Update to Concord Park Place District Public Art Plan, Sheppard Avenue East and Provost Drive

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<th>Date:</th>
<th>March 15, 2013</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Robert Freedman, Director, Urban Design</td>
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<td>Wards:</td>
<td>Ward 24 – Willowdale</td>
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SUMMARY

The Council endorsed District Public Art Plan, 2008 outlines the public art objectives and principles, as well as the methods by which the Owner will administer and implement a public art process to commission public art for a large mixed-use site within the Bessarion and Leslie nodes of the Sheppard East Subway Corridor Secondary Plan Area. Attachment 1 to this report outlines public art opportunities and budget changes that reflect recent revisions to the draft plan of subdivision 66M-3624.

The purpose of this staff report is to seek City Council approval of an update to the Concord Park Place District Public Art Plan. Addendum #1 to the District Public Art Plan has been prepared by the Owner to update the plan in response to a revised plan of subdivision and Action Item MM28.26 on November 2012:

10. The District Public Art Plan be updated to reflect the change in location of the installations of the public art based on the revised draft plan of subdivision in consultation with the local Councillor and reported back to North York Community

Staff report for action – Update to Concord Park Place District Public Art Plan, Sheppard Avenue East and Provost Drive
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the attached Addendum #1 Concord Park Place District Public Art Plan for the lands at Sheppard Avenue East and Provost Drive (Plan 66M-2432) attached to the report dated March 15, 2013, from the Director, Urban Design.

FINANCIAL IMPACT

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

DECISION HISTORY

The subject site is part of the former Canadian Tire lands, now owned by Concord Adex, and is located on the south side of Sheppard Avenue between Provost Drive and the Bessarion Subway Station. The draft plan of subdivision 66M-2436 for these lands was approved in 2002, and in November 2006, a subdivision agreement between City of Toronto and Canadian Tire Corporation was registered. The agreement included requirements for the provision of public art. Early in 2007, the lands were purchased by Concord Adex.

The District Public Art Plan for the subject lands was approved by Council in November 2008.


In July 2010, Concord Adex filed applications to amend the Official Plan, Zoning By-law and draft plan of subdivision for the subject site. In November 2011, the applicant appealed to the Ontario Municipal Board based on Council’s failure to make a decision within the time prescribed by the Planning Act.

Direction to update the District Public Art Plan in consultation with the local Councillor and report to City Council was given in Action Item MM28.26 in November 2012:

10. The District Public Art Plan be updated to reflect the change in location of the installations of the public art based on the revised draft plan of subdivision in consultation with the local Councillor and reported back to North York Community Council for approval.

The Owner submitted an addendum to the District Public Art Plan. On February 28, 2013 the Toronto Public Art Commission reviewed the submission and made a
recommendation to support the addendum.

The addendum, Attachment No. 1, constitutes the required update to the District Public Art Plan. At its meeting on February 28, 2013, the Toronto Public Art Commission (TPAC) recommended support for the attached addendum.

ISSUE BACKGROUND

The Owner has consulted with the Ward Councillor and worked with City Planning in preparing the addendum to the approved District Public Art Plan. The addendum identifies the District Public Art Plan as a framework that proposes long term phasing and budgetary strategies, identification of prominent and priority art locations, site opportunities, art selection methods and possible themes. Toronto Public Art Commission and City Council needs to approve addendum to the District Public Art Plan before site-specific public art plans, or Block Plans, can be prepared.

Addendum #1 Concord Park Place District Public Art Plan reconciles public art opportunities, locations and budget with the revised plan of subdivision. The addendum builds on the approved plan and continues to support the original direction, principles and objectives of the District Public Art Plan while responding to the new block and street layout for the lands west of Provost Drive.

COMMENTS

The Concord Park Place District Public Art Plan provides a general description of the development area, public art objectives, site and art priorities, artist/public art project selection method, preliminary budget estimate, administration process and amendment procedures. The plan proposes to focus artistic expression in publicly-accessible, highly visible locations and to offer opportunities for a variety of expressions of public art. The District Public Art Plan was based on the draft plan of subdivision approved in 2002. In 2010, revised plans were submitted and have now been approved by the OMB. The reconfiguration of streets, blocks and parkland necessitate revisions to the Public Art Plan to coordinate the provision of public art with the updated development plan for Concord Park Place.

Since the District Public Art Plan was approved in 2008, public art plans for individual development blocks have been endorsed by TPAC for seven development blocks within the plan of subdivision. This addendum will inform the remaining block and any revision to the other blocks.

The addendum which applies generally to the portion of the subdivision located east of Provost Drive, updates the budget, location and distribution of public art opportunities in response to the revised layout of streets, blocks and parkland. The overall public art
objectives, selection process and administration processes contained in the District Public Art Plan, 2008, remain as Council originally approved them.

Based on updated estimates of gross construction costs (GCC) provided by the developer, the percent for public art contribution for the blocks within the plan of subdivision controlled by the Owner has now been estimated to be approximately $9,000,000. The total estimated public art contributions representing one percent of the GCC are $1,000,000 increase above the preliminary public art budget identified in 2008. The GCC is an estimate only and the final GCC will be determined at the building permit stage and adjusted accordingly. The updated art budget estimate and its component breakdown based on the revised plan of subdivision are identified in the addendum.

Addendum #1 Concord Park Place District 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 Public Art Program, and is supported by the Toronto Public Art Commission.

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SIGNATURE

_____________________________________________________
Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Addendum #1 Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive, February 7, 2013

Staff report for action – Update to Concord Park Place District Public Art Plan, Sheppard Avenue East and Provost Drive
Attachment 1: Addendum #1 Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive, February 7, 2013