

## 88 Queen Street East – Public Art Plan

**Date:** August 14, 2017  
**To:** Toronto East York Community Council  
**From:** Director Urban Design, City Planning  
**Wards:** Ward 27 - Toronto Centre - Rosedale

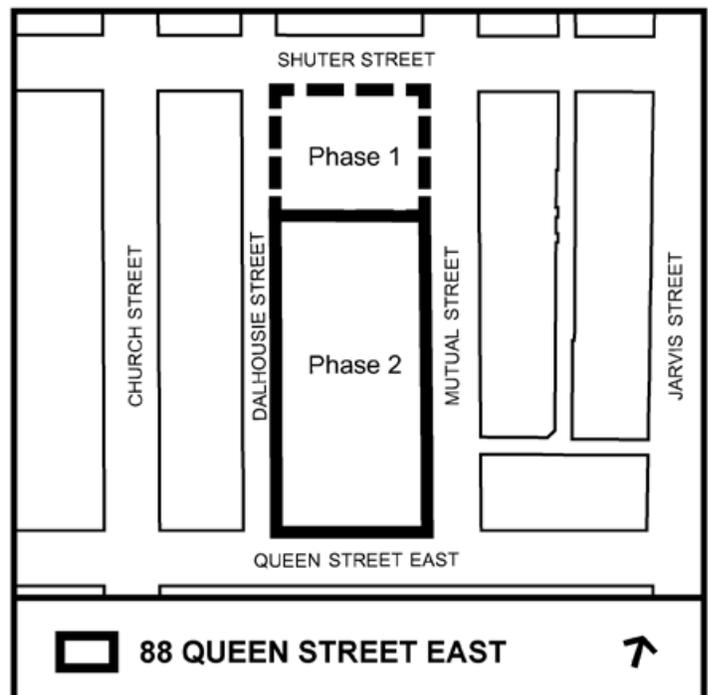
### SUMMARY

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The purpose of this staff report is to seek City Council approval of the 88 Queen Street East – 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.

This Public Art Plan provides a framework and description of the commissioning of public art including the introduction and project description; neighbourhood and site background; project team; public art objectives; art location description; reference to section 37; budget; selection process; artist candidates; jury composition; schedule and evaluation criteria.

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

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The City Planning Division recommends that:

1. City Council approve the 88 Queen Street East – Public Art Plan as attached (Attachment 1) to the report dated August 14, 2017, from the Director, Urban Design.

## FINANCIAL IMPACT

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

## DECISION HISTORY

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The development site is located downtown bounded by Shuter Street to the north, Dalhousie Street to the west, Mutual Street to the east and Queen Street East to the south. The project described is the first phase of the development of a 28-storey residential tower with a 7-storey podium fronting the south side of Shuter Street between Mutual Street and Dalhousie Street.

Related report:

**Preliminary Report - 88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street - Zoning Amendment Application**

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.38>

This item was considered by [Toronto and East York Community Council](#) on October 13, 2016 and was adopted without amendment.

The site includes a public park space fronting Dalhousie Street and the location of the art along the west-facing wall that forms a backdrop to the park while functionally buffering the entrance to the building parking garage. The artists will have an opportunity to enhance the wall through their artistic intervention.

The wall is set back on private property, and, as a result it will be maintained by the owner.

As per the Section 37 Agreement the owner has identified an estimated budget of \$750,000.00 inclusive.

The owner has proposed an invitational two-stage competition process. The first stage being: Expression of Interest and Interviews resulting in a short list of three to four artists who will prepare detailed concepts to be reviewed by a jury. This jury is composed of a representative of the Owner or its nominated representative, two independent art experts of whom one is an artist and one is a resident of the ward.

The two independent jury members will be drawn from a pool listed in the Public Art Plan.

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 at its May 10, 2017 meeting and recommended approval of the attached plan.

## **COMMENTS**

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The attached 88 Queen Street East – 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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Lorna Day  
Director Urban Design  
City Planning Division

## **ATTACHMENTS**

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Attachment 1



**Public Art Plan: 88 Queen St East Public Art Project**

DRAFT 5

Address: 88 Queen St East  
Prepared for: St Thomas Developments  
Prepared by: Ben + Karen Mills, Public Art Management  
TPAC Date: May 10, 2017

## **Introduction and Project Description**

St Thomas Developments is developing 88 Queen Street East, a three phase, multi-use development project located in Ward 27 (Toronto Centre-Rosedale) in downtown Toronto. The project is being designed by Page+Steele/IBI Group Architects.

The project site is bordered by Shuter St to the north, Dalhousie St to the west, Mutual St to the east, and Queen St East to the south. The subject site for this public art plan is noted as "Parcel A", and funds from this development block will be applicable for the funding of this project.

The subject site is located at the north end of the development site. A 28 storey residential tower with a seven storey podium will front onto the south side of Shuter St and will span Mutual St to Dalhousie St with at-grade retail uses located here. The tower will sit at the east end of the site with the podium continuing to the western property line. At the west end of the site, immediately south of the podium, will be a public park space designed by Claude Cormier + Associates that will front onto Dalhousie St.

To the south of the residential tower, at the east side of the development and fronting onto Mutual St, will be the vehicular parking and service entrance for the site as well as a separated mid-block access point which will provide access to the park space for pedestrians from the east. A future north-south, mid-block pedestrian mews is planned to connect the park space to the south end of the site to Queen St East and will be designed and completed in subsequent development blocks. The overall development site will eventually be composed of a mix of residential, commercial, hotel, retail, and park space and is anticipated to be completed within the next ten years, with the subject site scheduled to be completed by 2019.

## **Neighbourhood and Site Background**

The project is located in Ward 27 in the heart of downtown Toronto, an area bustling with activity and rich in history. Corktown, the Garden District, and parts of Cabbagetown are in the vicinity and contribute the historic character of parts of the neighbourhood. The development is in close proximity to a number of historic buildings such as St Michael's Cathedral Basilica, the Metropolitan United Church, the Cathedral Church of St James, and the Moss Park Armoury. The area has undergone numerous changes over the decades and was once the heart of the industrial area of Toronto before undergoing massive gentrification in the 1960's and the construction of the Moss Park public housing projects.

The site is a short walk to the Eaton's Centre, St James' Park, Moss Park, the John Innes Community Recreation Centre, Yonge + Dundas Square, St. Michael's Hospital, and numerous shops, restaurants, bars, and other community amenities. The area is a mix of historic Old Toronto brick and stone buildings and glass, concrete and steel high rises from the mid-century to more recent developments.

The area is significantly built-up and this site is possibly the last area to be developed in the neighbourhood. The creation of a pedestrian mews with shops, cafes, and retail uses will add a significant economic benefit to the neighbourhood while the public park space within the development site will provide a welcome respite from the surrounding urban landscape.

Inspiration for the park space comes from Paley Park in New York City, designed by Zion Breen Richardson Associates and completed in 1967. The intention is to create a pocket park with a combination of hardscaping, planting, and seating and the public art creating a backdrop to this space.

### **Project Team**

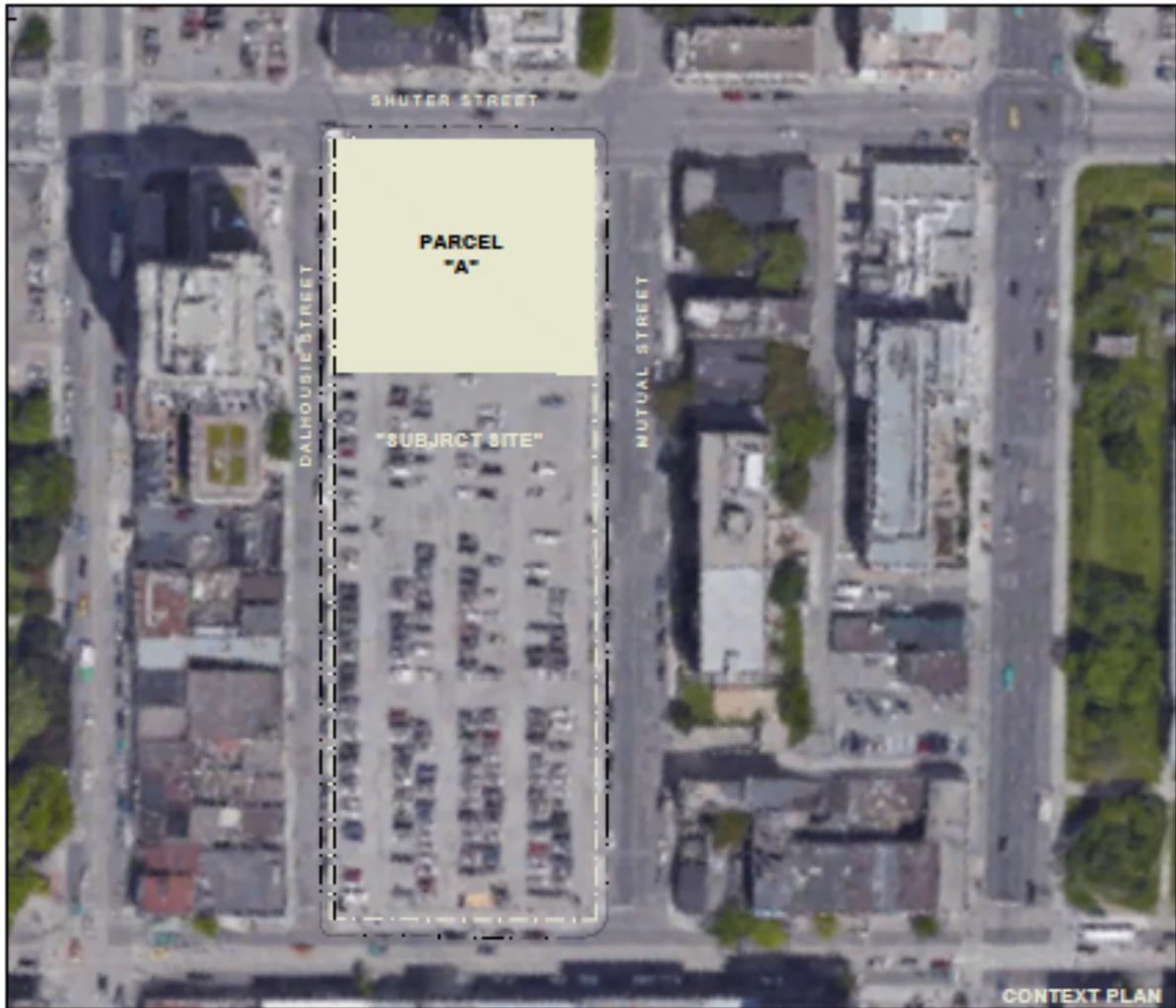
Client:	St Thomas Developments
Architect:	Page + Steele/IBI Group
Landscape Architect:	Claude Cormier + Associates
Public Art Consultant:	Ben + Karen Mills, Public Art Management

### **Public Art Objectives:**

- Animate and highlight the park space through a contemporary expression of public art that is sensitive to the urban context and that will engage the community and visitors
- Use appropriate scale, materials, and execution to provide public art to the neighbourhood that is site-specific, engaging, and represents the art of our time
- Define a landmark for the neighbourhood that is a “must experience”
- To the greatest extent possible, stand the test of time as a unique work of art
- Low/manageable maintenance requirements over the long term to ensure the art is always accessible to the public

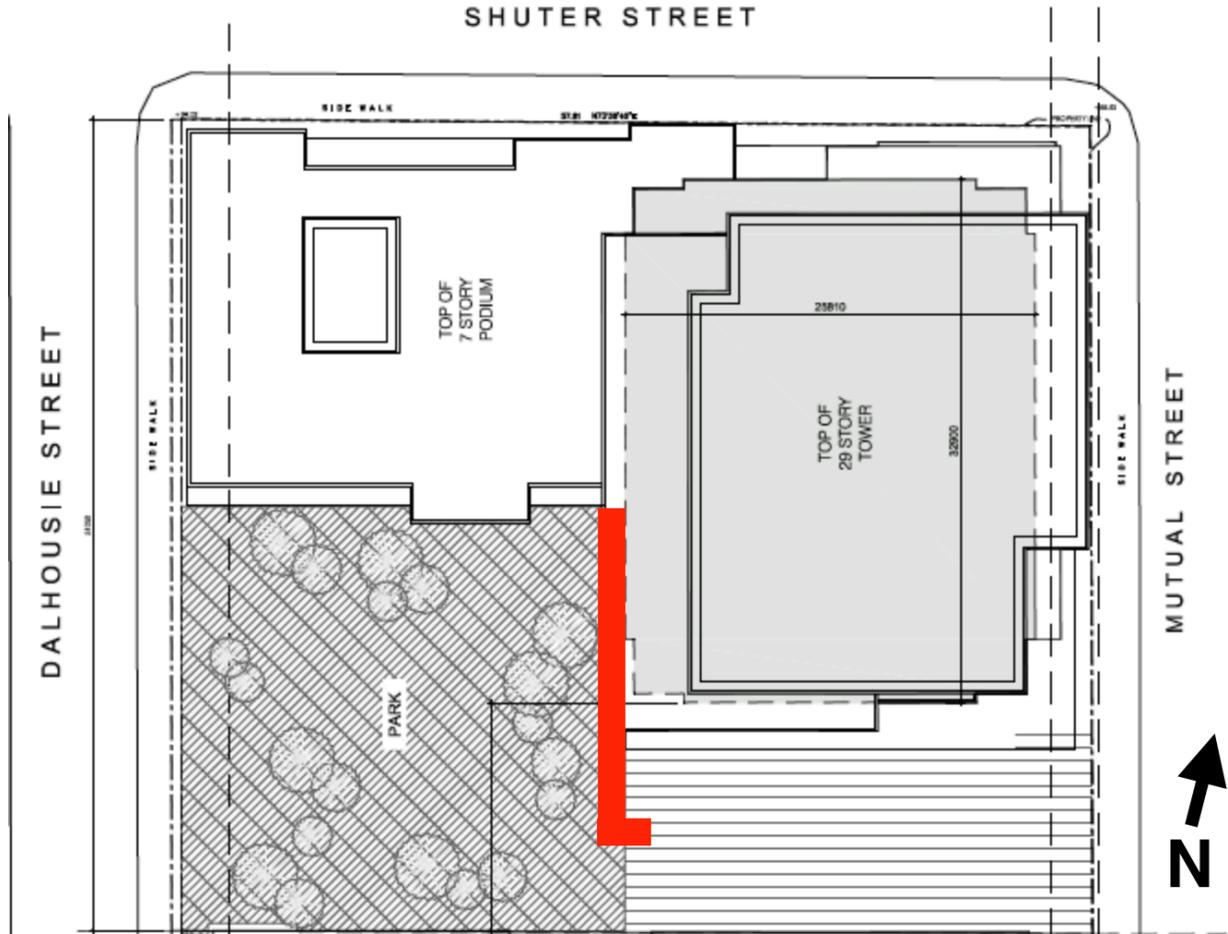
**Site In Context**

(Subject site noted as Parcel A)



## Site Plan

(Art Location noted with red line)



### Art Location Description:

#### Park Art Wall:

The art location for this project will be the expansive west-facing wall noted on the site plan above and indicated in red. The area is approximately 19m long and 6m tall fronting onto the park facing west. A south facing return wall extends approximately 2m and will provide a visual terminus for the future north-south pedestrian mews stretching connecting to Queen St East at the south.

A concrete wall will serve as buffer between the park space and the parking entrance and loading docks which service the building. The budget for the concrete wall is not part of the art budget. The artists will be asked to enhance this wall through an artistic intervention which provides a visual backdrop to the park and acts as a cue to passersby while also animating an otherwise featureless concrete wall which provides visual and sound protection from the services of the building.

The art location will sit within the private property of the building and will have a 2.1m setback from the public park space, which will be owned, maintained and operated by the City of



A two-stage design competition is being proposed:

**Stage 1: Request for Expression of Interest + Interview**

This will be prepared and circulated to the long list of artists noted in the Public Art Plan. Artists who respond to the invitation will be required to provide a written Expression of Interest identifying their availability and through an interview process with the public art consultant, the Owner, architect, and landscape architect, discuss their initial thoughts/approach to the site. The Owner team will then review submissions and interview results and identify between three-to-four artists.

**Stage 2: Finalist Brief**

This will be prepared and sent to short list of artists selected. They will then prepare detailed concepts for which they will be paid an honorarium. Submissions will then be reviewed by Owner team and Jury in order to determine a preferred concept.

The winning artist(s) will be individually contracted by the Owner to develop the public art and to work with the project consulting team (owner, architect, landscape architect, project managers, consulting engineers and public art consultant).

**Artist Candidates:**

Sue DeBeer, Kent Monkman, Sarah Morris, Vanessa Maltese, Rebecca Baird, Michael Belmore, Jessica Eaton

**Jury Composition:**

The jury will comprised of three (3) members as follows:

- A representative of the Owner or it's nominated representative
- Independent art experts of whom one is an artist and one is a resident of the ward

The two independent jury members will be drawn from the following pool:

- Dean Drever, Artist + ward resident
- April Hickox, Artist
- Robin Young, Art patron + ward resident
- Gaetane Verna, Director of the Power Plant Contemporary Art Gallery
- Jennifer Simaitis, Independent curator + Manager of Special Events, Casey House (Art with Heart)

The Owner has the right to veto the jury recommendation as per the terms of the agreement with the City.

**Schedule:**

TPAC Presentation:	May 10, 2017
Community Council:	June 13, 2017

City Council Approval:  
Competition Commences:  
Completion:

July 5-7, 2017  
After approvals are in place  
2019

**ATTACHMENT #1: CRITERIA FOR SELECTION**

<b>EVALUATION CRITERIA</b>	<b>SCORE (0 – 10)</b>	<b>WEIGHT</b>	<b>TOTAL</b>
1. Understanding of the Public Art Opportunity: <ul style="list-style-type: none"> <li>· Concept is site-specific and original</li> <li>· Idea is feasible and within budget</li> <li>· Suggests durable materials</li> <li>· Maintenance considerations</li> </ul>		4	
1. Integration with Site: <ul style="list-style-type: none"> <li>· Successfully integrates with site and site features and not simply “applied”</li> <li>· Looks like a distinct work of contemporary art</li> <li>· Appropriateness/practicality for area</li> <li>· Contributes to surrounding environment and culture of area</li> </ul>		4	
1. Potential Impact: <ul style="list-style-type: none"> <li>· Attract an audience and is “must see”</li> <li>· Scale + visibility considered thoughtfully</li> <li>· Enhances public realm</li> </ul>		3	
1. Distinctive Identity: <ul style="list-style-type: none"> <li>· Original idea</li> <li>· Potential to create a unique statement for 88 Queen St East</li> <li>· Should work on a variety of levels, not simply the obvious</li> </ul>		4	
1. Artist availability <ul style="list-style-type: none"> <li>· Artist availability / other commitments</li> <li>· Single or team endeavour</li> <li>· Flexibility in working with project team</li> </ul>		3	
1. References/ Recommendations by Past Clients or Curators		3	
<b>TOTAL SCORE:</b>			