

### **33 YORKVILLE**

27-37 Yorkville Avenue and 26-32, 50 Cumberland Street

### **PUBLIC ART PLAN**

Submitted to the City of Toronto by Cresford Developments  
For Presentation to the Toronto Public Art Commission

Prepared by: Irene Szylinger, Art Strategies Inc.



#### **I. Image of the development project**

## 1. INTRODUCTION

Cresford Developments Public Art Plan for **33 Yorkville** 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 **33 Yorkville** development is located between Yorkville Avenue and Cumberland Street west of Yonge Street and east of Bay Street in Ward 27. It is approximately two blocks north of the intersection of Yonge Street and Bloor Street and is therefore within walking distance to the Yonge Street subway.



### II. Map with location of the development outlined

The buildings and municipal addresses currently at the site are: 27-37 Yorkville Avenue and 26-32, 50 Cumberland Street. The site consists of 3 properties: a two-storey retail building located at 27 Yorkville Avenue; a six-storey Toronto Parking Authority structure containing 1,036 parking spaces with a four storey office component fronting onto Cumberland Street; and a 2-storey building at 26-32 Cumberland Street.

The site has a frontage of approximately 70.5 metres along Yorkville Avenue and 86.2 metres along Cumberland Street.

A public lane runs north from Cumberland Street through the site to the rear of the property at 27 Yorkville Avenue where it then runs west and east. To the west, the laneway terminates after approximately 13 metres. Going east, before Yonge Street the laneway turns north to Yorkville Avenue.

North of Yorkville Avenue is the Four Seasons Hotel and Private Residences. The combined hotel and residential building located at the north east corner of Yorkville Avenue and Bay Street is 52 storeys tall. East of the 52-storey tower there is a motor court with a mosaic paving feature and a sculpture of a fountain. The second Four Seasons residential tower is 26 storeys tall. Adjacent to the motor court is an open space, known as the 'Rose Garden' with a public art feature. East of the open space are two heritage buildings: the Yorkville Fire Hall and the Yorkville Library. East of the library lies Town Hall Square, a public park, and a 36-storey mixed use building at 18 Yorkville Avenue.

East along Cumberland Street is a row of two and three-storey commercial buildings. Along Yorkville Avenue are commercial buildings ranging in heights of one, three and nine storeys.

South of Cumberland Street is 'Cumberland Terrace' (2 Bloor Street West), on an L-shaped parcel extending north from the northwest corner of Yonge and Bloor and west along the south side of Cumberland Street to Bay Street. An existing 34-storey office tower is located at the northwest corner of Yonge and Bloor Streets. A low-rise concrete building that spans the south side of Cumberland from Bay to Yonge Street, contains an indoor retail mall and some office/commercial spaces. A below-grade retail concourse connects the 2 Bloor Street West site to the TPA parking garage on the north side of Cumberland Street.

West of the site are two commercial buildings. The building at the northeast corner of Bay Street and Cumberland Street (1235 Bay Street) is 10 storeys tall. The building at the southeast corner of Bay Street and Yorkville Avenue (1255 Bay Street) is nine storeys tall, with an arcade along its two frontages.

The Public Art Plan for **33 Yorkville** is intended to reinforce the overall design objectives of responsible urban development. The former mainly low-rise mixed use site will become a mixed-use high-rise site located between Yorkville Avenue and Cumberland Street east of Bay and west of Yonge Street.

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. DEVELOPMENT PROJECT DESCRIPTION**

Named **33 Yorkville**, this Cresford development project consists of two linked mixed-use towers with a large underground garage and an open public space creating a mid-block pedestrian connection.

The tower on Yorkville Avenue will have 64 storeys and the tower on Cumberland Street will have 42 storeys sitting on top of a 7 storey podium with frontages on both streets.

There are 1,029 apartments of varying sizes with a wide mix of bedroom types. The retail space remains at grade and on the second level fronting both Yorkville Avenue and Cumberland Street. Levels 3, 4 and 5 of the podium will contain the residential parking with mechanical rooms, storage lockers and structural transfers taking up the 6<sup>th</sup> and 7<sup>th</sup> floor.

The interior and exterior amenity for the residential condominiums is located on top of the podium on the 8<sup>th</sup> floor with access to the sky-lobby that is the access to both north and south residential towers. The project also includes six below-grade levels of TPA commercial parking.

The residential tower entrance will be located on Yorkville Avenue. The two levels of commercial units will have their entrances on Yorkville Avenue, Cumberland Street and the north/south pedestrian connection from Cumberland Street to Yorkville Avenue. An open space is proposed along the eastern edge of the property from Yorkville Avenue to Cumberland Street.

The developer has provided a total of 1,130 parking spaces: 330 residential parking spaces and 800 commercial parking spaces. The commercial parking spaces will be located in a six-level underground garage and the residential parking will be located on the third, fourth and fifth floor of the building. Bicycle parking spaces are proposed for residents, visitors and shoppers.

The entrance to the garage is from both Cumberland Street and Yorkville Avenue.

The development towers are located in Yorkville and the retail/commercial spaces are situated at grade and on the second level conforming to the previous mixed-use character of the neighbourhood. The building design is integrated into the site context with the retail frontage on both Yorkville Avenue and Cumberland Street.

## **3. PROJECT TEAM**

Ryan Millar, Cresford

Peter Clewes and Jon Cummings, architects Alliance, Architect

Janet Rosenberg, Janet Rosenberg Studio, Landscape Architect

Irene Szylinger, Art Strategies Inc., Public Art

#### **4. PUBLIC ART SITE DESCRIPTION**

The development at **33 Yorkville** will provide a pedestrian-friendly environment along Yorkville Avenue, Cumberland Street and the mid-block pedestrian walkway. The landscaping and new buildings will create an attractive new niche that will animate this portion of the neighbourhood.

After consultation with city planning staff we propose that the optimal location for the artwork is in the large space on Cumberland Street. This space will be the wider entrance to the landscaped mid-block walkway that is open to and intended to be used by the public.

In the Yorkville East of Bay Planning Report it is proposed that the lane connecting Cumberland Street and Yorkville Avenue will be widened in the future. To that end it is recommended that the public art here does not obscure the view of two heritage buildings on Yorkville Avenue: the Yorkville Fire Hall and the Yorkville Library.

Situated in an area that measures 8.4 x 21.3 metres, the public art will be located in a space that will be within view of the condominium residents, motorists and pedestrians using Cumberland Street and coming from Yorkville Avenue.

The landscape of the park and the public art will be completed at the same time and prior to any residential occupancy at this project, as per section 6.9.5 of the Section 37 agreement, as follows: "The construction of Above Base Park Improvements shall be completed prior to the earlier of the occupancy of any residential dwelling unit or 2 years after the issuance of the park occupation permit, to the satisfaction of the General Manager, PFR. Unforeseen delays (e.g. weather) resulting in the late delivery of the Public Park shall be taken into consideration and at the discretion of the General Manager, PFR when determining a revised delivery date for the Public Park."





## **6. 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.

The proposed public art should be of sufficient size and shape to stand out against the high-rise built-form. It is hoped that it will be a dynamic addition to the site and 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.

## **7. 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 and select the best possible candidates to form the short list of three artists from the following list: John Patkau, Douglas Coupland, Nicolas Baier, Rhonda Wepler & Trevor Mahovsky, Katharine Harvey, An Te Liu, John McEwen.

### **7.1. ONE-STAGE INVITATIONAL COMPETITION PROCESS**

- Cresford, with input from the art consultant, determines the short list of 3 artists
- The 3 artists are paid to prepare full proposals (proposal concept, images, technical and budget detailed information)
- The Artist Brief is reviewed by the City staff before being sent out to the short-listed artists
- One month before the jury presentation, the proposals are submitted for technical review to the developer and City staff (Culture, Parks, Urban Planning)
- 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
- The artist submits the required completed Maintenance Manual, a copy of which will be submitted to the City planning department

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.

## **7.2. MENTORSHIP**

Provision will be made for a mentorship program for one artist who has not yet created a permanent public art commission. The public art consultant and the commissioned artist will identify possible candidates. The mentored candidate may be offered the opportunity to work on any portion of the commissioned artist's process.

## **8. 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, architectsAlliance, architect
- Debra Campbell, Collector, resides in the ward
- Kelvin Browne, Director Gardiner Museum
- Micah Lexier, Artist

## **9. PROJECTED BUDGET:**

Based on the Section 37 agreement, the art budget for **33 Yorkville** is \$850,000 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 developer will undertake the maintenance the funds for which will be put into the reserve fund the future condominium corporation for the maintenance of the public art.

### **100% Total**

## **10. PRELIMINARY SCHEDULE**

Presentation of Public Art Plan to The Public Art Commission	February 28 <sup>th</sup> , 2018
Public Art Plan City Council Approval	May 2018
Artist Brief Sent to City staff for review	June 8, 2018
Artist Brief Sent to short-listed artists	June 22, 2018
Proposal Materials due for technical review	October 15 <sup>th</sup> , 2018
Juried Competition	November 29 <sup>th</sup> , 2018
Artist Contract Signed	Jan.–Feb. 2019
Design Development/Fabrication	2019–2022
Installation	2023