

34-50 Southport Street - Public Art Plan

Date: March 24, 2021
To: Toronto East York Community Council
From: City Planning Division Director, Urban Design
Wards: Parkdale-High Park - Ward 4

Planning Application Number: 02 035321 SHY 13 OZ, 11 202261 WET 13 OZ

Related Applications: 03 184691 WET 13 SA, 06 169549 WET 13 SA
18 14995 WET 13 SA, 20 120971 STE 04 SA

SUMMARY

The purpose of this staff report is to seek City Council approval of 34-50 Southport 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 along the promenade which is privately owned.

The Public Art Plan provides a framework and description of the commissioning of public art including: introduction and background; the Section 37 Agreement; an overview of the development; the public art vision and objectives; the public art locations; the artist selection process; the jury composition; the mentorship program; the public art budget and the 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 34-50 Southport Street Public Art Plan as attached (Attachment 1) to the report dated March 24, 2021 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

The development site is identified in the Swansea Secondary Plan located at 34-50 Southport Street, fronting Southport Street. The site is located north of the Queensway, adjacent to Windermere Avenue to the east and The Kingsway to the west. Southport Street is situated in the Swansea Neighborhood, a north-south street connecting The Queensway to The Kingsway.

The site is located in close proximity to Grenadier Pond to the east, the Humber River to the west, and Lake Ontario to the south. There are a number of parks and recreation facilities in close proximity including High Park, Rennie Park, the Swansea Community Recreation Centre, South Humber Park and the Humber River Recreational Trail.

The proposal is a two (2) phased development. It includes two (2) mixed-use towers that are 26 and 29-storeys, and 15 mixed-use townhouse units with residential and commercial uses. Phase 1 of the development proposal includes the 26-storey mixed-use high-rise tower, and a portion of the 3-storey podium base. Phase 2 of the development proposal includes a 29-storey mixed-use building and 15 mixed-use townhouse units. The development provides an opportunity for public art along the proposed pedestrian promenade situated alongside the retail units, and fronting on the private driveway from Southport Street.

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

APPLICATION BACKGROUND

On October 30, 2010 City Council approved the Zoning By-Law amendments for the 34-50 Southport Street site with amendments, subject to conditions set out in staff reports dated September 21, 2012, including a public art contribution in accordance with Percent for Public Art Program. A copy of the Council decision and reports can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY19.1>

On February 20, 2013 City Council approved the proposed revision to the Zoning By-Law amendments for the 34-50 Southport Street without amendments, subject to the member motion submitted to City Council on February 20 and 21, 2013. A copy of the Council decision and reports can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.MM30.10>

On November 5, 2015 The Committee of Adjustment approved the Minor Variance application to expand the retail space at 34-50 Southport Street.

The Section 37 agreement dated February 21, 2013 was signed between the "Owner" and the "City", including requirements for the provision of a public art contribution. The owner has opted for Option 2 as defined in the Section 37 agreement, to commission Public Art works and/or collaborative Public Art works equal in value to the Public Art Contribution (\$500,000.00) and such works will be located upon the site in accordance with the provisions of the Section 37 agreement.

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

The proposed public art site will be located in a prominent location at the entrance of the development site. The art will be visually and publically accessible at the east side of the site along the pedestrian promenade.

The proposed public art will be integrated along the plaza promenade. Artworks must be placed in the primary location (at the east entrance of the private drive). In addition, artists will have the opportunity to develop a series of artworks along the path. The public art may take varying forms in the identified zones A, B and C as shown in the public art plan. The proposed art locations are supported by City Planning staff and the Toronto Public Art Commission.

An artist will be selected through a two-stage design competition process. Stage 1: The artist-long list, including written expression of interest, a portfolio, and their availability for the project. The Owner, development team, architect and art consultant reviewed the long list to determine a short-list of five (5) artists. Stage 2: The artist shortlist, the five (5) selected artists will be provided a competition brief to then prepare detailed concepts. The submissions will be reviewed by the Owner and jury to determine a preferred artist concept and design. The shortlisted artists provided in the public art plan represent a diverse background of work.

The artist will be selected by a five (5) person jury composition drawn from the list provided in the Public Art Plan. The selection process, with a majority art experts is in keeping with the City's Percent for Public Art Guidelines. The jury will consist of three (3) independent art experts and one (1) representative of the owner or development team and one (1) representative from Richmond Architects or Alexander Budrevics + Associates Ltd.

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, mentorship program 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 3, 2021.

Conclusion

34-50 Southport 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.

CONTACT

Lara Tarlo, Senior Urban Designer, Tel. 416-338-1132, Lara.Tarlo@toronto.ca

SIGNATURE

Lorna Day, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan