

Shangri-La, Toronto
180 University Avenue
Toronto, Ontario

Detailed Public Art Plan - **revised**

Submitted by 180 University Management Inc.
March 2008



Developer

Westbank Projects Corp. and
Peterson Investment Group

Project Architect

James KM Cheng Architects

Project Landscape Architect

PMA Landscape Architecture and
Phillips Farevaag Smallerberg

Public Art Curator/
Public Art Consultant

Art Gallery of Ontario

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Project Overview

Westbank and The Peterson Group (“Westbank”) and James KM Cheng Architects share a vision for Shangri-La, Toronto to be a building that will create an architectural landmark in the downtown Toronto core. Toward this end, Westbank intends to contribute to the public realm with a public art installation along one of Canada’s most important streets – University Avenue.

Among the three options outlined in the City of Toronto Section 37 Guidelines, Westbank has elected to work with Option #2 Public Art Works “on site”. The art installation will be located immediately in front of the site adjacent to University Avenue. The development team believes that this prospective location has the potential to be one of Toronto’s most significant public art installations.

Calculated at approximately \$2,000,000.00 the Shangri-La percent for public art allocation will enable the creation of a substantial public art program.

In recognition of the rarity of this opportunity and its pronounced location, Westbank has selected the Art Gallery of Ontario (AGO) to act as curator and public art consultant on this project. The AGO will work closely with the team members to determine an appropriate artist who has exemplary art practices which address the challenges of working in a public space. The search will include local, national and international artists of the highest caliber.

Curatorial Vision

The AGO has worked with the development team to define the curatorial vision for Shangri-La, Toronto. Taking into consideration the scale and purpose of the proposed building and its prominent location in the downtown core the AGO strives to work with Artist(s) to create a landmark work of art that will reflect and interpret the architecture of both Shangri-La, Toronto and surrounding buildings.

The work will be accessible to the general public and the artist(s) will be encouraged to experiment with colour, scale and possible movement. The work of art will be visible along the University Avenue corridor and landscaping will be designed to best feature the work of art. Dependant on the final design additional external lighting may be incorporated to enhance night time viewing.

A broad array of artists will be invited to submit expressions of interest, and a variety of medium and methods will be sought. Because this is a site specific piece priority will be given to artist(s) whose proposal interprets for site in a forward thinking manner that relates to Toronto’s identity as a new and diverse 21st century ‘creative capital’ (to use a well known phrase coined by Richard Florida).

The Development

The Shangri-La, Toronto development is a mixed-use project designed to the highest architectural standards, featuring a 5-Star Shangri-La Hotel and luxury residential condominiums. Construction will begin in the spring of 2008 and is expected to be completed in 2012.

The site is on the west side of University Avenue, bordered by Simcoe Street to the west and Adelaide Street to the south. The façade of the 19th century tavern at the south-west corner of the site will be maintained as a significant historical part of this development. The site is large and very prominent, with its principal façade on University Avenue.

The Shangri-La, Toronto will be one of the most prominent mixed-use building in the area rising approximately 700 feet and with 878,000 square feet of above grade area.

Situated on Toronto's most celebrated street – University Avenue, the Shangri-La will be a landmark building in Toronto's downtown core. It will stand on the edge of the entertainment and financial district at University Avenue and Richmond Street West with the porte cochere primarily accessed from Simcoe Street. The two-story glass atrium and podium will be a focal point on University Avenue across the street from the Four Season's Centre for the Performing Arts, home to the Canadian Opera Company.

Public Art Opportunities

On this premier site in downtown Toronto, Westbank and The Peterson Group have dedicated resources and space to commission a landmark piece of public art to be sited outside the Shangri-La, Toronto. In consultation with the AGO the developer has worked to meet the city's Urban Design objectives to support the public realm of streets and open spaces and to maximize public accessibility and visibility of the artwork through consideration of site conditions, built form opportunities and context.

The Shangri-La, Toronto is a faceted shape building. Each of the building's four sides is divided into smaller elements to achieve a scale compatible with the Four Seasons Centre for the Performing Arts and other surrounding buildings. Blocks and bands of different textures, line and colour will not only reflect the various functions and activities going on inside the building but will also address the different solar conditions affecting each side of the façade.

Key Objectives

- Create an artwork that is visible and accessible to the public at all times.
- Integrate art, building and streetscape.
- Create a highly visible artwork that meets the challenges of site and context.
- Consider a variety of artistic approaches and technologies to bring light, colour and movement to the installation.

Design Objectives

- Adjectives introduced by the AGO and Westbank include: vibrant, assertive, colourful, fluid, significant.
- Artwork should have strong visible impact.
- The technology required for the project should not require ongoing readjustments or extraordinary maintenance. As with any project located in the public realm, vandalism, safety and security issues must be addressed.

Development Team's Public Art Experience

Westbank and James KM Cheng Architects have worked together on residential development projects in Vancouver, Victoria, Edmonton, Toronto, and Dallas, all of which included a public art component. Recently, Westbank began work with the Vancouver Art Gallery on a public art site located on the grounds of the Shangri-La, Vancouver site.

The Shangri-La, Toronto will be the site of their sixth major public art project. The partnership of Westbank and James Cheng is experienced in working with artists on large-scale integrated artworks. The partnership has proven to be consistent supporters of public art in their projects, feature the artists' works as vital components in the overall design of the development. In most cases, the artist was commissioned early in the design process and became a valued member of the design team.

Diana Thater

Shaw Tower, Vancouver - 2004

From a distance, *Untitled (light work) 2005* is a dynamic vertical signifier providing a dramatic linkage between Vancouver's Coal Harbour, through its waterfront architecture, to the sky. Every day at sunset, a column of coloured light is revealed, appearing to ascent from fog at the base of the 42-storey building to the top of the tower, shifting from green to blue as it escalates, finally terminating by way of a bright blue beacon at the top. This signature work is now a celebrated addition to Vancouver's skyline.

Dale Chihuly

Residences on Georgia, Vancouver - 1998

The Residences on Georgia developed by Westbank, set a new benchmark for both technological and architectural innovation in Vancouver and was chosen as one of the projects completed in the past decade that have made significant contributions to urban design while enhancing the city's emerging form. His vibrant glass work, *Persian Wall*, at the Residences on Georgia in Vancouver features a collection of large blown glass florets. The bright orange, red, blue and yellow spheres are suspended in clear glass over water.

Gwen Boyle

The Palisades, Vancouver - 1996

The Palisades' two elliptical towers have become architectural landmarks in Vancouver in addition to winning the 1998 lieutenant-Governor Award of Excellence in Architecture. Artist Gwen Boyle conceived a series of overlapping pools and a waterfall, flowing over black slate. A large glacial boulder is a central feature in the upper pool mirrored by a cast bronze replica in the lower pool. Beside the waterfall, a cast concrete inscription quotes Leonardo da Vinci: *"In rivers, the water you touch is the last of what has passed and the first of what which comes; so with time present"*.

Liam Gillick

Fairmont Pacific Rim, Vancouver - 2011

In the summer of 2006, Westbank commenced construction on one of the last remaining development sites in Coal Harbour to add yet another landmark building to Vancouver's waterfront. For the commission at Fairmont Pacific Rim, the artist has proposed a compelling repetition of running lines of text reading: *lying on top of a building the clouds looked no nearer than when I was lying on the street*. The lines of text will separate the levels occupied by the hotel and will wrap the prominent Cordova and Burrard corner for 18 stories.

Stan Douglas

Woodward Building, Vancouver – Spring 2009

Covering almost an entire city block, this site, once a major department store, serves as the city's historic and social heart. The redevelopment of the former site of Woodward's is perhaps the most significant mixed-use development project to be undertaken in Vancouver. For this project, internationally renowned Vancouver-based artist Stan Douglas is creating a 25' x 40' photographic image that will be printed onto the glass of the building's public atrium. This project will be a life-size recreation of a day in the life of two floors of the Woodward building.

Project Teams

Artist Selection Panel

Matthew Teitelbaum	Michael and Sonja Koerner Director, and CEO – Art Gallery of Ontario
David Moos	Curator of Contemporary Art – Art Gallery of Ontario
James KM Cheng	Principal – James KM Architects Inc.

The Artist Selection Panel will review the initial request for artists' expression of interest, review the received artists' expressions of interest, identify shortlisted artists, and prepare all artist presentations for the Design Team and the developer. The two representatives of the AGO (Matthew Teitelbaum and David Moos) will be on the Artist Selection Panel, along with a representative of the developer (James KM Cheng).

Design Team

James KM Cheng	Principal – James KM Cheng Architects
Carl MacDonald	Project Architect – James KM Cheng Architects
Christopher Phillips	Partner – Phillips Farevaag Smallenberg Landscape Architects

The Design Team will provide design and technical expertise for the public art project. The Design Team, alongside the Artist Selection Panel, will interview the shortlisted artists.

Any additional development resources, such as engineering, technical, structural, legal, etc. will be supplied by the developer – working with the Design Team.

Public Art Consultant

The Art Gallery of Ontario acting in their role as Public Art Consultant will manage the invitational artist selection process. The Public Art Consultant will write the request for artists expression of interest. The Public Art Consultant will prepare materials for the shortlist of artists and will work with the Artist Selection Team to schedule interviews/studio visits with the shortlist of artists.

The Public Art Consultant will write the contracts for the selected artist, facilitate the fabrication process, and provide the long-term maintenance for the project. The Public Art Consultant will work closely with the Design Team and the developer throughout the site preparation and installation.

Artist Selection Process

The Artist Selection Team will invite a select group of Canadian and international artists to submit proposals for Shangri-La Toronto. The AGO's curators working on the Artist Selection Team have identified national and international contemporary artists well suited to the site and scale of this project. Artists who will be asked by the Artist Selection Panel for expressions of interest include: Olafur Eliasson, Vera Frenkel, Mona Hatoum, Jeff Wall, Roni Horn, Jeff Koons, Thomas Schutte, Simon Starling, Zhang Huan, Jenny Holzer, Rachel Whiteread, Janet Cardiff and George Bures-Miller.

The Artist Selection Panel, in consultation with the Design Team will review the expression of interest from each artist. A select number of artists will be shortlisted, successful artists will have expressed a strong interest in the project, will have submitted a strong vision statement, and will have a preliminary demonstration of capability. Each of the shortlisted artists will be requested to complete a comprehensive design scheme for Shangri-La, Toronto for which they will be compensated. The Artist Selection Panel will conduct interviews, studio visits and/or review proposals and portfolios of shortlisted artists. The Design Team will interview the artist alongside the Artist Selection panel.

Part of the selection process will include technical review of each proposal. The ideas will be reviewed for materials, estimated costs (based on tenders), structural integration with the development and timing. If required, the winning proposal will be revised based on the technical review and Artist Selection Panel comments.

The Artist Selection panel will select the winning artist and proposal.

Public Relations

The public art component of the Shangri-La represents a special public relations opportunity for this development. By contributing a major piece of public art to the streetscape of Toronto, the Shangri-La can enhance the unique marketing of this development. The public relations staff of the Shangri-La can also leverage the significant partnership with the Art Gallery of Ontario to further enhance the prestige of the building.

The public relations program will include a public announcement, artist unveiling and brochure distributed to local residents and interested parties. The announcement of the final concept will also be made to national and international media. Media interviews with the artist will be arranged.

Community Programming Opportunity

The Shangri-La is being built at a time that matches an exciting time in the AGO's history. In the fall of 2008 the AGO will open its doors to the Frank Gehry designed transformation. The AGO's mission is to "bring art and people together". Projects such as the Shangri-La present a unique way for the AGO's Education Department and curators to create new ways to involve the public in learning about art. The Education Department, in consultation with Interpretive Planners in the AGO's Contemporary Art Department, are working on ways that the Shangri-La public art project can be incorporated into their public programming.



Estimated Public Art Budget

Based on 1% gross construction costs as outlined in the City of Toronto Public Art Policies and Guidelines, the public art allocation is estimated to be approximately \$2 million. As the gross construction cost budget for the development will be further refined an estimated gross cost construction budget will be submitted to the City by the developer to be verified by the City of Toronto Chief Planner.

Minimum Gross Budget	\$2,000,000.00
Art Work	80% (A)
Public Art Consultant/Curator	10% (B)
Endowment for Maintenance	7.5%
Public Relations (Artist Selection/Launch)	1%
Contingency/Miscellaneous	1.5%

(A) This 80% includes artist fees, expenses, drawings, fabrication consultants, fabrication, insurance, transportation of artwork.

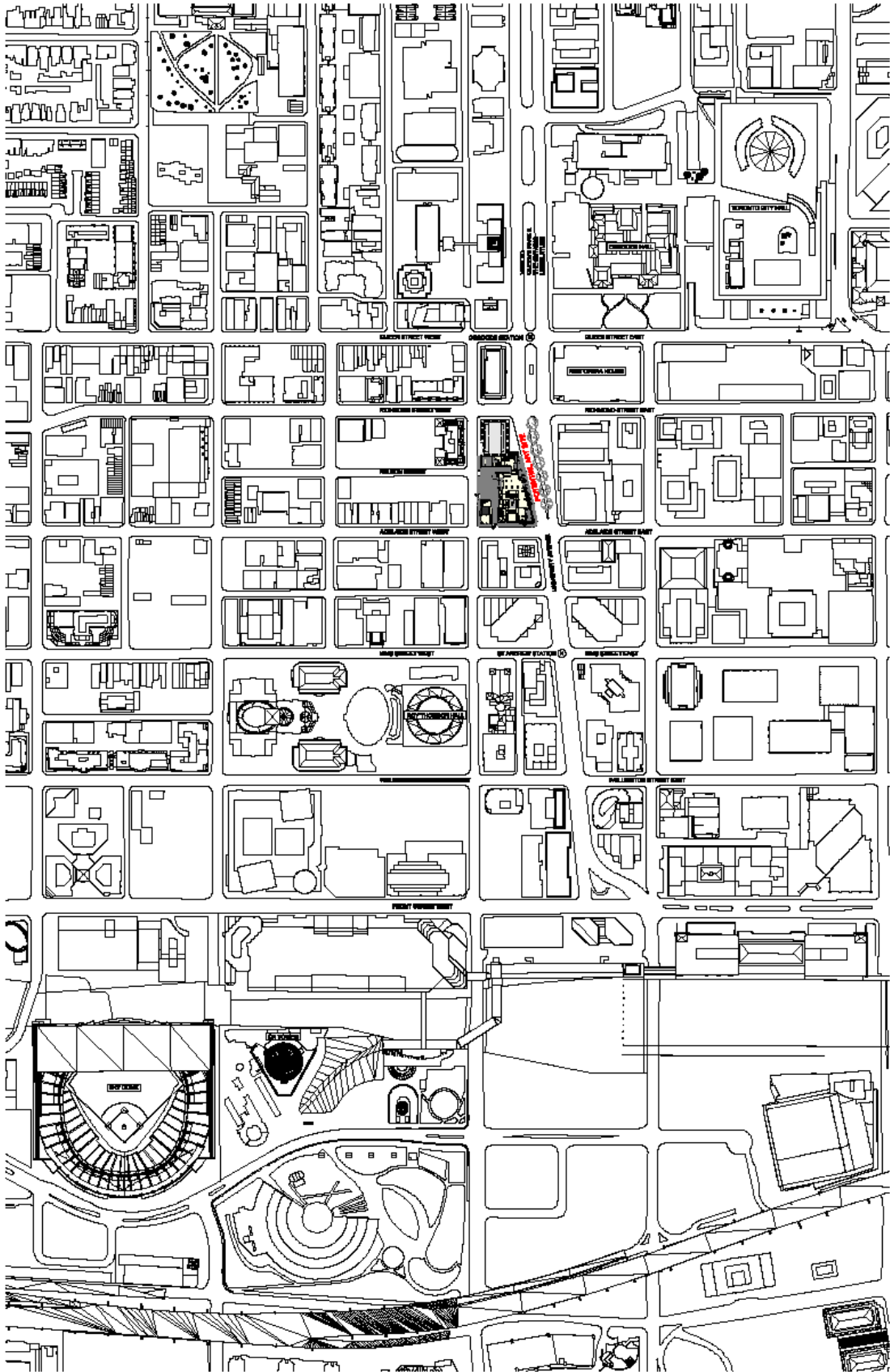
(B) This 10% includes all fees, travel costs, stage-two artist fees, competition advertising costs.

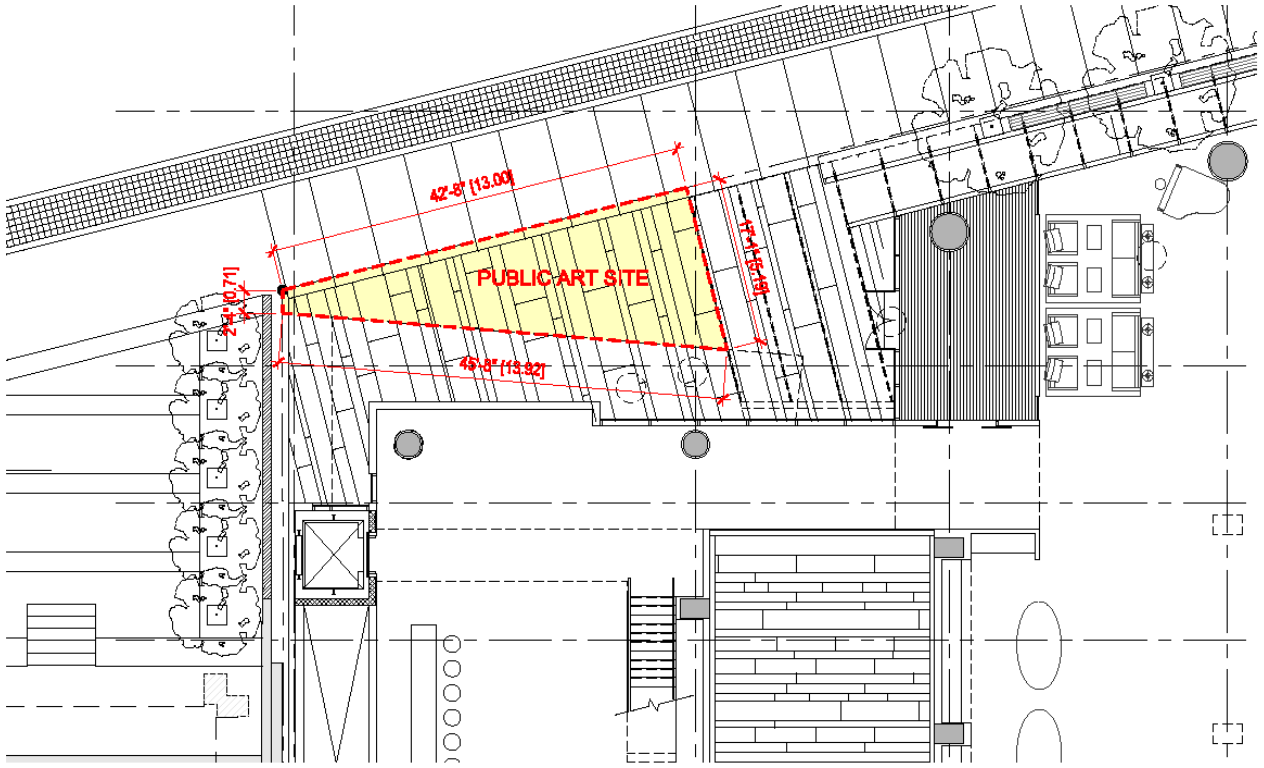
All cost savings will be redirected to the art work or endowment for maintenance.

Schedule (Subject to Change)

September 2007	Draft Detailed Art Plan distributed to stakeholders
January 2008	Submit Public Art Plan to Urban Development Services
February 2008	Presentation to Public Art Commission
February/March 2008	Presentation of revised Public Art Plan to city staff Prepared a complete project brief (Terms of Reference) for the artists and team members Prepare basic job descriptions for all team members Continue to contact artists
April 2008	Toronto East York City Council Toronto City Council Artist Selection Panel requests formal statements of interest from invited artists
May 2008	Artist Selection Panel finalizes shortlist of artists
June/July 2008	Shortlist of Artists submit final proposals
August 2008	Artist Selection Committee review final proposals
September 2008	Artist Selection Committee select winning artist/proposal
October/November 2008	Contract negotiated and signed
December 2008	Working drawings completed
January 2009	Tender of fabrication costs (depends on construction schedule)

February 2009	Final artist/proposal announced
March 2009- November 2009	Fabrication of Artwork
April 2011	Public Art installed
Winter 2011	Building Completion





Shangri-La Toronto
180 University Avenue

Public Art Site
1/8"=1'-0"

PROJECT ARCHITECT

Primary Site for Public Art

A number of potential sites for the Shangri-La public art were considered but one site stood out in terms of visibility and accessibility. The density of the development means that the public art will be part of the fabric of the development, while still clearly independent as a piece of art. It will be clear to the public that this is not an upgrade to the development's structure, but a significant piece of art.

The primary site for public art is at grade on the east side of the development, outside the east hotel entrances. It will be on the building property, physically accessible to the public. The dimensions of the site are: 2' x 45' x 42' x 17'. The site will be unencumbered, the canopy from the building will not extend over the public art site.

University Avenue is the highest-traffic and most prominent façade of the development. The site also has the advantage of an angle in University Avenue, so that it is visible from Queens Park.

Pedestrian traffic will view the public art, as well as vehicular traffic.

