



STAFF REPORT ACTION REQUIRED

Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive

Date:	October 27, 2008
To:	North York Community Council
From:	Robert Freedman, Director, Urban Design
Wards:	Ward 24 –Willowdale
Reference Number:	ny080069

SUMMARY

The purpose of this staff report is to seek City Council approval of the Concord Park Place District Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with conditions of draft plan approval for subdivision plan 66M-2432. The District Public Art Plan, which is included as Attachment 1 of this report, outlines the public art objectives and principles, as well as the methods by which the Owner will administer and implement a public art process to commission public art for a large mixed use site within the Bessarion and Leslie nodes of the Sheppard East Subway Corridor Secondary Plan Area.

The Concord Park Place District Public Art Plan provides a framework for the commissioning of artworks on prominent public areas within the 18.2 ha (45 acre) subdivision 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 Concord Park Place District Public Art Plan, for the lands at Sheppard Avenue East and Provost Drive (Plan 66M-2432).

FINANCIAL IMPACT

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

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DECISION HISTORY

This large site was purchased by Concord Adex Investments Limited from Canadian Tire Corporation Ltd. in 2006. The subject lands are subject to a plan of subdivision and associated subdivision agreement. As a condition of draft plan approval, the current Owner is required to produce a comprehensive district public art plan for review by City Planning and its advisory panel, the Toronto Public Art Commission (TPAC). Over the past year, the Owner met with City staff, drafted a plan and submitted it to the City for review and input. The Owner presented the Concord Park Place District Public Art Plan to the Toronto Public Art Commission at its meeting in October 2007 for preliminary advice and then again on October 15, 2008. The Toronto Public Art Commission has now made a recommendation for approval of the Plan.

ISSUE BACKGROUND

Meetings were held with the developer team and City Planning staff to discuss the public art process and public art potentials for the emerging mixed use neighbourhood. The Owner worked with City Planning in preparing the District Public Art Plan. The District Public Art Plan is a framework that proposes long term phasing and budgetary strategies, identification of prominent and priority art locations, site opportunities, art selection methods and possible themes. The TPAC and City Council needs to approve the District Public Art Plan before site-specific public art plans, or Block Plans, can be prepared.

Based on preliminary estimates of gross construction costs (GCC) provided by the developer, the percent for public art contribution for the blocks within the plan of subdivision controlled by the Owner was estimated to be approximately \$8,000,000, representing one percent of the GCC. The art budget and its component breakdown are included in the plan, along with a description of the art selection methods. Although the plan applies to the entire plan of subdivision, the estimated public art contribution amount does not include the public art monies attributable to the development blocks currently owned by the Canadian Tire Corporation who will prepare their own Block Plan and cost estimate.

COMMENTS

The large mixed use site is located within the Bessarion and Leslie nodes in the Sheppard East Subway Corridor Secondary Plan (OPA 392). Building on the Secondary Plan, the Bessarion-Leslie Context Plan was prepared in consultation with the public to provide a guideline for future development on these lands. The District Public Art Plan provides a framework for public art within this new neighbourhood.

As a District Public Art Plan, the emphasis is on the principles and objectives that will guide a comprehensive public art program rather than the specific locations for artworks. The Concord Park Place District Public Art Plan provides a general description of the development area, public art objectives, site and art priorities, artist/public art project selection method, preliminary budget estimate, administration process and amendment procedures. The plan proposes to focus artistic expression in publicly accessible, highly visible locations and to offer opportunities for a variety of expressions of public art.

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The District Public Art Plan will be realized over an extended period of time. The plan objectives provide for a continuity of vision while allowing for necessary flexibility in implementation over time. The plan's stated objectives also identify that public art will be accessible, varied, visually prominent, stimulating, place-making and contextual. The District Public Art Plan meets the City's Official Plan Policies and Urban Design objectives to maximize public accessibility and visibility of artwork.

Implementation of public artworks will be achieved through individual Block Plans. The Block Plan allows for consideration of streetscape, public open space and built form in relation to public art objectives on a smaller scale and incremental basis while adhering to the overall objectives and principles of the District Art Plan. Block Plans will be subject to review and approval by the Chief Planner and the TPAC. This implementation framework is being successfully employed in Concord Adex's CityPlace development located on the former Railway lands, west of the Rogers Centre, north of the Gardiner Expressway.

The Concord Park Place District Public Art Plan meets the City's objectives for the provision of public art in private development, is in accordance with the City Planning Percent for Public Art Program, and is supported by the Toronto Public Art Commission.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive

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