

## **1925 Victoria Park Avenue - Public Art Plan**

Date: March 17, 2025  
To: Scarborough Community Council  
From: Director, Urban Design, City Planning Division  
Ward: 21 - Scarborough Centre

**Planning Application Numbers:** 22 143097 ESC 21 OZ

### **SUMMARY**

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The purpose of this staff report is to seek City Council approval of the 1925 Victoria Park Avenue - Public Art Plan ("The Plan"). The Plan, which is included as Attachment 1 of this report, outlines the method by which the owner will commission public art that is integrated into the north-facing building facade.

The Public Art Plan provides a framework and description of the commissioning of public art including: an overview of the site context; project background; vision for public art; proposed location; selection process; mentorship program; communications and maintenance strategies; 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 (TPAC).

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council approve 1925 Victoria Park Avenue Public Art Plan as attached (Attachment 1) to the report dated March 17, 2025 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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1925 Victoria Park Avenue is proposed as a 12-storey mixed use building organized around a central courtyard. The building, located at the intersection of Victoria Park Avenue and Lynvalley Crescent, will contain 185 rental housing units with a total gross floor area of 16,217 square metres, inclusive of 1,425 square metres of non-residential uses at grade, resulting in a density of 3.30 times the area of the site. The building is

intended to be constructed with modular prefabricated heavy timber and has been designed to achieve Tier 4 of the Toronto Green Standards.

The proposed building fronts onto Victoria Park Avenue, with lower building heights along Greylawn Crescent, Lynvalley Crescent and the east side of the site. The public artwork is proposed to be integrated into the north building façade and highly visible to pedestrians, cyclists and motorists travelling along Victoria Park Avenue.

Public art 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**

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On November 13, 2024, City Council adopted amendments to the Official Plan and Zoning By-law 569-2013 substantially in accordance with the recommendations of the report by the Director, Community Planning, Scarborough District.

The amended bylaw documents can be found here:

<https://www.toronto.ca/legdocs/bylaws/2024/law1241.pdf>

<https://www.toronto.ca/legdocs/bylaws/2024/law1242.pdf>

On November 13, 2024, City Council authorized the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution for public art on the lands to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to the lands prior to the first above grade building permit being issued on the Site, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

The decision documents can be found here: [Agenda Item History - 2024.SC17.2](#)

The following public art contribution requirements were outlined through the CBC In-kind Agreement dated March 3, 2025.

*The Owner has offered to provide Public Art on the Lands in partial fulfilment of its obligations under the Community Benefits Charge Bylaw (the "In-kind Contribution") and Council has allowed the In-kind Contribution and has notified the Owner that it will attribute a value to the In-kind Contribution of up to four per cent (4%) of the value of the land (net of any exclusions or exemptions authorized under the CBC By-law), as*

*determined the day before the day a Building Permit is issued in respect of the Development;*

*The Community Benefits Charge By-Law requires that, if the cost of the In-Kind Contribution is less than 4 percent of the value of the land as determined the day before the building permit is issued in respect of the Development, the difference in value will be provided in cash;*

*The City has required the registered owners to enter into this agreement to secure the In-kind Contribution (the "Agreement") and has determined that this agreement will be evidence that satisfactory arrangements have been made for the provision of the In-kind Contribution.*

The CBC In-kind contributions for public art will be allocated as follows: 80% of the total budget will be dedicated to the artwork, comprised of artist fees and expenses, drawings, fabrication consultants, fabrication, insurance, transportation of artwork, artist and mentee honoraria. The artwork budget is additional to the base infrastructure cost for the building façade surface. The remaining 20% of the budget will be allocated for future maintenance (10%) and administrative fees (10%).

## **COMMENTS**

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The public art is proposed to be located on the north-facing wall of the development at 1925 Victoria Park Avenue and has the potential to become a significant neighbourhood landmark. The public artwork will front onto Grey Lawn Crescent and be visible by pedestrians, cyclists and motorists traveling along Victoria Park Avenue. The proposed location intends to be a highly impactful feature of the overall development.

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

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 TPAC.

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: An invited call to a long list of artists will be issued to solicit Expression of Interest ("EOI") submissions with supporting materials. Consideration has been given to artists capable of working within the budget and who possess a practice that is well suited for integrated artwork.

Stage 2: The public art consultant will convene a selection jury, which includes 2 project team representatives and 3 independent art experts. The jury will select a shortlist of 3

artists who will be invited to develop a proposal based on a project brief document which has been developed in consultation with the project team. Shortlisted artists will be paid an honorarium to develop a concept proposal. The jury will select a winning concept for the site and the art consultant will work with the artist and project team to implement the selected project.

#### Mentorship Program:

This Public Art Plan aims to build capacity among aspiring Scarborough-based public art practitioners. The art consultant will collaborate with Scarborough Arts network to identify potential mentees from the local community. Together with the lead artist, they will select one mentee to participate in various phases of the project. The chosen mentee will be compensated for their work. The public art consultant will be engaged throughout this process, facilitating communication, providing support and guidance to both the primary artist and mentee as needed.

The selection process, mentorship program and estimated budget allocation for the art, administration and maintenance as described in the Public Art Plan is in general compliance with the City's Percent for Public Art Guidelines.

The attached Public Art Plan is supported by City Planning staff. It was presented to TPAC at its meeting on January 29, 2025 where it gained unanimous support.

## CONTACT

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## SIGNATURE

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Emilia Floro, Director of Urban Design  
City Planning Division

## ATTACHMENTS

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Attachment 1: 1925 Victoria Park Avenue - Public Art Plan