



Aerial View, Downsview Area with Allen East District shown in hatch

ALLEN EAST DISTRICT

Public Art Strategy

Revised version completed: May 3, 2021

Submitted by: CreateTO

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Introduction and Background

The Allen East Public Art Strategy has been prepared to satisfy requirements of the Allen East District Plan as stated in the Downsview Area Secondary Plan, which recommends development of various plans and strategies to support a thriving new district. The current Allen East District Public Art Strategy is the result of an iterative process with input from the City of Toronto.

For the purposes of this Public Art Strategy, the term “public art” refers to works of art that have been planned and executed with the specific intention of being sited in or experienced from the physical public domain, accessible to all.



Mehmet Ali Uysal, *Skin 2*, Belgium

3.1.4 PUBLIC ART. In *Toronto Official Plan* (pp. 3-10). City of Toronto.

“Public art installations, both publicly and privately owned, make walking through the City’s streets, open spaces and parks a delight for residents, workers and visitors alike. Public art has broad appeal and can contribute to the identity and character of a place by telling a story about the site’s history. It creates a landmark and celebrates the cultural diversity and creativity of our communities. A partnership between the public and private sectors is to be nurtured to transform Toronto into a large public art gallery with installations throughout the City.”

The City of Toronto's public art program, both through its capital projects as well as through private development contributions from planning agreements, encourages public art as an important component of sustainable urban design. Public art projects are often constructed as a component of the building or landscape design for that particular development.

The Allen East District Urban Design Guidelines, which inform this Public Art Strategy, are consistent with the Secondary Plan with respect to the Street Network, Enhanced Streetscapes, Parks and Open Spaces, Land Uses, Gateways and View Corridors. These building blocks of the District Concept Plan form the foundation of the Public Art Opportunities identified here. Additionally, the Vision and Principles hold across both documents; both urban design and public art will endeavour to create a future of the Allen East District that creates a vibrant, connected and animated public realm, reinforces a unique character with gateways, creates smooth transitions within the district and between different land uses, and points to a sustainable future, with implementation of forward thinking design and building. With the principles of the Allen East Urban Design Guidelines embedded into this document, this Public Art Strategy can be read as an independent stand alone document.

The Allen East District Public Art Strategy proposes a district wide program, for the lands east of Allen Road, that allows for a comprehensive approach to the identification of opportunities to allocate public art projects across the Allen East District. This public art strategy identifies public art opportunities that may be delivered as a component of neighbourhood infrastructure, collectively contributed to and informed by the various development stakeholders building the District.

Project Team

Development of the public and private components of the Allen East District is being managed by CreateTO. CreateTO originally engaged Brad Golden + Co and Fela Grunwald Fine Arts to develop the Allen East District Public Art Strategy. Subsequently, Brad Golden + Co worked with Art+Public UnLtd to implement revisions to the Strategy, requested by the City of Toronto. CreateTO will manage implementation of the Public Art Strategy across all phases, working with site developers and engaging consultants as necessary.

The Development Context

Allen East District Context Plan



The Allen East District is located within the Downsview Secondary Plan. The Allen East District comprises approximately 23 hectares (57 acres*) of land bounded by Sheppard Avenue West to the north, Allen Road to the west, Wilson Heights Boulevard to the east and the existing Allen Road ramp to the south.

The Downsview Area Secondary Plan strongly encourages the development of a District Public Art Plan for the Secondary Plan area (Policy 3.3.3) in order to ensure that public art is provided in a coordinated manner. The Secondary Plan recognizes that public art plays an important role in “strengthening local identity and image” and “supporting and enhancing the park-like setting central to the Secondary Plan area’s character” (Section 3.3). Policies require the identification of potential public art locations and opportunities in District Plans (Policy 3.3.2) and that new developments, of significant scale or in prominent locations, provide on-site public art, in publicly visible and accessible locations (Policy 3.3.1).

* Lands approved for transfer to CreateTO amount to 57.4 acres (23.2 hectares). Banting Park (5.68 acres / 2.3 hectares) and the Sheppard West Station (8.89 acres / 3.6 hectares) are being comprehensively planned as part of the Allen East District, however the Sheppard West Station has not been approved for transfer to CreateTO and Banting Park will remain in the City of Toronto’s ownership.

The Allen East District Public Art Strategy envisions a diverse range of public art opportunities, interspersed throughout the community, conceptualized as an integral part of public and private realm development and creating strong and meaningful contributions to the character and identity of the community. Public Art plays an important role in city-building, strengthening a sense of local identity. As such, Public Art opportunities within the District will seek to draw upon the natural, historic and contemporary cultural characteristics of the community and local area.

The Strategy responds to the requirements and principles of the Secondary Plan, and is supported by the Urban Design Guidelines which reinforce the identification of locations for public art that focus on an animated and enhanced experience of the public realm.






The land use designations of the Allen East District generally coincide with the land use boundaries delineated in the Secondary Plan. The character of these boundaries will be largely shaped by the form and arrangement of development and their relationship to adjacent uses and the public realm.

The Mixed Use Character Area, focused around the Sheppard West subway station, will be characterized by a mix of tall buildings – office, commercial and residential, in combination with compact, pedestrian-scaled streetscapes that are framed and animated by active, at-grade uses located in the base of adjacent buildings.

The Apartment Neighbourhood Character Area, extending south along both sides of Street A, will be characterized by a mix of residential building forms – taller apartment buildings along Allen Road and lower apartment buildings toward the east, as a transition to the Neighbourhood Character Area. This Character Area may also include some street level commercial / retail uses for those buildings that are close to the Mixed Use Character Area.

The Neighbourhood Character Area, located between the Apartment Neighbourhood Character Area and Wilson Heights Boulevard, will be characterized by low-rise forms of residential development that may include semi-detached dwellings, townhouse dwellings, stacked townhouses and low-rise apartments that generally transition in height from 2.5 storeys close to Wilson Heights Boulevard to 4.0 storeys towards the west.



-  Mixed Use
-  Apartment Neighbourhood
-  Neighbourhood
-  Parks and Open Space
-  Allen East District Boundary
-  Community Use

Map 3 - Land Use Designations Plan



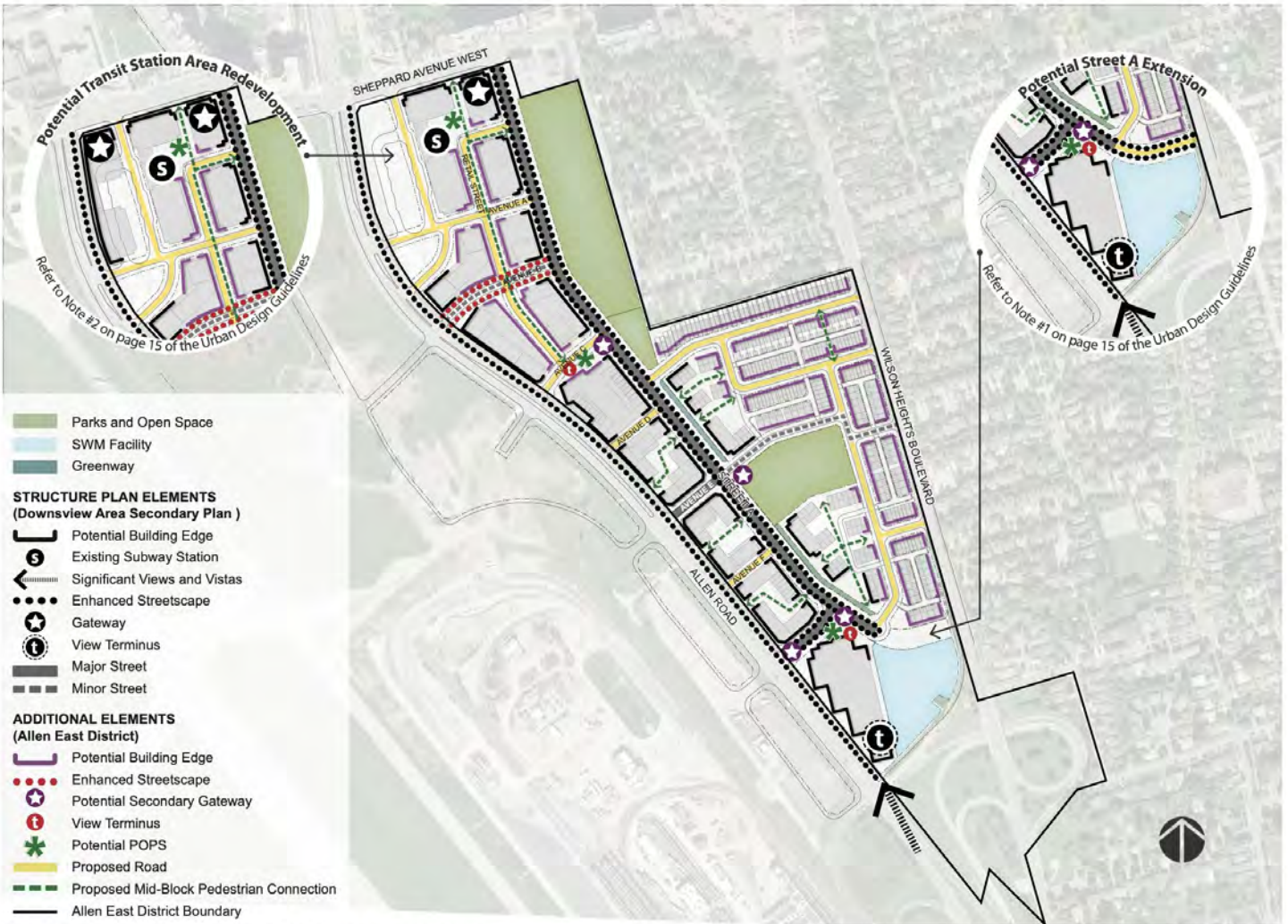
Dan Bergeron, *Faces of Regent Park*, Toronto.

Project Objectives

“As public art accumulates on different properties, in a newly developed area, the neighbourhood builds up a distinctive cachet that can attract new residents and businesses. Property values may increase and the art will become a destination draw for visitors who will contribute to the local economy in the shops, cafes and businesses.”

Toronto Urban Design, Percent for Public Art Program Guidelines

The Allen East District Public Art Strategy is based on the distribution of artworks across the CreateTO lands in the district east of Allen Road. Opportunities for public art have been determined, based on the anticipated public realm program at various sites across the District. The Public Art Strategy has allowed for wide and varied artistic responses, over time and incrementally, to ensure flexibility in how public art is integrated throughout the District.



Map 2 - Allen East Structure Plan from the Urban Design Guidelines



Allen East District (Demonstration Plan Only) from the Urban Design Guidelines



Noel Harding, *Elevated Wetlands*, Toronto

The Allen East Urban Design Guidelines describe the goals of a Parks and Open Spaces Strategy that lays the foundation for the approach to public art, outlined in this Strategy. The open space system has been planned as a series of landscaped open spaces, both public and private, that are connected by sidewalks, pedestrian and bicycle paths, and a greenway. The Parks and Opens Spaces Strategy states the following goals:

- To create places of interest and destination;
- To provide a balanced range of options for passive and active recreation;
- To encourage walking, cycling and transit;
- To make the most efficient use of existing and future transportation infrastructure.

The Allen East District Public Art Strategy supports the broader Parks and Open Spaces Strategy and allows for a wide range of artistic expression, from works integrated with buildings, landscapes and infrastructure, to linked artworks that relate to one another, to free standing artworks. The overall public art program objective is to clearly articulate the expected relationship of public art to the broader public realm context and anticipated public realm design and program and to distribute public art across the District in a manner that weaves together and creates a holistic public art experience.

The primary objective of this district-wide Public Art Strategy is to develop an approach that considers the placemaking potential of public art across the entire District.

Final locations and determination of independent, semi-integrated and integrated public art opportunities will be finalized at the Site Plan stage of developments to ensure that the overall vision is achieved.



Jennifer Marman and Daniel Borins, The Water Guardians, Toronto



Map 6 - Parks and Open Space from the Urban Design Guidelines

Public Art Typologies

Public Art plays an important role in city-building, strengthening a sense of local identity. As such, Public Art opportunities within the District will seek to draw upon the natural and cultural characteristics, both historic and contemporary, of the East Allen community and local area.

Public art can take multiple forms of site specific interventions, often involving collaboration with architects, landscape architects and lighting designers, to name a few. The intent of public art is to creatively engage the broader community and to provide a sense of place. These artworks typically fit into three major sub-categories: independent, semi-integrated and fully integrated.

Independent Art

Independent, or stand-alone art primarily takes the form of sculptures that are created in a studio or fabricator's workshop and then shipped to site and installed.

Semi-Integrated Art

Semi-integrated artworks are often multi-component, composed of independent elements, as well as elements that are integrated into the landscaping.

Integrated Art

Integrated artworks are conceived of and executed as a component of the architectural or landscape architectural design of a project. Integrated artworks may be constructed by the artist through a design/build contract or can be competitively bid as a component of the larger capital project.

Where an artwork is integrated into an architectural or landscape element, the budget for art integration will be in addition to the base cost of those elements. The art budget will not cover the base cost of architectural and landscape elements (for example, if art is integrated into the pavers the art budget will not cover the base cost of paving materials, installation, etc).



Whiten&Kipps, *Tempo*, (detail)



Whiten&Kipps, *Tempo*, Toronto, (plan view)



smb, Dufferin Subway Station, Toronto

Public Art Opportunities

“Public art installations, both publicly and privately owned, make walking through the City’s streets, open spaces and parks a delight for residents, workers and visitors alike.”
Toronto Urban Design, Percent for Public Art Program Guidelines

The district wide approach to public art identifies six priority areas for the placement of public artworks. The areas identified as public art opportunities are the most accessible and visible to the largest possible audience, due to their high profile locations.

Public art, in keeping with City of Toronto’s Percent for Public Art Guidelines, should be located in the most publicly accessible areas of any site. As an overview approach to the entire District, six priority areas for the placement of public art have been identified, based on their high profile locations, accessibility and visibility to the largest possible audience.

Public art opportunities for the Mixed-Use Character Area and Apartment Neighbourhood Character Area may include both on-site installations - allowing artists to respond to the architectural and urban design context within a development - and off-site, public installations situated within the landscape design of public open spaces.

Through further work completed during Zoning Bylaw Amendment and Site Plan Application processes, including the preparation and submission of public art block plans, the final locations and topologies of the public art opportunities will be determined within the District. However, this Strategy identifies a number of opportunities based on the overall concept that the public art program will support the public realm goals of the Urban Design Guidelines; to define the neighbourhood, punctuated by sites of interest, woven together across different Character Areas.

As shown in the following map of Public Art Opportunities, weaving on-site and off-site commissions into a functional public realm network employs public art as a key placemaking element, potentially bringing the narrative of place to the surface of the built environment.



Lawrence Argent, *I See What You Mean*, Colorado Convention Centre

1. District Gateways

Gateway locations, whether primary or secondary, provide opportunities for landmarking and placemaking through the coordinated design of buildings and public spaces.

In accordance with the Secondary Plan, primary gateways for the Allen East District are located along the Sheppard Avenue West frontage. In addition to these locations, and as an outcome of the Urban Design Guidelines process, potential secondary gateway locations were considered. These include both of the north corners of the proposed Ontario Tennis Association (OTA) facility, the southwest corner of the intersection of Street A and Avenue C, and the northwest corner of the new neighbourhood park.



Alice Aycock, Toronto Twister, Toronto



Shayne Dark, *Double Vision*, Toronto

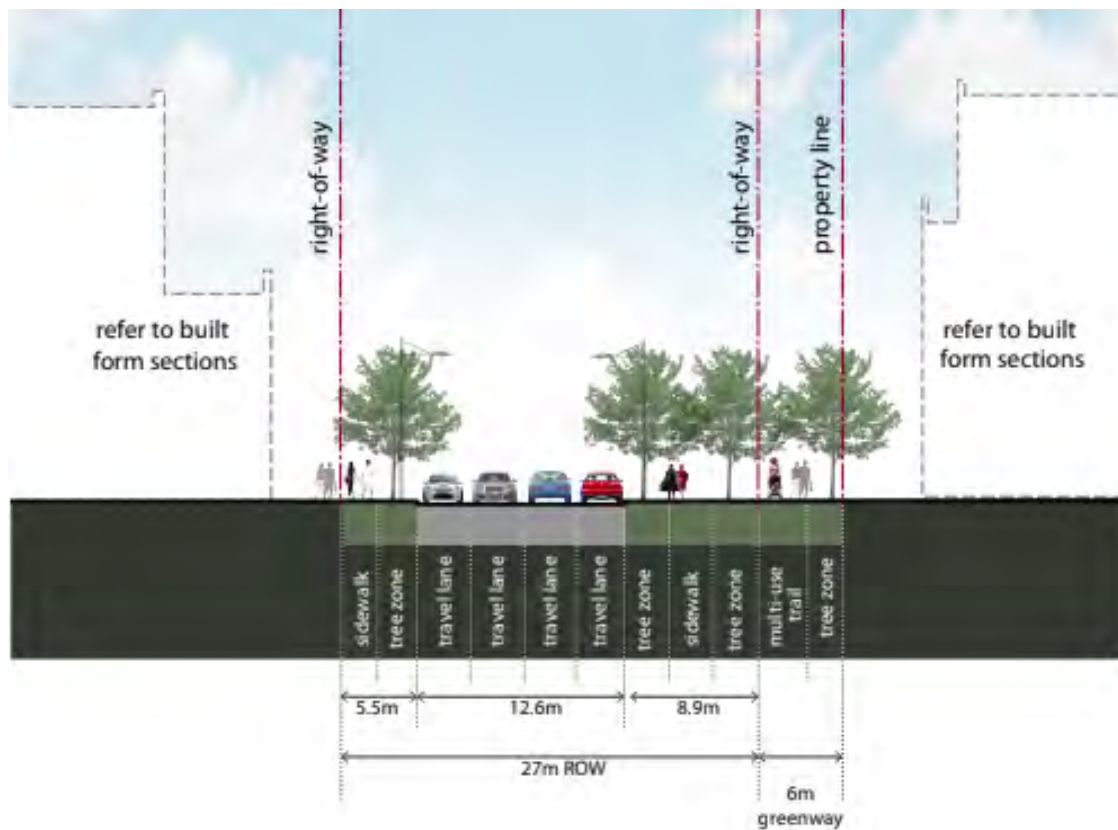
Two locations: (1) the intersection of Allen Road and Sheppard Avenue and (2) the intersection of Street A and Allen Road, adjacent to the proposed OTA facility. Located at the north and south ends of the district, these sites have the potential to support artworks that work at multiple scales and reinforce the district by providing the opportunity for landmark creation.

2. Enhanced Streetscapes

The East Allen Urban Design Guidelines recommend enhanced streetscapes within the district, which present opportunities for public art. Phasing and prioritization of opportunities will be determined through Block Plans.

Street A is the central north-south spine road that connects Sheppard Avenue West at the north of the community to Allen Road at the south end (and potentially Wilson Heights Boulevard, subject to further study). This spine will have an enhanced streetscape, including a combination of hard and soft landscape elements within the right-of-way, to create a safer and more comfortable pedestrian environment.

Street A will be designed based on characteristics of mixed-use and apartment neighbourhood residential streets with elements borrowed from a mixed-use connector street and a park street. The street design will include, for example, a wide pedestrian clearway adjacent to mixed use buildings, consistent and continuous street tree planting with well lit pedestrian zones.



Example: Street A / Mid-Rise Residential - Greenway

The entire streetscape of the primary, north/south avenue, within the District, presents multiple opportunities for public art of variable types and scales, with potential to respond to the adjacent built form. Artworks will be highly visible and will participate in creating a vibrant and meaningful streetscape, providing visual interest and placemaking opportunities at appropriate scales. As this Strategy precedes development and design of individual sites along Street A, identifying the streetscape sets a priority on the placement of public art along this important public space.



Linda Covit, Luxe Condominiums, Toronto



Carl Tacon, *Shift*, One St. Thomas Condominiums, Toronto

Enhanced streetscaping elements will be provided along Avenue B, which serves the important function of connecting Banting Park and the new Park in the Allen West District. As a connection between park spaces, the streetscape design along Avenue B shall support elements such as a combination of distinct street trees or other landscape treatments. The streetscape will also promote pedestrian movement with special pedestrian pavement markings, additional seating and street furnishings. These human scale, pedestrian friendly elements will provide a streetscape context that lends itself to public art opportunities.

3. Greenway Connection

In accordance with the Secondary Plan, the Allen East District includes a Greenway that serves to connect existing Banting Park to a new neighbourhood park, the Mixed-Use Character Area and Apartment Neighbourhood Character Area and culminates at the south end of the District at the proposed Ontario Tennis Association (OTA) and stormwater management facilities.

The Greenway linkage is proposed to extend beyond the new neighbourhood park and, in combination with a continuous multi-use trail/two-way cycle track, will facilitate safe and comfortable connections from the subway station at the north end, to the proposed OTA facility at the south end of the district.

As a “green” corridor adjacent to Street ‘A’, it is recommended that artwork for the Greenway site engage the continuous, linear nature of this site. Inclusion of public art as part of the Greenway, will reinforce this public route and provide interest and content for this public realm component.

Semi-integrated or integrated artworks are recommended to afford a spatial, rather than object-oriented art vision.



Henk Hofstra, *The Blue Road*, The Netherlands



The Greenway public art opportunity could take inspiration from Henk Hofstra’s *The Blue Road*, a one kilometer long stretch of road painted bright blue to give off the appearance of a river in the middle of a city. The blue road was constructed using 4,000 liters of paint and was created in memoriam of an actual river that once flowed through the site.



4. Parks

The park spaces within the Allen East District will be important open spaces shared by all. Parks provide perfect opportunities for the inclusion of artworks that engage space. Landscape based, integrated artworks are ideal formats for parks, as well as other forms of integrated, semi-integrated and independent artworks.

Existing Banting Park, a new neighbourhood park and a stormwater management facility will provide focus for the north, central and south portions of the plan. The locations of these facilities along Street A ensures their prominence and accessibility within the community. A district wide Public Art Strategy for parks and public open spaces allows for opportunities to create narrative links between artworks, if desired. As defined in the Secondary Plan document, public art can play a role in supporting and enhancing the park-like setting of the area.

Artworks can reinforce park entrances, provide focus to open spaces or can be integrated with the landscape design. Where phasing of implementation allows, artists may also have the opportunity to participate on design teams for the parks and greenway within the District. Specific locations or opportunities for public art within the park should be determined in collaboration with City Planning, Economic Development, and Parks, Forestry and Recreation staff as part of the design development of the park.

Depending on the timing of selection of a development partner, the public art in parks may be commissioned at the time of building the overall park or may come through the developer after base park condition is provided by CreateTO.

Banting Park is an existing public park that interfaces with existing and new neighbourhoods/areas and will be enlarged to accommodate the alignment of Street A. Banting Park is envisioned as a destination for visitors as well as for residents of the community.

The neighbourhood park is a new public park, approximately 1.2 ha (3.0ac) in size, which will be centrally located within the District and framed by a combination of low-rise and mid-rise buildings, whose populations will find amenity in this new green space.

Integrated, semi-integrated and free-standing artworks are all possible within the parks. Artworks in parks present an excellent opportunity for artists to work as members of landscape design teams such that the total park design and/or elements within the parks, are designed in a collaborative, cross-disciplinary manner.



Ilan Sandler, *Taddle Creek Park*, Toronto

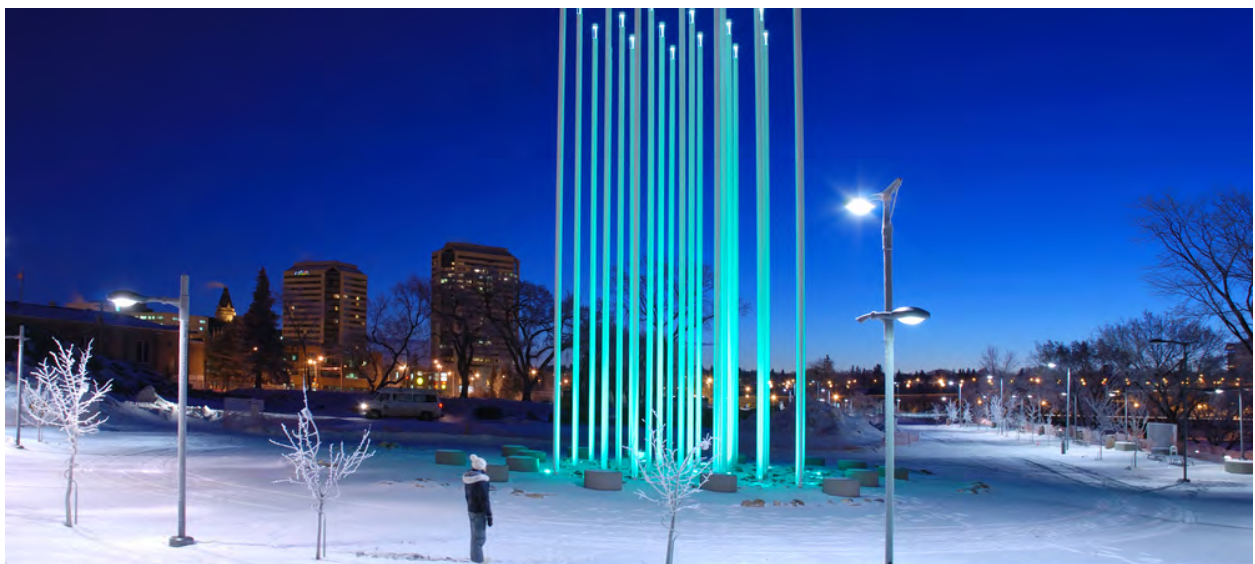


Douglas Coupland, *Canoe Landing Park*, Toronto

5. POPS (Privately-Owned Publicly-Accessible Spaces)

In addition to the Parks and Open Spaces identified in the Secondary Plan, the different Character Areas throughout the Allen East District will include a number of on-site development opportunities, in particular within setbacks and Privately-Owned Publicly-Accessible Spaces (POPS). These POPS are located throughout the District and will form an added layer of open spaces that enhance the connectivity, livability and character of the community. POPS will be highlighted as opportunities for on-site commissioning of public artworks.

Opportunities for POPS within the Mixed Use Character Area and Apartment Neighbourhood Character Area include the proposed OTA site, the Sheppard West subway station site and the proposed grocery store site.



Figureground Studio, *Prairie Wind*, Saskatoon

5. Urban Plaza / Transit Plaza

This publicly accessible space provides an opportunity to create an artwork that reinforces the presence of the Sheppard West subway station - providing an opportunity for public art to participate in public realm wayfinding while ensuring a broad audience of transit users.



Blue Republic (Anna Passakas and Radoslaw Kudlinski), *Stargate*, Toronto

6. Stormwater Management Facility

Allen East District will include a stormwater management facility which, as part of the City's infrastructure, performs the required function of collecting and treating runoff and controlling flood potential. The facility will be designed to serve the primary function of managing stormwater, however, it may also be used as a passive open space, anchoring the south end of the District. The facility may include features such as walking trails, seating, lighting and viewing areas.

Stormwater management infrastructure presents exciting public art opportunities. As stormwater management is integrated with the public open space network of the District, public access to public artworks associated with stormwater management is amplified.

Public communication of the workings of the stormwater management system provides another potential benefit of including public art in its design.

All three public art types may be manifest in the stormwater management facility, however, integrated and semi-integrated artworks are likely of greatest applicability here.



Jill Anholt, 2011, *Light Showers*, Sherbourne Common, Toronto

Jill Anholt, 2011, *Light Showers*, Sherbourne Common, Toronto

Commissioning a public artwork tied to the water management and interpretation has been successfully implemented in Jill Anholt's *Light Showers*, Toronto. In this functional artwork, a series of sculptures, integrated into the water purification system of the park, echo the scale of the adjacent Gardiner Expressway while providing visual and tactile expression to the surrounding community's aspirations of a sustainable future.

Art Selection Process

Transparent Process

Artist procurement strategy for the Allen East District should adhere to the City of Toronto's existing protocols for public art procurement, as described in the City's "Percent for Public Art Program Guidelines", available online on the City of Toronto's website.

Artists should be selected through a competitive process conducted by a jury comprised of a majority of art experts. There should be at least one member of the local community on each jury and one member of CreateTO or a development partner developing the particular project where public art is to be located. Jurors must be cognizant of contemporary art practice, public art or related disciplines, present on all public art juries.

Artist calls should be distributed through multiple channels in order to encourage as broad a response as possible. Efforts will be made in the development and implementation of Public Art Opportunities, artist selection processes and juries, to ensure equity and diversity are considered in all aspects of this process and to incorporate program aspects that foster skills building and professional development for artists in the field of public art.

Opportunities for public viewing of selected public artworks, at community open house type venues and through community websites, should be provided, such that proposed artworks can be communicated, in advance of installations. Typically, these viewings would take place, prior to final jury selection, such that public comments can be received, prior to final selection.

The Allen East District Public Art Programme may be administrated by CreateTO while the public art plans for individual development sites will be designed and executed by the site owners and their consultants, in response to the principles laid out in this strategy.



Anish Kapoor, *Mountain*, Toronto



Douglas Coupland, *Memorial to the War of 1812*, Toronto

Public Art Competition Types

The following information, regarding the types of public art competitions, has been taken from the City's website:

"The process by which an artist is selected for a commission has a significant impact on its development and use of the appropriate process has a continuing influence on the project's success beyond its completion."

The City of Toronto operates competitions as its primary form of artist selection process. Efforts will be made to ensure that artwork selection methods are reviewed and implemented with a commitment to equity, diversity and inclusion at all stages of selection processes (conceptualizing of method, crafting and dissemination of documents, jury process and composition, selection criteria, etc). Depending on requirements specific to the project, the competition may be invitational, direct commission or open call:

Open Call – A request for Expressions of Interest is widely publicized, through numerous sources, to artists. Artists are invited to submit credentials and past work, for selection by a professional jury, as defined by the City's public art guidelines, determines a list of artists, typically three to five, who are invited to submit proposals for a specifically defined artwork. Based on the submitted proposals, a professional jury, as defined by the City's public art guidelines, selects an artist to be commissioned.

Invitational– A number of artists are either invited to submit proposals, for a specifically defined artwork, or artists are invited to submit credentials and past work, for review by the client and/or jury who select a shortlist of artists to be invited to submit proposals. Based on the submitted proposals, a professional jury, as defined by the City’s public art guidelines, selects an artist to be commissioned.

Direct Commission – When a project requires a specific art form or, if there is limited time available, an artist may be selected by the client to produce an artwork. In such circumstances, a review committee of art experts must review the artist’s proposal(s) to ensure artistic excellence and appropriateness for the site.

Developers having contributed would have a role in the artwork selection process and appropriate recognition of their contribution to the public program, in some form that is appropriate within the public realm (for example, developers may be recognized on artist identification plaques).

Maintenance Provision for Public Artworks

Public art budgets should include a provision for the maintenance of commissioned artworks. Ten percent of the physical cost of the artwork should be allocated for ongoing maintenance of artworks. Depending on the anticipated annual maintenance requirements of each artwork, ten percent can be adjusted.

Commissioned artists must provide a complete maintenance manual to the commissioning agency. These manuals must include information on all materials and methods used in the making of the artwork, as well as a list of all material suppliers and subcontractors.

For any artworks, to be located on City owned property and/or conveyed to the City, a minimum of ten percent endowment must be provided to the City, for the purposes of maintaining the artwork.



James Carl, *Things End*, Toronto

Funding and Implementation

In order to realize a district wide, equitable distribution on the most high profile, publicly accessible sites, this Strategy proposes active promotion of the opportunities identified within this document in future planning negotiations with site developers. In accordance with City of Toronto’s Percent for Art Guidelines, developers will be encouraged to contribute their public art funds to one of the locations identified in this Strategy, utilising the “On-site”, “Off-site” or “Combination” funding strategies outlined in the Percent for Art Guidelines.

This district wide approach to public art will allow for the meaningful integration of artworks into high profile locations that, together with the public realm principles, create a sense of cohesion and equity within and across the District. In order to implement this strategy, CreateTO will undertake to develop a phased implementation plan for public art projects, based on anticipated phasing of development. While CreateTO may initially administer this program, this role may be assumed by the developer(s) who purchase the lands.



Linda Covit, *Rose Wall*, Toronto

Conclusion and Next Steps

Upon endorsement from the Toronto Public Art Commission (TPAC), the Allen East Public Art Strategy will go to City Council for approval.

Final locations and determination of independent, semi-integrated and integrated public art opportunities will be finalized at the Site Plan stage of development to ensure that the overall vision of this Strategy is achieved.

This Strategy anticipates the submission of a public art block plan, at the time of the Zoning By-law Amendment application. Through these future Public Art Block Plan approvals, this Allen East Public Art Strategy will continue to meet the requirements and objectives of the Percent for Public Art Program and the Strategic Actions outlined in the City's 10 Year Public Art Strategy which include a commitment to artistic excellence and a commitment to equity, diversity and inclusion in the identification of public art opportunities and development of selection processes.

Block plans will be developed in consultation with City staff in a phased manner and will be submitted to TPAC for review and Council for approval prior to the issuance of building permits, in accordance with City policy.