

440, 444, 450 and 462 Front Street West; 425,439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street - Public Art Plan

Date: March 25, 2019
To: Toronto East York Community Council
From: Director, Urban Design
Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 14 116571 STE 20 OZ

SUMMARY

The purpose of this staff report is to seek City Council approval of 440, 444, 450 and 462 Front Street West; 425,439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street - 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 area of the development site.

The Public Art Plan provides a framework and description of the commissioning of public art including; introduction and background; public art plan; site context; project team; public art site description; artwork selection criteria; artist selection process; competition process; the jury; maintenance obligation; mentorship program; artwork budget and project schedule.

The attached plan meets the objectives of the 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 440, 444, 450 and 462 Front Street West; 425,439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street - Public Art Plan as attached (Attachment 1) to the report dated March 25, 2019 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

The development site is bounded by Wellington Street West to the north, Spadina Avenue to the east, Front Street to the south and Draper Street to the west. The development is a large-scale mixed-use development, known as the 'Well'. The development includes seven mixed-use buildings with residential, office and retail uses as well as public parkland and publicly accessible privately-owned open space.

The development review process has secured a commitment to public art, resulting in the Public Art Plan (Attachment 1).

The proposed public art will be integrated within the site in the most publically accessible area.

APPLICATION BACKGROUND

Final Report - 440, 444, 450 and 462 Front Street; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street - Zoning Amendment

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.7>

The Section 37 agreement dated August 31, 2017 was signed between the "Owner" and the "City". Schedule "A" Section 37 Provisions "The Owner shall provide a contribution of \$900,000.00 to commission public art in a process in accordance with the City Planning's Public Art Program. A letter of credit in the amount of \$900,000.00 will be provided prior to the first above-grade building permit. Public art provided through this process will be provided on site within 12 months of the last residential occupancy"

City Council on July 23, 2018 adopted the Urban Design guidelines prepared for the site, reviewed by City Planning staff. 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street - Urban Design Guidelines - Final Report

<https://www.toronto.ca/legdocs/mmis/2018/te/bqrd/backgroundfile-116778.pdf>

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 3 - Building a Successful City

Section 3.1.4 Public Art

Policy 1. e) encouraging the inclusion of public art in all significant private sector developments across the City.

COMMENTS

The primary public art site will be in the North Plaza facing Wellington Street West promenade. This entrance into the development is the main north-south pedestrian access, and it will be the primary site with the majority of the funds going towards public art in this plaza. The secondary art site, budget permitting, will be in the South Plaza, facing Front Street. These two sites are prominent high traffic locations in the development and are visually and physically publically accessible. They are designated as privately owned publically-accessible open space (POPS). The proposed art location(s) are supported by City Planning staff and the Toronto Public Art Commission.

A long list of twenty (20) artists with representation, locally, nationally and internationally, works of art were reviewed and a short list of four (4) artists will be presented to the jury for selection. An artist will be selected through a competition process.

The artist will be selected by a five (5) person jury composition, composed of two (2) independent art experts and one (1) resident of the Ward and two (2) Owner representatives. The art selection process, with majority art experts is in keeping with the City's Percent for Public Art Guidelines.

A mentorship program is also included and is supported by City planning and the Toronto Public Art Commission. An emerging Canadian artist will be selected by the awarded artist. The mentored artist will be given the opportunity to engage in the process from concept to implementation.

In accordance with City policy, City Planning continues to encourage the developer to seek artistic excellence and expertise with broad representation from the art community in the selection of artists and jury members.

The estimated budget allocation for the art, administration and maintenance is described in the public art plan which is in compliance with the City's Percent for Public Art Guidelines.

This proposal is supported by City Planning staff and was presented to the Toronto Public Art Commission at its meeting on February 20, 2019, which recommended approval of the proposed plan.

Conclusion

440, 444, 450 and 462 Front Street West; 425,439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street - Public Art Plan is in compliance with the City's objectives for the provision of public art associated with development. This on-site program is in accordance with the City Planning Percent for 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 proposal.

CONTACT

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SIGNATURE

Lorna Day, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan