

**1844 Bloor Street West – Public Art Plan**

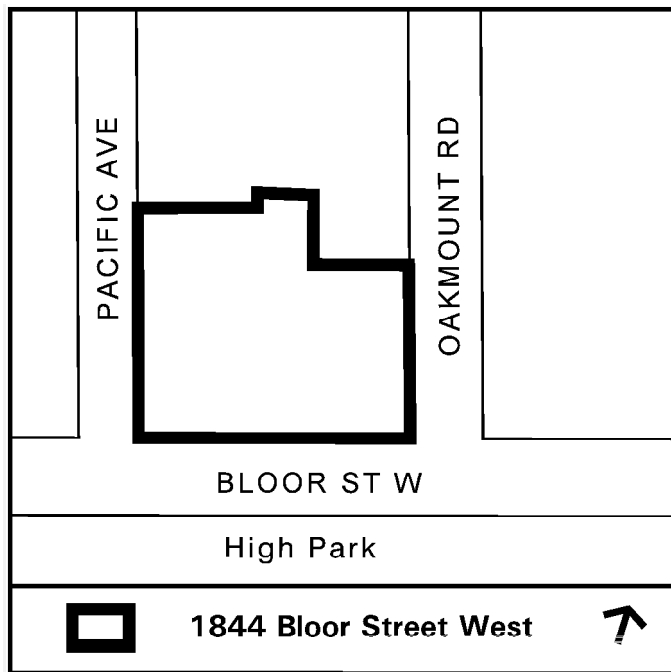
<b>Date:</b>	May 29, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Urban Design
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	P:\2013\CLUSTER B\PLN\EYCC\EY13056

**SUMMARY**

The purpose of this staff report is to seek City Council approval of the 1844 Bloor Street West - Public Art Plan. The plan has been prepared by the proponent's consultant 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 on the development site.

The proposed development consists of a 14 storey mixed-use building located on the north side of Bloor Street West, north of High Park between Pacific Avenue and Oakmount Road. The site is on an Avenue and within an Apartment Neighbourhood that extends to the north, east and west with Neighbourhoods also to the east. The development consists of a U-shaped courtyard building with a plaza fronting Bloor Street West. The art is proposed to be on private property within the plaza and highly visible and accessible from the street frontage.

The 1844 Bloor Street West - Public Art Plan provides a framework for a public art commission including the introduction, site context, specified



opportunities for public art sites, art site requirements, competition process, jury, art selection process, estimated budget and schedule of the works.

The attached plan meets the objectives of the City's Percent for Public Art Program and is supported by the Toronto Public Art Commission.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council approve the 1844 Bloor West - Public Art Plan attached to this report dated May 29, 2013 from the Director, Urban Design.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On January 10, 2012, the Etobicoke York Community Council considered a Final Report from the Director of Community Planning, Etobicoke York District, which recommended approval of the proposed development, subject to certain conditions. Community Council referred the matter back to staff for further community consultation.

A community consultation meeting was held on March 1, 2012 and a Design Working Group was formed made up of community members, proponent's design team, City Planning staff and the Ward Councillor in order to address issues related to proposed building materials, landscaping and bird friendly building techniques and elements.

Following the Design Working Group sessions, City Planning staff prepared a Request for Directions Report, which was considered and adopted by City Council on June 6, 7 and 8, 2012 (Item EY 16.1).

In accordance with the recommendations of the Request for Direction staff report that was adopted by City Council and subsequent Ontario Municipal Board decision dated January 24, 2013 (File No. OMB PL 120190), the owner shall comply with the Section 37 provisions related to the Public Art Program.

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 Planning staff who met to discuss the public art process and to identify the site potentials.

On May 15, 2013, the owner and the public art consultant made a presentation to the Toronto Public Art Commission, at which time the Commission recommended approval of the 1844 Bloor Street West Public Art Plan, subject to clarification of the artist team approach and the site opportunities. The owner subsequently revised and resubmitted the 1844 Bloor Street West Public Art Plan, as attached.

## **ISSUE BACKGROUND**

The development site at 1844 Bloor Street West contains a court yard plaza, south facing and open to Bloor Street West. The plaza is publically accessible and visible from the street frontage. The Public Art Plan has identified three locations within the plaza as possible locations for public art. The locations are meant to support and reinforce the architecture of the building at the main entrance, the landscape design and the enhanced streetscape treatment.

As outlined in Attachment 1, the proposal is for a two-stage artist competition between teams of artists consisting of a young emerging artist and an established artist.

## **COMMENTS**

The 1844 Bloor Street West – 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 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**

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## **SIGNATURE**

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Robert Freedman  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment 1: 1844 Bloor Street West – Public Art Plan

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### **Public Art Plan for 1844 Bloor Street West Toronto, Ontario Revised Plan May 24, 2013**

**Presented to the Toronto Public Art Commission  
May 15, 2013**

**In attendance:  
Catherine Williams, Public Art Consultant  
Neil Pattison & Brock Stevenson: The Daniels Corporation**

### **Introduction**

With over one million visitors annually, High Park is the jewel of Toronto's park system. The park, over one-third of which remains in a natural state, is home to many species of wildlife, including birds, fish and animals. Highlights of the park include a Children's Garden, Colborne Lodge, a Regency cottage built in 1837, Grenadier Pond and the High Park Zoo.

Across the street from High Park, on the north side of Bloor Street, The Daniels Corporation will soon be building a 400-unit condominium building with commercial/retail space at grade. The building will consist of three components arranged in an inverted "U" shape around a public plaza. The north side of the development will be a 14-storey condominium with two wings, each of nine storeys. Both nine storey wings will contain a two storey street front commercial space fronting on Bloor Street. There will be townhomes along the outer sides of the two wings, Pacific Avenue on the west and Oakmount Avenue to the east, for a total of 12 townhomes at street level.

The Daniels Corporation is eager to have young, local artists engaged in creating public art. However, much regard must be given to the public realm, materiality, durability, maintenance and other important aspects of permanent public art. Given these issues, the intended public art program at High Park will focus on giving young artists the opportunity to work with established artists throughout the public art process to create unique, local expressions of public art. The Daniels Corporation has chosen local artists so that local protégés may benefit.

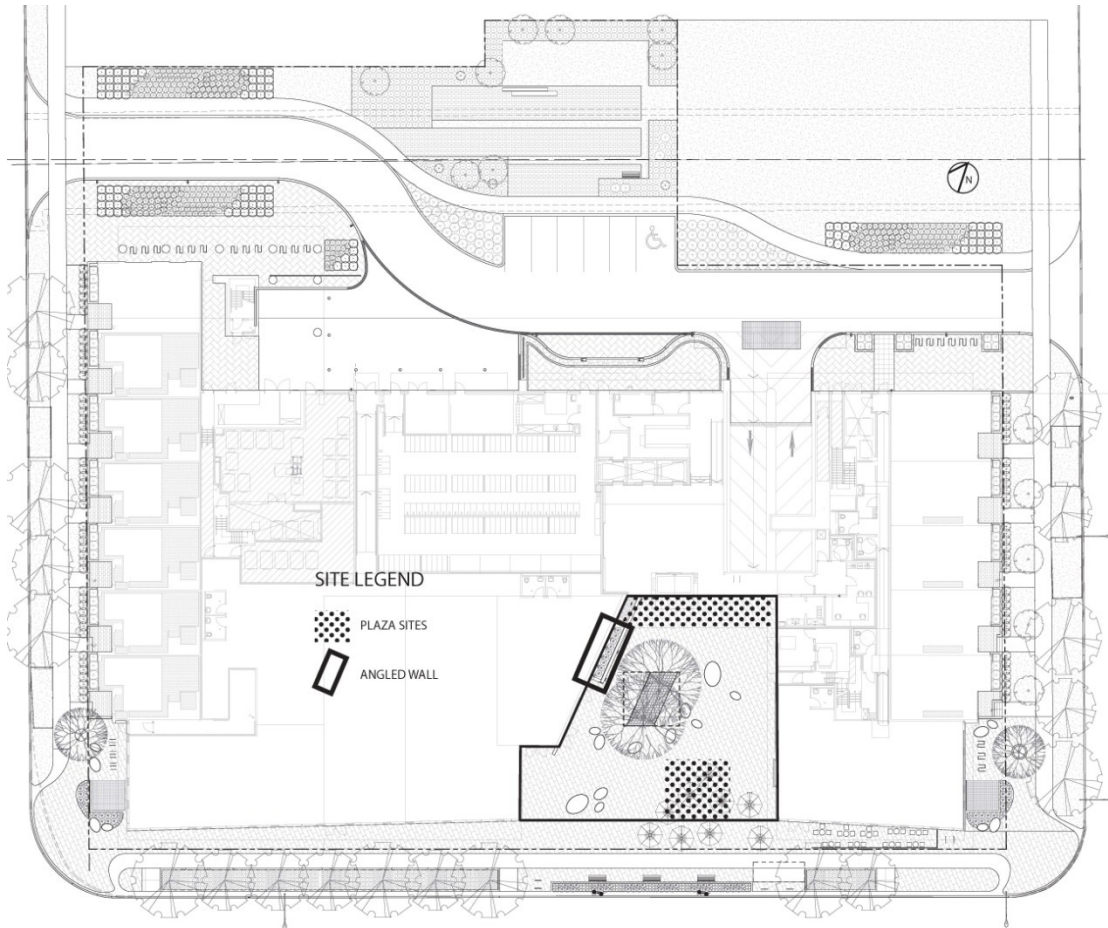


Draft rendering of 1844 Bloor Street West

### **Introduction to the Plaza**

Between the two nine storey building wings is an irregularly shaped plaza that is approximately 25 metres deep x 20 metres wide. The plaza is privately owned and publically accessible from Bloor Street and is the primary pedestrian access to the condominium lobby. The vision is to create a sense of welcoming and a transition from the fully public space to a semi-private one at the lobby entrance.

The plaza is faced with 12 x 24 inch modular beige pavers set at an angle to the building. There will be two trees planted near a limestone faced angled wall on the western side of the plaza. All other walls facing the plaza will be glazed.



**Public Art Sites in the Plaza**

In proposing art for the plaza, space must be allowed for programming of events and for seasonal outdoor seating adjacent to the commercial retail spaces. Accordingly, the developer has specified areas within the Plaza for Public Art, as follows:

1. The area close to Bloor Street at the east side of the plaza. Supporting structure and power can be provided. These installations must be mindful of traffic flow. The vision/desire is to create objects that are iconic, poetic and memorable and can be lit so they are visible day and night. They will be of a scale like a landmark that is noticeable to passing traffic as well as to pedestrians.
2. There is also an opportunity for public art associated with the entrance canopy or near the entrance to the condominium. To continue the visual flow, public art here could relate in some way to any art situated closer to Bloor Street. As mentioned, to preserve as much ground space as possible, the developer would like artists to explore solutions that touch lightly on the ground.



Draft view of canopy and angled wall, looking north

3. On the western side of the plaza there is an angled wall near two trees. Measuring approximately 5 metres in height by just fewer than 6 metres wide, this wall will be clad in limestone as per the local community's direction. Artists may mount reliefs or texts on to this wall. Artists may also consider a large mosaic inset into or in lieu of the limestone.

Artists may address one or more sites within the plaza.



Draft view of angled wall without trees. View is towards Bloor Street

### **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 the landscape design
- Create an aesthetic link between the art sites, if more than one location is addressed
- 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
- Day and night presence

### **Art Selection Process**

Four experienced artists, Micah Lexier, Luis Jacob, Christian Giroux/Daniel Young and Public Studio (Elle Flanders and Tamira Sawatsky) will be required to partner with one or more young, emerging artists of their choice. Each will form an “artist team”. The young artists could be students, however Daniels will make it clear to each lead artist that



it will not be possible to incorporate this public art program into educational curricula, given the proposed time schedule and inability to satisfy varying institutional criteria.

## **The Roles of the Senior and Junior Artists**

The role of the young emerging artist (protégé) is not just to observe. The Terms of Reference will require the senior artists to work with their chosen protégés at all stages of the development and presentation of the proposals. It will be made clear that every effort should be made by the senior artists to encourage their young artist(s) to participate in the thought process and to keep them abreast as the proposals take form.

## **A Two Stage Competition**

### **Stage One - Concept Designs**

The artist teams will receive a fee of \$4,000 each to develop a conceptual approach to one or a combination of the recommended areas within the plaza.

Each team will make a presentation to the jury and technical advisors. They will be required to show multiple images that show content as well as scale and context. They will outline to the jury their choice of materials but they will not be required to submit a budget with price quotes. The jury will select one or more proposals whose teams will continue to Stage Two.

The jury members may also offer recommendations to be considered in the design development of the selected proposals.

### **Stage Two - Project Development**

The selected artist team(s) will receive additional fees, as required, to refine the designs, develop detailed budgets with quotations, and create a timeline to present to the art consultant for review with the client. Provided the artworks can be built within the budget, the commissions will be awarded.

However, if due to budgetary or technical considerations there are significant modifications to the concept accepted by the jury, the jury will be recalled to re-assess the revised design. If the revised design is not accepted, then the artist teams, at no additional fee, will require further modifications to the artwork.

At any stage, the developer reserves the right to accept or reject the jury recommendation. In such a case, the competition could be re-run or the public art money could be donated to a pooled fund for public art on public lands within the ward, in accordance with the Section 37 Agreement.

The selected artist/teams will work with Diamond and Schmitt Architects and Jackie Vandervelde of Landart Architects to ensure that the artworks and the architecture and

landscape design are cohesive. The public art consultant will continue to be involved in the process through to completed installation of the artworks.

Again, the senior artists will continue to act as mentors to the younger artists in Stage Two. The successful artist team(s) chosen to go forward will include in their budgets appropriate fees for the senior and younger artists. The senior artist will be expected to act as a mentor throughout the process of design development, fabrication and installation.

## **Jury**

The jury will include three representatives of the developer (who will share two of the five votes) and three art experts as follows:

Niall Haggart, The Daniels Corporation

Carol Weinbaum, WJ Properties

Donald Schmitt, Diamond and Schmitt Architects, project architect

David Liss, Artistic Director and Curator, Museum of Canadian Contemporary Art

Nancy Campbell, adjunct curator AGO and resident of Ward 13

Panya Clark Espinal, artist

## **Preliminary Budget**

Total Public Art Budget: \$750,000

Administration: \$75,000 (10%)

This covers fees for the competing artist teams at two stages of the competition, jury fees, travel, if required and public art consultant fees

Maintenance: up to \$75,000 (10%)

The maintenance fund will be directed to the condominium board along with maintenance guidelines prepared by the artists.

Art: \$600,000 (80%)

The art budget(s) for each site will include the fees for the artist, consulting legal and engineering services, materials, fabrication, site preparation, lighting, if stipulated, transportation of art to the site, installation and a descriptive plaque.

Contingency: \$30,000 5% of art budget of \$600,000.

## **Preliminary Schedule**

TPAC Presentation May 15, 2013

City Council Approval July 16, 2013

Terms of Reference Distributed to Artists: July-August 2013

Artists' Briefing: July- August 2013

Stage 1 Presentations: late October, 2013

Stage 2 Presentations: mid December, 2013

Winners Selected: mid December, 2013

Artists' Contracts Executed: Spring, 2014

Installed Art: Spring, 2015

Occupancy: Spring, 2015