



TORONTO STAFF REPORT

June 19, 2001

To: Downtown Community Council

From: Commissioner of Urban Development Services

Subject: Richmond-Adelaide Centre Percent for Public Art Plan (Ward 28)

Purpose:

The purpose of this report is to inform Council of the Richmond-Adelaide Centre Percent for Public Art Plan and to seek approval of the recommendation from the Public Art Commission.

Financial Implications and Impact Statement:

All costs associated with this Percent for Public Art Plan are the responsibility of the owners of the Richmond-Adelaide Centre. The art is commissioned by the owner and will be sited in the publicly accessible areas of the development.

Recommendations:

It is recommended that the Richmond-Adelaide Centre Percent for Public Art Plan, presented to the Public Art Commission as an integrated part of the open space scheme, be approved.

Background:

At its May 9, 2000 meeting (Downtown Community Council Report No. 8, Clause No. 24) City Council approved the adoption of the Commissioner of Urban Development Services' Final Report for an Official Plan Amendment and Rezoning to permit the construction of an office building and other construction work on a portion of the block including the lands known as the Richmond-Adelaide Centre.

The report outlined a number of provisions related to the implementation of a Section 37 Agreement including a Public Art Program. The report also outlined the owners' agreement to undertake a design competition for a plan to redesign the publicly accessible open spaces throughout the block.

In December 2000, Oxford Properties Group invited 5 landscape architect teams to participate in a competition to create a signature landscape for the outdoor plaza and streetscape spaces associated with the Richmond Adelaide Centre. The submission brief cited the City of Toronto's Directions Report: Toronto at the Crossroads noting that "public art beautifies our public spaces, has the ability to transform the ordinary into the exceptional and creates a "place" where none existed before." (Submission Brief Appendix B).

In February 2001 the jury unanimously selected the winning scheme by a professional consortium composed of Corban and Goode, Landscape Architecture and Urbanism, Rina Greer, Public Art Consultant, and Artists Susan Schelle and Mark Gomes. Subsequently, the Oxford Properties Group met with Urban Design staff to discuss the results and how to move forward on developing the Public Art Plan.

On June 13, 2001, representatives from the Oxford Properties Group presented the Richmond - Adelaide Centre Public Art Plan to the Public Art Commission. Background work leading to the winning scheme was provided by Bruce Corban of Corban and Goode Landscape Architecture and Urbanism. The Richmond-Adelaide Centre Public Art Plan is attached as Appendix A. The Public Art Commission recommended that the Richmond Adelaide Percent for Public Art Plan, presented as an integrated part of the open space scheme, be approved.

Comments:

This Percent for Public Art Plan is in accordance with the City's guidelines, as published by Urban Development Services. It should be noted that this plan will be of no cost to the City and all of the public art expenditures and ongoing maintenance will be the responsibility of the owner.

Conclusions:

This Percent for Public Art Plan is an ambitious program and I look forward to the resulting integration of public art and open space.

Contact:

Jane Perdue
Public Art Coordinator
Urban Design
Tel: 416-392-1304
Fax: 416-392-1744
Email: jperdue@city.toronto.on.ca

Alka Lukatela
Acting Director, Urban Design

Attachments:

Appendix A: Richmond-Adelaide Centre Percent for Public Art Plan

Appendix B: Submission Brief, Richmond-Adelaide Centre

(p:\2001\ug\uds\pln\ do012531.pln)-ms

Appendix A

Richmond-Adelaide Centre Percent for Public Art Plan

Public Art Commission Report

Richmond Adelaide Centre: Landscape Architecture / Public Art Program

Prepared for Oxford Properties Group, by Rina Greer, Public Art Consultant on behalf of the Corban and Goode Team

This Private Developer Percent for Public Art Program report is to inform the Public Art Commission on the program and process of the integrated public art landscape project planned by Oxford Properties Group for the Richmond Adelaide Centre.

This is a non-traditional scheme which worked from the initial premise that public art should be addressed from beginning of an open space competition to create a seamless integration of art into the design of the site. The conventional distinctions of “landscape” and “public art” have been transformed into a new hybrid wherein visual artists were directly involved in the design of urban spaces and their art was integral to the conceptual development and to the physical expression of the project.

At this stage, a public art budget allocation of \$1.5 million is anticipated by the pre-construction budget estimates for work to be carried out on the site.

Introduction:

In December 2000, Oxford Properties Group invited 5 landscape architect teams to participate in a competition to create a ‘signature landscape’ for the outdoor plaza and streetscape spaces associated with the existing Richmond Adelaide Centre. In February 2001, a jury unanimously selected the winning design submitted by a consortium composed of Corban and Goode, Landscape Architecture and Urbanism, Rina Greer, Public Art Consultant, and Artists Susan Schelle and Mark Gomes.

Background:

Oxford worked in close consultation with the City of Toronto's City Planning, Urban Design Section, to develop the guidelines for the landscape competition. The competition brief requested a concept to create a high profile design that would unify and harmonize the existing and proposed buildings and provide a consistent quality development throughout. The landscape design was intended “to visually and functionally tie the block together, creating beautiful and dynamic spaces”. The scope of work for the competition included the interconnected outdoor plaza spaces in the block bounded by Richmond, York, Adelaide and Sheppard Streets and the perimeter streetscape. For competition purposes the construction budget was stated at \$4,000,000.00.

The competition brief cited the City of Toronto's "Plan Directions Report: Toronto at the Crossroads", noting several key points, among them that "public art beautifies our public spaces, has the ability to transform the ordinary into the exceptional and creates a 'place' where none existed before". The brief also permitted the landscape architects to "associate with any specialist consultants that are deemed appropriate".

Given these parameters, and aware of the importance that the City places in the role of public art in the urban realm, Corban and Goode invited Rina Greer onto the team so that art could be integrated into the design from the beginning of the process. Greer then invited Susan Schelle and Mark Gomes to participate with them in the design of the open spaces.

Their winning concept, "Granite Lawn", represents the seamless amalgamation of landscape and public art. The entire site is conceived as a metaphorical garden, drawing on the great European tradition of formal gardens with sculptural topiary and geometric lawns connected by broad avenues and pathways. All elements are derived from the conceptual framework of the art concept and were a considered response to the landscape, streetscape and open plaza requirements. Public art elements are expressed throughout the site as integrated as well as discrete elements within the design.

A. Precedent Setting Project:

Background:

The City of Toronto's Private Developer Percent for Public Art Program was approved by City Council in 1985, and the policy and program included in the City's 1991 Official Plan, thus adopting both a philosophical and pragmatic approach to ensuring that public art became part of the fabric of the urban landscape. The Public Art Commission has actively promoted the use of integrated art elements within new development projects and has often approved district public art plans which have identified 65 percent for integrated projects and 35 percent for discrete projects (see DPAP for Canada Life Assurance Company, 1995, and Gooderham & Worts, 1994 and revisions 1997).

The PAC has also endorsed the concept of artist involvement at the earliest stages of project development in order to avoid the pitfalls of "after the fact art" which looks like an afterthought on the site. Successfully integrated artwork in a project requires a close cooperation between artists and the various architects, engineers and landscape architects associated with a project.

Oxford Properties Group deduced that the City's support of integrated public art projects would naturally extend to this public open space competition that was a fully collaborative approach wherein artists were directly involved at the outset in the design of urban spaces and wherein their art was integral to the conceptual development and to the physical expression of the project.

An Innovative Approach:

After receiving the invitation to compete in the competition for the Richmond-Adelaide Centre, landscape architects Corban and Goode concluded that the urban design issues and the nature of

the plaza spaces required more than just a conventional horticultural design response. They were aware of the emphasis that the City places on the inclusion of public art in public spaces and did not want to create a design that would later become altered when the public art requirement, generated by other development on the Oxford site, came to be considered for the site. Corban and Goode felt that it was critical to the success of the landscape architecture plan to engage an art consultant and artists at the beginning of the design process.

Artist Selection:

Susan Schelle and Mark Gomes were invited into this competition based on their public art experience and their expertise working with granite, an appropriate material already used on the site. The artists also had direct experience working on or within landscaped areas (i.e., their Bloor/Spadina Parkette project was an artist initiated design for the plaza which incorporated discrete and integrated public art elements; Courthouse Square saw discrete and integrated elements incorporated into a new park design). The artists had a proven record of producing high quality work on time and on budget and a proven ability to work in a collaborative manner.

Although the artist selection was invitational, the criteria for identifying artist suitability was consistent with PAC approved guidelines and a PAC approved competition methodology was used to select the winning design.

The Design Competition:

In December 2000, Oxford Properties Group invited the following five landscape architect firms to compete for this project:

Corban and Goode;
Ferris + Quinn Associates Inc.;
Hough Woodland Naylor Dance Leinster Ltd.;
Janet Rosenberg & Associates Inc.; and
The MBTW Group.

Donna Hinde, OALA, The Planning Partnership, who acted as professional advisor to the project, prepared the Design Brief working in consultation with Oxford and the City of Toronto, Urban Design Division.

Submissions were due February 9, 2001, and on February 12th, the proposals were reviewed by the following jury, which included Owner and Owner's Architect representatives:

Robert Glover, City of Toronto, Director of Urban Design;
Michael McClelland, ERA Architects Inc.;
Eric Pedersen, City of Toronto, Urban Design South District;
David Rich, The Webb Zerafa Menkes Housden Partnership; and
Stuart Smith, Oxford Properties Group, Exec. V.P. and C.O.O.

On March 28, 2001, Oxford held a reception for the participants, jurors, city officials, politicians and invited press to unveil the winning design by the Corban and Goode Team.

Public Art Program Coordination:

Rina Greer Public Art Consultant assumes responsibility for the public art coordination as it develops through design development, contract and construction phases of the project.

The corporate address is:

Rina Greer Public Art Consultant
38 Avenue Road , Suite 713
Toronto, Ontario M5R 2G2
phone: (416) 515-9658 / fax: (416) 515-9655
email: wilgreer@istar.ca

Art Sites:

The competition asked that the East, North and West Plazas and the streetscape of the entire block be addressed. Sites for discrete and integrated public art elements have been identified as follows:

East Plaza:

The design brief identified this large plaza as “the new terminus to the view along Temperance Street” that “should invite pedestrians into the block”. Art elements would be unique features which would satisfy this requirement and create a dramatic focal point for the city viewer.

Discrete art elements were considered most appropriate for this space since the ground floor slab in this area will be new construction and can be engineered for required loads.

Discrete Art elements were identified:

- (a) a series of approximately 20 freestanding elements placed throughout the plaza.

Integrated Art elements were identified:

- (a) as the seating components formed by hedge walls spanning the change of grade;
- (b) for the design of the espalier structures on the stairwell walls;
- (c) incorporated into the design of the woven screen for vines on the Federal Building;
- (d) on sandblasted glass panels for stair railings;
- (e) on sandblasted obscure glass windows;

- (f) grass lawns and pathways to be expressed through the overall paving design; and
- (g) feature lighting for freestanding elements.

West Plaza:

The plaza was required to accommodate 300 diners at outside tables and to allow for pedestrian movement through it. The ground plane is located on suspended structural slabs at grade and cannot take large additional weight loads.

Discrete Art elements were identified:

- (a) as a focal point for the plaza when viewing from the east or south (probably limited to one large element because of technical slab considerations).

Integrated Art elements were identified:

- (a) to be integrated within a water feature (redesign of existing water element); and
- (b) grass lawns and pathways to be expressed through the overall paving design.

North Plaza:

The design brief identified this plaza as the entry court to 120 Adelaide. It also stated that “the glass atrium can be reconsidered in the landscape design...however Oxford has made no commitment to reconstruct the glass atrium”. The Corban and Goode Team considered the existing atrium and redesigned it to be a metaphorical reflecting pond.

Integrated Art elements were identified:

- (a) reflecting pond - overall form of enclosure (granite hedge/seating surround);
- (b) reflecting pond - stylized stainless steel rippling water pattern overlaying glass skylight;
- (c) nighttime lighting of glass skylight (from below grade);
- (d) sandblasted glass screen walls in entrance stairway; and
- (e) grass lawns and pathways to be expressed through the overall paving design.

Streetscape:

The streetscapes and entrance areas on the four surrounding streets are required to adhere to City of Toronto Streetscape manual guidelines. Additionally:

Discrete Art elements were identified:

- (a) in the areas where the North and East open plazas meet the street line; and
- (b) along the Adelaide Street building facade.

Integrated Art elements were identified:

- (a) in the design of the planting boxes in front of the new Gallery entrance; and
- (b) grass lawns and pathways to be expressed through the overall paving design.

The Winning Concept - Granite Lawn:

This design creates a network of intimate plazas linked by a fanciful granite topiary-inspired landscape, thereby insuring a handsome urban garden throughout the year. The entire site is linked and identified through a restrained and repeated use of durable materials, curvilinear shapes and a dramatic colour palette. Bold gestures unify the three plazas and the edge condition and integrated sculptural and functional public art elements define a new identity for the Richmond Adelaide Centre (Submission Brief, Appendix B).

The concept integrates a constructed landscape with a natural one. Granite topiary, pathways, hedges and metaphorical reflecting pond co-exist with real trees, plants and a water sluice to create a hybrid landscape. The scheme successfully blurs the distinction between landscape and public art since the entire site was conceptualized as a unified expression: the granite paving forms the pathways and lawns for all the built forms, which act as metaphorical icons. A unified surface paving of granite pathways within fields of granite lawns is consistent throughout the site and extends the plazas into the streetscape. In the East Plaza, unique polished granite topiary elements become destination features and a signature for the Centre and act as a strong western terminus of Temperance Street. These stylized topiary forms add whimsy and a figurative scale to the site and create seating opportunities for the public.

As a potential design concept of the new landscape, Oxford is investigating the reworking of the glass atrium on Richmond Street, which would be designed to provide unrestricted views into the North Plaza. It becomes a “reflecting pond” with glass skylight surrounded by a granite topiary hedge/seating ledge. A stainless steel pattern, which recalls stylized rippling water, overlays the skylight at grade. The stair’s surrounding masonry is replaced with glass screens for transparency. A granite ceremonial pathway extends from the street to the entrance of 120 Adelaide Street West, completing the north plaza design.

Additional Artwork:

As the overall design of the new 100 Adelaide Street West develops, Oxford Properties Group may identify further opportunities for both integrated and or distinct art elements. Oxford agrees to follow City of Toronto Public Art Commission guidelines and abide by its approvals process

if additional art elements are proposed to be added to the site using funds generated by the Private Developer Percent for Art Program.

The Art Budget:

The Competition Brief requested a design that would give an identity to the whole city block. It asked that all areas of the site be reconsidered but noted that there was no commitment to reconstruct certain elements (i.e. the North Court stairwell and skylight, the Adelaide/York corner stairwell).

The construction of a Gallery linkage building (an atrium connecting 100, 120 and 130 Adelaide Street West) and the development of the Concourse Building at 100 Adelaide St. West, have an estimated pre-construction budget of \$150,000,000.00, which generates an estimated art budget of \$1.5 million (or 1 percent of the construction budget at time of project completion). Art Administration fees will not exceed 10 percent of the total budget for Public Art, or \$150,000.00

In Granite Lawn, there is no definitive line between the disciplines of public art and landscape as the project was conceived as an integrated whole with artists present from the beginning of the design development process. As such, the tradition of identifying distinct “public art” and “landscape” budgets is inappropriate for this project.

In order to retain the artistic integrity of the winning design and to allow for the construction of the main components designed, Oxford Properties Group maintains that the blending of the two traditional budgets is required. The Percent for Art budget of \$1.5 million will be greatly exceeded through the integrated design and fabrication of the main designed components which make up Granite Lawn. Estimates for the overall project, including art and landscape, is \$4,000.00.00.

Time Line:

Granite Lawn will be installed only after demolition of the parking garage on Sheppard Street, the completion of a new Gallery in front of 120 Adelaide West, and a new building associated with the Concourse building at 100 Adelaide Street West. As the landscaping will be the final element in the scheme to be completed, it is anticipated that Granite Lawn will be installed by late 2004 or early 2005.

Summary:

The City of Toronto, through the policies and initiatives of the Public Art Commission and in its Official Plan, has long promoted public art in public spaces as a positive cultural contribution to the vitality of the city.

The seamless interface between landscape and public art as expressed in the collaborative creation of Granite Lawn is a bold initiative that Oxford Properties Group feels is an appropriate design response to have occurred in this city at this moment in time. Oxford is proud to be

identified with a project which it believes could set a new standard for the treatment of large scale urban development projects in this city.

Appendix B

Submission Brief, Richmond-Adelaide Centre

1.0 Introduction

Oxford Properties Group is inviting five Landscape Architects to participate in a landscape design competition for the redesign of the Richmond Adelaide Centre, in the heart of the City's financial district. The competition is intended to elicit ideas from invited Landscape Architects with regard to creating a high-profile, unified, public landscape for the City of Toronto that complements the existing and proposed buildings. Oxford Properties Group's head office is located on site at 120 Adelaide Street, so it is especially important to create a signature landscape. The construction budget (for competition purposes) is \$4,000,000.00. Submissions are due on February 9, 2001.

Each competitor will receive \$5000.00 from Oxford Properties Group. The winning design scheme will be chosen by a five person jury comprised of representatives from the City of Toronto, Oxford Properties Group, Webb Zerafa Menkes Housden Partnership (WZMH), and ERA Architects. The Landscape Architect of the winning scheme will be awarded the project to carry forward with design development, working in collaboration with the architects, WZMH. Fees paid to the winning Landscape Architect will be negotiated with Oxford Properties Group.

This Design Brief describes the site, design opportunities, and challenges. It also summarizes the competition requirements and project schedule.

2.0 Site Description

The Richmond Adelaide Centre will consolidate, integrate, and restore a major city block bounded by York, Richmond, Sheppard, and Adelaide Streets. The Centre is at the hub of Toronto's key civic, financial, and shopping districts, located just one block from City Hall, two blocks from King and Bay, and three blocks from the Eaton Centre.

Immediately adjacent to the site, on Sheppard Street are two historic, classically-inspired buildings of note, The Graphic Arts Building, and The Bell Telephone building. Directly north of the site is the Sheraton Centre.

The site represents a cross-section of the financial district's history and architecture. The block was laid out as part of the New Town in 1797 and was primarily residential throughout the 19th century. In 1911, and again in 1929, an ambitious proposal called for a north-south "Federal Avenue" to bisect the block to connect to Union Station on Front Street and a proposed municipal complex on Queen Street. The First World War and later the Depression intervened and both schemes were abandoned. However, one remnant of the plan is The Federal Building (85 Richmond Street), a distinctive early office building. Finished in 1922, the modern classical Federal Building was built as an office building, but with warehouse loadings, in case the office market was unsuccessful. The Federal Building will be restored and integrated into the block.

Six years after The Federal Building was constructed Architects Baldwin and Greene designed the art deco Concourse Building (100 Adelaide Street). The highly acclaimed building was heralded for its inclusion of the arts in its character. For instance, the building contains decorative work by artists Thoreau and J.E.H. MacDonald. Their front entrance mosaics symbolically represent the elements of air, earth, fire, and water “gathering together” (as suggested by the name Concourse). The marble foyer was inscribed with lofty quotations from eight Canadian poets. The interior of the Concourse Building, however, has been greatly modified in years since, so only the facade will be restored and integrated into a new, 41-storey office building.

In 1954, the modern 111 Richmond Street opened, clad in glass and limestone. Designed by influential modernist, Peter Dickinson of Page and Steele architects, the building was the first office building in Toronto with automatic elevators. 111 Richmond Street will be restored and integrally linked into the site.

The Richmond Adelaide Centre (120 Adelaide Street), designed by Dickinson’s protégés, WZMH, in the early 1960’s, was a groundbreaking building for a number of reasons. The Richmond Adelaide Centre was a technological marvel, incorporating vast column-free spans, independent lighting clusters (a forerunner to task-lighting), and an extraordinarily efficient energy system. It also predated Mies van der Rohe’s consummate Toronto Dominion Centre, with its similar open plazas, the below grade pedestrian mall, the mid-block tower, and a banking pavilion. The Centre’s existing entrance plaza on Adelaide Street, however, will become a public, enclosed, glass atrium and will connect directly to the three major buildings of the Richmond Adelaide Centre, as well as the PATH system. This glass gallery will aid the integration of the site’s buildings. The existing exterior landscape spaces will be completely redesigned.

The Sheppard Street parking garage will be demolished, thereby exposing views to and from the site to Temperance Street and opening up a large landscape space.

2.1 Other Related Developments in the Area

Oxford Properties Group is currently engaged in renovations of Toronto Place, on the west side of York Street, facing Adelaide Street. This work is comprised of new building exterior finishes for both the Guardian Tower and the National Bank Tower - blue glass and blue pearl granite curtain walls, as well as renovated ground floor lobbies. In addition, substantial change is planned for the grade level building exterior - notably on Adelaide Street, where the existing one storey podium precast cladding is being removed, and the sidewalk is being widened. This will result in the south facade of the Guardian Tower directly meeting the sidewalk. The intention is to provide a more friendly street environment, which will continue along Adelaide to the Richmond Adelaide Centre.

3.0 Scope of Work

The limit of work is restricted to the exterior landscape spaces and streetscapes on the block bounded by York, Richmond, Adelaide, and Sheppard Streets. The area is approximately 6,700

square metres. However, the building and its related streetscape at the corner of Richmond and York Streets are not included in the scope of work. Landscape Architects should address the goals of both the City of Toronto and Oxford Developments in the landscape concept prepared for the site.

3.1 City of Toronto

The City of Toronto recently published its Plan Directions Report: Toronto at the Crossroads. The Document provides clear direction for the development of downtown open space with its description of Toronto's Campaign for Beautiful Places and Campaign for a Dynamic Downtown. The following are statements from Toronto at the Crossroads that should guide the development of a landscape concept for the Richmond Adelaide Centre. The Campaign for Beautiful Places aims to improve the overall look and feel of the city through better urban design, art in public places, design excellence, the greening of avenues and new public spaces, new partnerships and community stewardships for parks, and conservation of historic sites and architectural treasures. The Campaign for Beautiful Places states that:

- a) every great city has to possess one special characteristic – the ability to astonish;
- b) the design of the streets, smaller parks, and open space creates the image of Toronto and the setting for our city life;
- c) quality design must be part of every significant public street, open space, and building;
- d) we need to continue providing high-quality, landscaped open space on private development sites including landscaped setbacks, gardens, plazas, and courtyards; and
- e) public art beautifies our public places, has the ability to transform the ordinary into the exceptional, and creates a “place” where none existed before.

The Campaign for a Dynamic Downtown seeks to improve the competitiveness and quality of life of the Downtown area by investing in public transportation, building more housing, investing in arts and culture, improving the look and feel of Downtown, and creating a positive environment for development. The Campaign for a Dynamic Downtown states that:

- a) a dynamic Downtown is vital to the health of a city and to the city-region that surrounds it. It is where you feel the energy the moment you hit the street, and where you get the chance to join in or just relax at an outdoor café and watch it pass by; and,
- b) the most obvious way that the Downtown is linked is through its spaces: its streets, parks, and plazas. These spaces need to be kept as attractive as possible through repair and maintenance.

3.2 Oxford Properties Group

The following are design principles that should form the basis of the landscape concept:

- a) The landscape should help to create the Richmond Adelaide Centre as a signature development for Oxford Properties Group, whose head quarters is located on site.
- b) The landscape should help unify and harmonize the existing buildings and spaces, and provide a consistent quality development throughout.
- c) The outdoor space should complement and contribute to the activity generated by surrounding development, including the potential for future restaurant patio areas. There should also be the opportunity for an integration of connections to infrastructure technology.
- d) Public pedestrian routes through the site should be clearly identifiable and connect with the interior pedestrian routes through the buildings.
- e) Space for approximately 300 diners at outside tables must be accommodated in the West landscape space adjacent to the existing restaurant.
- f) The outdoor space should be clearly identifiable as public space when viewed from all of the surrounding streets.
- g) The design of the outdoor space must project a sense of safety and security.
- h) Barrier free access must be provided to all outdoor areas on the site.
- i) The landscape concept must address use in all seasons.
- j) The lanscape concept must reinforce the views to the buildings and access to office buildings, retail spaces, and the PATH System.

4.0 Design Program

The site is comprised of three interconnected landscape spaces and streetscapes along Adelaide, Sheppard, Richmond and York Streets. The landscape design is intended to visually and functionally tie the block together, creating beautiful and dynamic spaces.

4.1 Technical Considerations

The landscape design should take into account that all the areas under consideration are located on suspended structural slabs at grade over either retail, parking, or service spaces located below the ground floor level of the buildings. However, since the slab north of the new building and south of 85 Richmond Street will be new construction, it can likely be built to suit special loading requirements. The remaining spaces should be designed so that no special reinforcing of existing conditions is required.

4.2 West Landscape Space

The west space is located adjacent to the east side of Movenpick Restaurant. It will be accessed from Richmond and Sheppard Streets using exterior routes, and from York and Adelaide Streets from interior routes. Because it is hidden from the street, it should offer a focal point to attract pedestrian traffic. The area must accommodate space for up to 300 diners at outside tables, as well as allow pedestrians to move through it. The existing raised planters and stairs can be reconsidered in the redesign of the space.

4.3 North Landscape Space

The north space is located adjacent to Richmond Street. It should be designed as the entry court to 120 Adelaide, the building in the centre of the block, and a route through to the interior north-south route in the Richmond Adelaide Centre. Also located in this space are existing stairs leading to the underground level, with a glass atrium rising through to the plaza above. This entrance provides access to the PATH system. The glass atrium can be reconsidered in the landscape design of this space. However, Oxford Properties Group has made no commitment to reconstruct the glass atrium. The stairs, ramps, existing lighting, and street furnishings can also be reconsidered.

4.4 East Landscape Space

The east space is adjacent to Sheppard Street, on axis with Temperance Street. This space will provide a new terminus to the view along Temperance Street. The Sheppard Street parking garage will be demolished, offering views of Richmond Adelaide Centre and 85 Richmond Street. This new space should invite pedestrians into the block. A large truck ramp, adjacent to the south façade of 85 Richmond should be considered in the landscape design of this area. There is an enclosed garden that provides a landscape view from the interior of Hy's Restaurant on the east side of 120 Adelaide Street. This garden should be reconsidered in the landscape design of the east space.

4.5 Streetscapes

The streetscapes and entrance areas on the four surrounding streets should adhere to City of Toronto Streetscape Manual. The Streetscape Manual provides guidelines to direct the implementation of common elements that make for an exciting, elegant, functional public realm. In addition, the requirements of Oxford Properties Group must be acknowledged, notably the important views to the various buildings, and the ease of access around the block to retail spaces, accessible arrival points, and PATH access points. Drawings indicating the location of underground services will be provided.

Streetscape considerations in the area at York and Adelaide Streets will include the private property between the right-of-way and the building facade. The stairs and terraces will not be redesigned.

5.0 Construction Budget

The construction budget (for competition purposes) is \$4,000,000.00. The following general distribution of the construction cost can be re-allocated based on the particular focus/intent of the design. The general distribution of construction cost is:

east landscape space
(approximately 1,500 square metres)
\$1,100.00/square metre = \$1,650,000.00

north and west landscape spaces and the entrance to 130 Adelaide
(approximately 3,300 square metres)
\$550.00/square metre = \$1,815,000.00

curb to building facade (excluding the north west corner of the site
(approximately 1,700 square metres)
\$270.00/square metres = \$460,000.00

The owner wishes cost effective solutions to integrate the public sidewalk into the design concept and is prepared to consider enhancing the unit cost up to \$550/square meters.

Total construction cost = \$3,910,000.00 or \$4,000,000.00

It should be assumed that the quality of the work will be compatible with the standards expected for a first class, new development in the centre of the City, one which competes with the other "signature" complexes in the surrounding area. This may involve the use of natural materials, high quality street furniture, and well-crafted landscape features. The finished product should convey a sense of durability and permanence which will not be compromised by heavy use and harsh weather.

6.0 Competition Process

This competition is being sponsored by Oxford Properties Group with the strong support of the City of Toronto. Donna Hinde, of The Planning Partnership, has been retained by Oxford Properties Group as professional advisor for the Richmond Adelaide Centre landscape design competition.

All communication, correspondence, and inquires regarding this competition should be directed to:

Donna Hinde, The Planning Partnership, 1255 Bay Street, Suite 201, Toronto, Ontario M5R 2A9
phone: (416) 975-1556 extension 24; fax: (416) 975-1580; email: hindplan@istar.ca

Please confirm your intent to participate in the competition by noon on December 8, 2000.

All material submitted will become the property of Oxford Developments and will not be returned.

All submissions may be displayed at City Hall.

6.1 Jury

The submissions will be reviewed by a 5 member jury, comprised of :

- Robert Glover, Director, Urban Design, City of Toronto;
- Eric Pedersen, landscape architect and Program Co-ordinator for Urban Design, South District, City of Toronto;
- Stuart Smith, Oxford Properties Group;
- David Rich, Architect, Webb Zerafa Menkes Housden Partnership; and
- Michael McClelland, ERA Architects Inc.

The jury will evaluate the submissions to determine which design:

- a) best meets the objectives as set out in Section 3 of this Design Brief;
- b) most technically feasible, responding to the conditions presented by construction on slab; and,
- c) is most likely to be implemented within the construction budget for the landscape project.

6.2 Submission Requirements

The submissions will be anonymous and should have no reference to the firm or people that could reveal the identity of the entry. Any identification occurring during the competition will result in the disqualification of the submission.

Each participant's submission should be presented on 2 boards (76 centimetres x 102 centimeters) (30 inches x 40 inches) and must include:

- a) A landscape concept plan of the entire block at 1:200 scale, based on a site plan supplied by WZMH in a digital format; and
- b) supporting sketches, cross-sections or other diagrams to illustrate the concept.

In addition, each submission must be accompanied by 8 copies of an 8 1/2 x 11 inches bound report containing:

- a) 3 page (single-sided) description of the design concept (supporting diagrams and images are permitted);
- b) an outline of the materials and furnishings; and,
- c) a budget-identifying unit costs corresponding to the outline of materials and furnishings, and demonstrating conformity with the landscape budget.

Please attach a blank envelope to one of the panels. The envelope will contain the name of of the firm(s), team members, and a contact name and phone number.

6.3 Landscape Architects Selected to Participate

The following Landscape Architects have been selected to participate in this competition:

Corban & Goode;

Ferris & Quinn Associates Inc.;

Hough Woodland Naylor Dance Leinster Ltd.;

Janet Rosenberg & Associates; and

The MBTW Group.

WZMH Partnership will provide all architectural services that may be required for the project. Landscape Architects are welcome to associate with any specialist consultants that are deemed appropriate.

6.4 Competition Schedule

December 6, 2000

Notify 5 selected Landscape Architects of competition and deliver Design Brief.

December 8, 2000

Confirmation of intent to participate in the competition.

December 11, 2000

Mandatory on-site briefing with representatives from WZMH, City of Toronto and Oxford Properties Group. The on-site briefing will be facilitated by Donna Hinde.

December 12, 2000

Five private meetings arranged between Landscape Architects and WZMH, City of Toronto, and Oxford Properties Group to permit technical questions in confidence.

February 9, 2001

Submissions due and Jury members begin to review submissions.

February 12, 2001

Jury meets to discuss submissions and select the winning concept.

February 16, 2001

Landscape Architect of winning submission notified.

Please send your submission by February 9, 2001, no later than 3:00 p.m. to:

Donna Hinde, The Planning Partnership, 1255 Bay Street, Suite 201, Toronto, Ontario M5R 2A9