

## **MAJOR OFFICE DEVELOPMENT PROJECT IN TORONTO**

### **PUBLIC ART OPPORTUNITY FOR ARTISTS**

#### **Water Park Place III Call for Credentials**

Public Art Management (PAM) is the public art project manager for a major downtown office tower project (the “Project”) in Toronto. As the first stage of the public art planning process, PAM is issuing this Call To Artists (“Call”) to initiate the first of a two-stage selection process to identify artists to work with the team in the creation of outstanding public art works for this landmark project at Queens Quay and Bay St.

The public art program intends to commission distinctive, urban scale, meritorious works by exemplary Canadian and/or international artists for select locations within the Project. The artworks must reflect the best of contemporary art practice and be suitable in materials, form and content. The types of opportunities may include:

- A large interior work for the main lobby of the facility, this artwork has the possibility of extending to the exterior of the project
- An entrance feature element that engages the interior and exterior of the building creating a dialogue between inside and outside (may include suspended elements) above and/or around the entrance of a major pedestrian thoroughfare
- Glazing and/or cladding elements for a pedestrian bridge

Professional artists are invited to submit their credentials for consideration by PAM, the project architects and the development team. Artists who are experienced in creating large, permanent, urban scale works for interior and exterior locations and artists who have successfully worked in collaborative projects are invited to enter.

For Stage One, PAM is seeking artists to submit images, CV's, and a signed PDF or JPEG copy of the Agreement to Propose only. The Agreement to Propose can be found near the end of this document under the heading Appendix #1. Please print, fill out and sign, and scan or photograph the completed form and send to the art consultant electronically.

Artists may advance in the program based on a professional review of their qualifications, profile and past work. Future commissions will be awarded following a second stage, whereby preferred artists may be interviewed and concepts may be submitted.

## **Development Background and Description**

Oxford Properties is developing RBC Water ParkPlace, a 1.2 million square foot, 30-storey office building at 88 Queen's Quay West. The tower will be phase three of an existing two-tower commercial development complex, WaterPark Place, located immediately to the east of 10 and 20 Bay St. The introduction of office uses along the waterfront will add welcome diversity of use to an area which is currently predominantly residential in character. The project is being designed by the renowned architecture firm WZMH Architects.

The site is directly south of the railway corridor and forms a major addition to Toronto's new, expanding south financial core. The volume of projects built, under construction, or planned for this area is shifting the critical mass of the financial core towards the waterfront. Recently completed projects include Maple Leaf Square, the TELUS building at 25 York and the PWC tower at 18 York. The Ice Condominiums are now under construction at Bremner Blvd and York St and projects have been announced for 10 York St. and 90 Harbour St.

The building will be RBC's new national headquarters for its Canadian banking business. RBC WaterPark Place will be a model of sustainable design, and is targeting a LEED Platinum rating. The public art should also be sustainable in the judicious use of materials that require minimal maintenance in the future and which do not consume extraordinary amounts of energy.

The project includes an above grade pedestrian bridge connection to the PATH system from the site to the Air Canada Centre, which will cross Lakeshore Boulevard underneath the Gardiner Expressway.

Further details of the project can be found later in the document under the heading Appendix #3.

It is anticipated that the development will be completed by August\September 2014, and the artworks should be delivered in conjunction with this date.

### **Eligibility**

To be eligible for this program, applicants must be professional artists; that is, artists who are recognized as such by their peers, who have specialized training in the field, and who have a history of public exhibition (exhibitions in museums and public galleries). **We are not seeking existing artworks offered for sale under any circumstances whatsoever.**

## **Selection Process**

A two-stage selection process for the commissioning of public art has been devised to ensure:

- A professional and arm's-length evaluation process;
- The aesthetic quality of the art;
- That the final commissions can be implemented within the Project's art budget.

### Overview:

#### *Stage 1: Open Call for Credentials*

An international Open Call for Credentials has been issued on Akimbo and art-public.com. Respondents will be reviewed by the Oxford Public Art Team (Owner, the Project Architects and Public Art Management).

#### *Stage 2: Request for Expression of Interest*

Only advancing candidates will be provided with a more detailed Request for Expression of Interest. Invited artists who respond to the invitation will be asked to provide an Expression of Interest identifying the preferred location(s), general approach as well as a design fee proposal.

The Public Art Team will identify Finalists.

A detailed Competition Brief will be issued to Finalists who will be invited to submit a concept for review by the Oxford Public Art Team and Jury.

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).

## **Evaluation Criteria**

Each candidate will be evaluated on the basis of the following:

- Aesthetic evaluation: original thinker: strong, contemporary, innovative and original work
- A demonstrated strong sense of scale exhibited through past work coupled with an interest in and ability to create permanent, maintainable, sustainable public artworks

- Strong history of public exhibition in senior public institutions or in innovative artist-run spaces; installation projects
- Confirmation of ability to work within a team environment, with a generosity of spirit and patience.
- Proven track record and ability to complete projects on time and within budgets (either public art commissions or museum and gallery projects).

Please also refer to Criteria For Selection (Appendix #2)

Professional standing by peer or art expert reference will be a major consideration.

We may also take into consideration information in the public domain about any artists' history and work.

### **Stage 1: Call to Artists & Assessment**

Stage 1 is an open call to artists who must submit a signed Agreement to Propose & Consent Form and the materials as described in the Call to Artists Entry Requirements. Each entry will be reviewed. An assessment will be made of each candidate against the eligibility criteria.

The decisions of the future jury for Project will incorporate professional advice on aesthetic issues as well as practical considerations concerning construction, facility operations and future maintenance.

### **Call To Artists Entry Requirements**

All responding artists must submit the following:

1. Signed Agreement to Propose & Consent Form. Submissions that do not include a signed Agreement to Propose will be disqualified. Emailed submissions must include a PDF of the Signed agreement to Propose and Consent.
2. Image Submission: One consolidated PDF containing a CV and embedded images of past work. Each image must clearly identify the title of the artwork, location, media, size and other relevant information. In the case of commissioned works, please provide a note with the name of the commissioning body if possible.
3. Please submit no more than six (6) images or video clips illustrating work completed within the last 15 years.
4. Include the name and contact information for not fewer than 2 project references.

5. Your name, address, daytime telephone and fax number, evening telephone number (including area codes), email address and (if you have one) your website address.
6. **Submissions must be received not later than November 16, 2012 @ 11:59PM EST. Artists are solely responsible for the timely receipt of their submissions.**
7. It is expected that artist selection will be complete by Early 2013. The selection process and contracting of the art commissions will be conducted in accordance with the development schedule for the Project. Only Finalists will be provided site information.
8. Submissions must be sent by email/file transfer service (such as: WeTransfer <https://www.wetransfer.com/>) to:

Ben Mills

[publicartoronto@gmail.com](mailto:publicartoronto@gmail.com)

On the Subject line clearly mark: WPP III Public Art

Should you have any questions concerning this process or the submission requirements, please send written question to Ben Mills at:

[publicartoronto@gmail.com](mailto:publicartoronto@gmail.com)

A word of advice: please re-read the above and respond as requested.

Incomplete submissions will be subject to disqualification. All submission materials will be retained by PAM.

Artists are responsible for the timely submission of their entries. **PAM thanks all respondents for their submissions but regret that only advancing Stage 2 proponents will be contacted.**

Beyond formal notification to Finalists, PAM will not enter into any correspondence regarding the artist selection process nor the decision concerning advancing candidates.

**APPENDIX #1**

**AGREEMENT TO PROPOSE & CONSENT FORM**

Submissions that do not include a completed Agreement to Propose & Consent Form will be disqualified.

**Terms and Conditions**

Each artist, or if the artist is forming a team, each artist team member, **must** complete this form and return it to PAM along with their submission.

I, the undersigned artist, hereby declare that I have read the WPP III Call for Credentials and that I am submitting my credentials for review. Should the submission of these credentials not result in advancement to future stages of the selection process for the public art, I shall not hold any agent or employee of Public Art Management, the project architects (WZMH), the project developer (Oxford Properties Group), nor the building Owner (85 Harbour Street Holdings Inc. and CPP Investment Board Real Estate Holdings Inc.) personally liable.

I stipulate and agree that under no circumstances may I or my representatives or others acting for me, lobby members of Public Art Management or the developer, members of the design team or engage others to lobby on my behalf for advancement in the selection or for a commission.

I understand that all decisions made by Public Art Management and the developer are final.

I understand that failure to follow these terms and conditions will result in disqualification.

**AGREEMENT TO PROPOSE AND CONSENT**

I have read the Call to Artists and agree to participate according to the terms and conditions set out therein.

Signed

Dated

Name

All artists or artist team members to sign

Name of Artist:

Address:

Telephone (Day):

Fax:

Email:

**APPENDIX #2**

**CRITERIA FOR SELECTION**

<b>EVALUATION CRITERIA</b>	<b>SCORE (0 – 10)</b>	<b>WEIGHT</b>	<b>TOTAL</b>
1. Understanding of the Public Art opportunities: ·Based on artist statement		1	
2. Integration with Architecture: ·Are there opportunities expressed in artist statement ·Successful past collaborations ·Appropriateness/scale/practicality ·Contribute to urban environment		4	
3. Potential Impact: ·Attract an audience- “must see” ·Scale/ visibility ·Enhance WaterPark Place and be sustainable		2	
4. Distinctive Identity: ·Potential to create a unique statement for WaterPark Place ·Should work on a variety of levels- not simply the obvious		3	
5. International Stature/ Recognition ·International/national profile ·Experience ·Professional assessment		2	
6. Artist availability during project work period ·Artist availability / other commitments ·Single or team endeavour		2	
7. References/ Recommendations by Past Clients or Curators		3	
<b>TOTAL SCORE:</b>			

## APPENDIX #3

### PROJECT DESCRIPTION

Client: Oxford Properties Group Inc.  
Completion: 2014  
Architect: WZMH Architects  
Structural: Read Jones Christoffersen (RJC) Consulting Engineers  
Mechanical: Hidi Rae Consulting Engineers Inc.  
Electrical: MMM Group Limited  
Landscape: du Toit Allsopp Hillier

Oxford Properties Group is building a 1.2M sf (above and below grade) 30-storey office building at 88 Queen's Quay West. The tower will be Phase 3 of an existing 2 tower commercial development, WaterPark Place, located immediately to the east (10 and 20 Bay Street). The project includes an above grade PATH link from the site to the Air Canada Centre ('ACC') which will cross Lakeshore Boulevard underneath the Gardiner Expressway.

The building will be RBC's new national headquarters for its Canadian banking business. RBC WaterPark Place will be a model of sustainable design, and is targeting as a minimum a LEED Gold rating.

The Contract documents phase of the project is under way and is scheduled to be finished June 2012. Piling, shoring, and excavation of the site has begun and construction will be complete in Fall 2014.

### Site

The project is located in the burgeoning south core district immediately south of Union Station and the central business district of the City of Toronto. The volume of projects built, under construction or planned for this area is shifting the critical mass of the financial core towards the waterfront. Recently completed projects include Maple Leaf Square, the TELUS building at 25 York and the PWC tower at 18 York. The Ice Condominiums are now under construction. Projects have been announced for 10 York and 90 Harbour Street.

The introduction of office uses along the water front will add welcome diversity of use to an area which is currently predominantly residential in character.

Immediately to the west of the site is a landscaped area with a circular ramp from the Gardiner Expressway. City Council has approved the removal of the ramp (timeline uncertain) which will likely render this space a public park. Another ramp from the Expressway that runs parallel to the northern property line of the site along Harbour Street is also slated for removal.

### Uses

The project provides office space in a 30-storey tower and a 7-storey podium. There are 2 floors of retail, one at grade and another on the 2<sup>nd</sup> floor. Parking and equipment servicing the project are provided on 3 levels below grade.

### Site Access

The main entrance of the project faces Queens Quay West. From downtown, pedestrians can reach the building from either York or Bay Streets. There will be an at-grade indoor route through



20 Bay Street to the new office lobby, from the northeast corner of the site. It is anticipated that the majority of staff and visitors arriving on foot to the project will come via the 2<sup>nd</sup> level PATH route that links the project directly to the Air Canada Centre, and Union Station. The portion of this route between Lakeshore Boulevard and Harbour Street will ultimately become integrated into a planned development at 90 Harbour Street.

Public transit access to the project is via a below grade LRT station that will be connected to the 10 Bay Street tower lobby.

A vehicle lay-by for drop off is located directly in front of the main lobby on Queens Quay West. Vehicles arriving at the site can reach the below grade parking levels using an existing ramp west of 10 Bay Street on Queens Quay West. Vehicles will also access the below grade areas from a new ramp from Harbour Street at the northwest corner of the site.

### **Pedestrian Animation**

The double height lobby of the new building is located on the western frontage of the property. It faces both Queens Quay West to the south and the future park to the west. A highly transparent skin of single low iron glass will create a strong visual link between the inside and outside of the lobby. Daylight will fill the lobby and views to the park will be enjoyed from within. Street related retail located to the east, conceals an internalized shipping and receiving area, and animates the pedestrian realm along the street. Between the lobby and retail, a double height entry portal announces the entrance to the above grade PATH system that connects the waterfront to the central core.

From that entry, escalators and a feature stair take people up to a full floor of retail on the 2<sup>nd</sup> level. Located at a node from which the bridge to 90 Harbour and the ACC can be reached, a new food court will be the focal point of this level. Ground and 2<sup>nd</sup> floor areas of 10 and 20 Bay Street to the east of the food court will be fully renovated and integrated into the new development.

In the future, Harbour Street to the north will become an attractive street for cars and pedestrians once the ramp from the Gardiner expressway is removed. Glazed pre-function space for an auditorium will animate the street as passersby will be able to see the activity and movement of people within the building.

A 9m high canopy, including a portion of translucent glazing along Queens Quay West, surrounds the building on three sides, providing weather protection, scale and continuity with the arcades in the existing phases of the project.

### **Architectural Expression**

The building is conceived of as a composition of intersecting volumes: the vertical volume of the tower plays against that of the horizontal podium. The tower massing is comprised of two rectangular volumes of differing heights, offset from one another, to create a sense of slenderness and verticality. The podium appears to penetrate through the tower, its western end a pristine "jewel box" suspended over the park. The southern edge of the tower is cantilevered over, and floats above the podium.

The architecture is modern and minimal. It creates a language of sustainability with vertical fritted glass sun shades on the east and west facades and horizontal fritted glass sun shades on the south building face. The sun shades will serve to reduce heat gain and increase indoor comfort by managing the angle of the sun throughout the seasons. This architecture of glass, located near the Toronto Harbour will be luminous, reflecting the play of light from the nearby water.

The pedestrian PATH Bridge over Lakeshore Boulevard, and under the Gardiner Expressway, will be fully glazed. Vertical fins on the bridge will recall the architecture of the main building.

On the interior, finishes of limestone and marble, are light, celebrating the abundance of daylight in the main lobby. Their warmth is sympathetic to the special character of Toronto's Harbourfront.

The exterior landscape takes its cues from the Waterfront Toronto design that will stretch 1.5 km along Queens Quay and create an iconic waterfront promenade. The forecourt of the project along the street is a combination of red granite cobble, planting, and street furniture. An apron of grey granite at building entrances encourages the seamless flow of public space from outside to the main lobby inside.