

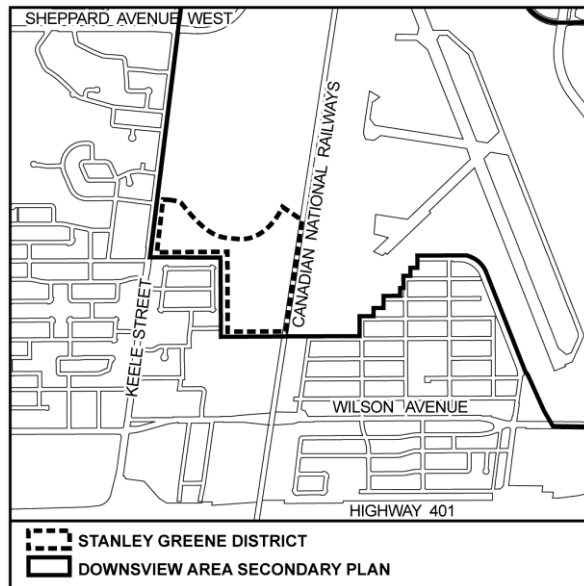
**Stanley Greene District – Downsview (80 Carl Hall Road)
– Stanley Greene Neighbourhood Master Public Art Plan**

Date:	January 28, 2014
To:	North York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 9 – York West
Reference Number:	P:\2014\CLUSTER B\PLN\NYCC\NY14005

SUMMARY

The purpose of this staff report is to seek City Council approval of the Stanley Greene Neighbourhood Master Public Art Plan. The plan, which is included as Attachment 1 of this report, outlines the method by which Parc Downsview Park Inc. (PDPI) will commission public art on prominent public areas and/or publicly-accessible, privately-owned areas within the 25.6 ha (63.5 acre) district located in southwest portion of the Downsview Area Secondary Plan.

This master public art plan outlines public art objectives and principles, and provides a framework for the administration and commissioning of public art including art locations, budget, art selection process, and schedule. The attached plan meets the objectives of City Planning’s Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Stanley Greene Neighbourhood Master Public Art Plan as attached to the report dated, January 28, 2014, from the Acting Director, Urban Design.

Financial Impact

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

DECISION HISTORY

An application to amend Zoning By-law No. 7625 of the former City of North York was submitted by Parc Downsview Park Inc. (PDPI) in April 2010 to permit a primarily residential development in the Stanley Greene District, located in the southwestern portion of the Downsview Area Secondary Plan. In September of 2010, PDPI filed a Draft Plan of Subdivision application to implement the Zoning By-law Amendment application. To support these applications, PDPI submitted a District Plan for Stanley Greene as required by the Downsview Area Secondary Plan. A District Plan is a planning tool which provides development principles and guidelines at a greater level of detail than those within the Secondary Plan. It is intended to provide additional context for the Zoning By-law Amendment and Draft Plan of Subdivision, as well as future Site Plan applications for the District.

The Ontario Municipal Board approved a Zoning Bylaw and Plan of Subdivision along with a District Plan in October 2013 for Stanley Greene. The approved development consists of 1,356 residential units in a variety of housing forms, including mid-rise apartment buildings with grade-related commercial uses, townhouses, stacked townhouses, semi-detached and detached dwellings, as well as affordable housing. A number of new public streets, a central 1.8 hectare Municipal Park, a 1.9 hectare storm water management pond and a 0.8 hectare municipal fire hall located on Keele Street were also approved as part of the District Plan. Urban Design Guidelines were also approved, which establish broad principles for the development and design of the new neighbourhood.

With the Ontario Municipal Board approvals, a Public Art Master Plan is required before the registration of the Plan Subdivision. A Section 37 Agreement was also registered requiring public art be provided, with an option for a monetary contribution or to seek approval of a Public Art Plan.

Parc Downsview Park Inc. (PDPI) chose to produce a Public Art Plan, and in accordance with the development approvals and the Section 37 provisions, PDPI has drafted a Public Art Plan for review by City Planning Staff and its advisory panel, the Toronto Public Art Commission. Initial meetings were held between the PDPI, its public art consultant and

City Planning Staff to discuss the public art process and identify the site potentials. On January 22, 2014, the owner's representative made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission, subject to modifications, recommended approval of the Stanley Greene Neighbourhood Master Public Art Plan.

ISSUE BACKGROUND

The owner agreed to implement a Public Art Program valued at \$1,000,000 as a community benefit secured through the Section 37 Agreement, in accordance with the City Planning's Public Art Program. The Section 37 Agreement stipulates that the Public Art Plan be approved by City Council and be provided prior to the issuance of the first building permit.

The District Plan and Urban Design Guidelines for Stanley Greene, prepared by the Parc Downsview Park Inc. (PDPI) in support of the Rezoning and Plan of Subdivision applications, identifies potential locations for public art, including sites of significance or high-use areas such as entrances to the National Urban Park from the neighbourhood, street intersections, key gateway sites and the Municipal Park.

Three public art sites located throughout the neighbourhood are identified in the Stanley Greene Neighbourhood Master Public Art Plan. These sites align with locations identified in the Urban Design Guidelines as potential public art sites. The first, located at the intersection of two major streets within the development, will act as a gateway (threshold) between the neighbourhood and the National Urban Park. The second, located within the median at the intersection of Major Street A and Keele Street, will act as an entrance feature to the neighbourhood. The final site has been identified along the west side of Municipal Park. The sites identified are either on public lands or on publicly-accessible, privately-owned areas within the neighbourhood. Final ownership and maintenance of the art works will be determined by the City of Toronto and PDPI upon the completion of the schematic designs by the artist and a technical review of those concepts.

The Stanley Greene Neighbourhood Master Public Art Plan recommends that a single artist be selected for the multiple sites, to ensure artistic continuity is provided throughout the neighbourhood. An integrated approach is also envisioned between the selected artist and the design team for the neighbourhood. This will allow for early collaboration and integration of the artists ideas into the development.

The public art budget has been broken down amongst the three sites, after costs for administration, construction contingency and maintenance reserves have been deducted. An approximate percentage has been identified for each site to allow for the selected artist to have some minor flexibility in the final breakdown. Approximately 50% of the budget will be directed to the gateway site between the neighbourhood and the National Urban Park, approximately 35% of the budget will be directed to the site within the

median at the intersection of Major Street A and Keele Street, and approximately 15% of the budget will be directed to the artwork located along the west side of Municipal Park.

A two-stage international open call competition is envisioned in the Stanley Greene Neighbourhood Master Public Art Plan. An open call for qualifications will be issued that will result in a short-listing of five artists to be selected and interviewed by the owner, the public art consultant and a selection committee. The selection committee will be selected from a pool of individuals identified in the plan, including two representatives from the owner, one national art expert, one municipal art expert and one representative of the local community with art expertise. Following the interviews, the selection committee will select an artist from the short-listed finalists.

A mentorship program will be implemented as part of the plan that will allow a local youth artist to work alongside the selected artist throughout the design and implementation phases for the art work located within the median at the intersection of Major Street A and Keele Street. The selected youth will be chosen from a local youth group, and be selected in consultation with the local councillor and the local art professional on the selection committee.

COMMENTS

The Stanley Greene Neighbourhood Master Public Art Plan is in compliance with the City's objectives for the provision of public art in private development. This on-site program is in accordance with the City Planning Percent for Public Art Program, and is supported by the Toronto Public Art Commission. Subject to City Council's approval, the owner will send out the call for qualifications as scheduled in the attached plan.

We look forward to the results of the public art competition.

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1: Stanley Greene Neighbourhood Master Public Art Plan

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