

Public Art Plan: 160 Front Street West



Address: 160 Front Street West
Developer: The Cadillac Fairview Corporation Ltd
Architect: AS + GG Architecture and B+H Architects
Prepared by: Ben Mills, Public Art Management
Date: July 24, 2019

Introduction

The Cadillac Fairview Corporation Limited (the Owner) is developing 160 Front Street West, a new, 1,200,000 square foot, 46-storey commercial tower located at the northeast corner of Front Street West and Simcoe Street in downtown Toronto. The project is being designed by Adrian Smith + Gordon Gill Architecture and B+H Architects.

The building is located within Ward 10, Spadina-Fort York, with the Metro Toronto Convention Centre to the west, Union Station to the east and Roy Thomson Hall to the north. The area is a highly dynamic neighbourhood of activity within the City as it straddles the financial and entertainment districts of downtown and is also home to hotel and residential towers, retail, commercial, and other attractions.

The project is currently underway and the public art will be installed by 2022.

Project Team

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

Section 37 Agreement Reference:

Section 37 Agreement dated August 25, 2014, Page 3, Section 3.1:

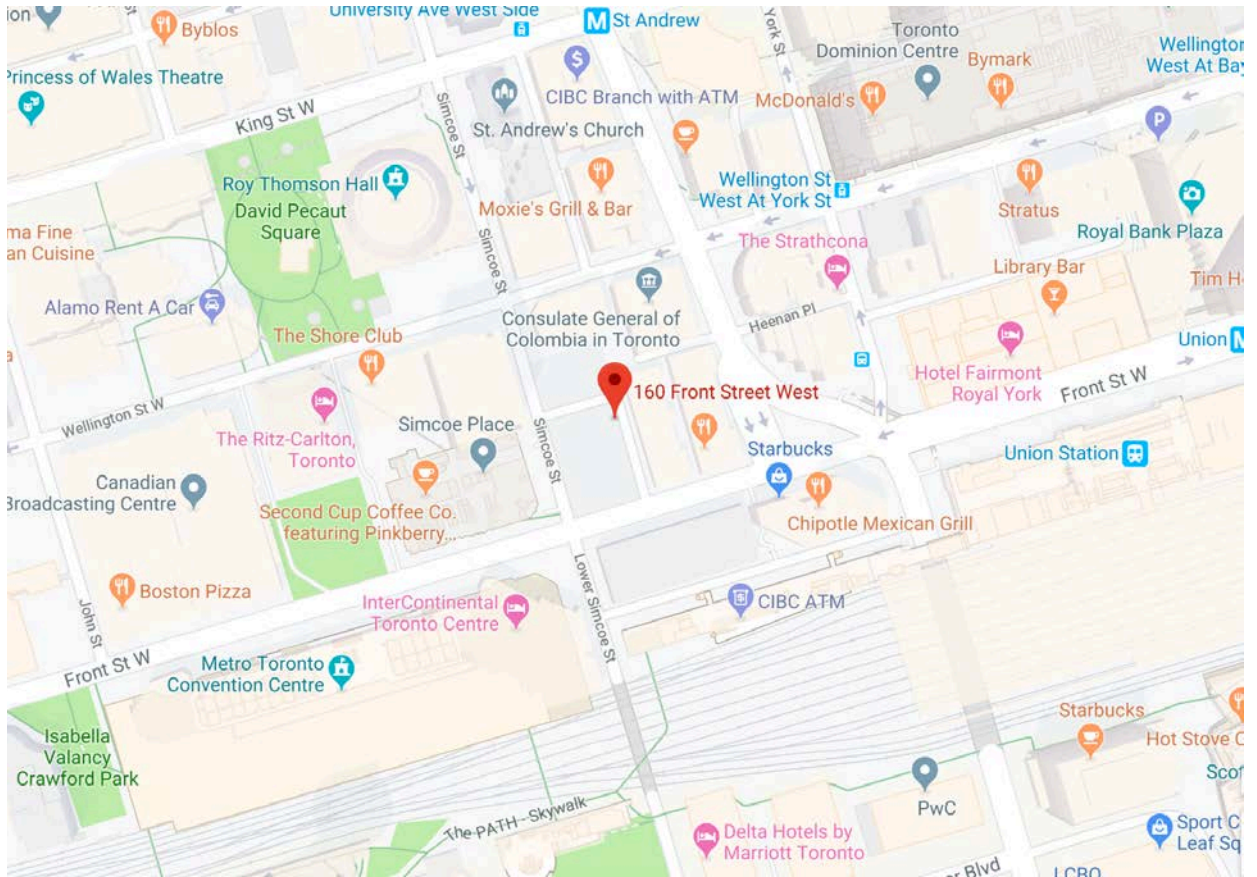
“Prior to the issuance of the first Above-Grade Building Permit for the Development the Owner shall make a cash contribution in the amount of...to be allocated by the City towards the following local community improvement initiatives in the following amounts:

(f) Five Hundred Thousand dollars (Canadian) (\$500,000.00 CDN) (hereinafter referred to as the “Art Contribution”) for public art in accordance with the City of Toronto’s Percent for Public Art Program.”

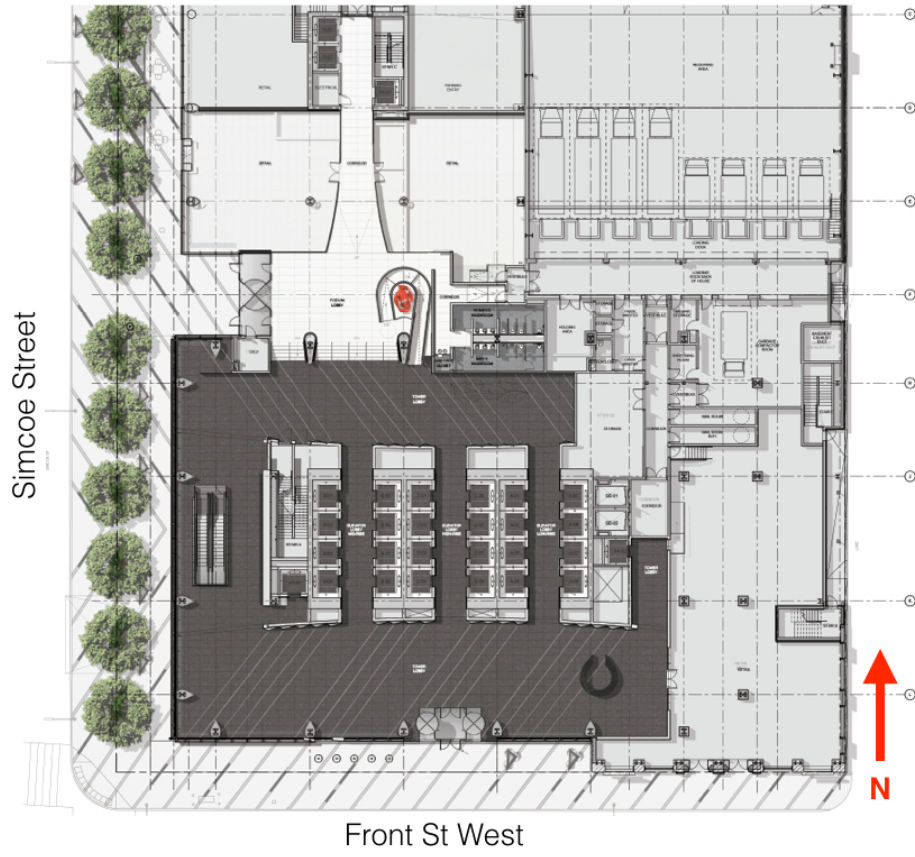
Public Art Objectives:

- 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 way-finding beacon within the site
- To provide an important opportunity for an artist to work with fabricators and skilled workers in the design, creation and installation of the public art
- Will be durable and require low/manageable maintenance requirements over the long term

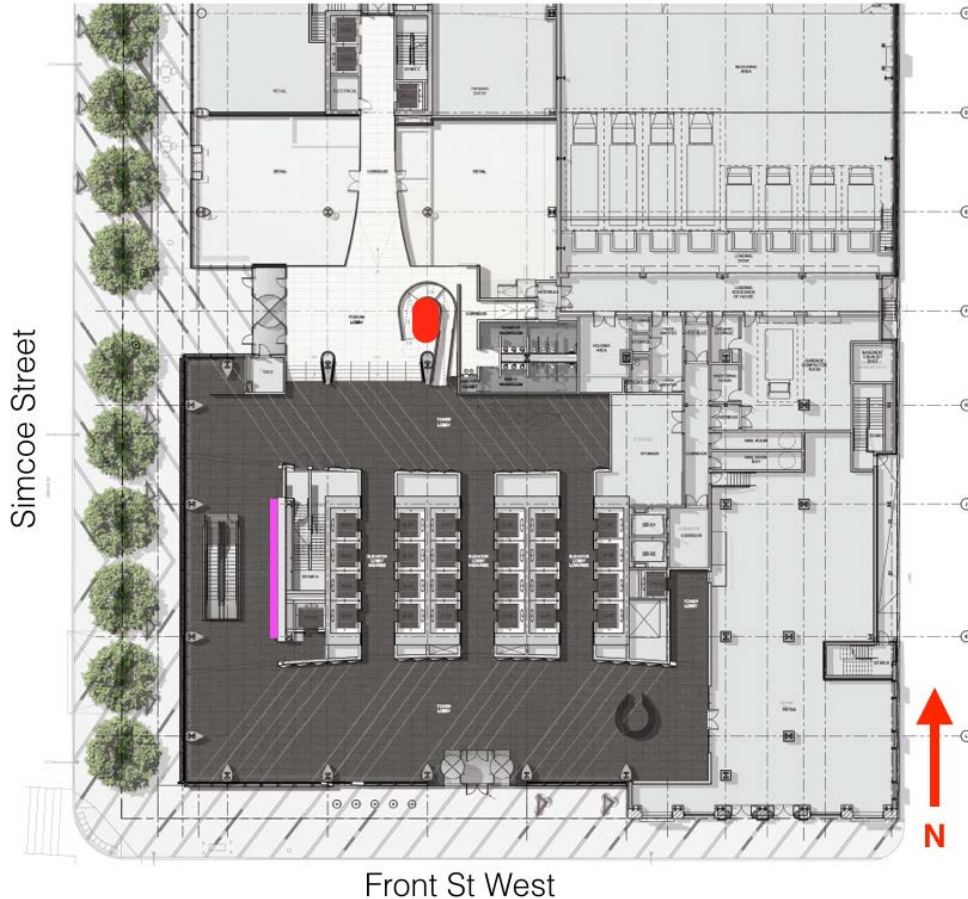
Site In Context



Site Plan:



Art Location:



Public Art Location (indicated in Pink and Red):

The areas of the site being considered for public art are located within the ground floor of the building, indicated in pink and red, respectively, on the above site plan. It is important to note that the Owner does not intend to commission public art at both of these sites, but one-or-the-other, depending on the final list of artists that will be considered for the project. The final location will be determined based on the final design and layout of the lobby spaces, artist preference, as well as potential impact of the artwork.

Due to the size of the floor plate of the building and lack of exterior public space, interior locations were targeted for public art for this development. These areas provide highly visible locations for public art that will feature prominently on site, and will beckon passersby to come in for a closer look.

The location noted in pink will allow for a large scale wall-based artwork and will be highly visible from both Simcoe St and Front St West. This location is situated in the main entrance lobby of the building and will be located in proximity to the escalators that lead pedestrians to below grade services as well as the future publically accessible PATH connection.

The location noted in red, located within the podium office lobby off the Simcoe St entrance midblock of the site, will allow for a large scale sculptural installation that welcomes visitors as they enter the space and would be visible from Simcoe St as well. The future artwork may be a ground based sculpture or potentially a suspended artwork which visitors may walk around and view from a variety of perspectives as there will be an accessibility ramp surrounding it.

The future 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 or suspended 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 since the art will be located within private property that is accessible to the public during regular business hours, and would not be located on City-owned property, therefore the maintenance will be the responsibility of the Owner.

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: 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 four artists to be considered for the project.

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).

Jury Composition:

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

- Esmaa Mohammoud, Artist
- Steve Loretta, Curator and Collector, Ward Rep
- Betty Ann Jordan, Arts Patron and Ward Rep
- Sandra Brewster, Artist
- Stephen Smart, Arts Patron and Ward Rep
- Brad Tinmouth, Artist
- Dean Drever, Artist
- Jennifer Sciarrino, Artist
- 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:	July 24, 2019
Community Council:	October 10, 2019
City Council:	October 29, 2019
Competition Commences:	After City Council Approval is in place
Artist Selection:	Q2 2020
Artwork Fabrication:	2021
Completion:	2022