

219 Queen Street West Public Art Plan

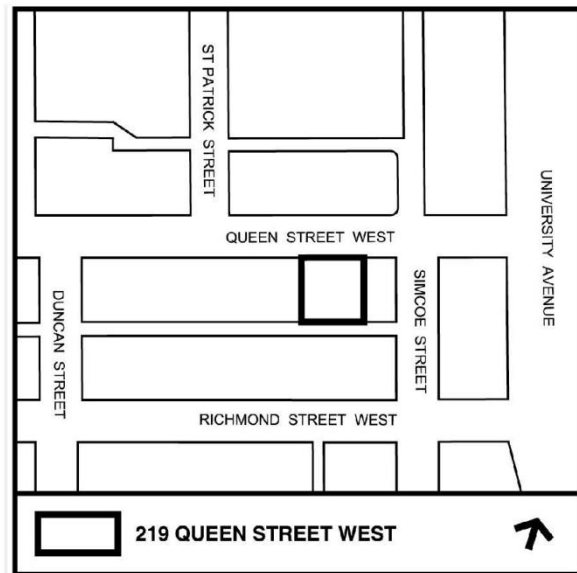
Date:	May 30, 2014
To:	Toronto East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 20 – Trinity Spadina
Reference Number:	P:\2014\Cluster B\PLN\TEYCC\TE14079

SUMMARY

The purpose of this staff report is to seek City Council approval of the 219 Queen Street West 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 on a publicly-accessible, privately-owned area of the development site.

This public art plan provides a framework and description of the commissioning of public art including the project overview; public art sites and opportunities; art selection process; technical review; estimated budget; jury composition; projected time line; project team and role of the public art consultant.

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 219 Queen Street West Public Art Plan as attached to the report dated May 30, 2014 from the Director, Urban Design.

Financial Impact

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

DECISION HISTORY

On November 27, 2012, City Council adopted approval of the proposal with amendments.

See below the link to the Final City Planning Report and City Council Recommendations:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE20.17>

One of the conditions of approval was a public art provision that *the owner shall provide, prior to the issuance of the first above grade building permit, a public art contribution, in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction costs, of all buildings and structures on the lands.*

Following the public art provisions in the Section 37 agreement, registered December 20, 2013, the owner has submitted a Public Art Plan for review by City Planning Staff and its advisory panel, the Toronto Public Art Commission. The owner has opted to commission on-site public art on privately-owned and publicly-accessible locations. Initial meetings were held between the owner and City Planning Staff to discuss the public art process and identify the site potentials. On May 7, 2014, the owner representatives made a presentation to the Toronto Public Art Commission, at which time the Toronto Public Art Commission recommended approval of the 219 Queen Street West Public Art Plan.

ISSUE BACKGROUND

The development site is located on the south side of Queen Street West, a block west of University Avenue. This public art plan provides an overview of the development and background and the rationale for the site potentials. The public art plan describes the public art sites as opportunities to enhance the streetscape along the most publicly accessible components of the development. The two selected sites provide the potential for art to be integrated into the building.

The art selection method is through an invitational competition between four recognized artists. The five person Jury composition includes a ward representative, two art experts and two developer representatives. This art selection method and majority of independent experts is in accordance with the City's Percent for Public Art Guidelines.

In addition to art site opportunities and art selection process, the 219 Queen Street West Public Art Plan provides the technical review process, the estimated budget including potential base costs, the anticipated time line, project team and role of the art consultant.

COMMENTS

The 219 Queen Street West 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 with the artist selection process as scheduled in the attached plan.

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

CONTACT

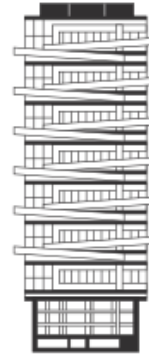
Jane Perdue
Public Art Coordinator
Urban Design
City Planning Division
416 392-1304
jperdue@toronto.ca

SIGNATURE

Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: 219 Queen Street West Public Art Plan



Smart House

219 Queen Street West

PUBLIC ART PLAN

Prepared for

Queen Simcoe Inc.

by

BRAD GOLDEN + Co

PUBLIC ART CONSULTING

08 MAY 2014

1.0 DEVELOPMENT OVERVIEW

Smart House is a 25 storey mixed use building on the south side of Queen Street, west of University Avenue, just west of Simcoe Street. The building presents a threshold or “gateway” of sorts, between the institutional district east of University Avenue, including the Four Seasons Centre for the Performing Arts, Osgoode Hall and Toronto City Hall and the busy retail district west of University Avenue.

The building is comprised of a 21 storey residential tower rising above a four storey commercial podium and serviced by 4 storeys of below grade parking. The tower is a unique pinwheel shape with multi-toned coloured angular balconies alternating up the building reinforcing the dynamic tower shape. The design of the podium incorporates solid masonry elements on the north façade to align with the built form elements of the adjacent buildings on Queen Street West. The tower portion of the building includes 256 residential dwelling units. Please see Figures 1 and 3 for further details on the relationship of the building to the street.

2.0 PUBLIC ART SITES AND OPPORTUNITIES

Please see attached Figures 4 and 5.

2.1 Overview

Through discussions with city planning staff, the developer and public art consultant have worked to develop a public art plan that supports an enhanced streetscape along the most publicly accessible component of the development: Queen Street. Additionally, the selected art sites provide an opportunity for integration with the building.

One primary, and one secondary art site have been identified. The Primary Art Site must be engaged by the Artist. The choice to engage the Secondary Art Site, as well as the allocation of the budget between the sites, will be left to the discretion of the artist.

2.2. Primary Art Site: East Entrance

The primary entrance to the building is the residential entrance located at the northeast corner of the site. The primary entrance /primary art site must be addressed by the selected artist. The entrance zone is recessed from the property line, providing a setback of the building face and a space between the adjacent bank building. This entrance zone, extending vertically from sidewalk to the top of building podium is the Primary Art Site.

2.3 Secondary Art Site: West Entrance

The second entrance to the building is the proposed retail entrance located at the northwest corner of the site. Similar to the east entrance, the west entrance is set back from the property line and provides a potential art zone that extends vertically from sidewalk to top of the building podium.

2.4 Base Cost

A base cost, approved by the City, will be applied to cladding material of the building fascia over the two entrances, should the artist choose to engage this surface. Prior to the issuance of the art competition brief, a cost allowance will be provided by the project architect. This base cost will be

added to the artwork budget, should the artist choose to replace building fascia. The base costs will be included in the art competition brief.

Figure 1 – Building Rendering (view from north)



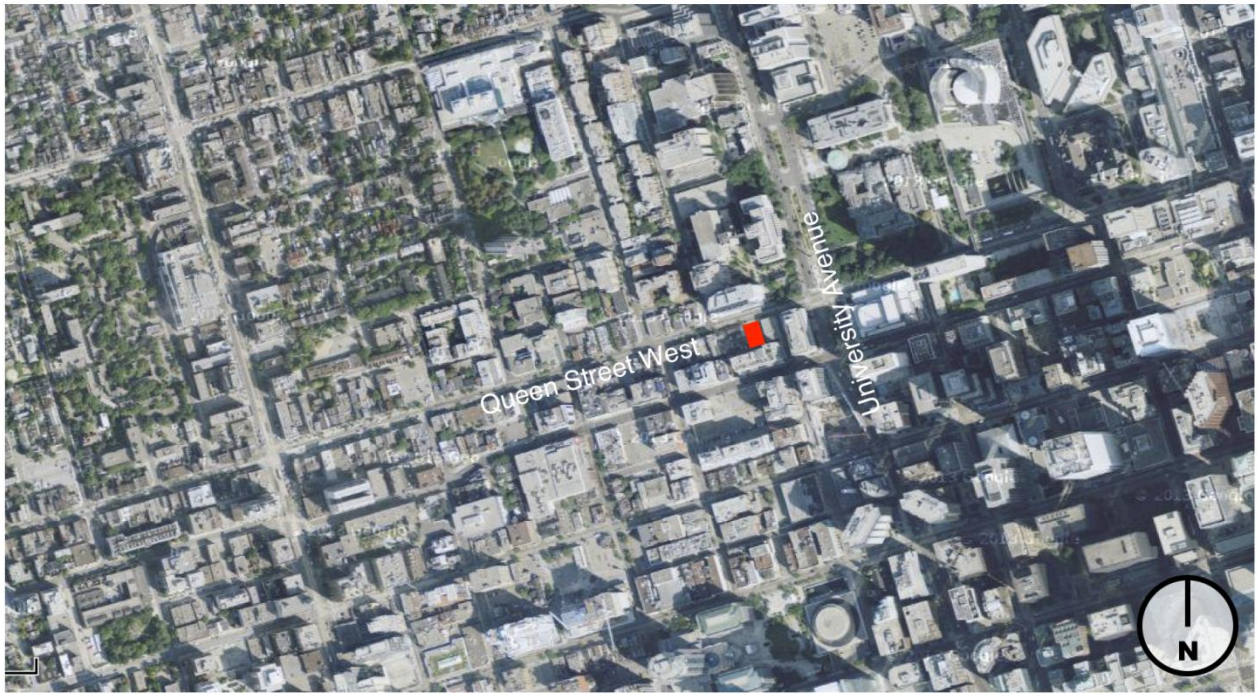


Figure 2 - Location Plan

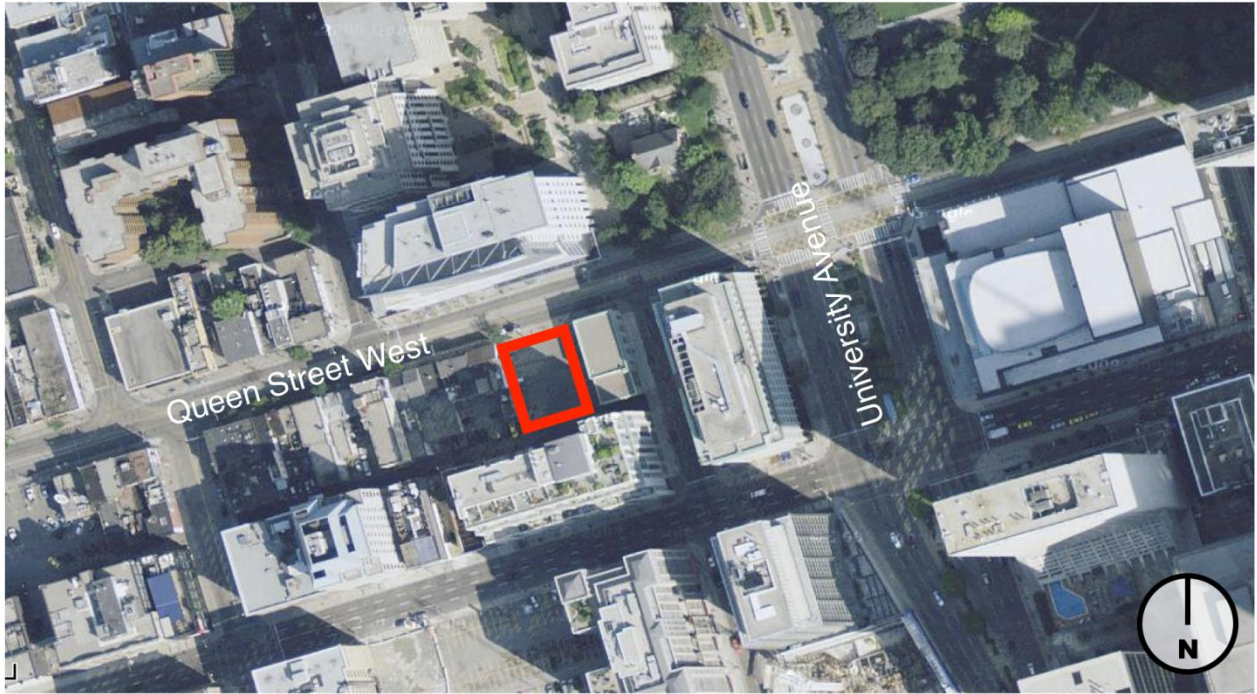


Figure 3 - Context Plan

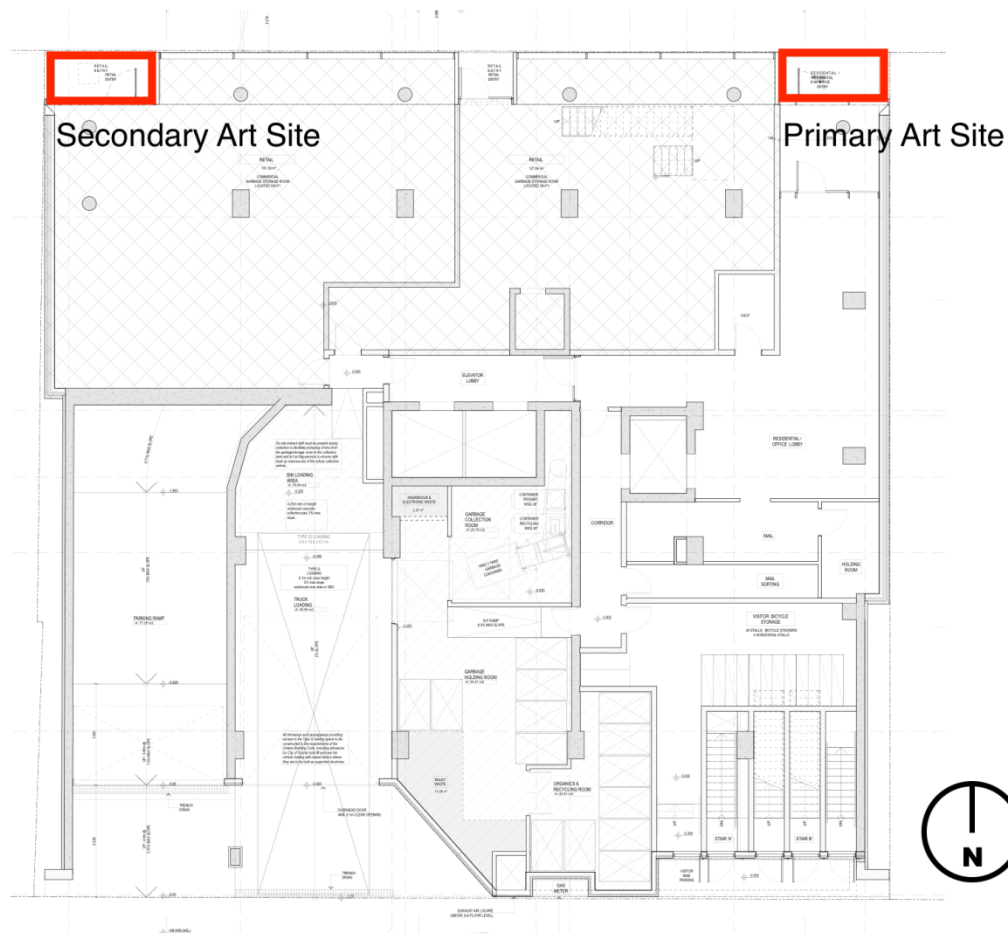


Figure 4 - Ground Floor Plan

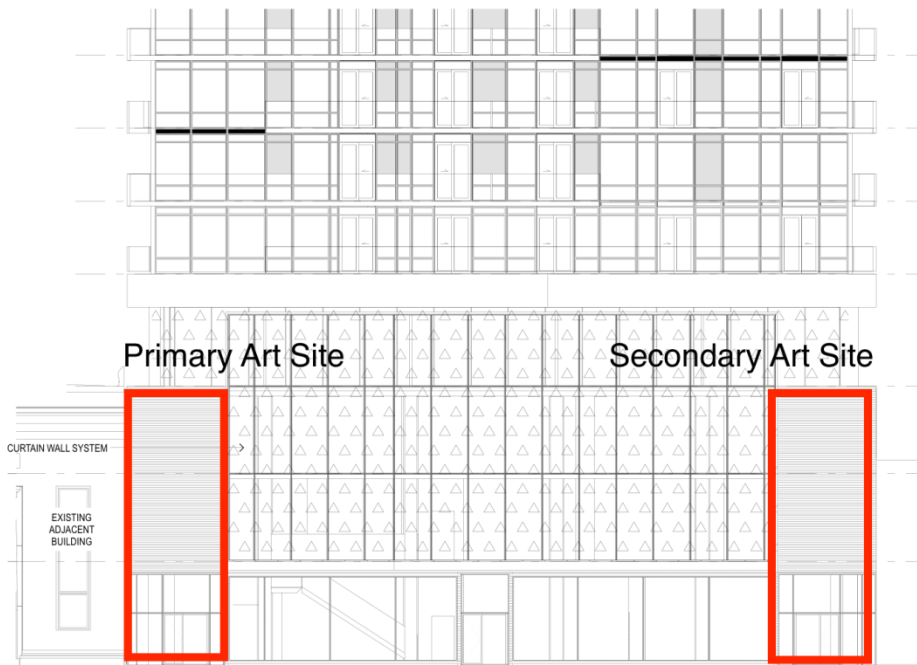


Figure 5 - North Elevation

3.0 SELECTION PROCESS

We propose an invitational competition as set out below:

The developer and the building architect have reviewed portfolios of several artists, selected by the art consultant, on the basis of artistic excellence and of the relevance of their work to this project and have short-listed the following artists for development of specific proposals:

Adrian Gollner, Ottawa
Jyhling Lee, Toronto
Michal Bartosik, Toronto
Realities United, Berlin

The short-listed artists will be paid an honourarium, as well as reimbursed for travel expenses, to develop site specific proposals in response to terms of reference prepared by the art consultant. Short-listed artists will be invited to present their proposal to the project jury. The jury will then select an artist for this project who will subsequently enter into an agreement with the developer to create the artwork. The project architect will work with the selected artist to ensure that the artwork is properly integrated into the building. The art consultant will facilitate this coordination.

4.0 TECHNICAL REVIEW

Due to the integrated nature of the artwork, prior to the adjudication of the artists' proposals, the art consultant, the project architect and the project engineer, if applicable, will review the proposals and provide comment on any perceived technical matters with respect to the integration of the artwork. The art consultant will compile these questions and will present any potential issues to be addressed by the artist at the adjudication.

5.0 BUDGET

Item	Budget
Total Project Budget	\$400,000 (estimate)
Artwork Construction Budget	81.25% of Total Budget*
Administration Allowance	10% of Total Budget*
Publicity	+/- 1% of Total Project Budget
Maintenance Fund	+/- 6% of Artwork Construction Budget
Artwork Construction Contingency	2.75 % of Artwork Construction Budget

* As per item 2.4 of this plan, the artwork construction budget and related administration allowance may be increased by an amount equal to the base cost of the fascia above the building entrances, if the artist chooses to replace any or all of this element as part of their proposal.

The Administrative Allowance in the budget includes honouraria for the short-listed artists, artist travel costs, juror's honouraria and art consultant fees.

6.0 JURY COMPOSITION

The five person jury will be composed of:

Andre Rosenbaum, Owner, Queen Mother Café and the Rivoli (located within the Ward)
Katie Micak, Former Director, Propellor Gallery, practicing artist and curator
Paul Aloisi, practicing artist, Faculty OCADU
David Wex, Developer Partner
Rony Hirsch, Developer Partner

Juror Alternates:

Michael Prokopow, Faculty/Graduate Program Director OCADU
Terry Lustig, Development and Marketing Manager for Malibu Investments

7.0 TIMELINE

The following proposed timeline is dependent upon approval of the public art plan by the Toronto Public Art Commission and appropriate City Planning staff.

Present to Toronto Public Art Commission	May 7, 2014
Meeting of Community Council	June 17, 2014
Meeting of City Council	July 8 & 9, 2014
Artist Brief Issued	September 2014
Artist Interviews	Fall 2014
Artwork Fabrication	Winter 2015 - Summer 2014
Artwork Installation	2017

8.0 PROJECT TEAM

Developer: Queen Simcoe Inc.
Project Architect: Architects Alliance Architects
Public Art Consultant: BRAD GOLDEN + Co

9.0 ROLE OF THE ART CONSULTANT

The art consultant will be an independent agent who will facilitate the public art programme and will act as an advocate for the artists with the intent of achieving the successful integration of art within the development project.