Public Art Plan: 688 Dundas Street East

Project Name:	Daniels Artworks Tower
Address:	688 Dundas Street East
Developer:	Daniels HR Corporation
Architect:	Quadrangle
Landscape Architect:	Brook McIlroy
Prepared by:	Ben Mills, Public Art Management
Date:	June 19, 2019

Introduction

Daniels HR Corporation is developing 688 Dundas Street East, a mixed-use condominium development project located in Toronto's Regent Park neighbourhood. There are two buildings being constructed for the development, Building A is a 32-storey building located at the northeast portion of the site and sits atop a three-storey podium that spans the north side of Dundas Street East. Buiding B is an 11-storey mid-rise located at the western portion of the site. The project is being designed by Quadrangle with Brook McIlroy providing landscape design services. The property is located on the northwest corner of Dundas Street East and River Street and is located in Ward 13 Toronto Centre.

Located within the Regent Park neighbourhood of Downtown Toronto, the area has undergone massive changes and redevelopment over the past two decades. This new development is part of the revitalization of the area and is providing newly-built housing, commercial, and public amenity opportunities.

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

Project Team

Client:	Daniels HR Corporation
Architect:	Quadrangle
Public Art Consultant:	Ben Mills, Public Art Management

Section 45 Agreement Reference:

Appendix 1; Section 45(9) Provisions, from Page 4 of the Notice of Decision Minor Variance/Permission (Section 45 of The Planning Act) dated October 10, 2018:

"The Owner will commission Public Art work equal in value to the Public Art Contribution of $250,000, and such works will be located upon the Site in accordance with the City of Toronto, City Planning's Percent for Public Art Program requirements and Guidelines and to the satisfaction of the Chief Planner and Executive Director, City Planning."

Public Art Objectives:

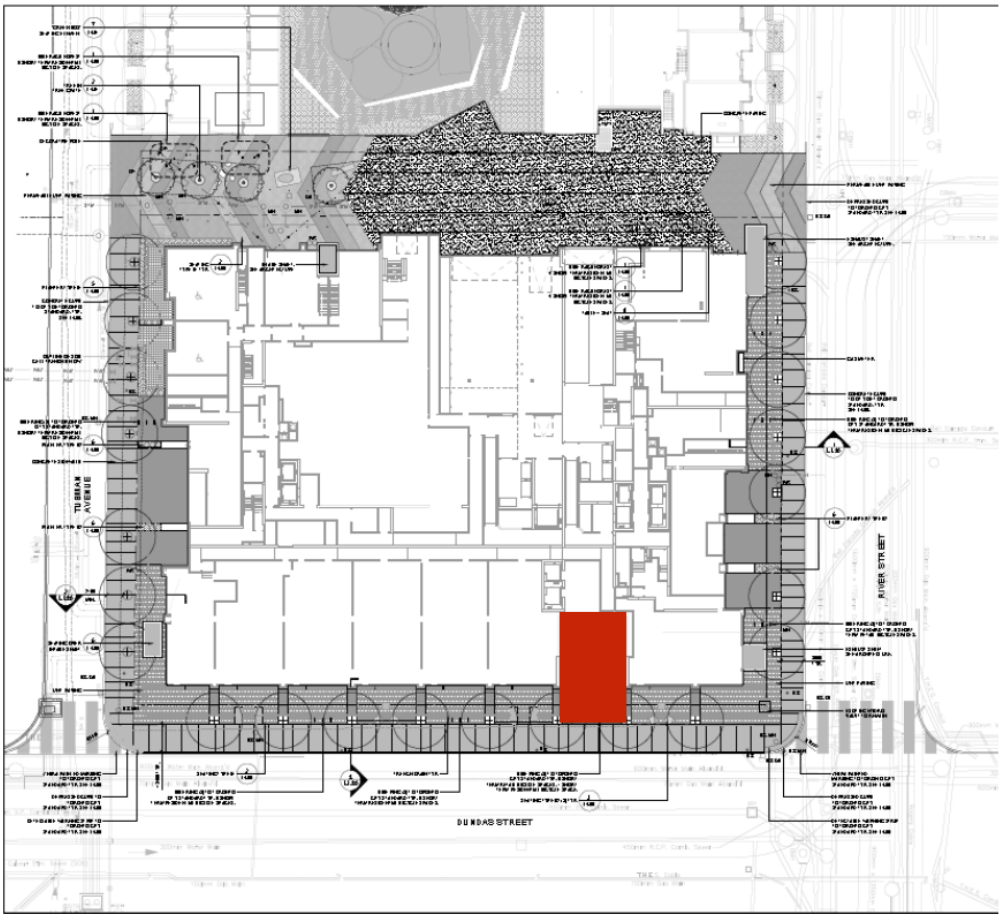
- Through a professional juried process, identify public art for the site that is of the highest quality and represents the best that contemporary art has to offer
- Will be appropriate for the site in scale, materials, execution and creativity
- Be engaging for the public
- Act as a way-finding beacon for the site
- Ensure the public art has visibility from the exterior of the building, with visual or didactic provisions that notify the public that the public art location is accessible during normal business operating hours
- 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 Zone (in red)



Exterior View from Dundas Street

Exterior view from Dundas and River Streets

Public Art Location:

The area of the site being considered for public art is the publicly-accessible two-storey office lobby and exterior entryway located midblock along Dundas Street East, as indicated in the site plan and renderings above. This location allows for an artist to address the entirety of this indoor two-storey space as well as the exterior portion immediately outside of the space, creating an indoor/outdoor art zone which will act as a beacon along Dundas Street East.

This area provides a highly visible location for public art that will feature prominently on site, and will beckon passersby to come in for a closer look.

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. Also, the primary artwork may take a variety of forms, such as but not limited to:

- Suspended artwork element(s) which are visible from the exterior of the building
- Large scale, wall-based artwork which will also be visible from the exterior
- Exterior expressions of artwork, within the property line, which may act as a transition to/from the interior artwork expression(s)

The artists will be given the opportunity to address both the interior and exterior features of the building. That may include standalone artwork element(s) outside

of the building but within the property line and not within City property. Landscape elements and architectural features within the art location zone may also be considered as part of the artists scope of design.

Since this two-storey office lobby space will be publicly-accessible during regular business operating hours, and considering that there will be exterior artwork elements and/or features as part of the artists scope, the public will be able to experience the public art from outside as well as inside. The two-storey height of the lobby, the open and unobstructed into and out of this space, and the canopy will also create an opportunity for the artist to consider as part of their scope bridging the interior and exterior space that creates an art viewing experience that can be witnessed in a variety of ways; from inside, from up-close, passing by, from across the street. This location will be highly visible from the corner of Dundas St East and River St as well.

Public Art Location Selection Rationale:

This site was chosen for a number of reasons, most importantly, that the Owner would like to provide a significant opportunity for an emerging or mid-career, Toronto-based artist the chance to address a public art site that is somewhat familiar but without being overwhelming. What is meant by that is that this interior space will allow for the artist to work within an area in which they may be more familiar with, while at the same time providing opportunities at the exterior that can transition the artwork from inside to outside. All too often artists, especially less-experienced ones, are handed opportunities which can be daunting and can result in less than desirable public art installations. This indoor/outdoor space gives the opportunity for an artist to transition from a studio-based practice to a more traditional public art-based practice, while at the same time act as a highly-visible beacon for the development and surrounding neighbourhood.

Planning Criteria:

- The artwork be prominent, vibrant, and publically visible.
- The artist explore opportunities to have the artwork speak to both the northwest and southwest corners of Dundas and River Streets, so as to create a "gateway" into the neighbourhood.
- The artwork not encumber the public right-of-way and be located on private property.
- The artwork reference the history of Regent Park, its cultural diversity, and the existing artworks in the neighbourhood.
- A diversity of artists be considered in the selection process.

Budget:

Public art budget (fixed)	$250,000
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 three (3) 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:

Esmaa Mohammoud, Vanessa Maltese, Ekow Nimako, Camille Jodoin Eng, Rajni Perera, Nep Sidhu, Rebecca Baird, Yshia Wallace, Sandra Brewster.

Jury Composition:

The jury will be comprised of five (5) members, drawn from the following candidates:

- Stephanie Pangowish, Artist and Ward rep
- Nancy McNee, Art Patron and Ward rep
- Liza Mironova, Casey House, Ward rep
- Alan Belcher, Artist
- Jane Hutchinson, RBC Art Department, Ward rep
- Dean Drever, Artist and Ward rep
- Yasin Osman, Artist and Ward rep
- Muhammad Muzharul Haque, Artist and Ward rep
- Tom Dutton or Brock Stevenson (depending on availability), Daniels Corporation, 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:	June 19, 2019
Community Council:	September 24, 2019
City Council:	October 29, 2019
Competition Commences:	After City Council Approval is in place
Artist Selection:	Q1- Q2 2020
Artwork Fabrication:	Late 2020
Completion:	2021