**
    - providing a final site plan and landscape plan satisfactory to the Manager, Heritage Preservation Services or her designate;**
    - providing a graphic design for the signing of the historic theatre marquee, including font, size, colour, and illumination to the satisfaction of the Manager, Heritage Preservation Services or her designate;**
  - b. Prior to the issuance of any building permit for the heritage building at 1213 Danforth Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property;**

**providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;**

**providing building permit drawings satisfactory to the Manager, Heritage Preservation Services or her designate; and**

**c. Prior to release of the Letter of Credit;**

**completing the heritage conservation work, satisfactory to the Manager, Preservation Services or her designate;**

**submitting final as-built photographs of the heritage building at 1213 Danforth Avenue satisfactory to the Manager, Heritage Preservation Services or her designate.**

Background:

The Toronto Preservation Board on December 6, 2007, considered the report (November 19, 2007) from the Director, Policy and Research, City Planning Division.

Philip Evans, E.R.A. Architects Inc., addressed the Board.

City Clerk

Colleen O'Neill/acf