

Public Art Plan

Bay Adelaide North

40 Temperance Street, Toronto, Ontario

Presented to the Toronto Public Art Commission

June 19, 2019

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1.0 Introduction: Bay Adelaide Centre

The Bay Adelaide Centre will be a 3.0 million square-foot development project in Toronto's financial core when completed in 2022, occupying almost two city blocks and dedicated for office, retail and other commercial uses. The south block is encompassed by Bay, Adelaide, Yonge and Temperance Streets. The north block, located on the north side of Temperance Street on axis with Arnell Plaza, will house Bay Adelaide North, the third and final phase of the Bay Adelaide Centre complex.

The Bay Adelaide Centre will have been constructed in three phases to form a cohesive precinct. In the south block Phase One - Bay Adelaide West, was completed in 2009 and incorporates a public artwork by James Turrell in the lobby of its Adelaide exposure. Phase Two - Bay Adelaide East, was completed in 2015 and incorporates an artwork in two parts by Micah Lexier. Arnell Plaza, a large urban plaza situated between these two phases, features hard surfaced landscaping, greenery and public seating. Phase Three - Bay Adelaide North, is currently under construction and is expected to be completed by mid - 2022. Cloud Garden Park, with an artwork by Margaret Priest, located immediately east of the project will be revitalized and re-instated upon completion.

Similar to Market Street, Scott Street and Yorkville Avenue, Brookfield is working in partnership with City staff to pedestrianize Temperance Street to enhance the public realm and character of the Bay Adelaide Centre precinct

1.1 Context Plan



2.0 Bay Adelaide North

2.1 Location

Bay Adelaide North will span the city block bounded by Richmond Street West on the north and Temperance Street on the south, directly north of Arnell Plaza. The building will form the apex of the triangle that creates Bay Adelaide Centre.

2.2 Precinct Site Plan



2.3 North Tower Characteristics and Infrastructure Connections

The 32-storey, 820,000 sq. ft. office tower includes a 9-storey podium built over an existing 4-level below grade parking garage and concourse level.

Designed by KPMB Architects, the North Tower will have a similar design to the West and East Towers and is targeted to achieve LEED Platinum certification.

There will be public entrances at street level that provide access to the below grade PATH network and to the tower floors above. Primary entrances will be off Temperance Street and Richmond Street West. Public circulation from the Concourse level to the ground floor lobby will be accessed by stairs, escalators and elevators.

2.4 North Tower Exterior Renderings



View looking south, showing Bay Adelaide North tower adjacent to Cloud Garden Park, in relation to Bay Adelaide East and Bay Adelaide West towers to the south.

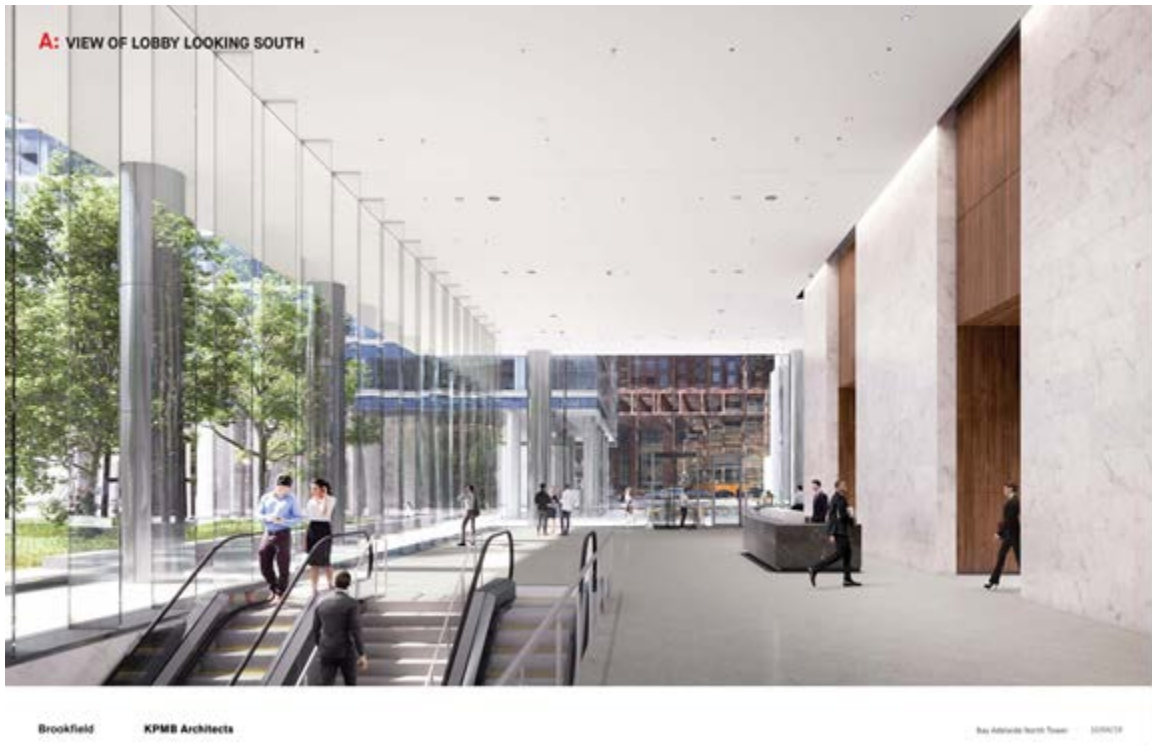


View of lobby entrance from Richmond Street West, looking south.



View of lobby entrance from Temperance Street and Arnell Plaza, looking north.

2.5 Interior Renderings



View looking south to Temperance Street and Arnell Plaza.



View looking north to Richmond Street West and Cloud Garden Park to the east.



View looking west from Cloud Garden Park.

3.0 Art Sites

To reinforce the idea of Bay Adelaide Centre as an urban campus of related buildings, the lobby of Bay Adelaide North was specifically positioned as the apex of the triangle of Bay Adelaide West and East. The sight lines to its lobby from Adelaide Street, through Arnell Plaza, will offer a clear, unobstructed view of the building and reaffirm its relationship as part of the campus. As all three buildings share the same simple, elegant architectural aesthetic for their interiors and exteriors, it is highly desirable to treat their artwork locations with equal consistency.

After consultation with City planning staff, public art can be located at one indoor primary art site (with three possible locations for art placement) and one outdoor secondary site, thereby providing the commissioned artist maximum flexibility to develop work that is most appropriate for the context and the budget. Consistent with the location of public art in the west and east towers, the primary art site will be sited in the main floor lobby. It is identified as the primary site because maintaining the continuity of art placement in the North tower is key to making all buildings equal in stature within the Bay Adelaide Centre. As with the existing artworks, it will be completely visible to the public on three sides through the highly transparent structural glass lobby enclosure and will be lit at night to ensure 24/7 visibility.

If the artist determines that both primary and secondary sites will have artworks, then a maximum of 20% of the art budget can be applied to the secondary site. The outdoor artwork should relate thematically to the indoor work, not impede visibility to the indoor work and its siting should provide the client with flexibility to allow for public programming.

3.1 Lobby Site Plan

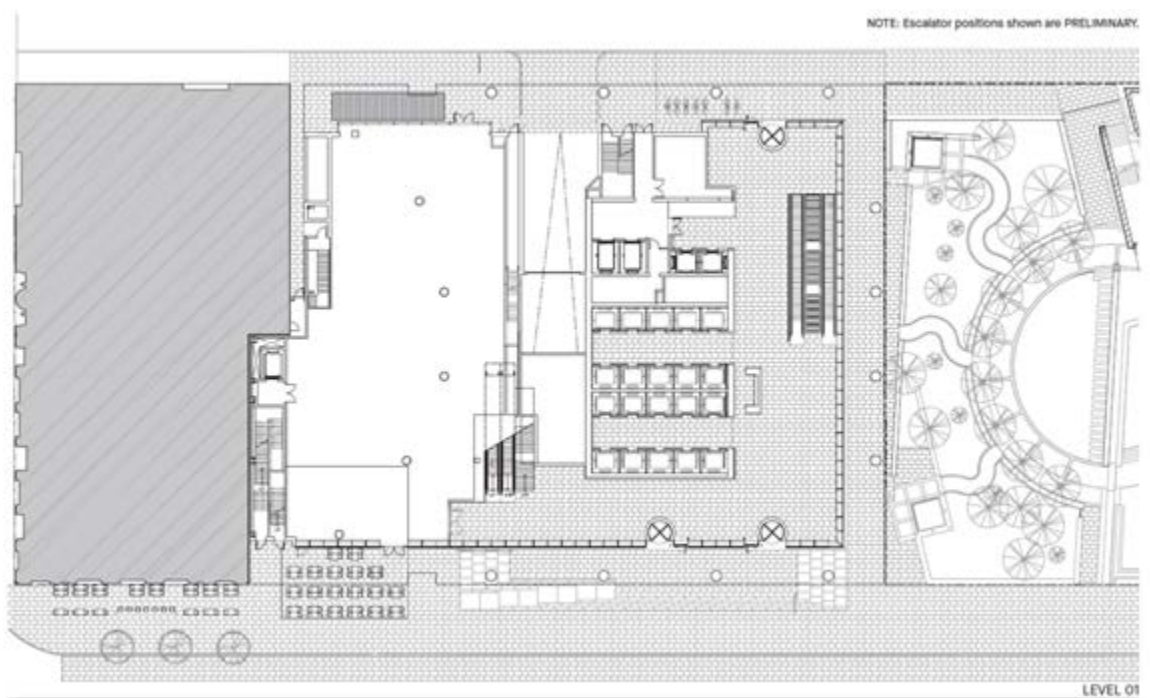


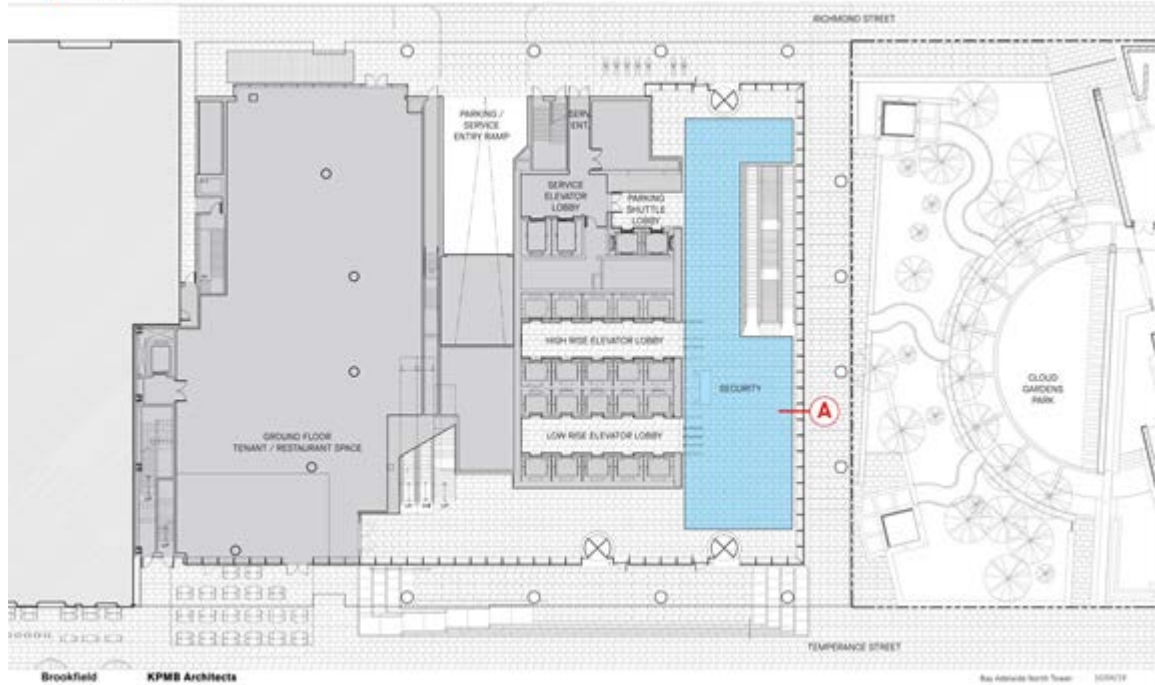
Diagram is oriented north.

3.2 Primary Art Site Locations: A, B or C

3.2.1 Lobby Location A

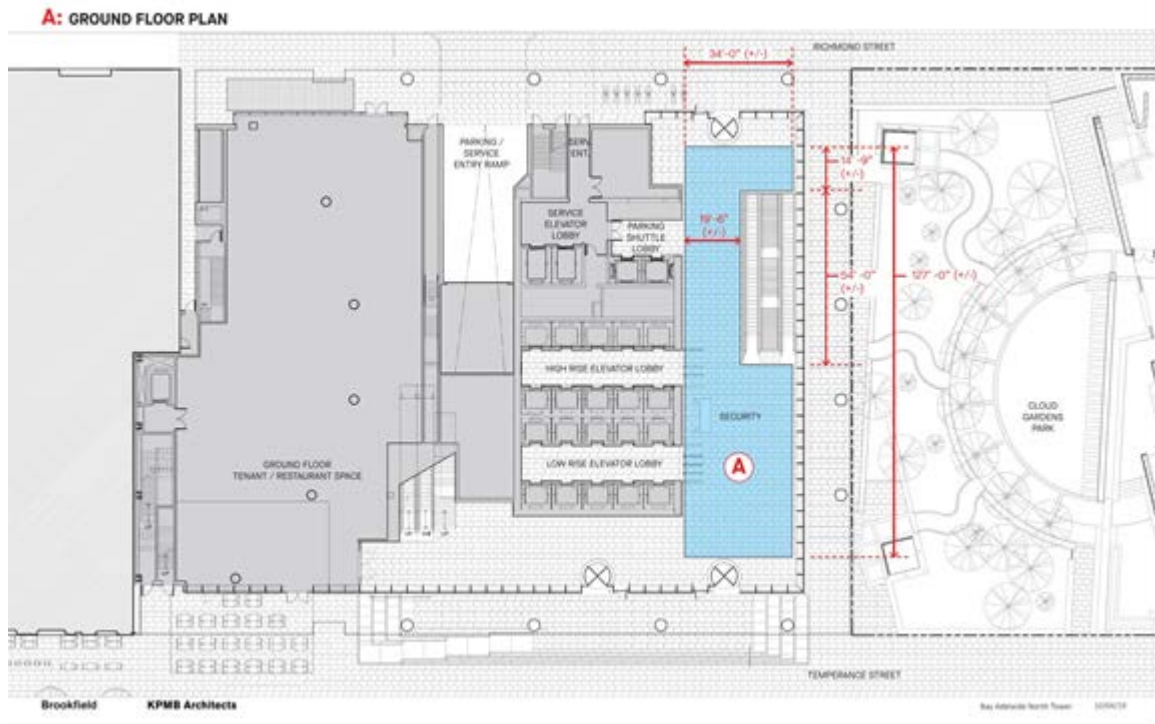
Lobby location A the ceiling of the lobby that extends from Temperance to Richmond Streets, between the elevator core and the easternmost façade, exclusive of the area above the escalator. The ceiling is 25'7" high, its dimensions are 32'8" x 131'2", and the ceiling above the escalators measures 9'8" x 49'2" (all figures approximate).

A: GROUND FLOOR PLAN



A: VIEW OF LOBBY LOOKING NORTH

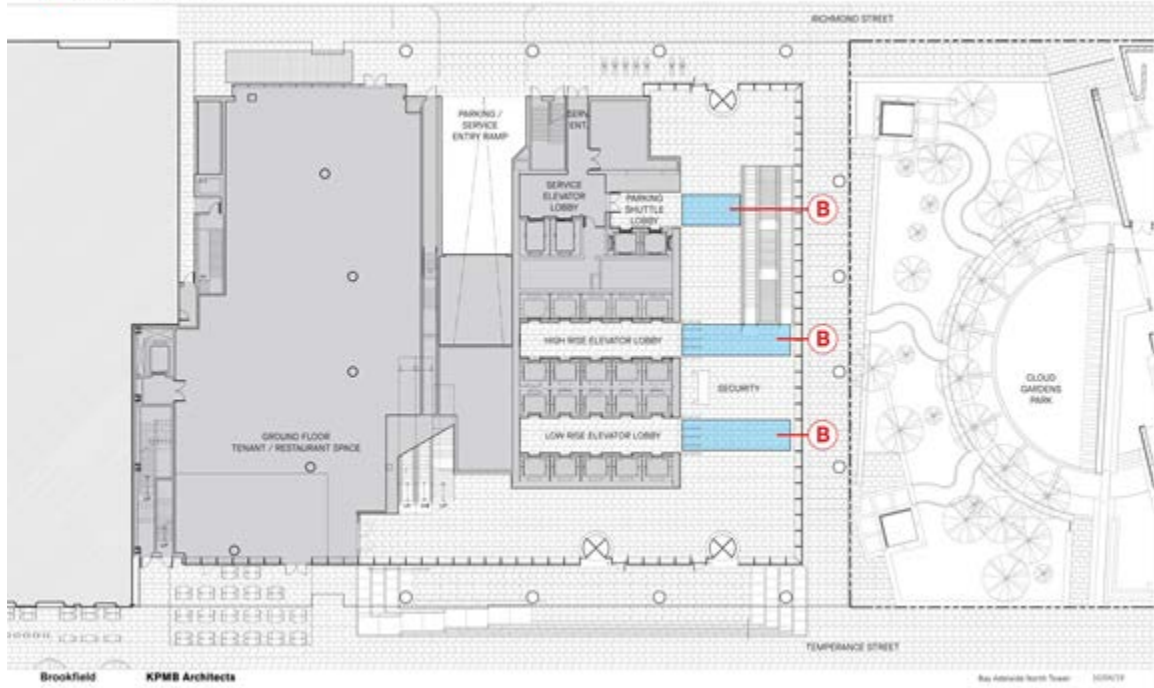




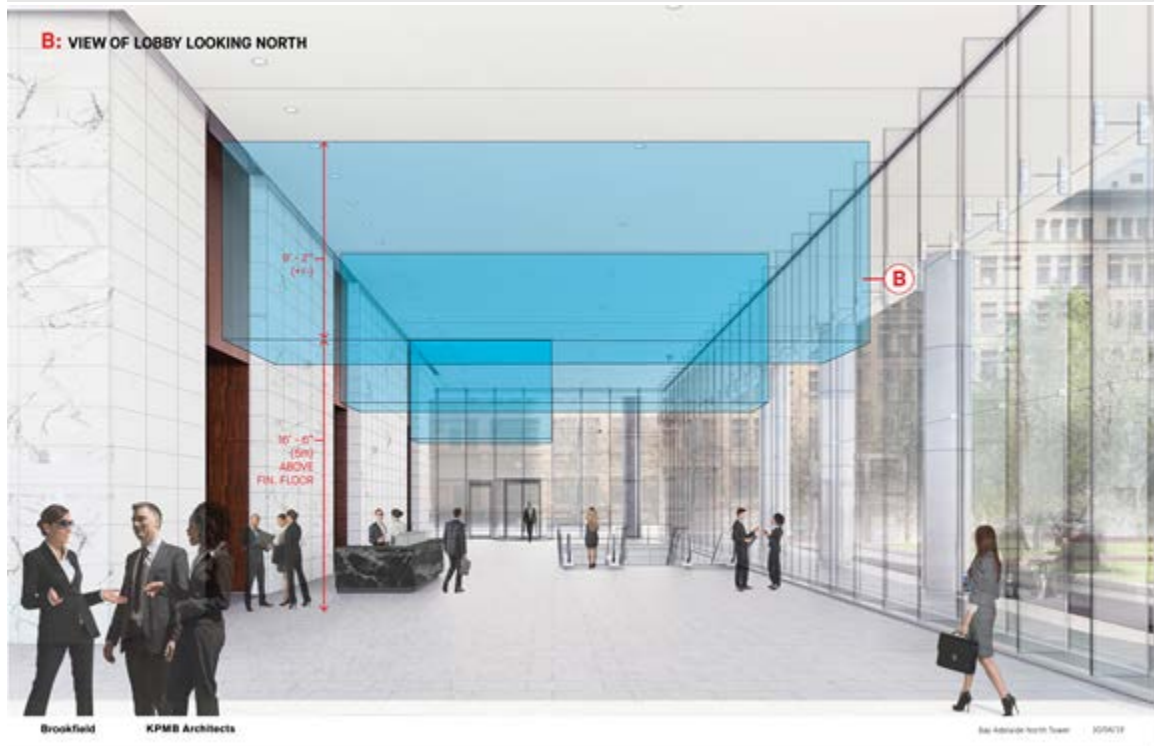
3.2.2 Lobby Location B

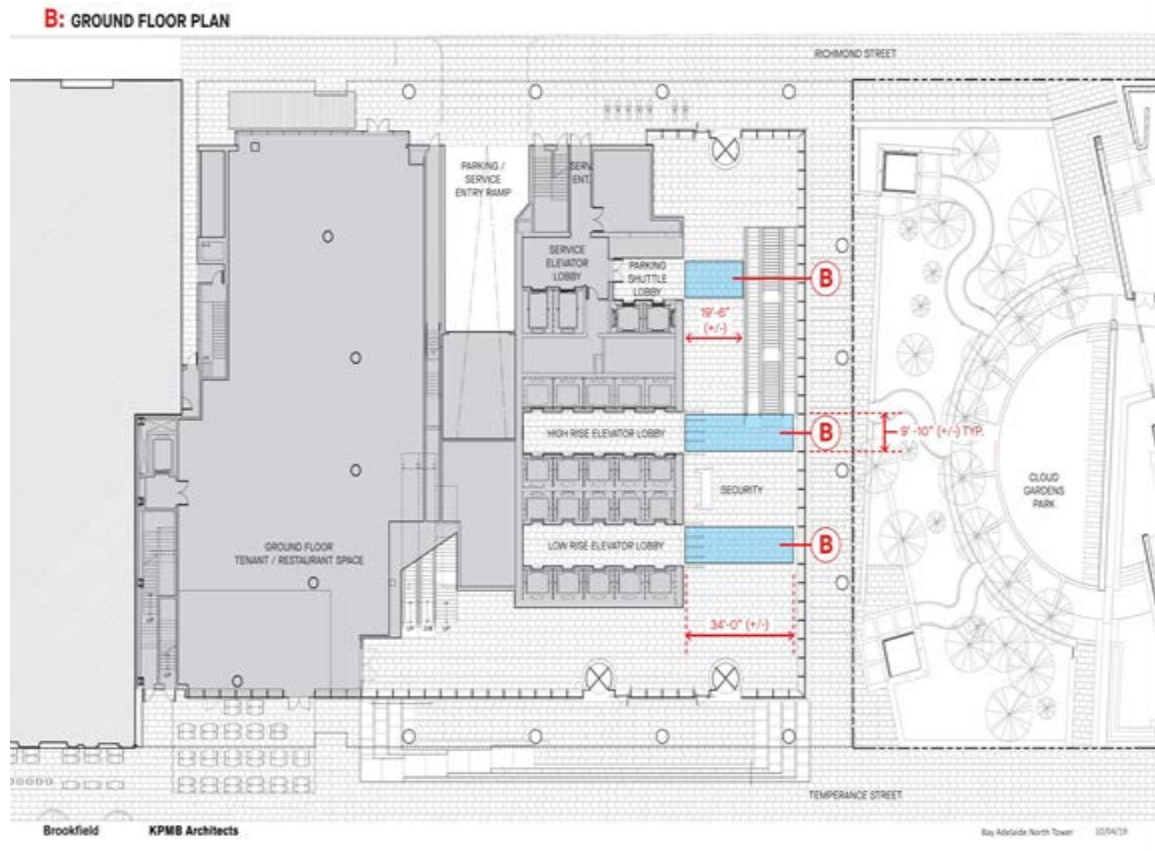
Lobby location B extends perpendicular from the three elevator core walls above pedestrian access openings, spanning the ceiling space, exclusive of escalator area.

B: GROUND FLOOR PLAN



B: VIEW OF LOBBY LOOKING NORTH

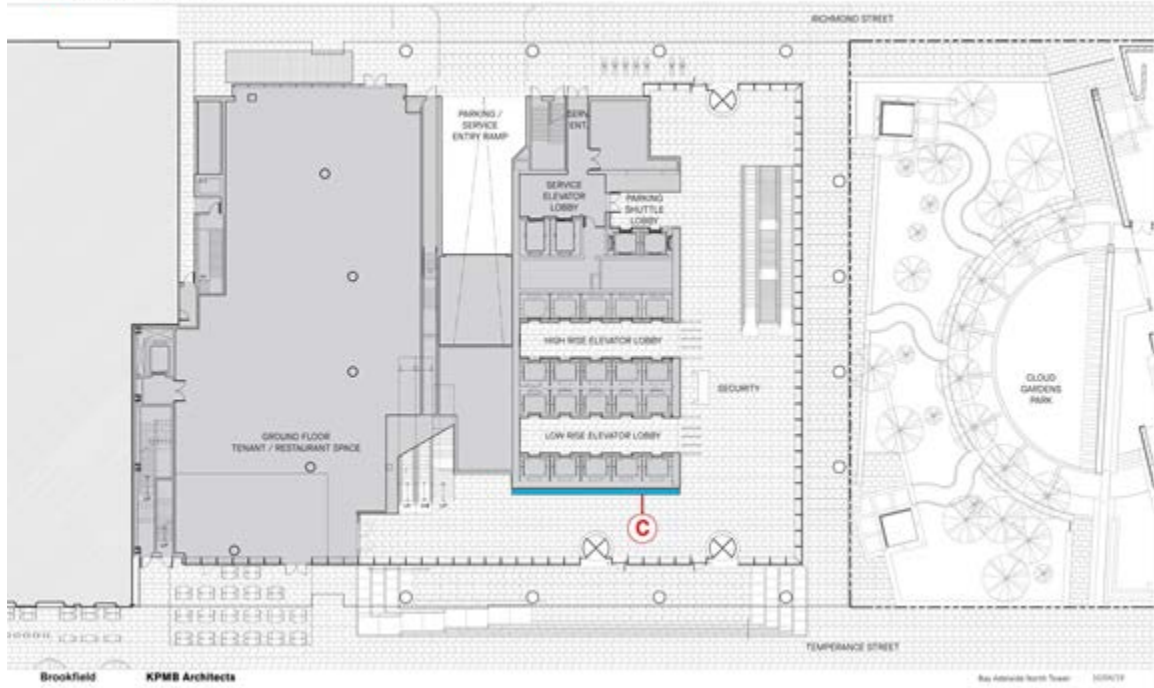




3.2.3 Lobby Location C

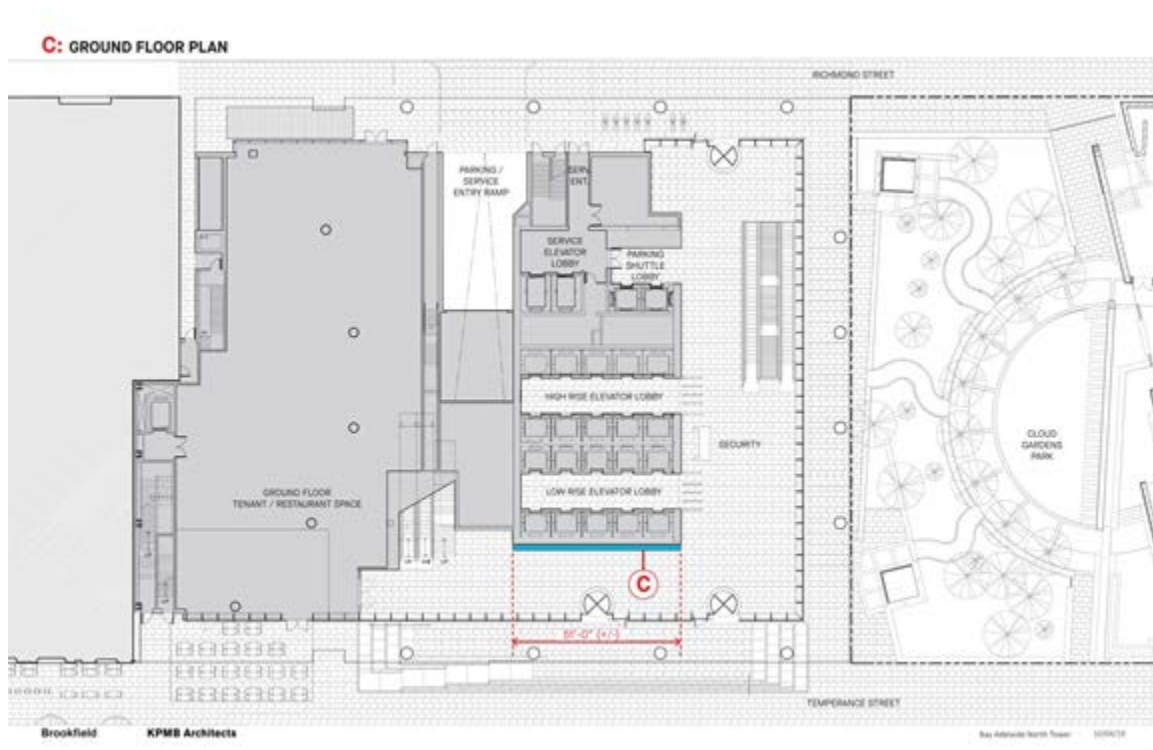
Lobby location is the wall facing Temperance Street, on axis with Arnell Plaza.

C: GROUND FLOOR PLAN



C: VIEW OF LOBBY LOOKING NORTH





3.3 Secondary Art Site: Arnell Plaza

3.3.1 Secondary Site B

Secondary site B is located in the central area of Arnell Plaza. Working within the existing landscape design and footprint, the artist may propose a work that is a thematic companion to the Lobby work and must be scaled to act as a visible gateway, not a barrier, to the indoor work. It should be sited to permit temporary public events to be programmed by Brookfield. A maximum of 20% of the art budget can be applied to this site.



View looking south from the North Tower.



View looking north from Adelaide Street

4.0 The Artwork Vision and Requirements

It is envisioned that all public art for the Bay Adelaide Centre will be sympathetic to the elegance and simplicity of the architectural vocabulary of the building complex and will work in concert or in response to the attributes in a way that is complementary.

Although the conceptual theme for the art in Bay Adelaide North is not prescribed, it is hoped that the new work will be dynamic, luminous, timeless and universal.

The artwork should be sited and lit for maximum visibility, day and night, whether viewed from within the lobby or at a distance from the adjacent streets and plazas. The artwork should:

- Be responsive to the aesthetic vocabulary of the existing artworks by James Turrell and Micah Lexier
- Be scaled for visibility from Adelaide Street West and the adjacent streets, parks and plazas as well as from up close within the lobby
- Make a bold statement through form, materials and/or colour
- Be sensitive to the architectural vocabulary of the building
- Be mindful of the context within an office lobby or an outdoor plaza
- Be sensitive to environmental conditions such as light
- Be mindful of public safety

5.0 The Art Selection Process

Brookfield will conduct a one-stage invitational competition for no less than three and no more than 5 artists, to be selected from the following list:

5.1 Artists

- Kathleen Ryan
- Nicolas Baier
- Lois Andison
- Brian Jungen
- Monica Sosnowska
- David Rokeby
- Svava Thordis Juliusson

5.2 One Stage Invitational Competition Process

- Client determines shortlist of artists
- Site Visit and Briefing Session for artists
- Artists paid to make full proposals (visuals, technical information, budget)
- Before the concept presentation, each submission will undergo a technical and budget review by the client and their engineering consultants
- Artist present to Art Advisory Committee (including response to any tech review comments)
- Art Advisory Committee selects winner, to be awarded after confirmation by Brookfield

Art Advisory Committee members may offer recommendations to be considered when the winning proposal goes through its design development phase.

The art consultant will be involved in the process through to completion.

6.0 The Art Advisory Committee

The Art Advisory Committee will make all decisions by majority vote; it will consist of five people: two representatives of the developer and three arts professionals (including one from the ward) depending on availability:

- John Durschinger, Senior VP, Global Design, Brookfield
- Bruce Kuwabara, Principal, KPMB
- Micah Lexier, Artist
- June Clark, Artist
- Wendy Gomoll, Artist Publisher and archivist for Diamond & Schmitt (Ward 13)
- Robyn McCallum, Sr. Manager and Curator, Scotia Bank (Ward 13)
- Kitty Scott, Curator of Modern and Contemporary Art, AGO
- Barbara Fischer, Executive Director & Chief Curator, Art Museum, U of T
- Pamela Meredith, Independent Curator

7.0 Mentorship Program

Brookfield will sponsor a \$10,000 mentorship scholarship, with funds from the contingency budget, in order to provide a young artist working in Canada with direct experience in the public art process. The mentored Toronto artist, to be chosen by the winning artist in consultation with the client, will shadow the art process, playing an active role whenever possible.

8.0 Maintenance Obligation

Following the precedent that has been established for the artworks in both Bay Adelaide East and West, Brookfield will maintain the artwork in Bay Adelaide North in good working order in accordance with the specifications and directions outlined by the Artist in the mandatory Maintenance Manual. In the event of a sale or transfer of Bay Adelaide North, Brookfield will ensure, through agreements, that the future owner assumes the same maintenance obligation.

9.0 Preliminary Budget

Based on a current anticipated gross construction cost of \$248,000,000 for Bay Adelaide North, the estimated one percent art budget is \$2,480,000, which will be apportioned as follows:

Administration: competition and expenses including artist fee, art advisory committee fees, art consultant fees = 8%

Art: artist fees, materials, design development, fabrication, transportation, footings, installation, lighting, insurance, legal fees, testing, permits, plaque, consulting/engineering fees = 75%

Contingency: landscape and architectural liaison, architectural and electrical modifications to accommodate artwork; artwork material price fluctuation, change orders, change of administrative scope; opening event; project documentation = 17%*

Total Art Budget: = 100%

*The contingency budget will be reviewed once the artwork has been selected and an evaluation of the modifications required (structural, electrical, mechanical and architectural) to accommodate the artwork has been completed and budgeted. If a change in contingency is required, the Art budget will be adjusted accordingly prior to contract signing with the winning artist.

10.0 Preliminary Timeline

Presentation to TPAC	June 19, 2019
Community Council	October 10, 2019
PAP Approval by City Council	October 29, 2019
Site Briefing for Artists	November 2019
Proposal Materials due	February 2, 2020
Technical Review	week of February 2, 2020
Artists' Presentations to Jury; Winner Selected	week of February 10, 2020
Contract Signed	by April 15, 2020
Design Development	April 15 to December 31 2020
Fabrication	January to December 31, 2021
Installation	January to February 2022
Occupancy	March 2022