

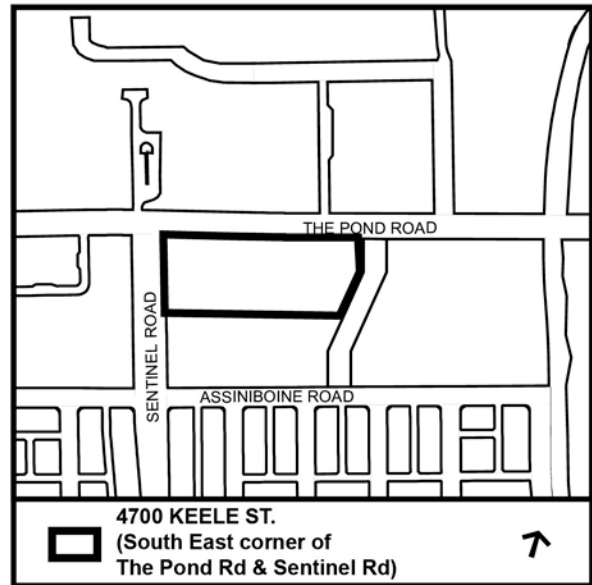
**Quad Student Residences at York University
Public Art Plan, 4700 Keele Street**

Date:	March 10, 2016
To:	North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 8 – York West
Reference Number:	P:\2016\Cluster B\PLN\NYCC\NY16047

SUMMARY

The purpose of this staff report is to seek City Council approval of the Quad Student Residences at York University 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, project team, public art objectives, art location description, selection process, artist candidates, jury composition, estimated public art budget and the implementation schedule.



The attached plan meets the objectives of City Planning’s Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Quad Student Residences at York University Public Art Plan as attached (Attachment 1) to the report dated March 10, 2016, from the Director, Urban Design.

Financial Impact

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

DECISION HISTORY

At its meeting on September 30, 2015 City Council adopted staff recommendations to approve a zoning by-law amendment and a draft plan of subdivision on the site. A link to the report and its approval is provided:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-83378.pdf>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY8.45>

By-law 1161-2015 has since been enacted:

<http://www.toronto.ca/legdocs/bylaws/2015/law1161.pdf>

One of the recommendations for community benefits secured in the Section 37 Agreement includes a public art contribution of \$400,000. The developer has elected to provide public art on this development site. The Quad Student Residences at York University Public Art Plan has been prepared to facilitate the on-site public art.

The Toronto Public Art Commission recommended approval of the Quad Student Residences at York University Public Art Plan at its meeting on February 24, 2016.

ISSUE BACKGROUND

The subject lands are located immediately south of the York University academic campus as defined by the York University Secondary Plan. The site is currently a surface parking lot for York University and remains in the University's ownership. This development is facilitated by the developer through a long term lease arrangement with York University. The surrounding uses are parking lots and townhouses to the south, townhouses and apartment residences to the west with the Black Creek River ravine beyond, York University academic campus' Atkinson College, Roy McMurtry Green with a planned Student Centre to the north, and existing large scale surface parking lots also slated for future development exist to the east of the subject lands.

Council has approved a plan of subdivision for a 6.22 hectare site and rezoning for the north-west 1.9 hectares (Phase 1) of the site known municipally as 4700 Keele Street. The subdivision creates three development blocks for residential, commercial and institutional uses; a north/south public street to provide vehicular and pedestrian

connections through the site from The Pond Road to Assiniboine Road; and a block reserved for a future north/south public road conveyance that will form part of the future extension of Ian MacDonald Boulevard forming the easterly limit of the subdivision lands.

The developer is proceeding with a portion of Phase 1 consisting of two development blocks. The rezoning on Blocks 1 and 2 of the draft plan of subdivision are the subject of the proposed public art plan and would permit 487 residence units in two 6-storey private academic accommodations buildings with 2,762m² of non-residential uses at grade. In total, the proposal comprises a total gross floor area of 31,765 m² and will include 60 affordable beds. Generous setbacks from the public streets allow for retail spillover uses such as cafes and patios to support, enhance and animate the public realm.

The proposed location for the art site for the first phase of development is on the north, east and west facades of the two new buildings, focusing the art at the southeast corner of The Pond Road and Sentinel Road. The Pond Road and Sentinel Road corner site is important as one of five "gateway" locations to the York University campus as identified in the Secondary Plan's Structure Plan. The Structure Plan recognizes essential components of the York University character to be preserved and enhanced through development. In response to the "gateway", the developer proposes a mandatory site for the public art on the south and west facades for the westernmost building with direction that the art be focused at the corner of this intersection. The remaining building facades are optional locations for public art.

The developer has proposed an invitational two-stage competition process; with the first stage being "Expression of Interest and Interviews" resulting in a short list of artists who will prepare detailed concepts to be reviewed by a jury. This five person jury is composed of two representatives of the Developer and three independent art experts of whom two work or study at York University.

This art selection process, with a majority of independent art experts is in accordance with the City's Percent for Public Art Guidelines.

The identified art site requires integration and coordination with the building fabric on the north, east and west facades of the buildings. As a result, the art budget is a separate amount that will augment the cost of the base building cost. The art budget will be used as an upgrade to the façade at The Pond Road and Sentinel Road with the possibility of further upgrades at the artist's discretion for the facades on the new street frontages east and west of the new buildings.

As per the Section 37 Agreement the developer has identified a budget of \$400,000.

This proposal is supported by staff and was presented to the Toronto Public Art Commission which recommended approval at its meeting on February 24, 2016.

COMMENTS

The Quad Student Residences at York University Public Art Plan is in compliance with the City's objectives for the provision of public art in private development. This on-site program 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 developer 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

Helene Iardas
Senior Planner, Urban Design
City Planning Division
416 395-7188
hiardas@toronto.ca

SIGNATURE

Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1 – Quad Student Residences at York University Public Art Plan

Attachment 1: The Quad Student Residences at York University Public Art Plan