



STAFF REPORT ACTION REQUIRED

22 Adelaide Street West – Bay Adelaide Centre – Public Art Plan

Date:	July 26, 2013
To:	Toronto East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 28 Toronto Centre-Rosedale
Reference Number:	P:\2013\CLUSTER B\PLN\TEYCC\TE13065

SUMMARY

The purpose of this staff report is to seek City Council approval of the 22 Adelaide Street West – Bay Adelaide Centre Public Art Plan. 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, privately-owned area of the development site.

This public art plan provides a framework for a public art commission including the introduction, precinct plan, public art sites, art site requirements, art selection process, art advisory committee, mentorship program, maintenance program, preliminary budget, and preliminary selection. The attached plan meets the objectives of City Planning's Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the 22 Adelaide Street West – Bay Adelaide Centre Public Art Plan as attached to the report dated, July 26, 2013, from the Director, Urban Design.

Financial Impact

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

DECISION HISTORY

The Bay Adelaide East Tower, located at 22 Adelaide Street West with frontages on Temperance Street and Adelaide Street, is the second phase of the Bay Adelaide Centre development. A six storey office podium is being added to the tower and will extend the frontages on Adelaide Street West and Yonge Street. The podium includes properties formerly known as 2-6 Adelaide Street West and 118 Yonge Street. The west tower at 333 Bay Street was completed in 2009 and fulfilled its public art contribution with the James Turrell installation on the Adelaide Street West frontage.

In 1988, City Council enacted a Part II Plan for the Yonge, Queen, Bay and Adelaide Lands and Site Specific Zoning By-law Amendment 998-88 in order to permit the Bay-Adelaide project. At the time, the site consisted of the lands bounded to the north by Queen Street West, to the west by Bay Street, to the south by Adelaide Street West and to the east by Yonge Street. In 2006, the original Bay Adelaide Centre approvals (By-law 998-88) were amended with a new Zoning By-law and Official Plan Amendment for the site which allowed for a 50-storey office building on Bay Street, a 43-storey office/residential building on Adelaide Street West and a hotel/residential building on Temperance Street with a height of 120 metres. Background information is available at the following link:

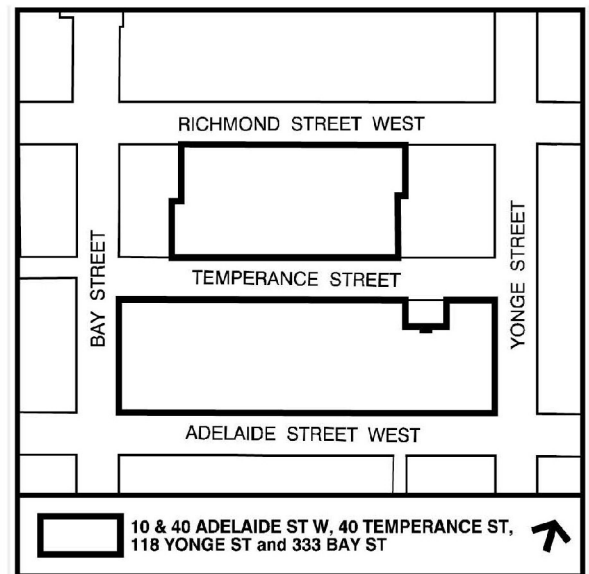
<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060509/it006.pdf>

With the 2006 approvals, an amended Section 37 Agreement was registered and requires public art, with an option for a contribution or to seek approval of a Public Art Plan.

In accordance with the development approvals and the Section 37 provisions, 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 between the owner and City Planning Staff to discuss the public art process and identify the site potentials. On July 10, 2013, the owner representatives made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission recommended approval of the 22 Adelaide Street West – Bay Adelaide Centre Public Art Plan.

ISSUE BACKGROUND

As stated in the attachment, the Bay Adelaide Centre is being constructed in three phases to form a cohesive precinct. Phase One is the South Block, completed in 2009, incorporates a public art work in the Adelaide Street Lobby. The light installation is by James Turrell. The second public artwork to be commissioned is in Phase Two, the subject of this report. The objective is to have this new work to be as visible as the Turrell installation



and be responsive to its aesthetic vocabulary. The plan identifies two prominent sites with the one being mandatory in the competition.

The owner will conduct a one stage, invitational competition, with local and international artists. An initial short-list of artists for consideration has been determined. An art advisory committee has been established, including one owner representative and two independent art experts, one of whom works in the ward. A mentorship program (to be paid, over and above the projected public art budget) is proposed depending on the artist who is ultimately commissioned.

COMMENTS

The 22 Adelaide Street West – Bay Adelaide Centre Public Art Plan is in compliance with the City’s objectives for the provision of public art in private development. This on-site program is in accordance with the City Planning Percent for the Public Art Program, and is supported by the Toronto Public Art Commission. Upon City Council’s approval, the owner will commence work with the artists as scheduled in the attached plan.

We look forward to the results of the public art competition.

CONTACT

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SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: 22 Adelaide Street West – Bay Adelaide Centre Public Art Plan

22 Adelaide Street West – Bay Adelaide Centre Public Art Plan

Presented to the Toronto Public Art Commission
July 10, 2013
Rina Greer, Art Consultant
Also in attendance:
Ryk Stryland, Brookfield

1.0 Introduction: Bay Adelaide Centre

The Bay Adelaide Centre is a 2.6 million square-foot development project in Toronto's financial core, occupying almost two city blocks. The south block is encompassed by Bay, Adelaide, Yonge and Temperance Streets. It will be entirely leased for office, retail, and other commercial uses.

The Bay Adelaide Centre is being constructed in three phases to form a cohesive precinct. In the south block, Phase One - Bay Adelaide West, was completed in 2009 and incorporates a public artwork by James Turrell in the lobby of its Adelaide exposure. Phase Two - Bay Adelaide East, will open in December 2015. Arnell Plaza, a large area situated between these two phases, has already been built with hard surfaced landscaping, greenery and public seating. Phase Three, Bay Adelaide North, to be located in the north block on the north side of Temperance Street on axis with Arnell Plaza, is currently in the planning stages. The existing Cloud Garden Park, immediately to its east, features pathways, trees, a semicircular lawn, a waterfall and a public artwork by Margaret Priest.

1.1 Context Plan



2.0 Bay Adelaide East

2.1 Location

The Bay Adelaide East Tower and Podium are two parts of one building. The building is located on a city block bound east-west by Bay and Yonge Streets, and north-south by Temperance and Adelaide Streets.

The East Tower, immediately east of the existing 51-storey Bay Adelaide West, is located mid-block between Arnell Plaza on the west and the Podium and a heritage building at 9 Temperance Street on the east.

The Podium is located at the north-west corner of Yonge and Adelaide Streets and is connected to the East Tower below and above grade. At street level an existing parking entrance on Adelaide Street will be retained; this is positioned between the East Tower and Podium.

2.2 Precinct Site Plan



2.3 Building Characteristics and Infrastructure Connections

Bay Adelaide East will be a 44-storey glazed office tower with a 6-storey glazed podium built over an existing 4-level below grade parking garage and concourse level. Designed by KPMB Architects, it is targeted to achieve LEED Platinum certification and will feature state-of-the-art operating and life safety systems.

Both the East Tower and Podium have public entrances at street level that connect to the PATH below grade and to upper floors above. The East Tower has entrances on Adelaide Street West and Arnell Plaza with access to Temperance Street. The Podium has entrances on Adelaide Street West and Yonge Street. Public circulation from the Concourse level to the ground floor and upper levels is provided by stairs, escalators and elevators.

2.4 Building Rendering

View looking west from Yonge Street, showing 6-storey podium linked to mid-block tower.



2.5 Lobby Rendering *View looking south to Adelaide entrances*



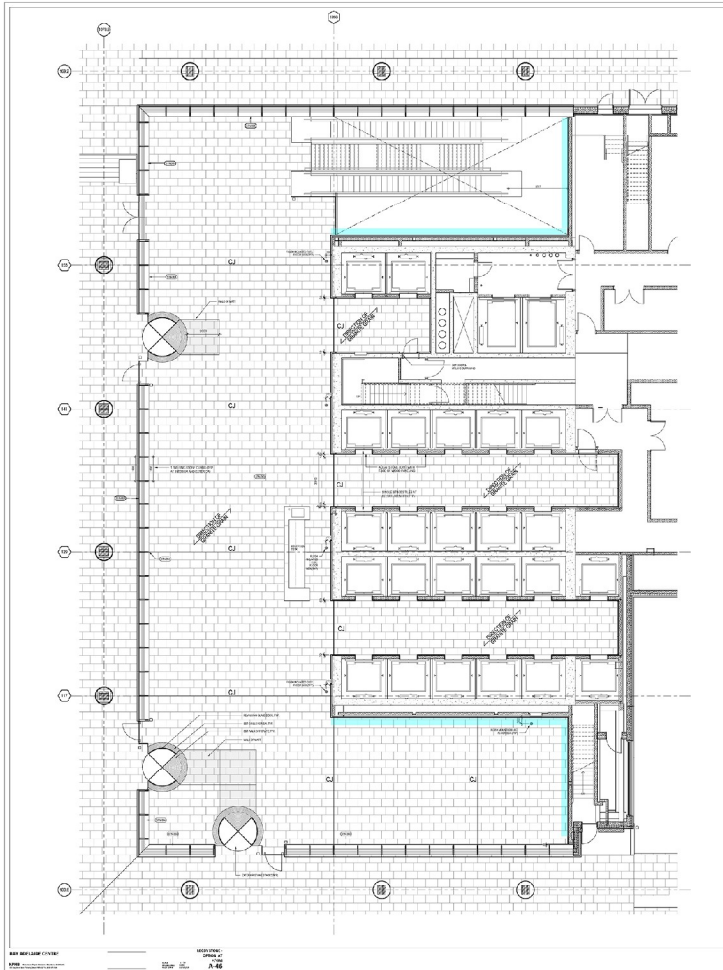
3.0 Art Sites

After consultation with the developer and City planning staff, public art will be located at one mandatory and one optional art site, thereby providing one artist maximum flexibility to develop work that is most appropriate for the context and the budget. Consistent with the location of the James Turrell artwork in the West Tower, both sites are located in the lobby of the East Tower and visible to the street through the highly transparent structural glass lobby enclosure.

If both sites are addressed at least 50% of the budget must be applied to Site A; an evenly divided budget will allow the artist to make works of equivalent physical size in order to permit symmetry, if that is a desirable response to the architecture.

3.1. Art Site Locations

Diagram is oriented north - Site A described in blue at bottom of plan; Site B described in blue at top of plan.



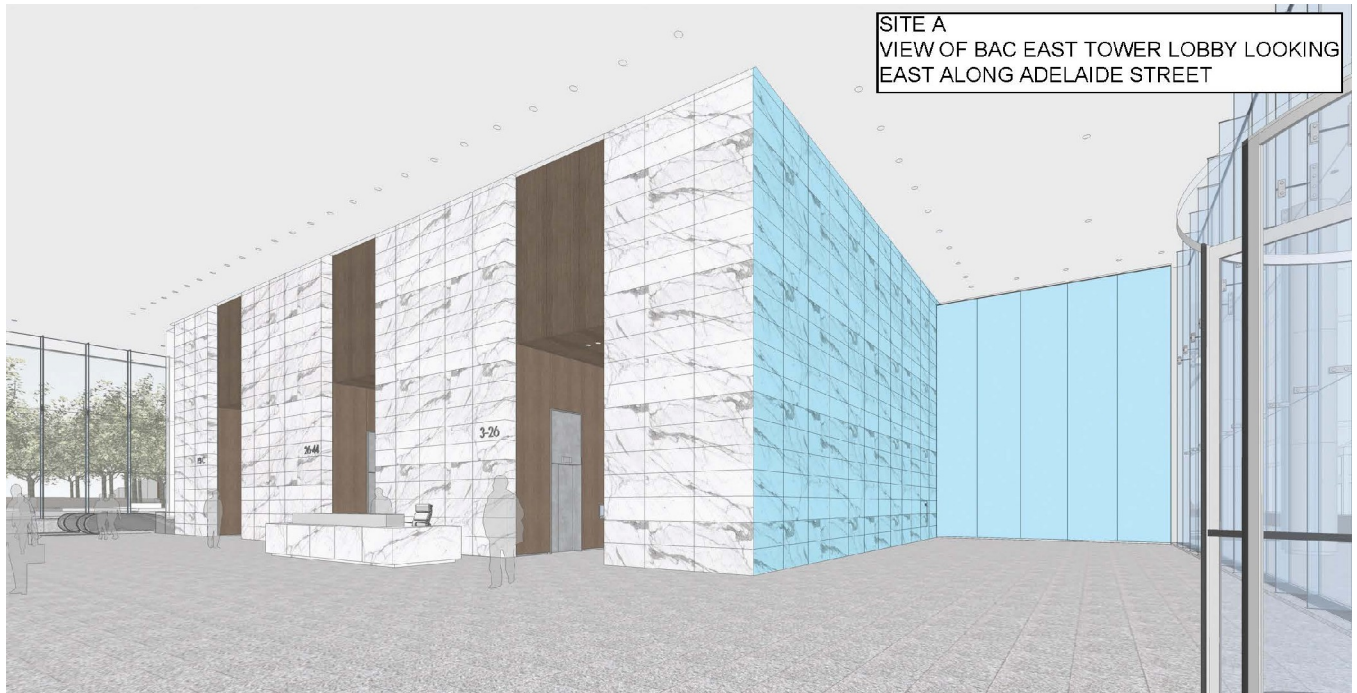
3.2 Art Site A - MANDATORY

Mandatory Site A is defined as the area of the southernmost portion of the lobby visible from Adelaide Street and closest to the glazing. It is mandatory since Adelaide Street is the prime circulation route, having the most pedestrian and vehicular traffic and two of the three external entrances to the building.

Art can be installed on one or both of the two walls visible from Adelaide Street (the southern east wall and/or the south core wall) or it can be suspended from the ceiling in the volume of space defined by those two walls.

The walls measure:

- southern east wall 7.9m W x 9.5m H (25.9 ft W x 31 ft H)
- south core wall 14.6m W x 9.5m H (48 ft W x 31 ft H)



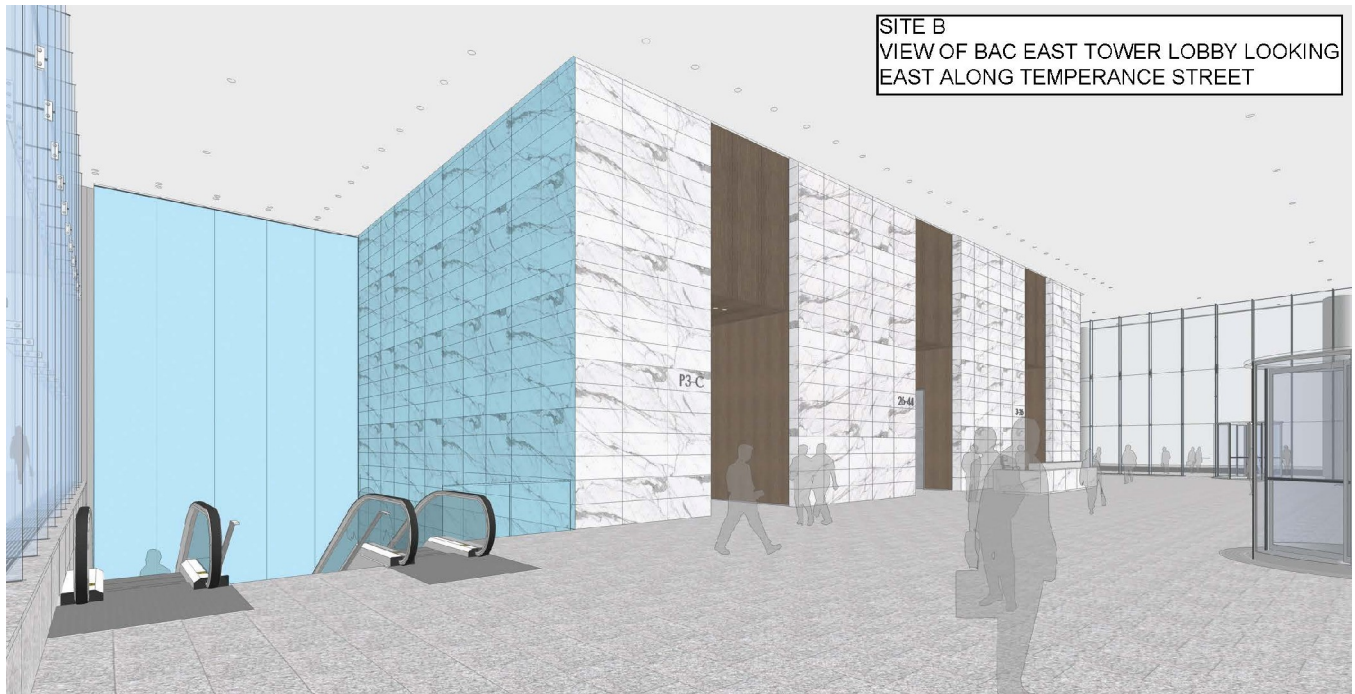
3.3 Art Site B - OPTIONAL

Optional Site B is defined as the area of the northernmost portion of the lobby visible from Temperance Street and closest to the glazing.

Art can be installed on one or both of the two walls visible from Temperance Street (the northern east wall and/or the north core wall), or it can be suspended from the ceiling in the volume of space defined by those two walls.

The walls measure:

- northern east wall 7.5m W x 14.7m H (24.5 ft W x 47.9 ft H)
- north core wall 14.6m W x 9.5m H (48 ft W x 31 ft H)



4.0 Art Site Requirements

The following requirements will be listed in the Terms of Reference for the artists.
The art should:

- Be responsive to the aesthetic vocabulary of the artwork by James Turrell
- Be scaled for visibility from a distance (from the street or the adjacent plaza) as well as up close (from within the lobby)
- Be sensitive to the architectural vocabulary of the space
- Be of sufficient scale to dematerialize the wall plane(s)
- Be mindful of the context within an office lobby
- Be sensitive to environmental conditions such as light
- Be mindful of public safety

4.1 Site Context, History and Relationship to Heritage Properties

The Terms of Reference will include background information in Appendix I: Planning Rationale for Bay Adelaide Centre Phase 2, prepared by Urban Strategies in May 2012. The report provides site context, history and the relationship to the adjacent heritage property at 9 Temperance as well as the reconstructed heritage on the Yonge façade of the Podium.

This report includes the following information:

"...the major tenant is requesting 400,000+ square feet of space in the building in an open campus-like setting. This tenant's needs include connection to high-trafficked environments, and an open, highly transparent, street-facing commercial frontage at-grade.

In response to this...the office tower remains, but is extended via a podium along Adelaide Street West to Yonge Street. The podium requires the removal of the existing buildings between the proposed tower and Yonge Street along the Adelaide Street West frontage.

In recognition of the heritage assets impacted, the proponent aims to preserve the facade of the easternmost affected structure by systematically removing it and placing it - in renewed form - on the building immediately to the north. This replaced façade would wrap around the Yonge Street frontage and on to the Temperance Street frontage."

4.2 Relationship to the Landscaped Plazas

Since both sites are indoors, the artwork will not have any direct impact on the landscaped spaces. Arnell Plaza exists with its landscape elements completed and the interior courtyard south of 9 Temperance Street will have a hardscape design which will not be visible from Art Sites A or B. Therefore, there is no liaison currently planned with the landscape architect.

5.0 The Art Selection Process

Brookfield will conduct a one-stage invitational competition between at least three artists, of which half will be Canadian, to be selected from the following list:

5.1 Artists:

- David Rokeby
- Jenny Holzer
- Micah Lexier
- Doug Aitken
- Francine Savard
- Pierre Dorion
- Roula Partheniou

5.2 One-Stage Invitational Competition Process:

- Client determines shortlist of artists
- Artist Site Visits
- Artists paid to make full proposals (visuals, technical information, budget)
- Two weeks before the jury presentation, each submission undergoes a technical and budget review by the project's engineering consultants.
- Artist presentations to Jury (including response to any tech review comments)
- Jury selects winner

Art Advisory Committee members may offer recommendations to be considered when the winning proposal goes through its design development phase.

The art consultant will be involved in the process through to completion.

6.0 The Art Advisory Committee

The Art Advisory Committee will make all decisions by majority vote; it will consist of the following two representatives of the developer and three art experts:

- John Durschinger Senior VP, Global Design, Brookfield
- Bruce Kuwabara Principal, KPMB
- Kitty Scott Curator of Modern and Contemporary Art, AGO
- Michael Snow Artist
- Pamela Meredith Senior Art Curator, TD Bank / works in Ward 28

7.0 Mentorship Program

Brookfield will sponsor a \$10,000 mentorship scholarship, additional to the 1% art budget, in order to provide a young artist working in Canada with direct experience in the public art process. The mentored artist, to be chosen by the winning artist in consultation with the client, will shadow the art process, playing an active role whenever possible.

In order to insure that the budget will not be spent disproportionately on transportation, the mentorship program will be implemented only if the winning artist lives or works within approximately a one hour plane flight from Toronto.

8.0 Maintenance Obligation

As has been established for the artwork in Bay Adelaide West, Brookfield will maintain the artwork in Bay Adelaide East in good working order in accordance with the specifications and directions outlined by the Artist in the mandatory Maintenance Manual. In the event of a sale or transfer of Bay Adelaide East, Brookfield will procure a similar maintenance obligation from such subsequent owner via appropriate assumption agreements.

9.0 Preliminary Budget

Based on an anticipated gross construction cost of \$248,000,000 for Bay Adelaide East, the estimated one percent art budget is \$2,480,000, which will be apportioned as follows:

Administration: competition and expenses including artist fee, art advisory committee fees, art consultant fees	8%
Art: artist fees, materials, design development, fabrication, transportation, footings, installation, insurance, legal fees, testing, permits, plaque, consulting/engineering fees	75%

Contingency: landscape and architectural liaison,
architectural and electrical modifications to accommodate
artwork; artwork material price fluctuation, change orders,
unforeseen issues including change of administration
scope 17%*

Total Art Budget: 100%

* The contingency budget will be reviewed once the artwork has been selected and an evaluation of the modifications required (structural, electrical, mechanical and architectural) to accommodate the artwork has been completed and budgeted. If a change in contingency is required, the Art budget will be adjusted accordingly prior to contract signing with the winning artist.

10.0 Preliminary Timeline

Presentation to TPAC	July 10, 2013
Community Council	September 10, 2013
PAP Approval by Council	October 10, 2013
Terms of Reference sent to Artists	October 11, 2013
Site Briefing for Artists	by November 1, 2013
Proposal Materials due	February 14, 2014
Technical Review	week of February 17, 2014
Artists' Presentations to Jury; Winner Selected	March 3, 2014
Contract Signed	by April 15, 2014
Design Development	April 15 – August 2014
Fabrication	Sept. 2014 – Aug 31, 2015
Installation	Sept. 1 – Oct. 1, 2015
Occupancy	November 1, 2015