



The Well Toronto - Public Art Plan

Project Addresses:

440, 444, 450, 462 Front Street West, Toronto, ON M5V 2S9
425, 439, 441, 443 Wellington Street West, Toronto, ON M5V 1E7
6-8 Spadina Avenue, Toronto, ON M5V 2H6
1, 19 Draper Street, Toronto, ON M5V 2M3

Development Team:

RioCan Real Estate Investment Trust and Allied Properties Real Estate Investment Trust

Prepared By:

Tatar Art Projects
Wednesday March 27th 2019

The Well – Public Art Plan

1. Introduction and Background

The Well, a mixed-use urban experience, is a city block of dynamic architecture and public spaces that will house the aggregate Ward 10 community and visitors in Toronto. Developed by RioCan Real Estate Investment Trust (REIT) and Allied Properties Real Estate Investment Trust (REIT), its building footprint, spread over 7.8 acres (4047 square meters) in the King West Area. The Well borders Wellington St. W, Spadina Av, Front St. W, and Draper St. It is an integrated neighborhood that will be an attractive, and safe environment defined by its energy and spirit. Its landscape celebrates a century old revival plan and grows Toronto's open green spaces.

The project consists of seven buildings ranging in height to include: six condominiums, one office tower, and a four-storey marketplace within the podium. A 36-storey tower at Front and Spadina marks the gateway into the development, with the first two levels of the development dedicated to retail environments. The entire site is pedestrianized except for one drop off/ pick up zone and underground garage access points.

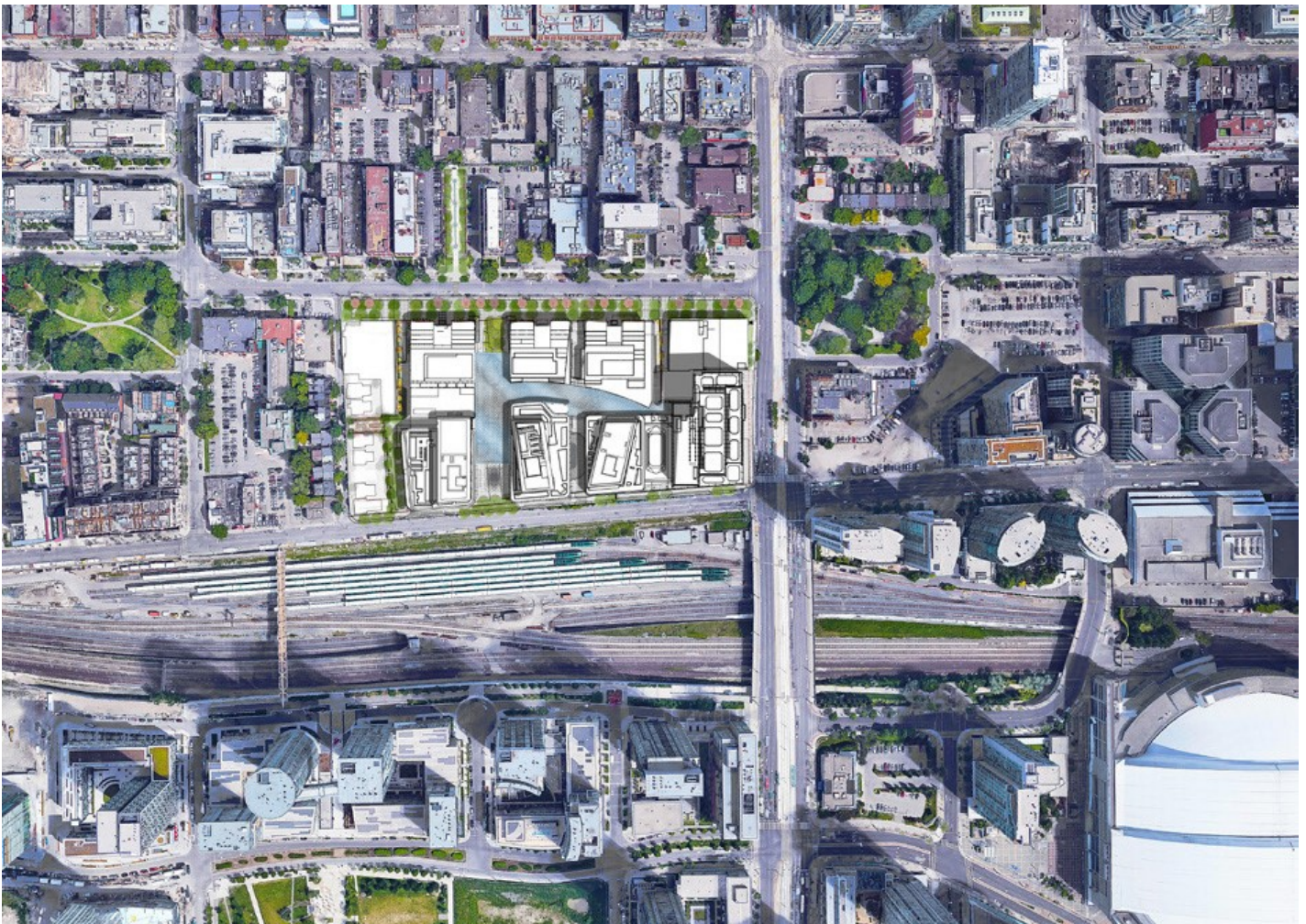


Figure 1: Site Plan - Aerial View

2. Public Art Plan

The Public Art Plan provides a framework for the commissioning of art and for the collaboration of an artist or artist led team with RioCan and Allied Properties to create a public art project of \$900,000.00 based on Section 37 contributions as secured through development approval. Toronto continues to gain international attention for its increasing technological innovation and diversity. The Well is an architectural manifestation of this movement, and its footprint will significantly add to the existing urban fabric. As a result, the proposed public artwork that will be integrated with the site must also utilize forward looking and responsive materials that are forward thinking and interactive. The site has the opportunity to comment on creative urban living in the 21st century.

For the 20 thousand people engaging with site on any given day, the public artwork will contribute to successful city building and community-based design to interact with The Well's founding pillars: eat, shop, work, live, and play. It will reflect the diversity of the dynamic city that encourages a synergy of events to take place in its surroundings.”

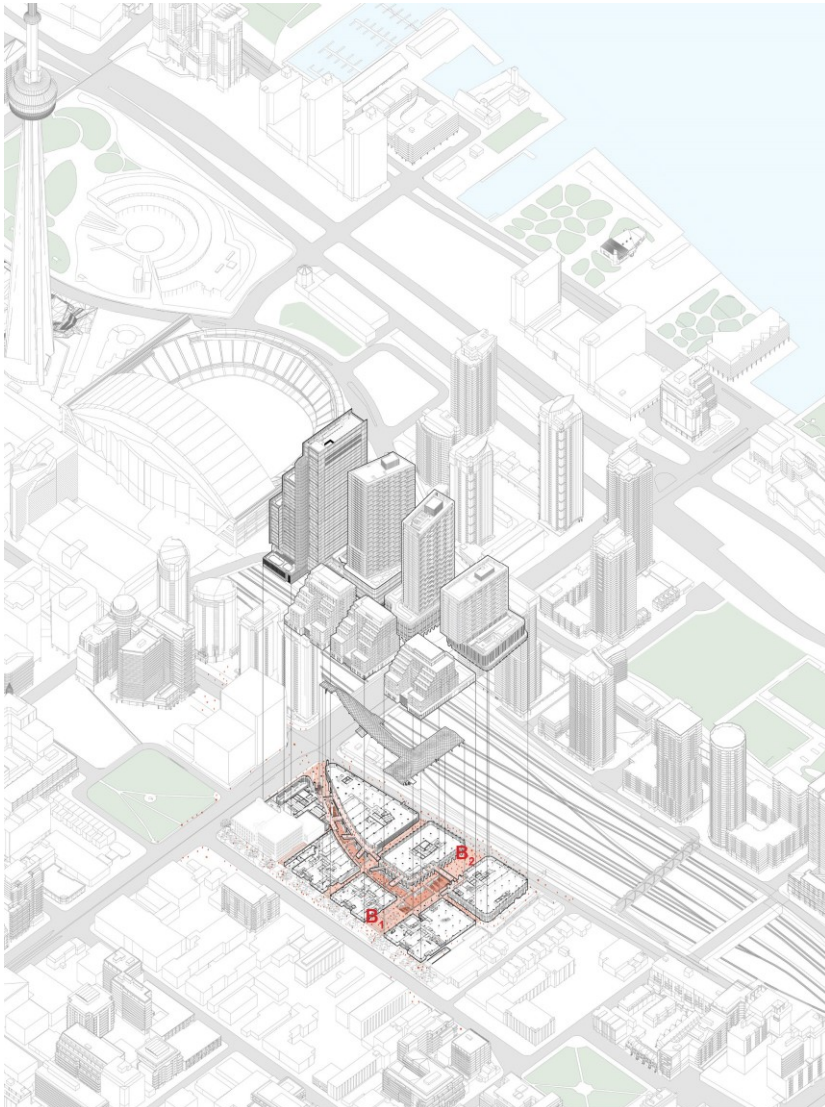


Figure 2: Exploded axonometric View - Highlighting Artwork Sites B₁ and B₂

3. Site Context

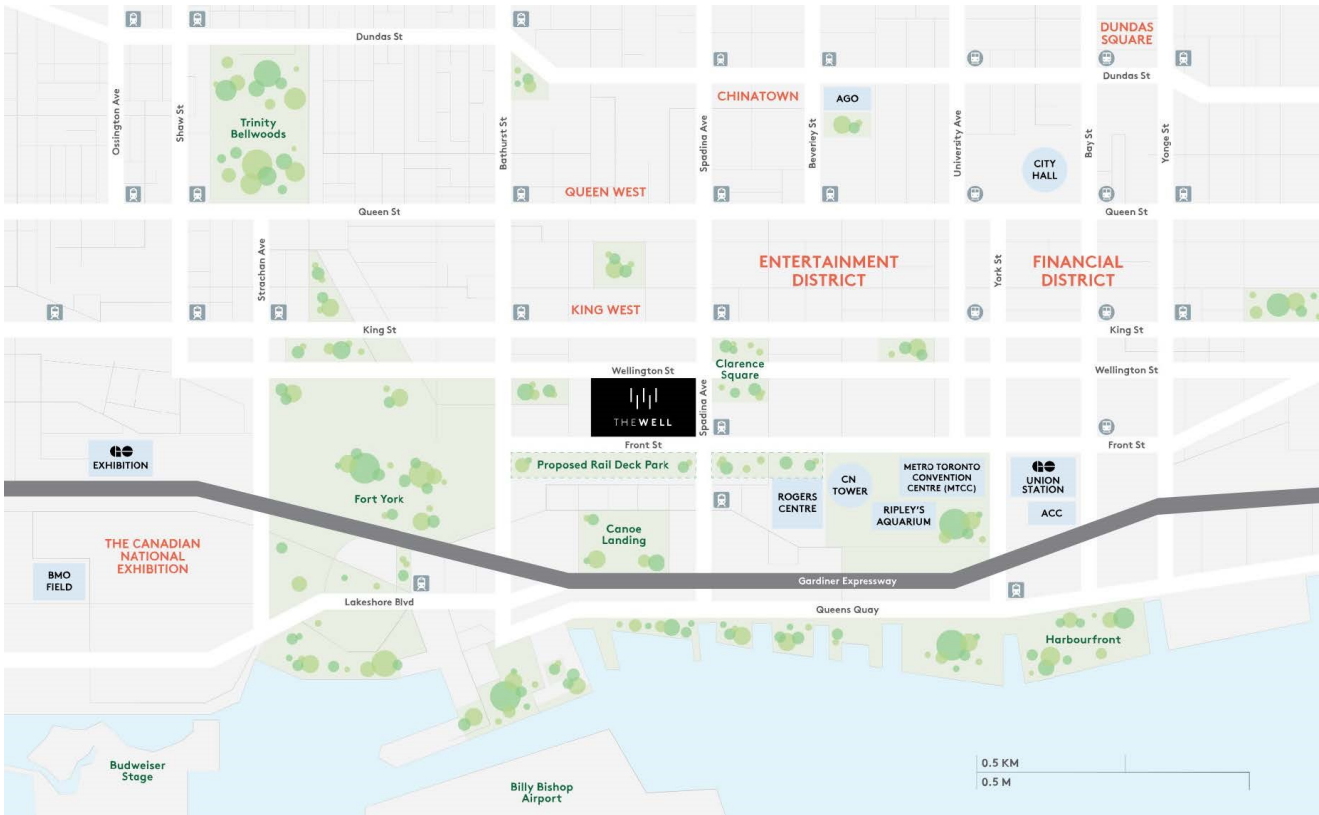


Figure 3: Site Plan – Proximity to Toronto Districts

The Well has a main entrance at the intersection of Spadina Av. to the east and Front St. to the south. The site extends from Draper St. to the west and Wellington St. to the north. The buildings are arranged in order of height, with the tallest on the east side and lowest on the west side of the development’s boundaries. Overall, one third of the total site area is publicly accessible outdoor space. Its building footprint will increase Toronto’s programming through a cumulative 278,709 square meters (three million square feet) of residential, office and retail space with 46,452 square meters (five hundred thousand square feet) being specialty retail space and food service.

The Well integrates the architectural history of the King West neighborhood into the design. The buildings utilize red brick construction moving to wood and concrete as the development flows west to east towards the Entertainment District. A glass canopy roof is suspended above the main circulation that responds to the unique seasonal diversity of Toronto. This soaring structure covers 60% of the main east-west connection, allowing for year-round access to green spaces in addition to the al fresco shopping and dining experience.

The development is highly accessible by various forms of transit. With over 13 different routes servicing the area, including GO Transit, VIA Rail, Toronto Transit Commission (TTC) and Pearson Airport via the Union Pearson (UP) Express, there is a high level of convenience getting to and from the site. The public artwork should also speak to the accessibility and convenience of visiting the site.

For example, the site's selected, North Plaza on Wellington Street and South Plaza on Front Street, are highly visible main points of entry while arriving on site from either the TTC direct or walking from Toronto's Union Station. The public artwork will attract locals and visitors to walk to The Well and engage with it daily. The public artwork can become a point of orientation, and help guide people into the development, shaping their urban experience. It will further increase activity of pedestrians between neighborhoods, as the public artwork is within walking distance to the entertainment district, financial district and waterfront.



Figure 4: Aerial View – North of development, Artwork Site B₁ highlighted



Figure 5: Exterior View – North Plaza

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4. Project Team

4.1 Development

- RioCan, Sandra Levy, Vice President, Human Resources
- RioCan, Andrew Duncan, Senior Vice President, Development
- RioCan, Oliver Harrison, Vice President, Asset Management
- Allied Properties, Hugh Clark, Vice President, Development
- Allied Properties, Jakob Turi, Senior Commercial Property Manager

4.2 Architects

- Adamson Associates Architects, Domenic Virdo, Executive Architect
- Adamson Associates Architects, Alex Richter, Executive Architect
- Hariri Pontarini Architects, David Pontarini, Design Architect
- Building Design Partnership (BDP), Adrian Price, Design Architect (Retail)
- Building Design Partnership (BDP), Steve Downey, Design Architect (Retail)

4.3 Landscape Architects

- Claude Cormier + Associés, Claude Cormier, Landscape Architect

4.4 Public Art Consultants

- Tatar Art Projects, Judith Tatar, Public Art Consultant
- Tatar Art Projects, Laura Di Fiore, Public Art Consultant
- Tatar Art Projects, Alan Guldemann, Public Art Consultant
- Tatar Art Projects, Elizabeth Lenny, Public Art Consultant

5. Public Art Site Description

This section outlines key sites for public artwork at primary gateways, secondary gateways, places of communal gathering, and places of heritage. The artwork in these locations ensures long-lasting, functional, and safe relationships to the urban plan of the well that align with public art implementation strategies for the city of Toronto.

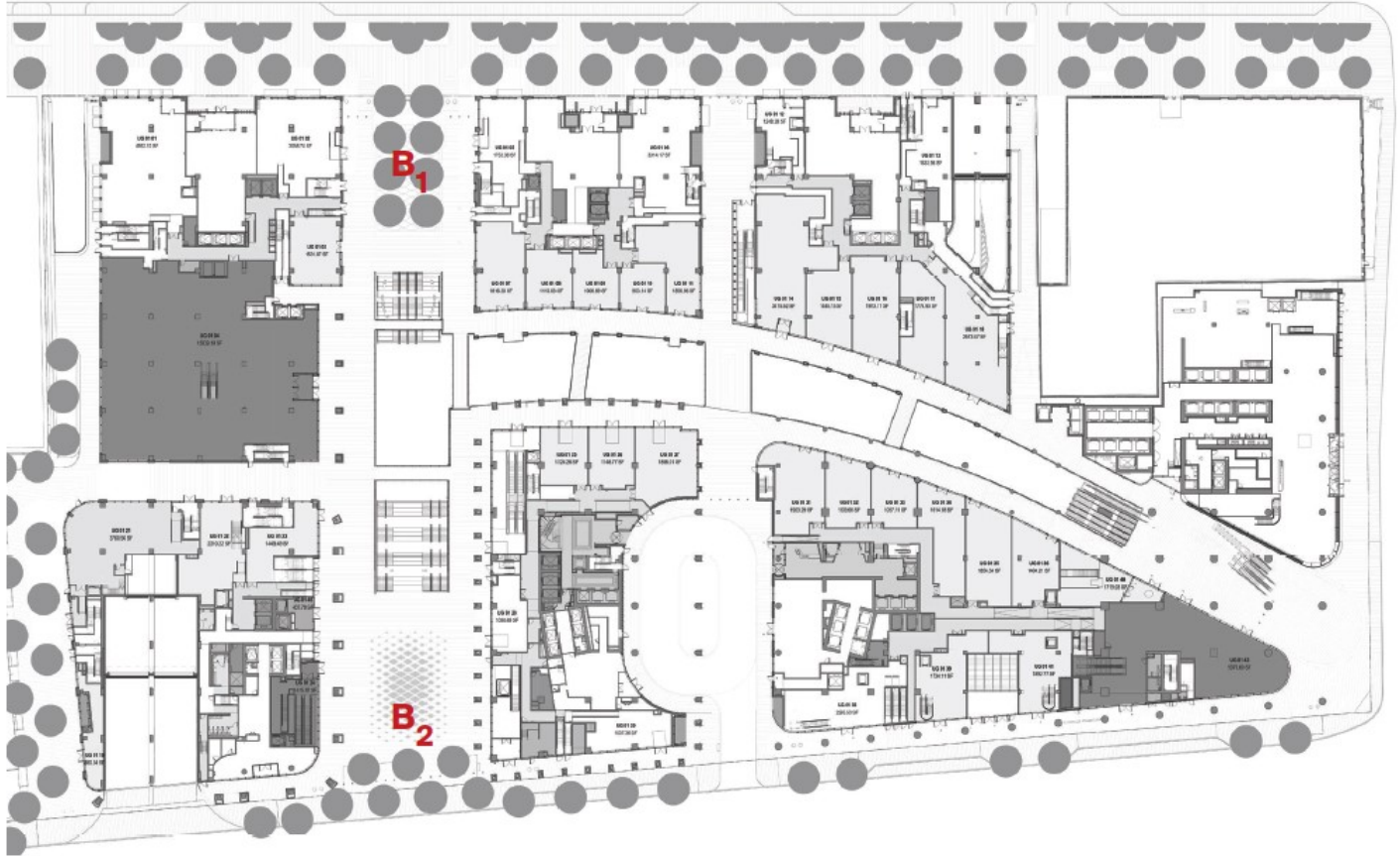


Figure 6: Public artwork mandatory at Primary Site B₁, (budget permitting at Secondary site B₂)

North Plaza – Primary Site B₁

- The North Plaza is a public space branching from the Wellington St. promenade that fulfills a century old public realm plan to transform Wellington St. W into one of the premier boulevards of Toronto. As the primary site, it will receive the majority of the budget allotted from the section 37. It serves as a gateway into The Well, since it is at a main pedestrian entrance. As the buildings define the urban block spanning from Wellington, Spadina, and Front St., the public artwork in the north plaza will define the series of public plazas. With the possibility of additional artwork(s) at the South Plaza B₂, a north-south cultural street system spanning between the artwork(s) can emerge. It is imperative that this street system carefully responds to the surrounding architecture and adds to the cultural heritage of the King Spadina neighborhood. The artwork(s) at the North Plaza will propel the space into being a notable area of communal gathering in the city.

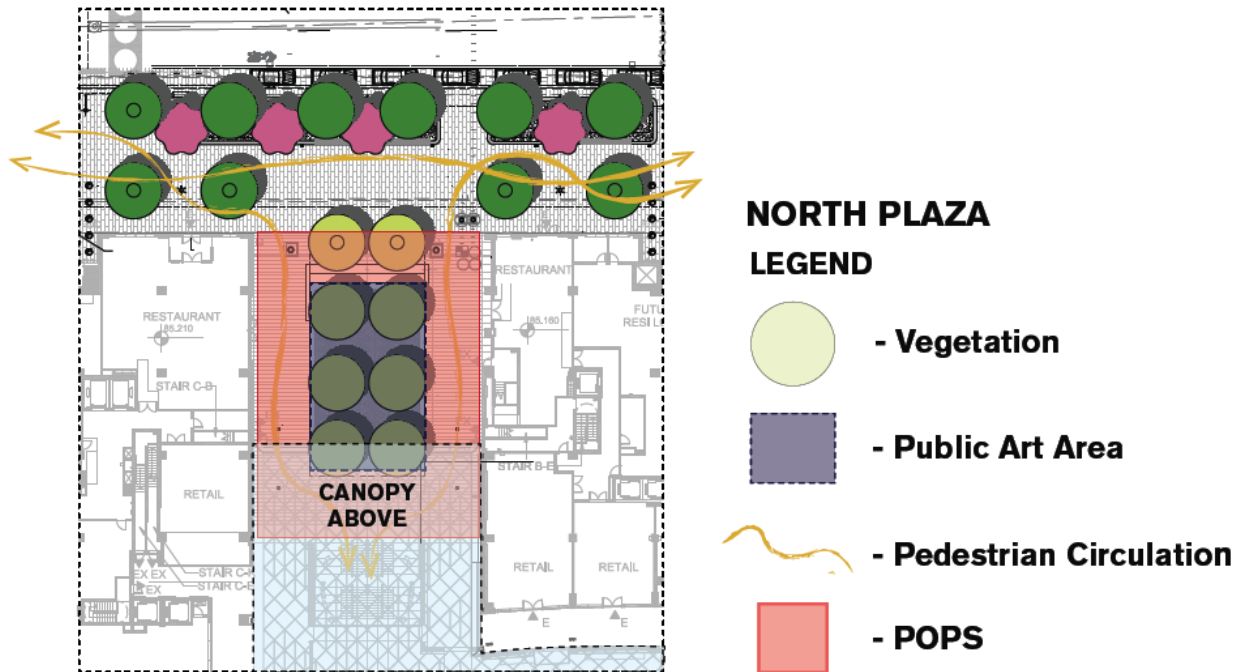


Figure 7: North Plaza Plan

- The site is rectangular in shape with a frontage of approximately 13.5 meters on Wellington St. W, extending 23.3 meters south, amounting to approximately 315 square meters in area. Framed by Buildings B and C, restaurants are located at ground level and mixed-use programming and residential towers occupy the podium above. Further, this location sees the first reveal of the unifying architectural move of the mixed-use development, the canopy. The site has optimal sight lines and exposure from both exterior and interior spaces.
- The landscape is designed by Claude Cormier + Associés. It includes a playful mix of furniture, natural materials, and dynamic colors. The paving is highly compositional in plan, with tailored unit paver mosaics. There are granite steps on the east and west sides feathering up to the North Plaza. The artwork should enhance the aesthetic qualities of the plaza, creating a complementary visual contrast. The artwork becomes a public amenity, inevitably tied into the architecture and landscape design, working with the planting of trees, pedestrian circulation, and communal spaces. There are eight trees on site that are spaced at 6.85 meters, on center, east-west and 7.15 meters, on center, north-south. The artwork will be a permanent display, with the intention of transforming over time. Its narrative should relate to the ward 10 community and history. There is a social responsibility to create a direct link between the material configuration of the artwork and the existing physical conditions of the site.
- This North Plaza will join an existing array of urban parks along Wellington St. In addition to proposed parks 456 Wellington Cat Park and Draper St. Park by Claude Cormier + Associés.

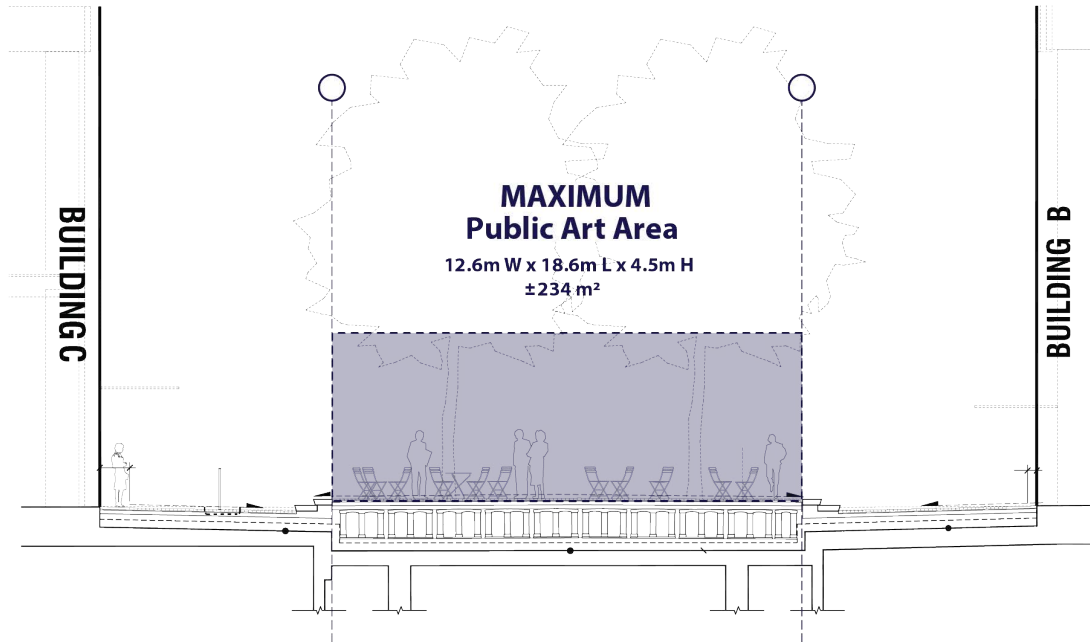


Figure 8: North Plaza – Lateral Section

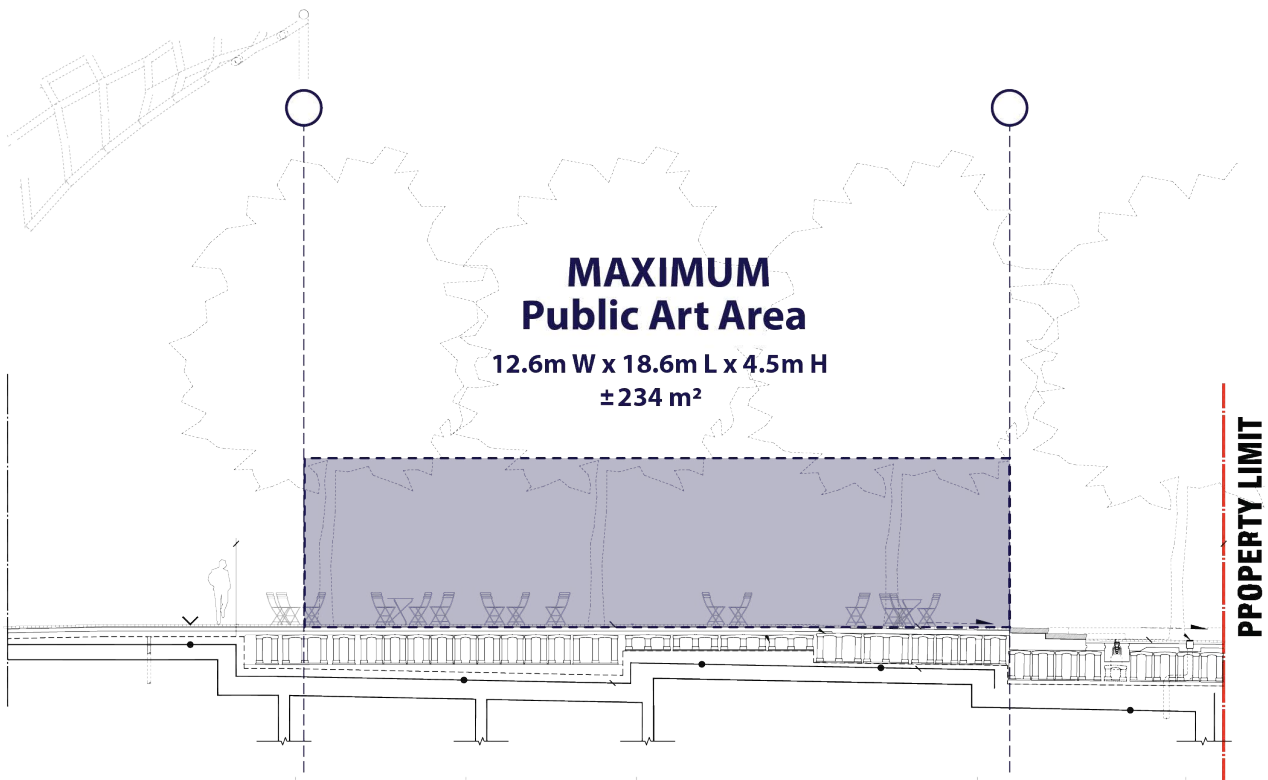


Figure 9: North Plaza – Longitudinal Section

South Plaza – Secondary Site B₂ (Budget Permitting)

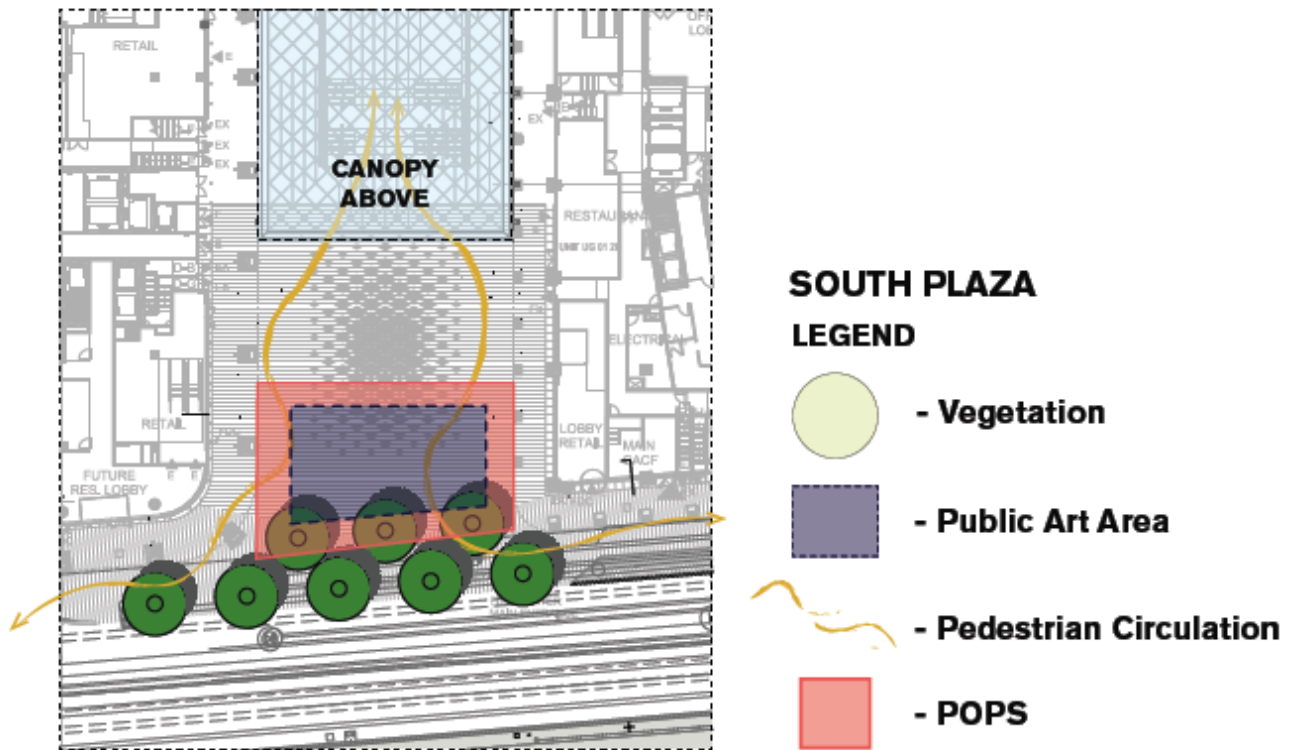


Figure 10: South Plaza Plan

- The addition of this site should be complementary to the specific qualities of the North Plaza and help articulate the sequence of public spaces. The budget is permitting from B1, receiving 10% if approved. As this is a secondary site, it is imperative that the artwork(s) should be visually scaled in relationship to the north plaza. Integrated artwork(s) at this location can thematically link The Well's design ethos in a way that is meaningful to the residents in the community and provide art in their daily experience.
- The site is rectangular in shape with a frontage of approximately 23 meters on Front St. West, extending 12.4 meters North, amounting to approximately 285 square meters in area. Framed by Buildings D and E, retail and restaurants are located at ground level. It will greatly extend the cultural north-south axis. Working within the privately-owned public space (POPS) area as outlined in Figure 10, this site is the first impression from the south side, where visitors will filter through from the project's main entrance at Front Street and Spadina. The artwork(s) should be located closely to the southernmost property line of the privately-owned public space (POPS) area.

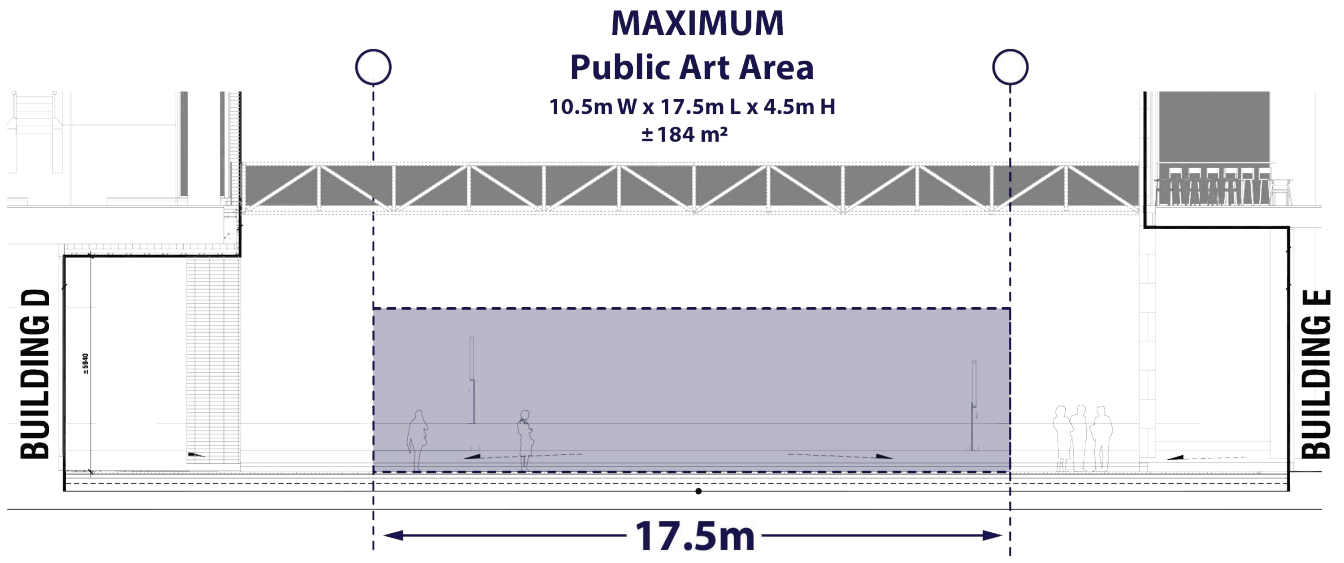


Figure 11: South Plaza – Lateral Section

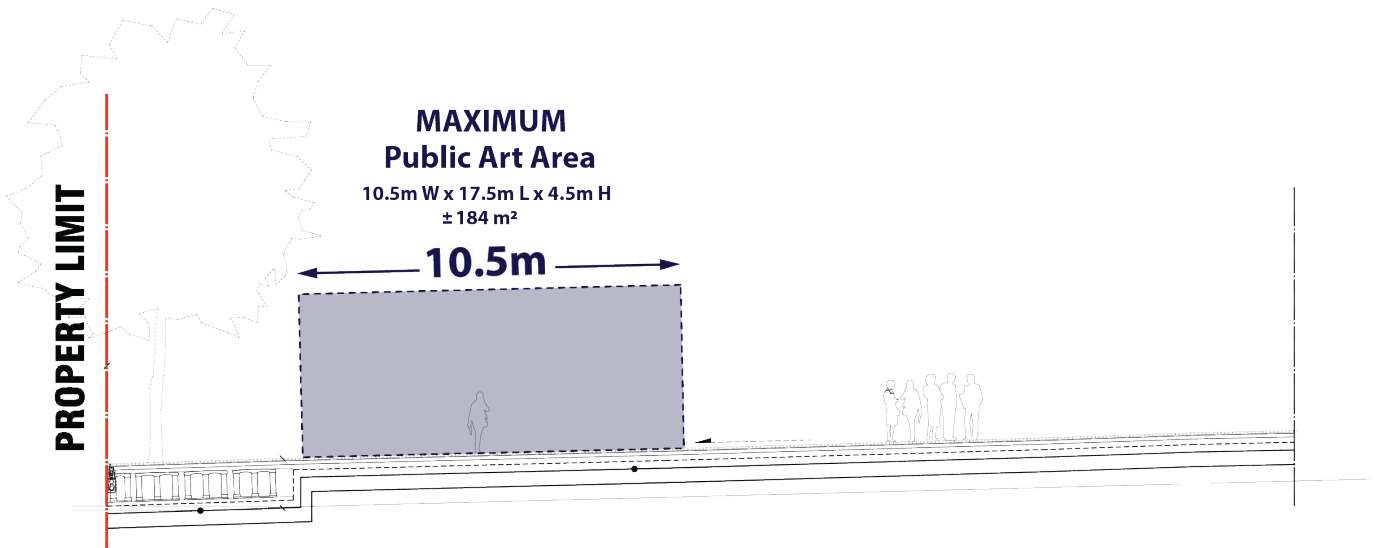


Figure 12: South Plaza – Longitudinal Section

6. ARTWORK SELECTION CRITERIA

The following requirements will be included in the Terms of Reference for the artists upon receiving the competition brief including the Historical Significance Appendix. The artwork should:

- Reflect the significance of this mixed-use project as an occasion to add cultural interest and vitality to the surrounding public realm;
- Narrative based design that comments on the social, natural, cultural, historical and physical context of the site;
- Be accessible to the general public across generations, physically and conceptually, while being of the highest aesthetic standard;
- Be subject to artwork that fosters learning, inquiry and dialogue;
- Be a single or multi-component work of art;
- Be scaled for visibility from a distance;
- Be responsive to the aesthetic vocabulary of the surrounding architecture;
- Be an innovative expression of new media practices to propose an evolving nature for the artwork;
- Be subject to public safety standards and mindful of environmental considerations such as snow removal;
- Be responsive to the pedestrian public uses and traffic streams; and
- Commitment to intelligent energy solutions, utilizing future-focused technologies, compatible with the Developer's environmental sustainability initiatives;

7. Artist Selection Process

The public art consultant, the developer, and design team reviewed more than 20 local, national, and international artists. RioCan and Allied Properties will conduct a one-stage invitational competition of four artists from the long list below. Every artist is selected for their portfolio of high-profile public art projects and each has direct experience commensurate with the demands, scale, profile and budget required to implement the public art commission for this site.

The public art program for The Well is an invitational competition that calls on professional artists with a breadth of work and experience that meets the technical requirements for permanent artwork(s) of this scale. While the curatorial brief suggests exploring ephemeral, digital and analogue methods, the artist selection has been streamlined for stakeholders to ensure the quality of applications fulfill the project's vision both creatively and practically. For the reasons aforementioned, coupled with construction timelines, an invitational competition has been agreed upon by the development team over an open artist call.

Shortlisted Artists:

- Daily tous les jours (female-led studio) - Montreal
- Random International - London/ Berlin
- Christian Moeller - Los Angeles
- Dustin Yellin - New York

8. One- Stage Invitational Competition Process/ Short List

Tatar Art Projects has assembled a long list of capable artist(s) or artist led teams for each of the public art sites. All artists on the long list are contacted to discuss availability, project timelines and the scope of work. Four artists have been selected for the short list and will be paid to prepare a full proposal which will include the concept, the technical mechanism, fabrication details, budget and visuals in a manner which will allow the jury to clearly envision the artist's intent. The short listed artists will be required to submit their respective proposal two weeks prior to the jury date for technical review. Then the artists will personally present their proposals to the jury and respond to questions. The jury will select a winner by majority vote at the end of the presentations.

9. The Jury

The jury will make all decisions by majority vote and will be composed of two developer representatives and external art, architecture, landscape and urban design experts, as follows:

Voting

- Resident of the Ward/ Urban Design Representative (Greenberg Consultants), Ken Greenberg
- Practicing Artist in the Ward, Sara Angelucci
- Landscape Architect Representative (Claude Cormier + Associés) Claude Cormier
- Collector / Art Patron, Nancy Lockhart
- Client Representation (RioCan), Hugh Clark

Non-Voting

- Project Architect Representative (Hariri Pontarini Architects), David Pontarini
- Client Representation (RioCan), Sandra Levy

10. Maintenance obligation

The Well will be the flagship property of its owners, RioCan Real Estate Investment Trust and Allied
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Properties Real Estate Investment Trust and home to a wide variety of best in class companies, retailers, restaurants two thousand residents. The owners are committed to a high standard of maintenance of the entire complex, inclusive of its structure, finishes, private and public landscaping and artwork. Both RioCan and Allied maintain millions of square feet of real estate across Canada, including highly trafficked and intensively used publicly-accessible spaces. They intend to use their demonstrated capacity in property management to maintain the public artwork and landscape at The Well.

The Maintenance Obligation Strategy is essential to the ongoing value and enhancement of the public realm as well as to the integrity of the artwork. Any proposed maintenance is the responsibility of the development team, and obligations for such works should be included in the terms of conditions of each individual development agreement, conducted in consultation with the City. A site-specific maintenance and management plan will be established once the artwork has been finalized, responding to the selected medium- digital or analogue.

11. Mentorship Program

RioCan (REIT) and Allied Properties (REIT) will award a monetary prize to an emerging Canadian artist, with the support from the Public Art Consultants, giving them an opportunity to gain valuable experience in the public art process. The artist awarded with the contract will select the “mentored artist,” alongside the developing and public art consulting teams. This will create an opportunity for engagement and shadowing throughout the project timeline, from conception to installation.

12. Artwork Budget

Based on the Province’s Planning Act Section 37 contribution for The Well, the budget of \$900,000.00 will be allocated as follows:

10% - \$90,000.00 - Project Management and Administration: Competition and expenses including artists’ fees, mentorship program, jury honoraria (5%) and (5%) to consultant fees.

80% - \$720,000.00 - Art: winning artist’s fee, design development, materials, fabrication, transportation, footings, installation, insurance, legal fees, testing, permits, plaque, consulting and engineering fees.

10% - \$90,000.00 - Contingency: architectural liaison, landscape liaison, architectural and electrical modification to accommodate the artwork; price fluctuations in the artwork materials, change orders, unforeseen costs and maintenance.

100% - Total: The contingency budget will reflect the type of artwork commissioned. The contingency will be modified and adjusted as required but will not increase through consultant coordination.

13. Project Schedule

Final Artist list for One-Stage Invitational Competition	February 2019
Toronto Public Art Commission (TPAC) Meeting	February 20 2019
Report to Council	May 14 2019
Request For Proposal (RFP) Development	June- July 2019
Review with Selected Jury	July- August 2019
Awarding of Contract	August 2019
Design Development and Fabrication	August 2019 - August 2020
Installation	September 2020

Appendix A:

The Well's site history includes a 17th-century estate house, a former military reserve, the cemetery for settlers and soldiers of the War of 1812, the buildings of the Telegram Publishing Company and The Globe and Mail. Toronto's shoreline also previously occupied the site's southern border on Front St. West. After the War of 1812, the government sold reserve lands and Toronto expanded westward. Its optimal position experienced growth on all sides, such as the railway which by the mid-1950s expanded to accommodate rapid needs of the surrounding printing and garment industries.

First established in 1837, Wellington Place spanned between Spadina and Portland on Wellington Street. Draper Street was built off Wellington Place 1855 and has maintained status as a designated Heritage Conservation district since 1998. Wellington Street was a grand tree-lined boulevard lined with historic buildings that concluded in two public squares. King St. had its rows of similarly aged, converted brick warehouses, punctuated by a backpackers' hostel. Today, the neighborhood is bounded by Bathurst, King, Spadina and Front Streets and is named the King-Spadina district.

The urban fabric moved from predominately residential to mixed-use, introducing the brick and beam warehouses that are still identified with the King-Spadina district. The area saw a resurgence of retail, office, and residential development as industries moved to the suburbs. Today, The Well continues to develop its historical past through a diverse mix of tenant programs and public spaces.