

Public Art Plan: 81 Wellesley St East Public Art Project



Address: 81 Wellesley St East

Prepared for: Aragon (Wellesley) Development (Ontario) Corporation

Prepared by: Ben Mills, Public Art Management

TPAC Date: February 22, 2017

Introduction and Site Background

Aragon (Wellesley) Development (Ontario) Corporation (“Aragon”) is developing 81 Wellesley St East, a 28-storey residential building, including at-grade retail uses, in the heart of the Church-Wellesley Village. The site is located on the south side of Wellesley St East, east of Church Street and west of Jarvis Street in Ward 27 (Toronto Centre-Rosedale) in central Toronto.

In keeping with the design of the neighbourhood, the building is a modern interpretation of 1960’s apartment design. It consists of a six-storey base building with a two-story colonnade at-grade, which is set-back 7.5m, creating a partially covered, publicly-accessible courtyard area approximately 100 sq/m in size. The residential entrance of the building will be located at the east side of the development site.

The site is located in the Church-Wellesley Village in close proximity to Cabbagetown, Ryerson University, Maple Leaf Gardens, The Keg Mansion, The Buddies in Bad Times Theatre, Casey House, Barbara Hall Park, Allan Gardens and other important locales, in addition to numerous restaurants, bars, retail and residential uses in the neighbourhood. The area is a hub of activity with a history rich in diversity, social change, and culture.

The neighbourhood is a mix of low, mid, and high-rise residential and mixed-use developments. It is the intention of the developer to engage with the public art program at a very early stage in order for the best result for the public art program, as well as engage with the surrounding community to ensure that it embraces the neighbourhood.

The architects for this project are CORE Architects, with Janet Rosenberg Landscape Design providing original landscape design services and INSITE Landscape Architects Inc implementing the finalization and completion of the landscaping.

It is anticipated that the development will be completed by 2019.

Project Team

Client:	Aragon (Wellesley) Development (Ontario) Corporation
Architect:	CORE Architects
Landscape Architect:	INSITE Landscape Architects Inc.
Public Art Consultant:	Ben Mills, Public Art Management

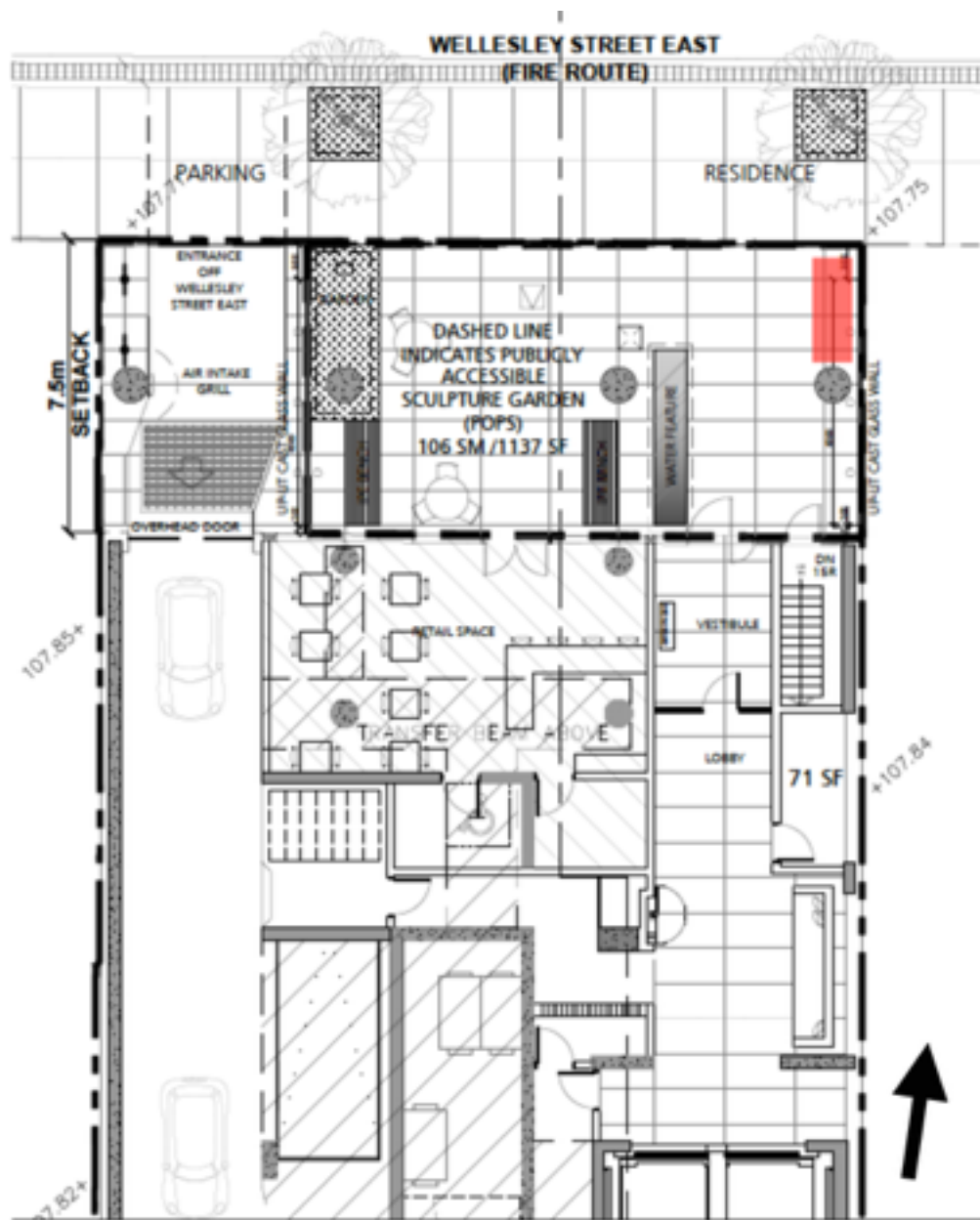
Public Art Objectives:

- Engage with the local community to create a high-quality, appropriately-scaled public artwork for an important neighbourhood in the City of Toronto
- Through a professional juried process, identify public art for the site that is creative, beautiful, and represents the art of its time
- Use appropriate scale, materials, execution and creativity and provide beauty to the area that is engaging and thought-provoking
- Create a landmark for the development
- To the greatest extent possible, stand the test of time as a unique work of art
- Low/manageable maintenance requirements over the long term to ensure the art is always accessible to the public
- Consistent with the overall objectives for the development, the public art shall be environmentally sustainable

Site In Context



Site Plan (Art Location noted in red)



Art Location Description:

Front Courtyard:

The public art location for the project will be located within the publicly-accessible, privately-owned courtyard fronting onto Wellesley Street East, at the northeastern corner of the property in the vicinity of the residential entrance of the building. This location provides the most visible and publicly-accessible art location within the site in addition to providing a way finding marker

for the residential entrance of the building. The art location will be located closer to the property line of the building rather than closer to the entrance of the building so that the public has a better opportunity to experience the public art, adding character and animation to a vibrant neighbourhood.

The future public art may take a variety of forms including, but not limited to: sculpture, free-standing artist-designed screens, enamel metal panels with imagery or text, glass panels with artwork integrated within, or others using durable and maintainable materials suitable for permanent public art.

Section 37 Reference:

As per Section 4.1 of the Section 37 Agreement between the Owner and the City,

“The Owner shall provide and maintain public art to be located on the POPS to a value of not less than \$329,424.00”

Budget:

The anticipated budget for the program:	Approx. \$ 329,424.00
Administration Allowance, including	
Competition administration through artist selection**:	up to 10% of the budget
Construction Coordination, Site preparation,	
and Contingency***:	up to 10% of the budget
Public Art Design, Supply and Fabrication:	75% of the budget
Maintenance endowment:	up to 5% of the budget

*** Including: preparation of Public Art Plan, presentation to TPAC, planning and administration of Expression of Interest, assistance in short listing final candidates, preparation of Finalist Brief, management of jury sessions, and assistance in preparation of artist agreement(s), 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 and other elements required to implement the artwork, and contingency.*

Selection Process:

A two-stage design competition is being proposed:

Stage 1: Request for Expression of Interest + Interview

This will be prepared and circulated to the long list of artists noted in the Public Art Plan. Artists who respond to the invitation will be required to provide a written Expression of Interest identifying their availability and through an interview process with the public art consultant, Aragon, and architect, discuss their initial thoughts/approach to the site. The

Owner team will then review submissions and interview results and identify Finalists, up to a maximum of four (4) artists.

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).

Artist Candidates:

Kent Monkman, Alan Belcher, assume vivid astro focus, Diana Al Hadid, Nathan Mabry, Shary Boyle, Dean Drever, Sara Graham, Georgia Dickie, April Hickox, Jon Rafman, Esmaa Adam Mohamoud, William O'Brien.

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:

- Nancy McNee, Art patron, Ward Resident
- Bruce Lawson, former Chair of Art with Heart, Ward resident
- Kelvin Browne, Director of Gardiner Museum, Ward resident
- Robin Young, Art collector + Ward Resident
- Gaetan Verna, Director of the Power Plant Contemporary Art Gallery
- Marvin Antonio Luvualu, Artist
- Betty-Anne Jordan, Independent curator

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

Schedule:

TPAC Presentation:	February 22, 2017
Community Council:	April 4, 2017
City Council Approval:	April 26/27/28, 2017
Competition Commences:	After approvals are in place
Completion:	2019

ATTACHMENT #1: CRITERIA FOR SELECTION

EVALUATION CRITERIA	SCORE (0 – 10)	WEIGHT	TOTAL
1. Understanding of the Public Art Opportunity: · Idea is feasible and within budget · Suggests durable materials · Maintenance considerations		4	
1. Integration with Site: · Successfully integrated with site and site features and not simply “plop art” · Looks like a distinct work of art · Appropriateness/scale/practicality · Contributes to surrounding environment and culture of area		4	
1. Potential Impact: · Attract an audience and is “must see” · Scale + visibility · Enhances public realm		3	
1. Distinctive Identity: · Original idea · Potential to create a unique statement for 81 Wellesley St East · Should work on a variety of levels, not simply the obvious		3	
1. Artist availability · Artist availability / other commitments · Single or team endeavour		2	
1. References/ Recommendations by Past Clients or Curators		3	
TOTAL SCORE:			