

4050 Yonge Street – Public Art Plan

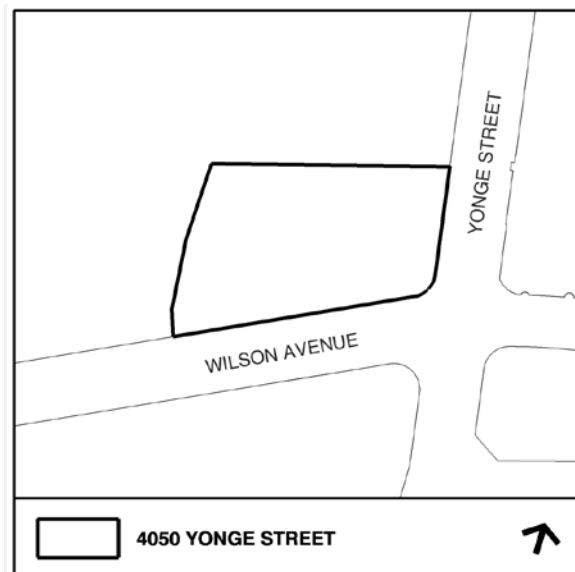
Date: November 27, 2017
To: North York Community Council
From: Director Urban Design, City Planning
Wards: Ward 16 – Eglinton-Lawrence

SUMMARY

The purpose of this staff report is to seek City Council approval of the 4050 Yonge Street – Public Art Plan. The Plan, which is included as Attachment 1 of this report, outlines the method by which the owner will commission public art on publicly-accessible privately-owned areas of the development site.

This Public Art Plan provides a framework and description of the commissioning of public art including the development background; public art sites and opportunities; selection process; artist candidates; technical review; jury composition; budget; timelines; project team and role of the art consultant.

The attached plan meets the objectives of the 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 4050 Yonge Street – Public Art Plan as attached (Attachment 1) to the report dated November 13, 2017 from the Director, Urban Design.

FINANCIAL IMPACT

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

DECISION HISTORY

The original application for the proposed development was made on April 30, 2010. On June 22, 2010 North York Community Council considered a Preliminary Report on the proposed Official Plan and Zoning By-law Amendment application. A link to that decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY35.57>

On July 12, 2011 Toronto City Council adopted the staff final report with draft amendments to the Official Plan and Zoning By-law to permit the proposed 7-storey, 32.9 metre high commercial building that would include office and retail uses and incorporate restaurant and café uses as well as a lobby entrance connection to the York Mills TTC subway station. A link to that decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY8.36>.

The property ownership changed and the proposal was subsequently modified which necessitated further review by the City and the Toronto Region Conservation Authority. On October 5, 2016, City Council approved the revised draft Official Plan Amendment and the revised draft Zoning By-law amendments to facilitate the updated plans. A link to the decision can be found at:

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-97163.pdf>

In accordance with the Section 37 agreement between the Owner and the City, the Owner shall provide and maintain art to be located on private lands with the potential for a minor encroachment into the public right-of-way. The value of the public art will be equivalent to one percent of the gross construction cost. For purposes of this plan, the estimated value of public art is \$1,340,000.

The development is located on the west side of Yonge Street, north of Wilson Avenue, immediately west of the York Mills TTC Subway Station and Bus Terminal. The primary art site is located at the prominent southeast corner of the site, highly visible to the public traversing Yonge Street and Wilson Avenue/York Mills Road. The primary art opportunity includes the area above and below the canopy at this intersection.

Three secondary public art opportunities have been identified at sites fronting onto Wilson Avenue and Yonge Street. A tertiary opportunity for public art is associated with the building canopy, which is continuous along the entire street frontage along Wilson Avenue and Yonge Street.

The outer edge of the canopy is located less than 0.5 metre from the right-of-way and a portion of it encroaches into the right-of-way. The approved site plan requires an encroachment agreement at the Yonge and Wilson intersection.

The Public Art Plan describes the technical review processes related to the art's potential integration with the building as well as the potential for its encroachment onto public land.

The five (5) person art jury composition will have three (3) independent art experts including one (1) jurist who works in the Ward. The art selection process, with majority art experts, is in accordance with the City's Percent for Public Art Guidelines.

This proposal is supported by City Planning staff and was presented to the Toronto Public Art Commission which recommended approval at its meeting on November 1, 2017.

COMMENTS

4050 Yonge Street – 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. Upon City Council's approval, the owner will commence with the artist selection process as scheduled in the attached plan.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1