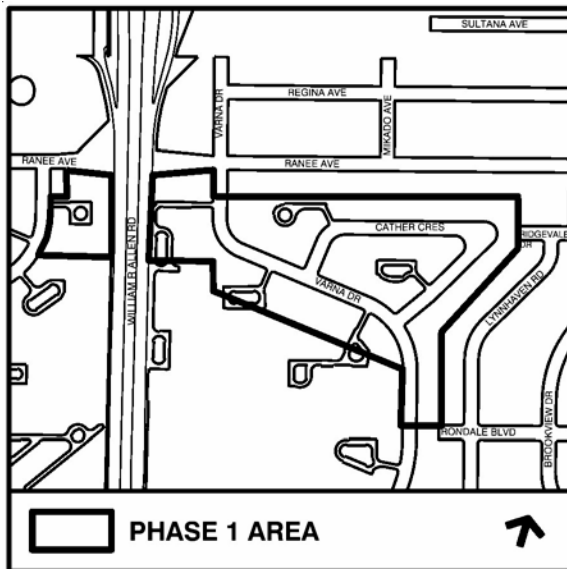


Lawrence Heights, Phase 1 - District Public Art Plan

Date:	July 21, 2015
To:	North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 15 –Eglinton Lawrence
Reference Number:	P:\2015\Cluster B\PLN\NYCC\NY15096

SUMMARY



The purpose of this staff report is to seek City Council approval of the Lawrence Heights Phase 1 District 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 on a both public and publicly-accessible, privately-owned areas of the development site. The plan has been prepared by the Owner, Heights Development Inc., in compliance with the Section 37 agreement for this development. The District Public Art Plan 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 Phase 1 of Lawrence Heights.

The District Public Art Plan provides a framework for the commissioning of artworks on prominent public and publicly accessible areas within the 10.4 ha (25.6 acre) subdivision site. The attached plan meets the objectives of the City Planning *Percent for Public Art Program Guidelines* and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Lawrence Heights, Phase 1 District Public Art Plan as attached (Appendix 1) to the report dated July 21, 2015 from the Director, Urban Design.

Financial Impact

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

DECISION HISTORY

Planning for the revitalization of Lawrence Heights began in 2008 and involved a three-year planning process culminating in City Council's approval of the Lawrence-Allen Secondary Plan in 2011 as a framework for redevelopment and community renewal. The Secondary Plan was accompanied by, among other things, a Financial Strategy, Urban Design Guidelines and an Infrastructure Master Plan to facilitate the provision of necessary roads and servicing. An official plan amendment, zoning by-law amendment and draft plan of subdivision application to facilitate the redevelopment of the Toronto Community Housing Corporation (TCHC) lands were approved by Council in 2012.

Related reports:

At its meeting on November 29, 30 and December 1, 2011, City Council approved Official Plan Amendment 162, the Lawrence-Allen Secondary Plan. At this meeting, City Council also adopted the Lawrence-Allen Community Services and Facilities Strategy, Transportation Master Plan, Urban Design Guidelines and Financial Strategy and endorsed the Infrastructure Master Plan to support the implementation of the Secondary Plan. The decision of City Council can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24>

At its meeting on November 27, 28 and 29, 2012 City Council adopted Item NY20.34 titled "Final Report – Official Plan and Zoning By-Law Amendment, Rental Housing Demolition and Subdivision Applications – 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue". By adopting the report, City Council, among other things, adopted a development control framework that ensures development does not outpace the provision of infrastructure required to service the proposed revitalization. The decision of City Council can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34>

ISSUE BACKGROUND

The Lawrence Heights is a TCHC neighbourhood encompassing 75 hectares of land bounded by Ranee Avenue, Lawrence Avenue West, Highland Hill and Varna Drive within the Lawrence-Allen Secondary Plan area. Council approved the Lawrence-Allen Secondary Plan on November 30, 2011. The planned revitalization of the Lawrence Heights area is expected to occur in phases

over a 20 year time-frame. The draft plan of subdivision for Phase 1, a mixed use neighbourhood, was approved by City Council in October 2012, and a Section 37 agreement has been registered.

Phase 1 of Lawrence Heights encompasses 10.4 ha (25.6 acres) and is located at the northern edge of Lawrence Heights neighbourhood, adjacent to the Yorkdale Subway Station entrance and fronting onto Ranee Avenue. Phase 1 is subdivided into further sub-phases. The first sub-phase of development, Phase 1A, is subject to an active site plan approval application file # 14 1489323 NNY SA and is scheduled to begin construction in the fall of 2015.

TCHC has partnered with the development firms Context and Metropia, to develop Phase 1A and 1B. The public-private partnership, Heights Development Inc. (Heights), is proposing a mixed use development that includes replacement rental housing as well as new market housing and retail uses.

The City is currently processing a subdivision agreement for Phase 1A concurrent with a site plan application for Phase 1A. The revised Phase 1A development proposal includes the construction of a 15-storey condominium building containing 305 units with an additional 10 at-grade townhouse units within a 2-storey building base, and a 7-storey building containing 77 rental replacement units. Approximately 1,600m² of at-grade retail is proposed in the base. New streets and parks will be provided as part of the overall Phase 1 development.

One of the community benefits secured in the registered Section 37 agreement includes a public art contribution equivalent to one percent of the gross construction cost (GCC) of the market component of the proposed Phase 1 development towards the Public Art Program.

Meetings were held with Heights and City Planning staff to discuss the public art process and public art potentials for the emerging mixed use neighbourhood. Heights worked with City Planning and staff from Economic Development and Culture Services, Transportation Services, Engineering and Construction Services and Parks, Forestry and Recreation in preparing the District Public Art Plan. The District Public Art Plan applies to the entire plan first phase of the plan of subdivision. The District Public Art Plan is a framework that proposes identification of prominent and priority art locations, site opportunities, artist selection methods, possible themes, and phasing and budgetary strategies. The Toronto Public Art Commission (TPAC) and City Council need to approve the District Public Art Plan before site-specific public art plans, or Block Plans, can be prepared and an artist selection process can be initiated.

Based on preliminary estimates provided by Heights, the percent for public art contribution for the proposed market units included within the whole of Phase 1 was estimated to be \$1,309,386. This estimate represents one percent of the GCC for the market component of Phase 1 development. The rental replacement housing costs have been excluded from the estimate. On this basis, Phase 1A and 1B public art contribution has been estimated to be \$829,416. The public art contribution for Phase 2 is estimated to be \$479,970. The art budget and its component breakdown are included in the plan.

The artist selection process will be an open call for artist expressions of interest that will lead to a short list of five artists who will be asked to prepare full concept proposals for a juried competition. The plan defines the 5-member jury composition which will consist of three art experts including a Ward representative, as well as including an owner representative and a local resident or TCHC Animator. Jurors for each competition will be identified as part of the Block Plan process for separate phases. The selection process and the inclusion of a majority of independent art experts on the jury is in accordance with the City's Percent for Public Art Guidelines.

COMMENTS

Meetings were held with the Heights development team and City Planning staff to discuss the public art process and public art potentials for the emerging mixed use neighbourhood. Heights worked with City Planning and other City divisions in preparing the District Public Art Plan. The District Public Art Plan is 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. City Council needs to approve the District Public Art Plan before site-specific public art plans, Block Plans, can be prepared. The Block Plans will be reviewed by the TPAC prior to any artist selection competition. The Block Plans will identify juror membership and an artist list.

In accordance with the City's *Percent for Public Art Program Guidelines*, a public art plan is prepared by a public art consultant on behalf of the Owner. Heights, in this case, have developed the District Public Art Plan in-house without involving a public art consultant. At its meeting on June 26, 2015 the TPAC reviewed the District Public Art Plan and recommended its approval subject to Heights confirming that a public art consultant has been retained to oversee the public art process. In a letter dated July 17, 2015, Heights has confirmed that a public art consultant has been retained for the duration of the project to oversee the public art process. The letter from Heights confirming the hiring of a public art consultant forms Appendix 2 to this report.

Public engagement continues to be a key aspect of Lawrence Heights' revitalization and is reflected in the public art process which balances artistic opportunity and city-building with community engagement and sensitivity to cultural heritage. The District Public Art Plan includes a public engagement component to give the area residents opportunities to participate in, contribute to and be kept informed about the public art program. The plan targets socially engaged artists and encourages the artists to involve the community in the conception, fabrication, installation and/or final artwork.

For the most part, public art for the first phase of Lawrence Heights is proposed to be located at visible and prominent locations within the public realm including potential sites within the Greenway abutting Allen Road, a new neighbourhood park and street rights-of-way. Staff from Economic Development and Culture Arts and Cultural Services, Parks, Forestry and Recreation, Transportation Services and Engineering and Construction Services as well as City Planning were involved in the preparation of this plan. The continued involvement of the relevant City divisions is identified and outlined in the public art plan.

As per the applicable Section 37 Agreement and in accordance with the City's *Percent for Public Art Program Guidelines* the owner has identified an estimated budget of \$1,309,386. This budget will allow for the artwork to contribute to the public realm within the first phase of a renewed Lawrence Heights neighbourhood.

The Lawrence Heights, Phase 1 District Public Art Plan is in compliance with the City's objectives for the provision of public art associated with private development. This District Public Art Plan is in accordance with the City Planning *Percent for the Public Art Program Guidelines*, and is supported by the Toronto Public Art Commission. Upon City Council's approval, the Owner will commence with the preparation of Block Plans and the artist selection process as scheduled in the attached plan.

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

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SIGNATURE

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ATTACHMENTS

Attachment 1: Lawrence Heights, Phase 1, District Public Art Plan
Attachment 2: Public Art Consultant Retention Letter