



STAFF REPORT ACTION REQUIRED

310 and 320 Tweedsmuir Avenue - Public Art Plan

Date:	December 15, 2011
To:	Toronto and East York Community Council
From:	Robert Freedman, Director, Urban Design
Wards:	Ward 21 - St. Paul's
Reference Number:	te12005

SUMMARY

The purpose of this staff report is to seek City Council approval of the 310 and 320 Tweedsmuir Avenue - 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 proposed development consists of two residential towers connected by a three-storey podium around the perimeter. The site is north-east of Bathurst Street and St. Clair Ave in close proximity to St. Clair TTC Station, a college and an established residential neighborhood. The development is on the corner of Heath Street West and Tweedsmuir Avenue. The art will be on private property but in a highly visible and accessible area of the site.

The 310 and 320 Tweedsmuir Avenue - Public Art Plan provides a framework for a public art commission including the introduction and background; the site context and public art site; the artist selection method; the documentation, communications and public relations; the estimated art budget; and schedule. The attached plan meets the objectives of City Planning's Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

City Council approve the 310 and 320 Tweedsmuir Avenue - Public Art Plan attached to the report dated December 15, 2011, from the Director, Urban Design.

FINANCIAL IMPACT

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

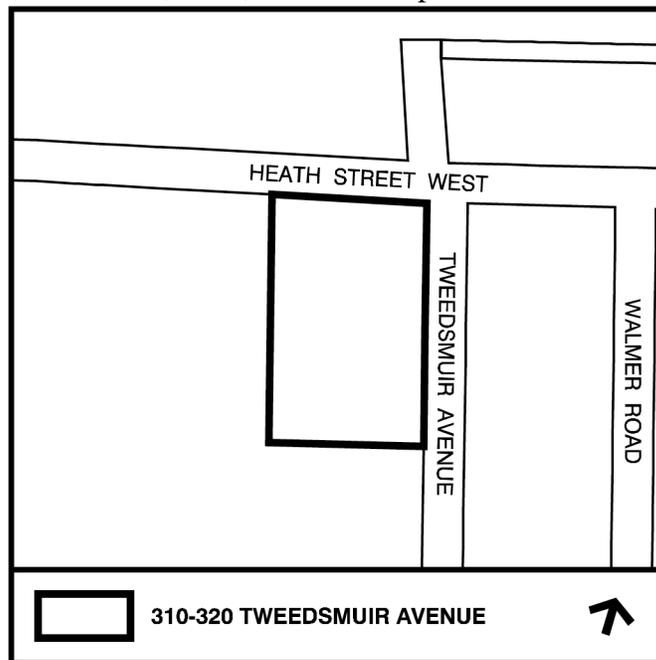
DECISION HISTORY

In accordance with the April 13, 2010 Ontario Municipal Board decision, the owner shall comply with the Section 37 provisions and contribute \$700,000 for on-site public art (indexed annually).

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 between the owner and City Planning Staff who met to discuss the public art process and to identify the site potentials. On November 29, 2011, the owner representatives made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission recommended approval of the 310 and 320 Tweedsmuir Avenue - Public Art Plan.

ISSUE BACKGROUND

There are two site locations proposed: one at the central entrance /axis facing Tweedsmuir Avenue above the main entrance on the building. The other art site is proposed along the perimeter of both buildings.



The project will be developed in two phases. The first phase will be the north tower and the second phase will commence subsequently with market demand. The architectural treatment of the building will be significant and the artists will be working with the architect to insure that the integrity of the design is maintained.

As outlined in Attachment 1 the owner has proposed a two-stage invitational competition with a three person jury consisting of one owner representative, and two independent art experts, one of which lives or works in the ward.

COMMENTS

The 310 and 320 Tweedsmuir Avenue - Public Art Plan is in compliance with the City's objectives for the provision of public art in private development for this on-site program and 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's approval, the owner will commence work with the artist 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: 310 and 320 Tweedsmuir Avenue - Public Art Plan

Attachment 1

Prepared for: Morguard Investments Limited
Prepared by: Public Art Management
Karen Mills, Ben Mills

For Presentation: To Toronto Public Art Commission,
Nov. 29, 2011



1. General Project Summary:

Owner/Manager: Morguard Corporation
Contractor: PCL Construction
Public Art: Public Art Management
Project Architects: Page and Steele

Two Phase Project

Phase 1 (North Tower) Schedule:

Commencement: May 16, 2011

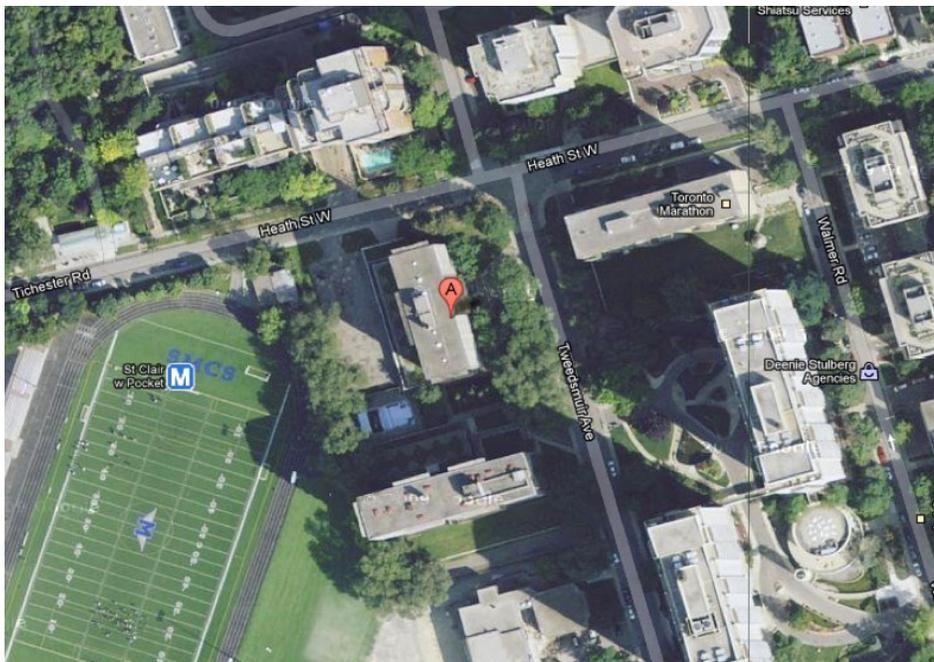
Completion: October 2013

Phase 2 (South Tower) Schedule: Based on market conditions

2. Introduction:

The 310/320 Tweedsmuir Development project situated on a site at Tweedsmuir and Heath Streets consists of two thirty storey residential towers (combining rental and affordable housing) connected by a podium which houses separate amenities for the development. The design has been sensitively woven into the neighbourhood through the creation of what reads as a three storey podium around its perimeter. This development replaces an older and mechanically inefficient rental structure with the rental housing being replaced in the north tower now under construction.

The project is phased, with the first phase (north tower) site currently being excavated. The second phase will commence in accordance with market conditions.



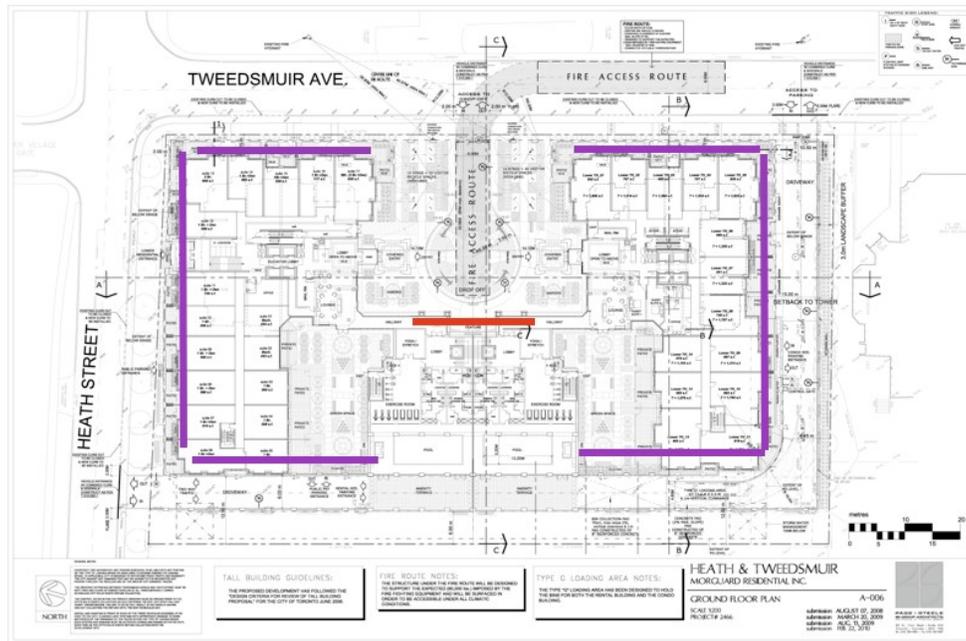
Art Locations:

Location One: Central Entranceway (in Red)

A prominent feature of the podium, this building houses the amenities section of the development and will be a very high-traffic area. The structure faces east towards Tweedsmuir Ave., looking over the central driveway and courtyard. The area above the main entranceway has been identified as the preferred location for art and could allow for a multitude of treatments.

Location Two: Perimeter Area (in Purple)

Consists of the perimeter of the site (within property lines) and may include fencing or other artist designed elements, which will add a fine level of integrated art that individuals can respond to and will be in keeping with the scale of the building and its surrounding neighbourhood.



Public Art Program:

Public art will be commissioned for the development in accordance with Section 4.2.4(ii) whereby the Owner will commission Public Art works and/or collaborative Public Art works equal to the value of the Public Art Contribution...”

4. Budget: Public Art Contribution

Under the terms of the Section 37 agreement with the City of Toronto, the public art contribution has been set at \$700,000. and:

“The amount of the Public Art Contribution herein shall be adjusted upwards annually by an amount which is indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA...”

The Section 37 agreement further notes (Article 4.2.6.b) that the installation of the Art works “can be phased to reflect construction phasing of the project provided there are no more than 2 phases”.

Public Art Budget/Contribution: \$700,000. or \$350,000. for each development phase.

Allocations:

Administration:	10%
Reserve for Coordination:	10%
(fees for: engineers, architects, and contingency)	
Maintenance reserve:	3%
Public Art Budget:	77%

5. Selection Process:

A two stage invitational competition is proposed.

Stage 1: Comprises an invitation for expression of interest issued to long listed artists.
The Owner and PAM will review responses and identify Finalists.

Stage 2: Comprises juried interviews for concept to Owner selected Finalists.

The three person jury shall consist of one representative from Morguard and 2 independent art experts. One expert must be an artist and one must live or work in the ward.

The proposed Jury candidates are:

Barbara Astman, artist

James Lahey, artist lives in ward
Margaret Priest, artist
Kathleen Sharpe, arts administrator, member of ArtScape Board (operating within the ward)

6. Invited Artists:

The invited artists are:

Jeannie Thib
Joanne Tod
Marlene Hilton Moore
Sarah Hall
Allan Harding Mackay
R. Stuart Keeler

The competition will commence upon approval of this public art program by Toronto City Council.