

## **120 Homewood Avenue Public Art Plan**

<b>Date:</b>	March 9, 2007
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Robert Freedman, Director, Urban Design
<b>Wards:</b>	Ward No. 28 – Toronto-Centre Rosedale

### **SUMMARY**

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In compliance with the approval provisions, the owners of 120 Homewood Avenue submitted a public art plan for approval by City Council. The full plan, which is Attachment No. 1, outlines the method by which the owner will commission the public art in the public park. The plan provides an overview of the art site and its requirements, the selection process and the jury, preliminary budget and schedule. The owner will commence the selection of the art once the plan is approved.

The 120 Homewood Public Art Plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission. Upon completion of the art and installation, the artist-designed wall is intended to be donated to the City's Public Art Collection. It will be a positive addition to the park and enhance the public realm.

### **RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the attached 120 Homewood Public Art Plan.

#### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting held on May 18, 19, 20, 2004, Toronto City Council adopted Clause No. 2, as amended, of Toronto South Community Council report No. 4. City Council approved Official Plan Amendment 293 and Zoning By-law 468-2004 to implement a planning

framework to integrate the former Wellesley Central Hospital site with the surrounding community.

A Section 37 Agreement dated May 20, 2004 was registered as instrument No. AT493042 on May 25, 2004. The Section 37 Agreement specified that the “Art Contribution will be prioritized firstly towards a potential artist designed and fabricated wall element memorializing the history of the Site to be constructed in the public park”.

For on-site public art, the owner is required to produce a public art plan for review by City Planning staff and its advisory panel, the Toronto Public Art Commission. A draft plan was submitted to staff for review and input. At its meeting on January 31, 2007 the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached 120 Homewood Avenue Public Art Plan.

Staff from Culture, City Planning and Parks will review the artists’ Terms of Reference Brief prior to its release. The artist-designed wall will be donated to the City of Toronto’s Public Art Collection, subject to approval by the City.

## **ISSUE BACKGROUND**

The planning framework includes a new street and pedestrian network and three development blocks for a mix of uses centred around a new public park of approximately 0.26 ha (.7 acres). The overall landscape design concept for the former Wellesley Central Hospital site including the public park was prepared by the internationally-recognized landscape architect Cornelia Hahn Oberlander.

A key component of the landscape design concept is a strong interface between the parkland and the abutting public realm and open spaces on the former hospital site. The artist-designed wall will be 45 metres long and will be a prominent functional feature in this new park.

## **COMMENTS**

The 120 Homewood Avenue Public Art Plan follows City Planning’s process and provides a full plan outlining the process through which the owner will commission the public art. The plan begins with an introduction to the site, the former Homewood Estate and later, the Wellesley Hospital. The Art Site describes the Section 37 provision for art, and the intent to donate the fence to the city’s collection, subject to the satisfaction of the city. The Art Site Requirements are listed as the basis for the Terms of Agreement for the competing artists. The Selection Process and Jury details that the developer has elected to run an invitational competition for five artists, who are listed in this section. The Jury members include a representative from the Wellesley Centre Health Corporation and a developer representative, plus three art experts. The Preliminary Budget includes an estimation of the art budget, with detailed allocations. The Preliminary Schedule projects the art installation in the summer of 2008.

The 120 Homewood Avenue 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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Robert Freedman  
Director, Urban Design  
City Planning Division

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## **ATTACHMENTS**

Attachment 1: 120 Homewood Avenue Public Art Plan

## **Attachment 1**

### **120 Homewood Avenue Public Art Plan**

Presented to the Toronto Public Art Commission on January 31, 2007  
By: Catherine Williams, Public Art Consultant

#### **1. Introduction to Wellesley and Sherbourne Streets. North West Quadrant**

The site of the former Homewood Estate and, later, the Wellesley Hospital at the North West quadrant of Wellesley Street East and Sherbourne Street (the Site) is being transformed into a mixed use development with a one half acre park (2,259 square metres) at its centre. The park is being designed by renowned Vancouver landscape architect Cornelia Oberlander with landscape architects gh3 of Toronto. The south block is the Re kai Centre, a long term health care facility. The east block is a 12-storey alternative housing development by Wellesley Central Residence, a joint venture between Fife House and Woodgreen Community. The west blocks will be The Residences at VERVE at 120 Homewood Avenue, a 39 storey condominium tower and six storey loft residences. The north block, which will be built by another developer, will be a combination low and high rise condominiums.

#### **2. Art Site**

In the Section 37 agreement between the City of Toronto and the Wellesley Central Health Corporation (WCHC), the public art is described as an “artist designed and fabricated wall element memorializing the history of the Site to be constructed in the Public Park”. When Tridel purchased lands from WCHC, it inherited this public art commitment. The art budget is one percent of the gross construction costs of The Residences at VERVE located at 120 Homewood Avenue.

In consultation with the landscape architect, the developers, WCHC, City staff and the local Councillor, the art site that has been selected as just inside the public park’s property line parallel to the property line of the Re kai Centre. The artist designed wall will be located within an envelope which is approximately 45 metres long and 1.5 metres wide running east to west. The commissioned art work will be donated to the City of Toronto, subject to provisions to the satisfaction of the City.

A legal agreement will be signed between the City of Toronto and the Re kai Centre, a long term health care facility that leases its land from WCHC, granting the artist/fabrication team and the City access to its property for the purposes of installing and, later, maintaining the art fence.

#### **3. Art Site Requirements**

The following requirements will be listed in the Terms of Reference for the competing artists:

- Shall be complementary to the design of the park
- The nature and content of the wall shall be developed in consultation with WCHC and also include a reference to the history of The Homewood Estate.
- Through parts of the wall, the residents of the Reikai Centre should be able to see portions of the park. The converse applies as well; the public will have opportunities to see the back garden of the Reikai.
- Resistant to environmental conditions
- Public safety: not able to be climbed, no sharp, protruding points
- For the safety of the Reikai residents, the fence shall be a minimum of six feet high
- Low maintenance, including graffiti resistant materials or treatments.
- Culture, City Planning and Parks will be asked to review the artists' Terms of Reference Brief prior to its release.

#### **4. Selection Process and Jury**

The developers have elected to run an invitational competition among five artists, each of whom will be paid to develop proposals for the art wall. The artists will receive a Terms of Reference and drawings showing the architecture as well as the existing landscape plan and site grades.

The proposals will produce schematics showing the design direction, images, preliminary materials, a statement about the concepts and preliminary budget projections.

After a review of artists with the client, it was decided that the following artists will be invited to compete: Jeff Goodman, Ed Pien, Margaret Priest, lead artist with Fraser Stables, Stacey Spiegel and Jeannie Thib. The artists will be briefed at one meeting to be held on site or at the offices of the developer or landscape architect.

A jury of five members will award one winning proposal. As the commissioned art work will be donated to the City, City staff will be providing the jury with technical reviews of the five proposals. The jury members are Dennis Macgill (WCHC Board of Directors and local resident) and landscape architect Sibylle von Knoblock as representatives of the developer and three art experts: Nancy Campbell, freelance art writer and curator, formerly with The Power Plant; David Liss, Director/Curator of the Museum of Canadian Contemporary Art (MOCCA) and Judith Schwarz, artist and Associate Professor, Department of Visual Arts, York University.

## 5. Preliminary Budget

The estimated budget of \$580,000 will be apportioned as follows:

Administration of competition, travel for out of town Artists, consultants' fees:	10%	\$ 58,000
Maintenance fund turned over to the City	10%	\$ 58,000
Art, including artist's fee, materials, fabrication, footings, lighting, installation	80%	\$ 464,000
Total:	100%	\$ 580,000

## 6. Preliminary Schedule

Brief Sent to Artists	May 2007
Artists' Presentations to Jury	late September 2007
Winner and Runner-up Announced	late September 2007
Contract/ Final Drawings	Jan./Feb. 2008
Fabrication	March – June 2008
Installation	Summer 2008
Occupancy	March-April 2008