

**Crystal Blu Condominium Public Art Plan
7-21 Balmuto Street**

Date:	August 22, 2007
To:	Toronto East York Community Council
From:	Robert Freedman, Director, Urban Design
Wards:	Ward 27 –Toronto Centre-Rosedale

SUMMARY

In compliance with the development approval provisions, the owners of 7-21 Balmuto Street have submitted a public art plan for approval by City Council. The full plan is called the Crystal Blu Condominium Public Art Plan, 7-21 Balmuto Street and is the Attachment 1 in this report. This public art plan outlines the method by which the owner will commission the public art in the publicly-accessible areas of the development. The plan identifies the project objectives, site opportunities, estimated budget, art selection method and a project schedule. The owner will commence the selection of the art upon plan approval. The resulting art installation will be the property of and maintained by the owners of 7-21 Balmuto Street

The Crystal Blu Condominium Public Art Plan provides a good framework for the commissioning of artworks on prominent public areas of 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 Crystal Blu Condominium Public Art Plan, 7-21 Balmuto Street.

FINANCIAL IMPACT

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

DECISION HISTORY

The City has required public art as part of the development approval of 7-21 Balmuto Street. This approval was granted at the Toronto and East York Community Council, Report 7, Clause 15, as adopted by City of Toronto Council on September 25, 26, and 27, 2007. The Zoning By-law No. 226-2007 was enacted by Council on March 6, 2007. One of the conditions of approval is a public art provision in the Section 37 Agreement dated February 27, 2007 and registered on March 6, 2007 as Instrument No. AT1392112.

For on-site public art, 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 to the City for review and input. At its meeting on July 18, 2007 the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached Crystal Blu Condominium Public Art Plan

ISSUE BACKGROUND

The Crystal Blu Condominium development is located in the Bloor and Yorkville neighbourhood on Balmuto Street. This street is one block west of Yonge Street and runs between Bloor to the north and Charles Street West to the south.

Crystal Blu is a 35-storey residential condominium apartment development which includes a six storey limestone podium. As outlined in the attached plan, the public art sites are in the two most publicly accessible and visible sites. These areas include the entrance columns and the limestone building base from grade level to the third floor.

COMMENTS

The Crystal Blu Condominium Public Art Plan follows City Planning's process and provides a full outline of the method through which the owner will commission the public art. The plan begins with a project and public art overview, including public art program objectives and identification of the project team. The selection process has been identified and invited artists are listed. An estimated budget and allocations are provided. The selection process is a two stage invitational competition with a proposed list of artists. The jury composition includes one developer representative and a majority of art experts, one of whom will be a local representative. The plan also includes a public relations programme, a timeline and the role of the art consultant. Site plans and elevations are included in the public art plan.

The competition will commence upon City approval.

The Crystal Blu Condominium 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

Jane Perdue

Public Art Coordinator

Tel. No. 416 392-1304

Fax No. 416 392- 1744

E-mail: jperdue@toronto.ca

SIGNATURE

Robert Freedman

Director, Urban Design

City Planning Division

(P:/2007/ClusterB/pln/teycc070059.doc)-jr

ATTACHMENTS

Attachment 1: Crystal Blu Condominium Public Art Plan

Attachment 1: Crystal Blu Condominium Public Art Plan



CRYSTAL BLU CONDOMINIUM

7-21 BALMUTO STREET

PRELIMINARY PUBLIC ART PLAN

For

BAZIS INTERNATIONAL INC.

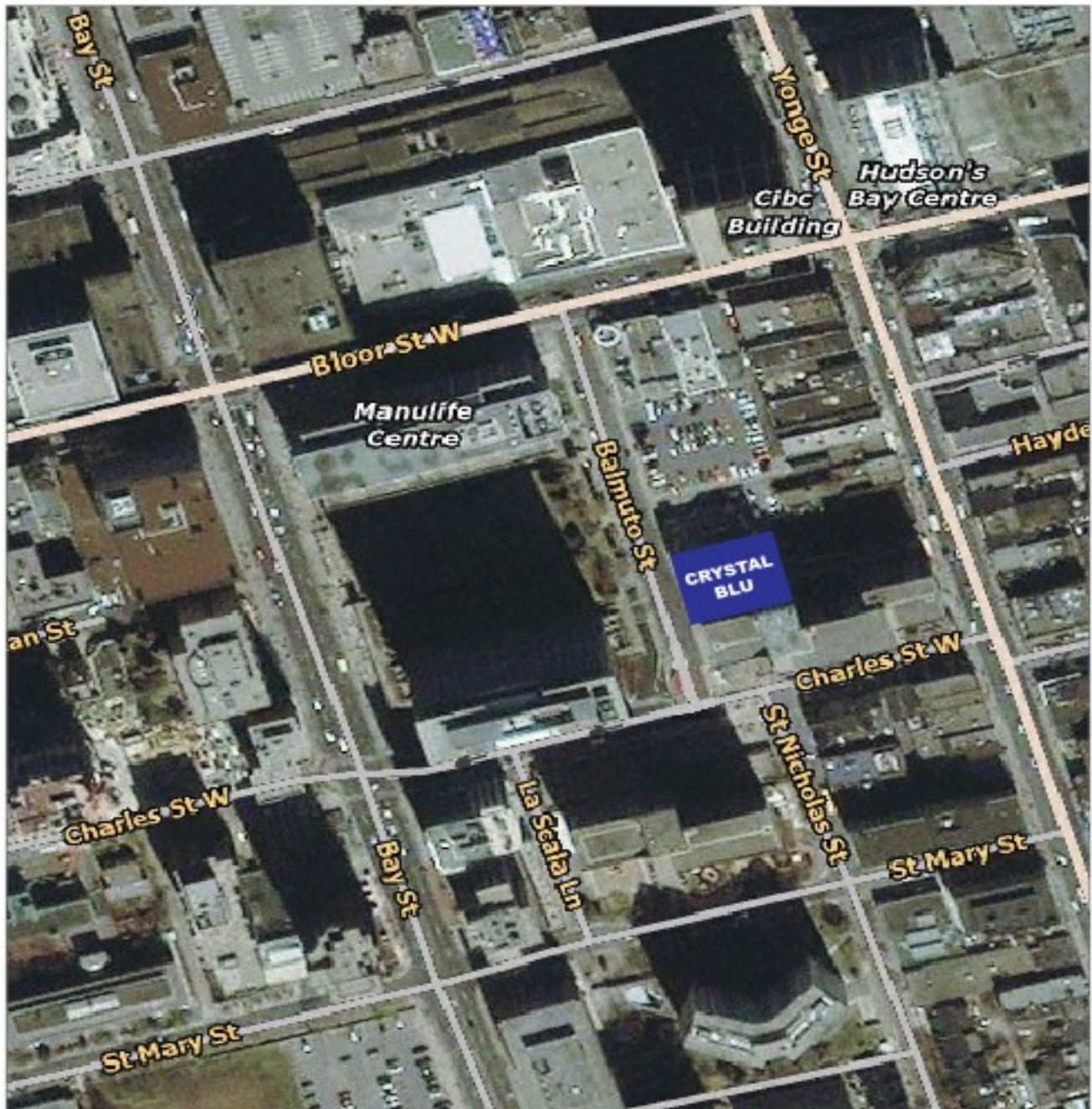
By

BRAD GOLDEN + Co

PUBLIC ART CONSULTING

02 AUGUST 2007

CRYSTAL BLU PUBLIC ART PROGRAMME



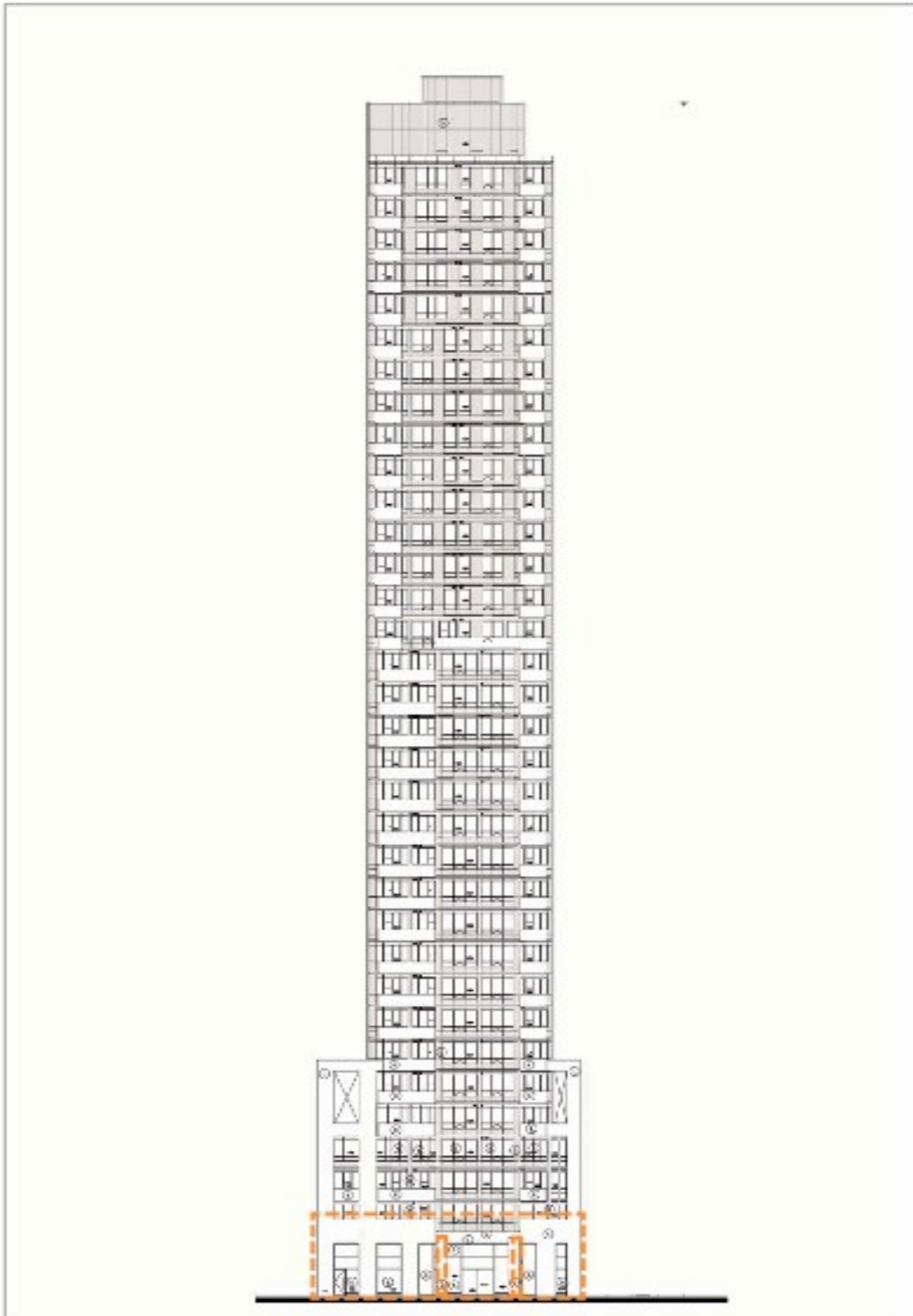
DEVELOPMENT CONTEXT

CRYSTAL BLU PUBLIC ART PROGRAMME



SITE PLAN SHOWING ARTWORK LOCATIONS -----

CRYSTAL BLU PUBLIC ART PROGRAMME



WEST ELEVATION SHOWING ARTWORK LOCATIONS -----

PROJECT OVERVIEW

The Crystal Blu Condominium development site is located in Toronto's Bloor and Yorkville neighbourhood on Balmuto Street. Balmuto Street is located one block west of Yonge Street and runs between Bloor Street to the north and Charles Street West to the south.

Crystal Blu is a 35 storey residential condominium apartment development including a six storey limestone podium. The building houses 140 residential units and provides 40 square meters of retail space at grade. The building features ten foot ceiling heights, expansive windows, a 2-storey high lobby and a fitness centre with outdoor pool.

PUBLIC ART OVERVIEW

Bazis International and the public art consultant have endeavoured 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. To this end, we have made available, for public art vision, the most publicly accessible and visible sites.

Entrance Columns

The two large concrete columns at the entrance to the building provide a rare opportunity for artists to collaborate on the physical design of these elements. Artists will work with the building architect and engineer to ensure that their work is in accordance with building code and structural requirements. Artworks applied to these columns are also a possibility.

West Façade

A visible presence on Balmuto Street is an important objective for art on this site. The limestone building base, from grade to the third floor provides an opportunity for a wide range of artistic approaches, including two and three-dimensional expression. A further opportunity exists for the design of exterior lighting elements that could be attached to the building base.

PROJECT TEAM

Developer: Bazis International Inc.

Project Architect: R. Varacalli Architect Inc.

Project Landscape Architect: NAK Design Group

Public Art Consultant: BRAD GOLDEN + Co

SELECTION PROCESS

We propose an invitational competition as set out below:

The art consultant and the Developer have reviewed images and resumes of eight artists and have short-listed the following 5 artists or artist teams for development of proposal:

Castor Canadensis

Stephen Cruise

Shayne Dark

Mimi Gellman

Carl Tacon

The short-listed artists will develop specific proposals in response to terms of reference prepared by the art consultant. 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.

BUDGET

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

Item	Budget
Artwork Capital Budget	78.33%
Administration Allowance	9.90%
Contingency**	4.10%
Launch and Public Relations	1.00%
Maintenance Fund	6.00% of artwork construction

*Base costs for existing elements will be identified in the terms of reference prepared by the art consultant and will be reviewed by City staff for approval.

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

JURY COMPOSITION

The jury will be composed of:

Ginette Legare, artist, educator

Barr Gilmore, graphic artist, artist, local resident

Roy Varacalli, Project Architect, Bazis International Inc.

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.

TIMELINE

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

Preparation of Terms of Reference	Fall 2007
Preparation of artist's proposals	Fall 2007
Adjudication of submissions	Fall 2007
Artwork development and construction	Winter 2007 – Spring 2009
Artwork installation	Spring 2009*
Launch and public relations	Spring 2009*

* Specific date to be confirmed by the developer's project manager as determined by the construction schedule

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.