



120 TO 130 HARBOUR STREET AND 10 YORK STREET

PUBLIC ART PLAN

Prepared for
The Residences of Ten York Inc.

by

BRAD GOLDEN + Co

PUBLIC ART CONSULTING

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revised 11 April 2016

1.0 DEVELOPMENT OVERVIEW

1.1 Overview

The 10 York development is located on a triangular site at the south end of Toronto's central business district. This tight, infrastructurally bound site is defined by the Gardiner Expressway to the north and by the Harbour Street exit ramp to the south. The eastern limit of the site is York Street which, through a widened sidewalk width and streetscape improvements, will provide a significant north south pedestrian and vehicular link between the central business district and the rapidly developing south core district.

120-130 Harbour and Ten York Street, titled 10 York, is a 694 unit, 66 floor, residential development, serviced by five levels of underground parking. The primary residential entrance is from York Street. A landscaped plaza, with amenity features, including benches and bike racks, runs along the north end of the site. It is noteworthy that, due to the proximity to the Gardiner Expressway, any objects located in this landscaped space must be removable to allow service access to the roadway superstructure. The vehicle entrance is located at the west end of the site.

2.0 PUBLIC ART SITES AND OPPORTUNITIES

2.1 Overview

Through discussions with city planning staff, the developer, architect, interior designer and public art consultant have worked to develop a public art plan that engages the most visible sites of the project, providing benefit in the presentation of activated, interior and exterior streetscape, running parallel to York Street. The selected art sites are intended to enhance the pedestrian experience for this stretch of York Street as a significant north/south link between the downtown and south core districts. The selected art sites provide an opportunity for integration with the building as well as a unique opportunity to utilize the, publicly visible, interior space of the ground floor of the building. Artists will have an opportunity to engage each of the component art sites.

2.2. Primary Art Site: Exterior Streetscape Volume

The primary art site occupies the continuous length of the building along York Street, from the ground plane below to the transparent soffit above. Artists will have the opportunity to locate sculptural works within this space. This art site is both accessible and visible to pedestrian traffic. Due to limitations imposed by the requirement to provide continuous weather protection along this section of sidewalk, the footprint of artworks within this site will be limited in dimension, according to requirements provided by City planning and urban design departments.

2.3. Art Site: Interior Streetscape Volume

The configuration of the building podium presents a rare opportunity to provide a highly visible art site that is protected from the elements. This art site runs along the entire, interior glazing plane of the building along York Street. Visibility of artwork located in this space is further afforded by the transparent, glazed soffit that also runs the entire length of the elevation. Artwork may be supported by the structural framing that supports the glazing system. As such, this location provided for a highly integrated artwork.

2.4. Optional Art Site: Lobby Back Wall

Artists will have the opportunity to utilize the wall of the building lobby for the support of a two or three-dimensional component of their artwork. Through the provision of this wall, artists will have the opportunity to effectively activate the lobby through the visual connection of this site with the Interior and Exterior Streetscape Sites. The 8.4 meter distance between this art site and the York Street glazing plane, combined with and the 11.5 meter height of the lobby should provide a prime viewing opportunity of this component of the artwork for pedestrians on both sides of York Street.

3.0 SELECTION PROCESS

We propose an invitational competition as set out below:

The development team has reviewed portfolios of the following artists, selected by the art consultant, on the basis of artistic excellence and of the relevance of their work to this project. After review of the work and consideration of interest and availability of the artist, the following artists have been short-listed for the development of specific proposals:

Josephine Meckseper, New York
Damian Moppett, Vancouver
Daniel Young and Christian Giroux, Toronto
Matthew Ritchie, New York

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 a site visit, in advance of preparing their proposals. Artists will present their proposals to the jury, in person. The jury will then select an artist for this project who will subsequently enter into an agreement with the developer to create the artwork.

4.0 ARTWORK INTEGRATION

The project architect, interior designer and construction management team will work with the selected artist to ensure that the artwork is properly integrated into the building. The art consultant will facilitate this coordination.

5.0 BUDGET

Item	Budget
Total Project Budget	\$1,200,000 Fixed Amount
Artwork Construction Budget	\$1,000,000 ($\pm 83.3\%$ total budget)
Administration Allowance*	\$119,000 ($\pm 10\%$ total budget)
Publicity	\$14,000 ($\pm 1.2\%$ total budget)
Maintenance Fund	\$40,000 ($\pm 3.3\%$ total budget)
Contingency & Coordination Allowance**	\$22,000 ($\pm 1.8\%$ total budget)
Artist Mentorship Programme**	\$5,000 ($\pm 0.4\%$ total budget)

* The Administrative Allowance includes honouraria for the short-listed artists, artist travel costs for site visits and presentations, juror's honouraria and art consultant's fees.

** Any surplus in the Contingency & Coordination Allowance and Artist Mentorship Programme will be allocated to the maintenance and publicity budgets.

6.0 JURY COMPOSITION

The five person jury will be composed of:

Gaëtane Verna, Director, The Power Plant Contemporary Art Gallery, located in the Ward

Nina Leo, Assistant professor, OCAD University, located in the Ward

Evan Webber, Production designer, artist collaborator

Dan Menchions, Interior Designer, II by IV Design

Rudy Wallman, Project Architect, Rudy Wallman Architects

Juror alternates:

Rhonda Wepler, practicing artist

For either of the developer's representatives:

Steve Daniels, Vice President, Development Planning, Tridel

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	March 30, 2016
Meeting of Community Council	May 10, 2016
Meeting of City Council	June 7-9, 2016
Artwork Development and Fabrication	Summer 2016 - Summer 2017
Artwork Installation	July 2017
	(in sequence with building construction)

8.0 PROJECT TEAM

Developer: The Residences of Ten York Inc.

Project Architect: Wallman Architects

Project Interior Designer: II by IV Design

Public Art Consultant: BRAD GOLDEN + Co

9.0 ARTIST MENTORSHIP PROGRAMME

The public art consultant will work with the developer to create and execute a mentorship programme that will provide an opportunity to learn about the process of developing and executing a large scale public artwork. This programme will be made available to a young or recently graduated, Toronto-based artist.

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 the successful integration of art within the development project, in accordance with the City's guidelines. The art consultant will provide continuous management of the project throughout development of the site strategy, artist procurement, artwork design development; project management and installation coordination as further described below:

Site Strategy: discussions with client and project design consultants to design an art programme that addresses the most publicly accessible spaces

Artist Procurement: presentation of portfolios of potential artists; shortlisting of artists to be invited for proposals; preparation of the artists' brief and communication with artists throughout competition process; coordination and chairing of adjudication session, facilitating artist's contract.

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

Project Management: liaise 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; facilitate transfer of a maintenance manual for the artwork.



Figure 1 - Context Plan



Figure 2 - Site Plan

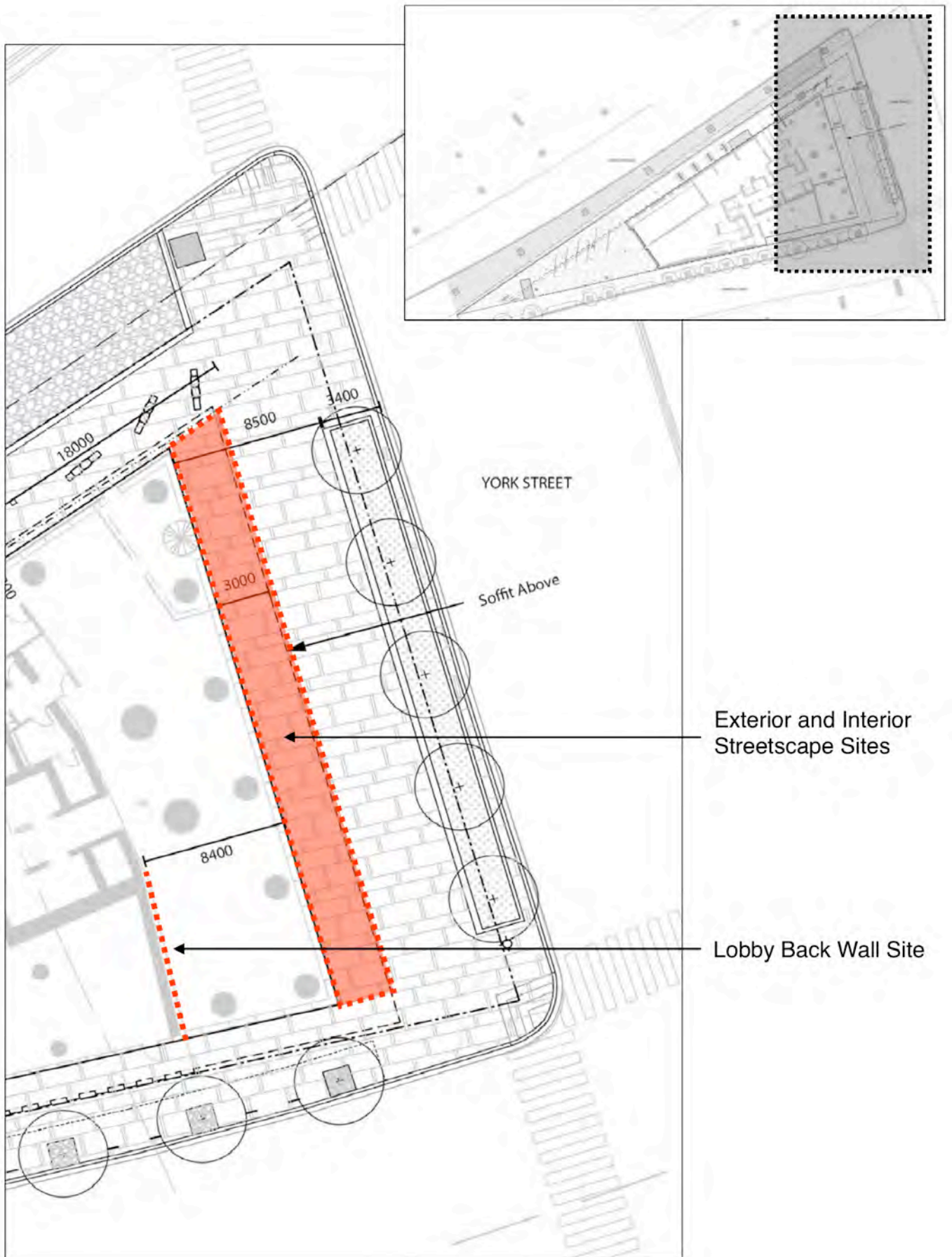


Figure 3 - Plan of Art Sites



Figure 4 - Section through Art Sites



Figure 5 - View Looking West from York Street Showing Interior Streetscape Site



Figure 6 - View Looking West from York Street Showing Exterior Streetscape Site



Figure 7 - View Looking West from York Street Showing Lobby Back Wall Site