

88 Queen Street East - Public Art Plan

Date: September 15, 2021
To: Toronto East York Community Council
From: City Planning Division Director, Urban Design
Wards: Ward 13 – Toronto Centre

Planning Application Number: 19 235686 STE 13 SA

SUMMARY

The purpose of this staff report is to seek City Council approval of 88 Queen Street East - 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 within the Privately-Owned Publicly Accessible Spaces (POPS) and mews area of the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: land acknowledgement for Toronto; introduction; owner; site location; current ward demographics; site history; section 37 agreement; development; public art objectives; sites for public art; artist selection process; selection committee; mentorship program; community programming opportunity; estimated public art budget; and schedule.

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 88 Queen Street East Public Art Plan as attached (Attachment 1) to the report dated September 15, 2021 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendation in this report has no financial impact.

PROPOSAL

88 Queen Street East and 30-50 Mutual Street Phase One (1) and Phase Two (2) occupy an entire city block bound by Shuter Street to the north, Queen Street to the south, Dalhousie Street to the west and Mutual Street to the east. The site is subject to the Downtown Plan and King-Parliament Secondary Plan and is located in the Historic Queen East Business Improvement Area, and the Garden District neighborhood with close proximity to St. Michaels Hospital, the Eaton Centre, Moss Park, Allan Gardens, Yonge/Dundas Square and Toronto City Hall.

Phase One (1) which includes a 28-storey mixed-use tower with retail uses at grade and a public park was completed in 2020 for the northern section of the Site. Phase One (1) included an installation of a public art wall by artist Barbara Kasten through the Percent for Public Art Program. Phase Two (2) is currently under construction, which is being completed in two (2) phases; Phase Two (2)-A proposes two mixed-use buildings of 27 and 28 storeys, combined for a total of 542 residential dwelling units and 986.6 square meters of non-residential space. The proposal also includes four (4) levels of below grade parking; Phase Two (2)-B includes a 51-storey mixed-use building with a six (6) storey podium base, containing 569 dwelling units, 10,327 square metres of non-residential gross floor area, five (5) levels of underground parking and the completion of the Privately-Owned Publicly Accessible Spaces (POPS).

The development review process for Phase Two (2)-B, in collaboration with the Owner Queen Developments II Inc. a subsidiary of St. Thomas Developments, has resulted in a commitment to public art.

The development provides an opportunity for public art within or adjacent to the Privately-Owned Publicly Accessible Space (POPS). The primary location Option A1 is located on site at the intersection of the mews and the POPS providing a central point of the circulation paths with visibility from Queen Street East, Dalhousie Street and Mutual Street. The public art within the primary location is intended to be eight (8) feet in diameter and 20 feet in height, the artist(s) may create work above this height but must consider the safety and visibility by not blocking sightlines from the tower windows. The secondary site Option A2 is located on the POPS site and is intended to provide an opportunity for the artist(s) to install artwork(s) that are supplementary to the primary location.

APPLICATION BACKGROUND

88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street – Official Plan and Zoning Amendment Application was adopted on April 24, 2018 without amendments and without debate.

A development proposal relating to an entire City block bounded by Queen Street East, Mutual Street, Shuter Street and Dalhousie Street was approved by City Council in 2005. Official Plan and zoning amendments were enacted at that time and a Section 37 Agreement was entered into. Phase One (1) of the development proposal being the

northern portion of the block, was developed under the existing zoning, amended through variance approvals, and the associated Site Plan Control application.

This Official Plan Amendment and Zoning Amendment application applies only to the Phase Two (2) portions of the lands, being the mid and southern portions of the block. The applications propose three (3) mixed-use towers separated or interspaced by a public park, POPS and pedestrian mews. The three (3) towers, two (2) of which are linked by sky bridges. A total of 1,126 residential units and 137 hotel rooms are proposed. There will be 85,661 square meters of residential and 11,552 square meters of non-residential gross floor area; the total gross floor area will be 97,218 square meters. These statistics apply only to the Phase Two (2) portions of the development.

The introduction of a public park into this City block and the proposed POPS within Phase Two (2) are compatible with the adjacent original Phase One (1). The proposed development has been designed in the form of a complete community. The introduction of a publicly accessible pedestrian mews connecting the proposed public park, POPS and Queen Street East provides porosity through the site, integrates with Phase One (1) and thereby makes a significant contribution to the public realm. Section 37 contributions have been agreed upon and will be secured through one or more agreements pursuant to Section 37 of the Planning Act.

The Notice of Approval with Conditions was issued on June 28, 2021 under 19 232241 STE 13 SA for the site known as Phase 2A of 88 Queen Street East.

For more information:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-113372.pdf>

The owner has agreed to implement the public art on site and entered into a Section 37 Agreement dated July 24, 2018 with a contribution equal to one million five hundred thousand dollars (\$1,500,000.00) (the “Public Art Contribution”) in accordance with the Public Art program.

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

Phase Two (2) -B proposes a 51-storey mixed-use building with a 6 (six) storey podium and the completion of the internal pedestrian mews and square. The proposed public art will be prominently located on this site in the primary location with opportunity for supplemental works in the secondary location; the primary location is situated between the circulation paths north of the POPS; the secondary site is located along the north-south mews pedestrian corridor. The public art objectives encourage and consider the following: quality, site specificity, integration, public use, scale, safety standards, and weather suitability.

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

An artist will be selected through the following two (2) stage competition process:

Stage One (1): Artist Research phase, including a call to BIPOC artists. A long list of over 25 artists selected with an equity and diversity lens were interviewed for their artistic practices, qualifications and availability. The short list of five (5) artists was developed by the owner, development team, architect and art consultant.

Stage Two (2): A competition brief will be sent to the shortlist of artists: Choi Jeon Hwa; Nadia Myre; Will Ryman; Hank Willis Thomas; and Winnie Troung. The owner and selection committee will review the submissions to determine the selected artist.

The five (5) person selection committee will be drawn from the list of potential jury members provided in the Public Art Plan. The jury will consist of one (1) representative of the owner or development team, one (1) representative from Fitzrovia Real Estate Inc. or the Landscape Architect's team, and three (3) independent committee members. The selection process, with a majority of art experts, is in keeping with the City's Percent for Public Art Guidelines.

In accordance with City policy, City Planning continues to encourage applicants to seek artistic excellence and expertise with broad representation from the art community in the selection of artists and jury members, including representation from the Indigenous community and equity seeking groups.

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 July 14, 2021 where it gained support.

Conclusion

88 Queen Street East – 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, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan