

Public Art Plan: 16 York Street

(Phase Three of 16 York Street - York Centre - ICE Development Project and Public Art Plan)



Address: 16 York Street, Toronto, ON

Developer: The Cadillac Fairview Corporation Limited

Prepared by: Ben + Karen Mills, Public Art Management

Date: September 27, 2017

Introduction + Background

The Cadillac Fairview Corporation Limited (the Owner) is developing 16 York Street, a new, 879,000 square foot, 32-storey commercial tower located at the southwest corner of York Street and Bremner Boulevard in downtown Toronto. The building is the third phase of the 16 York Street - York Centre - ICE Development Project and Public Art Plan, which was presented to TPAC in September 2009 and approved by City Council on November 30, 2009 (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.TE29.17>).

The building is located within Ward 20, Trinity-Spadina, with the Gardiner Expressway to the south, the CN Rail corridor to the north, the Metro Toronto Convention Centre to the west and the Air Canada Centre to the east. The area is a highly dynamic area of activity within the City with newly-built commercial properties developed over the past ten years as well as hotels, shops, and numerous event spaces and tourist attractions. York Street is also one of the main transportation thoroughfares in the city as it connects with Union Station to the north of the site.

Public art in the neighbourhood has been a major anchor for past developments, beginning with the commissions by John McEwen and Micah Lexier at the Air Canada Centre in 1998, followed by permanent installations by Fastwurms for the Metro Toronto Convention Centre in 2001, the large scale interior installations by David Rokeby and Michael Awad for the Telus Tower, the immersive public art bridges of 18 York and the Delta Bridge, designed by James Carpenter Design Associates and Marman + Borins + Khamsi, respectively, the large integrated glazing installation in the drive court of 120 Bremner Blvd designed by Douglas Coupland, the PATH wall public art mentorship opportunity designed by Talia Shipman with the assistance of KPMB Architects.

The project is being designed by architectsAlliance and B+H Architects. The project is currently under construction and is scheduled for completion, June 1, 2020.

Project Team

Client:	The Cadillac Fairview Corporation Limited
Architect:	architectsAlliance / B+H Architects
Public Art Consultant:	Ben + Karen Mills, Public Art Management

Section 16 Agreement Reference + Approved Plan Background:

Pursuant to Section 9.2 of the Section 16 Agreement dated May 29, 2009, between the Owner and the City:

“The Owner agrees with and recognizes the policy of the City to encourage public art on private lands, as set out in the Official Plan for the City of Toronto, which sets forth that one per cent (1%) of the value of the project gross construction costs for the Art contribution should be provided by major developments.”

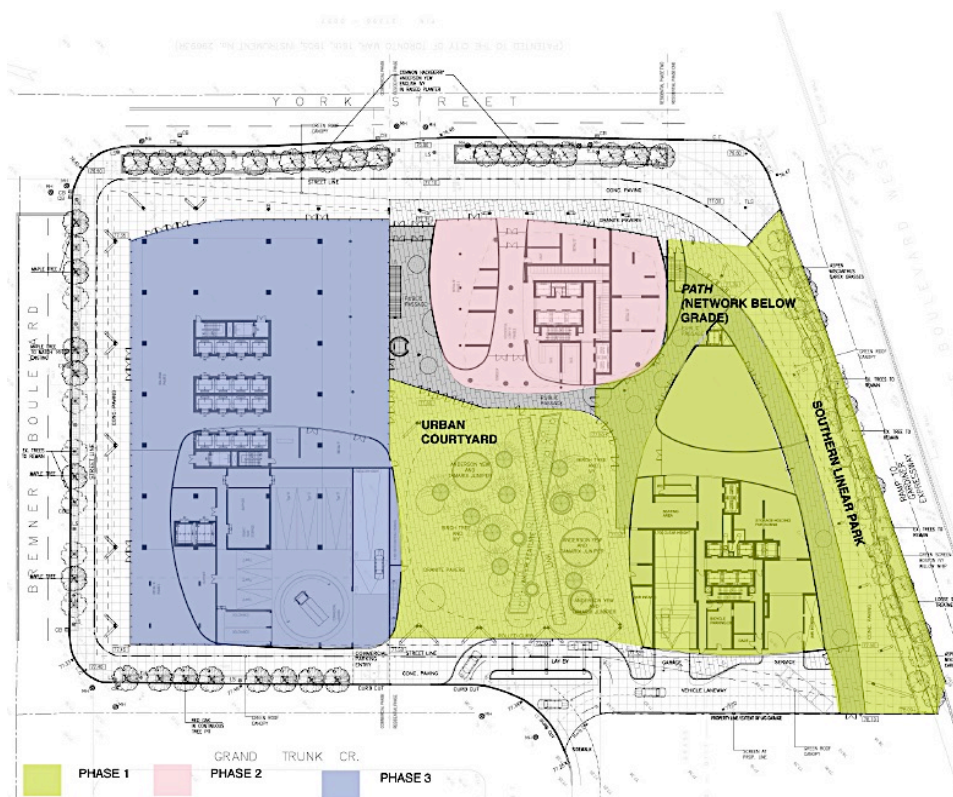
Furthermore, as noted in the Staff Report from October 22, 2009:

“As the next two phases (residential Tower A and Commercial Tower) are built out, additional public art funds will be directed to these sites. The details of these locations and updated budget estimates will be reported to the City Planning as those phases are developed.”

The original 16 York Street - York Centre - ICE Development Project Public Art Plan, presented by Public Art Management on behalf of Lanterra Developments and The Cadillac Fairview Corporation Limited covered all three phases of the development project. It was approved in 2009 as previously noted, and resulted in significant public art installations for Phases 1 and 2; *Dream House* by the UK-based artists Phaophanit + Oboussier and *Next Exit/Local Traffic* by David Trautrimas. The ownership for these phases of the development was The Cadillac Fairview Corporation Limited, and Lanterra Developments, who acted as the the lead developer.

Phase 3 of the 16 York Street - York Centre - ICE Development Project is owned by Cadillac Fairview in partnership with the Ontario Pension Board, with Cadillac Fairview acting as the development manager. The purpose of this plan is to update the Toronto Public Art Committee as to the plans for public art for this phase of the overall development project.

Original Approved Public Art Area Plan (Phase 3, 16 York Street Site in Blue)

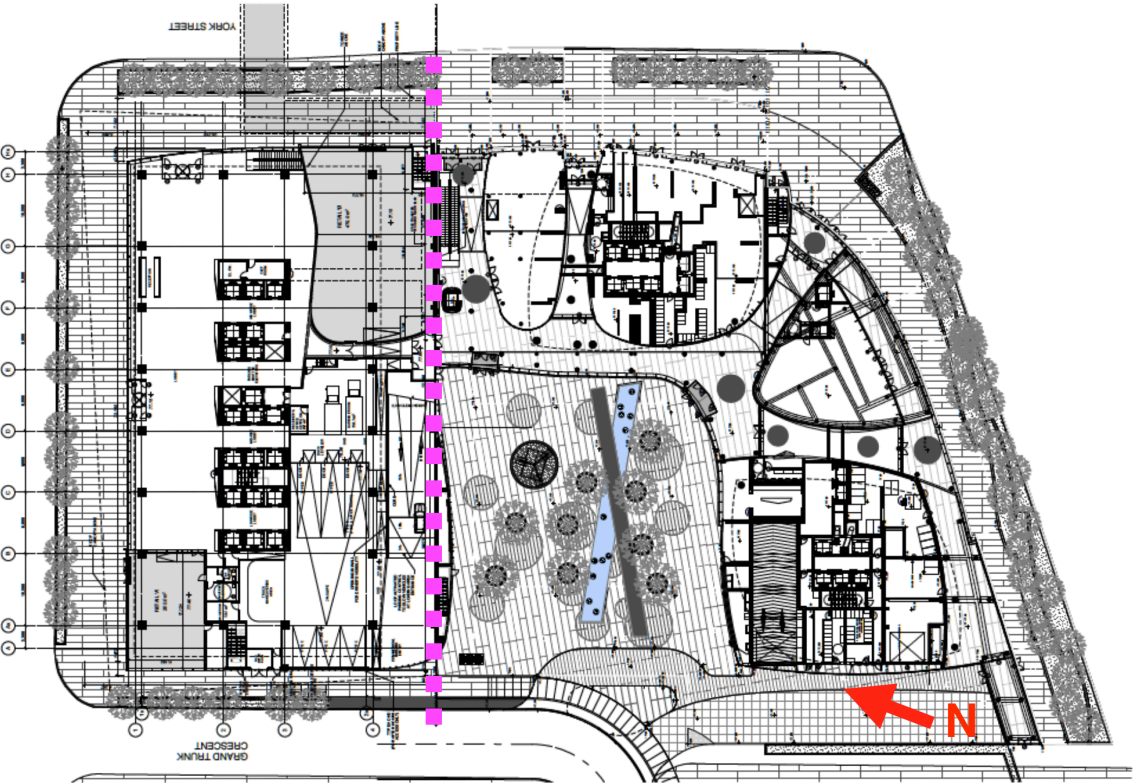


Site In Context

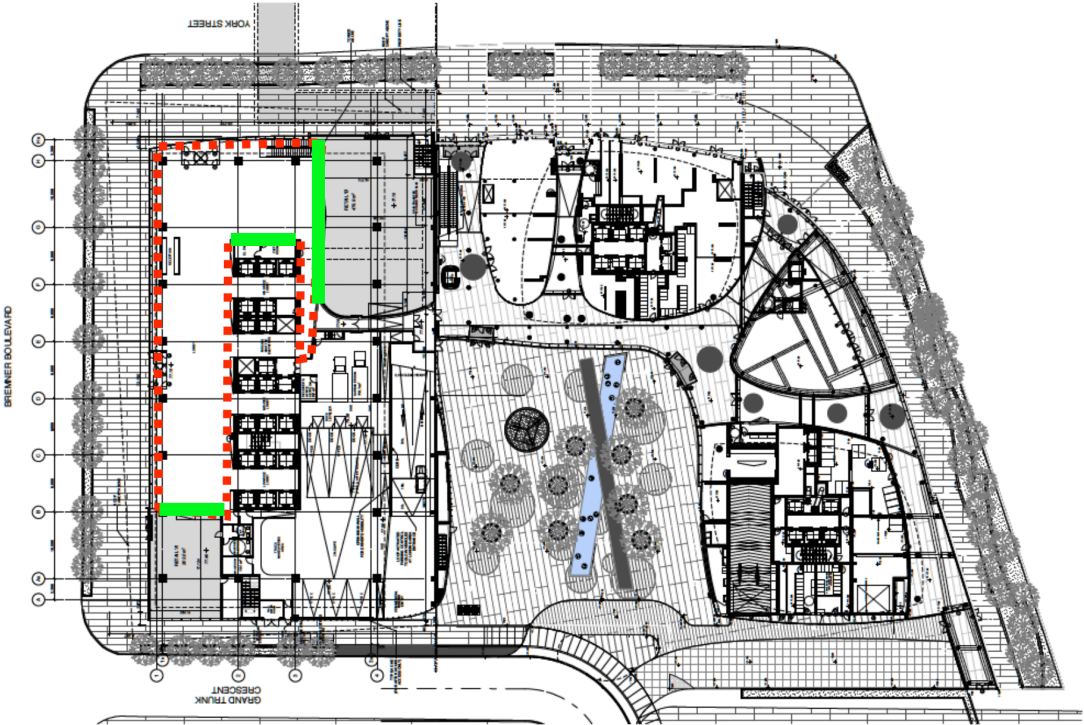


16 York Street Updated Site Plan in Context

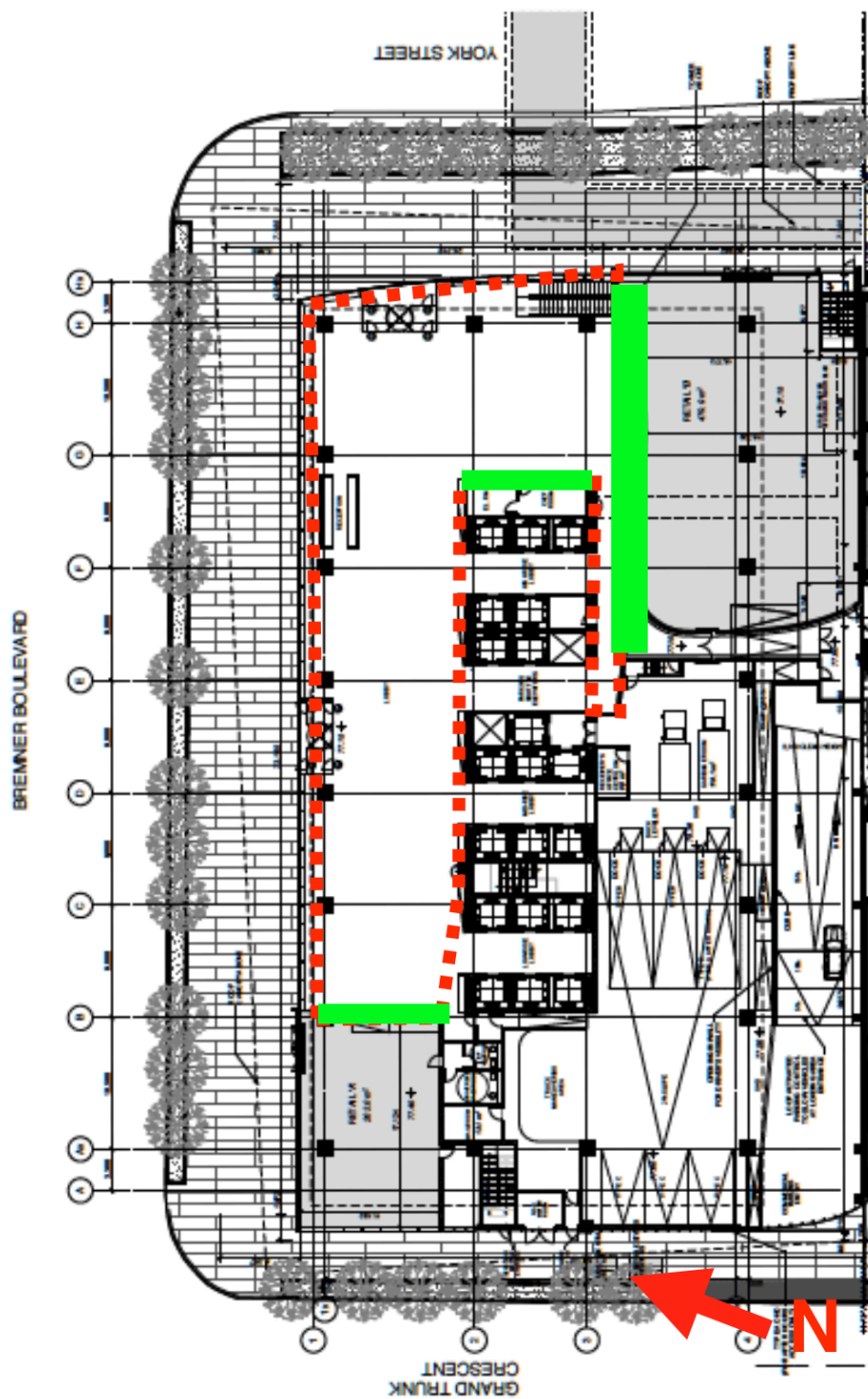
(purple line divides Phase 3 from Phases 1+2)



Site Plan with Art Locations in Green



Art Location Site Plan Detail



Public Art Zone Description:

Location: 16 York Street Lobby:

The area for public art being considered is the large, publicly-accessible main entrance lobby located at grade and facing northeast towards York St and Bremner Blvd. As the space is still being finalized by the architects, the public art opportunities within the space are still to be defined. As indicated on the site plan above, the entire lobby space will be considered as a zone for public art, subject to meeting various safety, accessibility, fire code and other regulatory and operational requirements. However, three areas within the lobby have been indicated as primary public art opportunities noted in green.

The height of the lobby is 35 feet, providing a great deal of natural sunlight into the space as well as providing clear sightlines from the exterior into the lobby and the art locations. The grand height of the space will also providing ample breathing room for the future public art, allowing viewers from both inside and outside to experience the future installations.

These areas are seen as the most public and visible areas of the development. Careful consideration will be undertaken by the Owner to ensure that these areas are not misinterpreted as branding for any future retail uses within the lobby space or by future tenants. These areas will tie in with the design of the overall building, providing spaces for public art that are both integrated into the lobby while standing alone as a distinct expression of contemporary art.

The artwork may take a variety of forms such as, but not limited to: large scale painting, sculptural wall relief, artwork panels on metal or glass, free standing sculptural elements, large scale photography, or other artistic opportunities that are durable and maintainable and stand the test of time.

It is important to note that this art zone is located on publicly-accessible, privately-owned land, and would not be located on City-owned property, therefore the maintenance of which would be the responsibility of the Owner.

Budget:

Based on 1% as agreed upon between the Owner and City

The anticipated budget for the program: \$2,700,000.00

Administration Allowance, including

Competition administration through construction of art**: up to 10% of the budget

Construction Coordination, Site preparation***: up to 10% of the budget

Public Art Design, Supply and Fabrication:	75% of the budget
Maintenance endowment:	up to 5% of the budget

Residual funds from any category above may be redirected to increasing the art fabrication allocation.

*** Including: preparation of Public Art Plan, presentation to TPAC, planning and administration of artists, assistance in short listing final candidates, preparation of Finalist Brief, management of jury sessions, assistance in preparation of artist agreement(s), post completion conferences with Owner and any other stakeholders, in addition to other activities.*

**** Including: Architectural, electrical and structural engineering fees for review of designs and provision of stamped drawings, assistance in preparation and issuance of fabrication tenders for art if requested by artist(s), site preparation including provision of structural supports, electrical supply, hook-up, ESA inspections and other elements required to implement the artwork, and contingency.*

Selection Process:

A two-stage design competition is being proposed:

Stage 1: Open and Invitational Call for Credentials

This will be prepared and circulated on newswire and social media services such as Akimbo and EFlux inviting professional artists to submit their CV and images of past work in order to be considered for the project. The public art consultant and Owner team will review these applications and determine a short list of five artists to be considered for the project.

Stage 2: Finalist Brief

This will be prepared and sent to short list of artists selected. They will then prepare detailed concepts for which they will be paid an honorarium. Submissions will then be reviewed by Owner team and Jury in order to determine a preferred concept.

The winning artist(s) will be individually contracted by the Owner to develop the public art and to work with the project consulting team (developer, project managers, consulting engineers and public art consultant).

Jury Composition:

The jury will comprised of three (3) members as follows:

- A representative of the Owner or it's nominated representative
- Independent art experts of whom one is an artist and one is a resident of the ward

The two independent jury members will be drawn from the following pool:

- *Gaetane Verna, Director of The Power Plant and Lives in Ward
- *Katharine Harvey, Artist + Works in Ward
- Robyn McCallum, Scotiabank Art Curator + Works in Ward
- *Stefan Hancherow, Independent curator
- *Dana Slijboom, Artist
- Stephen Smart, Art Advisor + Works in Ward
- Sue Dalley, Partners in Art
- Brad Tinmouth, Artist
- *Robin Anthony, Chief Curator of RBC Art Collection + Works in Ward
- Esmaa Mohamoud, Artist
- Dean Drever, Artist + Lives in Ward

** Indicates candidates who have public art jury experience.*

City staff will be notified in advance of the composition of the three member jury, in addition, the chair of the Jury will be notified of the shortlisted artists prior to commencement of the competition.

The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

Schedule:

TPAC Presentation:	September 27, 2017
Competition Commences:	After approvals are in place
Artist Selection:	Q4 2017 – Q2 2018
Artist Under Contract:	Q3 2018
Completion:	2020

ATTACHMENT #1: CRITERIA FOR SELECTION

EVALUATION CRITERIA	SCORE (0 – 10)	WEIGHT	TOTAL
1. Understanding of the Public Art opportunity <ul style="list-style-type: none"> Idea is feasible and within budget Suggests durable/maintainable materials Maintenance considerations 		4	
1. Integration with Project: <ul style="list-style-type: none"> Successfully integrates with site or site features; not simply an architectural feature Appropriateness/scale/practicality Contribute to urban environment Structurally sound 		4	
1. Potential Impact: <ul style="list-style-type: none"> Draws viewers into the 16 York St lobby Scale/ visibility Improves public realm 		2	
1. Distinct Identity: <ul style="list-style-type: none"> Original idea Potential to create a unique statement for facility + area Should work on a variety of levels, not simply the obvious 		3	
1. Artist availability <ul style="list-style-type: none"> Artist availability / other commitments Single or team endeavour 		2	
1. References/ Recommendations by Past Clients		3	
TOTAL SCORE:			