

## **481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street - Public Art Plan**

Date: November 9, 2020  
To: Toronto East York Community Council  
From: Director, Urban Design  
Wards: University - Rosedale - Ward 11

**Planning Application Number:** 13-123864 STE 27 OZ  
**Related Applications:** 18-263980 STE 11 SA

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of the 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street Public Art Plan. The Plan, which is included as Attachment one (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: development overview; public art sites and opportunities; selection process; stewardship program; program budget; timeline; project team; role of the art consultant; and figures one to six context images.

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 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street Public Art Plan as attached (Attachment 1) to the report dated November 9, 2020 from the Director, Urban Design.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **PROPOSAL**

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The 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street site fronts University Avenue, Dundas Street West, Edward Street and Centre Avenue. Located in Downtown Toronto with close proximity to City Hall, Queen's Park, Toronto Court Services, Grange Park and the hospitals along University Avenue.

The site consists of a complex of buildings all historically associated with the Maclean-Hunter Publishing Company. The Murray Brown and Schultze & Weaver designed building at 210 Dundas Street West and the Marani & Morris building at 481 University Avenue are designated under part IV of the Ontario Heritage Act.

The subject site is located at the northeast corner of Dundas Street West and University Avenue. The site encompasses a full city block with a frontage of 61 metres along University Avenue, 59 metres along Dundas Street West, 61 metres along Centre Avenue and 59 metres along Edward Street, for a total area of 3,593 square metres. This application proposes to construct a 52-storey residential tower including a 9-storey commercial office/retail base at 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street.

The project integrates a 52-storey residential tower with a 9-storey mixed-use podium that retains the heritage facade on Dundas Street West and University Avenue. The development includes a wide public sidewalk and a publicly accessible colonnade along Dundas Street West which is the location for the proposed public art. The proposal maintains the two murals by artists Elizabeth Wyn Wood and Louis Temporale, with one mural forming the terminus of the new colonnade. The north face of the columns in the colonnade will house illuminated glass panels to facilitate full colour prints proposed by the successful artist/s.

The Owner, in consultation with the City, has determined that the public art contribution will be on the subject site in a privately-owned, publicly accessible area of the site.

## **APPLICATION BACKGROUND**

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On August 25, 2014, City Council approved Final Report - 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street - Zoning Amendment Application to rezone the site for a 55-storey building. A copy of the Council decision and reports can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.29>

The Section 37 agreement dated August 25, 2014 Appendix 1, states that "the Owner agrees to design, construct and provide a pedestrian promenade (the "Pedestrian

Promenade") along the Dundas Street West frontage of the Site, including public art and public realm improvements," and "in conjunction with the Site Plan Application for the Proposed Building, the Owner shall obtain the approval of the Chief Planner for the proposed Pedestrian Promenade, including the type and location of the public art, through a design and implementation process satisfactory to the Chief Planner." Furthermore, "the Owner shall also grant an easement over the Pedestrian Promenade [...] to permit public use of the Pedestrian Promenade."

A Site Plan Control application was submitted on December 3, 2018. During the Site Plan application review, the overall building height was reduced from 55-storeys to 52-storeys. The public art contribution, site, and budget were reviewed and approved through the Site Plan application. Notice of Approval Conditions was issued on October 22, 2020.

### **Toronto Official Plan**

Public art was secured when this application was reviewed against the policies of the City of Toronto Official Plan as follows:

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.

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

### **COMMENTS**

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The new colonnade will provide a significant pedestrian thoroughfare along Dundas Street West that will be publically accessible through a public easement. The public art competition brief will include background on the site's significant existing heritage and its preservation.

The artist(s) will be selected through a two-stage national open competition. Stage 1: Call for expression of interest; three (3) art experts on the jury will create a list of prequalified artists from the submissions. Stage 2: From the prequalified list of artists two (2) developer representatives will determine the short list of artists, who will be invited to submit proposals to the five (5) member jury with a majority of art expertise in keeping with the Percent for Public Art guidelines. The expression of interest will be distributed widely including to Indigenous creative persons in keeping with the City's Public Art Strategy.

The Public Art Plans stewardship program provides an opportunity for student engagement in heritage restoration and integration of the public art work. Outreach will include institutions and agencies that have access to Indigenous creative persons and their communities.

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. Part of the objectives of this plan are to provide an important opportunity for a diverse range of artists to apply, therefore ensuring equity and diversity in the selection of finalists and the proposed stewardship program. Outreach will include communications with multi-cultural and Indigenous artist organizations and curators.

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 September 30, 2020, which recommended approval of the proposed public art plan.

## **Conclusion**

481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street – Public Art Plan is in compliance with the City's objectives for the provision of public art associated with the 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.

City Planning looks forward to the outcome of the competition.

## **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