

## **1-15 Delisle Avenue and 1496-1510 Yonge Street - Public Art Plan**

Date: May 3, 2023  
To: Toronto and East York Community Council  
From: Director, Urban Design, City Planning Division  
Wards: 12 - Toronto - St. Paul's

**Planning Application Numbers:** 21 122895 STE 12 SA & 18 189938 STE 22 OZ

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of the 1-15 Delisle Avenue and 1496-1510 Yonge 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 within the privately-owned, accessible 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; property; site location; site history and source of inspiration; the section 37 agreement; the development; public art vision; public art objectives; public art locations; artist research; artist shortlist; 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**

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The City Planning Division recommends that:

1. City Council approve 1-15 Delisle Avenue and 1496-1510 Yonge Street Public Art Plan as attached (Attachment 1) to the report dated May 3, 2023 from the Director, Urban Design.

### **FINANCIAL IMPACT**

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The recommendation in this report has no financial impact.

## PROPOSAL

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1-15 Delisle Avenue and 1496-1510 Yonge Street is located on the southwest corner of Yonge Street and Delisle Avenue, just north of the intersection of Yonge Street and St. Clair Avenue. The site is subject to the Yonge-St. Clair Secondary Plan and is located in the Yonge + St. Clair Business Improvement Area, and the Yonge-St. Clair neighbourhood with close proximity to Delisle Parkette, St. Michael's Cemetery, David A. Balfour Park, and Mount Pleasant Cemetery.

The site is a combination of a number of sites: 1-11 Delisle and 1496-1510 Yonge Street; and 15 Delisle Avenue. The site area of 1-11 Delisle and 1496-1510 Yonge Street is 2,182 square metres, and the site area of 15 Delisle Avenue is 608.31 square metres. The resulting development site is mostly rectangular in shape, totalling 2,790.48 square metres, and has a frontage of 45 metres on Yonge Street and a frontage of 62.4 metres along Delisle Avenue.

The site plan application includes a 44-storey (150 metre in height) mixed-use building containing 383 residential dwelling units. The development will contain 1,640 square metres of non-residential gross floor area and 32,375 square metres of residential gross floor area. The development includes the retention of the facade of 1496-1500 Yonge Street and a parkland dedication at the rear of 30 and 40 St. Clair Avenue West.

The development provides an opportunity for public art within a highly visible location located at the north west corner of the site at the residential entrance of the development visible from both Delisle Avenue and Yonge Street.

## APPLICATION BACKGROUND

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1-11 Delisle Avenue and 1496-1510 Yonge Street – Official Plan and Zoning By-Law Amendment Application was adopted on July 28, 2020 without amendments and without debate.

For more information:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-148160.pdf>  
<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-151454.pdf>

15 Delisle Avenue – Official Plan and Zoning By-Law Amendment Application was adopted on March 10, 2021 without amendments and without debate.

For more information:

<https://www.toronto.ca/legdocs/mmis/2021/te/bgrd/backgroundfile-164105.pdf>

At its meeting on July 28, 2020, City Council approved with pre-conditions an application to amend the Official Plan and Zoning By-law to permit a 44-storey (143 metres plus a 7-metre mechanical penthouse) mixed use building at 1-11 Delisle Avenue and 1496-1510 Yonge Street (the "Original Site Area"), and a 2,506 square metre off-site public park at the rear of 30 and 40 St. Clair Avenue West.

The applicant has expanded the original site area and modified their proposal to include 15 Delisle Avenue after entering into an agreement of purchase and sale in respect of the property. The revised proposal extends the low-rise base building onto 15 Delisle Avenue; provides additional open space; increases retail space; increases outdoor amenity space; and adds three livework units.

The following public art requirement was outlined through a Section 37 Agreement dated December 8, 2021:

"A financial contribution in the amount of \$5,000,000.00 payable to the City prior to issuance of the first above-grade building permit, with such amount to be indexed upwardly in accordance with Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-013501, or its successor, calculated from the date of the execution of the Section 37 Agreement, or any other necessary agreement, to the date of payment."

The funds shall be directed as follows:

- i. \$1,500,000.00 towards capital improvements for new or existing Toronto Community Housing and/or affordable housing in consultation with the Ward Councillor;
- ii. \$1,500,000.00 towards capital improvements for new or existing cultural and/or community space, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
- iii. \$1,500,000.00 towards local area park or streetscape improvements, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Parks, Forestry and Recreation, and the Ward Councillor; and
- iv. \$500,000.00 towards the provision and maintenance of a public art contribution."

## **Toronto Official Plan**

Public art was secured when this application was reviewed in accordance with 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**

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The public art is proposed to be in a prominent location at the north-west corner of the site, on Delisle Avenue, at the residential entrance of the development. There are four proposed locations at this entrance. These locations are accessible to all, either physically and/or visually, and intend to be highly impactful features of the overall development.

The four proposed public art locations (A, B, C, D) are:

- Location A - To the west of the residential lobby entrance door under the canopy on Delisle Avenue. The space is approximately 1.5 m wide by 1.5 m deep, and is sheltered by a canopy.
- Location B – On the canopy soffit of the residential lobby entrance on Delisle Avenue. The soffit extends approximately 3 meters from the building face and is approximately 6 meters wide,. The selected artist(s) can create artwork for any portion or the entirety of the soffit, although it is recommended the artwork descends no more than 0.9 m from the soffit at any point.
- Location C and D: Within the two garden beds adjacent to the residential entrance on Delisle Avenue. Both garden beds are approximately 0.9 meters deep and are approximately 7.5 meters in length. The glass façade behind the garden beds includes five glass panels measuring 6.7 meters across.

The artist may utilize any, all, or a combination of these locations where the art will be visible from both Delisle Avenue and Yonge Street. The public art objectives will encourage and consider the following: quality, site specificity, integration, technical review, public use, scale, safety standards, and weather suitability.

The proposed public art will be highly visible on this site. Both the locations and the selection of the final artist(s) through a two stage competition process, are supported by City Planning staff and the Toronto Public Art Commission.

The short-list from Stage 1 establishes the potential candidates from the public art plan who will enter Stage 2 of the selection process:

Stage 1: Artist research phase, sourced with an equity and diversity lens and included over fifty percent composition of BIPOC artists. A long list of over 25 artists was prepared and the selected artists were interviewed for their artistic practices, qualifications and availability. As a result of the interviews, a short-list of six artists was developed by the development team and the art consultant who evaluated these artists based on public art experience, aesthetics, connection and interest in the site narratives and histories.

Stage 2: To determine the final artist(s) a competition brief will be sent to the artists short-listed who will then prepare detailed proposals. The short-list of artists include: Sonny Assua, Marc Fornes, Hal Ingberg, Kathleen Ryan, Carolyn Salas, and Studio Sheng. The winning artist(s) will be determined by the selection committee.

The six person selection committee will be comprised of a representative from Slate Asset Management, a representative from the Architects team, a representative from the Landscape Architects team and three independent committee members with artistic backgrounds as detailed 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.

A mentorship opportunity will be offered to a Toronto artist. The mentees role will be determined by the winning artists and the Art Consultant detailed in a contract outlining the terms and expectations of both parties. A list of potential mentee artists will be prepared by the selection committee, for the winning artist to interview up to three candidates for the mentorship opportunity. The selection committee will assist in the final mentee selection process. An honorarium of \$5,000.00 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, Black and equity-deserving groups or communities.

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 January 11, 2023, where it gained support.

## **Conclusion**

1-15 Delisle Avenue and 1496-1510 Yonge 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**

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Lara Tarlo, Project Manager, 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: Public Art Plan One Delisle