

## **5 Corporate Drive - Public Art Plan**

Date: May 9, 2022  
To: Scarborough Community Council  
From: Director, Urban Design, City Planning Division  
Wards: Ward 24 – Scarborough - Guildwood

**Planning Application Number:** 19 256766 ESC 24 SA

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of the 5 Corporate Drive - Public Art Plan. The Plan, which is included as Attachment 3 of this report, outlines the method by which the owner will commission public art within the privately-owned area of the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: project description; history and culture of the area; public art requirement; public art objectives; public art locations; budget; selection process; mentorship opportunity; jury composition 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**

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The City Planning Division recommends that:

1. City Council approve 5 Corporate Drive Public Art Plan as attached (Attachment 3) to the report dated May 9, 2022 from the Director, Urban Design.

### **FINANCIAL IMPACT**

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The recommendation in this report has no financial impact.

### **DECISION HISTORY**

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#### **Scarborough Centre Secondary Plan**

The site is located within the Scarborough Centre Secondary Plan (SCSP) in the Official Plan. The Scarborough Centre Secondary Plan was adopted by City Council at its meeting of December 5, 6 and 7, 2005. It establishes a vision and strategic implementation policies for the Centre and sets out broad goals for the future development of the Scarborough Centre. The subject site is located in the McCowan

Precinct. The decision of City Council can be accessed via the following link:  
<https://www.toronto.ca/legdocs/2005/agendas/council/cc051205/cofa.pdf>.

### **McCowan Precinct Plan Study**

The lands are subject to the McCowan Precinct Plan Study, which puts in place the framework to guide future growth and development of the McCowan Precinct. The McCowan Precinct Plan Study Final Report (including OPA 242) and the Urban Design Guidelines were adopted by City Council on June 10, 11, 12 and 13, 2014 and can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC32.20>.

The vision and guiding principles for the McCowan Precinct is for a vibrant, mixed-use, community with urban characteristics that include: a focus on employment and housing; destination features for its residents, workers and visitors; a safe and pleasant place to live, work and play; pedestrian-friendly streets; transit-oriented built form; ease of movement; high-quality architecture; great publicly accessible and connected parks and public spaces, and high levels of sustainability. It is intended that McCowan Precinct would be a community within the Scarborough Centre that enjoys a strong relationship and connections with the Centre and the adjacent residential and employment communities.

### **Scarborough Centre Public Art Master Plan**

The Scarborough Centre Public Art Master Plan reinforces the Official Plan's definition of public art as a key component in its city-building objectives. The plan establishes the vision, guiding principles and framework recommendations for its public art program. This master plan will serve as an important and proactive guide in prioritizing sites, both publicly and privately owned, that offer the most potential and impact for public art opportunities. The Master Plan is available on the City Planning web page at: <https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/scarborough-centre-public-art-master-plan/>.

The Council Report is available here:

<https://www.toronto.ca/legdocs/mmis/2018/sc/bgrd/backgroundfile-113104.pdf>

### **Scarborough Centre Secondary Plan Review**

The City Planning Division has initiated a multi-faceted study, Our Scarborough Centre (OurSC), which will develop a revised vision and a comprehensive planning framework that will create an improved sense of place for Scarborough Centre. Combined with the significant investment of Scarborough Subway Extension (SSE), OurSC is a critical element to the transformation of Scarborough Centre. The development of a comprehensive planning framework specific to Scarborough Centre will include:

- Built form, parks and open space, active connections, and community infrastructure strategies;
- Conceptual master plan and urban design guidelines;
- Massing (3D) model;
- Review and refinement (if necessary) of the SCTMP; and
- Master servicing plan.

The Study is being conducted over four phases and the study is currently in Phase 4. The study website can be found here: [www.toronto.ca/scarborough-centre-review](http://www.toronto.ca/scarborough-centre-review).

## **PROPOSAL**

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### **Application Description**

The site plan application proposes to redevelop the subject lands (Block B) with two rental apartment buildings of 38-storeys (Building B1) and 44-storeys (Building B2), connected by a 4-storey podium with a combined total of 778 residential suites with retail at-grade. The proposed development would have a total gross floor area of 68,330.73 square metres consisting of 67,943 square metres of residential uses and 822.47 square metres of retail/commercial space. A large plaza, a Privately-Owned Publicly Accessible Space (POPS) will be located at the northeast corner of the site which will connect with the landscape courtyard connecting the proposed development to the existing buildings at 100, 200 and 300 Consilium Place.

Refer to Attachment 1: Site Plan and Attachment 2: Context Plan.

### **Site and Surrounding Area**

The subject site has an area of 14,233 square metres with 160 metres of frontage along Progress Avenue and 91 metres of frontage along Corporate Drive. The site is located at the southwest corner of Corporate Drive and Progress Avenue. The site currently functions as a surface parking lot for the buildings at 100, 200 and 300 Consilium Place. The following uses surround the site:

- North: Corporate Drive and Block C, part of the larger land holdings and currently vacant.
- South: 100, 200 and 300 Consilium Place office towers and surface parking lot.
- East: Consilium Place and a large surface parking lot.
- West: McCowan Road beyond which is the Scarborough Town Centre Mall lands.

## **APPLICATION BACKGROUND**

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On March 3, 2022, a staff report was submitted and approved at the Committee of Adjustment meeting with the following public art requirement outlined through a S45.9 Agreement:

"Public Artwork to be commissioned by the Owner equal in value to a Public Art Contribution of two-million and five hundred thousand dollars (\$2,500,000), indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date that the Committee's decision is final and binding to the date of payment to the City, with such works to be located on the Site in accordance with the City of Toronto, City Planning's Private Developer Percent for Public Art Program requirements and Guidelines."

## **POLICY CONSIDERATIONS**

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### **Toronto Official Plan**

The Official Plan identifies the subject site as being within Scarborough Centre; one of the designated "Centres" in the City of Toronto, as shown on Map 2 – Urban Structure.

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 site is designated *Mixed Use Areas* on Land Use Map 19. This designation permits a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

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

### **Zoning**

5 Corporate Drive is subject to the former City of Scarborough Employment Districts Zoning By-law 24982, as amended. The lands are zoned City Centre Office Zone (CCO-326-779-813- 1207-1281-1351-1624-1628-1735-2004-2010-2036-2204) or City Centre Residential Zone (CCR-326-667-680-789-1281-1351-1562-1624-1628-1735-2004-2010-2036- 2204). The above-noted zoning categories permit a range of uses including office, residential, retail and hotel uses. The site is also subject to Exceptions 301 and 307, which permit surface parking and hotel as additional uses. The City-wide Zoning By-law 569-2013 does not apply to the subject property.

## **COMMENTS**

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Support for public art is articulated in a range of existing City of Toronto planning and policy documents, including the Official Plan, Scarborough Centre Secondary Plan and the Scarborough Centre Public Space and Streetscape Master Plan.

The Scarborough Centre Public Art Master Plan helped guide the selection of the art locations for this project in order to focus on sites that are highly visible and publicly-accessible. The relationship between the public art sites for this project as well as others that are noted in the Scarborough Centre Public Art Master Plan in the future, have been taken into consideration to create a cohesive public art narrative as various developments in the area are realized.

There are three proposed art locations at 5 Corporate Drive:

- The first is located at the northeast corner of Consilium Place and Corporate Drive and provides a generous publicly-accessible area for public art. One or multiple artists will be considered for this space, with the possibility of creating a small “art park”. Artists will have the opportunity to work with the landscape architecture team in incorporating or integrating their artwork into the space.
- The second site is an approximately 25m long and 4.2m tall wall that hides the service area for the buildings, an opportunity to enhance this wall with an integrated public art feature will also serve to create a public art expression for the southeast area of the site along Consilium Place.
- The third public art opportunity are the rooftops of the two towers. These two mechanical penthouses will provide an artist the opportunity to design and program a rooftop lighting system within the mechanical penthouses, creating a beacon on the skyline of Scarborough viewable from afar in every direction.

The proposed public art sites will be prominently located on this site, at the north east corner of the site in the corner plaza area, an integrated art wall feature at the southeast corner of the site and an artist-designed rooftop lighting features for the two towers. These locations are accessible to all either physically and/or visually and will be highly impactful features of the overall development.

The proposed public art locations are supported by City Planning staff and the Toronto Public Art Commission.

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

Stage 1: Open and Invitational Call for Credentials. The RFQ will focus on inviting professional artists to submit their CV. Special attention will be made towards engaging BIPOC artists and community/arts organizations that work with a diverse community.

Stage 2: Finalist Brief

The RFP will be sent to the short listed artists to prepare detailed concepts. Input will be provided by a technical advisory committee. The winning artist will be selected by the jury comprised of majority of art experts.

The three (3) person jury composition will be drawn from the list of potential jury members provided in the Public Art Plan. The jury will consist of one (1) community members who lives or works in the Ward with art expertise, one (1) artist and one (1) representative of the owner team. The selection process, with a majority of art experts, is in keeping with the City's Percent for Public Art Guidelines.

A mentorship opportunity will be offered for a less-experienced artist to take part in learning the public art planning, competition, fabrication, and coordination process. The artist will be chosen through an Open and Invitational Call for Credentials and specific consideration will be taken for BIPOC artists as well as artists who live and or work in

Scarborough. An honorarium of \$20,000.00 will be paid to the mentored artist and will be drawn from the public art contribution.

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**

5 Corporate Drive – 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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Lara Tarlo, Senior Urban Designer, Tel. 416-338-1132, [Lara.Tarlo@toronto.ca](mailto:Lara.Tarlo@toronto.ca)

### **SIGNATURE**

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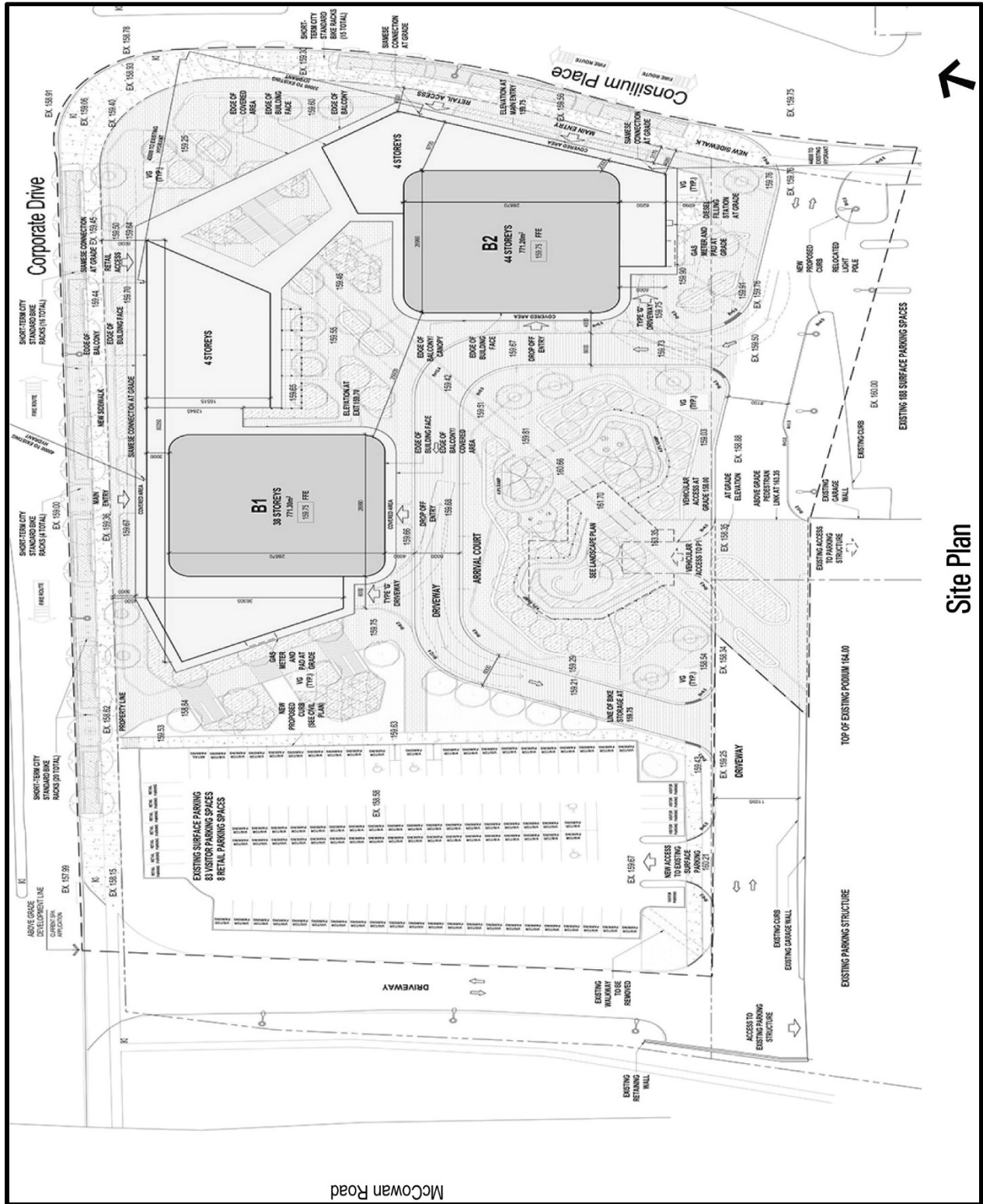
Emilia Floro, Director, Urban Design  
City Planning Division

### **ATTACHMENTS**

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Attachment 1: Site Plan  
Attachment 2: Context Plan  
Attachment 3: Public Art Plan

Attachment 1: Site Plan



Site Plan



