

**555 Sherbourne Street - Request for Direction Report**

<b>Date:</b>	March 22, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	05 208078 STE 28 OZ

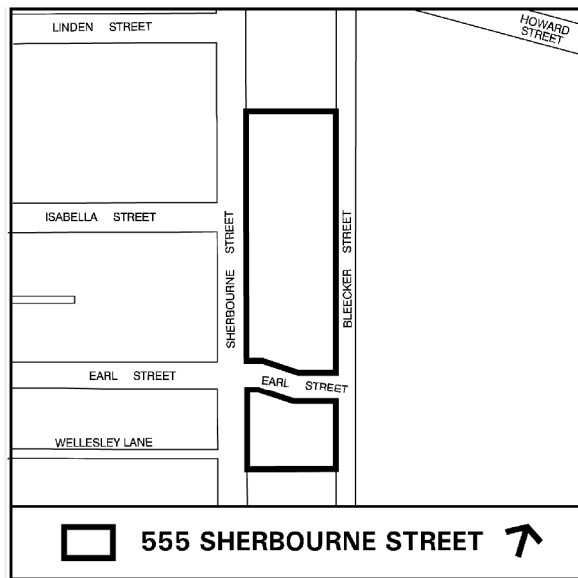
**SUMMARY**

The purpose of this report is to seek Council authorization to amend the Section 37 agreement previously authorized by City Council and registered on title to the subject lands, to allow for the possibility of an art mural on the north façade of the ground floor retail building (Shoppers Drug Mart) instead of the currently approved decorative installation.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council authorize amendments to the Section 37 agreement for 555 Sherbourne Street to allow for an art mural on the north façade of the ground floor retail building.
2. City Council authorize Cultural Services to work with the Owners, Medallion Corporation to secure the details around responsibility and funding for maintenance of the art mural; and
3. City Council authorize the appropriate City officials to execute the amending agreement.



## **Financial Impact**

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

## **DECISION HISTORY**

At its meeting of September 13, 2006, Toronto and East York Community Council considered a report from the Director, Community Planning, Toronto and East York District recommending approval of a Zoning By-law amendment to permit a retail addition to an existing mixed-use development at 555 Sherbourne Street and alterations to residential areas of the building. This decision can be found at:

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060913/te060913.tedd.pdf>

There was significant discussion between City Planning and the applicant regarding the north wall of the proposed addition, as it would abut the St. James Town West Park. Staff advised the applicant that a blank wall was unacceptable and that the elevation should include architectural features to soften and improve the appearance of the wall, including a vegetated trellis or similar feature integrated into the structure of the wall. Final details of the design of the north façade were secured in a Section 37 agreement which included the plan as a Schedule (see Attachment 1).

As of the date of this report the decorative feature has not yet been installed and there has been only some ground level vegetation planted.

## **ISSUE BACKGROUND**

Staff from the Tower Renewal Office have been working to facilitate the Recipe for Community program in the St. James Town neighbourhood. The City of Toronto supports Recipe for Community in partnership with the Toronto Community Foundation, the Maple Leaf Sports & Entertainment (MLSE) Team Up Foundation and Toronto Community Housing Corporation. The intent of Recipe for Community program is to use ideas from residents to strengthen the community's sense of opportunity, belonging and pride, and to build community skills and capacity. Initiatives focus on food and nutrition, greening and beautification, community co-operation and youth engagement. The innovative social project in St. James Town is the extension of a pilot launched by Toronto Community Foundation, Toronto Community Housing Corporation and the City with other community partners in Alexandria Park.

In St. James Town, activities will include beautifying park spaces, renovating an outdoor basketball court, building skills in carpentry, bicycle repair, the culinary arts and production of a residents' recipe book as well as creating an outdoor art mural. Several locations were considered and the north façade of the Shoppers Drug Mart was selected because of its visibility to the greater community as it abuts the St. James Town West Park, size and willing cooperation of the owners. The funding of \$21,500 for the art mural project is being provided by the Toronto Community Foundation. Cultural Services is providing project coordination of the mural development and installation.

## **COMMENTS**

Tower Renewal Staff is currently working with the owners, Medallion Corporation to secure the details around responsibility for the ongoing maintenance of the art mural. Authorizing the appropriate City officials to amend the Section 37 agreement to allow for an art mural does not remove the requirements regarding the north facade in the existing agreement but rather provides the opportunity for an option for an art mural which is currently not the way the Section 37 agreement is written. The intent is that should an art mural not proceed, the obligations of the owners regarding the north facade and all other matters under the current Section 37 agreement would still stand.

## **CONTACT**

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## **SIGNATURE**

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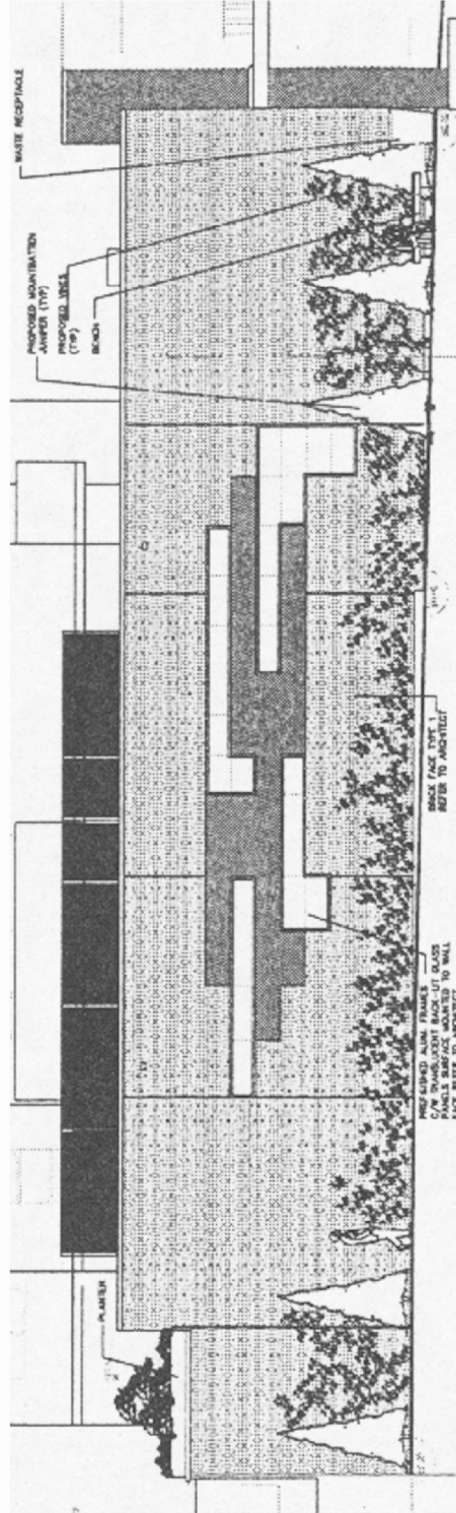
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto & East York District

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## **ATTACHMENTS**

Attachment 1: North Facade Elevation

# Attachment 1: North Façade Elevation



555 Sherboure Street

Section - North Wall

Applicant's Submitted Drawing

Not to Scale  
03/25/2011

File # 05\_208078\_02