

Don Mills Centre Public Art Plan

Date:	August 7, 2007
To:	North York Community Council
From:	Robert Freedman, Director, Urban Design
Wards:	Ward 25– Don Mills

SUMMARY

In accordance with the conditions of site plan approval, Cadillac Fairview, the owner of Don Mills Centre, 939 Lawrence Avenue East, has submitted a public art plan for approval by City Council. The plan, which forms Attachment 1 to this report, outlines the method by which the owner will commission public art within Don Mills Centre. The plan provides an overview of the proposed art sites, public art objectives, preliminary estimated budget, art selection process, short-listed artists and jury, and a project schedule. The owner will commence the selection of the art once the public art plan is approved. Cadillac Fairview will own and maintain the resulting art installations on the Don Mills Centre site

The Don Mills Centre Public Art Plan provides a framework for the commissioning of art to create public art projects at key locations within the redevelopment site. The plan also facilitates the relocation of two existing ceramic murals within the site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the attached Don Mills Centre Public Art Plan.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Don Mills Convenience Centre was built in 1955 as a regional shopping centre, an essential part of the new Don Mills community. Originally an open-air retail strip, it was converted to an indoor mall in 1980.

City Council has required that Cadillac Fairview provide public art as part of the redevelopment of Don Mills Centre. The conditions of site plan approval, including provisions for public art, were approved at the Ontario Municipal Board on June 14, 2006, OMB Order no. 1699. A Site Plan Agreement dated December 1, 2006 was registered as instrument No.AT1326607 on December 12, 2006. Subsequently, the Ontario Municipal Board granted site plan approval on December 20, 2006, instrument no. 3524. The site plan file number is 05 204361 NNY 25 SA.

In accordance with the conditions of site plan approval, Cadillac Fairview submitted a public art plan for approval by City Council. City Planning staff and its advisory panel, the Toronto Public Art Commission, have reviewed the draft public art plan. At its meeting on July 18, 2007, the Toronto Public Art Commission (TPAC) reviewed the plan with the owner and recommended approval of the attached Don Mills Centre Public Art Plan.

Since approval of this commercial application on the Don Mills Centre site, staff has received an application for an Official Plan amendment and Re-zoning to permit residential development on the south portion of the site. Opportunities for a public art contribution for the next phase of development will be considered during that application's review.

ISSUE BACKGROUND

Cadillac Fairview is redeveloping the Don Mills Centre's indoor shopping mall to create an open-air retail and entertainment complex known as a lifestyle mall. The Don Mills Centre redevelopment concept is for low rise, 1 and 2 storey high, storefront buildings connected by a network of pedestrian oriented, publicly accessible shopping streets with a new publicly accessible Town Square at its centre. In keeping with the character of the Don Mills community, the buildings reflect a modern architectural style. The buildings, streetscapes, town square and urban spaces are designed to be of very high quality to promote a vibrant community focus for the Don Mills community. Public art is included in the redevelopment of Don Mills Centre to further enhance the identity and character of the shopping centre and help to recreate this important Don Mills landmark.

Two large ceramic murals associated with the original Don Mills Convenience Centre existed on this site. The murals have heritage, cultural and local value to the community. The owner has taken measures to preserve these murals and relocate them on the site.

COMMENTS

The Don Mills Centre Public Art Plan follows City Planning's process and provides a full plan outlining the method through which the owner will commission public art on this large redevelopment site. The Plan provides the following:

- Background describes the location, local context and a brief history of the area.
 - Historic Murals section describes existing on-site art.
 - Public Art Consultation confirms that consultation with staff has occurred.
 - Public Art Locations describes opportunities for public art in the following key locations:
 - at the intersection of Don Mills Road and Lawrence Avenue; and
 - at the proposed Town Square central to the complex.
- The plan also identifies locations for two existing ceramic murals (1955) by Charles Stafford on the Lawrence Avenue East frontage of the site, and within a pedestrian mews, the Mercatto Mews, leading to the Town Square. The murals' restoration and relocation is part of the proposed public art plan.
- Budget provides cost allocations based on the preliminary estimated budget.
 - Selection Process outlines the invitational process, short listed artists and the jury composition. The jury will be comprised of a developer representative and two art experts including one who lives and works in the area.
 - Schedule identifies the completion of the art installations in August 2008.

The Don Mills Centre Public Art Plan meets the City's objectives for the provision of public art in private development in accordance with the City Planning Percent for Public Art Program. This plan and site offer much potential for prominent public art installations and allow for the on-site preservation of existing murals important to the community of Don Mills. City staff are in full support of this plan and look forward to the results and implementation.

CONTACT

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SIGNATURE

Robert Freedman
Director, Urban Design, City Planning Division

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ATTACHMENTS

Attachment 1: Don Mills Centre Public Art Plan

Attachment 1

**DON MILLS CENTRE RE- DEVELOPMENT PROJECT
939 Lawrence Avenue East**

**THE CADILLAC FAIRVIEW CORPORATION LIMITED
PUBLIC ART PROGRAM**

Prepared by:
For:

Public Art Management
The Cadillac Fairview Corporation Limited
September 10, 2007 North York Community Council
September 26 & 27, 2007, City Council

1. Background:

The Cadillac Fairview Corporation Limited (CF) is currently re-developing its landmark regional shopping centre property, the Don Mills Centre. The development is situated on a 41.1 acre site bordered by Don Mills Road, Lawrence Avenue East and The Donway East. The development is surrounded by a variety of residential types including detached, semi-detached, low-rise apartments and seniors housing much of which was constructed during the 1950's and 1960's. Adjacent public institutions include a post office, library, schools and other retail and commercial developments. The Don Mills Convenience Centre (as it was known) was constructed in 1955.

The new design for the Centre will continue the legacy of exceptional planning, urban design and modern architecture that made Don Mills a model for community building. At the same time, the project will integrate the Centre into the community with new streets and a town square.

The Don Mills Centre will be a town centre for the surrounding community with the centrally located Town Square serving as its heart. The space (which is the focus of commercial use) includes both active and passive uses which will attract the local and larger communities.

The most prominent public street intersection is located at the corner of Don Mills Road and Lawrence Avenue East which features a generous publicly accessible open space featuring high quality finishes.

A network of urban streets and mews at varying scales provide both pedestrian and vehicular connections through the site, to the surrounding community and the town square.

The architectural expression of the Centre is both unique and complementary to the modernist, contemporary character of Don Mills. Public consultation took place during the development process for this project.

Public art will be a feature of the Centre and expand the collection of public commissions that have made the developer famous. Among the legacy of works commissioned by CF are the Anish Kapoor mountain in Simcoe Park, Michael Snow's "Flight Stop" in the Eaton Centre and "Pasture", Joe Fafard's beloved cows resting outside the Toronto Dominion Centre.

The requirement for public art was secured under the terms of the Site Plan Agreement, wherein the Owner agreed to contribute 1% of gross construction costs to the provision of public art. With construction underway, performance of this obligation has been secured through the issuance of a Letter of Credit to the

City in the value of \$600,384. which is the estimated public art requirement for this development.

2. Historic Murals:

Two historic murals by Charles Staffer will be re-located as part of the public art program. One mural (smaller) had originally been situated inside the Eaton's store and the other, a larger work, in an exterior location. A specialist art handler (Museumpros Art Services) has removed the works and will reinstall them in the locations proposed in this plan. The murals are currently being restored by Museumpros staff. Careful consideration was given to the type of location, (visibility and appropriate in terms of protection of the works) and the Staffer family has been advised of the move. The plaque identifying the work will be re-located with the larger artwork.

3. Public Art Staff Review:

The Developer, Project Design Team and Public Art Consultant (Karen Mills, Public Art Management) met with City staff on May 24, 2007 to review the project and discuss public art opportunities.

This plan reflects their comments and the consensus of the group.

4. Public Art Locations:

The public art locations are shown on the attached plan "Retail Master Plan Stage 1 – Public Art Locations".

Two key required locations or "zones" have been identified for new public art commissions and two locations have been identified to receive the historic murals.

Location 1: Corner of Lawrence Avenue and Don Mills Road
This location offers high public visibility- especially for vehicular traffic and for those using public transport. This will be treated as a "zone" to enable the artist the option of developing a form that is highly integrated or stand alone.

Location 2: Town Square- The Clock Tower
This location forms the heart of the re-development community and is a critical location for public art.

Location 3: Large Mural: Exterior Wall - mid block – facing Lawrence Avenue
This location provides a high degree of visibility to the mural which had previously been situated outdoors.

Location 4: Small Mural: along wall in Mercatto Mews
This protected location provides an ideal situation for this mural which had been installed indoors. A limited number of locations for re-installation were available.

5. Budget:

The budget estimated at \$600,384. will be allocated as follows:

Up to 10% of the budget is reserved for administration.

15% will be reserved for post competition coordination, construction contingency, site preparation, and project promotion including communications to build positive dialogue and bridges with the community.

The cost of the restoration and re-installation of historic murals has been estimated at \$46,436.70.

The balance will be allocated between the clock tower and corner locations with the final distribution to be determined by the artists as part of their proposals. Each artist will be given the opportunity to address both sites.

CF has included a clock tower element in the Town Square, the outdoor focal point for the new Don Mills Centre. The artists will be asked to upgrade the proposed Clock Tower in the Town Square, and the art budget will be “in addition to” the existing base costs of this element. The base budget has been identified as \$120,000.

The base building allocation for the Clock Tower will be added to the Clock Tower location. Base building allocations for landscape and finishing in the corner area will be available so that the artwork can be suitably integrated. The base costs for the base building, landscaping and finishing will be subject to approval by the Chief Planner.

Re-allocation: If, in the opinion of the Owner and Selection Panel members, one concept is of outstanding merit, the budget may be re-distributed to direct more resources to that location.

6. Selection Process:

Artwork will be selected as a result of an invitation competition conducted in two stages. Stage one artists will respond to an invitation for expression of interest. Based on their response, the Owner, Public Art Consultant and design team will

identify up to 3 finalists for each location. (This may include artists proposing for both sites).

In the final stage, Artists will submit concepts for a site specific work for the consideration of the Selection Panel. The artists will be permitted to decide which of the two locations they prefer (either one or both).

The following artists are invited to participate:

Douglas Coupland
Joanne Tod
Robin Collyer
Adrian Gollner
Kim Adams
Alan Storey
David Rokeby
Jill Anholt
Liz Magor
Robert Fones
Ken Lum

Selection Panel: 3 members as follows:

- 1- CF representative – Rudy Adlaf
- 2- Of the following (one of which is an artist; one of which is a resident of the area):

Jury Members:

Local Resident: William Withrow, local resident, former Director AGO

Artist: James Lahey, artist

Jury Alternates:

Barbara Astman, artist

Joanne Tod, artist

Edmee Steiner, art expert (North York resident)

Betty Ann Jordan, art writer

Stephen Cruise, artist

Elgin Cleckley, works in the area, former art committee member for OSC

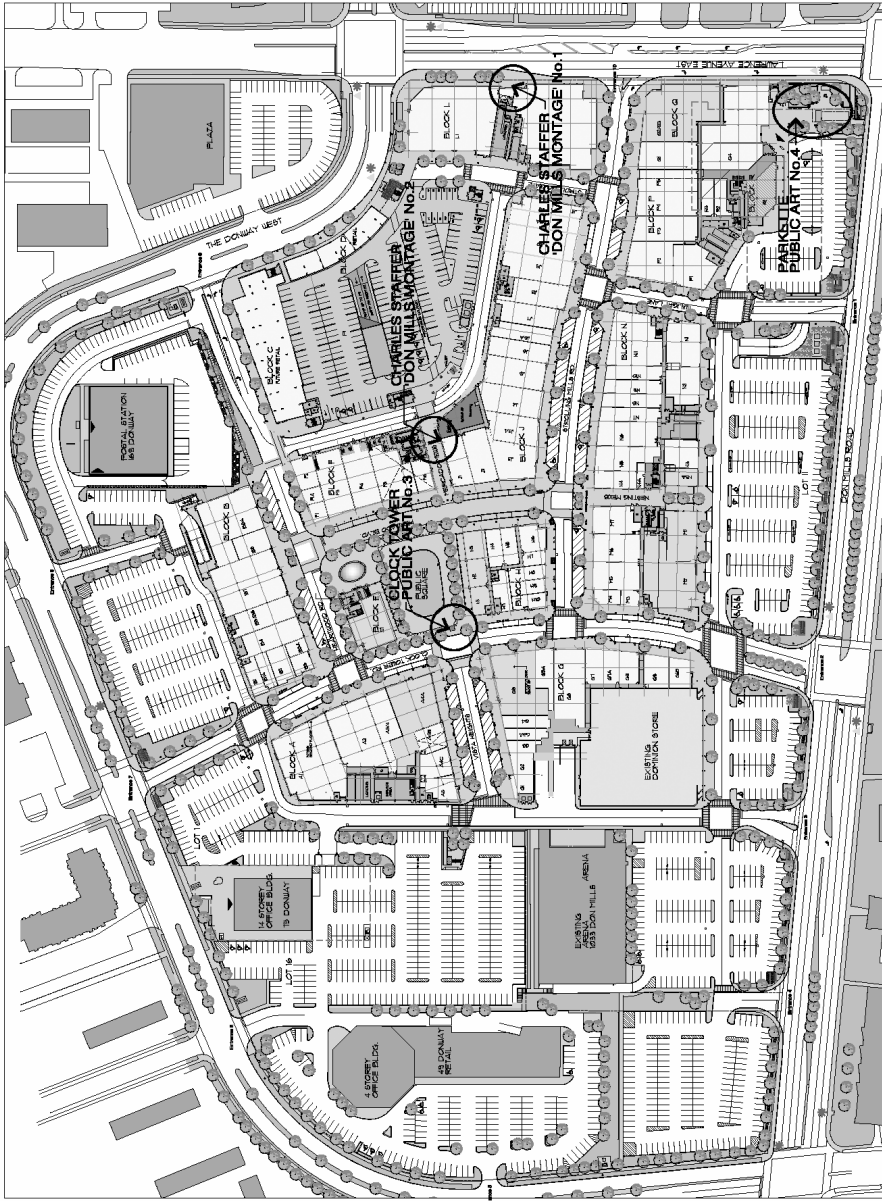
A Technical Review Committee including the Public Art Consultant, Project Engineer and Construction Cost Consultant will review the proposals and provide a report to the Selection Panel concerning the feasibility of each proposal.

In accordance with City of Toronto guidelines, the Owner has the right to veto the recommendation of the Selection Panel.

7. Schedule:

TPAC presentation:	July 2007
Community Council Review	early September 2007
City Council Review:	late September, early October 2007
Competition Commences:	Upon Council approval
Completion Date	August 2008

Prepared by: Karen Mills, Public Art Management, Toronto
Public Art Consultant for The Cadillac Fairview Corporation
Limited

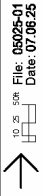


Shops at Don Mills

North York, Ontario

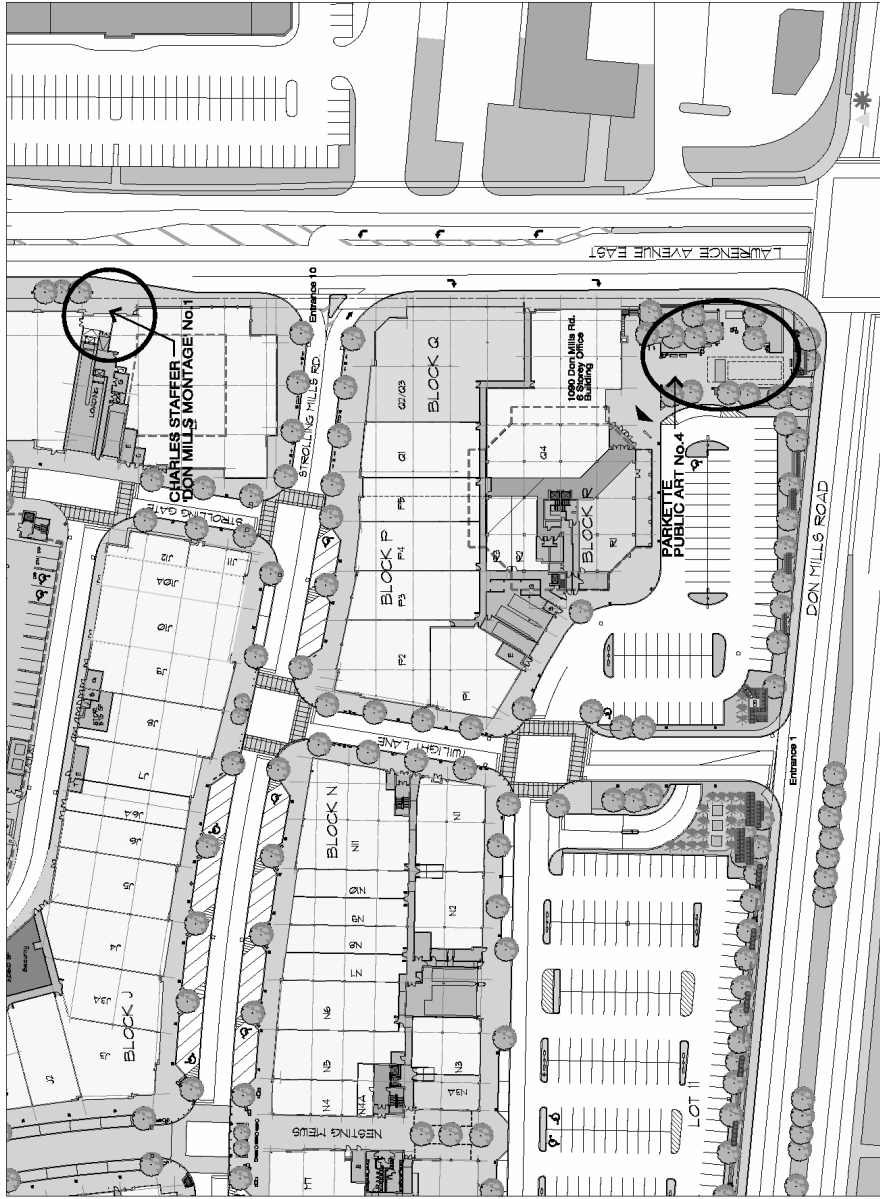
Retail Master Plan Stage 1 - Public Art Locations

pellow + associates
architects inc.



SK-78
1" = 80'-0"

15.25.2008 File: 0525-01
Date: 07.08.25



Shops at Don Mills

North York, Ontario

Public Art Location No.4

pa|low + associates
architects inc

SK 02
1"-25' 0"

File: 05095 01
Date: 07.06.25

