

LIFEGREAT DEVELOPMENTS LTD.
X2 - CONDOMINIUMS
580 JARVIS STREET, TORONTO

PUBLIC ART PLAN

1.0 INTRODUCTION

The **X-2 Condominiums** is a Lifegreat Developments Ltd. project where the Public Art Plan provides a framework for the commissioning of art and for the collaboration of an artist with design teams to create an independent or semi-integrated public art project with a budget estimated to be \$400,000.

2.0 SITE CONTEXT

The Public Art Plan is intended to reinforce the overall design objectives of responsible urban development. The formerly underused commercial site will become a companion residence to **X-The Condominium** located at a major Toronto intersection. In this mixed-use neighbourhood, retail convenience is easily accessible and within walking distance.

2.1 ARCHITECT

Rudy Wallman, Wallman Architects

2.2 LANDSCAPE ARCHITECT

Janet Rosenberg, Janet Rosenberg + Associates

2.3 LOCATION and DESCRIPTION

See Appendix A – Architectural Site Plan and Appendix B – Public Art location Site

The Lifegreat Developments Ltd. project which is known as **X2-Condominiums** is located at the southwest corner of Charles Street East and Jarvis Street intersection in the heart of Toronto's Bloor-Jarvis neighbourhood.

Originally the project measured 42 storeys in height inclusive of a podium that measures 8 storeys with a total of approximately of 450 units. Lifegreat Developments Ltd. has made revisions to the building including increasing the height to a total of 49 storeys with a total of approximately 552 residential units. Approval of this additional height and density has been confirmed by the Committee of Adjustment. The urban built form of the project defines the streetscape which includes retail frontage wrapping the corner of Jarvis and Charles with the residential lobby on the quieter Charles Street frontage.

To a large extent, the building design integrates into the local context due to the construction style and existing high rise built form of the neighbourhood.

The buildings immediately surrounding the property vary from low to mid-rise (3 to 10 stories) Victorian house-form and small apartment building along Charles Street E and Jarvis Street to the south, to larger buildings such as the Rogers complex across the street from the site. To the north of the site lies **X-The Condominium**, a companion project to **X2- Condominiums** developed by the Great Gulf Group of Companies. Construction of this 44-storey residential development is nearly complete and at street level, along Jarvis Street, there will be an installation of a significant work of art by Shayne Dark anchoring the building.

Further north there is a vacant lot approved for a 42-storey residential development and an existing 25-storey rental building at the corner of Jarvis and Bloor Streets. Adjacent to this building to the west there is a 2-storey hydro substation and immediately south there is an existing 12-storey rental apartment building with frontage along Jarvis Street.

The built form in the area is varied and consists of a skyline that is regularly punctuated by residential towers.

North-west of the site there is a mixture of residential and office complexes, including the Crown Life and manufacturers Life Buildings on Bloor Street East.

The project lies just south of Bloor Street East at the point where Mount Pleasant Road turns into Jarvis Street, The intersection is classified as a 'significant' intersection in Toronto's Official Plan and could be seen as a gateway to those entering the 'city' from the relatively bucolic drive down Mount Pleasant through the Rosedale ravine.

2.4 PROJECT DESCRIPTION

City Council adopted a By-law permitting an increase in height from 129 metres to 154 metres, resulting in a slender point-tower of 49 storeys at Jarvis Street and Charles Street anchored by an 8-storey podium extending on the frontage of both streets. These relate respectively to the scale of developments at Jarvis and Bloor Street.

The tower and the podium of **X2 Condominiums** were designed to form a unified ensemble with **X-The Condominium** across the street. In its design **X2** contains the same external expression of continuous vertical elements and inset balconies to relate to **X**. Together they will provide a sophisticated urban backdrop that would benefit from a public art program that is mindful of the theme of variety within a unified whole.

The ground floor includes approximately 8,000 square feet of retail space which is currently being marketed to prospective tenants.

2.5 HISTORY

The property was formerly a corporate head office. Now it contains a vacant office along with two Victorian house forms that had been re-purposed and used as offices in the 1980s. The balance of the site is currently a parking lot. The neighbourhood is a growing residential node with retail services on the main streets only.

3.0 PUBLIC ART SITE DESCRIPTION

The **X2** development will provide a pedestrian-friendly environment along both Jarvis and Charles Streets. The proposed lush landscaping, new building and the generous dimensions of the Public Art site on Jarvis Street will create an attractive new niche that will animate this portion of Jarvis Street and accent the otherwise understated intersection.

In consultation with the architects, the landscape architect, the developer, the city urban design staff and the public art coordinator, the location of the art site has been selected as the area on the north east corner of the building where Charles Street meets Jarvis Street.

The choice of the site was made based on considerations of the highest and best location in terms of visibility and accessibility of the art installation. It was seen as the area where it will be visible to the greatest number of pedestrians, commuters and drivers along Jarvis and Charles Streets.

Sight lines will be created and reinforced through the design of the landscaping to best offset the public art project and to provide it with some protection from on-coming traffic. Lighting will be an important factor to ensure that the art components are visible at night, along with general ambient lighting.

4.0 CURATORIAL VISION

It is the intent that the public art component of this site should enhance the significance of this intersection and add interest and vitality to the public realm. Given the scale of the proposed building, and the volume of cars that travels past the site, the proposed public art component should be of sufficient size, shape and colour to stand out against the new 49 storey building, yet be complementary to the context of a busy corner on a historic street in Toronto.

4.1 PUBLIC ART SITE/OPPORTUNITY

See Appendix C – **X and X2** Jarvis Street Elevation and Appendix D – Jarvis Street Elevation

5.0 DIRECT COMMISSION

The developer, the art consultant and design team believe that it is essential to treat this site in relation to the public art site across the street at **X the Condominium**. This will present a strong and cohesive aesthetic result and is best for the development and the budget. Consequently we are submitting that we have selected to commission Shayne Dark to provide a work of art that will be complementary to his work of art being installed at the site across the street in a parallel line of vision. We would like to invite him to put forward two proposals for the site. The artist will be paid a fee of \$3,500 for his proposals and the jury will select the stronger of the two.

The artist will work with the landscape architect to further develop the hard and soft landscaping so that the entire site presents an integrated whole.

5.1 ART SELECTION PROCESS

Shayne Dark will be commissioned to create an independent, single or multi-component work of art to be installed on the site at the south east corner of Jarvis Street and Charles Street East in the plaza adjacent to the building at grade level. If, and when, the artist's submission includes some portion of the landscaping plan then the landscape architect would work with the artist on this aspect.

It was agreed by everyone consulted that the art work intended for this site should be of a substantial size and possibly in colour in order to distinguish itself from the tall condominium tower. All aspects of the work will be subject to public safety standards, snow removal and durability in our variable climate.

The art work should be accessible to the general public, physically and conceptually, while being of the highest aesthetic standard. In the public art domain it is important that the work of art can be "read" and understood in a pleasurable and comprehensible way. It is ultimately the responsibility of public art to enhance the experience of the people who see it.

While the scale of the condominium will be much larger, the Public Art component need not compete with the size of the building. What is hoped for is a work of art that will be dynamic and complementary to the architecture and to the sculpture created by Shayne Dark across the street on the opposite corner.

5.2 JURY

The jury will be composed of two developer representatives and three art experts.

They are:

1. Alan Vihant, Geoff Matthews, or Dragana Maznic: Developer, Lifegreat Developments Ltd.
2. Janet Rosenberg: Janet Rosenberg+ Associates, Landscape Architect
3. Kelvin Browne: Director, Public Relations, ROM
4. Bar Gilmore, practicing artist, graphic designer, ward resident
5. Kathryn Minard, President, Curator Asset Management Inc., Toronto, art advisor

Alternates:

1. Rudy Wallman, Wallman Architects
2. Barbara Astman, practicing artist
3. Bill Boyle: CEO Harbourfront Centre, founding member of The Power Plant

6.0 PROJECTED ESTIMATED BUDGET

- Minimum Estimated Gross Budget - \$ 400,000.00
- Art site allocation - Minimum of 80% of budget
- Administrative costs - up to 10% of budget
This includes the consultant's fee, courier, telephone and general administrative expenses.
- Maintenance fund - up to 10% subject to modification based on final design. If less is required the remainder will revert to the art site allocation.

6.1 THE ARTIST'S BUDGET

All budget requirements must be supported with back-up documentation, i.e. quotes & estimates, where applicable. The following would be included in this budget:

- Design fee
- Material costs
- Fabrication costs
- Supervision of fabrication
- On-site labour costs related to installation
- Extraordinary equipment costs required for fabrication or installation
- Any necessary permits or testing costs
- Insurance costs - Comprehensive General Liability, studio and contents
- Legal fees
- Applicable taxes
- Travel and delivery expenses during fabrication and installation
- Contingency fund (5% of fabrication cost)

7.0 PROMOTION

The art consultant, in collaboration with the marketing department, will contribute to all promotional activity related to the competition, completion and installation of the art project; including press releases, unveiling ceremonies, proper accreditation, signage, and liaising with the media.

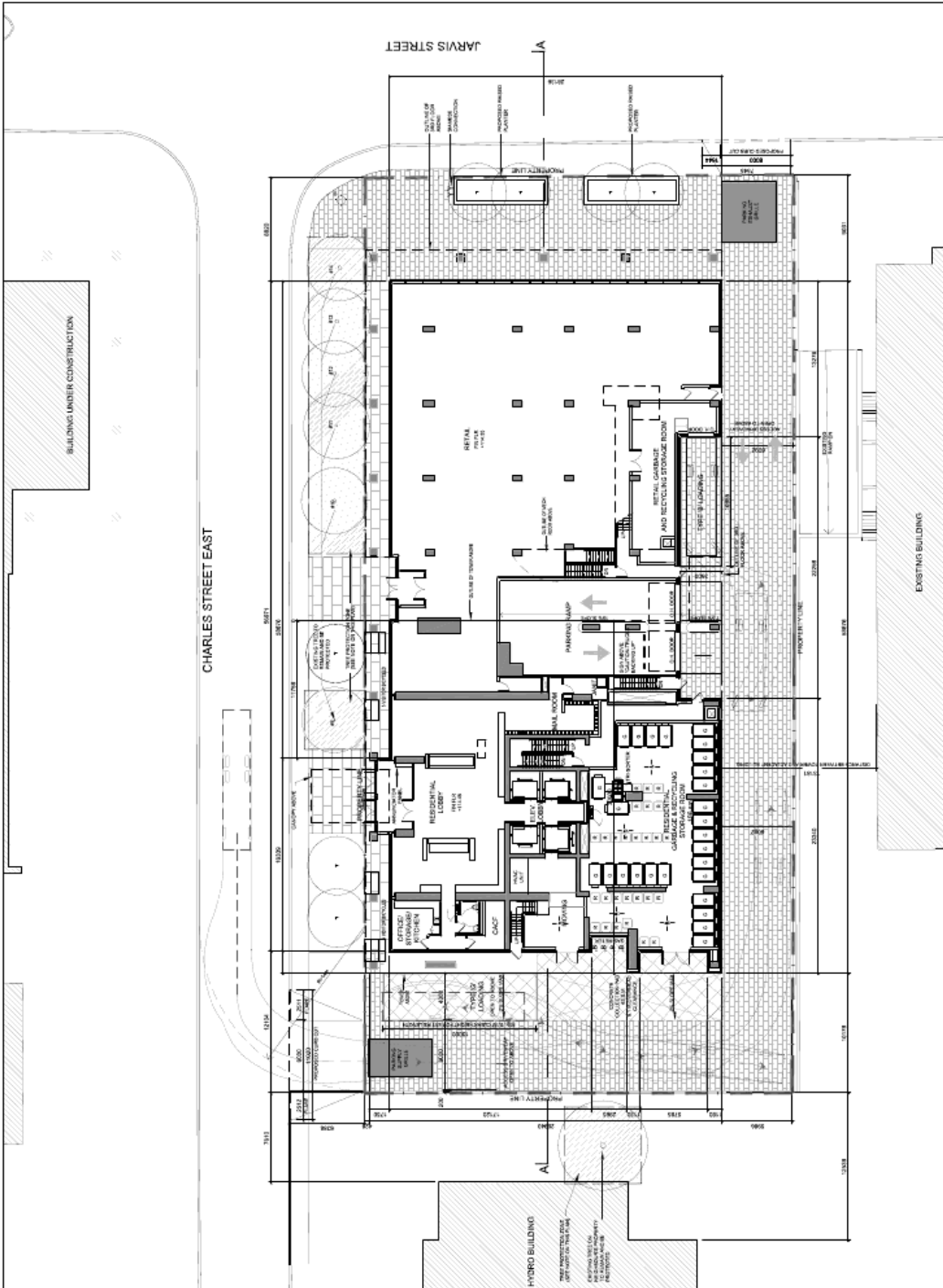
8.0 PROJECTED SCHEDULE

Presentation to TPAC	July 20, 2010
Community Council meeting	July 29, 2010
City Council Approval:	August 25/26, 2010
Artist Proposal & Selection	Fall 2010
Installation:	Spring 2012

*

APPENDIX A

No.	Revised	Revised By	Revised Date
01	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
02	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
03	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
04	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
05	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
06	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
07	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
08	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
09	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08
10	REVISIONS, REVISIONS AND ALL DIMENSIONS	AS NOTED	2008.02.08



WALLMAN ARCHITECTS
 100 Adelaide Street West, Suite 200
 Toronto, Ontario M5H 1A2
 Tel: 416-593-8881
 Fax: 416-593-8882
 www.wallmanarchitects.com

580 JARVIS STREET
 TORONTO

LIFE GREAT DEVELOPMENTS LTD.
 GROUND FLOOR PLAN

DATE	2008.02.08
SCALE	1:200
PROJECT NO.	2008.02.08
CLIENT	LIFE GREAT DEVELOPMENTS LTD.

A2.05

APPENDIX C



Public Art Sites

APPENDIX D

