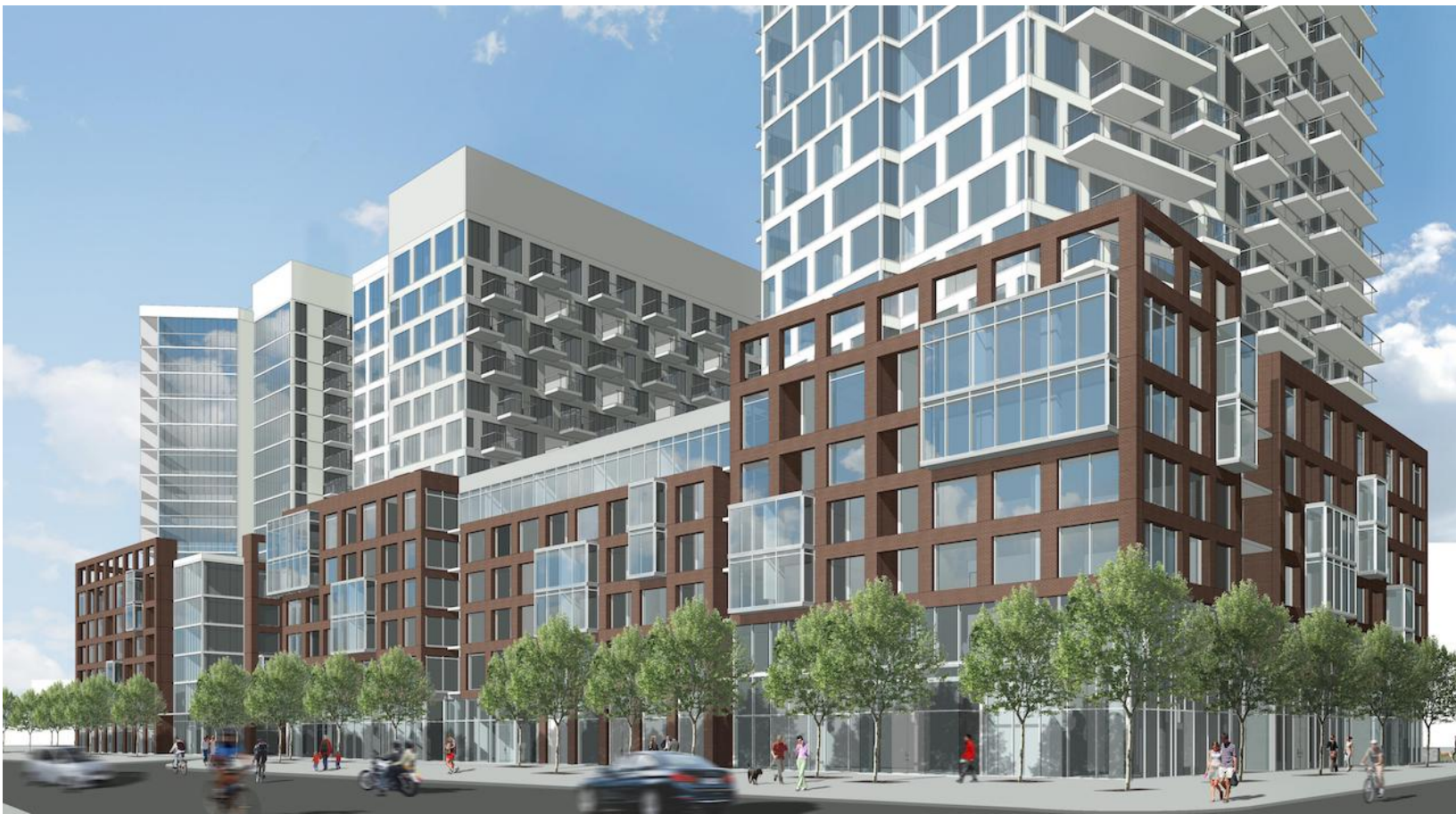


# PUBLIC ART PLAN

EXPRESS CONDOMINIUMS  
4 & 6 TIPPETT ROAD, NORTH YORK

PREPARED FOR  
WILSON YORKDALE INC. & TIPPETT YORKDALE INC.

BY  
ZEBRA PUBLIC ART MGMT.  
August 21, 2020



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## 1.0 PROJECT TEAM & STATISTICS

### 1.1 PROJECT TEAM

|                        |  |
|------------------------|--|
| Developer:             | Wilson Yorkdale Inc. and Tippett Yorkdale Inc.                                     |
| Architect:             | RAW Design   |
| Landscape Architect:   | NAK Design Group Inc.  |
| Public Art Consultant: | Alex Correia, Zebra Public Art Mgmt.<br>Yifat (Fay) Ringel, Zebra Public Art Mgmt. |

### 1.2 PROJECT STATISTICS

Plan Submission Date  
September 9, 2020

Total Area of Development  
11,346 sq. m. including a park land  
dedication of 1,028 sq. m.

Project Name  
Express Condominiums

Total Public Art Allocation  
\$800,000

Project Address  
4 & 6 Tippett Road

Public Art Process  
A two-stage Open Call competition

Relevant Planning Studies  
Tippett Road Area Regeneration Study  
(OPA 309)  
Tippett Urban Design Guidelines

Public Art Schedule  
Artist Selection- Fall 2021

#### Project Description

Mixed-use High-rise Development comprised of Residential Condos, Office, and Retail;

- Condo Tower A (4 Tippett): 16 storeys (incl. 6 storey podium)
- Condo Tower B (6 Tippett North): 16 storeys (incl. 6 storey podium)
- Condo Tower C (6 Tippett South): 13 storeys (incl. 6 storey podium)
- Condo Towers B&C incl. a common 6 storey podium

## 2.0 PROJECT OVERVIEW

### 2.1 INTRODUCTION AND SITE CONTEXT

The development project named *Express Condominiums* is located on the west side of Tippet Road, south of Wilson Avenue, north of Highway 401 and east of William R. Allen Road. It is rectangular in shape, relatively flat and has a frontage of approximately 492 feet (150 metres) along Tippet Road and a site area of 11,346 sq. m.

(Figure 1 – Context Plan)



North of the site:

- A newly built rental building (*Tippet Park*) and another residential building facing Wilson Avenue (*The Station Condos*).
- On the north side of Wilson Avenue is 50 Wilson Heights Boulevard, a site that has recently received approval for a CreateTO Housing Now project (currently a TTC commuter parking lot), and to the northwest is the TTC entrance to the Wilson subway station with a commuter parking lot.

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

East of the site:

- *Southside Condos*, a 17-storey mixed-use building on Tippet Road and *Gramercy Park*, a 12-storey mixed-use building on Wilson Avenue.

West of the site:

- The land west of the site (30 Tippet Road) bounded by the William R. Allen Road, is under construction to become a mixed-use development site (with a 16-storey residential building) in accordance with the Tippet Road Regeneration Area Study (OPA 309).
- A south entrance to Wilson subway station, a short walking distance west of the site along Monte Kwinter Court, is temporarily closed due to construction in the vicinity and will reopen upon completion of construction (see Site Plan, page 11).
- West of the Allen Road is a commercial shopping area consisting of Costco, Home Depot, Best Buy and other commercial uses. Yorkdale Shopping Centre is located just south of Highway 401.

South of the site:

- A 4-storey office building bounded by Highway 401 interchange.

This North York neighbourhood is commonly known as Wilson Heights, but is also known as Clanton Park or Dublin Heights. It has many schools, along with several parks, most notably Clanton Park, numerous places of worship, nearby shopping and restaurants, local TCC bus service and the Wilson subway station. Wilson Heights is adjacent to the landmark Downsview Airport, as well as two of Toronto's main commuter highways – Highway 401 and Allen Road.

## 2.2 SURROUNDING DEVELOPMENTS AND RELATED PUBLIC ART

Over the past few years, Tippett Road has seen a significant arrival of residential developments. Formerly light industrial and parking lots, the transformation and intensification of the area has been possible owing to the Tippett Road Regeneration Plan prepared by the City of Toronto. This location has become a fast-growing area in North York, with notable developments such as Gramercy Park and The Station Condos, both adorned with public art on the ground level (see Figure 2 and pictures below).

The existing public artworks are located on Wilson Avenue, with two of them at the corner of Wilson Avenue and Tippett Road. These artworks are significant in the neighborhood and important for the future Tippett area development for the following reasons:

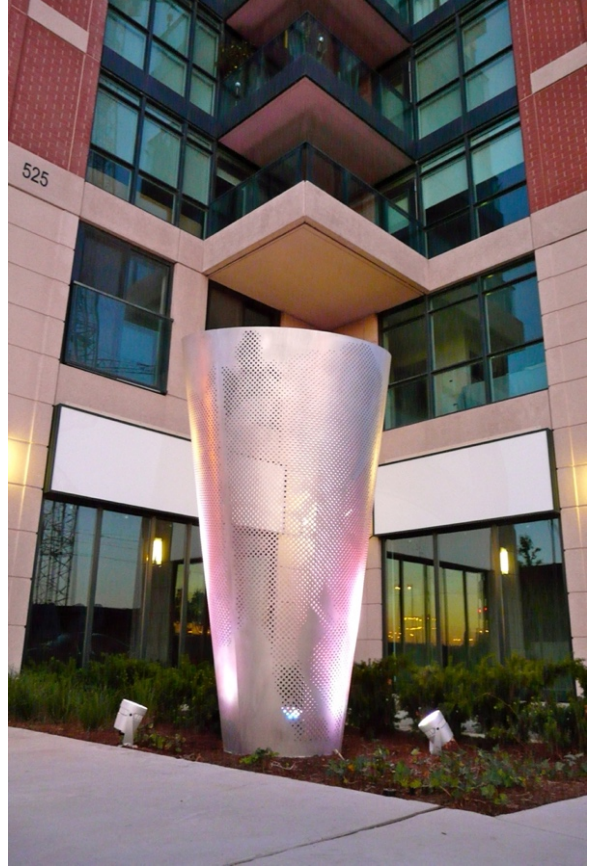
- The artworks are framing the entrance to Tippett Road and create a ‘start point’ for the future Tippett Promenade which will include more public art pieces (see page 13 for further information on the Promenade).
- There are no other visible public artworks in the area. These art pieces are prominent.
- They create a landmark, a focal point and a sense of place.

(Figure 2 – Developments in the area)



★ Public Art

(Edited Image. Source: [urbantoronto.ca](http://urbantoronto.ca), original image by Julian Mirabelli)



Gramercy Park - Artist: Linda Covit (Source: Google Images)



The Station Condos - Artist: Clare Scott-Taggart (Source: Google Images)



## 2.3 SITE DESCRIPTION

### Introduction

The Tippet Road Area Regeneration Study was undertaken in 2015 to develop a comprehensive planning framework to guide the redevelopment of the 12.6 hectares re-designated as Regeneration Areas and Mixed-Use Areas. The Study process included a community consultation process, discussions with landowners and a review and assessment of the surrounding land uses and policy framework. The “Tippet Road Area Regeneration Study” developed a framework for the redevelopment of lands in the area. It permits the introduction of residential uses into an existing employment area. For developments consisting of residential units there is a requirement to include non-residential gross floor area where it previously existed. The result is a comprehensive policy framework to guide the redevelopment of the study area as a complete community. The framework provides for a fine grain network of streets, parks and open spaces, pedestrian connections and an appropriate mix of uses and built form typologies, a mix of housing including the provision of affordable housing and a multi-modal transportation strategy to support a vibrant mixed-use community. It is within this framework that the 4 and 6 Tippet Road properties were designed.

### The Site

*Express Condominiums* is located at 4 - 6 Tippet Road in North York. It is a mixed-use development comprised of two blocks divided by a new east-west private road, which splits the site into two development blocks to be developed in phases. The first phase is a 16 storey, 265-unit residential tower (including a 6-storey base) on the southern parcel of the site at 4 Tippet Road (Tower A, see Figure 3). This phase is now under construction with a forecasted completion date of late 2022.

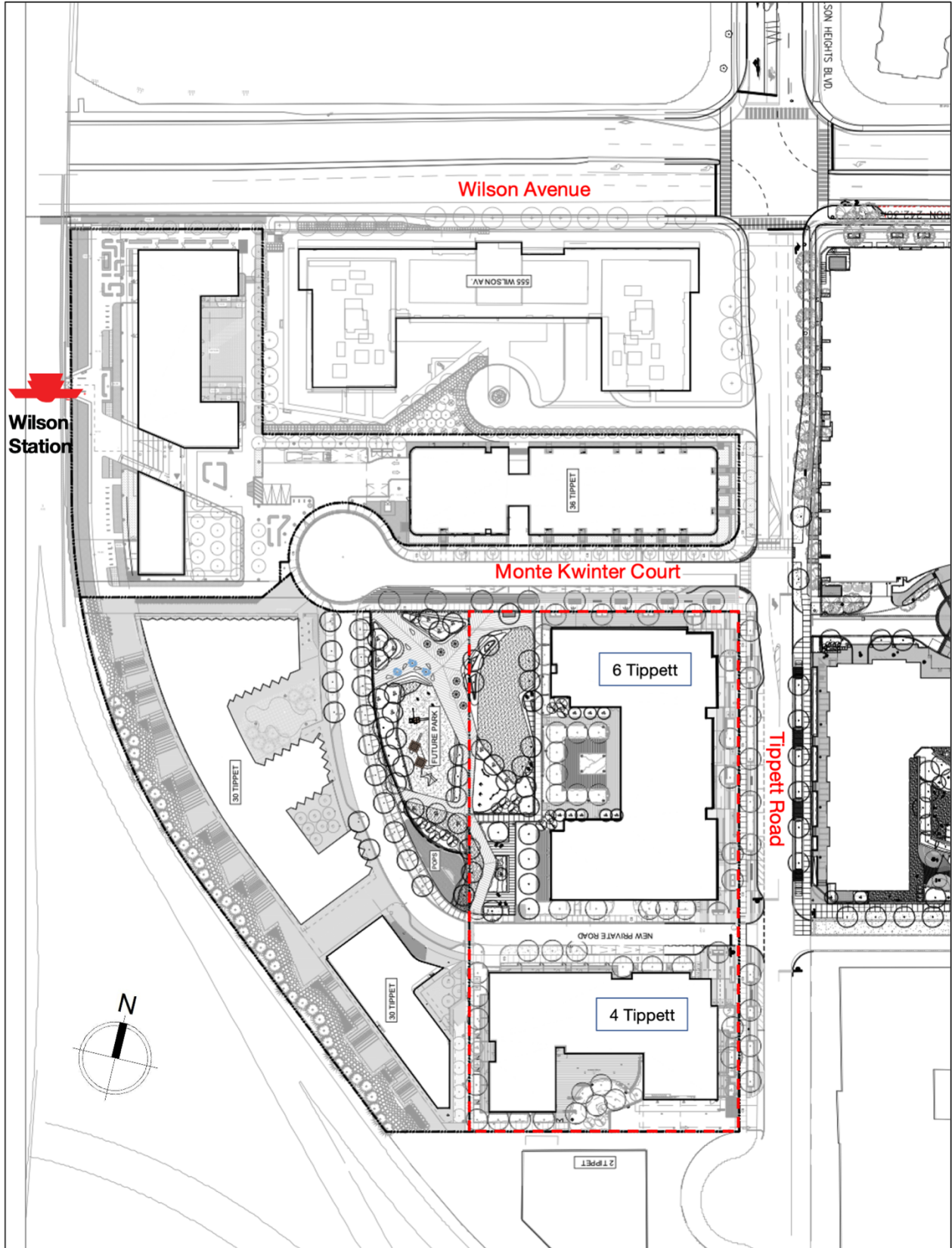
**(Figure 3 – The Site, 3D rendering)**



Phase 2 will be a mixed-use building at 6 Tippet Road with 13 and 16 storey volumes including a shared 6 storey podium (towers B and C). Primarily residential (382 units), it will also have commercial frontage along Tippet Road and on the north side of the site, as well as office space on the second floor (for a total of 33,000 sq. ft.). Construction for this phase will likely start late 2021 with a forecasted completion date of late 2024.

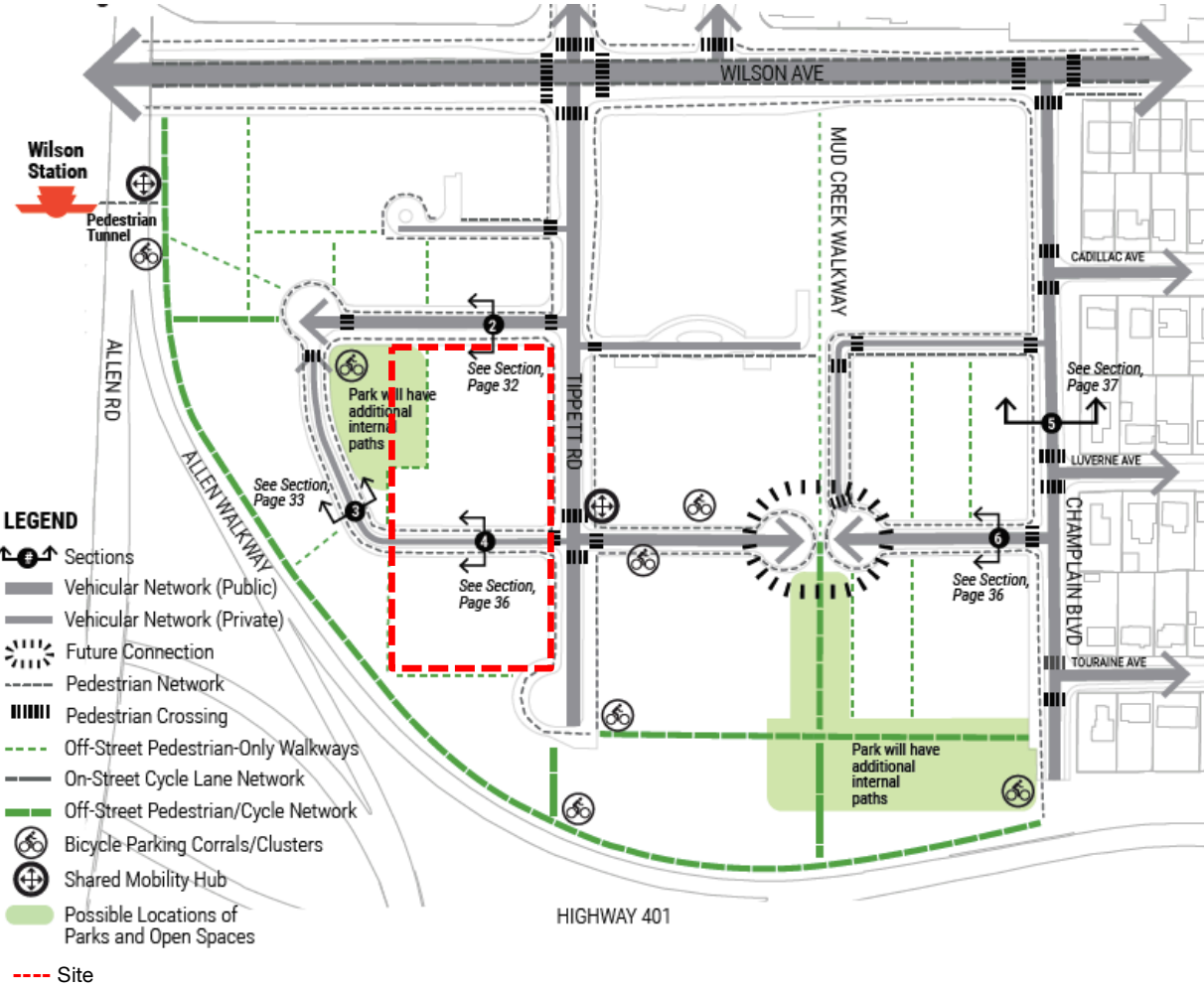
The two phases will include a total of 560 parking spaces in a shared two-level underground parking garage. Vehicular access will be provided by a driveway from Tippet Road at the south end of the site.

## 2.4 SITE PLAN



A new public street, Monte Kwinter Court, will be introduced at the north end of 6 Tippet Road. Extending west from Tippet the new public street will provide frontage to a centrally located public park on the northwest corner of the site. The new public street will be used to access future developments for 36, 36R (Rocket Condos) and 30 Tippet Road while providing direct pedestrian access to the south entrance of Wilson subway station (See Figure 2 and Figure 4 below).

**(Figure 4 – Circulation Network)**



*(image from Tippet Urban Design Guidelines p.31)*

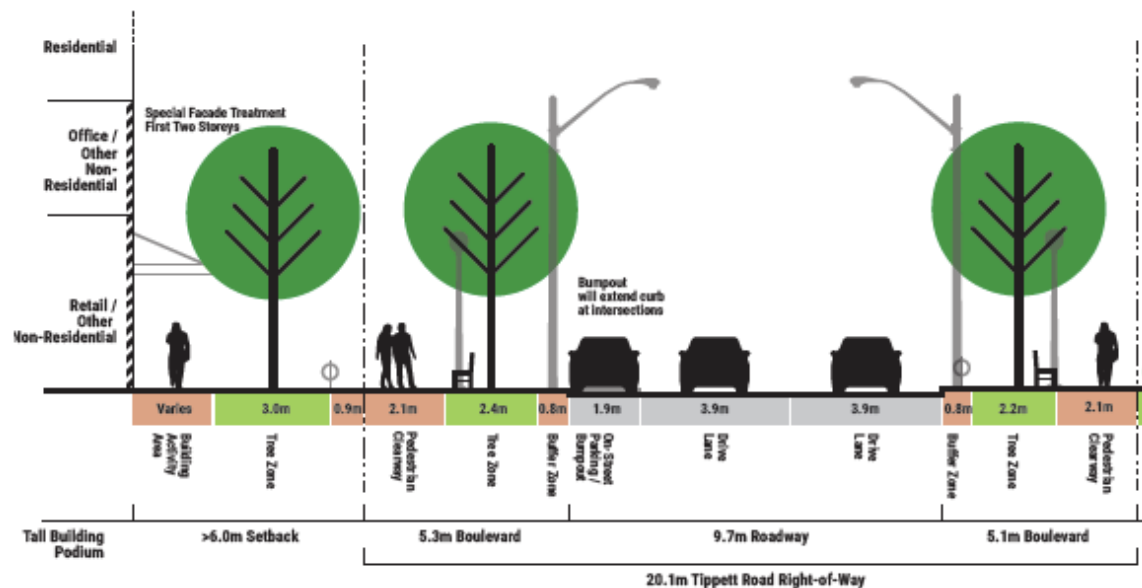
## 2.5 THE TIPPETT PROMENADE

The redevelopment of the Tippet Road area takes into consideration the need to create a vibrant and complete mixed-use community. Structured by a robust public realm to create the setting for community life, it is aimed to encourage active transportation and integration with surrounding communities.

Tippet Road is envisioned in the OPA 309 as the north-south pedestrian spine of the community; a local "main street" with a unique character connecting Wilson Avenue at the north with the Allen Walkway to the south, taking the form of an enhanced landscaped promenade. A cohesive landscape design seamlessly integrates both public and private lands. The promenade includes a widened sidewalk and trees on the public boulevard, with a generous landscaped setback planted with additional trees, shrubs and planters.

A retail/commercial frontage along 6 Tippet Road, which wraps around and continues on Monte Kwinter Court, will activate and enliven the promenade.

Three lobby entrances to the buildings and offices (see Figure 3 – red arrows) located in strategic points along the promenade will support the dynamic flow and movement of pedestrians. Social gathering will be encouraged by the incorporation of benches, seating walls, shaded areas and the provision of public art; all will contribute to an emerging character and identity for this new community.



Typical Section Through Tippet Road Promenade (Image from the Tippet Urban Design Guidelines, page 42).



*Conceptual rendering of the Promenade, showing the west side of Tippet Road, facing north (Image from the Tippet Urban Design Guidelines).*

**3.0 PUBLIC ART BACKGROUND (SECTION 37)**

The Public Art Plan provides a framework for the commissioning of art and for the collaboration of an artist or artist led team with Wilson Yorkdale Inc. and Tippet Yorkdale Inc. to create an on-site public art project.

A total public art contribution of \$800,000 is assigned as follows:

- 1) in accordance with the Section 37 agreement, identified in Section 6, item 6.3, the developer will commission public artworks for a value of \$500,000 and,
- 2) Pending agreement with the City, additional public art funds of \$300,000 from 9 Tippet Road will be contributed.

For the many people engaging with the site on any given day, the public artwork will contribute to the character and identity of the community, strengthening the various activities and experiences of the development project; where multiple functions such as eat, shop, work, live and play come together.

## **4.0 PROPOSED PUBLIC ART OPPORTUNITIES**

### **4.1 CURATORIAL VISION**

The public art component at this site should enhance and humanize the Development and the City for both the public at large and the residents of the neighbourhood. This will be achieved by providing public art that is greatly visible and located in the most publicly accessible areas at the site.

Tippett Urban Design Guidelines, Section 7.2 - Tippett Road Promenade, states that *“Public Art should be used to add character and identity to the Promenade and to punctuate important intersections and view termini.”* Further along in this section, the Guidelines call to *“Incorporate public art, particularly at prominent locations”*.

Introducing public art on Tippett Road will contribute to the vibrancy of the Promenade, engage spectators and help shape and define a sense of place within the new community. The Art should enhance the experience of the pedestrians and vehicles passing through the main arteries of the site, providing a sense of identity, character, connectivity and vitality.

This Public Art Plan identifies three art locations within the development. The art locations have the potential of capturing a wide range of audiences; each location can become a gathering space and a meeting place for residents, office workers, shoppers, pedestrians, cyclists, park visitors and TTC users.

The first art location being at the corner of Tippett Road and Monte Kwinter Court serves as the main node, visually the most accessible area of the site.

At the midway point, a second art location has been identified within the middle of the promenade at 6 Tippett Road. This area is organically staged with a bigger setback and commercial engagements inviting pedestrians to linger and explore. Artists will also have the option of expanding location B, using the full area along the stretch of the promenade

(see “Location B – Additional Art Opportunities along the Promenade” on page 20 for more information).

A third art location is at the north corner of 4 Tippett Road, near the lobby entrance. An artwork at this area will assist in visually connecting the south building with the rest of the development site, creating a continuity and ‘art flow’ along the Tippett Promenade while adding another focal point.

The two proposed approaches are:

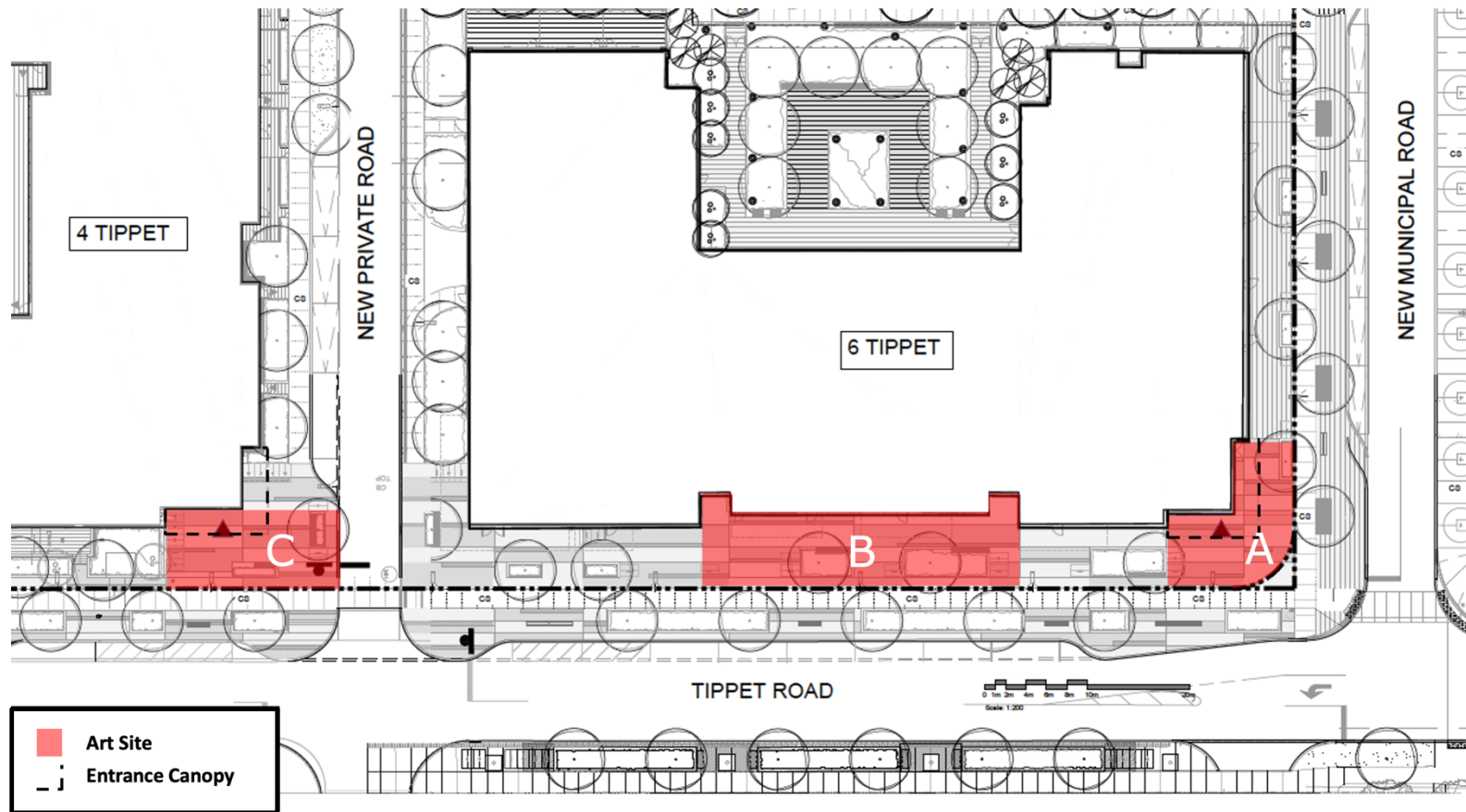
1. **A series of artworks at locations A, B and C:** multiple installations, made from similar materials and colours, visually and thematically connected, intriguing and thought provoking. Art pieces should not be identical, each artwork should stand on its own while enhancing the others to create a wholesome experience at the Promenade.
2. **One continuous piece:** stretching along the Promenade from point A to C. An artwork of such kind can take the form of a sole element/material that flows through, rises from or creates from scratch landscape design essentials such as fences, trellises, benches, windscreens, etc.

Artists with public art experience and distinction will be tasked with thinking through an artistic statement that is one of a kind and fitting within the environment. Diverse and distinguishable Canadian artists across the country will be considered. It is anticipated that the selected artist will create a permanent and enduring public art contribution to the neighbourhood and the City and will commit to the creation of artworks that exemplify the revitalization of this area and anchor the development for both the residents of *Express Condominiums* and the surrounding community.



## 4.2 PUBLIC ART SITE DESCRIPTION

### The Art Locations – A, B & C



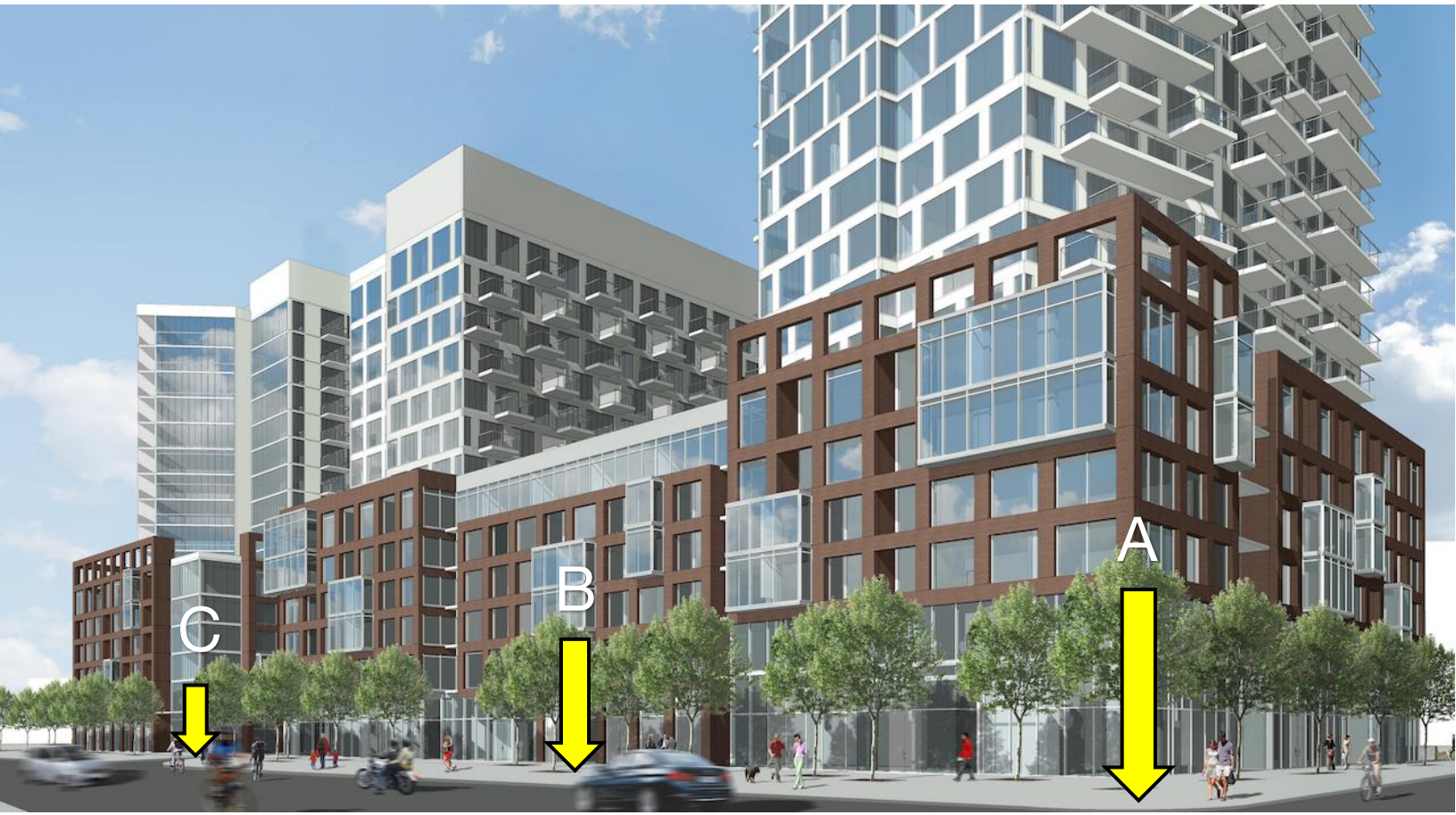
The art **Location A** is at the corner of Tippett Road and Monte Kwinter Court, on the northeast corner of the site, located within the property line, near the commercial lobby entrance of 6 Tippett Road. This area provides a highly visible location for a prominent art installation. The artwork has the potential to act as a wayfinding beacon, a visible landmark; capturing the attention of those in vehicles and pedestrians flowing on the north-south Tippett Road axis, as well as on the east-west axis starting at the private road east of Tippett Road and continuing along Monte Kwinter Court. Its location on this corner is significant due to it being on the path leading to the new park and to Wilson subway station. The Location is also visible for both pedestrian and vehicular traffic on Wilson Avenue; ensuring that the artwork is visible from this major artery may cultivate curiosity that will draw passersby into Tippett Road.

With the major intensification planned for the area west of the site, this art location can become an important node situated on the main entry/exit point to and from the new neighbourhood.

The architectural and landscape design of **Location B** in the middle of the commercial ground floor at 6 Tippett Road supports the integration of public art. With a generous setback and design that includes wider sidewalks, incorporated seating into planters and shade, it invites pedestrians in to linger and explore while promoting a sense of place, where the artwork can help shape and define. Extending **Location B** outside the middle of the promenade is also an option for Artists to consider (see “Location B – Additional Art Opportunities along the Promenade” on page 20 for more information)

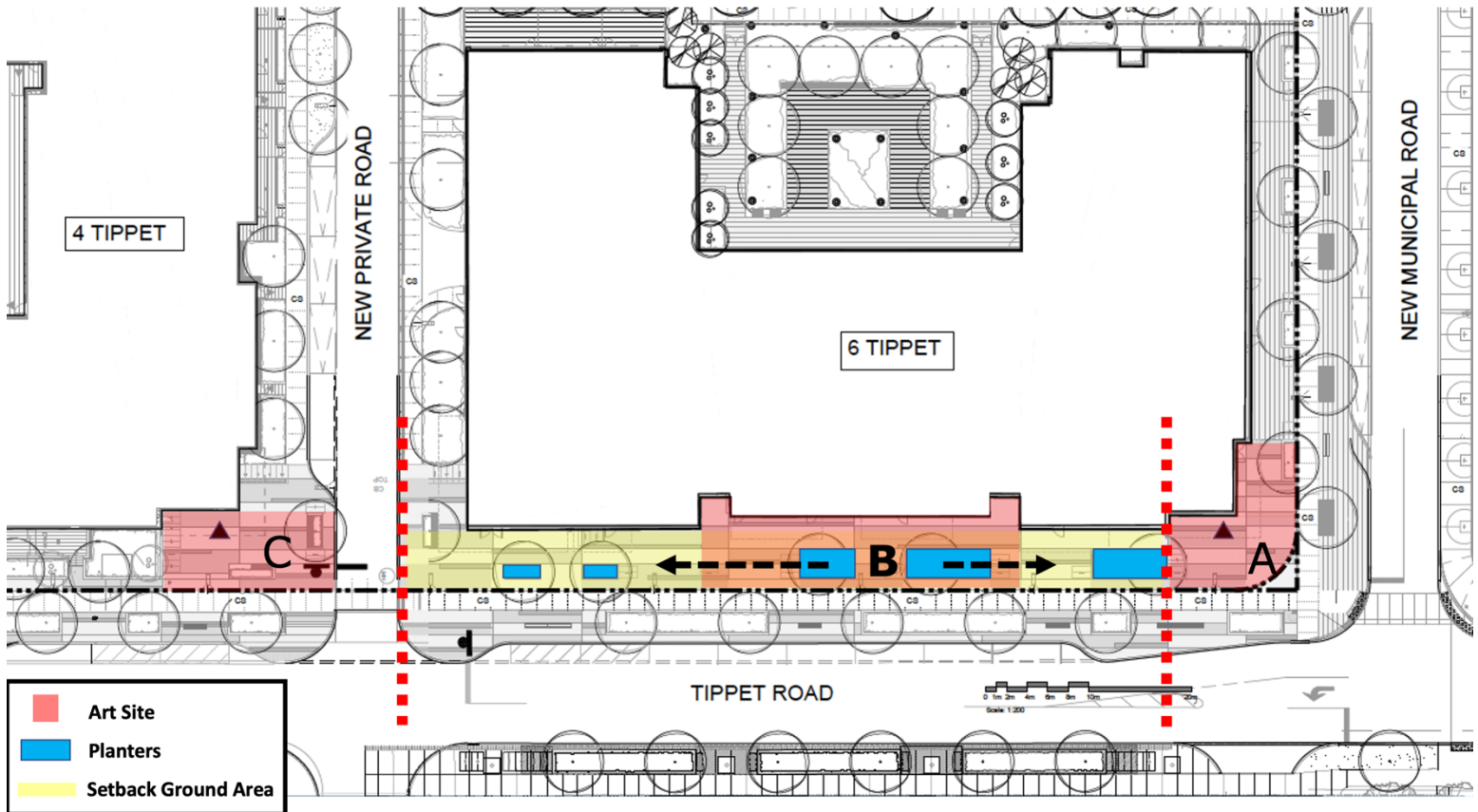
**Location C** is at the north corner of 4 Tippett Road, near the lobby entrance. The artwork will assist in visually tying the south building with the rest of the development. This location is highly visible and accessible for its close proximity to the residential entrances of both 4 and 6 Tippett, just across the private road. Similar to Locations A and B, the public art in this area will further add to the animation of the Tippett Promenade, adding another focal point, helping to maintain the continuity of the natural ‘art flow’ along the Promenade, while highlighting this new intersection.

In both Locations A & C the art can take the form of a sculptural work on the ground or alternatively be integrated into and/or onto the building’s entrance canopy - as long as it is visible and does not blend into the facade.



*The three Art Locations along the Tippett Promenade, looking southwest.*

## Location B - Additional Art Opportunities along the Promenade:



### 1. Using the Planters:

The Landscape design as shown in the image above suggests two large planters in Location B as well as other planters along the Promenade (marked in blue, in the area between Locations A and C). The setback marked in yellow holds an opportunity for Artists to extend a series of artworks spilled outward north and south.

Should Artists choose to work with the planters the following should take into consideration:

- It is important that the integrated artworks be properly scaled in relationship to locations A & C and be visually and thematically connected.
- The artists can place the artwork inside the planter, on top of the concrete curb, or even suggest a new planter design that may include seating or other recommendations they may have.

- Artists should consider a variety of artistic approaches and creative technologies in order to energize the designated space.
- Colours and materials that stand out of the buildings and landscape materials are encouraged.
- The artworks should take into account that the trees in the planters are deciduous and will be brought to the site at 12'-15' tall. They are expected to grow up to approximately 50' tall.
- Artists will be required to coordinate their work with the project Landscape Architect. There is currently flexibility in location and size of planters, and the landscape design can be modified to suit the needs and space of the new artworks.

## **2. One continuous piece:**

Should Artists decide to use the full area between the red dotted vertical lines, then the intent would be to create a grander linear work spanning between locations A and C, a continuous piece stretching along the Promenade, helping to define and shape its character. An artwork of such kind can take the form of a sole element/material that flows through, rises from or creates from scratch landscape design essentials such as fences, trellises, benches, windscreens, etc.

### **4.3 PUBLIC ART OBJECTIVES**

- Enhance the overall public environment and pedestrian streetscape experience
- Present an expressive, engaging and visually charged art installations
- Emit a sense of wonder, connectivity and vitality in colour, theme and structure; distinct from building elements, the art amplifies its surroundings, not be a part of the basic building materials.
- Endure the test of time, an original artwork
- Appeal and engage the public
- Accessible to the public at all times and with great visibility
- Use of appropriate scale, materials, and quality execution of the artworks
- Selected materials must be durable and suit our Canadian weather conditions, allowing for ease of maintenance over the long term
- The public art will be located on privately owned lands within the development site.

## 5.0 PUBLIC ART PROCESS

### 5.1 ARTIST SELECTION METHOD

A two-stage Open Call competition is being proposed:

In early discussions between the developer and the public art consultant relating to the artist selection process, the main criteria were two-fold: 1) promote Canadian artistic talent and 2) provide a public art opportunity to Canadian artists of diverse backgrounds.

Open Competitions are considered to be the most democratic way of engaging a wide range of equitable and diverse artists to participate in a public art competition. This type of call is widely advertised on various well-known platforms such as Akimbo, a go-to for artists across the nation. Along with posting on these platforms for capturing a wider range of artistic talent, the Public Art Consultant will also be reaching out to local institutions such as the Ontario Arts Council, Wilson BIA, Duke Heights BIA, Indigenous Arts Collective of Ontario, local Councillor, educational institutions within the ward and other organizations. A mentorship program (see section 5.3) is another component providing an opportunity for an artist interested in learning and working in the field of public art.

#### ***Stage 1: Open Call for Qualifications***

A request for qualifications will be prepared, posted and widely circulated. Artists who respond will be required to provide qualifications documentation referenced along with a written statement of their approach/vision to this project. The art consultant will assemble all submissions and review with the Owner. Qualified artists will be presented to the Jury for a selection of 5 short-listed artists to develop their ideas.

#### ***Stage 2: Semi-Finalist Brief***

A brief will be prepared by the Public Art Consultant and sent to short-listed Artists. Artists will then prepare detailed proposals for which they will be paid an honorarium. Submissions will be evaluated by a Jury in order to determine a preferred proposal. The Submissions will be reviewed on (but not be limited to) artistic merit, materials proposed, technical feasibility, budget based on tenders, structural integration within the development, and timeframe.

The winning artist(s) will be individually contracted by the Owner to develop the public art and to work with the Art Consultant regarding their contract, art design, fabrication, and installation.

## 5.2 JURY COMPOSITION

The jury will make all decisions by majority vote and will consist of five members:

- Terry Lustig, Malibu Investments Inc.
- Rony Hirsch, Malibu Investments Inc.
- Meghan Richardson, Curator, Baycrest - Art Expert in the ward

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

- Roland Rom Coltoff, Raw Design, architect
- Vlad Spicanovic, Artist, Educator & former Dean of Arts at OCADU – Toronto
- Dr. Alma Mikulinsky, Art Historian, Curator, Toronto
- Derek Sullivan, Educator & Artist, Toronto

If requested, City staff will be notified in advance of the composition of the five-member jury. The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

## 5.3 MENTORSHIP PROGRAM

The artist awarded (mentor) with the contract will select the mentored artist (mentee) with the Owner and public art consulting teams. The commissioned artist/s will have the opportunity to interview and select a candidate that interests him or her. This will create an opportunity for the mentee to gain valuable experience in the public art process and shadow the mentor throughout the project timeline, from conception to installation. A stipend of \$3000 to \$5000 will be awarded to the chosen mentee, to assist the professional artist who has been commissioned for this public artwork. The stipend award will depend upon the duration of the mentorship and project needs. The mentee, in addition to the duties assigned to them by the artist, will be asked to document the project and submit reports to the Public Art Consultant. Duties assigned to a mentee by the mentor may include materials research, assistance at workshops and construction meetings, correspondence with collaborating parties and assistance in installation.

## 6.0 PUBLIC ART BUDGET

The total public art contribution described in section 3.0 will be allocated as follows:

- 80%– Artwork budget includes artist fees, drawings, fabrication costs, site preparation, installation costs, transportation of artwork, plaque, permits, legal, insurance, engineering fees, mentee stipend fee, competition advertising costs, stage two-artist honorarium, jury honorarium as well as:

Contingency – up to 10%

- Included any unforeseen project costs.

- 10%– Maintenance

- Determined by final public artwork selected and its anticipated future maintenance requirements.

- 10%– Project management and administration fees:

Scope of work includes:

- Preparation of Public Art Plan
- Presentation to TPAC
- Preparation of Terms of Reference
- Administration and Co-ordination of Open Call Competition
- Administration of Finalist Design Commissioning Process
- Curatorial Vision and Planning
- Administration and Management of Jury sessions
- Preparation of artist agreement
- Project Management during fabrication and installation



## 7.0 PROJECT SCHEDULE

|  |                         |
|--|-------------------------|
| Submission of Public Art Plan to TPAC      | September 9, 2020       |
| Presentation to Public Art Commission      | September 30, 2020      |
| Incorporation of TPAC Recommendations      | October 2020            |
| Submission to North York Community Council | November 4, 2020        |
| City Council Meeting – Plan Approval       | November 25, 2020       |
| Public Posting of RFQ                      | Early 2021              |
| Selection of Semi-Finalists by Jury        | May 2021                |
| Brief to Semi-Finalists                    | June 2021               |
| Proposal Development                       | July - September 2021   |
| Submissions from Artists                   | October 2021            |
| Final submission selected by jury          | November 2021           |
| Award Commission                           | November/ December 2021 |
| Fabrication of art                         | 2022 - 2024             |
| Installation                               | Summer 2024             |