

**5-7 The Esplanade (now 1 The Esplanade) - Public Art Plan**

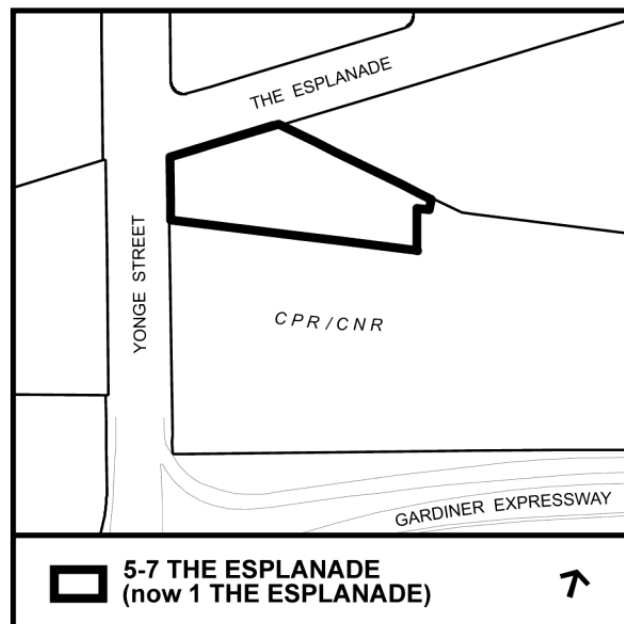
<b>Date:</b>	August 19, 2016
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2016\ClusterB\PLN\TEYCC\TE16112

**SUMMARY**

The purpose of this staff report is to seek City Council approval of the 5-7 The Esplanade (now 1 Esplanade) - 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 introduction; project team; section 37 agreement reference; Public Art objectives; Public Art zone description; budgets; selection process; artist candidates; jury composition and 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

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### The City Planning Division recommends that:

1. City Council approve the 5-7 The Esplanade (now 1 The Esplanade) - Public Art Plan as attached (Attachment 1) to the report dated August 19, 2016, from the Director, Urban Design.

### Financial Impact

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

### DECISION HISTORY

The development is sited at the south-east corner of Yonge Street and The Esplanade with the rail corridor to the south.

#### Related reports:

The application is for a mixed-use development resulting in an Official Plan and Zoning Amendment.

St. Lawrence Neighbourhood Focused Area Urban Design Guidelines as adopted by City Council on July 19, 20, 21 and 26, 2005

At its meeting on August 25-27, 2010 City Council approved the Official Plan and Zoning By-Law amendment application for 5-7 The Esplanade (now 1 the Esplanade) to permit the development of a 32-storey residential tower on top of a 4-storey mixed-use base building for a total of 36-storeys.

City Council adopted this item on August 25, 2010 without amendments and without debate <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.21>

#### Lower Don Special Policy Area and Official Plan Amendment 389

In response to several site specific Official Plan and zoning by-law amendments being sought within a portion of the Lower Don Special Policy Area (“Downtown Spill Zone”) City Council adopted OPA 389 on August 27, 2010, as By-Law 1172-2010 which amends the former City of Toronto Official Plan.

#### 5-7 The Esplanade (now 1 Esplanade) – Official Plan Amendment and Zoning By-Law Amendment Application – Supplementary Report

City Council adopted this item on November 13, 2013 with amendments <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE26.23>

One of the recommendations for community benefits secured in the Section 37 is to “*provide and maintain public works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of the buildings and structures to be erected on the site.*”

Status Report - St. Lawrence Neighbourhood Focused Area - Official Plan Amendment  
This item was considered by [Toronto and East York Community Council](#) on June 16, 2015 and was adopted with amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.59>

The Public Art Commission recommended approval of the Public Art Plan at its meeting on June 22, 2016. Subject to recommendations which have been incorporated into the attached Public Art Plan.

## **ISSUE BACKGROUND**

The proposed 36-storey condominium at the south-east corner of Yonge Street and The Esplanade (1 The Esplanade) is within the boundaries of Lower Don Special Policy Area and subject to the St. Lawrence Focused Area Urban Design Guidelines adopted by Council.

As defined in the St Lawrence Neighborhood Focused Area, the development site is within the Yonge Street and The Esplanade Corridors. Yonge Street being the main entrance to downtown and the St Lawrence Neighborhood. The corner of Yonge Street and The Esplanade is highly visible for motorist and pedestrian as they either emerge from the railway underpass to the south of the subject site or enter the underpass from the on north.

The proposed location for the art site is along the Yonge Street façade and on the north-facing wall terminus before the entrance under the rail corridor. The location of the art site will be visible to passersby on Yonge Street. In the future the PATH connection will be constructed from this development site which is located adjacent to the art site. The art will assist as a marker and potential landmark for Lower Yonge Street.

The owner has proposed an invitational two-stage competition process. 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 jury is composed of a representative of the Owner or its nominated representative, two independent art experts of whom one is an artist and one is a resident of the ward. The two independent jury members will be drawn from a pool listed in the Public Art Plan. The owner will also discuss the art opportunities with the local BIA and St Lawrence Neighbourhood Association.

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. As a result, the art budget will be over and above any base building cost. The art budget will be used as an upgrade to the façade at Yonge Street the area above the entrance to the building and at grade entrance to the future PATH network to Union Station.

As per the Section 37 Agreement the owner has identified an estimated budget of \$684,000.00 inclusive.

This proposal is supported by staff and was presented to the Public Art Commission which recommended approval at its meeting on June 22, 2016.

## **COMMENTS**

5-7 The Esplanade (now 1 The Esplanade) - 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 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**

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## **SIGNATURE**

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City Planning Division

## **ATTACHMENTS**

Attachment 1 – 5-7 The Esplanade (now 1 The Esplanade) - Public Art Plan

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