

4000 Eglinton Avenue West - Public Art Plan

Date: September 15, 2021
To: Etobicoke York Community Council
From: City Planning Division Director, Urban Design
Wards: Ward 2 – Etobicoke Centre

Planning Application Number: 15 268318 WET 04 OZ, 20 154650 WET 02 SA

SUMMARY

The purpose of this staff report is to seek City Council approval of the 4000 Eglinton Avenue West - 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 along the privately-owned area of the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: diversity and inclusion statement; project team & statistics; project overview; historical context; description of development; proposed locations for public art; public art objectives; public art criteria; selection process; selection committee; artists; budget and distribution; mentoring bursary; developer background; and schedule.

The attached plan meets the objectives of the City'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 4000 Eglinton Avenue West - Public Art Plan as attached (Attachment 1) to the report dated September 15, 2021 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendation in this report has no financial impact.

PROPOSAL

4000 Eglinton Avenue West Block A and Block B is located at the northeast corner of Eglinton Avenue West and Royal York Road. The site is located in the Humber Heights-Westmount neighborhood with close proximity to Buttonwood Park, La Rose Park, Westmount Park, the Humber River and the Humber River Recreational Trail. The Eglinton Crosstown West Extension underground station is proposed at the northwest corner of Royal York Rd and Eglinton Ave West, approximately 130 metres away from site.

The site proposes a mixed-use high-rise development consisting of two blocks. Block A includes two residential towers, 25 storeys each while Block B includes two residential towers with heights of 25, and 21 stories and a 6-storey podium comprising a total of 1,320 residential suites. Block A is joined by a 6-storey podium and Block B is connected by a 6-storey podium. Both Blocks provide retail at grade, which is located along the private roadway. Between the residential buildings there will be a promenade lined with retail, and a public park will also be located on the development site west of Block A. The development review process has resulted in a commitment to public art on this site.

The public art is proposed in three potential areas of which one or more of the three sites could be used for the public art. The three locations are as follows: the first location is between Block A and Block B where the artwork could be at the south entrance off of Eglinton Avenue West or integrated within the building façade; the second location is in the north courtyard between Block A and B suggested as a standalone piece; and the third location is on the south-west corner of the development site at the intersection of Eglinton Avenue West and the future public road suggested as a standalone piece or integrated within the building façade.

APPLICATION BACKGROUND

A Preliminary Report for the application at 4000 Eglinton Ave W went forward to Etobicoke Community Council on April 5, 2016 and was later appealed to the Ontario Municipal Board. A settlement was reached at the Local Planning Appeal Tribunal (formerly the OMB) with decisions from the LPAT, including the final order.

The Zoning By-law Amendment Application Preliminary Report was considered by Etobicoke Community Council on April 5, 2016 and was adopted with amendments. For more information:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY13.3>

City Council adopted the Zoning By-law Amendment Application Request for Directions Report and decision item on March 9, 2017 without amendments and without debate to amend the Etobicoke Zoning Code to permit a mixed-use development. For more information:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY20.8>

City Council adopted the Request for Directions for the OMB appeal item on January 31, 2018 without amendments and without debate. The owner of the property at 4000 Eglinton Avenue West (the "Site") had appealed its zoning by-law amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the time allotted by the Planning Act.

For a more detailed Decision History, see the February 3, 2017 Request for Directions report from the Director, Community Planning, Etobicoke District, at the following link: <https://www.toronto.ca/legdocs/mmis/2017/ey/bgrd/backgroundfile-101124.pdf>

On February 27, 2017, the applicant made a formal re-submission. The revised proposal featured one less tower and provided for an on-site park. The proposal included 4 towers (down from 5) with two buildings at 20-storeys and two buildings at 30-storeys, podium heights ranging between 8 to 10 storeys, 1500 residential units and a Floor Space Index of 5.68 times the area of the lot. A total gross floor area of 110, 200 square metres was proposed of which 2040 square metres would be for retail/commercial uses.

For more information:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.5>

A settlement was reached at the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) and the decisions from the Local Planning Appeal Tribunal Final Order were issued on July 7, 2020.

For more information:

<https://www.omb.gov.on.ca/e-decisions/PL161153-JULY-7-2020-ORD.doc>

The owner has agreed to implement the public art on site and entered into a Section 37 Agreement registered on November 16, 2020 for a contribution total of up to eight hundred thousand dollars (\$800,000.00) by the provision of Public Art, at the discretion of the Chief Planner in consultation with the Ward Councillor.

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

The mixed-use high-rise development consists of two blocks (Block A & Block B). Block A consists of two residential towers, each with a height of 25 storeys, while Block B consists of two (2) residential towers with heights of 25, and 21 stories. There is a total of 1,320 suites. Both Blocks provide at grade retail space, which is centralized along the proposed internal private roadway to create a community gathering space for both visitors and residents to utilize. The proposed public art will be prominently located on this site, integrated into the landscaped areas, courtyard or on the frontages of the building façades. The art will be visually and publicly accessible along the entrance of the development and other publicly accessible areas of the site. The public art objectives encourage the following:

- pedestrian movement,
- a sense of community,
- opportunity for community members to come in contact with public art,
- contribute liveability to a developing neighbourhood, and
- enhance the area as a destination within the broader neighborhood.

The proposed public art will be highly visible on this site and the locations are supported by City Planning staff and the Toronto Public Art Commission.

An artist will be selected through the following two stage competition process:

Stage 1: A long list of artists has been developed that includes international and domestic artists of established reputation and experience with diverse background.

Stage 2: Expression of Interest will be sent to the short listed artists to prepare detailed concepts. The winning artist will be selected by the independent selection committee comprised of a majority of art experts with consideration to diversity and equity seeking backgrounds.

The five (5) person selection committee will be drawn from the list of potential committee members provided in the Public Art Plan. The jury will consist of four (4) members with a majority of art experts, and one (1) representative of the owner team. The selection process, with a majority of art experts, is in keeping with the City's Percent for Public Art Guidelines.

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

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. It was presented to the Toronto Public Art Commission at its meeting on July 14, 2021, where it gained support.

Conclusion

4000 Eglinton Avenue West – Public Art Plan is in compliance with the City's objectives for the provision of public art associated with the 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

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SIGNATURE

Emilia Floro, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan