

## **West Harbour City, 21 Grand Magazine Public Art Plan**

<b>Date:</b>	November 5, 2007
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Robert Freedman, Director, Urban Design
<b>Wards:</b>	Ward 19 – Trinity-Spadina

### **SUMMARY**

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In compliance with the development approval provisions, the owners of West Harbour City, 21 Grand Magazine 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 in the publicly-accessible areas of the development. The plan provides public art objectives, site opportunities, estimated budget, art selection method 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 owners of 21 Grand Magazine.

The West Harbour City, 21 Grand Magazine Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a semi-integrated public art project. 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 the West Harbour City, 21 Grand Magazine Public Art Plan.

#### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

In October 2005, City Council (Clause 30) approved the Fort York Neighbourhood: Plazacorp Block Public Art Plan, 620 Fleet Street. This block plan was prepared in accordance with the Section 37 requirements for 600, 640 and 650 Fleet Street. These agreements called for a one percent for public art commitment including the requirement for the first applicant to prepare a Block Public Art Plan as a condition of the Site Plan Approval. The public art plan for 620 Fleet Street was also prepared and approved at the same time. Subsequently, the owner has prepared the West Harbour City, 21 Grand Magazine Public Art Plan, Phase 2 of the development.

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 October 24, 2007, the Toronto Public Art Commission reviewed the plan with the owner and recommended approval of the attached West Harbour City, 21 Grand Magazine Public Art Plan.

## **ISSUE BACKGROUND**

The owner is developing three parcels of land in three phases. Phase 1 is located at the corner of Fleet and Bastion Streets; Phase 2 is 21 Grand Magazine, Block 5 that fronts onto Fleet between Grand Magazine and Ianuzzi Streets. Phase 3 will front onto Bastion and Sloping Sky Mews. Phase 3 Public Art Plan, once developed, will include an off-site contribution to the new June Callwood Park.

The Phase 1 public art plan identified funds for a major frieze at 620 Fleet Street, with an estimated budget of \$930,000. As pointed out in the attached West Harbour City, 21 Grand Magazine Public Art Plan, the costs for the frieze were less than anticipated and, as a result, those remaining funds are being re-directed into other elements in Phase 1 and Phase 2 of the development. As the previously-approved Block Public Art Plan called for small gestures in the public realm, these funds will be incorporated into the design of decorative railings of nine town houses in Phase 1. The remaining funds will be incorporated into Phase 2, detailed in the attached West Harbour City, 21 Grand Magazine Public Art Plan.

## **COMMENTS**

The West Harbour City, 21 Grand Magazine 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. Their Public Art Plan begins with an introduction to the Fort York Neighbourhood, the development and the project team. The Phase 1 (620 Fleet Street) Amendment is detailed and directs the monies into new area opportunities. There are two public art site opportunities: Site A is the primary site which is the prominent wall east of the main entrance of Fleet Street, and Site B is the secondary site for decorative railings on the nine townhouses. The Art Selection Process for Site A is an invitational competition with short listed artists and Site B is a direct commission to a local artist. The Jury is comprised of developer representatives and a majority of art experts, including one resident, one who works in the area and the commissioned artist from Phase 1. The Preliminary Budget provides cost allocations from the estimated

budget. The plan includes an Estimated Schedule for the art installation in December 2009.

The West Harbour City, 21 Grand Magazine 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: West Harbour City, 21 Grand Magazine Public Art Plan.

**Attachment No. 1  
Fort York Neighbourhood:**

**Public Art Plan for Phase 2, 21 Grand Magazine  
Toronto, Ontario**

Presented to the Public Art Commission  
October 24, 2007  
Catherine Williams and Rina Greer, co-consultants for the project

Also in attendance:  
Leslie Yager, Plazacorp

## **1. Introduction to Fort York Neighbourhood**

The Fort York Neighbourhood is a new high-density, primarily residential community that will be built over approximately the next ten years. It is bounded to the north by Fort York Boulevard and to the south by Lake Shore Boulevard West; the western boundary is Strachan Avenue and the eastern boundary Dan Leckie Way (Portland Street).

The Fort York Neighbourhood is rich in historical, industrial and waterfront references. It will act as a gateway to Toronto for those approaching the city from Lakeshore Boulevard West. A comprehensive, co-coordinated approach has been taken by all the landowners in the Fort York Neighbourhood to create a pedestrian oriented public realm plan and to enhance links to existing neighbourhoods. The Fort York Neighbourhood Public Realm Plan has been adopted by City Council and received an award from the City of Toronto and from the Ontario Professional Planners Institute.

## **2. Phase 1 620 Fleet Street: Amendment**

Plazacorp owns three parcels of land that are being developed in three phases. These are 620 Fleet Street located at the corner of Fleet and Bastion Streets ("Phase 1"), 21 Grand Magazine, Block 5 fronting onto Fleet Street between Grand Magazine and Ianuzzi Streets ("Phase 2") and Block 3A fronting onto Bastion and Sloping Sky Mews ("Phase 3"). Note there is no municipal addresses assigned yet to Phase 3.

The Public Art Plan for Phase 1 was endorsed by the Toronto Public Art Commission in September 2005; a competition was held and a winning design by Nestor Kruger for a wrap-around frieze was selected in May 2006. The art budget allocated for Phase 1 was \$930,000; however the installed frieze is now budgeted at \$600,000. Accordingly, the Public Art Plan for Phase 1 will be amended to reflect two changes:

- In Phase I, the client proposes to allot \$50,000 plus \$5,000 for maintenance from the overflow of \$330,000 from the frieze, to incorporate decorative railings into nine townhouses using the same artist that will be commissioned to do the same for Phase II. The total public art budget will be amended to \$655,000.
- The extra funds from Phase I, currently estimated at \$275,000, will be incorporated into Phase II, bringing the total art budget for Phase II to \$525,000.

### **3. Phase 2: Background**

For Phase Two, 21 Grand Magazine, there will be a 27-storey tower on the corner of Fleet and Grand Magazine, 4-storey town homes along Sloping Sky Mews and an 11-storey podium building along Fleet Street. This phase is currently under construction.

The original block public art plan called for “small gestures” in the public realm with a budget of approximately \$250,000. With respect to the current status of Phase II, the opportunities for public art have been severely curtailed for two reasons: one, the widening of the TTC streetcar tracks will encroach another 2.5metres into the existing boulevard and secondly, the owners are required, under their Section 37 agreement, to grant a 4metre unobstructed easement to the City along Fleet Street.

Now that the design has been more fully developed and the public art budget increased to \$525,000 with the addition of extra funds from Phase 1, the opportunities for public art have been re-assessed and two sites recommended.

### **4. Phase 2: Art Sites**

After consultation with the architect, developer and city staff including the area urban planner, the following sites have been identified.

#### **4.1 Site A**

The prominent wall just east of the main entrance on Fleet Street has been selected for Site A. This vertical wall measures 3.98metres wide x 35.39metres high and provides an impressive surface for a significant public artwork. The location of the site on the major thoroughfare of Fleet Street will ensure that the artwork will be viewable by a large public audience.

This broad gesture enlivening a major vertical space will provide aesthetic consistency with the artwork from Phase 1, where the substantial frieze located above the second floor provides a strong horizontal orientation.

The construction of the wall proposed for art is a combination of precast concrete panels, insulation and poured concrete shearwall. There will be precast concrete panels at the exterior surface. The panels measure 3.98 metres wide x 2.95 metres high, forming a horizontal banding at each floor height. Artists may attach the artwork component(s) directly to the panels or elect to affix to the panels another material that has the imagery incorporated into its surface.

Artists can work in a variety of durable materials (including but not limited to glass ceramic tile, porcelain enamel, granite, anodized metals) and in a variety of techniques (including but not limited to bas relief, photographic transfer, collage and inlays).

## **4.2 Site B**

The decorative railings of the nine townhouses on Sloping Sky Mews have been selected for Site B. The artwork will be an upgrade to the railing detail that is specified for the steps up to the front door of each townhouse. This site was selected because the opportunities for small gestures on this parcel of land are limited, for the following reasons:

1. The entire site on all frontages has trees and a fair degree of landscaping.
2. The north and east frontages (the town homes portion) has landscaped plots in front.
3. Sloping Sky Mews is narrower than a standard City street.
4. No small gestures can be located on Fleet Street because of the 4 metre easement retained by the City.

## **5. Phase 2: Art Site Requirements**

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

- To complement architecture which is based on 1930's Art Deco design, warm beige pre-cast frieze
- To take into account the design of the horizontal frieze in Phase 1 (Site A requirement)
- Able to be viewed from sidewalk level
- Resistant to environmental conditions
- Public safety
- Low maintenance

## **6. Phase 2: Selection Process**

### **6.1. Site A**

The developers have elected to run an invitational competition among four artists, each of whom will be paid to develop proposals for the treatment of the vertical wall. The proposals will produce schematics showing the design direction, images, preliminary materials, a statement about the concept and preliminary budget projections.

The artists selected are: Robert Fones, Jennifer Marman/Daniel Borins, Ed Pien and Jeannie Thib. The artists will be briefed at one meeting to be held at the offices of the developer.

## 6.2 Site B

The developers have elected to run a direct commission for this site. After review of previous work from several artists and they have selected one artist to develop at least three concepts (including budget and technical information). The artist will present the concepts to the Jury for selection.

The artist Carlo Cesta has been selected for this commission.

## 7. Phase 2: Jury

For continuity, the same jury will address Site A and Site B.

For Site A, the jury will meet once to select one artist whose proposal they deem to best suit the site. A runner-up will also be named. The jury reserves the right not to award a winner.

For Site B, the jury will meet to consider three concepts by the artist and to select the design most appropriate for the site. If no decision is reached, the artist will be asked to submit another proposal and the jury will re-convene until the artwork is approved.

The jury will consist of five members, the first two being representatives of the developer and three from the art community:

- Leslie Yager, Plazacorp
- Leslie Klein, Project Architect, Quadrangle Architects
- Marnie Fleming, Curator, Oakville Galleries and local resident
- Nestor Kruger, artist from Phase I
- Pamela Meredith, Independent Curator

## 8. Phase 2: Preliminary Budget

The estimated budget of \$525,000 will be apportioned as follows:

Administration of competition, travel for out of town artists, consultants' fees:		\$ 52,525
Maintenance for Site A: 5% of art budget		\$20,000
Maintenance for Site B: 10% of art budget		\$ 5,000
Art, including artist's fee, materials, fabrication, Installation, consulting fees for engineering advice:		\$ 447,475
Site A	\$397,475	
Site B	\$ 50,000	
Total:		\$ 525,000

## **9. Phase 2: Preliminary Schedule**

Brief Sent to Artists	January 2008
Artists' Presentations to Jury	May, 2008
Winner and Runner-up Announced	May, 2008
Contract/ Final Drawings	Sept/Oct. 2008
Fabrication	Oct 2008- Fall 2009
Installation	Fall 2009
Occupancy	December 31, 2009

## **10. Phase 3**

In the Public Art Block Plan endorsed by the Toronto Public Art Commission in September 2006, Plazacorp pledged \$200,000 from the public art funds of this phase to be allocated to the creation of an artwork for the planned June Callwood Park, adjacent and to the west of Phase 1 of this project.

In the intervening period of time, the developer has acquired another parcel of land, Block 3 formerly owned by Wittington Properties, which has expanded the scope of this phase. As plans for the development of this property become finalized, a Public Art Plan for Phase III, including the \$200,000 pledged for June Callwood Park, will be brought forward to the Toronto Public Art Commission for review.