

**183-195 Roehampton Avenue and 139 -145 Redpath Avenue
Public Art Plan**

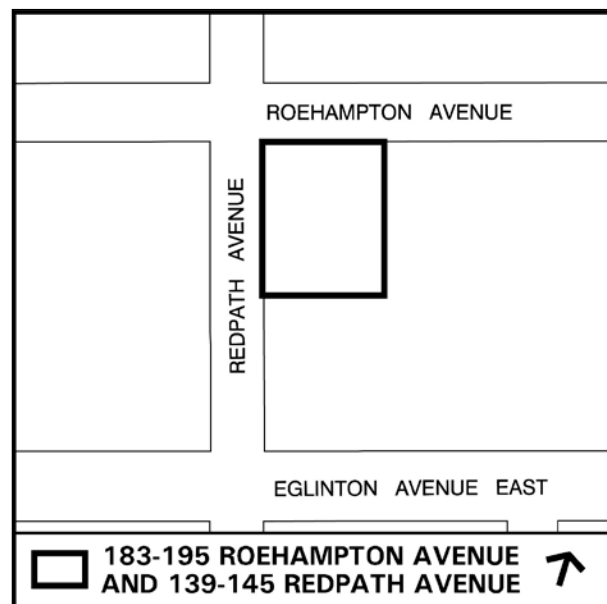
Date:	April 22, 2015
To:	Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 22 – St. Paul's
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15065

SUMMARY

The purpose of this staff report is to seek City Council's approval of 183-195 Roehampton Avenue and 139-145 Redpath Avenue 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 publicly-accessible, privately-owned area of the development site.

This public art plan provides a framework and description of the commissioning of public art including the development overview; the public art site and opportunities; selection process; technical review; budget; jury composition; timeline; project team and role of the art consultant.

The attached plan meets the objectives of City Planning's 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 approves 183-195 Roehampton Avenue and 139-145 Redpath Avenue Public Art Plan as attached to the report dated April 20, 2015 from the Director, Urban Design.

Financial Impact

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

DECISION HISTORY

The site is located in midtown Toronto, at the south east corner of Roehampton Avenue and Redpath Avenue. The site, 183-195 Roehampton Avenue and 139-145 Redpath Avenue, is the subject of a development application for mixed use development that includes a new 34-storey residential condominium tower with retail storefronts, exterior patio and a residential entrance along Redpath Avenue and a primary residential entrance and lobby along Roehampton Avenue.

Related reports:

City Council adopted the items below on August 25, 2014:

183-195 Roehampton Avenue and 139-145 Redpath Avenue, Zoning Amendment Applications & Rental Demolition Application under Municipal Code 667 – Final Report

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71544.pdf>

Midtown in Focus Parks, Open Space and Streetscape Plan

<http://www.toronto.ca/planning/midtowninfocus>

Applications for amendment to the zoning by-law and rental housing demolition were approved by Council on August 25, 2015. The Section 37 Agreement associated with this development includes a \$700,000 contribution towards the Percent for Public Art Program.

ISSUE BACKGROUND

The project is a 34-storey residential tower with a primary residential entrance from Roehampton Avenue and retail stores fronting onto Redpath Avenue. An approximate 115 square metre outdoor patio space with an approximate 19 metre frontage on Redpath Avenue is proposed associated with the retail store on Redpath Avenue through this development application.

Council approved Midtown in Focus Parks, Open Space and Streetscape Plan (August 2014) as a framework for improving and augmenting the parks, open spaces and streetscapes in the Yonge-Eglinton study area. Based on Five Place-Making Moves, the plan describes a planning framework for a renewed public realm. In the Five Place-Making Moves, Redpath Revisited, the first block of Redpath Avenue north of Eglinton Avenue (which includes the subject site) is to be transformed into a shared street to improve road safety and expand the public realm. Redpath Avenue will be responsive to the daily fluctuations of local users, supporting the safe flow of vehicular traffic during peak hours and promoting pedestrian/cyclist movement, as well as seating and gathering at other times.

The public art is proposed to be located at grade in the most visible corner of the project along Redpath Avenue, just north of the proposed outdoor patio space. The selected art sites are intended to reflect the vision in the Midtown in Focus Park, Open Space and Streetscape Plan. The artist will work with the architect to ensure a cohesive design for the building that fully integrates the artwork and enhances pedestrian's experience of Redpath Avenue. The proposed integrating components of the artwork are the publicly visible exterior and interior spaces of the building, columns, glazing and soffit at the northwest corner.

The artist will be advised on the importance of proposing artwork that fits within the physical and social context and meets the key objectives outlined in the public art plan.

The 183-195 Roehampton Avenue and 139-145 Redpath Avenue Public Art Plan identifies an invitational competition with a list of 6 artists reviewed by the City. In selecting the appropriate artist for this site, an Artist Selection Team (Jury) has been identified in the plan. The Selection Team will consist of two local Ward art experts, a curator, the owner representative and the project architect. The selection process and the inclusion of a majority of independent art experts on the jury are in accordance with the City's Percent for Public Art Program Guidelines. At a presentation on March 11, 2015, the Toronto Public Art Commission recommended approval of the attached Public Art Plan.

COMMENTS

The 183-195 Roehampton Avenue and 139-145 Redpath Avenue Art Plan is in compliance with the City's objectives for providing public art in association with private development, 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 with the artist selection process as scheduled in the attached plan.

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

CONTACT

Rong Yu
Senior Planner, Urban Design
City Planning Division
T: (416) 392-1130
F: (416) 392-1744
ryu@toronto.ca

SIGNATURE

Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: 183-195 Roehampton Avenue and 139-145 Redpath Avenue Public Art Plan