The purpose of this staff report is to seek City Council approval of the 65-75-85 East Liberty Street - Public Art Plan. The plan has been prepared by the owner in compliance with the development approval provisions. The plan, which is included as Attachment 1 of this report, outlines the method by which the owner will commission public art in the publicly-accessible, privately-owned area of the development site.

The 65-75-85 East Liberty Street - Public Art Plan provides a framework for a public art commission including context plan, art selection process, approach to public art, preliminary budget and proposed locations. The attached plan meets the objectives of the City Planning Percent for the Public Art Program and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:


FINANCIAL IMPACT

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

DECISION HISTORY

Council has approved the rezoning application as outlined in By-laws 565-2000, 566-2000 and 600-2005 for the redevelopment of this site 65-75-85 East Liberty Street.
In the Section 37 Agreement, dated June 16th, 2005, a public art commitment was secured. As outlined in the public art provisions, the owner has options to commission public art on or off-site.

The applicant has chosen the option to commission on-site public art. The owner is required to produce a Public Art Plan for review by City Planning staff and its advisory panel, the Toronto Public Art Commission. Initial meetings were held with the owner team and Urban Design staff to discuss public art site potentials. On January 19th, 2011, the owner representatives made a presentation to the Toronto Public Art Commission at which time a recommendation was made for the approval of the 65-75-85 East Liberty Street - Public Art Plan.

ISSUE BACKGROUND

The owner and City Planning staff met to discuss the public art process and to identify the public art site potentials. There are two sites proposed. Site A is located at the northwest corner of the site in a large plaza. Site A is mandatory due to its accessibility and visibility. The second, Site B to be considered optional at the northeast corner of the site. The primary location Site A has been chosen due to its visibility at this intersection of East Liberty Street and Western Battery Road creating a focal point.

The owner has chosen an invitational competition between two well-known artists Do Ho Suh and Olaf Breuning to compete for this project. As stated in the attached Public Art Plan the owner has successfully worked with local artists on past projects and felt it appropriate to invite international artists into a competition.

The Art Selection Jury composition consists of an owner representative, the architect and a majority of independent expertise including a local ward representative.

The artist will be selected based on a concept and the fulfillment of the terms of reference as highlighted in the attached plan.

The selected artist will work with the landscape architect to insure that the design of the plaza and the art are cohesive and an integrated approach, while addressing the challenge of existing vent shafts as shown on the Site Plan attached.
The art budget is identified in the Public Art Plan and is based on a preliminary estimate of $1,700,000.00 that will be confirmed in a process as outlined in the Section 37 Agreement dated June 16th, 2005.

**COMMENTS**

The 65-75-85 East Liberty Street - Public Art Plan provides an introduction to the project, the team, and introduces the background to the public art provisions. The public art objectives are addressed for this on-site program; with a focus on the privately owned site is highly visible and accessible to the public.

As outlined in the attached plan the owner is supportive of the City's Percent for Public Art Program, its process, and the results. The owner is looking to promote their positive experience by holding a symposium inviting the project teams and artists from this project to share and communicate with local artists in the community.

The 65-75-85 East Liberty Street - Public Art Plan meets the City’s objectives for the provision of public art in private development, is in accordance with the City Planning Percent for the Public Art Program, and is supported by the Toronto Public Art Commission. Upon City Council approval, the owner will commence the artist competition as scheduled in the attached plan.

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

**CONTACT**
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**SIGNATURE**

______________________________  
Robert Freedman  
Director, Urban Design  
City Planning Division

**ATTACHMENTS**
Attachment 1: 65-75-85 East Liberty Street - Public Art Plan
ATTACHMENT 1: 65-75-85 EAST LIBERTY STREET - PUBLIC ART PLAN

LIBERTY VILLAGE:

Public Art Plan for 65-75-85 East Liberty Street
Toronto, Ontario

Amended January 24, 2011

Presented to the Toronto Public Art Commission
January 19, 2011
by
Rina Greer and Catherine Williams, co-consultants for the project

Also in attendance:
Leslie Yager, Plazacorp Investments Limited
Leslie M. Klein, Quadrangle Architects Limited

1. Introduction to Liberty Village

Liberty Village is a rapidly developing neighbourhood in downtown Toronto. It is bounded at the north by King Street West, at the west by Dufferin Street, at the south by the Gardiner Expressway, at the east by Strachan Avenue and the northeast by the Canadian Pacific railway tracks. Formerly a heavy industrial area that developed around the old central prison of Toronto (demolished 1920; chapel existing), it has been abandoned for the past 20 years. Since 2004, many old factories have been repurposed as lofts while others have become offices, artist and design studios, restaurants, gyms, furniture stores and galleries. New condominium towers and townhomes are currently focused on East Liberty Street, which begins east of Hanna Avenue.

1.1 Context Plan

Context plan of 65-75-85 East Liberty Street within the context of Liberty Village, is on page 2.
2. 65-75-85 East Liberty Street

This condominium property is located in the east Liberty Village area. It covers a city block bounded on the north by East Liberty Street, on the west by a private road owned by the City, on the south by the former Front Street Extension lands (slated to become a local road), and on the east by Pirandello Street. The East Liberty frontage is across the street from the southern boundary of a new city park to be called East Liberty Park.

In accordance with the zoning bylaw and the Urban Design Guidelines for Liberty Village, 65-75-85 East Liberty Street will consist of three towers (height: 23 floors, 24 floors, 23 floors) that are stepped back beginning at the 11th storey level. The towers are linked by a 6 storey podium (17.8 metres), thereby forming one large building mass. There are 41 townhouses facing the street all around the base of the building. The building is built out to the property line.

There are two exterior landscape courtyards at the third floor on the roof of the covered parking area. These courtyards include private outdoor zones adjacent to dwelling units and condominium amenity space that is accessible from the floor and visually accessible from units looking down onto the landscape. The landscape treatment for the small private zones will consist of large decorative pavers with a planter to divide the private and public areas. For the other roof areas there will be a sedum-based extensive green roof as per the City’s Green Roof By-Law. This includes the roof of the 4th and 8th floors.

The building material is primarily precast with brick pattern that will be stained to brick (red) colour. The architectural industrial aesthetic is in keeping with the original historic loft buildings of this neighbourhood.
Building Elevation: North façade on East Liberty Street with a view of Site B corner, facing the proposed East Liberty Park
Site Plan
3. Art Sites – Site A (required) and Site B (optional)

After consultation with the developer, the architect and City planning staff, two sites have been identified. The primary art Site A (required) is the large plaza at the northwest corner of the site which dips northward, more or less at the junction of East Liberty Street and Western Battery Road. The secondary Site B (optional) is the smaller plaza at the northeast corner of the site. The two sites offer the artist the opportunity to make a work spanning two locations, if that is desirable to the art concept.

Site A (pictured above) is a large, irregularly shaped open plaza measuring 303 m² (3261 sq.ft.) situated at the northwest corner of the development. As the terminus of the view corridor of Western Battery Road, it offers excellent sightlines to travelers going east and west over the hill on East Liberty Street and going north and south on Western Battery Road.

Both sites are immediately south of the large, new Liberty Village Park (0.42 ha) planned for the neighbourhood, and the proposed artwork will also be seen from that community gathering spot. The plan for Site B is at the conclusion of this section.

The art is envisioned as a landmark and a way-finding beacon for pedestrian and vehicular traffic at this southern edge of Liberty Village. Given the irregular shape of Site A and the positioning of four vents, the artwork may consist of one very large dramatic element or a series of large and small scale elements. The secondary site also has a parking exhaust shaft vent at grade that the artist will have to consider.
At both sites, all air vents have concrete curbs and metal grates that are flush with the finish grade (for the Site A, the 2 shafts on the very left are intake shafts, the middle shaft is a Generator Room exhaust and the shaft located at very right is High Voltage exhaust). Site B has a parking exhaust shaft at grade.

The developer has agreed that, with the exception of these vents, the currently proposed concrete paving design and landscape planters at both sites will be deleted in order to free up the space for the artists to address. Although the shape of the grates and their location are fixed, the artists will have the option of integrating them into the art concept as long as all code requirements and regulations are met.

The currently approved landscape plan for both sites will be re-developed in response to the art and with the winning artist’s collaboration/approval/input. The plan will be resubmitted to the City for review and approval if the plan is revised to include the art.

SITE B PLAN:

4. Art Site Requirements

The following requirements will be listed in the Terms of Reference for the competing artists. The art should:
• Take into account the aesthetic of the architecture
• Be able to be viewed both at a distance as well as up close
• Act as a landmark for the southern edge of Liberty Village
• Be composed of one or more elements
• Be resistant to environmental conditions
• Be mindful of public safety
• Be easy to maintain, with no moving parts, interactivity or electrical components other than lighting.

5. Art Selection Process
The developers propose to conduct an invitational competition between the following highly acclaimed artists:

1) Do Ho Suh
2) Olaf Breuning

These artists were born and educated in Seoul, Korea and in Schaffhausen, Switzerland, but are now both living and working in New York City. Each has a unique signature to his own work that is the result of their specific backgrounds combined with the fact that they have elected to live outside of their homelands. Their personal immigrant experiences are considered relevant to this project, which will be situated in Liberty Village, an area primarily populated by newcomers to Canada. As Plazacorp has worked exclusively with Canadian artists in all of their previous public art projects, it was felt that artists originating and living outside of the country would bring a new perspective to this international residential community in Liberty Village.

Each artist will receive a fee to develop a complete plan and budget for the artwork, including conceptual approach to the site, design of the art components, a detailed budget including quotations from fabricators and installers and a timeline.

The selected artist will work with Matthew Bernstein of Terraplan Landscape Architects to ensure that the artworks and the landscape design for the plaza are cohesive.

The public art consultants will continue to be involved in the process through to completed installation of the artwork.

6. Plazacorp’s Approach to Public Art

Plazacorp has only recently become involved with the 1% for Public Art Program and they are most enthusiastic about the process and the resulting artworks. To date, they have commissioned work exclusively from local artists, all living in or within 90 miles of
Toronto. Two projects (involving 3 artists/teams) will be fully completed this spring and another one has finished the competition stage and is moving to contract.

Plazacorp would very much like to share their enthusiasm and experiences with young artists and with the arts community. They propose to hold a symposium, likely at OCAD, with their architect and the participating artists and art consultants for these projects, to share their experiences and to address the physical and technical considerations that affect public art. This would take the form of presentations, panelist discussion and then a question and answer period with the audience. Efforts would be made to advertise this symposium to the local arts community.

7. The Jury

The jury will consist of two representatives of the developer and three art experts, as follows:

Leslie Yager             Plazacorp Investments Limited
Leslie M. Klein          Quadrangle Architects Limited
Representative: National Gallery of Canada:
Marc Mayer, Director, or Josee Drouin-Brisebois, Senior Curator
of Contemporary
Art, or Jonathan Shaughnessy, Assistant Curator of
Contemporary Art
James Carl                Independent Curator and Writer
Nancy Campbell

8. Preliminary Budget

A budget of $1,700,000.00 has been estimated for public art at 65-75-85 East Liberty Road and will be apportioned as follows:

Administration of competition and expenses, artist fees, 2 trips travel and accommodation for all artists, jury fees, art consultants’ fees 10%

Contingency: landscape and architectural liaison, administration and tax differential, artwork material price fluctuation, change orders, unforeseen issues and educational outreach: Symposium 10%
**Maintenance**: funds held in trust for and on behalf of the condominium corporation. Percentage to be reviewed after concept is selected minimum 5%

**Art**: including all materials, fabrication, design fee, 75% (depending on Maintenance amount) installation, footings, insurance, legal fee, design development, testing, consulting / engineering fees, contingency, all applicable taxes

**Total Art Budget**: 100%

9. **Preliminary Timetable**

- Terms of Reference sent to Artists: March 2011 (following City Council approval of Public Art Plan)
- Site Briefing for artists: April or May 2011
- Technical Mid-Point Review: early September 2011
- Artists’ Presentations to Jury; Winner Selected: early December 2011
- Contract/ Final Drawings: by March 2012
- Fabrication: April 2012 – August 2013
- Installation: Fall 2013
- Occupancy: Winter 2013