SUMMARY

The purpose of this staff report is to seek City Council approval of 292 Bremner Boulevard, FlyOver Canada - 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 privately owned area of the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: site context; development overview; public art sites and opportunities; selection process; program budget; timeline; project team; role of the art consultant; context plan (figure 1); site plan (figure 2); and drawings showing art opportunities (figure 3).

The attached plan meets the objectives of the City'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 292 Bremner Boulevard, FlyOver Canada Public Art Plan as attached (Attachment 1) to the report dated August 18, 2021 from the Acting Director, Urban Design.
FINANCIAL IMPACT

The recommendation in this report has no financial impact.

PROPOSAL

The development site is within the Downtown and Central Waterfront identified in the Railway Lands Central Secondary Plan, which is subject to the Downtown Secondary Plan. The site is in Mixed-Use Areas 1, within the Grange--John St--Round House Park District and is within the Shoreline Stitch. It is located at 292 Bremner Boulevard, at the base of the CN Tower. Directly to the east is the Ripley's Aquarium and to the south is Bobbie Rosenfeld Park, including the Salmon Run Fountain and Roundhouse Park. In the broader context, to the north of the site, is the Union Station rail corridor, the Metro Convention Centre and the entertainment district.

The proposal is for a four-storey development containing an entertainment use, "FlyOver", which is permitted by the Planning framework. The FlyOver is a themed tourist attraction comprised of a theatre with a flight simulator that takes visitors on a virtual tour of landmark landscapes across Canada. The theatre will accommodate 88 seats with a view of a spherical screen.

The development provides an opportunity for public art along the northern and eastern landscape frontages - adjoining the pedestrian plaza and the building entrances.

The development review process has resulted in a commitment to public art, subject to the CN Tower Precinct Amending Agreement, which is described in the Public Art Plan (Attachment 1).

APPLICATION BACKGROUND

The CN Tower Precinct Amending Agreement between Canada Lands Company CLC Limited and City of Toronto was signed on July 6, 2010. The Agreement includes a public art contribution described in Schedule C Public Art Program.

FlyOver Canada is a long term lessee of the development parcel located at the base of the CN Tower, commonly referred to as either the "CN Tower Ancillary Commercial Development Site" or the "Phase 2A Development Site" (the "subject site"). The subject site forms part of a larger property municipally known as 292 Bremner Boulevard and is owned by the Canada Lands Company CLC Limited ("CLC").

FlyOver Canada submitted an application for Site Plan Approval in February 2020 to permit the development of the four-storey entertainment building within the CN Tower Precinct. City Planning staff are in the process of reviewing the application.
Additionally, on July 28, 2021, the Committee of Adjustment approved Minor Variance Application No. A0476/21TEY permitting 2 variances to site-specific Zoning By-law 864-2010 to allow a small increase to the building height and a decrease in the amount of grade-related retail uses.

**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.


**COMMENTS**

The existing artwork fountain 'the Salmon Run' by artists Mark Gomes and Susan Schelle is located along the southern edge of the site. The fountain will be preserved in situ but the landscape around it will be modified to allow for a plaza. This change has been reviewed by staff in consultation with the artists. The preservation of the fountain and the modifications to the landscape is supported by staff and the artists.

The new proposed public art will be prominently located on two sites, along the eastern and northern frontage of the development site, and integrated within the landscape area. The art will be visually and publically accessible along the plaza entrance and the landscape plaza.

The proposed public art will be highly visible in this precinct and the locations are supported by City Planning staff and the Toronto Public Art Commission.

An artist will be selected through an invitational competition process involving a review of a long list of artists with the majority from equity seeking groups. The selection process includes a review of past work and appropriateness for this site. The owner, development team, architect and art consultant have completed a review of the long list to select a short-list of four (4) artists. These four (4) selected artists will be provided a competition brief to prepare detailed concepts. The submissions will be reviewed by the jury to select a preferred artist concept and design.

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 of art experts, is in keeping with the City’s Percent for Public Art Guidelines. The jury will consist of three
(3) independent art experts, one (1) representative of the owner or development team, and one (1) representative from Canada Lands Corporation.

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. It was presented to the Toronto Public Art Commission at its meeting on May 19, 2021, where it gained support.

**Conclusion**

292 Bremner Boulevard, FlyOver Canada – 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**

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**SIGNATURE**

Emilia Floro, Acting Director Urban Design
City Planning Division

**ATTACHMENTS**

Attachment 1: Public Art Plan