

YorkCentre – ICE Condominiums

Public Art Plan - 2009

16 York Street

Block 9A Developments Limited /

Block 9B Developments Limited



1. Introduction

YorkCentre - ICE Condominiums is the latest project undertaken through the progressive collaboration between Lanterra Developments Ltd. and the Cadillac Fairview Corporation Limited. Located across York Street from Maple Leaf Square - an exciting cultural and tourist destination containing entertainment, office and residential uses - (another development by Lanterra/Cadillac Fairview together with Maple Leaf Sports and Entertainment) Bremner Blvd. and Union Station to the north and Lake Shore Boulevard, the Gardiner Expressway, and Lake Ontario to the south. YorkCentre-ICE occupies a prominent and significant position within the urban geography of Toronto. ICE promises to provide a crucial link between downtown Toronto by virtue of being in the heart of its Financial, Sports and Entertainment Districts as well as a close proximity to Toronto's waterfront. Together with Maple Leaf Square It will compose a vital corridor and gateway leading to Lake Ontario's shore.

ICE is a mixed-use development comprised of two residential towers and an office tower all linked by an innovative green roof and canopy and, below, the future extension of the City's PATH system which will be animated by retail and restaurant fronts framing a new urban courtyard and extending the City's linear park walkway along Lakeshore Blvd. As such, ICE reflects the modern urban fabric inherent to Toronto's contemporary life-style, creating a haven within the velocity of its surroundings. Nearby are the Air Canada Centre, Roger's Centre, CN Tower with the towering skyscrapers of financial institutions above and steps away from cultural institutions such as Roy Thomson Hall and the Theatre District, with its bustling restaurants and nightclubs, which will all form the community and inform the daily rituals of downtown Torontonians.



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Scandinavian-inspired, featuring green and sustainable design, ICE is created by renowned Toronto-based architectsAlliance (Peter Clewes). The development is a thoroughly local marriage of form and function as embodied in its clean, simple curved lines, smooth textures and white colour palette amidst pristine glass merged with natural materials and open public spaces.

The development will be comprised of three towers projecting through an extensive green roof and canopy (5700 square metres) linked by an urban courtyard below. This courtyard is the focal point of the development. The canopy surrounding the site opens to an impressive landscaped space with a significant water feature below.

ICE is proposed as a three phase development consisting of two residential towers and one commercial tower. The inaugural phase is Tower B, a fifty-five storey residential tower situated at the southwest corner of the site. The central plaza, future PATH connections and south linear park walkway will also be constructed as part of **Phase 1**.

The owners will commission public art for their project on a phased basis as the development advances.

2. Project Team

Owners/Developers: Block 9A Developments Limited & Block 9B Developments Limited/Lanterra Developments Ltd & The Cadillac Fairview Corporation Limited

Project Architects: architectsAlliance

Landscape Architect: NAK Design Inc.

Public Art Consultants: Public Art Management (Karen Mills, Justin Ridgeway)

3. Development Agreement: Section 16 Agreement

1% of gross construction hard costs will be directed to public art and is secured through the amended Section 16 Agreement. This Public Art Plan is submitted in order to permit the developer to secure their First Building Permit for shoring, piling, excavation and foundation work- expected to commence before the end of 2009.

According to Section 9.9(b)(i) of the amended Section 16 agreement, requirements for the Public Art Plan include description of the proposed locations, jury composition, budget and timing for the public art. This Plan describes these items. The Agreement allows for the list of artists to be submitted to the TPAC for their approval separately at a later date. The developers propose to submit the artist information in early 2010 in order to enable thorough research and consultation to take place.

4. Public Art

ICE has provided a unique and exceptional opportunity for public art in the City of Toronto. The prominent location of the development assures high traffic – both vehicular and pedestrian – essentially an audience who can appreciate the continuing tradition of world class, pioneering public art for which Toronto has been increasingly gaining a reputation. Public Art at this site will not only serve to awe and inspire visitors and residents alike, but, also, assist in orienting them throughout the city; public art at this site will act as a landmark amongst the passage from downtown to the waterfront and from east to west across the city.

The passion that is apparent in the high caliber, elegant architectural design of the development will be conveyed further through the public art program. To this end, ICE shall seek the inclusion of public art that will exceed expectations, providing yet another work to the City's remarkable collection, a work that is as fitting as it is innovative. As suggested by the influence apparent in the building, public art for ICE should be sensuous and comforting, natural and cutting-edge.

5. Locations

All Public Art commissioned under this plan will appear and be contained on the York-Centre - ICE Condominiums project site.

Phase 1:

The Owners and City staff met to review the possibilities for the site as a whole and this plan reflects their collective thinking and approach.

The first tower, a 55 storey residential complex will also include the construction of the Urban Courtyard off Grand Trunk Crescent and the South Linear Park.

For Phase 1 – Tower B Residential – the focus for the public art will be directed towards this Urban Courtyard - an area strongly supported by City staff and the owners.

Urban Courtyard: The courtyard figures prominently into the site of the development in its entirety and anchors all towers to its locus. The courtyard also speaks to the development's guiding principles and aesthetic. It will contain elegant hardscaping elements amongst soft green enclaves and birch trees. Above, the green canopy jutting from the podium roof will partially shield the courtyard, while also allowing an abundance of sunlight and blue sky. The courtyard is the heart of the development to both commercial and residential populations and, as such, will be the hub of public activity, a truly public space, an ideal location for Phase 1's Public Art.

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Future Phases: Residential Tower A and Commercial Tower:

Ensuing phases will seek to maintain a continuity throughout the development's Public Art Program with focus on areas of highest public access and visibility.

In terms of Residential Phase 2, those public art funds may enable additional elements to be incorporated into the Courtyard or into areas that are part of the proximate PATH system, as well as the South Linear Park. The future Phase 3 Commercial Tower will also focus on areas of highest visibility. Given that the timing of these phases is unknown, details of locations and updated budget estimates will be presented to the TPAC as they come on stream.

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6. Estimated Current Public Art Requirement

Estimated \$1.2 million public art requirement for Phase 1 residential.

A similar budget is currently anticipated for Phase 2 residential. Phase 3 Commercial will be presented at the time of project initiation.

Allowances:

10% Administration

15% Coordination and Contingency

75% Public Art

7. Jury/Art Advisory Panel/ Selection Committee

The Jury/Art Advisory Panel will comprise 5 members with majority independent of the developer.

- 2 members will represent the developer
- 3 outside art experts - one of whom is an artist and one of whom is resident or working in the ward

The outside representatives will be drawn from the following list:

David Moos, Chief Curator, AGO- works in the ward

James Lahey, artist

Douglas Coupland, artist

Bryan Newson (Public Art Manager for the City of Vancouver)

Malcolm Levy (Vancouver 2010- Cultural Olympiad)

The developer and its public art consultant will consult with members of the Jury/Art Advisory Panel in the artist research phase - treating the overall team of owners, consultants and experts as a public art working group. Juried interviews and/or review of credentials and expressions of interest will be proposed.

8. Anticipated Schedule

TPAC Presentation Oct. 6, 2009

Community Council- Nov. 10, 2009

City Council- Nov. 30, 2009

Phase 1- First Building permit- Dec 2009

Artist List Presented to TPAC- by March 2010

Construction duration - completion 2013