

4 and 6 Tippett Road - Public Art Plan

Date: November 9, 2020
To: North York Community Council
From: Director, Urban Design, City Planning
Wards: Ward 6 - York Centre

Planning Application Number: 16-196875 NNY 10 OZ
Related Applications: 18-150460 NNY 10 SA, 18-150482 NNY 10 SA

SUMMARY

The purpose of this staff report is to seek City Council approval of 4 and 6 Tippett Road 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 a publicly-accessible area of the development site.

The Public Art Plan provides a framework and description of the commissioning of public art including: project team; project overview; public art background; public art opportunities; public art process; public art budget; and project schedule.

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 4 and 6 Tippett Road Public Art Plan as attached (Attachment 1) to the report dated November 9, 2020 from the Director, Urban Design, City Planning.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

The Tippett Road Area Regeneration Study was undertaken to develop a comprehensive planning framework to guide the redevelopment of the 12.6 hectares

redesignated as Regeneration Areas and Mixed Use Areas through the adoption of OPA 231.

The development at 4 and 6 Tippet Road proposes 3-towers including a 16-storey tower and 6-storey base building on the southern portion of the site and a mixed use building on the northern portion of the site consisting of two towers of 13 and 16-storeys in height connected by a 6-storey base building. The proposal would contain approximate 650 residential dwelling units and approximate 1,320 square metres of nonresidential space to be located on the ground floor of the shared base building on the north portion of the site.

This Public Art Plan identifies three art locations within the development. The art locations have the potential of capturing a wide range of audiences; each location can become a gathering space and a meeting place for residents, office workers, shoppers, pedestrians, cyclists, park visitors and TTC users.

The first art location being at the corner of Tippet Road and Monte Kwinter Court serves as the main node, visually the most accessible area of the site.

At the midway point, a second art location has been identified within the middle of the promenade at 6 Tippet Road. This area has a wider setback with commercial providing pedestrian use at grade.

A third art location is at the north corner of 4 Tippet Road, near the lobby entrance. An artwork at this area intends to assist in visually connecting the south building with the rest of the development site, creating an art corridor along the Tippet Rd Promenade while adding another focal point.

The development review process has resulted in a commitment to public art, resulting in the Public Art Plan (Attachment 1).

APPLICATION BACKGROUND

City Council adopted 4 and 6 Tippet Road - Official Plan and Zoning Amendment Applications - Request for Direction this item on October 2, 2017 without amendments. City Council adopted the confidential recommendations contained in Confidential Attachment 1 to the report (September 22, 2017) from the City Solicitor. A copy of the Council decision and reports can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC32.6>

The Section 37 Agreement signed on February 27, 2019 identified community benefits including Public Art. The owner agrees that it will make a contribution ("Public Art Contribution") of \$500,000.00 to the City in accordance with the Public Art Program. Pending agreement with the City, additional public art funds of \$300,000 from 9 Tippet Road will be contributed.

On December 9, 2015, City Council adopted Official Plan Amendment No. 309 representing the Tippet Road Area Site and Area Specific Policy (SASP 387) covering lands generally bounded by Wilson Heights Boulevard, Wilson Avenue, Champlain

Boulevard, Highway 401 and Allen Road, and includes the site subject to this report. SASP 387 provides a comprehensive policy framework to guide the redevelopment of the Wilson Avenue and Tippett Road area as a complete community, including identifying an appropriate mix of uses and built form typologies, mixed-income housing, and a multi-modal transportation strategy to support a vibrant mixed-use community. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.6>

Toronto Official Plan

Public art was secured when this application was reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 3 - Building a Successful City

Section 3.1.4 Public Art

Policy 1. e) encouraging the inclusion of public art in all significant private sector developments across the City.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

COMMENTS

There are three proposed public art sites located along Tippett Road emphasizing the public realm promenade from a new municipal road south of Monte Kwinter Court to Wilson Avenue at the entrances of the development. The art will be visually and publically accessible on the east of the building facing Tippett Road.

The proposed art location is supported by City Planning staff and the Toronto Public Art Commission.

An artist will be selected through a two-stage open call competition process. Stage 1: Open Call for Qualifications and Stage 2: Semi-Finalist Brief. The short list of five (5) artists will develop proposals for the jury members to review concepts and select the artist.

The artist will be selected by a five (5) person jury composition, drawn from the list provided in the Public Art Plan. The selection process, with a majority three (3) art experts is in keeping with the City's Percent for Public Art Guidelines. The jury will consist of independent art experts including one (1) resident of the Ward and two (2) Owner representatives.

In accordance with City policy, City Planning continues to encourage the developer to seek artistic excellence and expertise with broad representation from the art community in the selection of artists and jury members.

The estimated budget allocation for the art, administration and maintenance is described in the Public Art Plan which is in compliance 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 meeting on September 30, 2020, which recommended approval of the proposed Plan.

Conclusion

4 and 6 Tippett Road – Public Art Plan is in compliance with the City's objectives for the provision of public art associated with 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.

CONTACT

Lara Tarlo, Senior Urban Designer, Tel. 416-338-1132, Lara.Tarlo@toronto.ca

SIGNATURE

Lorna Day, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan