ADDENDUM #1
CONCORD PARK PLACE DISTRICT PUBLIC ART PLAN

Prepared for: Concord Adex Investments Limited
Ref: 1001-1019 Sheppard Avenue East and 72 Esther Shiner Boulevard, Toronto
By: Public Art Management
    Karen Mills
For Review: Toronto Public Art Commission Feb. 2013
February 7, 2013
I. INTRODUCTION

In 2008, Toronto City Council approved on the recommendation of the Toronto Public Art Commission (TPAC), the Concord Park Place District Public Art Plan (2008). The DPAP 2008 outlined a strategy for providing public art having an estimated value of $8 million within the new community Concord Park Place. A total public art contribution of $9.0 million has been estimated as of this date. $2.8 million has been expended or with contracts committed to public art for Blocks 19/20, 17 and 18 to date.

Public art commissions have been awarded as follows:

<table>
<thead>
<tr>
<th>Block</th>
<th>Designer Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>Jaakko Pernu and Derek Root</td>
<td>Complete</td>
</tr>
<tr>
<td>17</td>
<td>Achim Zeman</td>
<td>Final Design complete, tender phase</td>
</tr>
<tr>
<td>18</td>
<td>James Lahey (previously described as Block 14)</td>
<td>Fabrication underway</td>
</tr>
</tbody>
</table>

Changes to the draft plan of subdivision have been agreed upon and include reconfiguring the street and block pattern to better serve the public uses in the park and the shape of the park to make it a central feature of the community.

Toronto City Council adopted Action Item, MM28.26 on Nov. 27, 2012. Concord Adex is providing this addendum to the approved District Public Art Plan (DPAP) to satisfy the requirement for an Updated District Public Art Plan for Concord Park Place (Updated DPAP) in accordance with the following:

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 approved DPAP 2008 needs to be revised to reflect the revisions to the plan of subdivision layout. This addendum to the Concord Park Place District Public Art Plan, 2008 is prepared in response to the revised plan of subdivision resulting from an OMB settlement (February 11, 2013) with the City on an appeal by Concord Adex.

This addendum to the approved District Public Art Plan for Concord Park Place (2008) will provide an update for public art for lands west of Provost Drive within the plan of subdivision, specifically affecting the following Blocks/Parcels within the revised plan of subdivision:

- Block 7 (Parcel A)
- Block 9 (Parcel B)
- Block 11 (Parcel E)
- Block 12 (Parcel F)
- Block 13 (Parcel G)
- Block 15 (Parcel C)

The addendum is for changes to the following for lands west of Provost Drive within the plan of subdivision:
Locations / Opportunities for public art
Budget distributions for the various public art opportunities.
Estimated public art requirements (based in current construction cost estimates) generated by each Block /Parcel

Detailed Public Art Plans for each Block/Parcel will continue to be submitted for TPAC and Chief Planner review in accordance with the Concord Park Place District Public Art Plan approved in 2008. The Concord Park Place District Public Art Plan (2008), remains in effect for the entire plan of subdivision excluding lands owned by Canadian Tire with this addendum serving as an amendment to estimated value of public art and public art opportunities for the lands located west of Provost Drive. Where this addendum is silent, the provisions of the Concord Park Place District Public Art Plan (2008) will remain in effect.

The development will be phased and in order to ensure an equitable distribution of art throughout the site, as well as ensuring that significant works may be commissioned, funding requirements from individual Blocks/ Parcels will be directed in whole or in part to sites other than the individual block being developed.

2. UPDATED PUBLIC ART LOCATIONS FOR LANDS WEST OF PROVOST DRIVE

In accordance with the Concord Park Place District Public Art Plan (2008), public art for sites west of Provost Drive will be high profile, publicly accessible sites of varying scales that would benefit the public and enhance the public realm.

The goal is to create “landmark public art that will set a new benchmark for the city”. This goal augments the guiding principles of the Concord Park Place District Public Art Plan (2008).

2.1 Updated Locations/ Opportunities for Site West of Provost Drive

All locations for public art are publicly accessible, highly visible and offer opportunities for a variety of expressions for public art. The possibility that additional future locations and opportunities may be identified has been anticipated. Additional locations and opportunities will be subject to review by the Toronto Public Art Commission and approval by the Chief Planner.

Section 4.3 Proposed Priority Locations: “Zones” mapping on page 21 of the Concord Park Place District Public Art Plan (2008) will be replaced with the map entitled “Concord Park Place Public Art Locations and Opportunities” (see Section 4).

The public art for Concord Park Place will continue to be developed over multiple Blocks/ Parcels concurrently. Implementing the public art (actual construction and installation thereof) will take place in phases in conjunction with the construction program.

1. Central Piazza Opportunity

This site including private development lands, Esher Shiner Boulevard and the new Community Park presents a significant public art opportunity at a landmark location. This location will be a major gathering place in the heart of the community. A sculptural work of an impressive scale is proposed possibly with elements that could extend into the Community Park.

Estimated allocation: $1.76 million
2. **Sheppard Promenade Opportunity**
A series of art interventions along Sheppard Avenue frontage between Bessarion Avenue and Provost Drive (and possibly on other intersecting streets within Concord Park Place) will provide animation of the streetscape, possible seating, lighting or other amenities for pedestrians.
Estimated allocation: $640,000.

3. **Dog Park Opportunity**
The future Dog Park, to be located in the south west portion of Block 11 bordering the Bessarion neighbourhood and Highway 401, is an important social gathering place, and public art will be used to animate this space and make a distinctive marker for the site visible to the highway and the neighbourhood.
Estimated allocation: $320,000.

4. **401 Lookout Opportunity**
A large scale sculptural artwork will mark the Highway 401 Lookout located on the south west corner of Block 13. This will serve to act as a signifier for Concord Park Place much as the red canoe in Canoe Landing Park has done for Concord CityPlace.
Estimated allocation: $400,000.

5. **Development Block Markers Opportunity**
This site includes landscaped areas between Blocks 13 and 18, and between Blocks 11 and 12, and may include private driveway or streetscape areas as well. The intent is to distribute significant works of art throughout the development creating a symbolic sculpture garden encouraging exploration. The artworks may be created by one or more artists and depending on financial feasibility, the opportunity may see elements extending into the Community Park (Blocks 14 & 19) across the street.
Estimated allocation: $1.44 million

6. **401 Towers Opportunity**
To reinforce the character and presence of Concord Park Place, as development progresses, Concord will commission an artist to develop rooftop art/"lantern" elements for locations high within each tower on Blocks 11, 12 & 13). Frit applied to glass and other materials may be used to create a marker for the towers. This idea may possibly be echoed in the lower level of the building (amenity areas) through the architecture design program as the artist develops an idea that will be translated to the building design by the architectural design team.
Estimated allocation: $400,000.

7. **Future Locations/ Opportunities**
Over time, additional public art opportunities may be developed in consultation with the area Councillor and the Chief Planner. These funds may also be directed to supporting budgets of the public art locations identified in this addendum in the event that the art concepts warrant increased funding.
Estimated allocation: $1.240 million

3. **ESTIMATED PUBLIC ART CONTRIBUTION**
The public art contribution is identified in Action Item MM28.26 adopted by City Council on November 27, 2012 and is part of the the settlement reached between Concord Adex and the City on the proposed development.
5. iv. The Owner is to provide a public art contribution of 1 percent of the gross construction cost of development, other than for a school or day nursery, on Blocks 7, 9, 11, 12, 13 and 15 in accordance with an updated District Art Plan.

Public Art contributions from various Blocks/Parcels will be pooled to provide funding for landmark works identified in this addendum. Expenditures will be made to advance public art implementation from one development Block/Parcel to another as per Section 2.1 of this addendum.

Section 5.4 of the Concord Park Place District Public Art Plan (2008) is amended by revising the estimated overall public art contributions to $9 million, and the estimated public art contributions for the following blocks (previously identified as Blocks 3, 4, 5, 10 and 12) as follows:

<table>
<thead>
<tr>
<th>Block</th>
<th>Estimated Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 7 (Parcel A)</td>
<td>$683,000.</td>
</tr>
<tr>
<td>Block 9 (Parcel B)</td>
<td>$677,000.</td>
</tr>
<tr>
<td>Block 11 (Parcel E)</td>
<td>$730,000.</td>
</tr>
<tr>
<td>Block 12 (Parcel F)</td>
<td>$1,237,000.</td>
</tr>
<tr>
<td>Block 13 (Parcel G)</td>
<td>$1,336,000.</td>
</tr>
<tr>
<td>Block 15 (Parcel C)</td>
<td>$1,552,000.</td>
</tr>
</tbody>
</table>

Estimated Total $6,215,000
4. Concord Park Place Public Art Locations and Opportunities