

## **5435 Yonge Street Public Art Plan**

<b>Date:</b>	April 13, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Robert Freedman, Director, Urban Design
<b>Wards:</b>	Ward 23 – Willowdale

### **SUMMARY**

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In compliance with the development approval provisions, the owners of 5435 Yonge Street have submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art along the privately owned, publicly accessible pedestrian connection (breezeway) at the mid-block of the development. The plan provides an overview of the art site, public art objectives, estimated budget, art selection and the jury, and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the 5435 Yonge Street condominium corporation.

The 5435 Yonge Street Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a public art project that would integrate with the pedestrian connection (breezeway) and enhance the urban design objectives of this space. The attached plan meets the objectives of the City Planning Percent for Public Art Program and Guidelines, and is supported by the Toronto Public Art Commission.

### **RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the attached 5435 Yonge Street Public Art Plan.

#### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

A Section 37 Agreement dated on January 31, 2007 was registered as instrument No. AT 1395335 on March 9, 2007. The site plan file number is 05 144186 NNY 23 SA.

For on-site public art, the owner is required to produce a public art plan for review by City Planning staff and its citizen advisory panel, the Toronto Public Art Commission. A draft plan was submitted to staff for review and input. At its meeting on April 4, 2007 the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached 5435 Yonge Street Public Art Plan.

## **ISSUE BACKGROUND**

The subject development at 5435 Yonge Street is the last development parcel of the Northtown Neighbourhood. The Northtown Neighbourhood is composed of a mix of high-rise, mid-rise and townhouse residential buildings integrated with a network of public and private open spaces. The Northtown development has been developed in phases and complies with the density and height limits identified in the North York Centre Secondary Plan.

The 5435 Yonge Street Public Art Plan is for the 30-storey Grand Triomphe II residential tower and the 8-storey Northtown Manor seniors residential building located within North York Centre. These buildings are joined and supported by a two-storey podium with retail and commercial uses fronting Yonge Street, from Northtown Way to Byng Avenue

The public art plan proposes that the public art be situated along and in front of a pedestrian connection (breezeway) through the podium. The pedestrian connection site is located mid-block (public access is secured through the Section 37 agreement) and will have significant east-west pedestrian traffic between Yonge Street and the residential neighbourhood further east as well as provide access for tenants on the second floor of the podium. The public art will be very prominent from Yonge Street.

## **COMMENTS**

The 5435 Yonge Street Public Art Plan follows City Planning's process and provides a full plan outlining the method through which the owner will commission the public art. The plan begins with an introduction to the development and the project team. The Site Context describes the location and the history of the area. The Public Art Site Opportunity describes opportunities for a free-standing artwork element or elements at the Yonge Street entrance to the breezeway and an integrated artwork element or elements along the breezeway. The Art Selection Process outlines the invitational process and short listed artists. The Jury is comprised of developer representatives and a majority of art experts including one who lives in the area. The Projected Budget provides cost allocations from the estimated budget. The plan includes an Estimated Schedule for the art installation in the spring of 2008. The public art consultant will prepare the artists' Terms of References and staff from City Planning will review the

artists' Terms of Reference prior to its release. At its meeting on April 4, 2007 the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached 5435 Yonge Street Public Art Plan. The Commission requested that once the short list of artists is determined, a copy be circulated to the City for information.

The 5435 Yonge Street Public Art Plan meets the City's objectives for the provision of public art in private development and is in accordance with the City Planning Percent for Public Art Program. This plan and site offer much potential for a prominent public art installation. I am in full support of this plan and look forward to the results and implementation.

## **CONTACT**

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City Planning Division

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## **ATTACHMENTS**

Attachment 1: 5435 Yonge Street Public Art Plan

## **Attachment 1**

### **5435 Yonge Street Tower Public Art Plan**

Submitted to the City of Toronto Public Art Commission  
On behalf of Eminent Construction Ltd.  
March 12, 2007  
Prepared by Brad Golden + Co. Public Art Consulting

#### **1.0 PROJECT OVERVIEW**

The Grand Triomphe II development site is located in North York Centre on Yonge Street, south of Finch Avenue. More specifically, the development is located on the east side of Yonge Street running east to Doris Avenue. Byng Avenue defines the north edge of the site and Northtown Way the south edge. North York Centre is experiencing significant reinvestment and intensification as evidenced through the large number of residential and mixed use development projects in the immediate vicinity. The Grand Triomphe II development is the latest addition to the existing Northtown development that includes a mix of tall, mid-rise and grade-related residences as well as retail uses. The Grand Triomphe II development includes a 30-storey residential tower, an 8-storey seniors' residential building and a series of townhouse units framing a proposed privately owned, publicly accessible landscaped open space. The 30-storey residential tower and the 8-storey seniors' residential building rise from a two-storey retail/commercial base building fronting Yonge Street and turning the corner at Byng Avenue.

Due to the substantial size of the block (140m x 110m), City staff and Eminent Construction have worked together to design a secondary means of pedestrian circulation through the site in addition to the existing sidewalks along the public streets. This secondary means of pedestrian circulation is comprised of a breezeway through the building base and a walkway through the open space in the middle of the block, between the building base and Doris Avenue. The breezeway is secured in the Section 37 agreement for this project as a privately owned, publicly accessible area. This breezeway will provide pedestrian circulation through the building block and will punctuate the Yonge Street elevation by providing a generously scaled opening (5m high x 6.345 m wide) and a canopy structure at the roof level of the two-storey base that identifies the breezeway entrance. The breezeway, including the canopy, form the public art site for the project as further defined in the Public Art Overview section below.

#### **2.0 PUBLIC ART OVERVIEW**

In consultation with North York District Community Planning and Urban Design, Eminent Construction and the public art consultant have worked to meet the City's urban design objectives to support the public realm of streets and open spaces, and to maximize public accessibility and visibility of the artwork through consideration of site conditions, built form opportunities and context.

## **2.1 Yonge Street Breezeway**

The Yonge Street Breezeway provides opportunities for a free-standing artwork element or elements as well as opportunities to integrate art within the breezeway. The canopy overhanging the entrance to the breezeway, paving surfaces, wall and ceiling surfaces of the breezeway are potential sites for a public art vision that would complement a free-standing artwork element or elements at the Yonge Street entrance to the breezeway. Artistic treatment of the breezeway space and surfaces will be an extension of and/or thematically linked to the Yonge Street component of the artwork.

A strong presence on Yonge Street is an important objective for art on this site. The public art for this location will enhance the quality of the mid-block connection, provide a point of pedestrian interest along the length of the building base, help to highlight the uniqueness of the mid-block connection and will enhance the quality of a social gathering space located at the Yonge street entry to the breezeway.

As a guideline, which will be provided to the artists in the Competition Brief, we propose that 75-80% of the artwork budget be allocated to the free-standing component and 20-25% to the integrated component of the artwork.

City staff have been working with the applicant to ensure that the breezeway is a, safe, inviting, generous in dimension and designed with high quality materials. The Section 37 Agreement for this project has ensured that the breezeway will be privately owned and publicly accessible. The breezeway is a significant and unique aspect to the Grand Triomphe II Development, largely in respect to the substantial length of the entire building base on Yonge Street - 140m between the two major streets. The breezeway functions to visually and physically moderate the substantial length of the building base, as well as to connect pedestrians between Yonge Street and to the private realm to the east of the breezeway. Instead of functioning purely as a pedestrian linkage, the breezeway is intended as a social gathering space.

## **3.0 PROJECT TEAM**

Developer: Eminent Construction Limited  
Project Architect: Burka Varacalli Architects  
Project Landscape Architect: The MBTW Group  
Public Art Consultant: BRAD GOLDEN + Co.

## **4.0 SELECTION PROCESS**

We propose an invitational competition comprised of two stages as below:

**Stage 1:** The art consultant and Grand Triomphe II staff will review images and resumes from a list of artists and will short-list 3 or 4 artists for development of proposals. Artists being considered for this project have demonstrated an ability to work with architectural elements and environments and have experience in creating free-standing artworks. This list of artists includes:

Peter Boyer  
 Castor Canadensis  
 Linda Covit  
 Stephen Cruise  
 Shayne Dark  
 Panya Clark Espinal  
 John McKinnon  
 Gordon Peteran  
 Clare Scott-Taggart

**Stage 2:** The short-listed artists will develop specific proposals in response to terms of reference prepared by the art consultant to the satisfaction of the City of Toronto. Short-listed artists will be invited to present their proposal to the project jury. The jury will then select an artist for this project who will subsequently enter into an agreement with the Developer to create the artwork.

## 5.0 BUDGET

Programme Budget, net of incremental additions from existing elements: \*\$300,000.00

Item	Total Budget	Art Budget
Artwork Capital Budget	78.33%	
Free-standing component		75-80%
Integrated component		20-25%
Administration Allowance	10.00%	
Contingency**	4.67%	
Launch and Public Relations	1.00%	
Maintenance Fund	6.00%	

\*Base costs for existing elements such as paving, lighting, canopy, ceiling design, etc. will be identified in the terms of reference prepared by the art consultant and will be reviewed by staff for approval.

\*\*Any surplus from the contingency at end of project installation will be added to the public relations budget

## **6.0 JULY COMPOSITION**

The jury will be composed of 5 individuals as below:

Dyan Marie, director of Dyan Marie Projects and public artist

Robert Ouellette, journalist, blogist, artist, architect, educator

Ian Handscomb, artistic director of the Claude Watson School for the arts and a local resident

One member of Grand Triomphe II. staff

The architect or landscape architect for the development

## **7.0 PUBLIC RELATIONS PROGRAMME**

The public relations programme for the public art programme will consist of an unveiling ceremony and the production of a brochure that will be distributed to local residents and to any interested parties. Local media outlets will be contacted via. press release and media interviews with the artist will be arranged if requested.

## **8.0 TIMELINE**

The following proposed timeline is dependent upon approval of the public art plan by appropriate City staff.

Preparation of Terms of Reference

Spring 2007

Preparation of artist's proposals

Spring 2007

Adjudication of submissions

Summer 2007

Artwork development and construction

July 2007 – March 2008

Artwork installation

Spring 2008

Launch and public relations

Spring 2008

## **9.0 ROLE OF THE ART CONSULTANT**

The art consultant will be an independent agent who will facilitate the public art programme and will act as an advocate for the artists with the intent of achieving the successful integration of art within the development project and the surrounding urban fabric.