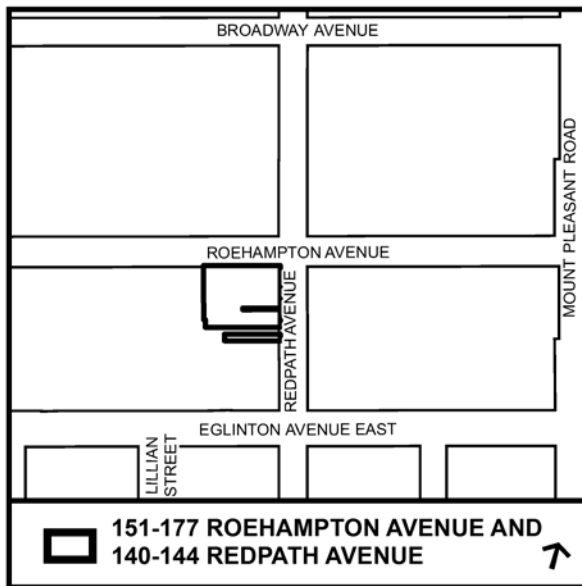


151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue Public Art Plan

Date:	April 20, 2016
To:	Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 22 – St. Paul's
Reference Number:	P:\2016\ClusterB\PLN\TEYCC\TE16060

SUMMARY

The purpose of this staff report is to seek City Council's approval of 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 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 approve 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue Public Art Plan as attached to the report dated April 22, 2016 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 west corner of Roehampton Avenue and Redpath Avenue. The site, 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue, is the subject of a development application for mixed use development that includes a new 38-storey residential condominium tower with retail at grade and exterior patio along Redpath Avenue and a residential entrance and townhouses fronting on Roehampton Avenue.

Council adopted the 183-195 Roehampton Avenue and 139-145 Redpath Avenue Public Art Plan on June 10, 2015. This approved public art plan is for a 34 storey mixed use development at the south east corner of Redpath Avenue and Roehampton Avenue across from the subject site. The pairing of the two sites on Redpath Avenue was anticipated by the developer and supported by the City in the public art, architectural and landscape architectural design to create a "gateway" feature at Redpath Avenue, which reflects the vision in the Midtown in Focus Park, Open Space and Streetscape Plan.

Related reports:

City Council adopted the items below on December 9, 2015:

Final Report - 151, 157, 161, 165, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue - Zoning Amendment Application - Rental Housing Demolition and Conversion

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85154.pdf>

Applications for amendment to the zoning by-law and rental housing demolition and conversion were approved by Council on December 9, 2015. The Section 37 Agreement associated with this development includes a \$1,000,000 contribution towards the Percent for Public Art Program.

Midtown in Focus Parks, Open Space and Streetscape Plan

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

ISSUE BACKGROUND

The project is a 38-storey residential tower with a residential entrance and townhouses fronting on Roehampton Avenue and retail stores along Redpath Avenue. An outdoor public art space at the corner of Redpath Avenue and Roehampton Avenue is proposed 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.

Council adopted the 183-195 Roehampton Avenue and 139-145 Redpath Avenue public art plan on June 10, 2015. This approved public art plan is for a 34 storey mixed use development at the south east corner of Redpath Avenue and Roehampton Avenue across from the subject site. The pairing of the two sites on Redpath Avenue was anticipated by the developer and supported by the City in the public art, architectural and landscape architectural design to create a "gateway" feature at Redpath Avenue, which reflects the vision in the Midtown in Focus Park, Open Space and Streetscape Plan. The public art competition for the two sites was held simultaneously to ensure the winning artists' proposal could link both developments together to reflect the principles in the Midtown in Focus Park, Open Space and Streetscape Plan.

The public art is proposed to be located at grade in the most visible corner of the project along Redpath Avenue, cross from the public art location of 183 – 195 Roehampton Avenue and 139 – 145 Redpath Avenue development. The artists 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 spaces of the building, glazing and soffit at the northeast corner of the site.

The artists have been 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 public art process included an Artist Selection Team (Jury) consisting of one local Ward art expert, two curators, the owner representative and the project architect who reviewed portfolios of a list of artists. Six artists were short-listed for the development of the specific proposals. The jury then selected an artist for this project who will be working with the developer to create the artwork for both projects. 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

30, 2016, the Toronto Public Art Commission recommended approval of the attached Public Art Plan.

COMMENTS

The 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue Public 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 process as scheduled in the attached plan.

We look forward to the new public art in the Yonge Eglinton Centre.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1 – 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue Public Art Plan

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