

65-83 Raglan Avenue - Public Art Plan

Date: March 12, 2024
To: Toronto and East York Community Council
From: Director, Urban Design, City Planning Division
Ward: 12 - Toronto - St. Paul's

Planning Application Numbers: 19 137322 STE 12 OZ

SUMMARY

The purpose of this staff report is to seek City Council approval of the 65-83 Raglan 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 a new park located adjacent to the site.

The Public Art Plan provides a framework and description of the commissioning of public art including: introduction; owner; property; site location; site history and source of inspiration; the section 37 agreement; the development; public art vision; public art location; artist proposed; 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

The City Planning Division recommends that:

1. City Council approve 65-83 Raglan Avenue Public Art Plan as attached (Attachment 1) to the report dated March 12, 2024 from the Director, Urban Design.

FINANCIAL IMPACT

The recommendation in this report has no financial impact.

PROPOSAL

65-83 Raglan Avenue, “Raglan House”, is a proposed residential building to be located near the intersection of St. Clair Avenue West and Bathurst Street in midtown Toronto.

The building will have a total gross floor area of 23,613.53 square metres, with 166 parking spaces and 347 bicycle parking spaces. The building fronts onto Raglan Avenue, approximately halfway between St. Clair Avenue West and Claxton Boulevard. The rectangular shaped property has a frontage of approximately 55 metres along Raglan Avenue and a depth of 39 metres.

The proposed building will be 28 storeys in height, with 320 residential units, two outdoor terraces, and underground parking facilities. The site is accessed by vehicular traffic travelling north on Raglan Avenue. To the south of the building the developers will incorporate a publicly accessible east-west pedestrian walkway that will directly connect with a new park being constructed on Bathurst Street, near the signalized crossing at Tichester Road.

In keeping with the St. Clair Avenue West and Bathurst Street Planning Framework, the new mid-block connection between Raglan and Bathurst meets the objectives to create an interconnected, transit-supported community, with mid-block connections that are accessible at all hours of the day, and include landscaped areas, seating, and public art.

The parkland and mid-block connection, where the public art will be located, covers 479 square metres and will enable direct access for local residents to public transit and other amenities.

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

65-83 Raglan Avenue – Official Plan and Zoning By-Law Amendment Application was refused on January 19, 2019

The applicant subsequently appealed the decision to the Land Planning Appeal Tribunal now the Ontario Land Tribunal.

The applicant and City staff proceeded with informal mediation discussions and were able to resolve the issues detailed in the Refusal Report.

As a result of mediation discussions, the applicant submitted a revised proposal on October 7, 2020, incorporating numerous revisions from the original application. The applicant will provide a new 479 square metre public park at 1528 and 1530 Bathurst Street and a privately-owned publicly accessible space of not less than 215.9 square metres along the southern lot line.

Effective on August 12, 2022, the Ontario Land Tribunal orders that the Zoning Appeal is allowed and that Zoning By-law No. 569- 2013 of the City of Toronto, and former City of York Zoning By-law No. 1-83, with respect to the lands municipally known in the year 2020 as 65-83 Raglan Avenue, are hereby amended.

For more information:

[65-83 Raglan Avenue – Zoning By-law Amendment Application – Request for Direction Report \(toronto.ca\)](#)

[By-law 1172-2022\(OLT\) \(toronto.ca\)](#)

The following public art requirement was outlined through a Section 37 Agreement dated *October 4, 2022*:

"a Letter of Credit shall be submitted, in the City's standard form, in the amount of \$400,000 to secure for public art on the lands to the satisfaction of the Chief Planner and Executive Director, City Planning; the owner shall submit a Public Art Plan that is in accordance with the City's Percent for Public Art Program to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Ward Councillor, and that the proposed Public Art Plan is presented to representatives from the community for their review and comment, in a process led by the Ward Councillor; and the terms of the Percent for Public Art Program shall be set out in the Section 37 Agreement."

The funds will be allocated as follows: 76% of the \$400,000.00 for artwork, comprised of artist fees, expenses, drawings, fabrication consultants, fabrication, insurance, transportation of artwork and honoraria. Artist's creative fee should equal 20% of total artwork budget. The remaining funds will be allocated to maintenance, public relations, Art Consultant fees and contingency.

COMMENTS

The public art is proposed to be located in a prominent location in a new park adjacent to the 65-83 Raglan Avenue site at 1528-1530 Bathurst Street, at the eastern gateway entrance to the park. This location is accessible to all, either physically and/or visually, and intends to be a highly impactful feature of the overall development.

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

The proposed public art will be highly visible on this site. The selection of the final artist will be commissioned through a two-stage invitational competitive process. This process is supported by City Planning staff and the Toronto Public Art Commission.

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.

Artist Selection Process:

Stage 1: Artist research phase, sourced with an equity and diversity lens and is comprised of Indigenous or Black artists. Seven artists will be invited to submit an Expression of Interest (EOI) including Hannah Claus, Anna Binta Diallo, Gabrielle L'Hirondelle Hill, Tau Lewis, Meryl McMaster, Caroline Monnet, and Sojourner Truth Parsons. The submitted EOI's will be evaluated by the Selection Committee and Design Team resulting in a shortlist of artists.

Stage 2: The shortlist of artists will be invited to provide detailed submissions of their proposed artwork which will be evaluated by the Selection Committee and a final artwork chosen. The Design Team as well as City of Toronto staff including Parks, Forestry and Recreation and Economic Development and Culture will perform a technical review of proposed artworks prior to the final artwork being awarded.

The five person selection committee will be comprised of Joseph Feldman from Camrost Felcorp Inc.; Gianni Ria from Arcadis Architects; Kent Monkman, Artist; Margaret Priest, Ward resident, artist and professor and Julie Crooks, Curator, Arts of Global Africa and the Diaspora, AGO. The selection committee is in keeping with the City's Percent for Public Art Guidelines.

The invited artist will be asked to describe mentorship opportunities in their Expression of Interest submissions. Opportunities could take the form of the mentorship of a local post-secondary fine arts student, or a recently graduated emerging artist. It would be expected that the selected artist would offer mentorship and advice to the mentee for the duration of the project. The mentee would receive an honourarium to cover expenses related to the mentorship program.

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 February 28th, 2024 where it gained support following amendments.

65-83 Raglan 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



Emilia Floro, Director Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Public Art Plan 65-83 Raglan Avenue