

## **1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue (Golden Mile) - Public Art Plan**

Date: April 17, 2024  
To: Scarborough Community Council  
From: Director, Urban Design, City Planning Division  
Wards: Ward 21 - Scarborough Centre

**Planning Application Numbers:** 22 110353 21 SA (F1) & 22 109282 21 SA (F2)

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of the 1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue, 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 area of the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: a land acknowledgement; introduction; owner; site context; public art direction; research overview; public priorities, public art opportunity, project vision; site selection; mentorship program; implementation; timeline; budget; selection process; engagement; communications; conservation and maintenance.

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 1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue (Golden Mile) - Public Art Plan as attached (Attachment 1) to this report dated April 17, 2024 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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The 1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue site is located on the north-east corner of Eglinton Avenue and Victoria Park Avenue.

The site is subject to the Golden Mile Secondary Plan. The Golden Mile area currently consists of large-format retail buildings and surface parking with low-rise commercial and industrial buildings to the north and south of Eglinton Avenue East. The planned redevelopment will be made possible through a mix of public and private support and will transform the area into a complete, and connected community.

The subject site is located within the retail-focused West District of the Golden Mile Secondary Plan area. The development plan includes a connected network of new streets and open spaces featuring retail shops, anchored by a new grocery store and other employment uses that will be supported by the Eglinton Crosstown Light Rail Transit. Phase one of the development will include: two condominium towers, one purpose-built rental building, retail and office uses, an urban courtyard and a 30,000 square foot city-owned and operated community space.

The location of the public art within phase one of the development provides an opportunity for a highly visible artwork at the entrance to the new pedestrian courtyard situated on the north side of Eglinton Avenue East, just east of Victoria Park Avenue.

## **DECISION HISTORY**

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### **Official Plan Amendment**

The Official Plan Amendment application for 1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue (Choice lands) was submitted on December 22, 2016. The application proposed to amend the Official Plan to add a Site and Area Specific Policy ("SASP") for the lands to permit a mixed-use development with new streets and parkland. On March 5, 2018, the applicant appealed their proposed Official Plan Amendment to the Ontario Land Tribunal (the "Tribunal") due to City Council's failure to make a decision within the statutory timeframe.

At its meeting on April 7, 2021, City Council accepted a settlement offer related to the appeal of the Official Plan Amendment application, which included a SASP for a mixed-use development that would include a range of building heights from one-storey to 48 storeys and a total gross floor area ("GFA") of 300,097 square metres, including a minimum of 10 percent of the total GFA as non-residential uses.

### **Zoning By-law Amendment**

The Zoning By-law Amendment application for the subject lands was submitted on October 21, 2020. On May 5, 2021, the applicant appealed their proposed Zoning By-law Amendment to the tribunal due to City Council's failure to make a decision within the statutory timeframe. At its meeting on July 14, 2021, City Council accepted a settlement offer related to the appeal of the Zoning By-law Amendment application that permitted a maximum of 3,597 residential units and secured community benefits under Section 37

of the *Planning Act*, including 130 affordable housing units, a minimum of 2,787 square metres (30,000 square feet) of GFA for community centre uses to be conveyed to the City, and a \$1,000,000 contribution towards public art on the subject site (indexed upwardly).

For more information:

[Agenda Item History - 2021.CC35.11 \(toronto.ca\)](#)

[Agenda Item History - 2021.CC31.13 \(toronto.ca\)](#)

[Publications \(annual reports, brochures\) \(gov.on.ca\)](#)

The following public art requirement was outlined through a Section 37 Agreement:

*"The Owner agrees that it will make a contribution having a value of One Million Dollars (\$1,000,000), subject to Upwards Indexing, in accordance with the Public Art program set forth in this Section.*

*Prior to the issuance of the first above grade building permit for any residential development on each Block where public art is planned, the owner shall provide financial security in the form of a Letter of Credit for public art, identified in the approved Public Art Plan to secure the commission and installation of public art in accordance with the approved Public Art Plan*

*If a Letter of Credit is used in fulfilment of this Agreement, it shall remain in effect until the Owner has completed the installation of all Public Art commissioned in accordance with the approved Public Art Plan."*

The funds will be allocated as follows: 80% of the \$1,000,000.00 for artwork, comprised of artist fees and expenses, drawings, fabrication consultants, fabrication, insurance, public relations, transportation of artwork, honoraria and contingency. The remaining funds will be allocated to maintenance and arts administration fees.

## **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 in a Privately-Owned Public Accessible Open Space (POPS) along Eglinton Avenue near the corner of Victoria Park Avenue. This location is accessible to all, either physically and/or visually, and is intended to be a highly impactful feature of the overall development. The proposed location is across the street from a future LRT station and will be visible to pedestrians, cyclists and transit users.

The public art objectives will encourage and consider the following: quality, site specificity, visibility, integration, technical review, scale, safety standards, and durability.

The Public Art Plan provides a vision statement that highlights the objective for a large-scale permanent work that reflects the identity and values of the Scarborough neighbourhood and is community-driven:

*“Public art at the Golden Mile will signal the transformation of the area. As a focal point in a bustling public realm, art at this site will engage the public with a vibrant expression of a catalytic moment of change in an area with a varied past, rich present and exciting future.”*

The following criteria was used to consider potential public art locations. The site of the artwork is to be highly visible, publicly accessible, supportive of the Secondary Plan policies and Urban Design Guidelines for the Golden Mile, maximize placemaking and wayfinding potential and be integrated with the landscape plan and architectural design.

The public artwork will be commissioned through a two stage invitational process with a longlist of eleven artists whose qualifications and artistic practice align with the opportunity. The longlist of artists include: Ghazaleh Avarzamani, Sanaz Mazinani, Dean Baldwin Lew, Will Kwan, Marman & Borins, Nestor Krüger, Adam David Brown, Jon Sasaki, Patrick Cruz, James Carl and Marla Hlady. The longlist includes a diverse list of artists from equity-deserving communities with a selection of artists local to Scarborough.

In the first phase of the process, expressions of interest and support material will be received from the artists which will facilitate the selection of a shortlist of three to five artists who will be invited to develop a proposal for the artwork. A selection panel, comprised of two owner representatives and three independent art experts will select the winning concept. This process is supported by City Planning staff and the Toronto Public Art Commission.

A mentorship opportunity will be offered to a local Scarborough emerging artist. The mentee selection will be determined through a two-stage open call to choose an emerging/early career artist to work with the primary artist in an apprentice capacity. The primary artist will assist in the final mentee selection process. An honorarium 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 March 27, 2024. The plan gained support from the commission following amendments.

### **Conclusion**

1880-1890 Eglinton Avenue East and 1523 and 1525-1545 Victoria Park Avenue – 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**

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Emilia Floro of Director Urban Design  
City Planning Division

### **ATTACHMENTS**

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Attachment 1: Golden Mile Public Art Plan