

Liberty Village:

**Public Art Plan for 125 Western Battery Road
Toronto, Ontario**

Presented to the Toronto Public Art Commission
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by

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Also in attendance:

Leslie Yager, Plazacorp Investments Limited
Leslie M. Klein, Quadrangle Architects Limited

1. Introduction to Liberty Village

Liberty Village is a rapidly developing neighbourhood in downtown Toronto. It is bounded at the north by King Street West, at the west by Dufferin Street, at the south by the Gardiner Expressway, at the east by Strachan Avenue and the northeast by the Canadian Pacific railway tracks. Formerly a heavy industrial area that developed around the old central prison of Toronto (demolished 1920; chapel existing), it has been abandoned for the past 20 years. Since 2004, many old factories have been repurposed as lofts while others have become offices, artist and design studios, restaurants, gyms, furniture stores and galleries. New condominium towers and townhomes are currently focused on East Liberty Street, which begins east of Hanna Avenue.

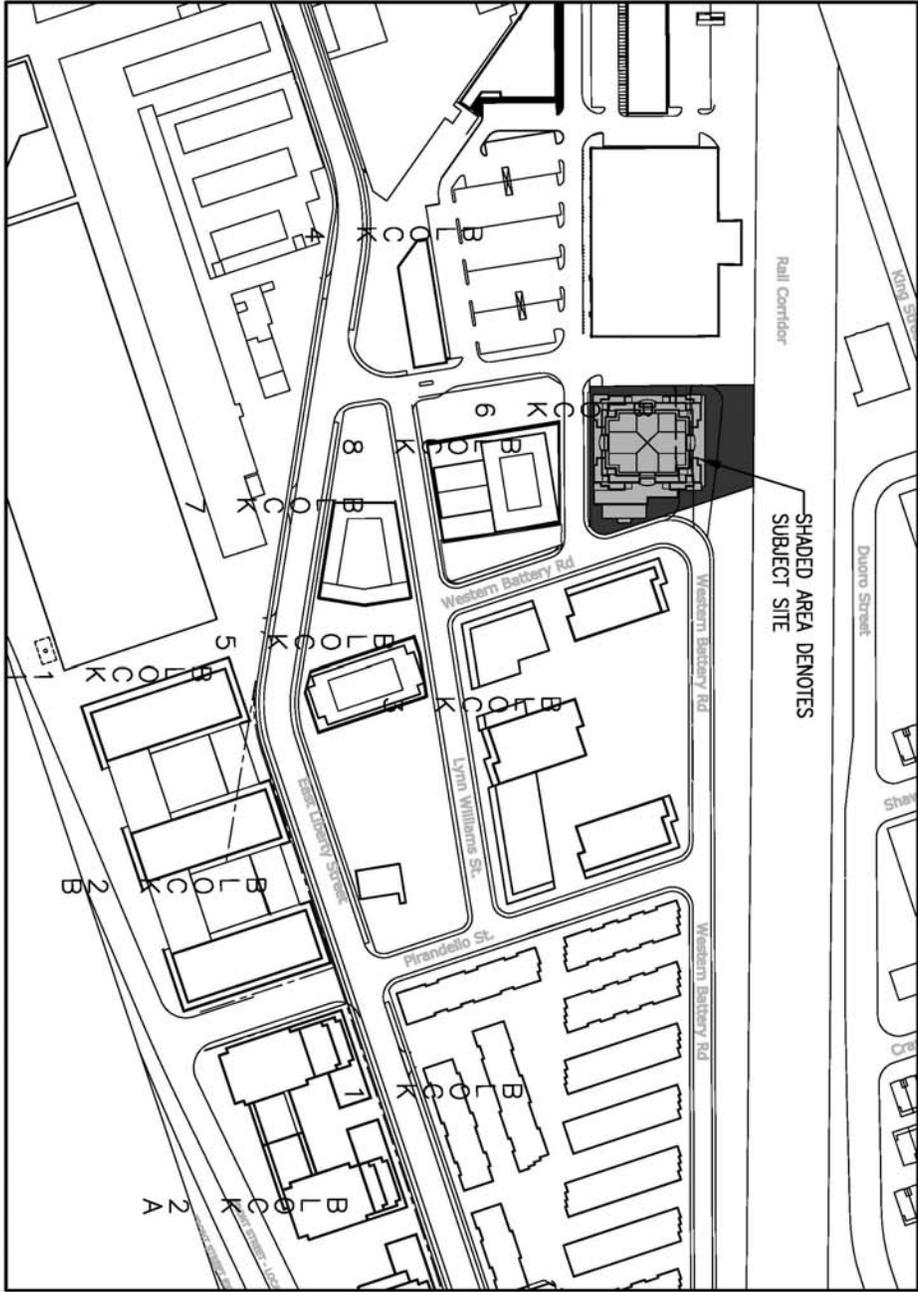
2. 125 Western Battery Road

This property is located in the east Liberty Village area. In accordance with the zoning bylaw and the Urban Design Guidelines for Liberty Village, 125 Western Battery Road will consist of a 16.983 metre high podium that is defined by an industrial-scaled brick frame with two storey high openings. Above the podium, the 27 storey tower changes from an industrial aesthetic to a more contemporary glass and metal vocabulary, but the tall brick arches at each façade tie the podium levels to the upper floors.

2.1 Drawings

Context plan, showing 125 Western Battery Road within east Liberty Village, is on page 2; site plan is on page 3; building elevation is on page 4.

2 Context Plan
A101 SCALE: NTS





3. Art Sites

After consultation with the developer, architect and City staff, including the area urban planner, the following sites will be addressed by participating artists.

Artists are required to address Site A, the primary site, in their proposal. At the discretion of the client, should artists elect to also address the secondary site B, the budget for Site B will not exceed 15% of the total budget for artwork.

3.1 Primary Site – Site A

The proposed location for the public art component is the large, open plaza of approximately 158 square metres at the southeast corner of the development. The plaza is immediately south of the vestibule glass wall where all residents will enter the building. This site will draw attention to the entrance to the building facing east and to the access to the commercial centre of the community to the south, as well as address the street and keep the art accessible and visible to the general public. Current and future developments in east Liberty Village are dense and therefore a large scale single or multiple works at this corner will provide a landmark and orientation device to pedestrians and vehicular traffic.

The developer has agreed that, with the exception of the large intake grate (22.58m² with concrete curb 150mm above the finish grade) at the extreme southeast corner of this art site and the general paving materials, the currently proposed landscape planters will be deleted in order to free up the space for the artists to address. Although the shape of the grate and its location are fixed, the artists will have the option of integrating it into the art concept as long as all code requirements and regulations are met.

The final landscape plan for the plaza will be developed in response to the art and with the winning artist's collaboration/approval/input. The plan will be resubmitted to the City for review and approval if the plan is revised to include the art.

3.2 Secondary Site – Site B

The secondary site is the glazing on the floor to ceiling windows on both facades of the exercise room at the southwest corner of the building. This site will be visible to pedestrians on their way to and from the commercial centre of the community and to drivers heading north along the western boundary of the building. Artists should relate imagery for this artwork to their vision for the primary site at the southeast corner of the property.

The secondary site offers large surfaces for artwork; the dimensions for the glazing are as follows:

- (from the southeast towards southwest): 5.6m (w) x 5.1m (h) and 3.663m (w) x 5.1m (h);
- (from southwest corner towards north): 2.3m (w) x 5.1m (h)

4. Art Site Requirements

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

- Take into account the industrial aesthetic of the podium architecture
- Be able to be viewed both at a distance as well as up close
- Create an aesthetic link between the primary and secondary sites
- Be resistant to environmental conditions
- Be mindful of public safety
- Be easy to maintain

5. Art Selection Process

The developers will conduct a phased invitational competition among four artists/teams:

Valerie Blass
Michel de Broin
John Dickson
Fastwurms (Kim Kozzi and Dai Skuse)

In **Phase One - Concept Design**, each artist/team will receive \$2,500.00 to develop a conceptual approach to the site and design of the art components. The artist is expected to develop a proposal that, with their experience or in consultation with others, will likely be able to be realized within the budget.

Each artist will make a presentation to the jury and technical advisors. The jury will select one design to proceed to Phase Two - Project Development. The jury members may also offer recommendations to be considered in the design development of the winning proposal.

In **Phase Two - Project Development**, the selected artist will receive \$1,500.00 to refine the design, develop a detailed budget with quotations, and create a timeline to present to the art consultants for review with the client. If the artwork can be built within the budget, the commission will be awarded.

However, if due to budgetary or technical considerations there are significant modifications to the concept accepted by the jury, then the jury will be recalled to re-assess the revised design. If the revised design is not accepted, then further modifications to the artwork will be required by the artist, at no additional fee, until the artwork design and budget are accepted by the jury.

The selected artist/team will work with Matthew Bernstein of Terraplan Landscape Architects to ensure that the artworks and the landscape design are cohesive.

The public art consultants will continue to be involved in the process through to completed installation of the artwork.

6. The Jury

The jury will consist of two representatives of the developer and three art experts, as follows:

Leslie Yager – Plazacorp Investments Limited
Leslie M. Klein – Quadrangle Architects Limited
Helena Reckitt – Senior Curator of Programs, Power Plant
Luis Jacob – artist
Micah Lexier – artist; lives in Ward 19

7. Preliminary Budget

A budget of \$610,000 has been estimated for public art at 125 Western Battery Road and will be apportioned as follows:

Administration of competition, travel for the out of town artist, art consultants' fees 10%

Contingency: landscape and architectural liaison, administration and tax differential, artwork material price fluctuation, change orders, unforeseen issues 10%

Maintenance: funds held in trust for and on behalf of the condominium corporation. Percentage to be reviewed after concept is selected 5%

Art: including all materials, fabrication, design fee, installation, footings, insurance, legal fee, design development, testing, consulting / engineering fees, contingency, all applicable taxes 75%

Required Primary Site - Site A: up to 85% if there are two sites or 100% if there is only one site (as per terms identified in item 3)

Optional Secondary Site - Site B: up to 15% (upgrade to existing glass)

Total Art Budget: 100%

8. Preliminary Timetable

Brief Sent to Artists	July 2010 (following Council approval of PAP)
Artists' Presentations to Jury; Winner Selected: Phase 1	October, 2010
Winner refines Design, Budget: Phase 2	October - November, 2010
Phase 2 presented	end November 2010
Contract/ Final Drawings	December 2010 - January 2011
Fabrication	February – August 2011
Installation	Fall 2011
Occupancy	Winter 2011