



**STAFF REPORT
ACTION REQUIRED**

**101 & 115 Humber College Boulevard
Public Art Plans**

Date:	October 27, 2016
To:	Etobicoke York Community Council
From:	Acting Director, Urban Design
Wards:	Ward 1 – Etobicoke North
Reference Number:	P:\2016\ClusterB\PLN\EYCC\EY16139

SUMMARY

The purpose of this staff report is to seek City Council approval of the 101 and 115 Humber College Boulevard Public Art Plans. The plans have been prepared by the owner in compliance with the development approval provisions. The plans, which are included as Attachment 1 and 2 of this report, outline the method by which the owners will commission public art on the development sites.

The 101 & 115 Humber College Boulevard Public Art Plans provide a framework for a public art commission including the introduction; selection panel; public art framework; Etobicoke General Hospital public art task force; goals for the public art program; the selection process; art budget and schedule. The attached plans meet the objectives of City Planning’s Percent for Public Art Guidelines and are supported by the Toronto Public Art Commission.

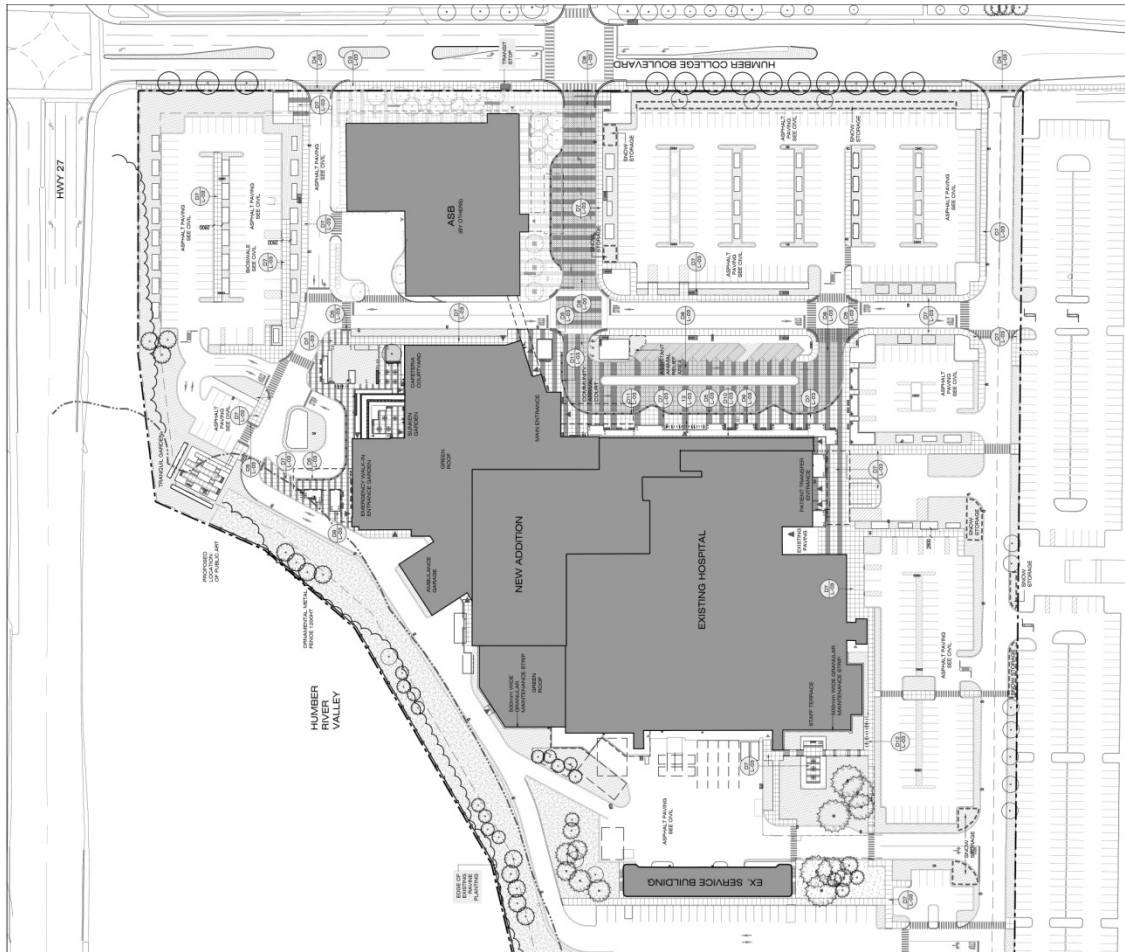
RECOMMENDATIONS

The City Planning Division recommends that:

City Council approve the 101 & 115 Humber College Boulevard Public Art Plans attached to the report dated October 27, 2016 from the Acting Director, Urban Design.

FINANCIAL IMPACT

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



DECISION HISTORY

A master site plan application for the entire site was submitted in 2014 and a draft Notice of Approval was issued, which included public art conditions. Subsequently, separate site plan applications have been submitted for each development, one for the New Patient Tower in 2014 and one for the Ancillary Services Building in 2015. Staff are nearing completion of their review. In accordance with these conditions, the applicants have agreed to participate with provisions related to the Public Art program. The owner has hired Public Art Management as the public art consultant tasked with integrating, coordinating, and running the two public art competitions.

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 City Planning Staff who met to discuss the public art process and to identify the site potentials. On October 05, 2016, staff and the owners public art

consultant made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission recommended approval of the 101 & 115 Humber College Boulevard Public Art Plans.

ISSUE BACKGROUND

The public art plans before you come as a result of the redevelopment of Etobicoke General Hospital, which is part of the William Osler Health System. The project has been divided into two (2) components, the Ancillary Services Building (ASB) and the New Patient Tower (NPT). Both developments within the existing hospital lands are located east of Highway 27, on the south side of Humber College Boulevard. The Humber College North campus is located on the west side of Highway 27 and there are plans for a Finch LRT station stop at this location. The Humber River ravine system meanders along the south flank of the hospital lands.

The New Patient Tower is an extension of the existing hospital and represents a significant expansion to those services. It is located on the west side of the subject site, closest to Highway 27 and is accessed off a private driveway from Humber College Boulevard. The Ancillary Services Building will replace an existing medical office building. It will house medical services that are complimentary to the hospital, along with potential retail uses on the ground floor. It is separate from the New Patient Tower and is located fronting onto Humber College Boulevard. Both projects promote the hospital's presence to the larger community, through virtue of their increased visibility to Highway 27 and Humber College Boulevard. It is also important to note that they are being delivered independently of each other, by two separate project teams. These projects are part of the provinces Alternative Procurement and Finance (AFP) model, which are public-private partnership in which the project companies design, build, finance, and maintain (DBFM) these properties over a duration of 30 years.

The public art plans have identified multiple potential public art sites and opportunities within each development. The locations of the public art sites are meant to support and reinforce the visitor experience along the primary pedestrian and vehicular driveway, and aim to be visible from Humber College Boulevard and the busy Highway 27 corridor.

The owner conducted an open call for qualifications as described in attachments 1 and 2. Three short listed artists are being proposed for each competition to be selected by an arts panel which include community representation.

COMMENTS

The 101 & 115 Humber College Boulevard - Public Art Plans are 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 the Public Art Program, and is supported by the Toronto Public Art Commission. Upon City Council's approval, the owner will commence work with the artist(s) as outlined in the attached plans.

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

CONTACT

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SIGNATURE

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Acting Director, Urban Design

City Planning Division

ATTACHMENTS

Attachment 1: 101 Humber College Boulevard - Public Art Plan

Attachment 1

Attachment 2: 115 Humber College Boulevard - Public Art Plan

Attachment 2