

18 York Street Public Art Plan

Date:	December 15, 2008
To:	Toronto East York Community Council
From:	Robert Freedman, Director, Urban Design
Wards:	Ward 20 – Trinity Spadina Ward 28 – Toronto Centre Rosedale
Reference Number:	te080073

SUMMARY

The purpose of this staff report is to seek City Council approval of the 18 York Street Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with the development approval provisions. The plan, which is included as Attachment 1 of this report, outlines the method by which the Owner will commission public art in the publicly accessible areas of the development.

The 18 York Street Public Art Plan provides a framework for the commissioning of artworks on prominent public areas of the site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the attached 18 York Street Public Art Plan.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

Public art is a requirement of the Official Plan Amendment 228, enacted by City Council as Bylaw 548-2002 on June 20, 2002 and, Zoning Bylaw 549-2002, also enacted by City Council on June 20, 2002.

For on-site public art, the owner is required to produce a public art plan for review by City Planning staff and its advisory panel, the Toronto Public Art Commission. Initial meetings were held with the owner team and urban design staff to discuss public art site potentials. A preliminary presentation was made to the Toronto Public Art Commission for feedback at its October 15, 2008 meeting. The owner representative returned with a final draft on November 26, 2008 at which time the Toronto Public Art Commission recommended approval of the 18 York Street Public Art Plan.

ISSUE BACKGROUND

The owners and City Planning staff met to discuss the public art process and to identify the public art site potentials. Applying City Planning's comments and input, the owner prepared a public art plan. Based on preliminary estimates of gross construction costs provided by the developer, the public art contribution for this site was estimated to be approximately \$1.5 million. The art budget and its component breakdown are included in the plan, along with a description of the art selection method.

COMMENTS

The 18 York Street Public Art Plan provides a project overview, introduction and the objectives for the public art program. The plan proposes to focus on the pedestrian bridge as the public art "zone", with two areas under consideration for art – the bridge that extends west to east across York Street, and the pedestrian passageway under the bridge on the west side of York Street.

Both locations will be highly visible to pedestrians walking along these streets, and to guests and residents of the proposed development. As such, these locations reinforce the City's Official Plan Policies and Urban Design objectives to maximize public accessibility and visibility of artwork.

The 18 York Street Public Art Plan meets the City’s objectives for the provision of public art in private development, is in accordance with the City Planning Percent for Public Art Program, and is supported by the Toronto Public Art Commission.

CONTACT

Jane Perdue
Public Art Coordinator
Tel. No. 416 392-1304
Fax No. 416 392- 1744
E-mail: jperdue@toronto.ca

SIGNATURE

Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: 18 York Street Public Art Plan

**Attachment No. 1
18 York Public Art Plan
Development Project**

Prepared For: GWL Realty Advisors

By: Karen Mills, Public Art Management

Issued: To City Staff – November 5, 2008

For: Toronto Public Art Committee Review on November 26, 2008

Introduction:

GWL Realty Advisors is developing 18 York Street, a landmark office tower and retail project at a gateway location into the City of Toronto. Designed by KPMB Architects, 18 York will total 650,000 square feet of office space and ancillary retail space at the northwest corner of York Street and Bremner Boulevard.

The site is directly south of the railway corridor and Toronto’s financial core, west of the Air Canada Centre and east of the Metro Toronto Convention Centre. It is bordered by York Street on the east, Bremner Boulevard on the south and the railway corridor and overpass on the north.

The project will be owned by bcIMC, an investment management corporation based in Victoria, B.C. 18 York is targeting a LEED gold standard in energy and environmental design.

Construction will commence this fall and completion is expected in the fall of 2011.

Project Team:

Developer: GWL Realty Advisors

Project Architects: KPMB Architects, Tom Payne, Chris Couse

Public Art Consultant: Karen Mills, Public Art Management, Toronto

Objectives for Public Art:

The objectives for this public art program are:

To create a suitable landmark for a major gateway entrance to the City of Toronto

To develop a public art program for 18 York that provides a significant profile for the building and related infrastructure.

To create public art that:

- Through a professional juried process, identifies public art for the site that is of high quality
- Will be appropriate for the site- especially since this is a gateway and landmark for Toronto
- Be engaging for the public without being laughable nor shall the work be offensive
- Animate the space with the use of colour
- Can be designed and constructed within budget
- Employ systems and consume low energy to be respectful of the goals of the Owner to create a sustainable development

Public Art Locations:

Possible locations were discussed with the TPAC at the introductory presentation held on October 15, 2008. The locations proposed reflect those discussions and are consistent with the goals expressed in the Southtown District Art Plan, approved in 1993, which had provided a general approach to public art planning for this area and which suggested “site potential be assessed in terms of visibility, accessibility, urban design objectives”. The District Plan emphasis was placed on situating public art within pedestrian routes.

The priority location for public art is the bridge which will extend west to east across York Street providing a pedestrian connection to the PATH system. This site for public art can best be described as a “zone”.

In addition, the area under the bridge on the west side of York Street also presents an opportunity for public art- provided that the restrictions and regulations that govern the bridge structure and future maintenance are respected (such restrictions may be imposed by City to ensure public safety). This area may be suitable for a lighting installation or another approach that provides colour and animation to the area and to pedestrians.

All areas are publicly accessible (visually and physically) and are designated:

- The York Street Pedestrian Bridge Zone: the opportunity for public art may be found within the glazing of the bridge, the interior north wall of the bridge, the lighting of the bridge or a combination of all three areas. The bridge zone public art must signal a connection to 18 York.
- Pedestrian Passageway Under Bridge- West Side of York.

Budget:

The anticipated budget for the program is:	\$1.5 million
Administration Allowance:	10% of the budget (\$150,000.)
Construction Coordination, Site preparation, Installation and Contingency:	Up to 15% of the budget (\$225,000.)
Project documentation and promotion	up to 5% of the budget (\$75,000.)

Public Art Design, Supply and Fabrication	
Bridge Location	up to 55% of the budget (\$750,000.)
Underside of Bridge/ Public Walkway	up to 10% of the budget (\$150,000.)
Maintenance endowment	up to 5% of the budget (\$75,000.)

Residual funds from any category may be directed to increasing the allocation for any site.

Selection Process:

Two Stage Invitational Competition:

A two stage, invitational competition is proposed.

- Stage 1: Request for expression of interest prepared and circulated to the 8 invited artists
- Artists respond to invitation with written expression of interest identifying the preferred location, general approach and a definitive design fee proposal
- Owner, developer and art consultant review submissions and identify Finalists (up to 4 artists)
- Stage 2: Finalist Brief sent to artists- artists prepare detailed concepts
- Jury members will be fully briefed by Consultant and Owner reps about the project: design, goals, intent for the public art
- Submissions received and technical review takes place.
- Artists present concepts to Jury and project stakeholders.
- The winning artist(s) will be individually contracted by the owner to develop the public art and to work with the project consulting team (developer, project managers, consulting engineers and public art consultant)

Artists to Be Invited for Stage 1 Submission:

James Carpenter
 Erwin Redl
 Vong Phaophanit and Claire Oubussier
 Douglas Coupland
 Jennifer Marman and Daniel Borins
 Giny Vos
 Raphael Daden
 Taras Polataiko

Jury Composition:

The jury will comprise a majority independent of the developer and owner. It will comprise 3 members as follows:

1. representative of the Owner, bcIMC, Chuck Swanson
2. independent art experts of whom one is an artist and one is a resident of the ward

The two independent jury members will be drawn from the following pool:

The Rt. Hon. Adrienne Clarkson (art collector, former Gov. Gen. of Canada), resident of the ward
David Moos, Art Gallery of Ontario (works in the ward)
Barbara Astman, artist , OCAD faculty
James Lahey, artist

The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

Schedule:

Competition to commence upon approval of the program by the Public Art Commission (Nov. 26, 2008 meeting), Community Council and City Council. Project completion is expected for Fall 2011.

Criteria for Section:

1. Aesthetic Evaluation: Past Work
Excellence and quality: evident in the images provided
Innovation and creativity: reflects successful, dynamic concepts
Distinctive: not imitative; speaks with “own voice”
The work is “art” in the fullest sense of the word – content/conceptual intent is important.
2. Scale/Impact/Materials/Cost
Has worked on large scale projects; knowledge of materials.
Past work engages the viewer.
Projects have been completed on budget.
3. Craftsmanship/Execution/Fees
High degree of craftsmanship shown in past work.
(Note: artist may employ fabricators to assist) proven ability to complete projects.
Fees are within acceptable range – less than 30% of budget.
4. Track Record/Professional Assessment
Past projects – success.
Past projects – ability to work with team cooperatively.
Reference checks – including those beyond the list provided.
Profile, reputation, peer evaluation.