

THE CLOVER ON YONGE

2-4 Dundonald St., 7-9 Gloucester St., 587-599 Yonge St.

PUBLIC ART PLAN

Submitted to the City of Toronto by Cresford Developments
For Presentation to the Toronto Public Art Commission (24 February 2016)

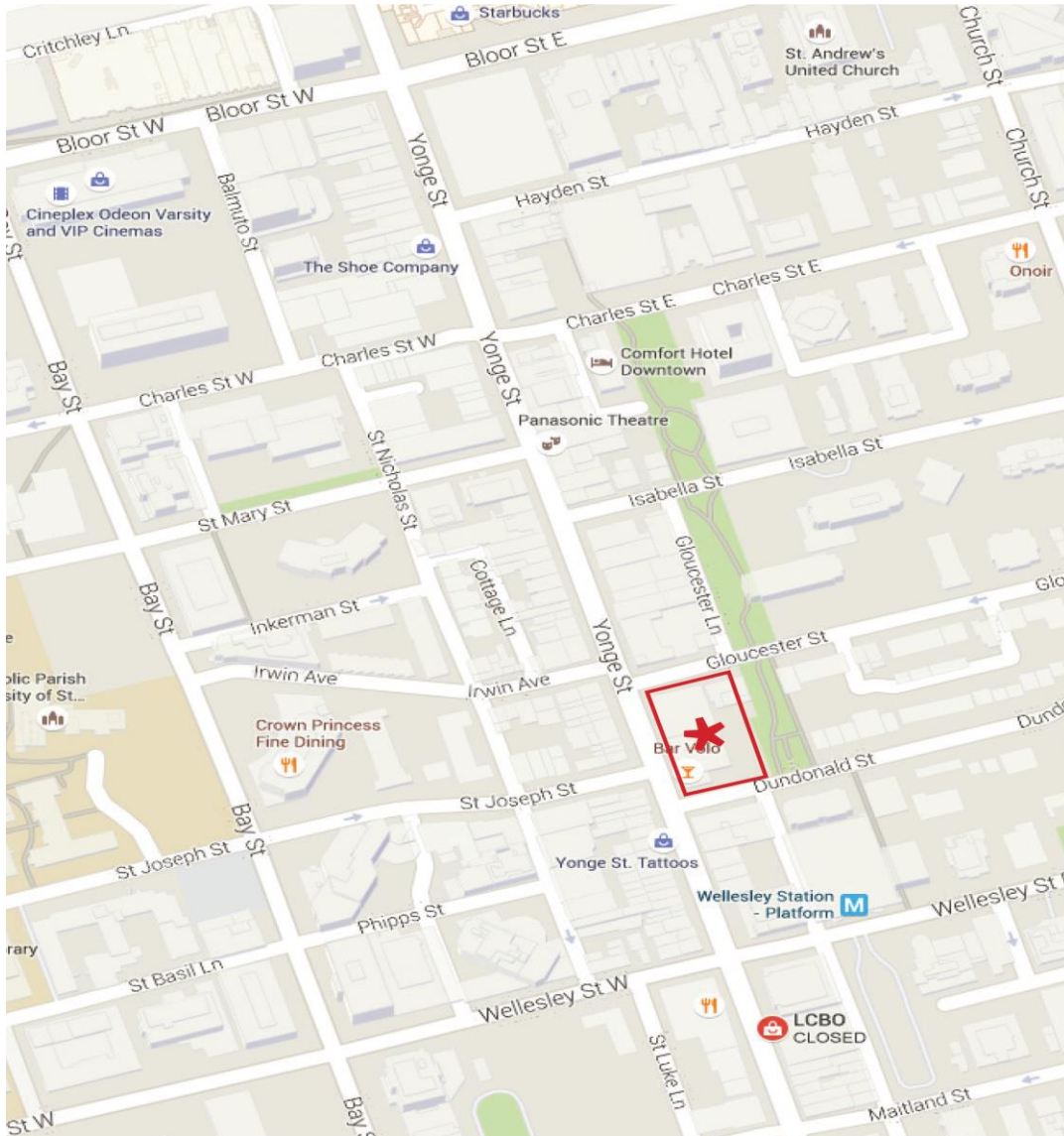
Prepared by: Irene Szylinger, Art Strategies Inc.



1. INTRODUCTION and SITE CONTEXT

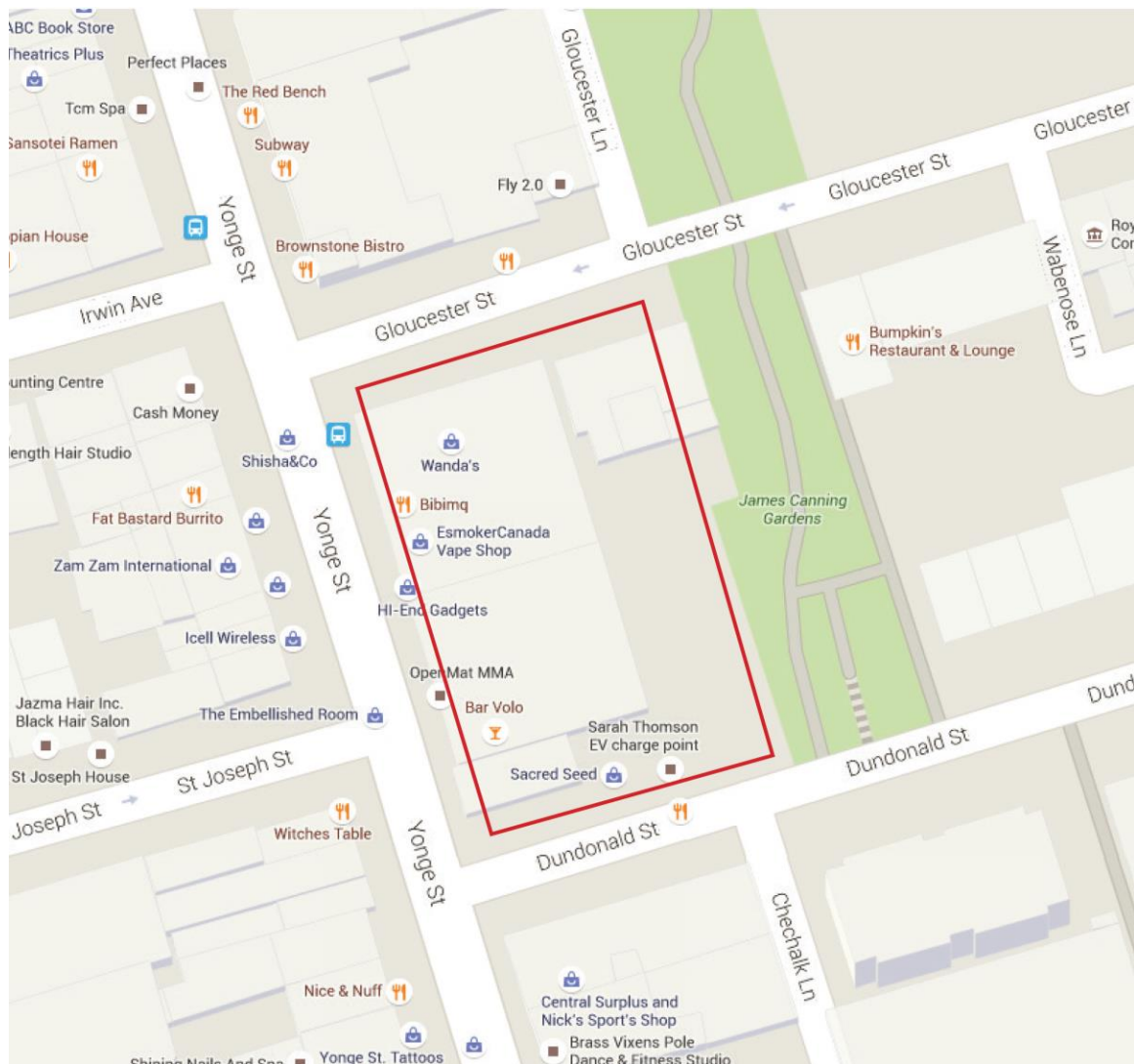
Cresford Developments Public Art Plan for **The Clover On Yonge** provides a framework for the commissioning of art and for the collaboration of an artist with the developer's design team to create an independent public art project.

The Clover On Yonge is located on Yonge Street between Gloucester Street and Dundonald Street and is bordered by James Canning Park to the east. The site in terms of context is four blocks south of Yonge and Bloor and 1 block north of Wellesley Street and Yonge.



The project is within walking distance to Yorkville and Ryerson and is proposed to have a direct TTC subway connection onto the Yonge line. The buildings and addresses currently on the site are 587-599 Yonge Street, 2-4 Dundonald Street and 7-9 Gloucester Street. The addresses known as 7 and 9 Gloucester are heritage buildings which were built in 1886 as part of a series of row houses. The others were demolished in 1949-1953 to make way for the Yonge Subway line.

The Public Art Plan for **The Clover On Yonge** is intended to reinforce the overall design objectives of responsible urban development. The formerly underused, mainly low-riser commercial site will become a mixed-use high-rise located on Yonge Street between two residential streets. While the residential units are located in two towers of the high-rise buildings, the design allows for opportunities for small businesses, neighbourhood restaurants and retail at grade. Public transportation is easily accessible in this pedestrian-friendly, mixed-use neighbourhood.



2. PROJECT TEAM

Ryan Millar, Cresford

Adam Feldmann, architects Alliance, Architect

Jessica Hutcheon, Janet Rosenberg + Associates, Landscape Architect

Irene Szylinger, Art Strategies Inc., Public Art

3. PROJECT DESCRIPTION

Named **The Clover On Yonge**, this Cresford development project consists of two high-rise buildings: an 18 storey and a 44 storey mixed-use residential condominium with commercial uses at grade and on the 2nd floor within a 4 level podium which contains residential uses on the 3rd and 4th levels with interior and exterior residential amenity on top of the 4 storey podium.

There are two separate entrances proposed for the north (18) and south (44) residential towers and separate retail entrances off Dundonald and Yonge Street and an entrance off Dundonald for the 2nd floor. There are 528 residential units proposed varying in size and a wide mix of bedroom types.

The residential tower is set back from the Yonge Street corridor and the retail/commercial spaces are situated at grade conforming to the previous mixed-use character of the neighbourhood. The building design is integrated into the site context with the retail frontage wrapping the corner of Yonge Street at Dundonald Street and Gloucester Street.

The builtform immediately east of the property are mostly 2-3 storey low-rise with the exception of the new mixed-use high-rise at 5 St. Joseph across the street. To the north and south on Yonge Street there are commercial buildings of varying heights.

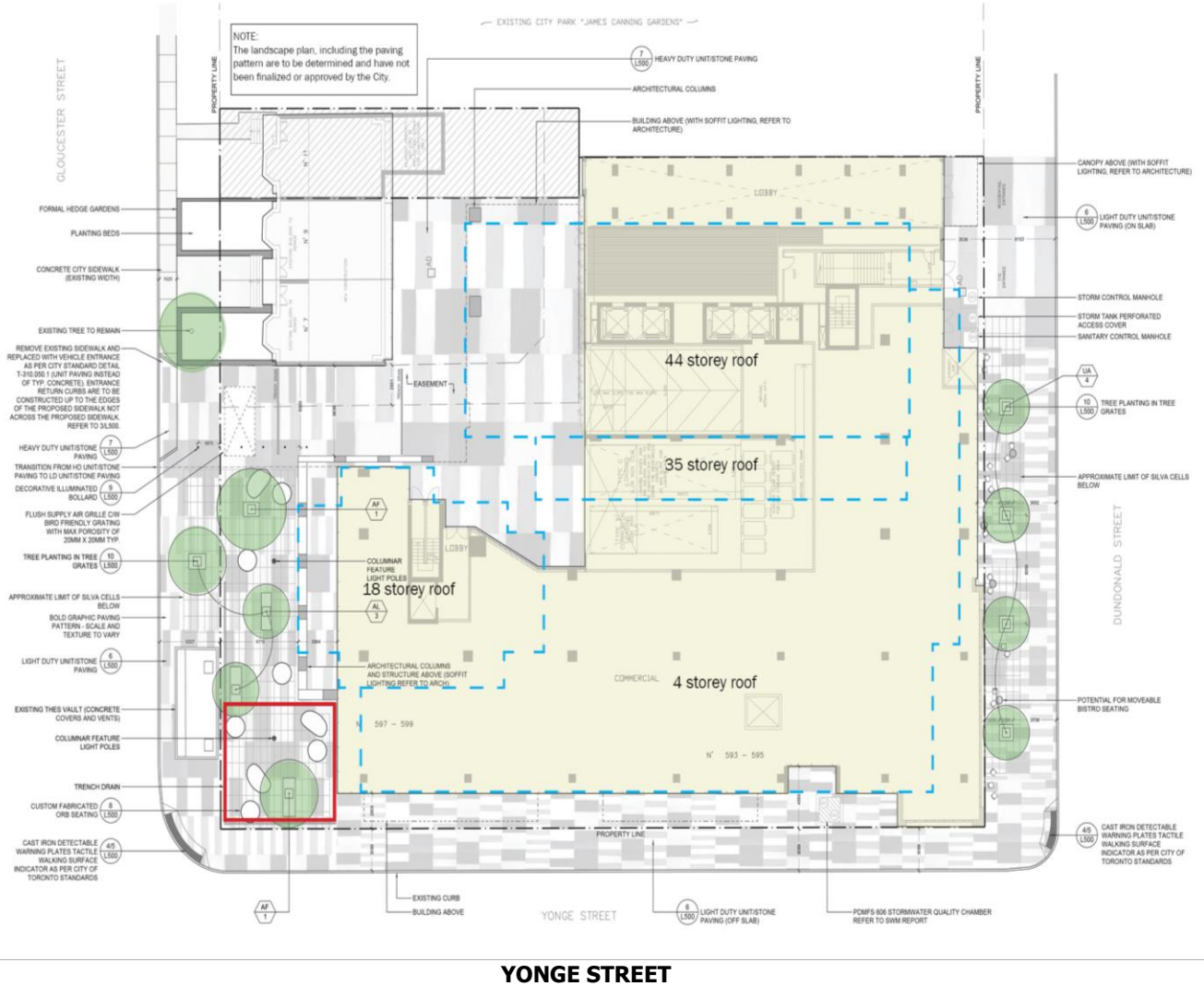
4. PUBLIC ART SITE DESCRIPTION

The development at **The Clover On Yonge** will provide a pedestrian-friendly environment along Yonge, Gloucester and Dundonald Streets. The elegant landscaping, new and historic buildings, will create an attractive new niche that will animate this portion of the Yonge Street corridor and reinvigorate the otherwise understated intersections.

After some discussion and in consultation with the landscape architect, the developer, the city urban design staff and the public art coordinator, it was proposed that the optimal location for the artwork is the private space that is open to the public fronting Gloucester Street at Yonge Street.

The developer has allowed for a generous swath of private lands that will provide a prime opportunity for a Public Art installation. The project footprint is set back on the site so that the Public art component can be located comfortably in the landscape design

within a safe distance from the sidewalk and the building. The landscape plan/paving details are to be determined as these have not yet been finalized or approved by the City.



Situated in an area measuring 9 x 9 metres, the public art will be located at a safe remove from the retail at grade and within view of the condominium residents and those passing by the intersection.

The choice of the site was made based on considerations of space and safety for pedestrian traffic as well as visibility. It was seen as the area where it will be most visible to the condominium residents, to pedestrians, shoppers and drivers along Yonge Street. Sight lines will be created and reinforced through the landscape design to best offset the public art project.

5. CURATORIAL VISION

It is the intent that the public art component of this site should enhance the significance of this development and add interest and vitality to the public realm. Consideration should be given to the scale & context of the proposed public art site.



The proposed public art component should be of sufficient size and shape to stand out against the high-rise builtform. It is hoped that it will be a complementary and dynamic addition to the streetscape at the site in a context of a busy, historic street. It must be visible to pedestrians and vehicular traffic.

Safety standards must be observed and the materials selected should suit our variable weather conditions, allow for facility of maintenance and snow removal.

The art work should be accessible to the general public, physically and conceptually, while being of the highest aesthetic standard. In the public domain it is important that the work of art can be “read” and understood in a pleasurable and comprehensible way. It is ultimately the role of public art to enhance the experience of the people who see it.

6. THE ART SELECTION PROCESS

The art consultant, the developer and design team will review the work of a long list of artists. Cresford will consider artists who have demonstrated a proven track record of professional and impactful body of work a select the best possible candidates to form the short list of three artists from the following list:

6.1. The artists:

Douglas Coupland, An Te Liu, John McEwen, Albert Paley, Steve Tobin, and Harley Valentine.

6.2. One-Stage Invitational Competition Process:

- Cresford, with input from the art consultant, determines the short list of 3 artists
- artists paid to prepare full proposals (images, technical and budget information)
- two weeks before the jury presentation, the proposals are submitted for technical review by Cresford’s engineering consultants
- the short-listed artists present their site-specific proposals to a jury
- the jury selects the winning artist and may propose a runner-up
- the developer commissions the winning artist to produce the Public Art for the site
- to insure that the landscape elements and art work well together the landscape architect will work with the winning artist on this aspect.

The jury members may offer recommendations to be considered when the winning artist goes through the design development stages. The art consultant will be involved in the process through to completion.

7. THE JURY

The jury will make all decisions by majority vote and will consist of five members, two developer representatives and three art experts as follows:

- Dan Casey or Ryan Millar, Cresford
- Peter Clewes, architects Alliance, architects
- Kitty Scott, Curator of Modern & Contemporary Art, Art Gallery of Ontario
- Shawn Micaloff, Editor, Spacing Magazine, lives in the ward
- Eldon Garnet, Artist & Professor at OCAD

8. PROJECTED BUDGET

Based on the Section 37 agreement, the art budget for **The Clover On Yonge** is \$500,000 which will be allocated as follows:

- **80% for the Art** –artist fees, design development, materials, fabrication, transportation, installation, insurance, legal fees, permits, plaque, consulting engineering fees, contingency.
- **10% for Administrative costs** –research artists, liaison between developer, public art coordinator and artists, preparation and presentation of the Public Art Plan, artist & juror competition expenses and, project management fees.
- **10% for Maintenance** -the owner shall provide the City with evidence of transfer of maintenance funds and the art manual.

100% Total

9. PRELIMINARY SCHEDULE – all to be finalized depending construction schedule:

Presentation to TPAC	February 24, 2016
Community Council	April 5, 2016
PAP City Council Approval	May, 2016
Construction Permit	June 2016
Artist Terms of Reference sent	October 2016
Site Briefing	November 2016
Proposal Materials due	February 2017
Juried Competition	March/April 2017
Artist Contract Signed	June/July 2017
Design Development/Fabrication	September 2017 – September 2018
Installation	TBD
Occupancy	May 2019

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