



**QUAD STUDENT RESIDENCES at YORK UNIVERSITY**

**PUBLIC ART PLAN**

Prepared for

FCS DEVELOPMENT LP

by

BRAD GOLDEN + Co

PUBLIC ART CONSULTING

29 FEBRUARY 2016

## **1.0 DEVELOPMENT OVERVIEW**

The QUAD student residence is to be located on the campus of York University, located in Downsview, Ontario, north of Finch Avenue, west of Keele Street. The QUAD is to be built and operated by FCS Development LP.

The residence is composed of two, six storey buildings, located on the south side of The Pond Road. The west building, located at the southeast corner of The Pond Road and Sentinel Road, identified as C1, will accommodate 362 students in 210 units. The east building, identified as C2, will accommodate 450 students in 277 units. Combined, 812 students will be housed in 487 units.

In accordance with the vision of the Secondary Plan, the two student residence buildings will establish a strong sense of community through the creation of a hierarchy of outdoor and indoor private and public amenity space. The two buildings frame two courtyards, providing privately accessible outdoor 'rooms' which are further animated by private fitness, recreation, lounge and study spaces. Between the two residences is a publicly accessible outdoor space which features landscaped amenity areas and fosters site circulation, enhancing the permeability of the campus. A strong perimeter streetscape design is animated by a number of at-grade, publicly accessible retail tenants.

## **2.0 PUBLIC ART SITES AND OPPORTUNITIES**

### **2.1 Overview**

In accordance with the Southwest Precinct Urban Design Guidelines and Secondary Plan, public art is to be integrated with the student residence building at the corner of The Pond Road and Sentinel Road. The building and integrated artwork will mark this significant intersection and create a gateway to York University, providing orientation and a sense of entry to the campus.

Through discussions with city urban design and planning staff, the developer, architect and public art consultant have worked to develop a public art plan that provides an artist with the opportunity to engage the entire skin of the building and to activate the most visible corner of the project. Through this integrated artwork, benefit is provided to the community in the presentation of an activated, primary corner feature that has the potential to perform as a "gateway" feature for the southern limit of the university campus.

The selected artist will develop an integrated artwork, in collaboration with the project architect, utilizing the aluminum cladding panels that form the building envelope. To ensure longevity of the art expression, graphic artworks, or graphic portions of artworks, will perforate, depress or be incised into the panels, possibly filled with paint or other material, at the discretion of the artist. Artists will be able to employ a number of techniques to modify the surface of the cladding panels as a substrate for artistic expression.

## **2.2. Mandatory Art Site: Building C1: North and West Façades**

The north and west façades of Building C1 define the corner of The Pond Road, to the north and Sentinel Road, to the west. As such, this corner acts as a threshold or “gateway” condition for vehicles and pedestrians travelling northbound on Sentinel Road. In discussion with urban design staff, these two prominent façades have been defined as the primary and mandatory art sites for the project. The artist’s brief will require artists to address the corner specifically.

## **2.3. Optional Art Sites: Building C1: East Façade; Building C2: North, West and East Façades**

While the north and west façades of Building C1 must be engaged by the artist, the remaining, exterior perimeter of the two buildings, excluding the façades that define the interior courtyard spaces and excluding the entire south façade, are available for artist’s vision and intervention. The extent of intervention on the optional sites will be at the artist’s discretion.

## **3.0 ARTIST SELECTION PROCESS**

The design team and development teams have reviewed portfolios of several artists, selected by the art consultant and the architect. Artists were selected on the basis of the excellence of their work and on the relevance of the artist’s work to this project. After review of the portfolios and consideration of the artists’ interest and availability, the following artists will be invited to present their portfolios, in person, and to discuss their approach to this project. No design proposal will be requested of the interviewees at this presentation. The art consultant will chair this committee. Artists traveling to Toronto will be reimbursed for travel expenses.

**Nicolas Baier**, Montreal

**Dan Bergeron**, Toronto

**Scott Eunson and Marianne Lovinc**, Toronto and Philadelphia

**Robert Fones**, Toronto

**Micah Lexier**, Toronto

The Artist Selection Committee will select an artist for this project. The selected artist will enter into a design consultancy agreement, with the developer, to design an integrated artwork, in collaboration with the project architect. The art consultant will facilitate this collaboration.

## **4.0 ARTIST SELECTION PANEL**

The five person Artist Selection Panel, chaired by the art consultant, will be composed of:

**Brandon Vickerd**, associate professor, York University, Sculpture; Chair: Department of Visual Art and Art History; practicing artist

**Janet Jones**, professor, York University, painting and art criticism

**David Trautrimas**, practicing artist

**Guela Solow Ruda**: project architect

**Henry Morton**, project developer and operator

## **5.0 ARTIST SCOPE OF WORK**

Due to highly integrated nature of this art programme and the expedited timeline, an artist will be hired through a fixed price, design consultancy agreement. Leading the development of the artwork proposal, while working collaboratively with the project architect, the selected artist will develop an integrated artwork utilizing the aluminum cladding panels that form the building envelope.

To ensure longevity of the art expression, graphic artworks, or graphic portions of artworks, will perforate, depress or be incised into the panels, possibly in filled with paint or other material, at the discretion of the artist. Artists will be able to employ a number of techniques to modify the surface of the cladding panels as a substrate for artistic expression. Warranties for the panels will not be affected by the artwork. Durability and ease of maintenance of the artwork will be stated as performance criteria in the artist's brief.

The fabrication and installation of the integrated artwork will be led by the project architect, in consultation with the selected artist, installation of the artwork panels will be performed by the building cladding subcontractor. The art consultant will obtain market pricing for equivalent services to those performed by the subcontractor to ensure cost value.

### **SCOPE OF WORK**

- Develop an initial art concept or concepts
- Present their initial concept to the Artwork Review Committee (please see 6.0 below)
- Develop their concept, incorporating comments from the Artwork Review Committee
- Integrate their proposal with the building cladding
- Prepare drawings for the building subcontractor to implement the artwork
- Prepare any digital files and support materials required for the building subcontractor to implement the artwork
- Oversee the fabrication and installation of the artwork by the building subcontractor

## **6.0 ARTWORK REVIEW COMMITTEE**

The artwork will be developed through a collaboration between the selected artist and project architect. As such, the artist and project architect will present their design to the Artwork Review Committee for review and approval. The five person committee, chaired by the art consultant, will be the same as the Artist Selection Panel, with the exception of the project architect who, due to her collaboration on the development of the artwork, will be replaced by a representative of the developer:

**Brandon Vickerd**, associate professor, York University, Sculpture; Chair: Department of Visual Art and Art History; practicing artist

**Janet Jones**, professor, York University, painting and art criticism

**David Trautrimas**, practicing artist

**James McKellar**, professor, Schulich School of Business, Real Estate and Infrastructure, Fellow of the Royal Architectural Institute of Architects

**Henry Morton**, project developer and operator

## 7.0 BUDGET

Item	Budget
Total Budget	\$400,000 Fixed Amount
Artwork Construction Budget*	\$255,000 (63.75% total budget)
Artist Fees	\$60,000 (15.0% total budget)
Administration Allowance**	\$40,000 Maximum (10.0% total budget)
Publicity	\$4,000 (1.0% total budget)
Maintenance Fund	\$20,000 (5.0% total budget)
Architectural Coordination	\$11,000 (2.75% total budget)
Artwork Construction Contingency	\$10,000 (2.5% total budget)

\* The Artist Fee is composed of two components: (1) Design Fee: \$45,000 ( $\pm 18.0\%$  artwork construction budget); (2) Artwork Production Allowance: \$15,000 ( $\pm 6.0\%$  artwork construction budget). The Artwork Production Allowance is to cover time and materials, such as the production of digital files, that may be required to produce the artwork.

\*\* The Administrative Allowance includes artist travel costs, art consultant fees, artist selection panel and artwork approval committee honouraria.

## 8.0 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	February 24, 2016
Meeting of Community Council	April 5, 2016
Meeting of City Council	May 3,4,5, 2016
Artist Interviews	May 2016
Artwork Design Development	June & July 2016
Artwork Fabrication	Summer 2016
Artwork Installation	Fall 2016*

\* In accordance with the building construction sequence

## 9.0 PROJECT TEAM

Developer: FCS Development LP

Project Architect: ARK Inc.

Public Art Consultant: BRAD GOLDEN + Co

## 10.0 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 a successful collaboration between artist and project architect, resulting in an integrated artwork. The art consultant will provide continuous management of the project throughout development of the artist procurement, artwork design development; project management and installation coordination as further described below:

**Municipal Approvals:** make presentations and communicate with the City of Toronto, as necessary, to obtain approval for the Public Art Plan.

**Artist Procurement:** presentation of completed work of potential artists; shortlisting of artists to be invited for interview; coordination of artists' interviews, facilitating artist's contract, communication with the artist and project architect throughout collaborative design process; coordination and chairing of Artwork Review Committee.

**Design Development:** provide expertise to artists on design and construction processes; coordinate communication with project design team and constructors, coordinate integration of artwork with building components (as required).

**Project Management:** liaison between client, project design consultants and project constructors; provide assistance to artists throughout artwork fabrication; coordinate payments to artists; provide assistance to artists and constructors for coordination of installation of artwork.

**Project Completion:** provide assistance in the composition of publicity materials and project launch. Document project and submission of materials to the City, in accordance with City requirements.



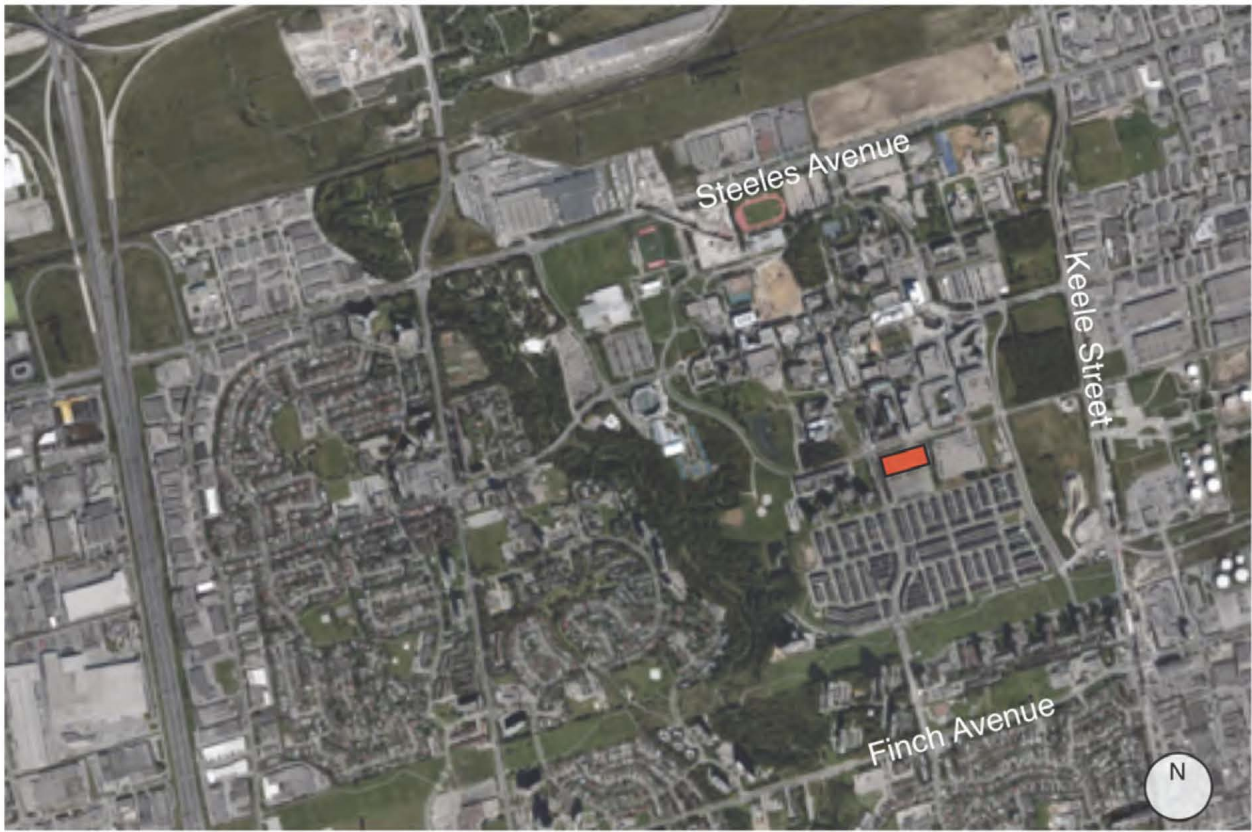


Figure 1 - Context Plan



Figure 2 - Site Plan



Figure 3 - Plan Showing Art Sites

■ ■ ■ ■ Mandatory
 ■ ■ ■ ■ Optional

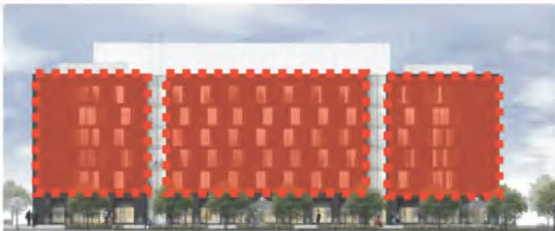




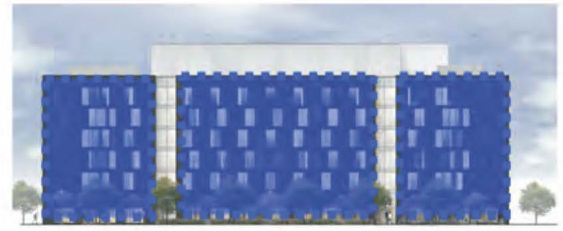
North Elevation



South Elevation



C1 West Elevation



C2 East Elevation



C1 East Elevation



C2 West Elevation

Figure 4 - Elevations Showing Art Sites

