

## **489-539 King Street West Public Art Plan**

Date: September 16, 2019  
To: Toronto East York Community Council  
From: Director, Urban Design  
Wards: Ward 10 - Spadina-Fort York

**Planning Application Number:** 18 226512 STE 20 SA

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of 489-539 King Street West 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: project introduction; site in context; site plan; public art location; public art objectives; selection process and rationale; jury composition; schedule; architectural context; landscape design; project team; public art budget; developer background and context.

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**

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The City Planning Division recommends that:

1. City Council approve 489-539 King Street West Public Art Plan as attached (Attachment 1) to the report dated September 16, 2019 from the Director, Urban Design.

### **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

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## PROPOSAL

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The development site is at 489-539 King Street West, fronting King Street West, forming the southern terminus of Brant Street with proximity to Portland Street to the west, Spadina Avenue to the east and Wellington Street West to the south. The design of the building is punctuated by two peaks reaching a maximum height of 16-storeys then undulating into described "peaks" and "valleys".

The building will contain office uses on the second, mezzanine and third floors, and retail uses on the first and second floors and on the underground first and mezzanine-level floors. The building would include 496 residential units, and two levels of underground parking accommodating 256 parking spaces.

A combination of designated and listed heritage buildings on the site will either be retained in whole or integrated into the new development.

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

## APPLICATION BACKGROUND

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City Council on adopted 489-539 King Street West - Zoning Amendment Application - Request for Direction Report at City Council meeting on July 23, 2018  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.31>

The Section 37 agreement dated August 19, 2019 was signed by the "Owner" and the "City". The Public Art contribution under section 3. Community Benefits states that "The Owner agrees that it will make a contribution (the "Public Art Contribution") equal to a minimum of \$900,000 to the City in accordance with the Public Art program" the owner has elected to comply with Option 2 as set out in the Section 37 agreement. The Owner will commission Public Art works upon the subject Site.

### **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

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The proposed development provides three entrances into the central courtyard area and also a north-south connection from King Street West to Wellington Street West. This courtyard/plaza is the proposed location for the public art that will be in a prominent location, visually and publically accessible within the courtyard, on King Street West, in particular at the entrance to the courtyard and for the public using the retail space and the residence above. Among other requirements and similarly to other proposals the public art will need to contrast dramatically with the architecture to stand out and attract the public to the art from King Street West and potentially the surrounding neighbourhood.

An artists will be selected through a two-stage competition process. Stage 1: A long list of artist prepared by the art consultant is included in the public art plan. The artists will provide written public art proposals, resulting in the selection of three artists to be short listed. Stage 2: Finalist Brief, an honorarium with a detailed Public Art Concept including budgets and a timeline with concepts reviewed and selected by the jury.

The artist will be selected by a three (3) person jury composed of two (2) independent art experts and one (1) resident of the Ward and Owner representative. The art selection process, with majority art experts is in keeping with the City's Percent for Public Art Guidelines.

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 July 24, 2019 which recommended approval of the proposed plan.

### **Conclusion**

489-539- King Street West – 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 completion.

## **CONTACT**

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## **SIGNATURE**

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Lorna Day, Director Urban Design  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Public Art Plan