



**545 - 555 WILSON AVENUE
The Station Condominiums
Public Art Proposal**

Wilson Station Development Corporation
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Toronto, Ontario
M3H 5Y2

Prepared by

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Submitted

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Proposed Development: The Station Condominium, Wilson Avenue Frontage

The Developer: Wilson Station Development Corporation

Wilson Station Development Corporation is a joint venture of Wise Management Group, Brandy Lane Corporation and Shiplake Management Company.

Project Team

Developer:	Wilson Station Development Corporation
Architect:	Stone McQuire Vogt Architects
Interior Design:	Lukas Design Interiors
Landscape Architect:	Insite Landscape Architects
Public Art Consultant:	Darren Alexander Fine Art

545-555 Wilson Avenue: The Station Condominiums

The Station is a condominium project located at 545 and 555 Wilson Avenue on the south-west corner of Wilson Avenue and Tippet Road. The Station Condominiums reflect Toronto's Official Plan for intensification along major "Avenues."

- The Station complex is designed with a seven story base structure, with two point towers at the west and east (15 and 16 stories respectively).
- The base, fronting on Wilson Avenue, is clad in charcoal coloured over-sized concrete masonry, creating covered balconies with light blue tint window wall beyond.
- The "towers" feature facades of clear anodized aluminum framing and metal panels and a combination of light blue, light green and light blue-green tints, floor to ceiling glazing, and back-painted spandrel panels adjacent to clear glass horizontal balconies with light blue tint window wall (floor to ceiling glazing) beyond.
- The east and west sections of The Station are connected by a substantial two-story lobby. Located at the center of the project, the lobby is accessible from both Wilson Avenue and from the main entry court at the south side of the complex from Tippet Road.
- The development consists of 388 condominium units. As a unique feature reflective of the emerging nature of the area, The Station offers two-story "Town Loft" units at the ground level with residential/commercial zoning. The "Town Lofts" include gated private courtyards fronting onto Wilson Avenue allowing owners to have a street-level, private entry, retail or office presence and a self-contained residential space on the second floor.
- The development includes 3700 square feet of retail space at grade, located at the North East corner of the project (Wilson Avenue and Tippet Road). Base commercial is finished in two-story, frameless, clear glaze glass.
- Parking is located in two levels below grade.
- While the main lobby entrance sits at grade opening onto Wilson, the grade lowers moving west exposing a section of the underground garage wall. This wall will also be clad in charcoal masonry terminating at the west end of the building with stairs returning to Wilson Avenue.
- The plaza at grade features rectangular planter benches clad in the same charcoal masonry.

Construction is scheduled to commence Summer of 2012 with occupancy scheduled for Fall 2013

LAND DESCRIPTION

The subject lands are legally described as Lot 1 and Part of Lot 2, Plan 4402, and Part of Block A, Plan 2466, City of Toronto (Formerly City of North York). The lands are municipally known as 545 and 555 Wilson Avenue.

The subject lands comprise 0.769 hectares (1.9 acres) and are located on the southwest corner of Wilson Avenue and Tippet Road.

There is a two storey building on each of the properties. The building at 545 Wilson Avenue comprises approximately 1870 square metres (20,130 square feet) while the building at 555 Wilson Avenue comprises 2950 square metres (31,755 square feet) of building area. Office uses predominate within each of the buildings.

An existing TTC entrance to Wilson Station is located west of the subject lands, approximately 50 m (165 feet) from the western property line.

Vehicular access to the subject lands is currently provided by a driveway from Wilson Avenue that allows only right-in, right-out movements and by a driveway off of Tippet Road that allows full turning movements from the site. The intersection of Wilson Avenue and Tippet Road is signalized.

The site is generally flat and there are no trees on the subject lands. The property is located at a higher elevation than Wilson Avenue at the west end of the site due to the grade separation of the Allen Road overpass.

AREA CONTEXT

The subject site is bounded to the west and south by a TTC surface parking lot and Allen Road. Beyond that to the south are industrial and office buildings. Lands immediately to the north are utilized for TTC commuter parking while lands northeast comprise a 4-storey office building and three storey residential apartment units. The TTC commuter parking lots surrounding the site have been transferred to Build Toronto and are considered surplus properties that the City is seeking to dispose of.

Lands to the east are currently being constructed on for an approved mixed residential, commercial and office development that is known as Gramercy Park and being developed by Malibu Investments. The residential component of this application is approximately 3.5 times density and proposes up to 12 storeys and is immediately to the east of The Station site. The southern portion of the Malibu site is proposed for an office building. To the east of the Gramercy site there is an existing 6 storey residential seniors building.

Lands to the west of the Allen Road and north of Wilson Avenue comprise Downsview Airport, Downsview Park and mixed industrial and residential uses.

Public Art Background

Based on Section 37, Wilson Station Development Corporation will provide funds for an on-site contribution of public art.

As per the City Council decision of February 23, 2010, the developer has agreed make a public art contribution of \$150,000 or 0.5% of the gross construction cost. It is estimated that this will be in the amount \$280,000.

Public Art Objectives

To commission a piece of public art which exemplifies the revitalization of this area and which anchors the development for both the residents of The Station and the surrounding community.

The art should convey a sense of vitality and playfulness in its theme, construction and colour.

The art may incorporate thematic elements of the area's history, diversity, future, or any other relevant aspects specific to the site.

Public Art Site Criteria

All parts of the development site were reviewed as possible locations for public art. The public art will be located on wholly owned private lands within the development site.

Criteria used to evaluate these sites included:

- Public accessibility. The priority is for physically accessible art while maximizing the exposure of the piece from all possible sight-lines from both pedestrian and vehicular traffic.
- Agreement among all stakeholders, including the City and the Development Team, on proposed siting
- Distinct from building elements. The art has to clearly be an enhancement, not a part of the basic building materials.
- Security, Safety, Durability and Maintenance.

Primary Public Art Locations

Location A:

Grade level on the South West corner of Wilson Avenue and Tippet Road. This area is identified in red on Figure 1. This area includes both a generous set back area in front of the project's designated commercial space along with the area over a large air intake vent.

The artist is able to use the entire area including over a main air intake vent as the vent can be at grade level.

The architect and the developer will assume the cost of engineering the support structure over the vent to accommodate the public art. The cost will not be part of the public art budget as laid out in this document.

Location B:

Exposed garage wall running on the west side of the building along Wilson Avenue identified on Figure 1 in yellow. This wall will be clad in charcoal masonry terminating at the west end of the building with stairs returning to Wilson Avenue. The top or the face of the wall are potential sites for public art.

Site Benefits Location A

- Clear pedestrian and vehicular views from Wilson Avenue and the intersection of Wilson Avenue with Wilson Heights Blvd/Tippet Road.
- Set before the commercial component of the project, the proposed site will have increased pedestrian traffic and will also anchor any planned outdoor public seating.
- The set back of the building is generous enough to allow for pedestrians to have 360 degree views and access to the public art.
- Views are not impeded by any landscaping elements.
- Should the proposed public art be installed on top of the main air intake for the building an elevated platform is possible increasing overall visibility.

Site Benefits Location B

- The garage wall provide considerable frontage onto Wilson Avenue.
- The top of the wall would provide excellent views from both the street and the pedestrian walkway in front of the commercial TownLofts.

Figure 1: Primary Public Art Locations



← East

Wilson Avenue Elevation

West →

Location A: ■ South West Corner of Wilson Avenue and Tippet Road

Location B: ■ Exposed Garage Wall Running West Along Wilson Avenue

Figure A1: Location A: Site Plan View Rendering

Public Art Location 



Figure A2: Site Plan of South West Corner of Wilson Avenue & Tippet Road

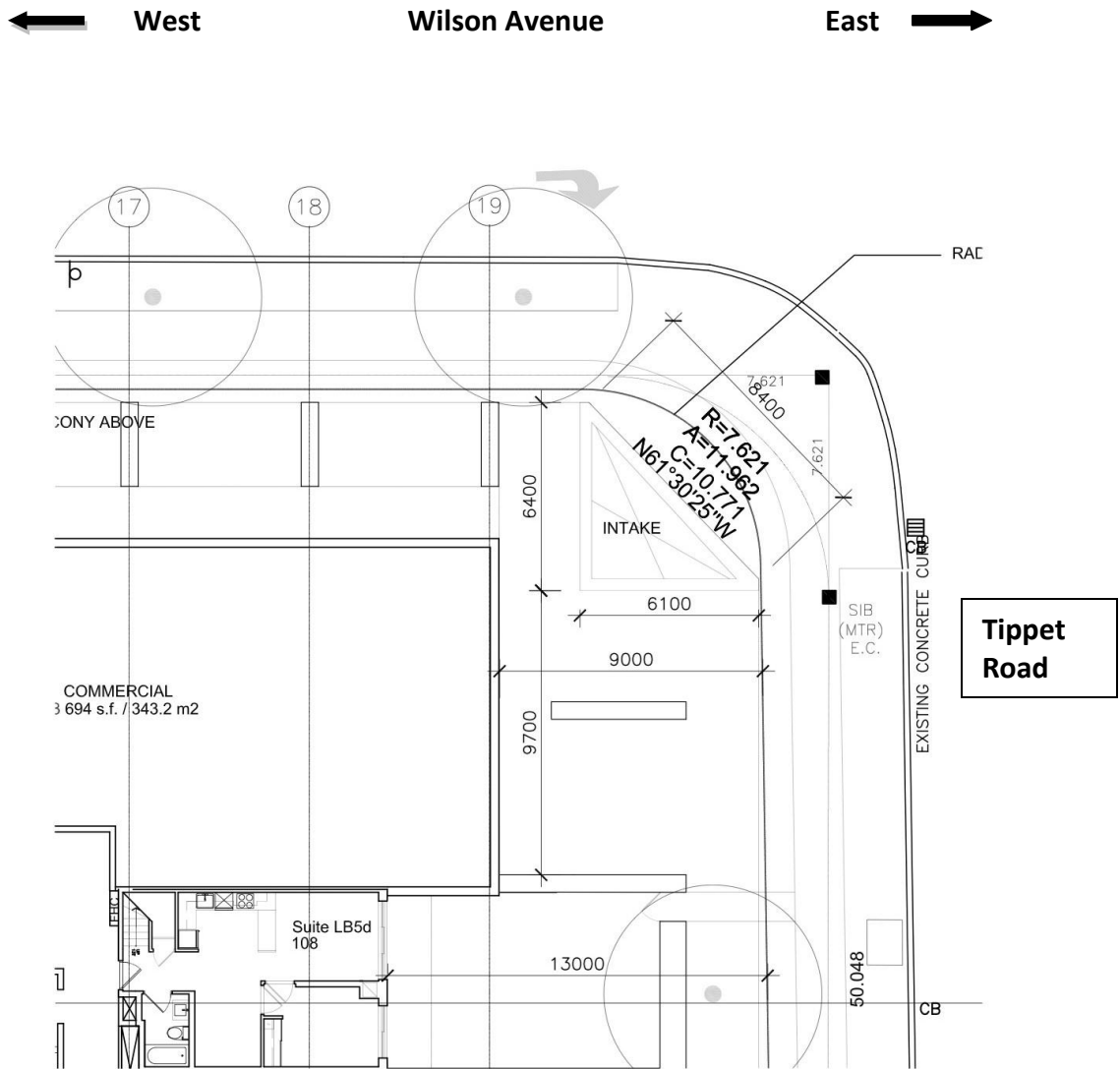
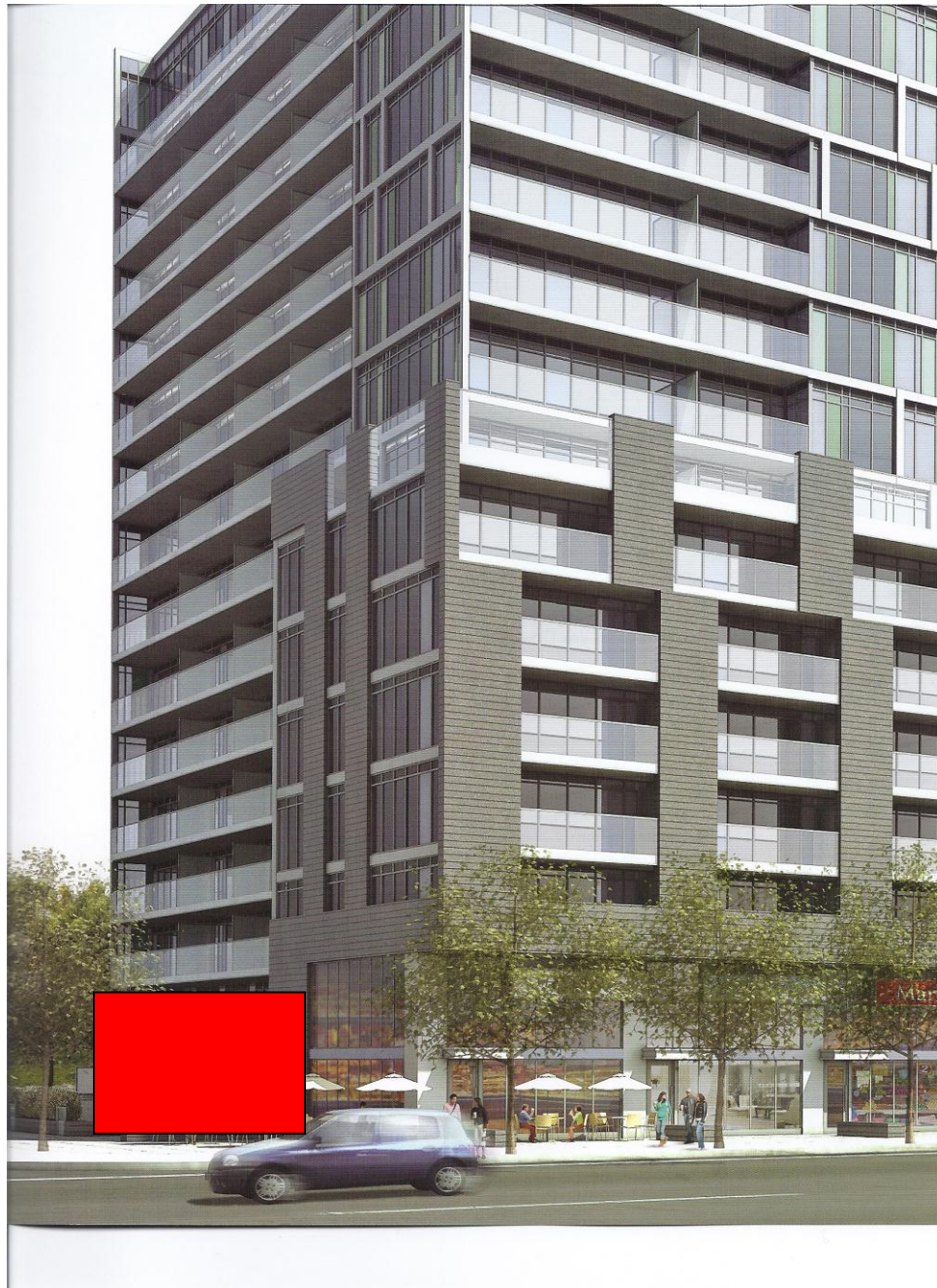


Figure A3: South West Corner of Wilson Avenue & Tippet Road - Rendering

Public Art Location 

Tippet Rd
Running
South



← East

Wilson Avenue

West →

Figure A4: South West Corner of Wilson Avenue & Tippet Road - Elevation Plan



Figure B1: Wilson Avenue Elevation Rendering - Exposed Garage Wall



← East

Wilson Avenue

West →

Figure B2: Wilson Avenue Elevation - Garage Wall Elevation

Potential Public Art Locations



- Along the top of the Garage Wall
- Along the face of the Garage Wall



← East

Wilson Avenue

West →

Other Locations Considered

- Using the tops, front or sides of the upper stories of the condo blocks were rejected both for accessibility/visibility reasons, and because the scale of these surfaces was too large to be adequately addressed by the available budget.
- Opportunities at grade along Wilson Avenue were rejected because of inadequate setbacks, interference with Town Loft commercial frontage.
- Opportunities at grade along Tippet Road were rejected because of inadequate setbacks, landscaping and again, the possible interference with Town Loft commercial frontage. Visibility from Wilson Avenue would not be optimal.

Public Art Budget

As per the City Council decision of February 23, 2010, the developer has agreed make a public art contribution of \$150,000 or 0.5% of the gross construction cost. It is estimated that this will be in the amount \$280,000.

Art Budget:	\$252,000.00	90% of Public Art Budget
	\$201,600.00	A. Art Design, Construction, Installation
	\$ 25,200.00	B. Up to 10% Contingency
	\$ 25,200.00	C. Up to 10% Maintenance
Administration:	\$28,000	D. 10% of Public Art Budget

A. Art includes the following:

- Artist design fee
- Material costs
- Fabrication costs
- Installation costs
- Legal, permits, insurance, drawings, engineering

B. Contingency

- Includes any unforeseen installation or construction matters. Upon final budgeting contingency will transferred to A. Art Design, Construction and Installation

C. Maintenance includes the following:

- Money given to the Property Owner, the Condominium Corporation, for long-term maintenance of on-site public art

D. Administration includes the following:

- Consultant's fee to include:

Project Management
Co-ordination of Limited Competition
Contract Management
Public Relations

- Limited Competition Fees: Not to exceed \$6000.00
- Jury expenses
- Consultant's administrative costs (courier, phone, fax, etc.)

Artist Selection Method

We intend to use a limited competition process in order to allocate the maximum portion of the budget for the design and fabrication of the commissioned piece.

Artist Criteria

- Successfully executed commissions budgeted Cdn\$200,000 – Cdn\$500,000
- Experience working with art consultants and architects.
- Knowledgeable in areas of fabrication and installation.
- Has worked independently and with engineers for on-site installations.

A “soft call” was conducted among artists, dealers, and galleries to locate appropriate artists who would be interested in participating in this project. Artists were qualified by the art consultant by confirming they were willing to work within the available *budget*, had the ability and experience to execute the scope of work, and were available to execute the project within the established timeline. Eleven artists responded who met and agreed to the criteria.

1. Douglas Coupland
2. Micah Lexier
3. Robert Fones
4. Clare Taggart Scott
5. Marlene Hilton Moore
6. Shayne Dark
7. Peter Powning
8. Ed Pein
9. Morton Katz
10. Ted Fullerton
11. Jean-Pierre Morin

Of this group, the following four artists are to be invited to participate in a Limited Competition.

1. Shayne Dark
2. Clare Taggart Scott
3. Marlene Hilton Moore
4. Robert Fones

These artists were selected on the basis of their past work, artistic style and the belief that they could best convey the contemporary and forward-thinking spirit intended for this public art project.

Each of these artists will be invited to submit detailed commission proposals which will be evaluated by a jury. The artist selected by the jury will be awarded the commission.

Jury

The proposed members for the jury are as follows:

David Hirsh	President, Brandy Lane Corporation
Denise Pillon	Curator, Latner Family Art Collection
Mona Filip	Curator, Koffler Gallery
Stephen Cruise	Senior Canadian Artist
Steve Richards	Artist and Metal Instructor, OCAD

Public Relations Program

Media Kit Development

- Press Release
- Artist Statement
- Artist CV
- The Station Press Release and Information Sheet
- Photography of the Installation

Media Relations

- Co-ordinate an official unveiling of the sculpture for the artist, key stakeholders, the media
- Distribution of press kits to Arts and Home Section Editors of Toronto Dailies and North York Community Media
- Secure coverage in Metro paper using tie-in to Wilson Subway Station

Longer Lead / Periodical / Trade Publications

- Distribute press release and media kits to art/design publications (Canadian Art, C- Magazine, Azure etc) and to trade magazines for the building/development community

Community Relations

- Distribute press release to all residents of The Station and cultural centers such as the Koffler Center

Project Schedule

Submission of Public Art Plan to TPAC	June 9, 2011
Presentation to Public Art Commission	June 22, 2011
Incorporation of TPAC Recommendations	June 22 – August 22, 2011
Submission to North York Council Agenda	September 12, 2011
NY Council Meeting – Plan Approval	September 26/27
Commission Brief to Invited Artists	October 1, 2011
Proposal Development	October – November 2011
Submissions from Artist	December 5, 2011
Final submission selected by jury	January 2012
Award Commission	January 2012
Engineering/Fabrication of art	June 2012 – March 2013
Installation	Spring 2013

ARTIST APPENDIX

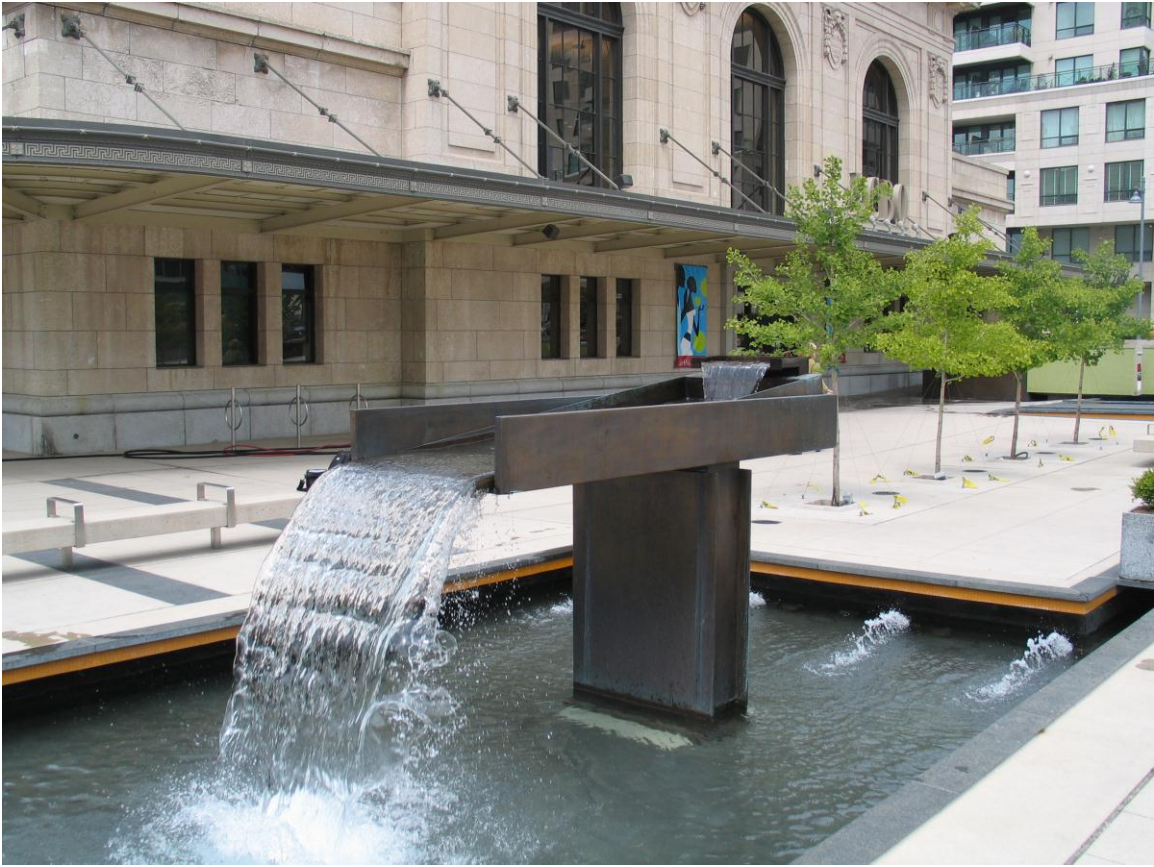


SHAYNE DARK

Double Visions, X The Condominium, Toronto

Commissions:

- Condominium Le Belmont, *Montréal, QC*
- Kiwi Sculpture Garden, *Perth, ON*
- City of Ottawa Public Art Program, *Ottawa, ON*
- Federal Communications Commission, *New York, NY*
- Crown Life, *Toronto, ON*
- Queen's University, *Kingston, ON*
- Northernlight & Picture Corp., *Toronto, ON*



ROBERT FONES

2004, Tipping Fountain, Scrivener Square in collaboration with Teeple Architects

COMMISSIONS

- 2006 Torys, Toronto
- 2004 Scrivener Square, Toronto, ON (in collaboration with Steven Teeple)
- 2000 Baycrest Centre for Geriatric Care, Toronto, ON
- 2000 Dragon Fly Banners, Metro Toronto Convention Centre, Toronto, ON
- 1991 Banners for All Star Game, SkyDome, Toronto, ON



MARLENE HILTON MOORE

Flow-Blue, The Met and Met Encore, Edilcan Developments, Toronto, ON

COMMISSIONS

- 2011 *Two Freedoms*, McMurtry Gardens of Justice, Toronto, ON
- 2011 *Sir Wilfrid Laurier Statue*, Wilfrid Laurier University, Waterloo, ON
- 2009 *Pierre le Moyne d'Iberville*, Fort Marepaus Park, Ocean Springs, Mississippi
- 2008 *John Graves Simcoe*, County of Simcoe, Ontario
- 2007-08 *Flow-Blue*, The Met and Met Encore, Edilcan Developments, Toronto, ON
- 2004-06 *The Valiants Memorial*, Valiants Foundation, Canadian Heritage, Ottawa, ON
- 2003 *Return*, BYG, MintoUrban Communities Inc., Toronto, ON
- 2002 *Passage*, Scarborough Bluffs, Lake Ontario, Toronto, ON
- 2001 *Orenda*, City Place Block 21, The Railway Lands, Toronto, ON
- 1999 *Column of Valour*, Monument to Volunteer Firefighters, Barrie, ON
- 1997 *The Line of Time*, Memorial Pool and Health Club, City of Etobicoke, ON
- 1996 *The Kennebecasis*, 125th Anniversary of "The Great Race", Rothesay, NB
- 1993 *After Babel*, City of Montreal 350th Birthday, Montreal, Que (Collaboration with John McEwen)



CLARE TAGGART SCOTT

PUBLIC ART COMMISSION

Across the Great Span of Time, 2009

St. Gabriel Village Condominium Development Public Art, Toronto

13' x 7' x 7' cast bronze sculpture

Six stylized milkweed pods stacked and cantilevered from a decorative cast concrete plinth. The milkweed pods represent the environmentally sustainable building initiatives integrated in the development, are symbolic of the pastoral history of the site, and are the seeds of hope for the future.