

MONTGOMERY SQUARE

2388 YONGE STREET

Public Art Plan

For Presentation to Toronto Public Art Commission December 3, 2014

Submitted to the City of Toronto by Rockport

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INTRODUCTION

Montgomery Square Inc. (a Rockport Group company, "Rockport") is the proponent of a mixed use development known as **Montgomery Square**. This project will include a restored Heritage Building Postal Station K, a revamped public forecourt and a high rise residential building. It is located at 2388 Yonge Street between Helendale Avenue and Montgomery Avenue. It lies on the west side of Yonge Street 3 blocks north of the intersection at Yonge Street and Eglinton Avenue.

The redevelopment site will comprise: a landscaped public forecourt, the renovated Heritage Building (formerly Canada Post's Postal Station K) which will be used for retail/commercial purposes and the construction of a 27 storey, 233- suite residential

building. The development will have at least 125 parking spaces and accommodation for about 175 bicycles.

The developer has chosen to participate in public art with an aim to commission art work that reflects the history and revitalization of the site, and anchors the development for the area residents.

The Public Art Plan provides a framework for the developer to follow in the selection process by which invited artists compete, and the winning artist is commissioned to provide a work of art for the site. The public art will be located within the adjacent park block, a landscaped forecourt fronting directly onto Yonge Street. The public art will be located on a publicly-owned portion of Montgomery Square, a park block that extends across the entire Yonge Street frontage of this block between Helendale Avenue and Montgomery Avenue. The public art will respond to the Heritage character of the site. The budget for the public art is \$500,000.

SITE CONTEXT

The **Montgomery Square** development site is located on the west side of Yonge Street, approximately 260 metres north of Eglinton Avenue. The site is generally rectangular in shape and has a total area of approximately 2,836 square metres, with a frontage of approximately 39.6 metres along Yonge Street and an average depth of approximately 65.2 metres. A park block located between the existing Postal Station K building and Yonge Street has been conveyed to the City as parkland dedication. The park block contains the public art sites for Montgomery Square.

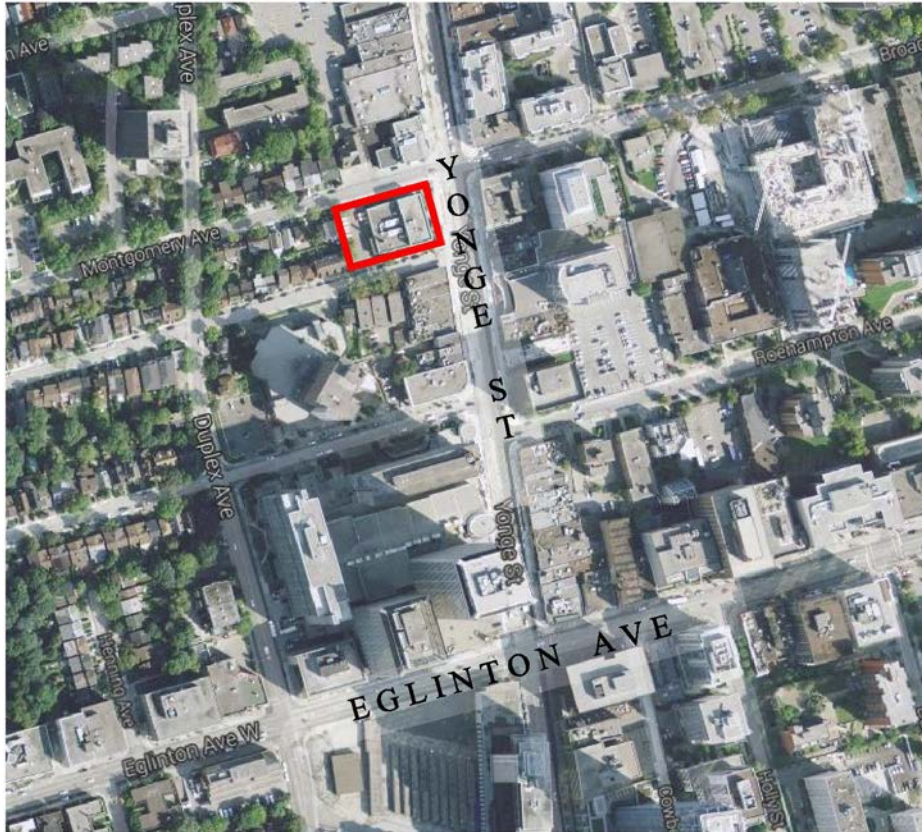


Figure 1: Aerial Photo of Site



Figure 2: Current Street View of Site

The site is occupied by a listed heritage building, Postal Station K, which has been recommended for formal designation by the Toronto Historical Board. The existing

building is a post office designed in a modern classical style by Murray Brown and built in 1936.

The historic building is a flat roof 2-storey brick masonry structure. The modern classical inspired east façade fronting onto Yonge Street is clad with Queenston limestone with a polished granite base. The heritage building is set back from Yonge Street with a publicly accessible forecourt in the front yard. A Historic Sites and Monuments Board of Canada plaque is affixed to the flagpole located on the property, which states:

“On this site stood Montgomery’s Tavern, headquarters of William Lyon Mackenzie, leader of the Upper Canada Rebellion of 1837, and scene of the brief skirmish in which, on 7 December 1837, the rebels were overcome by a force of militia commanded by Lieutenant-Colonel James Fitzgibbon. Though unsuccessful in its primary objective, the uprising, by forcing the issue of unrequited grievances against the dominant Family Compact, contributed significantly to the legislative union of Upper and Lower Canada in 1841 and to the establishment in Canada of responsible government.”

As a result of its association with the Upper Canada Rebellion, the site is recognized under the Historic Sites and Monuments Act and was designated as a National Historic Site in 1925. It is included on the Federal Government’s Historic Places website and the Canadian Register.

Canada Post Corporation entered into an agreement to sell the subject site to Rockport. The Rockport proposal involves the retention and adaptive re-use of the publicly accessible, 2-storey portion of the listed heritage building (Postal Station K) as well as the retention and enhancement of the Yonge Street forecourt as a public gathering place within the Yonge-Eglinton neighbourhood. The Yonge Street forecourt will include a new public park and an accessible open space located between Postal Station K and Yonge Street.

The proposal would also involve the replacement of the rear single-storey portion of the building, used as a mail sorting depot and warehouse with associated loading dock, and a surface lot used for the parking of postal delivery trucks, with a new 27-storey residential building incorporating street related townhouse units along Helendale Avenue.

The development criteria led to an approach that incorporates the heritage building to the new building via an elegant glass atrium. The building design of the project represents a seamless integration of historic and contemporary in a novel built form which integrates into the local context due to the construction style and existing built form already in the neighbourhood.



Figure 3: Proposed Development

The three entryways into the commercial/retail portion of the project are: the existing entrance at Yonge Street into the heritage building with two other mid-block entrances at Helendale Avenue and Montgomery Avenue leading into the retail spaces. The residential tower has two main entrances: one on Montgomery Avenue for pedestrians and one at the west side of the high-rise for motorists.

The neighbourhood is an established commercial, retail and residential node. There are numerous active applications for redevelopment as seen in figure 4. Immediately to the north, across Montgomery Avenue, is the Anne Johnston Health Station and west on Montgomery is Fire Station 134; a large Future Shop and Restoration Hardware store are located on Yonge Street just beyond the Health Station. To the south is a block proposed for redevelopment as mixed use including retail and high-rise residential buildings. Across Yonge Street is a full array of restaurants and local merchants. To the east is a low rise residential community.

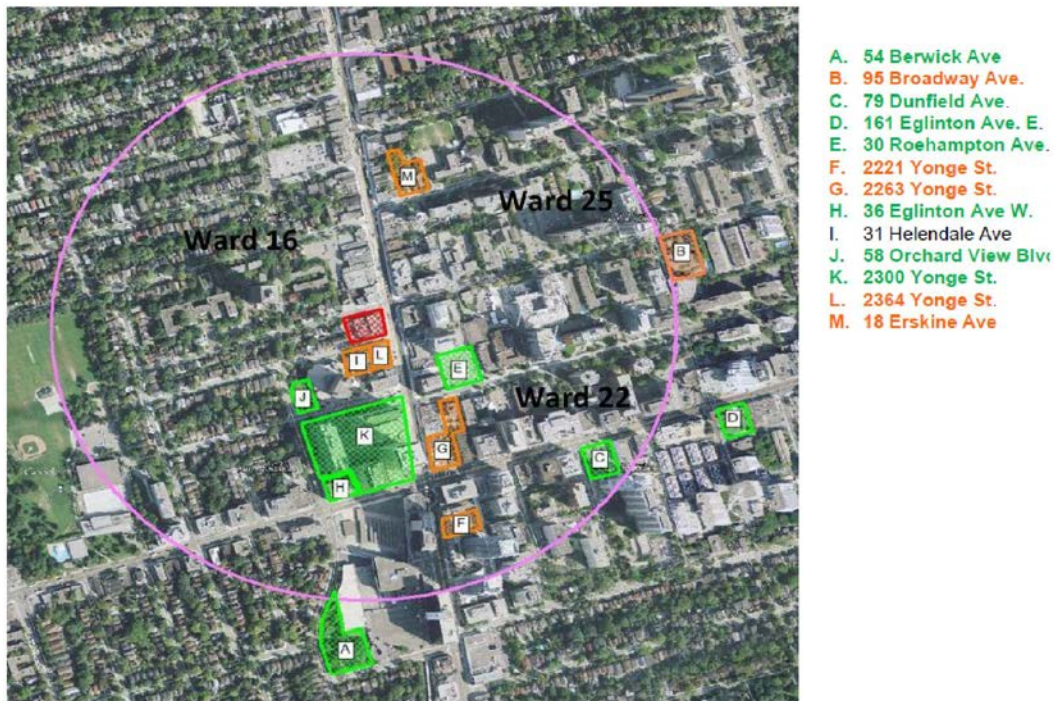


Figure 4: Active Development Applications

Due to the high number of redevelopment applications and the growth of the Yonge and Eglinton node, the City has initiated a number of studies to guide the anticipated growth. *Midtown in Focus*, looked at how the existing network of parks, open space, streets and public buildings could be improved. The *Yonge, Duplex, Helendale, Orchardview* block study focused on the character of the area and the public realm resulting in a unique set of urban design guidelines for the area. The *Eglinton Connect* study supports the Eglinton LRT planned completion in 2020.

PROJECT TEAM

Rockport, Project Developer
 Roland Rom Colthoff, RAW, Project Architects
 Michael McClelland, ERA Architects
 Janet Rosenberg, Janet Rosenberg Associates, Landscape Architects
 Irene Szylinger, Art Strategies Inc., Public Art Consultant

PUBLIC ART LOCATIONS

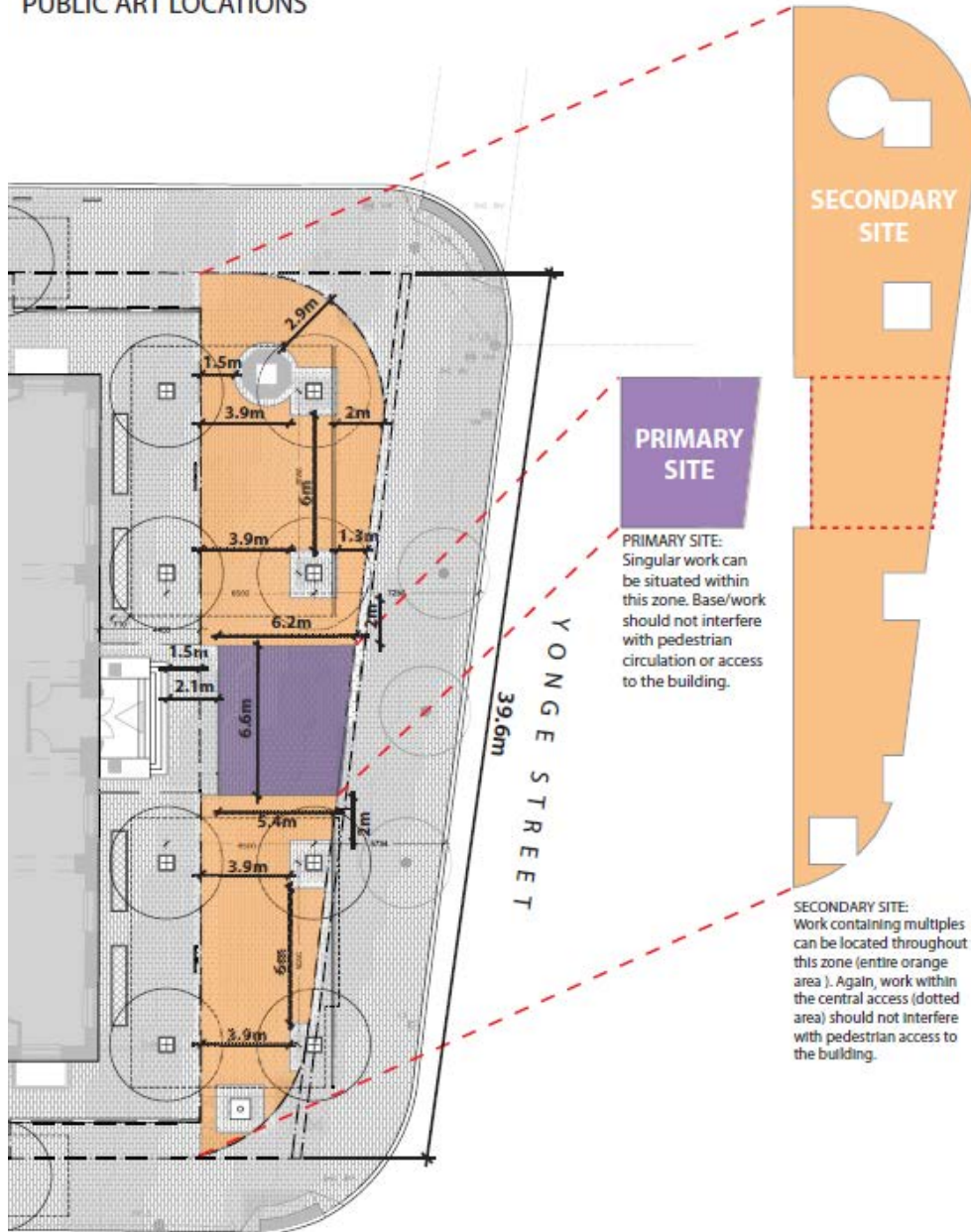


Figure 5: Public Art Site Plan

Rockport will contribute \$500,000 for a public art installation on the park block associated with Postal Station K, 2388 Yonge Street at the **Montgomery Square** redevelopment. Public Art will contribute to a pedestrian-friendly environment along Yonge Street between Montgomery Avenue and Helendale Avenue.

Initially the developer proposed the public art site on privately owned, publicly accessible property. A Public Art Plan was circulated to City staff in spring 2014 and supported by TPAC in June 2014. However in seeking an even more prominent art opportunity, the public art site has been revised.

The Public Art Plan is for a Primary Public Art Site with an optional Secondary Public Art site. The Primary Public Art site is at the front of Postal Station K, between the stairs to the heritage building and to the sidewalk on Yonge Street. The Public Art is to be sited on the public park block to be the focus of **Montgomery Square**.

The remaining public park lands constitute a large Secondary Public Art Site intended to give artists the option of developing art to support the Public Art at the Primary site.

Both located on the park block, the Primary Public Art site and the optional Secondary Public art Site for the **Montgomery Square** development are identified on Figure 5 as Primary & Secondary, respectively. The Primary site forms an irregular square area from the bottom of the stairs of Postal Station K to the sidewalk along Yonge Street and is subject to an access easement between Rockport and the City of Toronto. The dimensions of this part of the forecourt are 7 metres by 8.97 metres. To allow pedestrian access the dimensions for the Public Art site have been reduced to: 6.8 metres by 6.6 metres.

The Public Art will be sited in a highly visible location directly on Yonge Street. The Primary Public Art will be located central to the block frontage, the forecourt and building façade to support and enhance the planned urban square, **Montgomery Square**. The forecourt, consisting of publicly accessible open space and a park block will be seamlessly integrated in its design, without any demarcation between public and private lands. Similarly, the public art will be integrated into the design of the park block portion of the forecourt. The objective is that the public art be an integral part of forecourt space and **Montgomery Square** an inviting and restful spot in a bustling part of the city.

The public art site was chosen in considerations of the highest and best location in terms of visibility and accessibility while remaining within the park-like design of **Montgomery Square**. The impact will be the strongest at grade with the largest anticipated level of engagement by the high pedestrian circulation, passing commuters, cyclists and vehicular traffic. The art work will be visible from every angle with sight lines created and reinforced through the landscape design of the park forecourt.

The artwork will located on a City owned park block and will be donated to the City of Toronto's Public Art and Monuments Collection, managed by Arts & Culture Services.

CURATORIAL VISION

The following requirements will be included in the Terms of Reference for the artists. The Public Art should:

1. Respond to the historical importance and heritage significance of the site where Montgomery's Tavern, situated at this site, was the headquarters of William Lyon MacKenzie during the Upper Canada Rebellion of 1837 (the **Heritage Report** will be appended to the Artist's Brief)
2. Be a single or multi-component work of art placed in the proposed area to be visible from Montgomery Avenue, Helendale Avenue and Yonge St. (See Fig.5)

3. Be impactful in its positioning and scale for visibility to pedestrians and motorists along the Yonge Street corridor
4. Be cognizant of the scale of the heritage building, the landscape design and the evolving character of the area which includes newer high-rise developments and older single-family built-form
5. Be accessible to the general public, physically and conceptually
6. Be of the highest aesthetic standard
7. Be distinct in its material(s) for highest visibility while complementing the landscape design and character of Montgomery Square
8. Add interest and vitality to the composed landscape setting in the forecourt of the heritage building located between Montgomery Avenue and Helendale Avenue, the Yonge Street corridor, and the neighbourhood for pedestrians and motorists and the general public.
9. Be subject to public accessibility and safety standards, including the City Accessibility Guidelines, City operational guidelines and standards including snow removal, maintenance and durability in our variable climate.
10. Comply with *The Material Selection Guidelines for Outdoor Artworks* as well as the *General Requirements for Donation to the City of Toronto's Public Art and Monument Collection*. The guidelines will be included in the Competition Brief.
11. Be a low-maintenance installation and employ systems of energy that are compatible with the developer's own goals of environmental sustainability levels.

ARTIST SELECTION PROCESS: INVITATIONAL COMPETITION PROCESS

The Rockport team will conduct a One Stage, limited Invitational Competition where three Canadian artists will be invited to compete for the Public Art project at Montgomery Square. The Competition Brief going out to the three artists will contain a request for a site-specific proposal and a full description of the aims of the Public Art for this site.

The short list of artists is: Adad Hannah, Tracey Spiegel and Cal Lane. These artists will be invited to submit a proposal to a jury and a finalist will be selected and commissioned to produce the public art for the site.

As part of his role on the public art plan, the *Heritage Consultant* will provide specific direction regarding the relationship of art to heritage and heritage elements at this site. Prior to being sent out to the artists, the Artist's Competition Brief will be reviewed by:

- The City's Heritage Preservation Services regarding Heritage Resource Protection.
- The City's Parks, Forestry and Recreation Division regarding matters pertaining to the park such as accessibility and operational issues.
- Urban Design will review the competition brief regarding urban design and public art objectives.
- Arts & Cultural Services regarding public art objectives.

The artists will be paid \$2,500 to prepare a full proposal which will include the concept, the technical mechanisms, fabrication details, budget and visuals in a manner which will allow the jury to clearly envision the artist's intent.

The artists will be required to submit their proposals two weeks prior to the jury date for technical review. The technical review will be undertaken by:

- Parks, Forestry and Recreation's Parks Division
- Cultural Partnerships' Arts & Culture Services
- City Planning's Heritage Preservation Services
- Urban Design Division
- Heritage Consultant will participate in technical review associated with the competition process

The artists will personally present their proposals to the jury and respond to questions. The jury will select the finalist and may propose a runner-up; the developer has veto power over the decision of the jury. Arts & Culture Services will participate in an Ex-Officio capacity in the final selection process

The developer will commission the winning artist to produce the public art for the site. The winning artist will work in consultation with the developer's team. The developer's team members may make recommendations to be considered when the winning proposal goes through its design development phase. The Public Art consultant will continue to be involved in the process through to completed installation of the artwork.

Cultural Partnerships' Arts & Culture will undertake a technical review of the artwork post-installation and receive from the artist a maintenance manual which will include curatorial information regarding the artwork

Additionally, the Owner reserves the right to reject the decision of the jury; in that case the competition will be re-run (with a budget of \$500,000) or the Owner will opt to donate the \$500,000 public art commitment to the City's capital budget for Public Art Programs.

THE JURY

The jury will make all decisions by majority vote and will be composed of two developer representatives and three external art experts, as follows:

- Jack Winberg (Developer, Rockport Group)
- Janet Rosenberg (Principal, Landscape Architect)
- Tiana Koffler-Boymans (Chair, Board of the Koffler Gallery)
- Robert Sprachman (Practicing Artist, lives in the Ward)
- Carol Tannenbaum (Collector)

Alternates: TBD

PROJECTED BUDGET

The budget for the Public Art project at Montgomery Square is \$500,000 which will be allocated as follows:

- **80% Artwork - \$400,000**: winning artist's fee, design development, materials, fabrication, transportation, installation, insurance, legal fees, testing, permits, consulting and engineering fees, 10% contingency; (site preparation will be paid by the owner)
- **10% Maintenance - \$50,000**: amount depends on the materials used
- **10% Administration - \$50,000**: project administration and management, preparation and presentation of the Public Art Plan, research artists, Artist's Brief, management of the competition, expenses including artists' proposal fees, jury honoraria and consultant fees; artist's contract, liaison to the end of the project

100%: Total

Note that any Contingency monies not used will be transferred to the Art Budget.

PRELIMINARY SCHEDULE

Presentation to TPAC	December 3, 2014
Community Council	February, 2015
City Council Approval	February - March 2015
Terms of Reference to Artists	February - March 2015
Artists Presentation to the jury	May- June, 2015
Winning Artist's Contract issued	June 2015
Design Development, Fabrication	July 2015-June 2016
Installation	TBD