

25 Borough Drive, Scarborough- Public Art Plan

Date: May 24, 2024
To: Scarborough Community Council
From: Director, Urban Design, City Planning
Ward: 21, Scarborough Centre

Planning Application Numbers: 20 206638 ESC 21 SA & 19 241351 ESC 21 OZ

SUMMARY

The purpose of this staff report is to seek City Council approval of the Public Art Plan ("The Plan") for 25 Borough Drive. 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 space ("POPS") on the site.

The Plan provides a framework and description of the commissioning of public art including: introduction; site overview; potential collaborators; community context, art consultant role; the section 37 agreement; public art approach; public art objectives; public art location; art selection strategy; jury composition; mentorship opportunities; proposed public art budget; and timeline.

The attached Plan meets the objectives of the City's Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission ("TPAC").

RECOMMENDATIONS

The Director, Urban Design, City Planning recommends that:

1. City Council approve the Public Art Plan for 25 Borough Drive as attached (Attachment 1) to the report dated May 24, 2024 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendation in this report has no financial impact.

PROPOSAL

25 Borough Drive is located at the northeast corner of Brimley Road and Triton Road. The site is subject to the Scarborough Centre Secondary Plan ("SCSP") and is situated

in close proximity to the Scarborough Town Centre shopping mall, several residential developments, and the TTC's decommissioned Scarborough Rapid Transit infrastructure.

A mixed use development was approved at the July 19, 2022 meeting of City Council. The approval is for three residential towers of 35, 41 and 45-storeys with 1,285 purpose-built rental units along with a total of 1,611 square metres of retail uses at grade. A new 2,041 square metre public park will be located at the south end of the site and a 966 square metre POPS walkway will be located between the north and south blocks and will provide a key pedestrian connection and enhance the public realm by creating additional open space through the site.

The subject property is currently vacant and the site's redevelopment will contribute to the continued development of a mixed income, inclusive community, supporting the evolution and vision of Scarborough Centre, as well as the first phase of a long-term plan to redevelop the Scarborough Town Centre mall lands. Through the dedication of parkland and securing of POPS space, the proposal creates a public realm around which a new community will emerge.

The development provides an opportunity for public art within a highly visible location situated in the mid-block pedestrian connection (POPS) located centrally within this development.

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 3.1.5 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/>

DECISION HISTORY

A Preliminary Report was adopted by Scarborough Community Council on January 8, 2020 authorizing staff to schedule a community consultation meeting for the application. Community Council's decision can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC12.7>

A Final Report to amend the Official Plan and Zoning By-law was adopted by City Council on July 19, 2022. City council's decision can be found at the following link: [Agenda Item History - 2022.SC33.3 \(toronto.ca\)](#)

The following public art requirement was outlined through a Section 37 Agreement dated May 14, 2024:

4.4 The Owner agrees that it will make a public art contribution in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) (the “Public Art Contribution”) in accordance with the Percent for Public Art Program as set forth in this section. \$200,000.00 of the Public Art Contribution will be allocated to the maintenance of art in the public park. A separate cheque will be required in the amount of \$200,000.00 prior to issuance of the first Above-Grade Building Permit for the Development to the satisfaction of the General Manager, PFR. Therefore, the balance of the public art contribution is \$1,300,000.00.

4.6 Prior to the issuance of the first Building Permit for the Development, the Owner shall prepare, at its expense, a Public Art plan (the “Public Art Plan”) for the provision of Public Art upon the Lands, and submit the Public Art Plan to the Toronto Public Art Commission for recommendation and to Council for approval.

4.7 The Public Art Plan, as approved by Council, will form the basis from which to elicit a call for proposals from artists. A call for proposals shall only be made after the Public Art Plan has been approved by Council.

COMMENTS

The public art is proposed to be in a prominent location in the mid-block pedestrian connection (POPS) in the center of the development which will provide access between Borough Drive and Brimley Road. As a further part of the development, a public park will be dedicated on the south end of the site. The design for the park is inspired by Kwame Delfish, of Blak Brush, and will include a separate public art component 'The Backbone Slide' which will be integrated into the playground equipment for the park.

There are up to three proposed public art locations at this site. These locations are accessible to all, either physically and/or visually, and intend to be highly impactful features of the overall development.

The proposed public art locations (A & B) are:

- Location(s) A – includes one gateway sculpture at each end of the pedestrian midblock “POPS” (one sculpture at Borough Drive and/or one sculpture at Brimley Road) or one larger sculpture at one of the two gateway locations.
- Location B – A smaller sculpture by a mentored artist to be located within the “POPS”.

For location A, the artist(s) may use one or both sites at either end of the POPS at Borough Drive and/or Brimley Road. These opportunities are geared to create a welcoming space and to entice the public to discover and find their way through the public pedestrian space.

The proposed public art will be highly visible on this site. For site A, both the locations and the selection of the final artist(s) will be commissioned through a two-stage invitational competitive process. Site B will be developed through a mentorship program for an emerging artist mentored by the artist from Site A through an open call competition. This process is supported by City Planning staff and TPAC.

The selection process will be developed as follows:

Stage 1: A Request for Qualifications will be advertised through online media and artist networks. A long list of artists will be compiled for review by an artist selection committee. The artists will be shortlisted based on public art experience, aesthetics, connection and interest in the site narratives and histories.

Stage 2: To determine the final artist(s), a Project Brief will be prepared by the Art Consultant with all the relevant site information needed in order to best assist the artists in their concept designs and sent to the 3-5 shortlisted artists, who will be asked to prepare detailed site-specific proposals for the gateway sculpture(s). The minimum five-person artist selection committee will be comprised of a representative from the owner (Oxford), a representative from the Architects/Landscape Architects team, and three independent committee members with artistic backgrounds as detailed in the public art plan. One of the independent committee members will be a practicing artist/creative, who either lives or works in the Ward as well as a committee member from an Indigenous community involved in the arts. The selection process, with a majority of art experts, is in keeping with the City's Percent for Public Art Guidelines.

Mentorship program:

A mentorship opportunity will be offered to an emerging Toronto artist in creating a small artwork for Site B in the mews. The mentee's role will be facilitated by the winning artist(s) from Site A and the Art Consultant and detailed in a contract outlining the terms and expectations of all parties. A list of potential mentee artists will be garnered from an open call with the winning artist(s) from Site A as well as the selection committee to interview candidates for the mentorship opportunity. The selection committee will assist in the mentee selection process but the final determination will be made by the mentoring Site A artist(s). An honorarium of \$26,000.00 will be divided between the mentoring artist(s) and the mentee 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.

Budget:

The secured budget for the Public Art program is \$1,300,000. The estimated allocation for the art and artists fees will make up 80% of the budget with the remaining 20% being dedicate to project administration, mentorship and maintenance. The budget allocation is described in detail in the attached 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 November 1, 2023, where it gained support.

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

ATTACHMENTS

Attachment 1: 25 Borough Drive - Public Art Plan