

Public Art Plan: 8 Cumberland Street



Project Name:	8 Cumberland
Address:	826-834 Yonge Street and 2-8 Cumberland Street
Developer:	GG Eight Cumberland Inc
Architect:	architectsAlliance
Landscape Architect:	NAK
Prepared by:	Ben Mills, Public Art Management
Date:	October 24, 2018

Introduction

GG Eight Cumberland Inc (Great Gulf Homes) is developing 8 Cumberland Street, a 51-storey luxury mixed-use development located in the heart of Yorkville in downtown Toronto. The building is being designed by architectsAlliance with NAK Designs providing their landscape services. The property is located on the northwest corner of Cumberland St and Yonge St.

The building features a three-storey podium with a 48-storey residential tower. The existing heritage façades located at the southern and eastern property lines will be maintained and future retail will be located within these buildings. The residential entrance of the building will be located off the newly created pedestrian walkway at the west side of the site.

Located within the Bloor-Yorkville neighbourhood, the area is home to a wide array of shops, restaurants, and high-end boutiques, as well as parks and green space such as the Village of Yorkville Park designed by Martha Schwartz, Asquith Green Park, Town Hall Square, and Harold Town Park, to name a few. The Royal Ontario Museum, Gardiner Museum, and the University of Toronto are all within walking distance.

The project is currently underway and the public art will be installed by 2021.

Project Team

Client:	GG Eight Cumberland Inc
Architect:	architectsAlliance
Public Art Consultant:	Ben Mills, Public Art Management

Section 37 Agreement Reference:

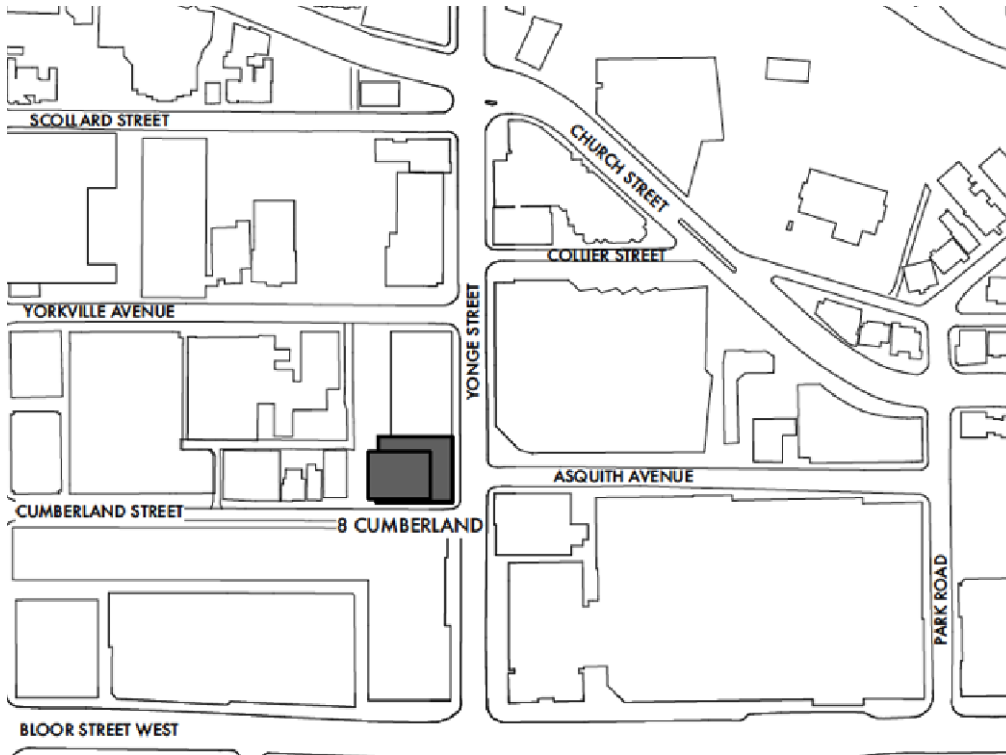
Pursuant to Schedule E, Section 1.3 of the Section 37 Agreement between the Owner and the City:

"The Owner agrees that it will make a contribution (the "Public Art Contribution") equal to FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) subject to upwards indexing to the City in accordance with the Public Art program."

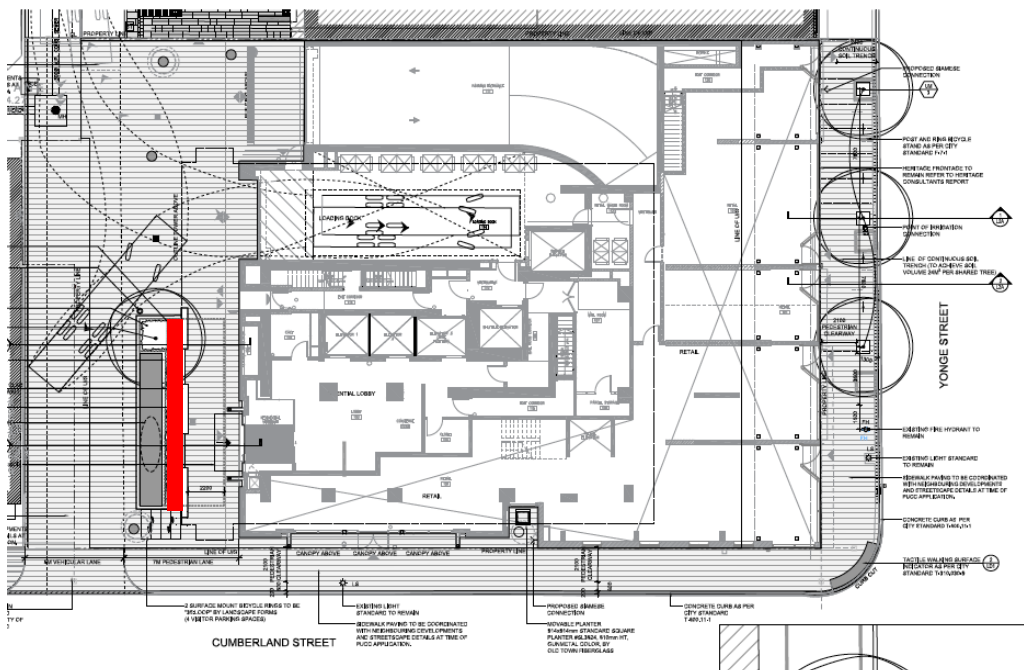
Public Art Objectives:

- Through a professional juried process, identify public art for the site that is of the highest quality and represents the best that contemporary art has to offer
- Will be appropriate for the site in scale, materials, execution and creativity
- Be engaging for the public
- Act as a wayfinding beacon for the site
- Animate the new north-south pedestrian thoroughfare
- To provide an important opportunity for an artist to work with fabricators and

- ## Site In Context



Site Plan: Art Location (in red)





VIEW LOOKING NORTH-EAST

Street Perspective Looking Northeast from Cumberland St.



Public Art Location:

The area of the site being considered for public art is the area between the pedestrian thoroughfare and the driveway, immediately west of the residential entrance of the building on Cumberland St. This area provides a highly visible location for a sculptural installation that will be a prominent feature of the site. The location will act as a wayfinding beacon or series of beacons that will also highlight the newly created pedestrian thoroughfare connecting Cumberland St and Yorkville Ave. There is a planned north-south pedestrian mid-block access route that will connect Yorkville Ave to Cumberland St, alleviating pedestrian traffic away from Yonge St and providing an intimate yet urban respite from vehicular traffic. This pedestrian walkway will be secured as a Privately Owned Publicly Accessible Space (POPS) by the City.

Due to the proximity of the heritage property and “tight” nature of the site, this area provides the best location for public art as it will act as a landmark for the residential entrance of the building as well as animate the publicly-accessible pedestrian laneway that will run North-South. The artwork will be suitable in scale and form so that it will be a prominent feature of the development.

It is important to note that since the art will be located within a POPS, and would not be located on City-owned property, the maintenance will be the responsibility of the Owner. Also, the artwork may take a variety of forms, such as but not limited to:

- A single, focal point sculpture
- A series of sculpture installations
- Permeable, artist designed panels which do not hinder sightlines or block views

The future art installation will be illuminated for visibility in the evening but the intention is not to commission a lighting artwork. There may be a possibility to incorporate lighting within the artwork itself, depending on the artist concept.

Budget:

Public art budget (fixed)	\$500,000
Administration Allowance, including competition administration through selection of art**:	10%
Public Art Design, Supply, Fabrication, Installation, including Construction Coordination, and Site preparation***:	80%
Maintenance endowment:	10%

** 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: 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 interviewed and asked to provide a written Expression of Interest identifying their design fee as well as a signed Agreement to Propose. Owner team and art consultant will then review

responses 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. Up to date architectural information, 3D files, neighbourhood context and area history, among other information, will be included in this brief in order to best assist the artists in their concept development. 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:

Dana Slijboom, Vanessa Maltese, Dean Drever, Nathan Mabry, Tony Matelli, Sara Graham, assumevividastrofocus, Georgia Dickie, Alex Morrison, Marman + Borins.

Jury Composition:

The jury will be comprised of three (3) members, drawn from the following candidates:

- Margaret Priest, Artist and Ward Resident
- Tony Scherman, Artist and Ward Resident
- Kelvin Browne, Gardiner Museum
- Jennifer Simaitis, Independent Curator
- Corrie Jackson, RBC Art Curator, Works in Ward
- Esmaa Mohammed, Artist
- Alan Belcher, Artist
- An Owner representative

The jury will be comprised of a majority of outside Art Experts, with at least one member being an Artist and one member that either lives or works in the Ward. The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

Schedule:

TPAC Presentation:	October 24, 2018
Community Council:	March 19, 2019
City Council:	March 27, 2019
Competition Commences:	After City Council Approval is in place
Artist Selection:	Q1- Q2 2019
Artwork Fabrication:	Late 2019
Completion:	2021