



**STAFF REPORT  
ACTION REQUIRED**

**25 Broadway Avenue and 70 Roehampton Avenue  
Public Art Plan**

<b>Date:</b>	June 8, 2007
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Robert Freedman, Director, Urban Design
<b>Wards:</b>	Ward 22 – St. Paul’s

**SUMMARY**

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In compliance with the development approval provisions, the owners of 25 Broadway Avenue and 79 Roehampton Avenue 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 public art in the publicly-accessible areas of the development. The plan identifies public art objectives, site opportunities, estimated budget allocations, the art selection method and a project schedule. The owner will commence the selection of the art upon plan approval. The resulting art will be the property of and maintained by the owners of 25 Broadway Avenue and 79 Roehampton Avenue.

The 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan provides a good framework to commission artworks on prominent public areas of the project 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**

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**The City Planning Division recommends that:**

1. City Council approve the attached 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan.

**FINANCIAL IMPACT**

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

## **DECISION HISTORY**

The Final Report and Draft Zoning By-Laws for the development at 25 Broadway Avenue and 79 Roehampton Avenue were adopted on by Toronto East York Community Council on January 16, 2007. Public art is a requirement of the Section 37 Agreement.

For an on-site public art program, the owner is required to produce a public art plan for review by City Planning and its advisory panel, the Toronto Public Art Commission. The owner met with city staff, drafted a plan and submitted it for review and input. At its meeting on May 16, 2007 the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan.

## **ISSUE BACKGROUND**

The 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan addresses the most prominent and publicly-accessible areas of the site including the new school facilities and two condominium residences. The developer has worked closely with stakeholders, including the Toronto District School Board, to produce this draft public art plan. There are two site opportunities that are to be addressed by the public art. The primary site is at the entrance of each of the north and south street entries and it is anticipated that the art will frame the public walkway. The secondary site will be an upgrade to the fence that lines the top of the bleachers and along the street front.

## **COMMENTS**

The 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan follows City Planning's process and provides a full plan that outlines the method through which the owner will commission the public art. The plan begins with an introduction to the development the project team, and the background to the public art commitment through the Section 37 agreement. The recommended art sites have been identified and include general terms of reference for the competing artists. The selection process proposes an invitational competition between five artists/teams. The selection jury will include two developer representatives and three art experts. One of the five members of the jury will be a local representative. The final submissions will be displayed at the school and comments will be invited. The preliminary budget has been estimated with proposed allocations and a project schedule is included. The public art competition will commence upon City approval.

The 25 Broadway Avenue and 79 Roehampton 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. I am in full support of this plan and look forward to the results and implementation of the art.

## **CONTACT**

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## **SIGNATURE**

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Robert Freedman

Director, Urban Design

City Planning Division

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## **ATTACHMENTS**

Attachment 1: 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan

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### **Public Art Plan, 25 Broadway Avenue and 70 Roehampton Avenue Toronto, Ontario**

Presented to the Toronto Public Art Commission

May 16, 2007

by

Catherine Williams and Rina Greer, public art consultants

Also in attendance:

Leona Savoie, Tridel

Paul Cravit, CS + P Architects

#### **1. Introduction**

Between Broadway and Roehampton Avenues stands North Toronto Collegiate Institute (NTCI). Founded in 1912, it is rich in history and spirit but in serious need of physical revitalization. After months of intense investigation, the Toronto District School Board (TDSB) concluded that a brand new school needed to be built and, to pay for it, a portion of its site would be sold through public tender to a private developer. Before disposing of the land, the TDSB went through an extensive public consultation process with public groups such as school alumni, faculty, existing students and community members to establish the redevelopment parameters. Ultimately, Tridel was chosen to redevelop the site in partnership with the TDSB.

Final plans show a new school and two condominium residences, which will be built at the east end of the site, thereby allowing the current school to operate during construction. To make certain that a coherent composition would exist between the Tridel condominium residences and the new NTCI, the architectural design team of CS&P Architects Inc and Burka Varacalli Architects worked closely together to plan a new community, now known as *"The Republic" of Yonge and Eglinton*.

The new school will use distinctive materials including dark charcoal and beige brick, zinc cladding, metal banding and glass curtain walls. The original school's "gothic" arches and two bay windows from the principal's office will be integrated into the new facility's central courtyard. Rising 24 and 27 storeys respectively, the condominiums at 25 Broadway Avenue and 70 Roehampton Avenue will complement the school's modern design with their own use of glass, steel and warm beige precast.

Landscaping will be instrumental in uniting the condominium development and the school and natural barriers will help to distinguish them as separate entities within a shared community. The main feature will be a tree lined pedestrian walkway running north to south for one city block. The playing field will be on the west border of the walkway and the school and 70 Roehampton will be to its east.

#### **2. Public Art Commitment**

In keeping with the Section 37 agreement, the developer proposes to spend 1% of the hard construction costs, attributed to the condominium towers only, on public art. The developer currently estimates the construction costs for the two condominium residences and associated below grade structures at \$85,550,000.00; therefore, the total allocation to public art is estimated at \$855,000.00.

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### 3. Recommended Art Sites

In order to arrive at the recommended art sites, a number of possibilities were explored. The glazing along the north and west facades of the school were considered because the treatment could be seen from the inside as well as from the outside; however, there was concern regarding the logistics and cost of replacement panels should any windows be damaged or broken.

A second possibility was to address some or all of the columns on the ground floors of 70 Roehampton and NTCI; however, it was felt that such a treatment could possibly disrupt the unity of the simple colonnade.

After consultation with the developer, TDSB, the architects, the school principal, alumni representatives and city staff, the following sites are recommended:

- **3.1 Sites A and B:** The primary sites for art will be the portions of the site that front onto the north and south public streets. At these two locations, entrance markers or “gateways” will echo the two streets and literally mark or frame the public walkway. The two entrance markers should be of complimentary materials and design but need not be identical. Approximately two-thirds of the art budget will be apportioned to these two sites.
- **3.2 Site C:** The secondary site is the fencing that runs along the top of the bleachers and along the street. This treatment is an upgrade to a simple metal fence. The fence is a significant component because it frames the major public space and it serves a practical purpose of keeping the playing field free of pets.
- For Sites A, B and C, the Terms of Reference for the competing artists will provide pertinent details about the landscaping and fencing.

### 4. Art Sites’ Requirements

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

- Complimentary to the architecture
- Resistant to environmental conditions
- Safe for the public: no moving parts or sharp edges, not climbable
- No electronic components
- Low in maintenance including graffiti resistant materials or treatments
- Viewable at the pedestrian level.

### 5. Selection Process and Jury

The developer has elected to run an invitational competition among five artists/teams, each of whom will be paid to develop proposals for Sites A, B and C. It is important to have one artist address all locations in order to maintain one artistic vision among the three sites. Artists may create links among the three sites by creating a theme with variations, by using common materials or through variations on proportions of common elements.

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The artists will receive a Terms of Reference and drawings showing the architecture as well as the existing landscape plan and site grades. The artists will be briefed at one meeting to be held on site or at the offices of the developer or architect. They will be taken on a tour of the existing school in order to become familiar with the school's history and achievements.

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

At the request of the NTCl alumnae, a Call for Expression of Interest was announced to graduates of the school, specifically those who are practising artists, to submit their credentials. Two teams replied; however, in the opinion of the public art consultants, neither is suitable. It may be possible to have a mentoring programme whereby a less experienced artist is invited to follow the progress of the winning design at various stages. If that were to happen, these two teams could be considered, among others, by the winning artist(s).

Five artists will be selected from the following list: David Acheson, Carlo Cesta, Mel Charney, Andrew Dutkewytch, Panya Clark Espinal, Luis Jacob, Ginette Legare, Ilan Sandler, Carl Skelton and Catherine Widgery. This long list of artists will be presented to the developers and representatives of NTCl, the alumnae and community. Five artists will be invited to compete.

The final submissions will be displayed in the school and a reception will be held for students, teachers, parents, alumnae and community representatives. A ballot box will be on hand for comments. These comments will be taken into consideration by the jury when selecting the winning proposal.

The jury will be comprised of two representatives of the developer and three art experts, selected from the following list: Carolyn Bell Farrell, Curator Koffler Art Gallery; Elizabeth Legge, Professor University of Toronto; artists Paul Kipps, Peter Bowyer, Carl Tacon. One of the five members of the jury will be a local representative.

Although the intention is to select one artist's proposal for all sites, the jury reserves the right to award one winner for the primary sites and another for the secondary site, provided the proposals complement each other.

## **6. Preliminary Budget**

The estimated budget of \$855,000 will be apportioned as follows:

Administration of competition including travel for out of town artists, consultants' fees:	10%	\$ 85,500
Maintenance: This fund will be held in trust and administered by one of the condominium boards. Details will be included in the artist/developer contract.	10%	\$ 85,500*
Art for all sites, including artists' fees, materials, fabrication, footings, lighting, installation:	80%	\$ 684,000
Total:	100%	\$ 855,000

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\*If the winning proposal is a low maintenance one, a portion of the maintenance budget may revert to the art budget

## **7. Preliminary Schedule for Sites A, B, C**

Brief Sent to Artists for Sites A, B & C	July/August, 2007
Artists' Presentations to Jury	November 2007
Contract/ Final Drawings	Winter 2007/8
Fabrication	March 2008 –March 2010
Installation	July 2010
Occupancy	July 2010

This preliminary schedule shows the “worst case scenario” re timing. If sales of the condominiums progress well, the installation and occupancy will move to earlier dates.