

**88 Scott Street – Public Art Program**

<b>Date:</b>	May 29, 2013
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Robert Freedman, Director, Urban Design
<b>Wards:</b>	Ward 28 Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2013\CLUSTER B\PLN\TEYCC\TE13055

**SUMMARY**

The purpose of this staff report is to seek City Council approval of the 88 Scott Street Public Art Program. 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.

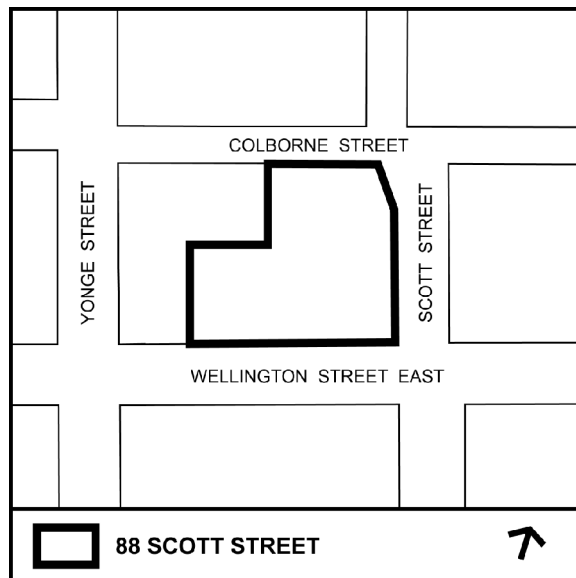
This public art plan provides a framework for a public art commission including the introduction, site context plan, Public Art Program objectives, public art locations, mentorship program, budget, selection process, jury composition and schedule. The attached plan meets the objectives of City Planning’s Percent for Public Art Guidelines and is supported by the Toronto Public Art Commission.

**RECOMMENDATIONS**

City Council approve the 88 Scott Street Public Art Program as attached to the report dated May 29, 2013, from the Director, Urban Design.

**Financial Impact**

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



## **DECISION HISTORY**

This site is formerly known as 40 Scott Street and 10 Wellington Street East. City Council at the meeting of October 2, 3, and 4, 2012 approved the Zoning Amendment - Revision to the Letter of Credit and By-law No. 438-86 was amended and approved by City Council.

In accordance with the development approvals and the Section 37 provisions, the owner is required to produce a Public Art Program 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 who met to discuss the public art process and identify the site potentials. On May 15, 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 88 Scott Street Public Art Program.

## **ISSUE BACKGROUND**

The development is a 53 storey mixed-use development with residential and commercial use with retail on the ground floor. The site is located in a busy central area of the downtown core identified as the financial district within the St. Lawrence Market neighborhood. The building will be at the south-east corner of Wellington Street East and Scott Street. The development includes a historically designated British Colonial building and a 1951 façade, which will be incorporated into the development at the corner of Wellington and Scott Street. This building is across from Berczy Park, which will be undergoing upgrades including additional public art with funds of \$200,000.00 contributed by this developer.

At the easterly corner of the site, the building has an atrium that will be publicly accessible and visible from Wellington and Scott Street. This atrium is the proposed primary site for the public art work. The second art opportunity identified in the plan will be along Wellington Street and the entrance soffit running along the face of the new building. The intention of this secondary site is to signal pedestrians to the main atrium of the building and the primary art location.

The owner is proposing a three-stage competition process, beginning with an open call for international qualifications. A short-list of artists for consideration will be developed and the recommended candidates will be invited to develop their ideas further. An art advisory committee will be established, including one owner representative and two independent art experts, one of whom lives in the ward, to consider the proposals from the recommended candidates. The total Public Art Program estimated budget for the two sites is \$800,000.00 in addition to the contribution to Berczy Park.

## **COMMENTS**

The 88 Scott Street Public Art Program 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**

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Robert Freedman  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment 1: 88 Scott Street Public Art Program

Attachment 1  
**88 Scott Street - Public Art Plan**



Prepared on behalf of Concert Properties Ltd by Public Art Management  
**Submission Date: May 16, 2013**

## 1. Introduction

88 Scott is a mixed-use development by Concert Properties comprised of residential units, commercial office and ground-level retail space at 40 Scott Street and 10 Wellington Street East. The development is uniquely situated within the boundaries of both the Financial District and the historic St. Lawrence Market neighbourhood in Downtown Toronto. This area is a vibrant district containing cultural institutions, office and retail uses, and a diversity of residential uses.

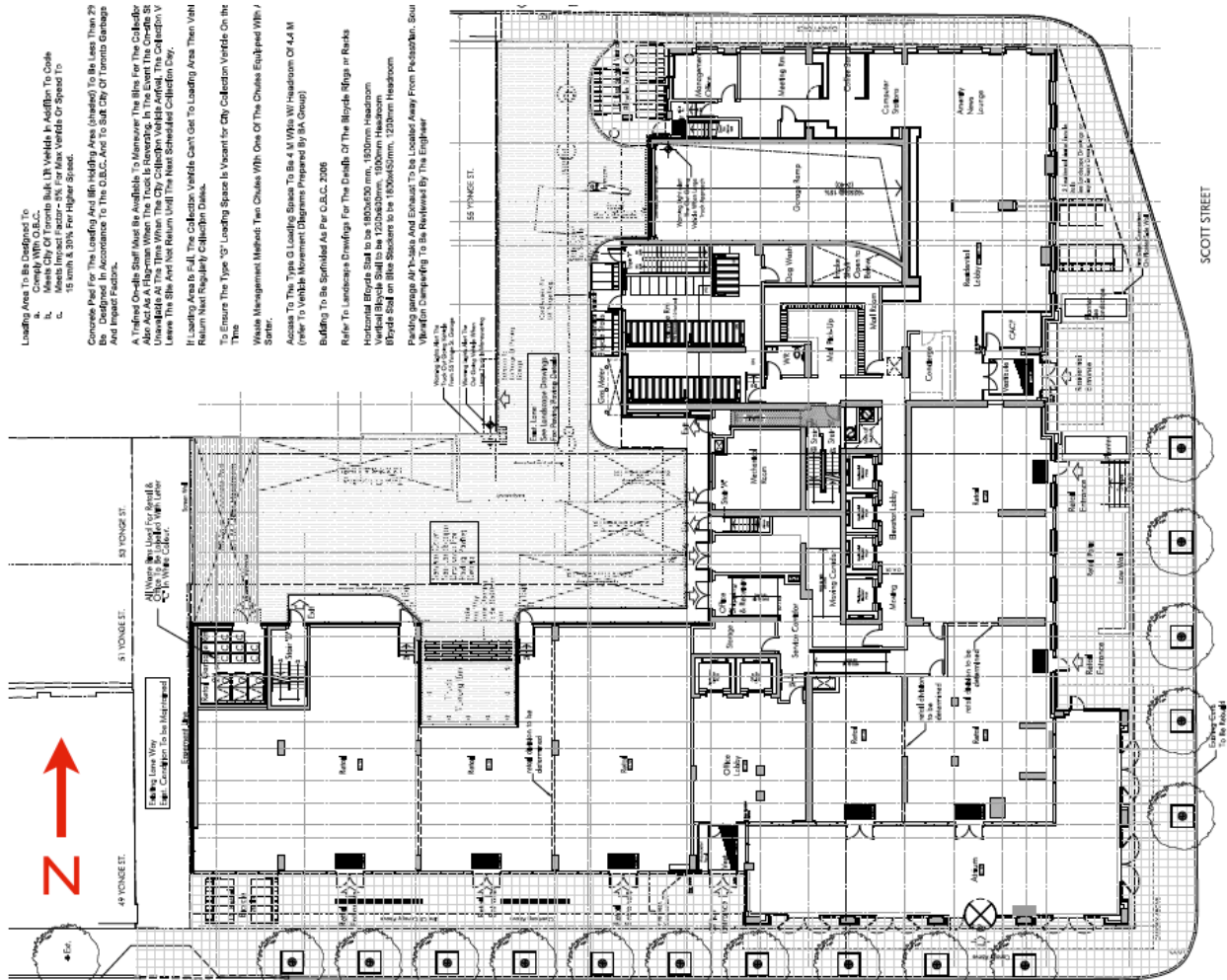
The building consists of a five storey limestone and granite podium with a 53 storey residential tower above. A unique quality of this development is that the developer has recognized the architectural value of the original 1951 building and has committed to remove, clean and reinstall the original limestone façade into the new 5 storey podium. Along the north side of Wellington Street, the podium presents a contemporary curtain glass window wall for the commercial office space component of the development. The curtain wall acts as a bridge between the historically designated British Colonial building (currently occupied by The Irish Embassy Pub) and the 1951 façade incorporated into the podium on the corner of Scott Street and Wellington Street.

Another prominent feature of this development is the two storey atrium located at the south east corner of the site. During the rezoning process, City staff strongly advocated for the atrium to be incorporated into the development as they believe it will be an important community asset for pedestrians and the general public. Measuring approximately 6 metres wide by 26 metres long and 9 metres high, the atrium and the adjoining commercial and retail activities, forms a dynamic space, open to the public in much the same way as the nearby BCE Place atrium. By lowering the existing sills of the mid-century building, removing every other pilaster at-grade, and replacing conventional windows with large glass portals, this space will welcome visitors and offer outstanding views both into and out of the atrium from all angles, thus affording the space excellent street presence.

The 58 storey condominium tower is setback to the north with its residential entrance off Scott Street and the underground parking entrance off of Colborne Street. The commercial office and retail space can be accessed through the atrium or the main commercial entrance off of Wellington Street. The architects for this development are Page + Steele/ IBI Group.

Southeast of the site lies Berczy Park, an important and historic community park marked by the iconic Flatiron Building and its west façade featuring a renowned mural by the artist Derek Besant. Concert Properties is proposing to allocate \$200,000 of its \$1,000,000 public art contribution towards public art within Berczy Park. It is anticipated that the development will be completed in 2017.

### Site Plan:



- 1. Loading Area To Be Designed To:
  - a. Meet City Of Toronto Bulk 1/8 Vehicle In Addition To Code
  - b. Meet Insect Factor - 5% For Max Vehicle Or Speed To 10 km/h & 30% For Higher Speed.
  - c. Meet City Of Toronto Bulk 1/8 Vehicle In Addition To Code
- 2. Concrete Pad For The Loading And Bin-Holding Area (designed) To Be Less Than 2% Slope For Loading And Unloading According To The O.C.C. And To Sit City Of Toronto Damage And Impact Factor.
- 3. A Truss On-Deck Shall Not Be Available To Measure The Bills For The Collector Unavailable At The Time When The City Collector Vehicle Arrives. This Collector Vehicle Shall Be Returned To The City Collector Vehicle Arrives. This Collector Vehicle Shall Be Returned To The City Collector Vehicle Arrives.
- 4. If Loading Area Is Full, The Collector Vehicle Can't Get To Loading Area Then Wait Return Next Regularly Collection Date.
- 5. To Ensure The Type 'V' Loading Space Is Vacant For City Collection Vehicle On The This
- 6. Waste Management Method: Two Chutes With One Of The Chutes Equipped With A Sifter.
- 7. Access To The Type 'V' Loading Space To Be A 1.1 Meters Wide Headroom Of 4.4 M (refer To Vehicle Movement Diagram Prepared By SA Group)
- 8. Building To Be Specified As Per C.B.C. 2006
- 9. Refer To Landscape Drawings For The Details Of The Bicycle Rigs Or Racks
- 10. Horizontal Bicycle Rack To Be 1800x450 mm, 1800mm Headroom
- 11. Vertical Bicycle Rack To Be 1200x450mm, 1800mm Headroom
- 12. Bicycle Rack On The Stickers To Be 1800x450mm, 1800mm Headroom
- 13. Parking garage AP To Be Available And Exhaust To Be Located Away From Pedestrian. Soil Ventilation Pumping To Be Reviewed By The Engineer

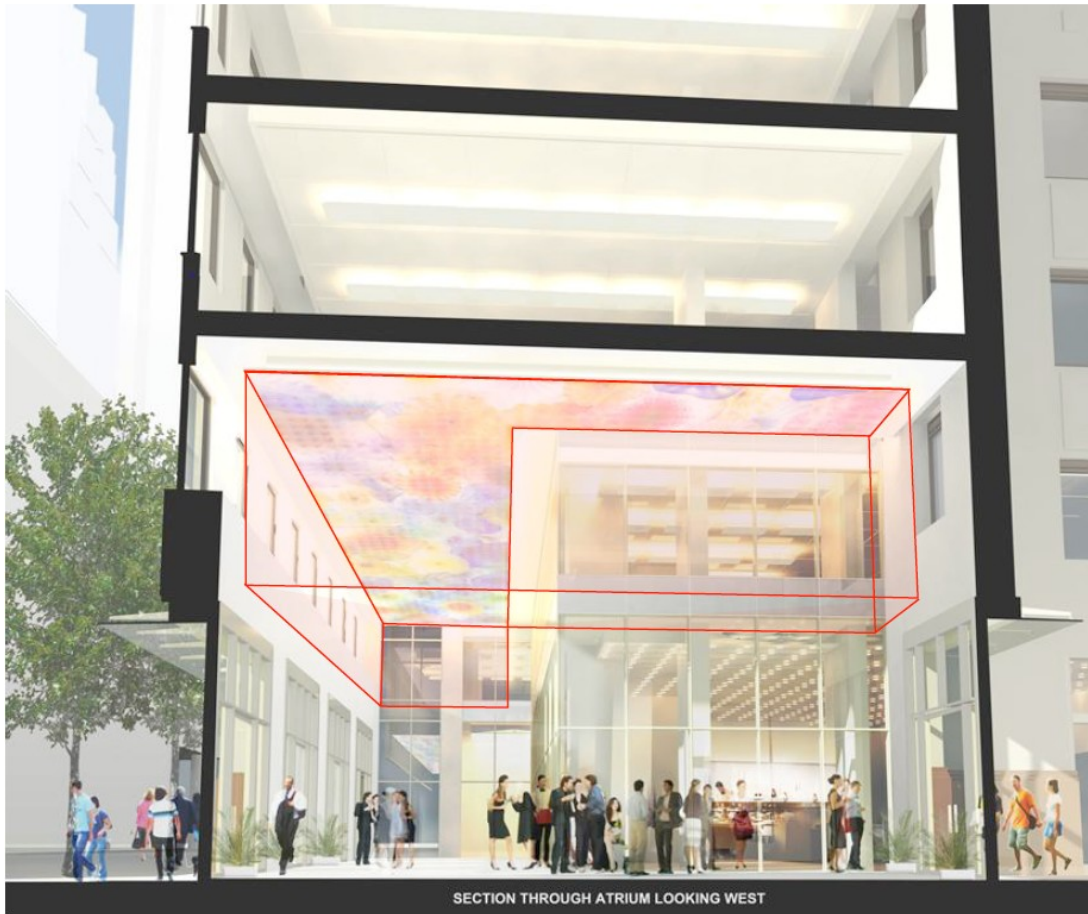


## Site in Context



## 2. Public Art Program Objectives

- To create a signature statement that will attract, welcome and engage visitors and users of the building
- Through a professional juried process, identify public art for the site that is of the highest quality and represents the best that contemporary art has to offer
- Will be appropriate for the site in scale, materials, execution and creativity, while respecting the modern classic style of architecture of the existing podium but without being didactic, prosaic, or historicist
- The program will provide an important opportunity for an artist to work with fabricators and skilled workers in the design, creation and installation of the public art.



### 3. Public Art Location

#### Location 1: Public Atrium (in Red)

The primary public art location for 88 Scott is the two-storey atrium on the south east corner of the site, diagonally opposite Berczy Park. Measuring approximately 26 metres long, 6 metres wide, and with a height of nearly 9 metres, it is a prime location for a suspended work of art. The 4 metre high glass portals at grade, 2 metre high windows above, and a 2 storey glazed section along the west side of the mid-century building will offer excellent views into the atrium from Scott Street, Wellington Street, as well as Berczy Park, beckoning those outside to come in for a closer look. We are not encouraging a large-scale ground-based element due to the limited width of the atrium at approximately 6 metres wide and the potential future retail uses within the atrium. The potential for a suspended sculptural and/or lighting installation would be optimal due to its indoor location which therefore protects the artwork from the elements as well as vandalism. The suspended artwork will invite pedestrians into the public atrium from the immediate surrounding area, and act as a beacon for the corner



of Wellington and Scott Streets, with a great deal of visibility from the exterior looking in.



### **Location 2: Wellington Street Entranceway and Soffit (in Red)**

The public art will also have an exterior expression within the soffit area of the cantilevered office space above what will be a vibrant retail boulevard, and could potentially move above the commercial entrance of the development and flow into the atrium space. The underside of the soffit along Wellington Street was chosen as a secondary location for the public art opportunity as it may interfere with future retail signage and business operations. A surface and/or subtle lighting treatment, or combination thereof, could act as an intimately-scaled feature for the public in an area with high pedestrian traffic and minimal lighting that may act as a starting/marketing point for the primary art location in the public atrium, guiding the public into the site.

### **Mentorship Program:**

Provision will be made for a mentorship program for an artist of talent (one mentorship) who has not yet created a permanent public commission. The public art consultant will identify possible candidates in conjunction with the Developer and commissioned Artist(s).

### **3. Budget**

Anticipated Public Art Budget	<i>Approx. \$ 800,000 CAD</i>
<u>Administration Allowance</u>	
Competition administration through construction of art <sup>1</sup> :	<i>Up to 10% of the budget</i>
Construction Coordination, Site preparation, Installation and Contingency <sup>2</sup> :	<i>Up to 15% of the budget</i>
Project documentation and promotion:	<i>Up to 2% of the budget</i>
Public Art Design, Supply and Fabrication:	<i>68% of the budget</i>
Maintenance endowment:	<i>Up to 5% of the budget</i>

<sup>1</sup>*Includes: preparation of Public Art Plan, presentation to TPAC, planning and administration of Open Call to Artists, assistance in short listing final candidates, preparation of Finalist Brief, management of jury sessions, assistance in preparation of artist agreement(s), post completion conferences with Owner and stakeholders, in addition to other activities.*

<sup>2</sup>*Includes: Architectural, electrical and structural engineering fees for review of designs and provision of stamped drawings, assistance in preparation and issuance of fabrication tenders for art if requested by artist(s), site preparation including provision of structural supports, electrical supply and other elements required to implement the artwork, and contingency.*

#### **4. Selection Process**

A three stage selection process is proposed.

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

An international Open Call for Credentials will be issued on art-public.com and other appropriate online artist outreach services, as well as through the public art consultant's website and artist contact lists. Respondents will be reviewed by the Public Art Team, and vetted prior to Stage 2.

The Public Art Team will be composed of, but is not limited to: the public art consultant, representatives of the Owner team, representatives of the architect, and other key stakeholders in the Project.

##### *Stage 2: Request for Expression of Interest*

A Request for Expression of Interest will be prepared and circulated to a long list of artists selected by the Public Art Team. Artists who respond to the invitation will be required to provide a written Expression of Interest identifying the preferred location(s), general approach as well as a design fee proposal. The Public Art Team will then review submissions and identify Finalists, up to six (6) artists.

##### *Stage 3: Finalist Brief and Concept Competition*

The Finalist Brief will be prepared and sent to short list of artists selected, based on, but not limited to: availability, budget, aesthetics, and feasibility. They will then prepare detailed concept renderings for which they will be paid an honorarium. Submissions will then be reviewed by the Public Art Team for a short technical review prior to the Jury convening in order to determine a preferred concept. Barring any major technical, feasibility or budget concerns, the Jury Day will follow this and a preferred concept(s) will be selected by the Jury and Public Art Team.

The winning artist(s) will be individually contracted by the Owner to develop the public art and to work with the project consulting team (developer, project managers, consulting engineers and public art consultant)

#### **5. Jury Composition**

The jury will be comprised of three (3) members as follows:

- A representative of the Owner

- Two (2) independent jury members of whom one is an artist and one is a resident of the ward

The two independent jury members will be drawn from the pool as listed below. Additional candidates may be considered based on availability and consultation with the City of Toronto Public Art Coordinator:

April Hickox, Artist and lives in the ward

Barbara Astman, artist who works in the ward

Robin Anthony, Independent curator, works in the ward

Michael Macauley, former Chair of TPAC

Jane Hutchinson, Art expert who works in the ward

The developer has the right to veto the jury recommendation as per the terms of the Section 37 Agreement with the City dated October 22, 2012.

## 6. Schedule

TPAC Presentation:	May 15, 2013
City Council Approval:	July 16, 2013
Competition Commences:	After approvals are in place
Detailed Design Complete:	TBD
Integration into Progress Drawings:	TBD
Completion:	2017

Prepared by Public Art Management (Karen and Ben Mills)

**ATTACHMENT #1: CRITERIA FOR SELECTION**

<b>EVALUATION CRITERIA</b>	<b>SCORE (0 – 10)</b>	<b>WEIGHT</b>	<b>TOTAL</b>
1. Understanding of the Public Art opportunities: <ul style="list-style-type: none"> <li>- Based on artist statement</li> <li>- Opportunity for artist to work with Canadian fabricators and suppliers so to re-invest in the community</li> </ul>		1	
1. Integration with Architecture: <ul style="list-style-type: none"> <li>- Are there opportunities expressed in artist statement?</li> <li>- Successful past collaborations</li> <li>- Appropriateness/scale/practicality</li> <li>- Contribution to urban environment</li> </ul>		4	
1. Potential Impact: <ul style="list-style-type: none"> <li>- Attract an audience; “must see” effect</li> <li>- Scale/ visibility</li> <li>- Create a community attraction at 88 Scott</li> </ul>		2	
1. Distinctive Identity: <ul style="list-style-type: none"> <li>- Potential to create a unique statement for 88 Scott</li> <li>- Should work on a variety of levels, not simply the obvious</li> </ul>		3	
1. International Stature/ Recognition: <ul style="list-style-type: none"> <li>- International/national profile</li> <li>- Experience</li> <li>- Professional assessment</li> </ul>		2	
1. Artist availability: <ul style="list-style-type: none"> <li>- Artist availability/other commitments</li> <li>- Single or team endeavor</li> </ul>		2	
1. References/ Recommendations by Past Clients or Curators		3	
<b>TOTAL SCORE:</b>			