

## Public Art Plan: Consilium Place – 5 Corporate Drive



Project Name: Consilium Place  
Address: 5 Corporate Drive  
Developer: 8174709 Canada Inc  
Architect: WZMH Architects  
Landscape Architect: Studio TLA  
Prepared by: Ben + Karen Mills, Public Art Management  
TPAC Date: July 14, 2021

### **Indigenous Land Acknowledgment:**

The land we will be discussing is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

### **Project Description:**

8174709 Canada Inc. is in the application process to develop Consilium Place (5 Corporate Drive), a two tower, residential development project located in Ward 24 Scarborough Guildwood in Toronto. The project, located at the southwest corner of Consilium Place and Corporate Drive, is the largest planned development in this area of Scarborough to date and will be a keystone property for the Ward.

The development will be comprised of a 38 storey and 44 storey tower connected by a 4 storey podium, comprising 778 residential suites with retail at-grade. A large Plaza Privately-Owned Public Space (POPS) will be located at the northeast corner of the site which will connect with the private courtyard area.

The site is bounded by Corporate Drive to the north, Consilium Place to the east, McCowan Road to the west and Progress Drive to the south. The site is currently an at-grade parking lot.

The area is home to the Scarborough Town Centre to the west, the headquarters of CTV and TSN to the northwest at Channel 9 Court, and the 401 Expressway is immediately to the north. The East Highland Creek is to the east of the project, with Lee Centre Park and Woburn Water Park further to the east, Confederation Park to the southeast, White Haven Park to the north, and McDairmid Woods Park to the northwest. The area is also home to numerous businesses, restaurants, and residential properties. These emblematic towers will create a new landmark for the skyline of Scarborough Centre.

The Scarborough Civic Centre Master Plan helped guide the selection of the art locations for this project in order to focus on sites that are highly visible and publicly-accessible. The relationship between the public art sites for this project as well as others that are noted in the Scarborough Civic Centre Master Plan in the future have been taken into consideration in order to create a cohesive public art narrative as various developments in the area are realized.

This area of Scarborough has only recently seen a growth in development projects, with Consilium Place being the first major high-rise project planned for the neighbourhood. The intention is to commission a series of world-class public art installations and set a benchmark for future projects in the area to help foster a more equitable distribution of public art in Toronto.

The buildings are being designed by WZMH Architects with Studio TLA providing landscape architecture services. The project aims to commence construction in 2022 and the public art would be installed by the end of construction.

### **History and Culture of the Area:**

The area now known as Scarborough has been occupied by a number of Indigenous First Nations, including the Mississaugas, Seneca, Haudenosaunee, and Wendat Nations. These Nations set up temporary encampments and also implemented permanent agricultural settlements near the Rouge River and Highland Creek area over the centuries.

The name Scarborough comes from Elizabeth Simcoe, wife of the Governor of Upper Canada John Graves Simcoe, who was riding horseback around the Scarborough Bluff in the late eighteenth century and was reminded of the cliffs of Scarborough in England.

In 1956, during the excavation of a new subdivision further to the south of the subject site, an Indigenous Burial Pit was discovered. The area was designated a National Historical Site now known as Tabor Hill Park. Once the Burial Pit was discovered, the then Mayor of Scarborough described the site as “an ancient Iroquois burial site” and made plans to host “The Feast of the Dead, an ancient Iroquois burial ceremony”. Over 200 members of the Iroquois/Haudenosaunee Confederation attended the ceremony, with many outside spectators looking on, however, many Elders were hesitant to participate as this sacred ceremony is not open to outsiders. Throughout the 1960’s, the site was considered Haudenosaunee, however today it has been accepted as a Wendat First Nation site. There are an estimated 523 burials at the Tabor Hill site, with the first estimated to have taken place sometime in the 14<sup>th</sup> century.

To the east of Tabor Hill, a Huron-Wendat village was also discovered which is now known as the Alexandra Site. This village dated from approximately 1350 and housed between 800-1000 people. 16 longhouses, sweat lodges, and a garbage pit were discovered at this site, with the inhabitants primarily focused on hunting, fishing, gathering, and growing modest

agricultural crops. This village would only last around 20 years as the resources of the area were eventually depleted and the villagers moved on.

Today, the area is one of the more diverse communities in Toronto, with approximately 73% of the neighbourhood residents being born outside of Canada. Emigrating from countries such as India, Sri Lanka, Phillippines, Pakistan, China, and other parts of the World. Predominant non-English languages spoken in the community are Gujarati, Tamil, Tagalog, Urdu, Cantonese, and Mandarin, among others.

#### **Public Art Requirement Reference:**

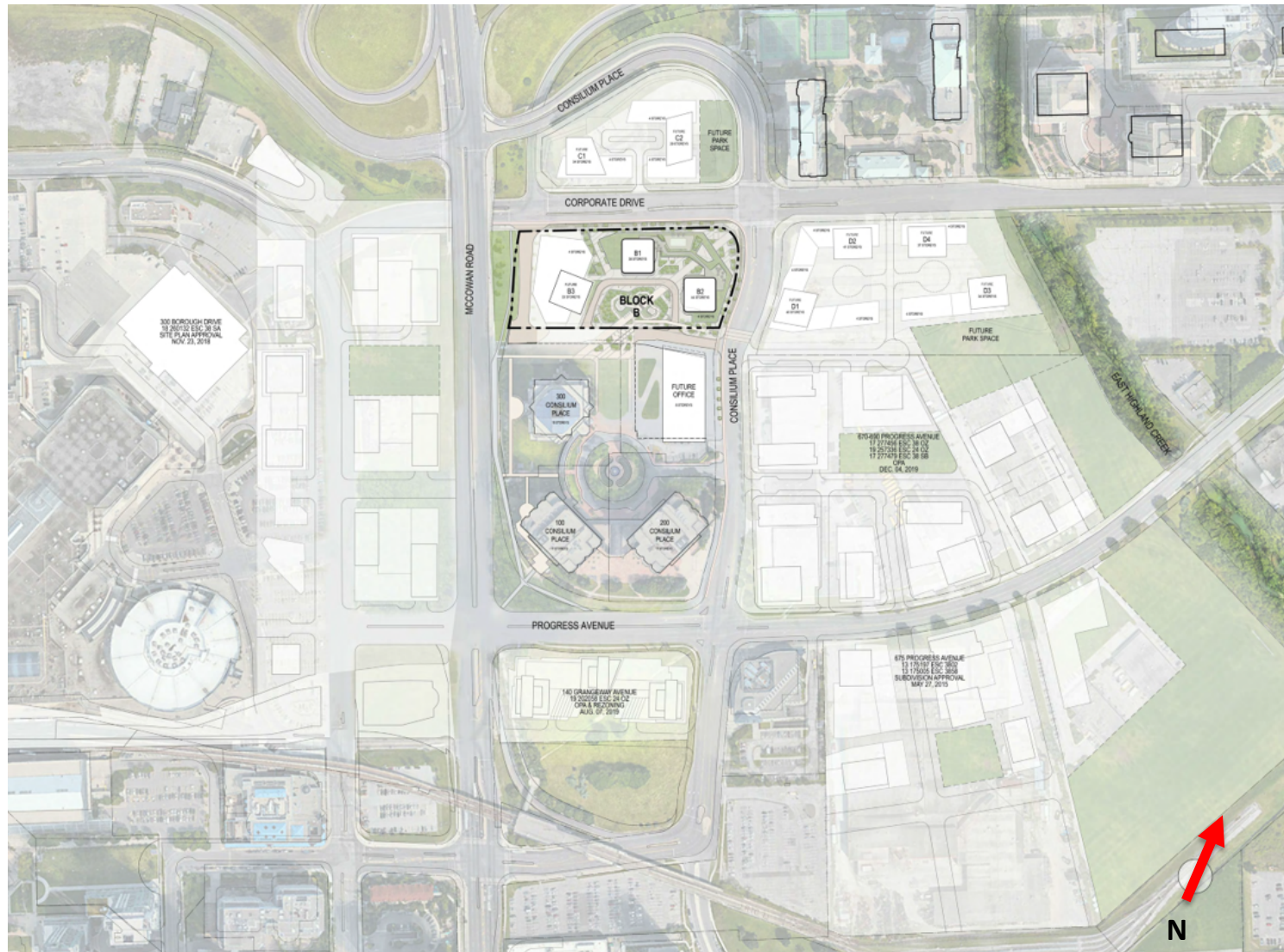
As the Section 45.9 Agreement with the City has not yet been finalized, an approved public art requirement clause is still to be completed. Once this has been finalized, the Public Art Plan will be updated accordingly. Tentatively, and upon approval of the agreement between the City and the Owner, the Owner proposes the following:

The Owner will follow the standard City of Toronto Private Developer Percent for Public Art Guidelines in the planning and implementation of the public art for the project. With an estimated hard construction cost of \$250,000,000, the Owner will have an estimated public art budget of a fixed \$2,500,000 total that's linked to the Construction Price Index which equates to 1% of the hard construction costs.

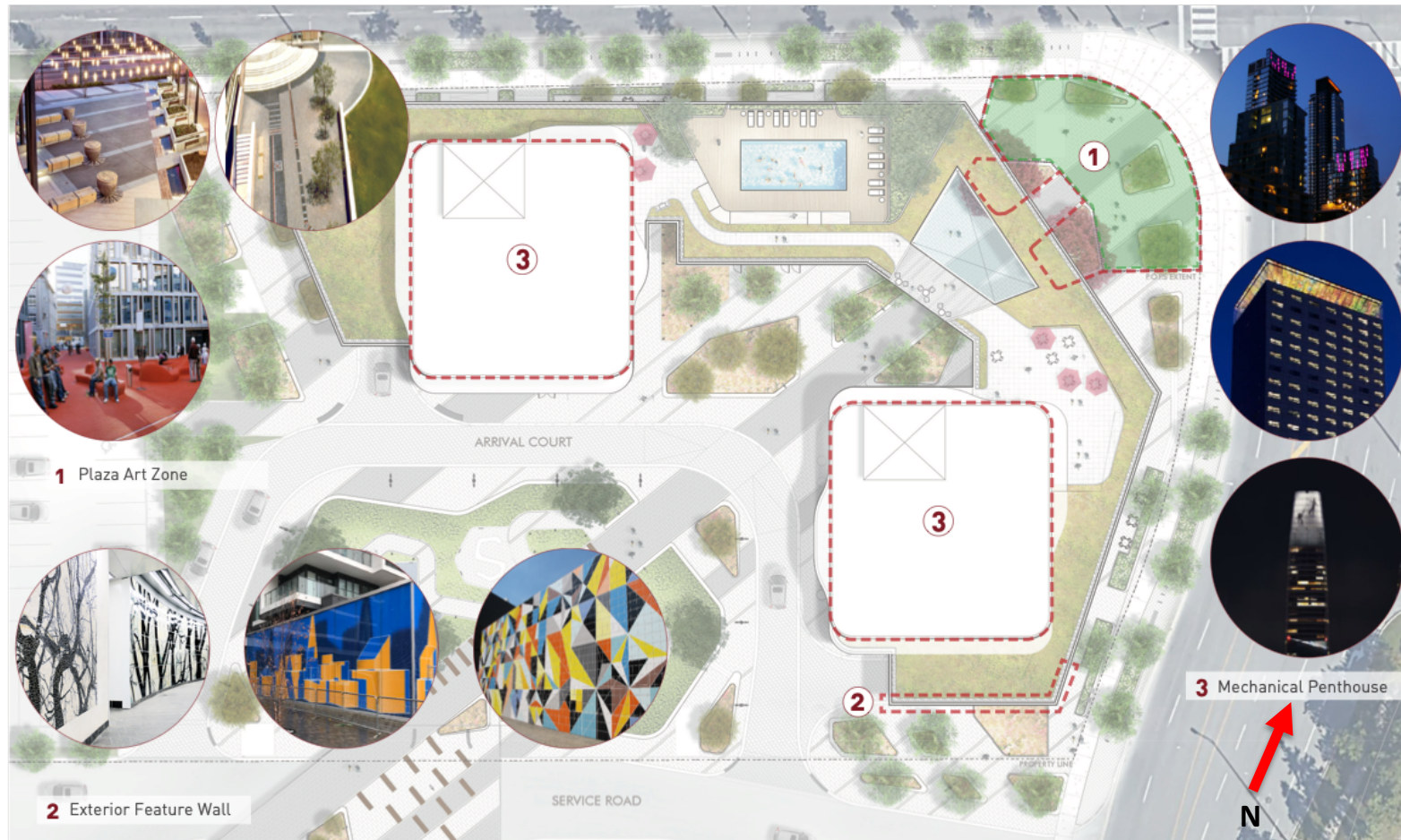
#### **Public Art Objectives:**

- Will provide public art commissioning opportunities for a diverse range of artists including from Indigenous and equity-seeking communities as well as artists from Scarborough
- Will make the best use of privately owned and publicly accessible space to enhance the surrounding public realm in an accessible and creative way
- Should take into consideration the history of the area and diversity of the neighbourhood
- Create landmark public art features that will be appropriately-scaled and highly visible
- Establish a benchmark for future public art projects in Scarborough
- To distribute the public art opportunities on the site with an emphasis at the corner where there will be a Plaza POPS at the intersection of Corporate Dr. and Consilium Pl.

## Site in Context:



## Site Plan with Three Proposed Public Art Opportunities and and Precedents for Inspiration:

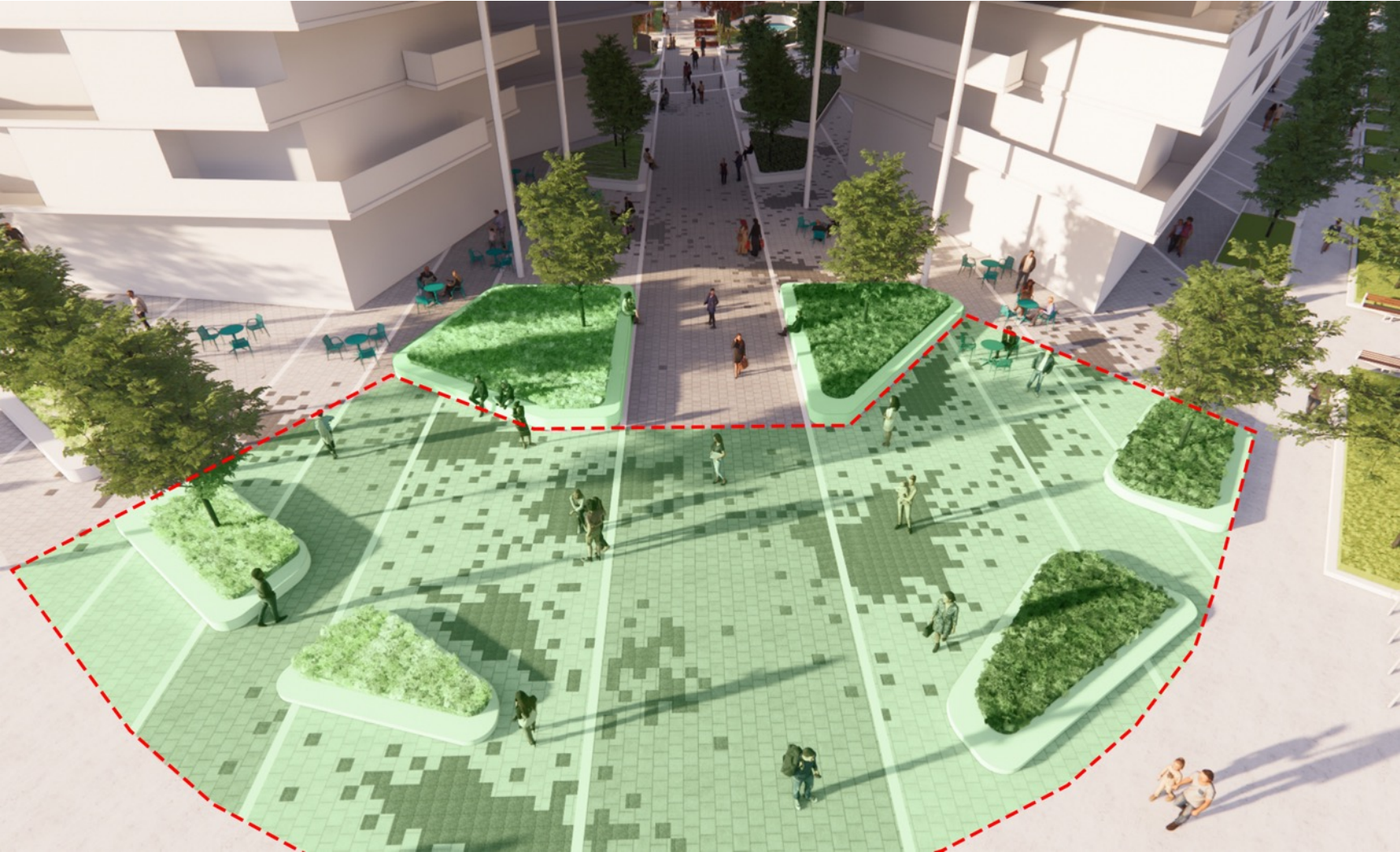


### **Public Art Locations:**

There are three proposed public art opportunities for this project. The corner plaza area at the northeast corner of the site, indicated by the number 1 in the above site plan, an integrated art wall feature at the southeast corner of the site, indicated by the number 2, and artist-designed rooftop lighting features for the two towers, indicated with the numbers 3 in the above plan.

The selection of these respective locations has been based on visibility, traffic, sufficient space for an impactful public art opportunity, equitable distribution of public art across the site, and creating a beacon for the Scarborough skyline that will be visible from afar. The form and scale of all the future artworks will be appropriate for their respective art locations in order to create a harmonious development, blending art and design.

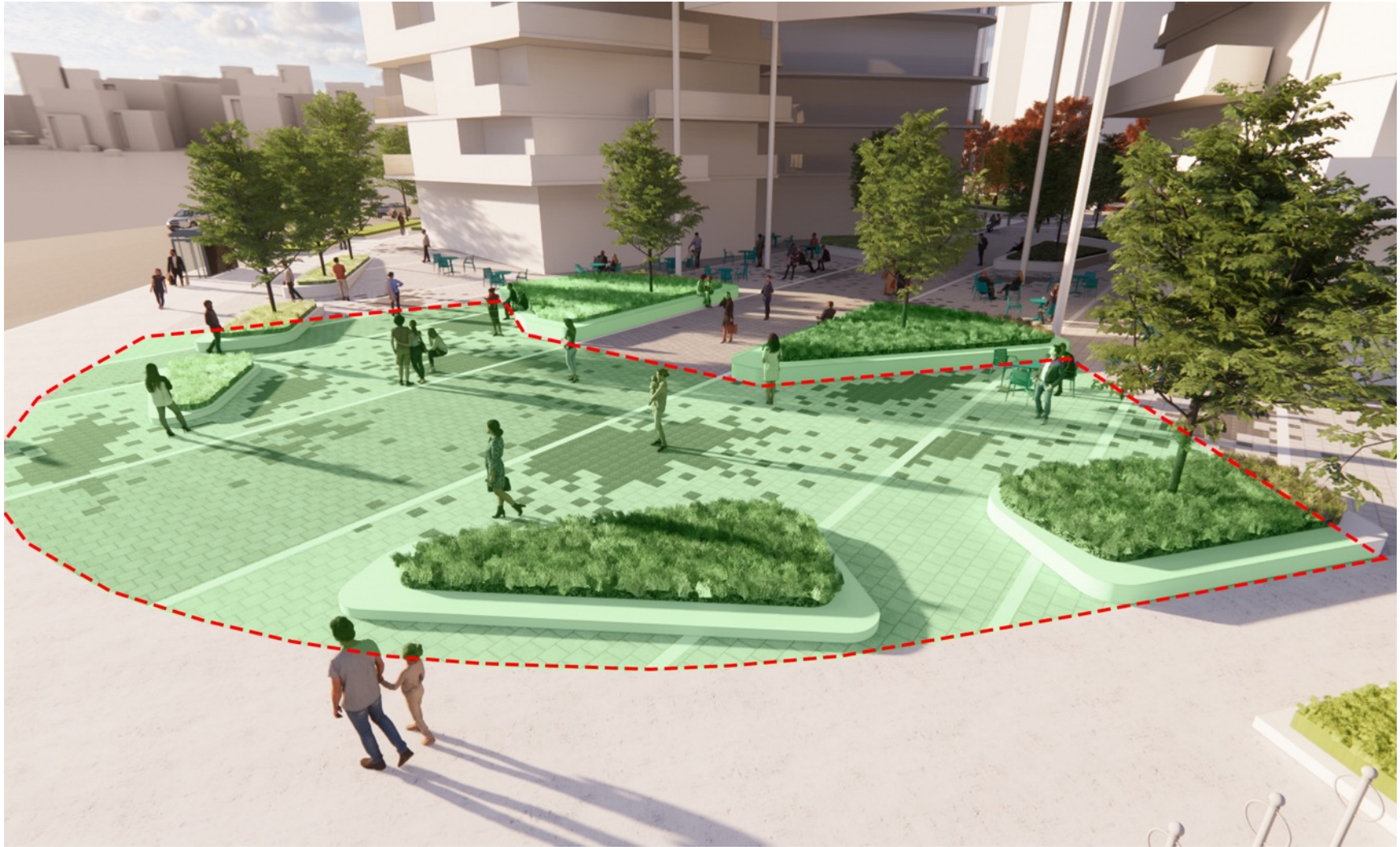
Corner Plaza Public Art Location:



Public Art Zone



Plaza POPS Area



Public Art Zone



Plaza POPS Area

The corner plaza area indicated in green at the northeast corner of Consilium Place and Corporate Drive provides a generous publicly-accessible area for public art. With hardscape and planting features scattered throughout the space as well as wide pedestrian pathways, the intention for this space is to commission a series of artworks within this zone. One or multiple artists will be considered for this space, with the possibility of creating a small “art park” for residents and passersby. Opportunities for sculpture, paving design, functional elements, earthworks, and other interactive public art possibilities are ample for this zone. Artists will have the opportunity to work with the landscape architecture team in incorporating or integrating their artwork into the space in order to achieve cohesive but distinct public art expressions.

This area will serve residents of the development, pedestrians who live or work in the area, as well as be visible by vehicular traffic along Corporate Drive and Consilium Place. This site also is aligned with the Scarborough Centre Focused Review Public Realm map, which can be found in Appendix 1 and 2, and the Scarborough Civic Centre Master Plan document which indicates this location as a desired public art site, creating a gateway of sorts from Corporate Drive towards the south on Consilium Place. The Scarborough Civic Centre Master Plan with the desired art sites for the Ward can be found in Appendix 3 and 4 at the end of this document. As the majority of this location is within a POPS, the ownership and responsibility for maintenance will be held by the Owner and not located on City property. The area outlined in red in the two above rendered views notes the POPS area. Please note that the two planters closest to the buildings at the southwest area of this location are not part of the POPS.

**Budget for this location: \$1,500,000**

**Consilium Place Integrated Public Art Mural Location (in Blue):**



The Consilium Place Integrated art location provides for a large scale, integrated public art expression that will serve to enhance the servicing area of the development. The area in question is indicated where the blue paneling is shown in the above rendering. This approximately 25m long and 4.2m tall wall was originally intended to be a simple but elegant paneling system that hides the service area for the buildings, however the decision to enhance this wall with an integrated public art

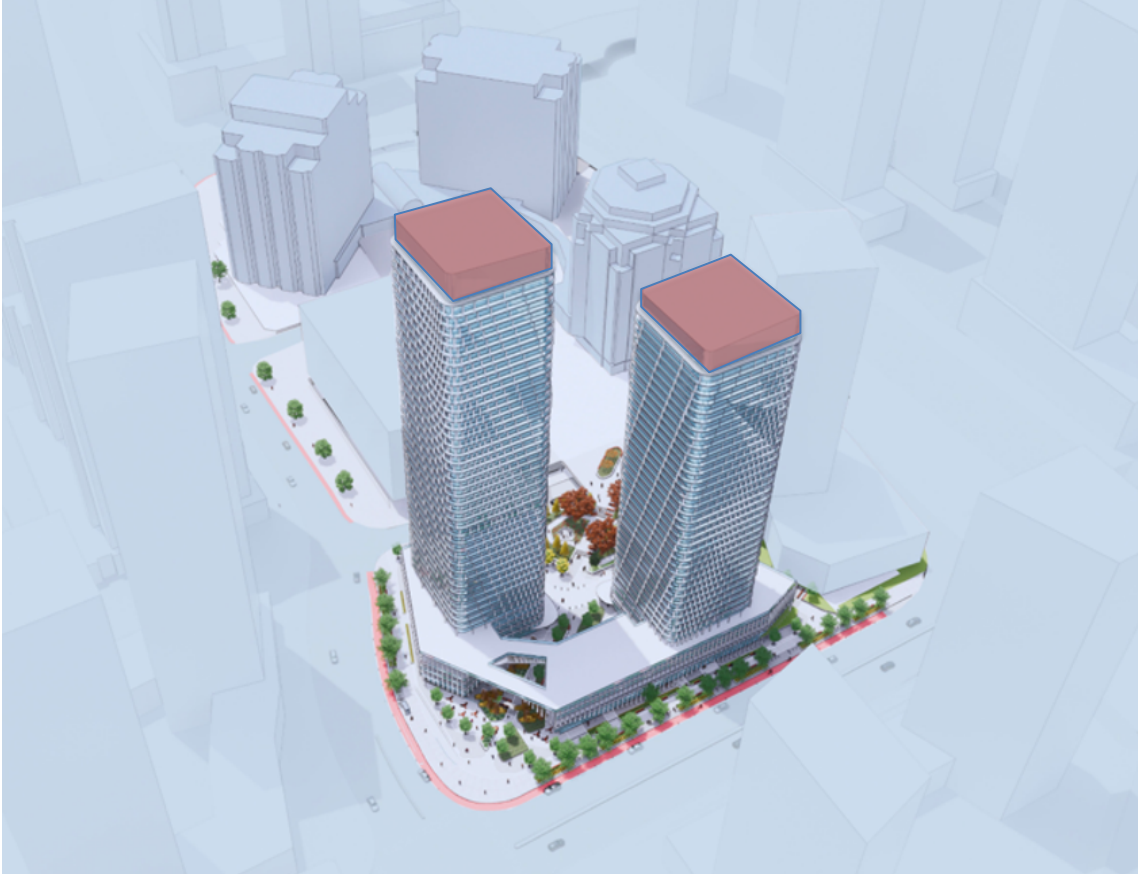
feature will also serve to create a public art expression for the southeast area of the site along Consilium Place.

This site also provides an opportunity for an artist who works in two-dimensional media to create a large-scale public artwork that will enhance and animate the site. The artist will have the opportunity to work with the architecture team to facilitate the integration of their artwork into this location to create a seamless and distinct expression of contemporary art for the development.

The art site will focus exclusively on the area noted above. Extending the artwork further north along Consilium Place will have an impact on retail leasing spaces and create a conflict with any future tenant-specific design and branding for those retail spaces. It is also not an ideal situation for an artist to work in, which is why the focus is on the service area walls. As the surrounding blocks are developed, this area of the building will be more visible and used by pedestrians and vehicular traffic as this service road will be connected to a future public road to the east.

**Budget for this location: \$250,000**

### Rooftop Lighting Public Art Locations:



The rooftops of the two towers outlined in red are the third public art opportunity for this development. These two mechanical penthouses will provide an artist the opportunity to design and program a rooftop lighting system within the mechanical penthouses, creating a beacon on the skyline of Scarborough viewable from afar in every direction. Based on other successful public art rooftop lighting programs, such as The Met, Concord City Place, and Concord Park Place, the goal is

to exceed these benchmarks and create a new, distinctive place-making landmark for the Consilium Place development and Scarborough City Center.

**Budget for this location: \$750,000**

The Owner would like to emphasize that all of these locations provide highly visible, publicly-accessible sites for public art which will feature prominently for the overall development and will also act as highly-visible expressions of contemporary art for the immediate neighbourhood. These locations are accessible to all either physically and/or visually and will be highly-impactful features of the overall development. It is important to note that the future artworks will be located within private property that is accessible to the public, and would not be located on City-owned property, therefore the maintenance will be the responsibility of the Owner.

**Budget:**

Total Public art budget (1% of hard construction costs)	\$2,500,000
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 call to artists, assistance in short listing final candidates, preparation of Finalist Brief, management of jury sessions, assistance in preparation of artist agreements, 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 public art 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. Special attention will be made towards engaging BIPOC artists and community/arts organizations which work with these various communities

#### **Stage 2: Finalist Brief**

This will be prepared and sent to the 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 artists 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).

### **Mentorship Opportunity:**

A mentorship opportunity will also be offered for a less-experienced artist to take part in learning the public art planning, competition, fabrication, and coordination process. This artist will be mentored by the public art consultant team and will take part in learning sessions with them as well as certain project-oriented meetings to gain a better grasp of the various steps taken in realizing a public art installation. The artist will be chosen by the public art consultant and Owner team based on applications received from the Open and Invitational Call for Credentials, where we will note this opportunity for less-experienced artists. Specific consideration will be taken for BIPOC artists as well as artists who live/work/are from Scarborough. An honorarium of \$20,000.00 will be paid to the mentored artist and will be drawn from the public art contribution.

### **Jury Composition:**

The jury will be comprised of three (3) members, drawn from the following candidates, which will include at least one Owner

representative:

- Cosmo Dean, Artist and Ward Rep
- Rebecca Baird, Artist
- Nep Sidhu, Artist and Ward Rep
- Yasin Osman, Artist
- Curtis Santiago, Artist
- Jane Hutchinson, Arts Expert
- Asad Reza, Arts Expert
- One 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 Owner/Development team. The outside Art Experts will be each paid an honorarium of \$500.00 for their time in taking part of the jury session.

The outside artist/art expert jurors will make up the majority of the jury composition in relation to the Owner. These jurors will be chosen based on availability as well their level of interest in taking part in the jury process for the project, and will be selected by the Art Consultant and Owner team.

These candidates were chosen based on a number of reasons, including their location, knowledge of the surrounding area, their work in the neighbourhood, their artistic practice, and in their experience in working on public art projects. Artists with no public art experience have also been included in order to introduce them to the public art jurying process and train up the next generation.

The developer has the right to veto the jury recommendation as per the terms of the agreement with the City. This jury will preside over all of the art location selection panels in order to maintain consistency and understanding of the overall development.

#### **Tentative Schedule:**

TPAC Presentation:

July 14, 2021

Community Council:

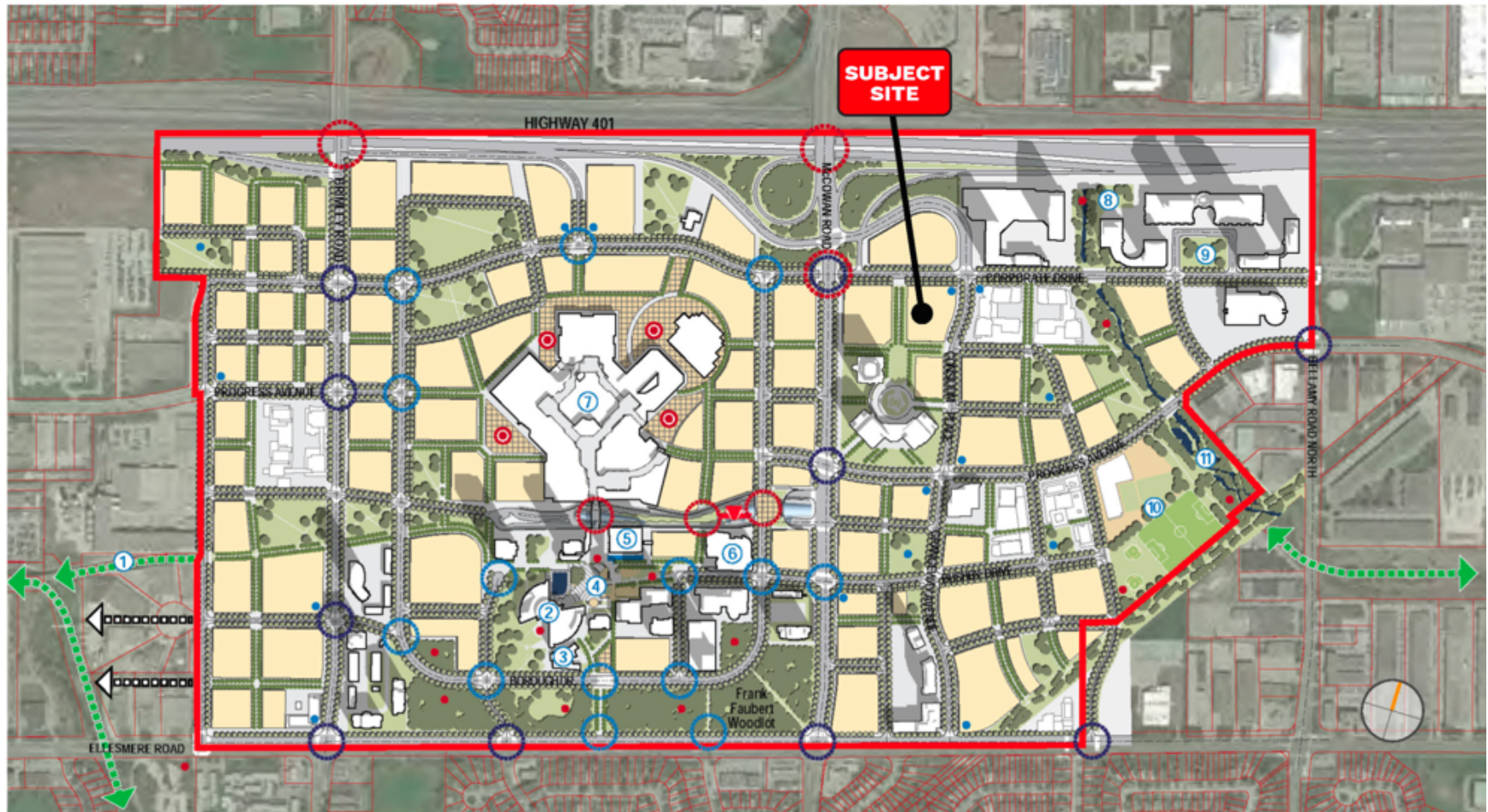
Based on approvals

City Council:	Based on approvals
Competition Commences:	TBD, based on construction commencement
Artist Selection:	TBD
Artwork Fabrication:	Approximately 2025 - 2027
Completion:	2025 - 2027

## Appendix 1: Scarborough Centre Focused Review Public Realm Title Page

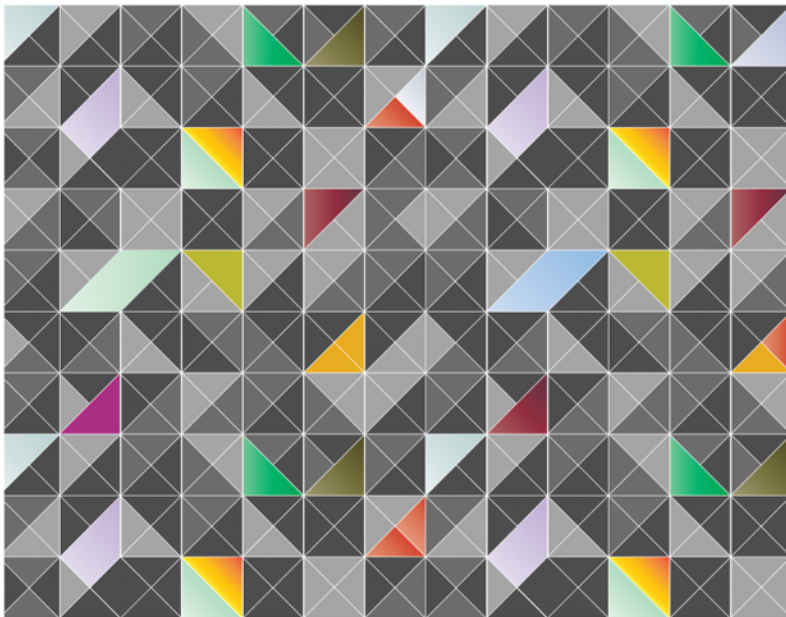


## Appendix 2: Scarborough Centre Focused Review Map



### Appendix 3: Scarborough Centre Public Art Master Plan Map

## SCARBOROUGH CENTRE PUBLIC ART MASTER PLAN



CITY OF TORONTO  
DECEMBER 21, 2017  
FINAL REPORT

**dtah** ANDREW DAVIES  
**PAC**  
PUBLIC ART CONSULTING

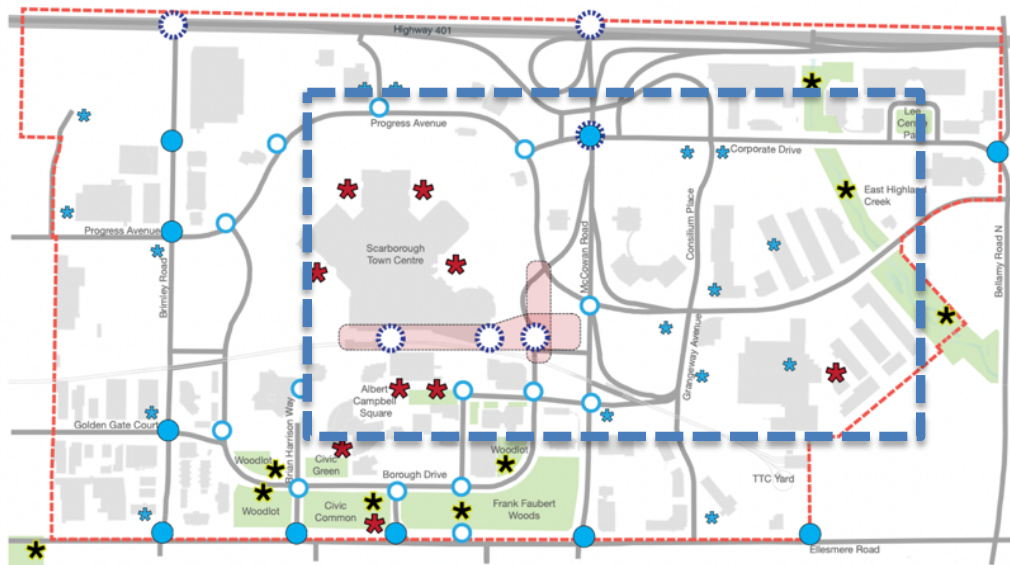


Fig. 8 / Public Art Plan

### PUBLIC ART PLAN

The Public Art Plan identifies the locations, types, and criteria for public art. Seven categories of public art types have been identified: Primary Gateways; Secondary Gateways; Places of Cultural Identity; Places of Green Identity; Art Infused Infrastructure; Future Transit; and Private Development.

The objectives, locations and criteria for each category are described further in the following pages.

- Primary Gateways
- Secondary Gateways
- ★ Places of Green Identity
- ★ Places of Cultural Identity
- Future Transit
- Art Infused Infrastructure Structures
- ★ Private Development  
*[Not Exact Locations]*

#### Appendix 4: Scarborough Civic Centre Master Plan Map Close Up

