

Public Art Plan: 55 Mercer Street



Address: 55 Mercer Street
Developer: 99 BJW Residences LP
Architect: IBI Group Architects
Prepared by: Ben Mills, Public Art Management
Date: May 27, 2020

Introduction

99 BJW Residences LP (the Owner) is developing 55 Mercer Street, a new, 47-storey mixed-use tower located at the northeast corner of Blue Jays Way and Mercer Street in downtown Toronto. The project is being designed by IBI Group Architects.

The building is located within Ward 10, Spadina-Fort York, with the Metro Hall to the east, the TIFF Lightbox to the north, and The Rogers Centre to the south. The current building located on the site, 99 Blue Jays Way, is home to Wayne Gretzky's Sports Bar and Restaurant as well as the Second City Training Centre. The current building will be demolished as part of the new development.

The building is in the heart of the downtown Entertainment District and is also home to hotel and residential towers, retail, commercial, and other attractions. The globally-renowned Toronto International Film Festival takes place in the immediate area every year, bringing hundreds of thousands of visitors to the neighbourhood.

The project is currently underway and the public art will be installed by 2023.

Project Team

Client:	99 BJW Residences LP
Architect:	IBI Group Architects
Public Art Consultant:	Ben Mills, Public Art Management

Section 37 Agreement Reference:

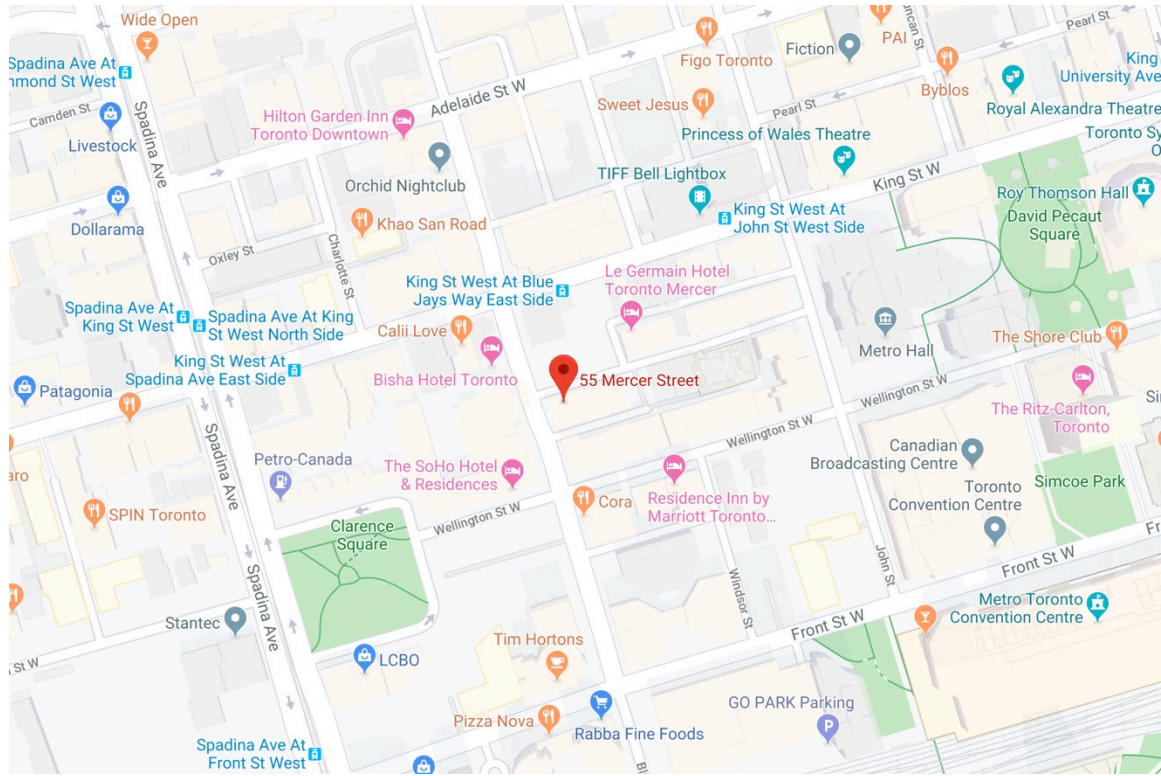
Section 37 Agreement dated July 2, 2010, Page 7, Section 5.4:

“The Owner agrees that it will make a contribution (“The Public Art Contribution”) equal to one percent (1%) of the Gross Constructions Costs of the Development to the City in accordance with the Public Art program as set forth in this section.”

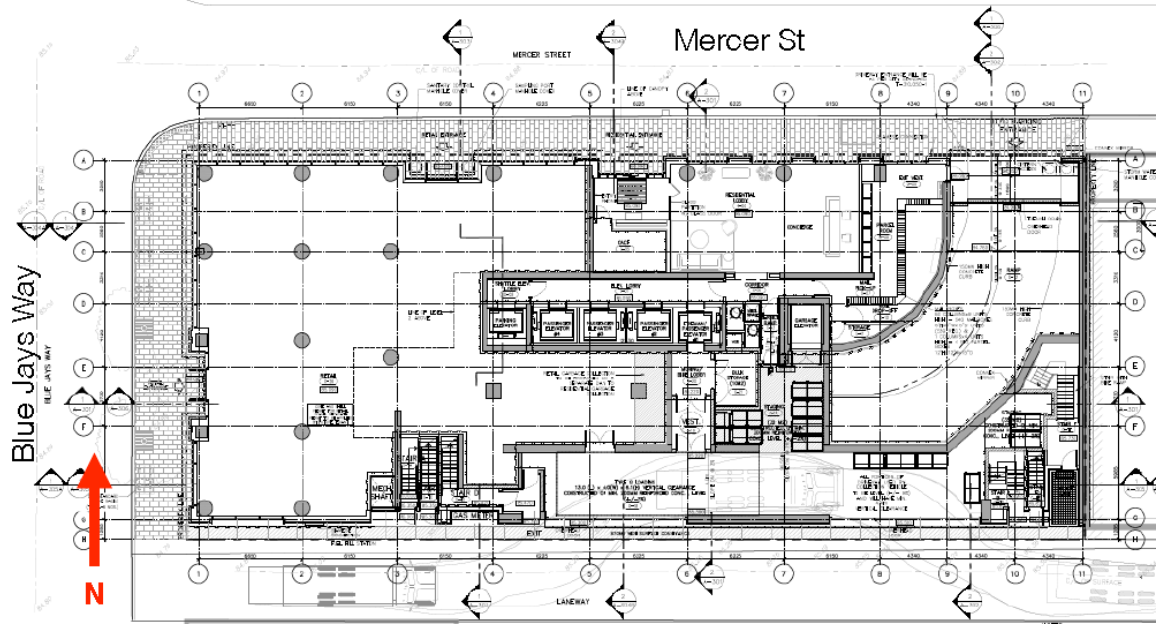
Public Art Objectives:

- 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

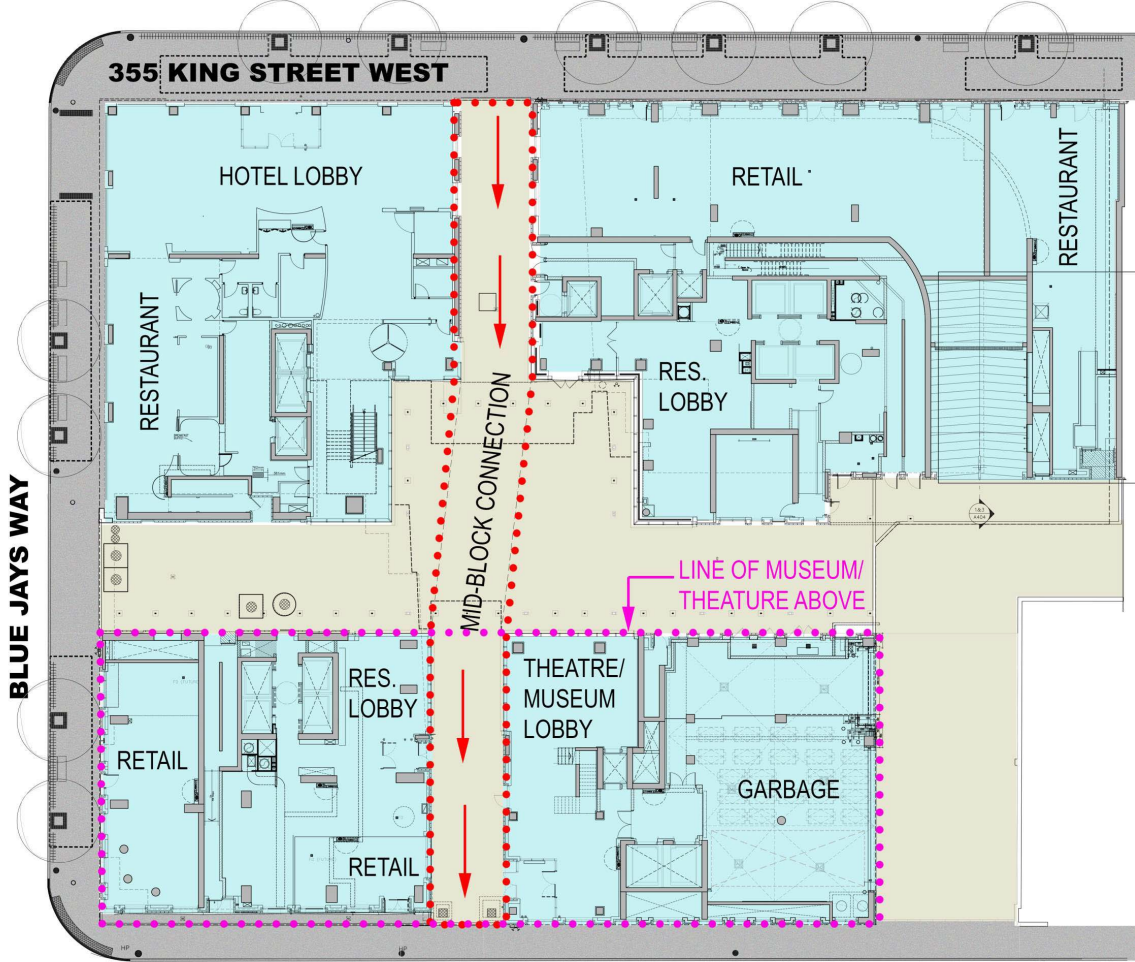
Site In Context



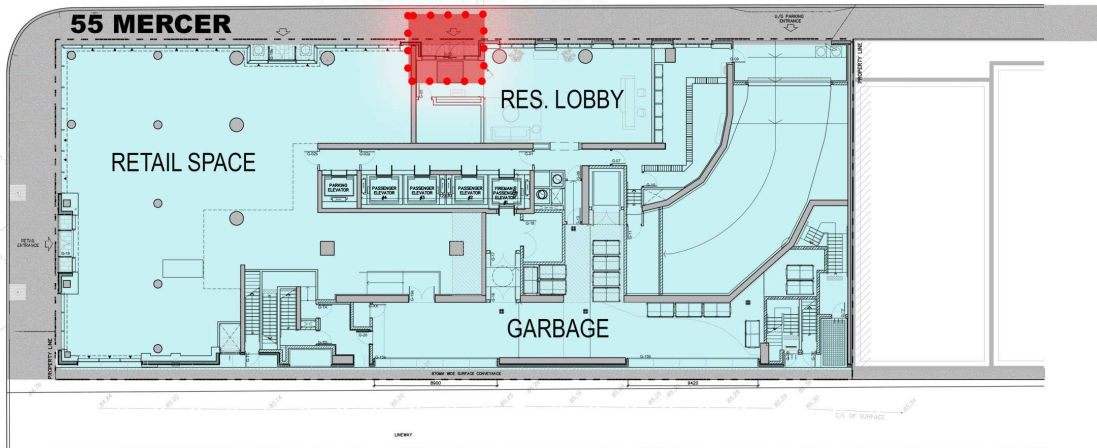
Site Plan:



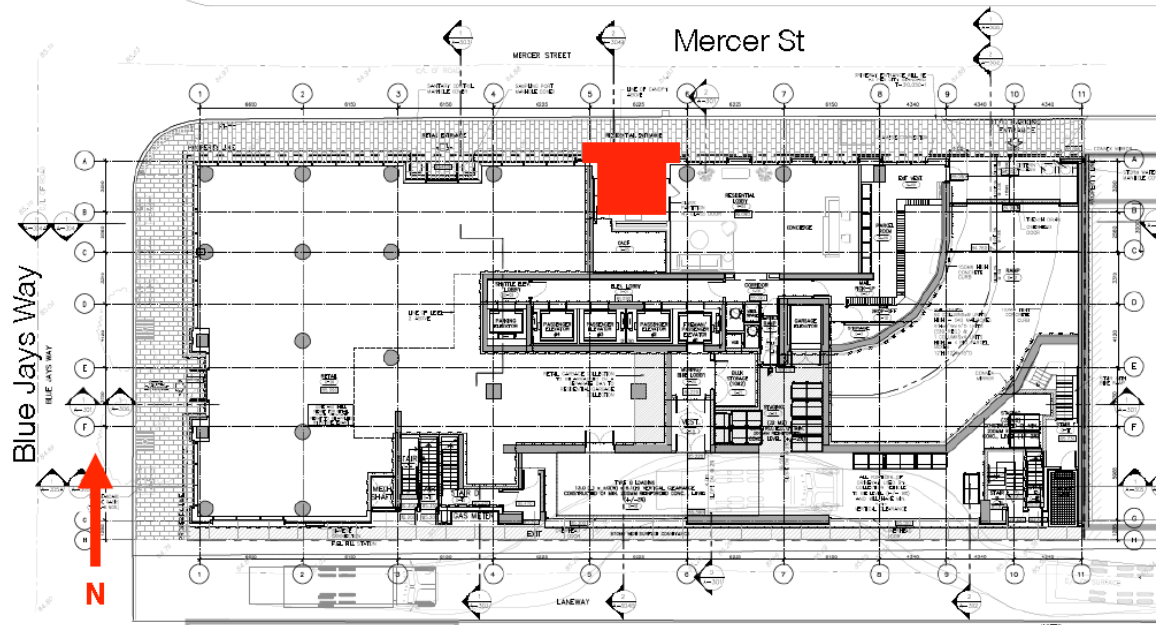
KING STREET WEST



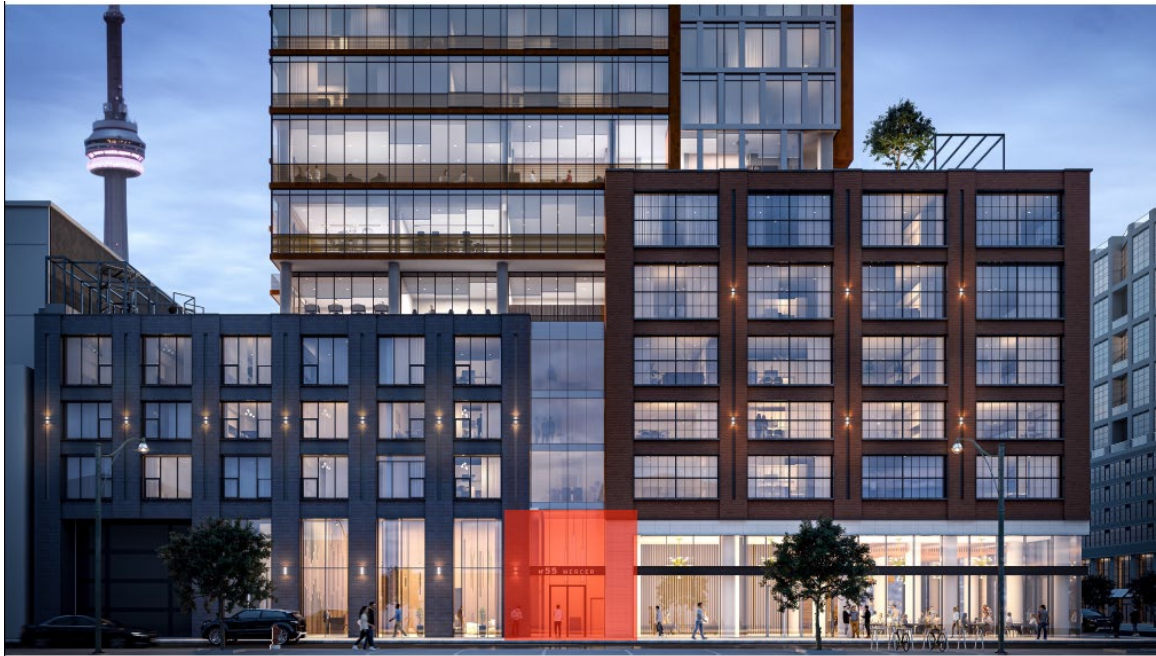
**MERCER STREET
PUBLIC ART LOCATION**



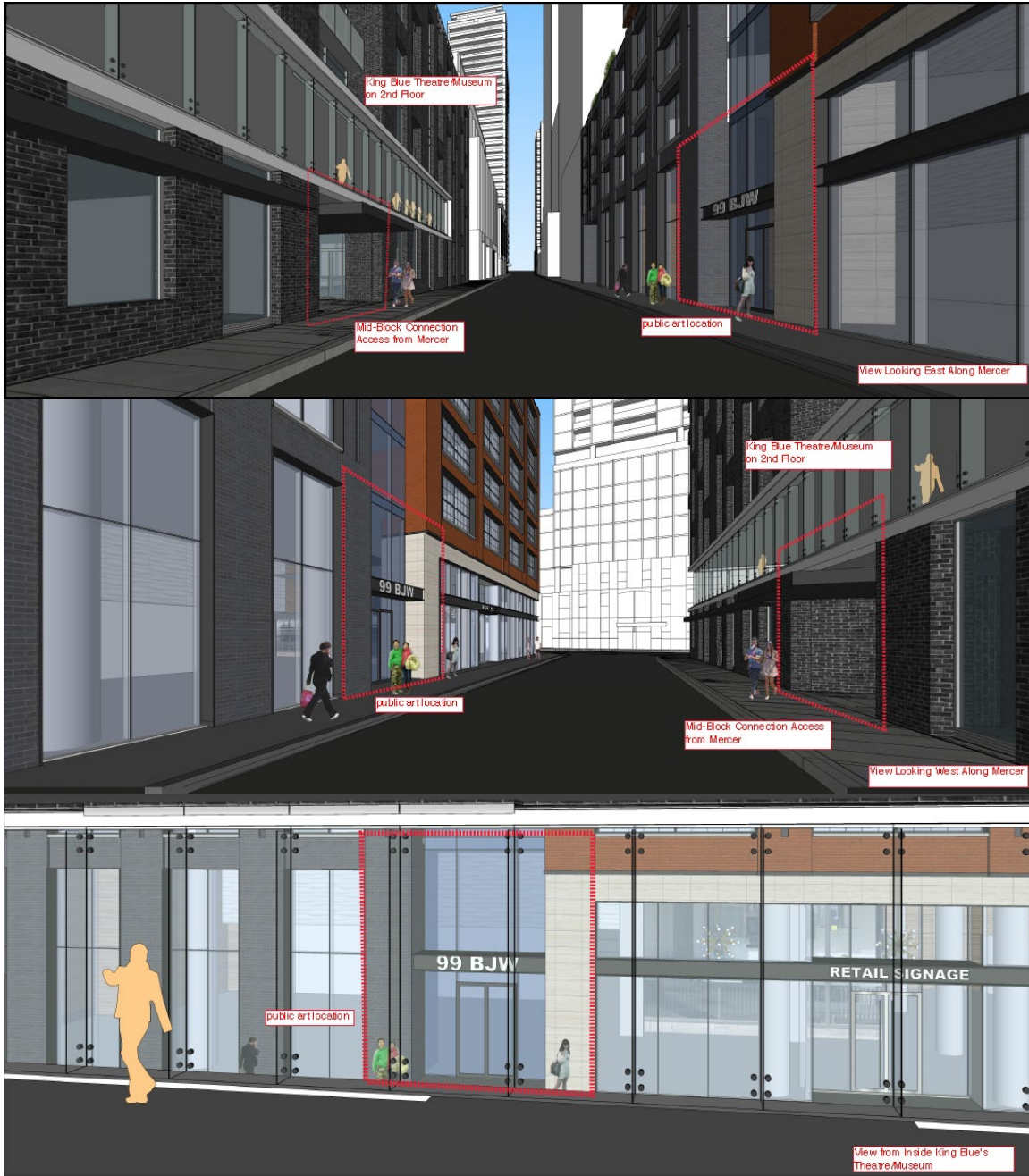
Art Location:



Public Art Location (indicated in Red):







Atrium Entrance Area Location:

The preferred site being proposed for public art will cover the residential entrance area of the building; including the two-storey exterior glazing and atrium space facing Mercer Street. This area allows for an artist to address the entirety of the height and volume creating an indoor/outdoor art beacon which will be highly visible from both Mercer Street and King Street West via the mid-block pedestrian laneway immediately to the north.

Due to the size of the floor plate of the building and zero lot line nature of the development, the two-storey exterior glazing and interior vestibule areas were

targeted for public art for this development. These areas provide highly visible locations for public art that will feature prominently for the development.

This location will allow an artist to create a large-scale art installation for passersby as well as residents of the building. The site provides the opportunity for an artist to work with an artistic application integrated into the glazing or mounted onto the masonry and limestone elements that frame the space. This gives the artist an opportunity to extend the art design out from the building and have some three-dimensional form, as well as within the front atrium of the building featuring prominently onto Mercer Street. The artwork may take a variety of forms, such as large-scale sculptural elements, digital print on glass interventions, urban-scale wall paintings, suspended elements, art lighting, or other kinds of media.

Because there will be residential suites from the third storey and above, the extent of the future artwork will terminate at the top of the second storey in order to not infringe upon any views of residents residing in those suites. If an artist presents an opportunity to integrate the public art in a way that extends above the second storey and does not infringe upon residential suites, is feasible, and within budget the Owner would be willing to consider such an approach.

The artwork site will be illuminated in order for the future public art to be viewable during the daytime and evening hours.

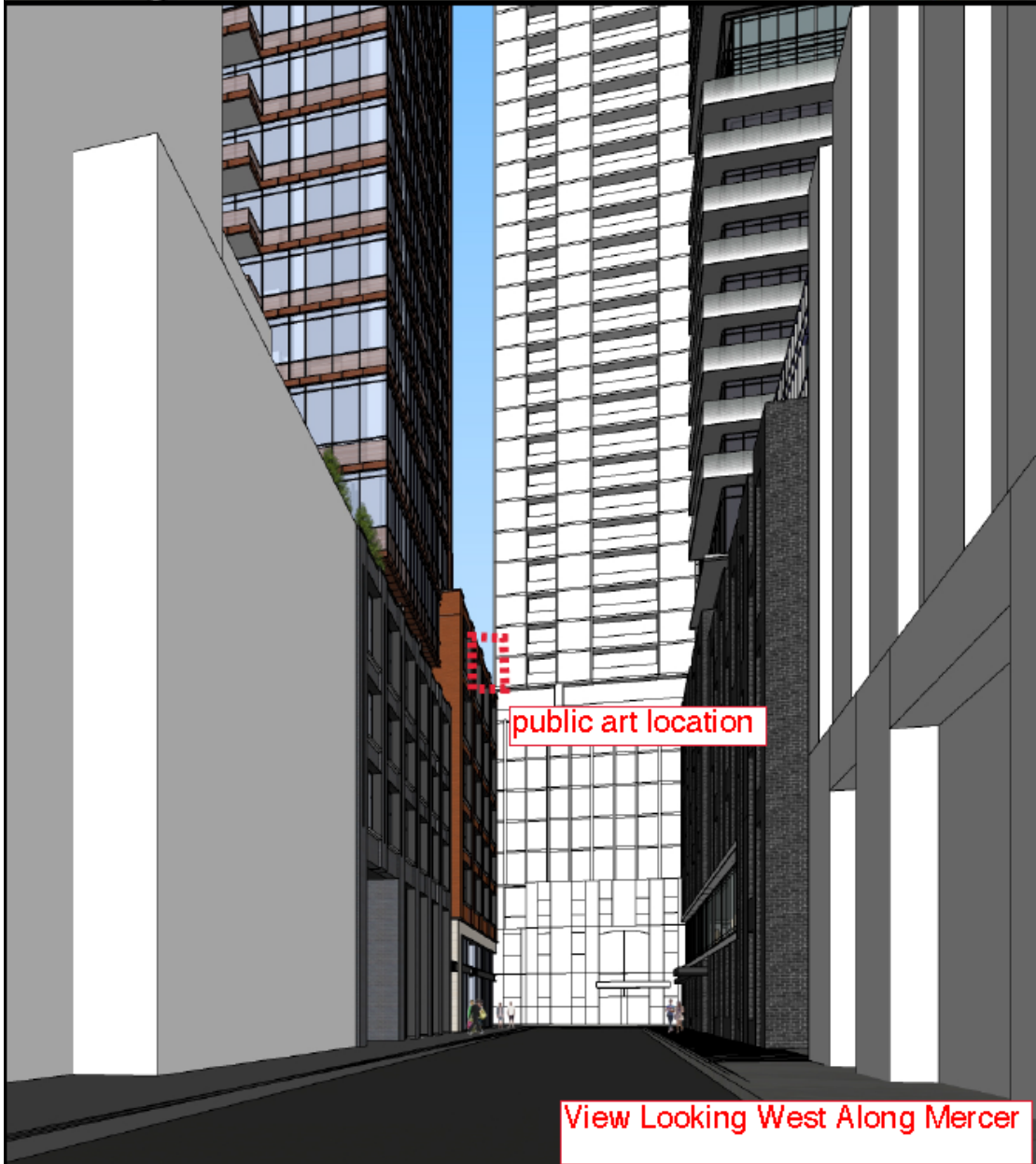
It is important to note that the art will be located within private property that is visible to the public during all hours, and would not be located on City-owned property, therefore the maintenance will be the responsibility of the Owner.

Podium Location:

The top of the eight storey podium, at the northwest corner of the site facing Blue Jays Way and Mercer Street, was also considered for a public art site. This location offers an opportunity to an artistic architectural intervention, a free standing sculpture, or possibly an artwork mounted to the corner/façade of the building.

While this site does afford a unique public art opportunity, the close proximity of the surrounding buildings, the narrow nature of both Mercer Street and Blue Jays Way, and the height of the podium and art location itself, being 26m above street level, this site was seen as more challenging to see and experience by the general public.





Budget:

Public art budget (1%)	\$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:

Camille Jodoin-Eng, Cerith Wyn Evans, Achim Zeman, Elmgreen + Dragset, Thomas J Price, Sue De Beer

Jury Composition:

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

- Asad Raza, Executive Director of Gallery TPW, Ward Rep
- Sandra Brewster, Artist
- Niall McClelland, Artist
- Esmaa Mohammoud, Artist
- Steve Loretta, Curator and Collector, Ward Rep
- Betty Ann Jordan, Arts Patron and Ward Rep
- 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, one member that either lives or works in the Ward and one member of the Ownership team. The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

Schedule:

TPAC Presentation:	May 27, 2020
Community Council:	July 7, 2020
City Council:	July 22/23, 2020
Competition Commences:	After City Council Approval is in place
Artist Selection:	Q3 – Q4 2020
Artwork Fabrication:	2022
Completion:	2023