



**STAFF REPORT
ACTION REQUIRED**

Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan

| | |
|--------------------------|---|
| Date: | May 28, 2012 |
| To: | Toronto and East York Community Council |
| From: | Robert Freedman, Director, Urban Design |
| Wards: | Ward 19 – Trinity-Spadina |
| Reference Number: | te12045 |

SUMMARY

The purpose of this staff report is to seek City Council approval of the Fort York Neighbourhood: 20 Bruyeres Mews 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 in the publicly-accessible, privately-owned area of the development site.

This public art plan provides a framework for a public art commission including the introduction and background, the public art sites and requirements; the artist selection process and the jury; a preliminary 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 Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan as attached to the report dated May 28, 2012, from the Director, Urban Design.

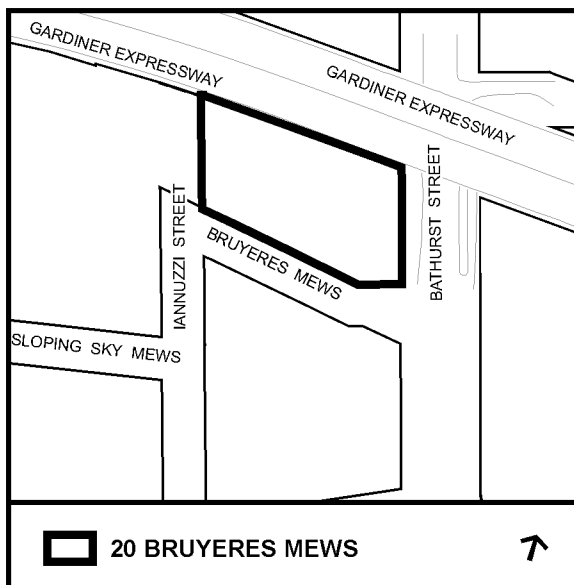
FINANCIAL IMPACT

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

DECISION HISTORY

Block 6S (20 Bruyeres Mews) is located in the Fort York Neighbourhood area, and is part of the Fort York Neighbourhood Public Realm Plan, adopted by City Council in 2004 and implemented through By-law No. 708-2005.

In 2005, the Fort York District Public Art Plan: Blocks West of Bathurst was approved by City Council. In accordance with the development approval conditions, the owner of Block 6S is required to comply with the public art provisions. The owner opted to commission public art on site, and 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 May 16, 2012, the owner representatives made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission recommended approval of the Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan.



ISSUE BACKGROUND

As outlined in Attachment 1, the owner is focussing on the open plaza underneath the Gardiner. This plaza will be privately-owned and publicly-accessible. This site was identified in the aforementioned District Public Art Plan in conjunction with Block 6 as a significant way to reclaim that space for the public. The owner has created a landscape plan into which the art will be integrated.

COMMENTS

The owner is offering two potential locations within the park for public art competition: either Site A, on the west side of the park, or Site B, which is the whole of the site. The owner has opted for an invitational competition in which three artists will receive a fee to develop a conceptual plan and a detailed budget. The art selection jury will consist of five members, two to represent the developer and three art experts, with at least one member representing the ward.

The Fort York Neighbourhood: 20 Bruyeres Mews 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 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 artists as scheduled in the attached plan.

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

CONTACT

Jane Perdue
Public Art Coordinator
Tel. No. 416 392-1304
Fax No. 416 392-1744
E-mail: jperdue@toronto.ca

SIGNATURE

Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan

Attachment 1

Fort York Neighbourhood Public Art Plan: 20 Bruyeres Mews, Toronto, Ontario

Presented to the Toronto Public Art Commission
May 16, 2012 by
Catherine Williams and Rina Greer -- co-consultants for the project

1. Introduction: The Fort York Neighbourhood

The Fort York Neighbourhood (FYN) has emerged as a new neighbourhood within the City of Toronto. It is a high-density, primarily residential community bounded to the north by Fort York Boulevard, to the south by Lake Shore Boulevard West, to the west by Strachan Avenue and to the east by Dan Leckie Way (Portland Street). It is a gateway to Toronto for those approaching the city from Lakeshore Boulevard West.

20 Bruyeres Mews is located within the FYN Area, which is rich in historical, industrial and waterfront references.

A comprehensive, co-coordinated approach was undertaken by all the landowners in the FYN Area to create a pedestrian-oriented public realm plan and to enhance links to existing development. A detailed study, lasting some 15 years, was undertaken at both the official plan and zoning by-law levels. In December 2004, there was a public realm study process, which culminated in the adoption by City Council of the *Fort York Neighbourhood Public Realm Plan* (the “Realm Plan”), and later implemented by By-law No. 708-2005. The *Fort York Neighbourhood Public Realm Plan* was adopted by City Council in 2005. It received an award from the City of Toronto and from the Ontario Professional Planners Institute.



Context Plan: Block 6S

2. Block 6N: 169 Fort York Blvd. and Block 6S: 20 Bruyeres Mews

Previously owned by Wittington Inc., Block 6S is now owned by the Onni Group of Companies. The development is located in the north east quadrant of the FYN; the northern portion of the development block is bordered by the 'Under the Gardiner Open Space Area', to the east is Bathurst Street, the south is Bruyeres Mews and the west is Iannuzzi Street.

Blocks 4 and 4A are slated for future development.

6S, known as The Yards, is located at 20 Bruyeres Mews; it consists of:

- a six storey podium with decorative precast and a metal unitized window wall system made of composite metal panels.
- a 28 storey tower of concrete and glass, and

Staff report for action – Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan

- 11 townhouses along Bruyeres Mews to the south and Iannuzzi Street to the west. They are street frontage, two storey walk up units with private access.

Bathurst Street is the eastern boundary for both blocks. The design of 6N (the building to the north) and 6S forms a cohesive community between the two blocks.



Rendering of south view along Bruyeres Mews

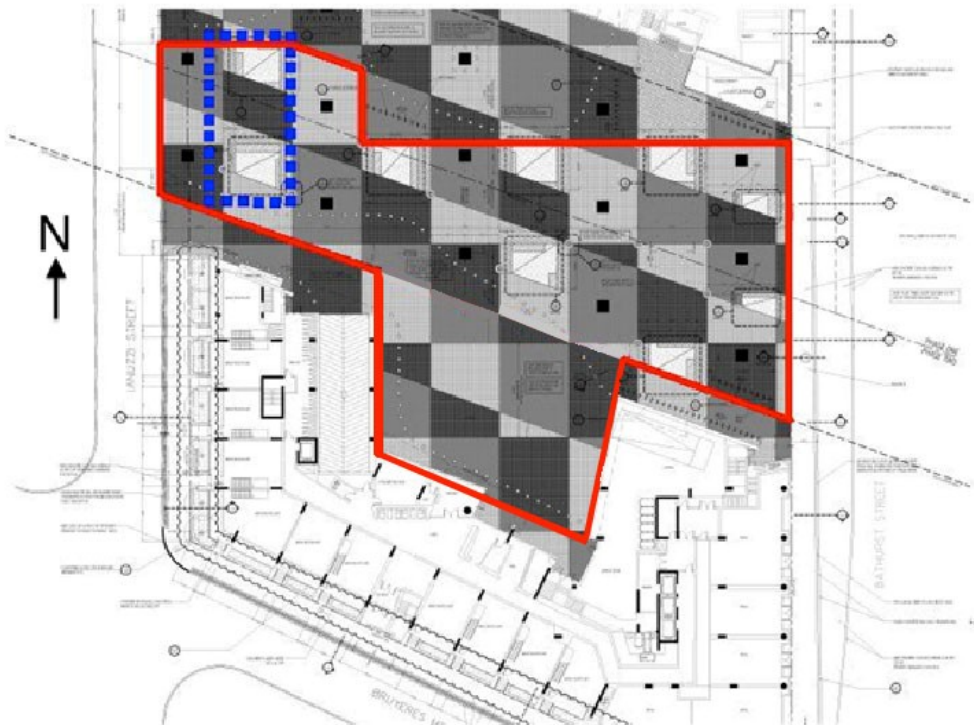
3. Park under the Gardiner Expressway

Separating Blocks 6N and 6S is a park under the Gardiner Expressway. Designed by gh3, it features a checkerboard ground pattern of a porous paving material that is cast in place and acts like a continuous seamless slab. The lighting fixtures are black anodized aluminum.

Spaced throughout the park will be angular 6 x 6 metre gabion filled mounds, covered on the top with moss/sedum and with seating carved into them lined in white stone.

The overall dimensions of the park are 83 m/272.4 ft east to west by 43.7 m/143.6 ft north to south.

The landscape architect gh3 will work with the selected artist to maximize the extent to which the artworks and their setting can be cohesive.



Landscape Plan: Dotted blue line indicates Site A. Outlined area in red indicates Site B. The northern, irregular red line indicates the division between Phase 1 and Phase 2.

4. Art Sites

In consultation with the developer, City staff and the landscape architect, two art sites have been identified in the park under the Gardiner Expressway.

The competing artists will be required to address either Site A or B.

Site A

Site A is on the west side of the park parallel to Iannuzzi Street. Currently this area is shown with two gabion filled mounds shown on the landscape plan, each measuring

Staff report for action – Fort York Neighbourhood: 20 Bruyeres Mews Public Art Plan

approximately 6 x 6 metres plus a space of approximately 7 metres between the two for a total of 19 x 6 metres. Note: the art would replace the gabions in this area.

In the next phase of Onni's development, Site A will become a focal point in the middle of the community between the two eastern Blocks 6N and 6S and the two western Blocks 4 and 4A. See Context Plan as shown on page two.

Site B

The whole area within Phase 2, as noted in the landscape plan, is considered as Site B. Mindful of the budget, any work within Site B has to be a series of small footprint elements that are elevated to be read at a distance. The goal is to animate the entire site.

5. 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 and particularly the landscaping under the Gardiner Expressway.
- Introduce any or all of the elements of height, organic shapes and colour to provide contrast to the geometric, monochromatic and low elements of the landscape design.
- Be in compliance of the restrictions as to distance from columns supporting the expressway, no attachments to the underside of the expressway, placement of lights, bollards and other such requirements. While noise and vibrations from overhead traffic may discourage birds from nesting under the Gardiner Expressway, artists will be given guidelines as to certain devices that may deter birds from perching.
- Be able to be viewed both at a distance as well as up close.
- Be resistant to environmental conditions.
- Be mindful of public safety.
- Be easy to maintain, with no interactivity or electrical components.
- Can be responsive to the wind.

6. Art Selection Process

Onni Group of Companies has elected to hold an invitational competition to fulfill its public art commitment. The following artists will be invited to submit proposals:

Lyn Carter
Adad Hannah
Marianne Lovink

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 public art consultants will continue to be involved in the design development of the winning proposal, contract negotiations, fabrication through to the completed installation of the artwork.

7. Jury

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

| | |
|---------------|-----------------------------------|
| Marc Nufrio | The Onni Group of Companies |
| Evan Lewis | The Onni Group of Companies |
| Gaetane Verda | Director, Power Plant Art Gallery |
| Carlo Cesta | artist |
| James Carl | artist, resident of ward 19 |

8. Preliminary Budget

A budget of \$430,000 has been estimated for public art at 20 Bruyeres Mews and will be apportioned as follows:

Administration of competition and expenses, artist fees, jury fees, art consultants' fees 10%

Contingency: landscape and architectural liaison, artwork material price fluctuation, change orders, and unforeseen issues 5%

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 80% (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 | July 2012 (following City Council approval of Public Art Plan) |
| Site Briefing for artists | August or September, 2012 |
| Technical Mid-Point Review | early December, 2012 |
| Artists' Presentations to Jury; Winner Selected: | early March, 2013 |
| Contract/ Final Drawings | May/ June 2013 |
| Fabrication | June, 2013 – March, 2014 |
| Installation | Spring, 2014 |
| Occupancy | Spring, 2014 |