

MEMORANDUM # 1

TO: Members of the Steering Committee

FROM: Rocco Maragna, Professional Advisor

DATE: January 28, 2005

SUBJECT: Princes' Gates Competition

MESSAGE: You will receive, from Sito, a printed copy of Part 1 Competition Brief (Draft) for your perusal. Comments will be welcomed until February 3, 2005.

The call has been structured into two parts. Part 1 represents the request for Expression of Interest. Part 2, representing the actual design brief with base drawings, will be issued as a result of the short-list.

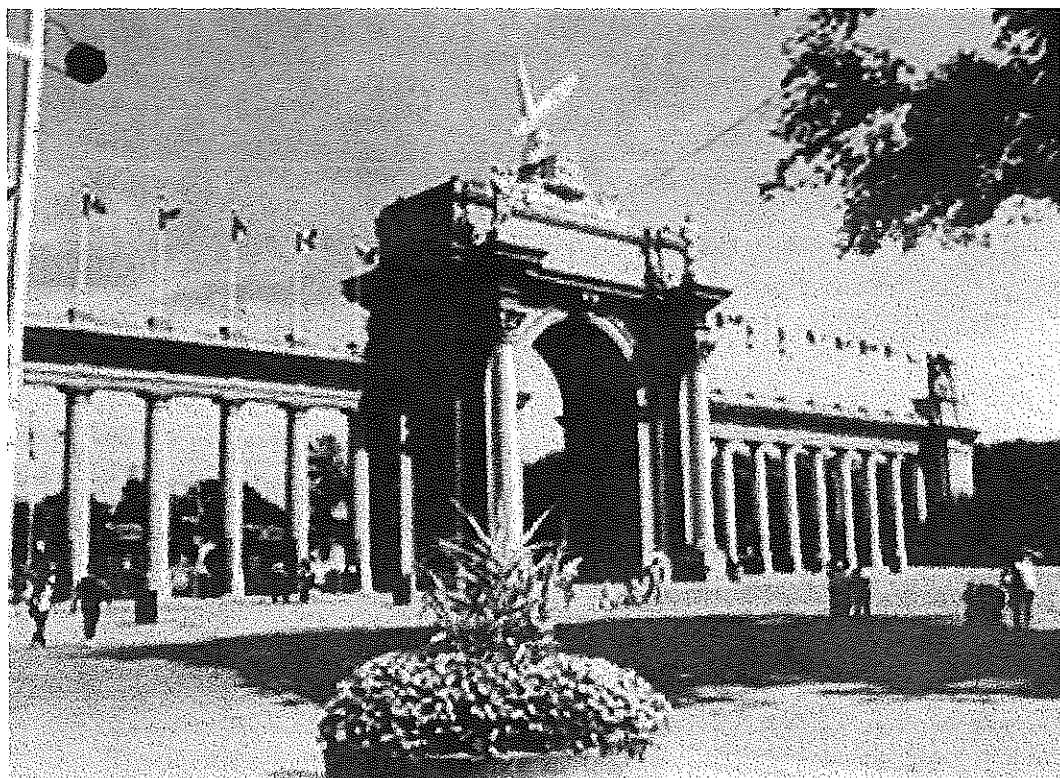
Please note that in Part 1, the Jury composition for Stage II is not specified. This will be done for Part 2. Although we have the commitment of almost all of the potential members, I am still awaiting confirmation from the Italian member and from the Private Sector Sponsor. I am also considering enlarging the numbers of members from 5 to 7. So far I have a commitment from the following individuals:

- Janet Rosenberg, Landscape Architect
- David Pontarini, Architect
- Lisa Rochon, Architectural Critic
- Eliza Mitchell or Margaret Priest or Matthew Teitelbaum
- Mark Mandelbaum Private Sector

I have forwarded copies to the Ontario Association of Architects, Ontario Association of Landscape Architects and the Association of Architects and Landscape Architects of the Region of Lombardy. Beside their comments and approval I have requested their assistance in facilitating with the promotion of the competition through their respective web site.

For individuals below, please note your particular section:

- Joe Pantalone: Please review the comments under the Invitation portion and attach a signature to the invitation
- Terry Nicholson: Review and comment on Section 3.2
- Karen Mills :Review and comment on section 1.0 (2nd Paragraph)
- Susan Samuel : the line drawing requested will go on the page with the box on it
- Eric Pedersen: Review and comment on Sections 2.1, 2.2, 2.3, 2.5
- Everyone: check that everyone who needs to be recognized is in the acknowledgement section at the end of the document



PRINCES' GATES

Commemorative Open Space
Design Competition

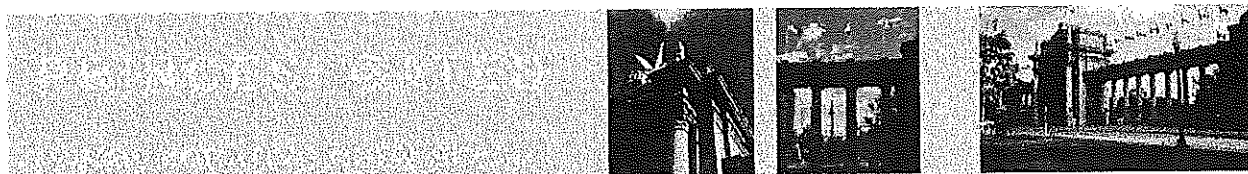
a call for
expressions of interest



Milano



Comune
di Milano



INVITATION

On behalf of the Steering Committee consisting of representatives from the various sponsoring entities, we are delighted to invite teams consisting of architects, landscape architects, artists and other design professionals to submit expressions of interest to participate in a limited competition to design the open area in front of Princes' Gates at Exhibition Place in the City of Toronto.

On April 15, 2002, the City of Toronto and the City of Milan signed a Letter of Intent to promote business, trade and cultural relations between the two cities. One part of this alliance is the development of *targeted cooperative programs and information exchanges in key industries such as design, information technology, telecommunications, new media, tourism and financial services.*

At the meeting of the Milan Advisory Group (composed of City staff, the Italian Chamber of Commerce of Toronto and business leaders) on September 5, 2004, it was decided that the Princes' Gates project was the most suitable site for a commemorative open space as part of the continued implementation strategy of the "twinning" of the two cities.

The Princes' Gates call for Expression of Interest (EOI) represents the first stage in a two-stage design competition. The purpose of this (EOI) is to invite consultant teams, from the Milan and Toronto Regions, with a commitment to design excellence and a proven ability to design, develop and construct significant open spaces for public uses, to submit their qualifications, experience and approach to the design of the commemorative open space in front of Princes' Gates. The EOI document is available electronically at www.explace.on.ca/toronto-milan

Joe Pantalone
Deputy Mayor, City of Toronto
Chair, Board of Governors of Exhibition Place

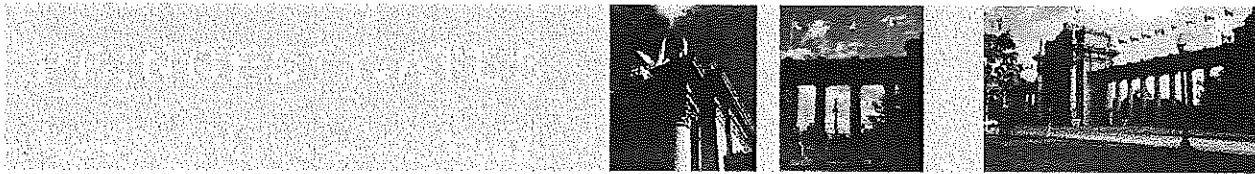
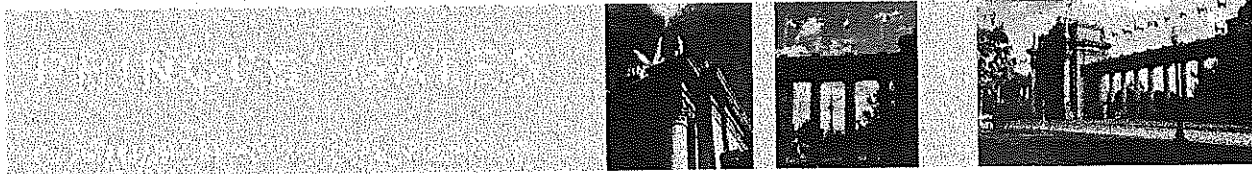


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1.0 EXECUTIVE SUMMARY

1.1 Vision

The area immediately east of and adjacent to Princes' Gates identified in Figure No.1-2 is to be a unique open space that symbolically and physically welcomes the millions of visitors who participate in the many activities and celebrations that take place within the grounds of Exhibition Place. It will also punctuate the western edge of the residential development that is taking place south of Fort York. The vision of this competition is intended to create a focus that brings together the elements of great city building: history, contemporary development and open space.

A new urban space today must address seemingly conflicting desires: the demand for intensive social interaction and environmental regeneration versus the need to maintain the functionality of daily and seasonal requirements. Similarly, the desire for Princes' Gates is to commemorate the heritage of the site and the community, and at the same time allow the vehicular traffic flow required as this area goes through its urban growth process. In recognition and dedication of the twinning of the two cities it is the intent to incorporate an artistic component to the scope of the work. It is expected that the identity of this commemorative space will be generated from addressing these aspirations and challenges.

1.2 Capital Budget

The capital budget of the project exclusive of all new roads, curbs, traffic signals, street lights, other street furniture and professional fees, is \$ (CAN) 1,000,000.

1.3 Sponsors

The Competition Sponsors and Partners are the City of Toronto, the City Of Milan, Exhibition Place and the Private Sector

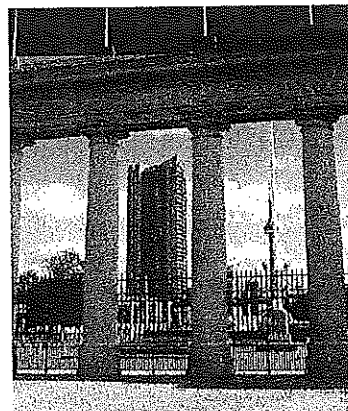
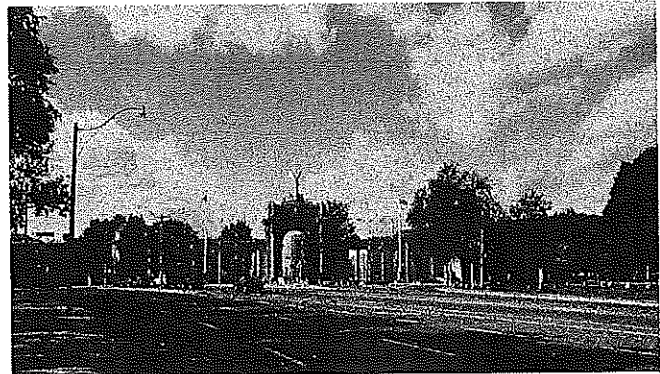
1.4 Timetable

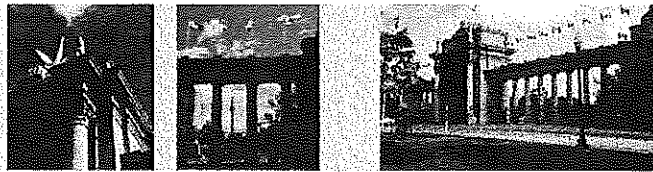
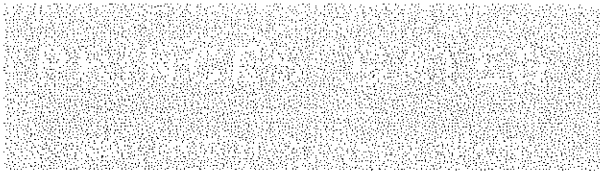
The key dates for the Competition Stages are as follows (subject to changes):

Stage I Expression of Interest	Feb. 9, 2005
Stage I Questions Deadline	Feb. 28, 2005
Stage I Answers Posted	Mar. 5, 2005
Stage I Submission Deadline	Mar. 16, 2005
Stage II Short-List Announced	Mar. 24, 2005
Stage II Submission Deadline	Jun. 17, 2005
Stage II Jury Review	Jun. 28, 2005

1.5 Awards

The winning design submission of Stage II will be awarded \$(CAN) 15,000. The second and third finishers will each receive \$(CAN) 5,000. The fourth and fifth finishers will each receive \$ (CAN) 3,500.





2.0 CONTEXTS

2.1 The City of Toronto

The City of Toronto is undergoing a period of intense growth and redevelopment. Major areas for redevelopment have been identified and include Exhibition Place to the West. One of the four core principles that will form this exciting undertaking is "building a network of spectacular waterfront parks and public spaces", identified in Making Waves, the Draft Secondary Plan for the Central Waterfront. This principle recognizes the significance of the public realm in transforming various precincts into a destination for international tourism, national celebrations and local enjoyment. www.city.toronto.on.ca



2.2 Fort York Neighbourhood

The Fort York Neighbourhood is a key piece of the redevelopment of Toronto's West Central Waterfront. It completes the process of reclaiming underused railway and industrial lands in the area, for productive mixed uses and integrating the land into the urban pattern to the north.

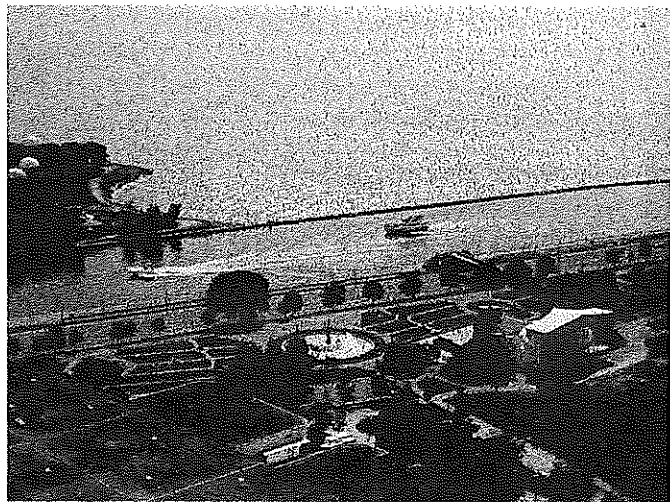


2.3 Exhibition Place

Exhibition Place is a key precinct of the City of Toronto. Its standing in the urban fabric is exemplified by Princes' Gates.

The Mandate of Exhibition Place is to provide an opportunity for business stimulation and economic development in the community and across the country and to provide a focus for public celebrations and events.

Approximately 5.2 million people visit Exhibition Place each year with approximately 1.45 million visiting the Canadian National Exhibition (CNE) and 2.0 million attending trade and consumer shows at the National Trade Centre and the remainder attending various events held on the grounds. www.explace.on.ca



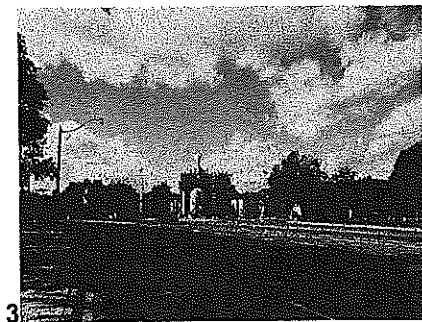
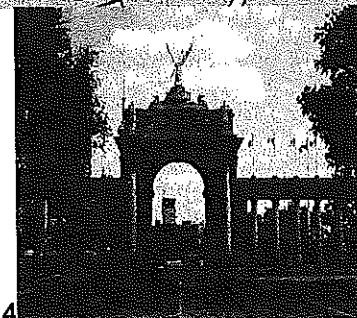
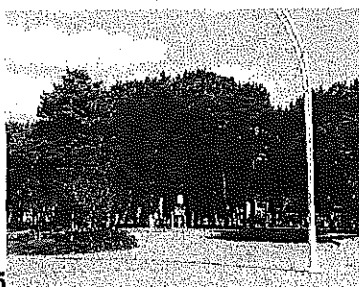
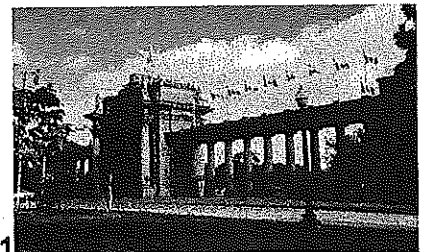
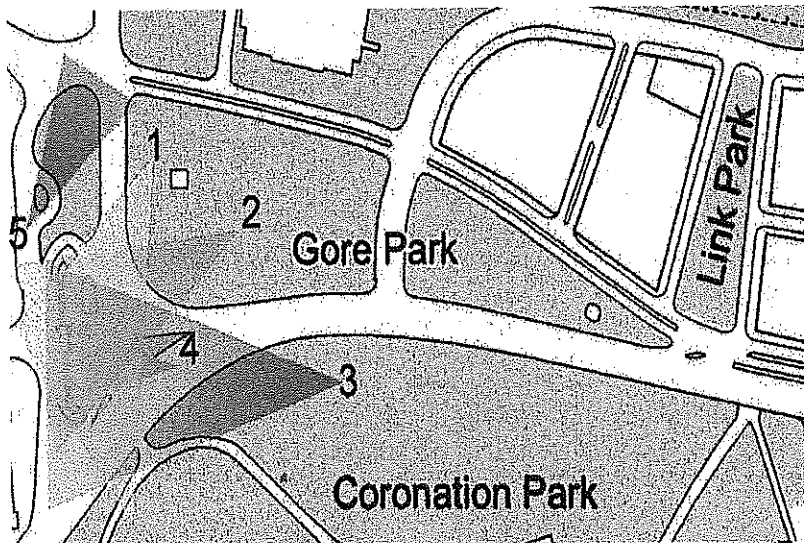
2.4 Princes' Gates

In 1924, the CNE Association hired the architectural firm of Chapman and Oxley to create a fifty-year plan for the redevelopment of the eastern end of the CNE grounds. A significant feature of this plan was the construction of a monumental entrance to link the CNE with the city of Toronto. This entranceway, built in 1927 on the 60th anniversary of the Confederation of Canada, was originally named "The Diamond Jubilee of Confederation Gates." When it was learned that Prince Edward and Prince George would visit the CNE in 1927, the Gates were renamed the Princes' Gates in honour of the two royal brothers. Prince Edward, provided with gold scissors, cut the purple ribbon to officially open the Princes' Gates on August 30, 1927.

The Princes' Gates were designed in the decorative Beaux-Arts style. A Roman arch forms the centre gate and is flanked on each side by a colonnade of nine Ionic columns. The nine columns represent the participating provinces of Confederation (Newfoundland joined Confederation in 1949). At each extremity of the Gates are curved pylons with fountains at their bases.

Dominating the Princes' Gates is the Winged Victory. Standing in a symbolic ship of state, the purpose of the Winged Victory is to guide the CNE and Canada into the future. In the lowered hand of the Winged Victory is a single maple leaf, a symbol of Canadian independence and autonomy. Flanking the Winged Victory on either side of the main arch are two pairs of identical figures. One pair of these figures hold cornucopias, representing the fruits of the harvest. The other pair of figures hold beehives, representing hard work and prosperity. The sculptures on the pylons also possess symbolic meaning. The female figure holds a sheaf of grain to represent farming while the male figure represents industry, his left hand resting on a wheel, a set of drawings draped across his knees. Sculptor Charles D. McKenchie was responsible for all the figures adorning the Princes' Gates.

The Princes' Gates were rededicated in 1977 to mark their fiftieth anniversary. In 1987, the badly weathered Winged Victory was replaced with a state-of-the-art polymer resin replica. In 1994, the other four figures located on the main arch were also recast. In this latest attempt to restore the Princes' Gates, the new statues were recast using the same materials as the originals, poured concrete.

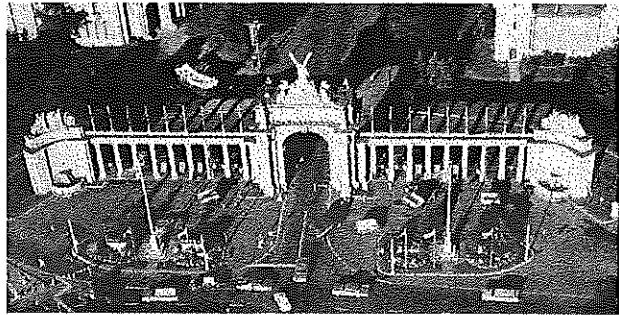
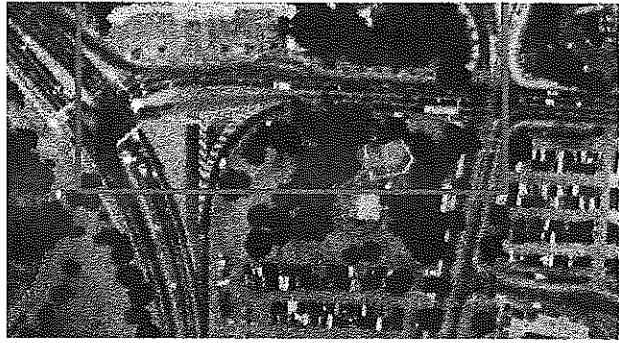


2.5 Commemorative Open Space

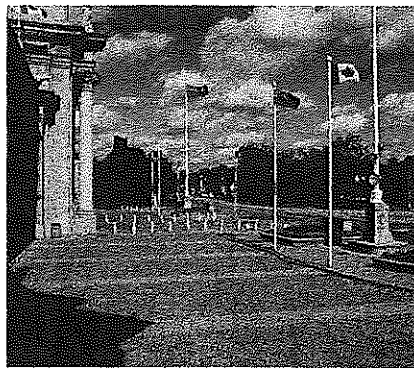
The open space immediately in front of (East side) and adjacent to the Princes' Gates, (the subject of this competition) including the North-South Strachan Ave., lacks the urban presence that is normally associated with symbolic and historical landmarks. In accommodating vehicular traffic, much of the space is presently unattractive and unwelcoming. The wood lot on the north side is a redeemable feature.

Strachan Ave. will be reduced in width and allow for bicycle lanes in both directions, whereas, other turning lanes will be removed and the area given over to urban landscaped space. This will reduce potential conflicts between pedestrians and vehicles and ensure appropriate space and amenities for public entrance and assembly.

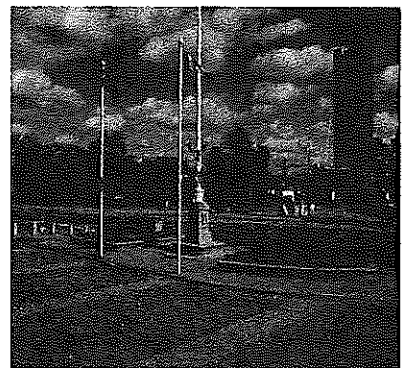
The opportunity to enhance this public area into a commemorative urban space will augment the significance of Princes' Gates.



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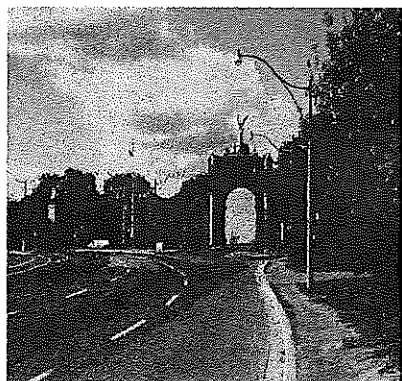
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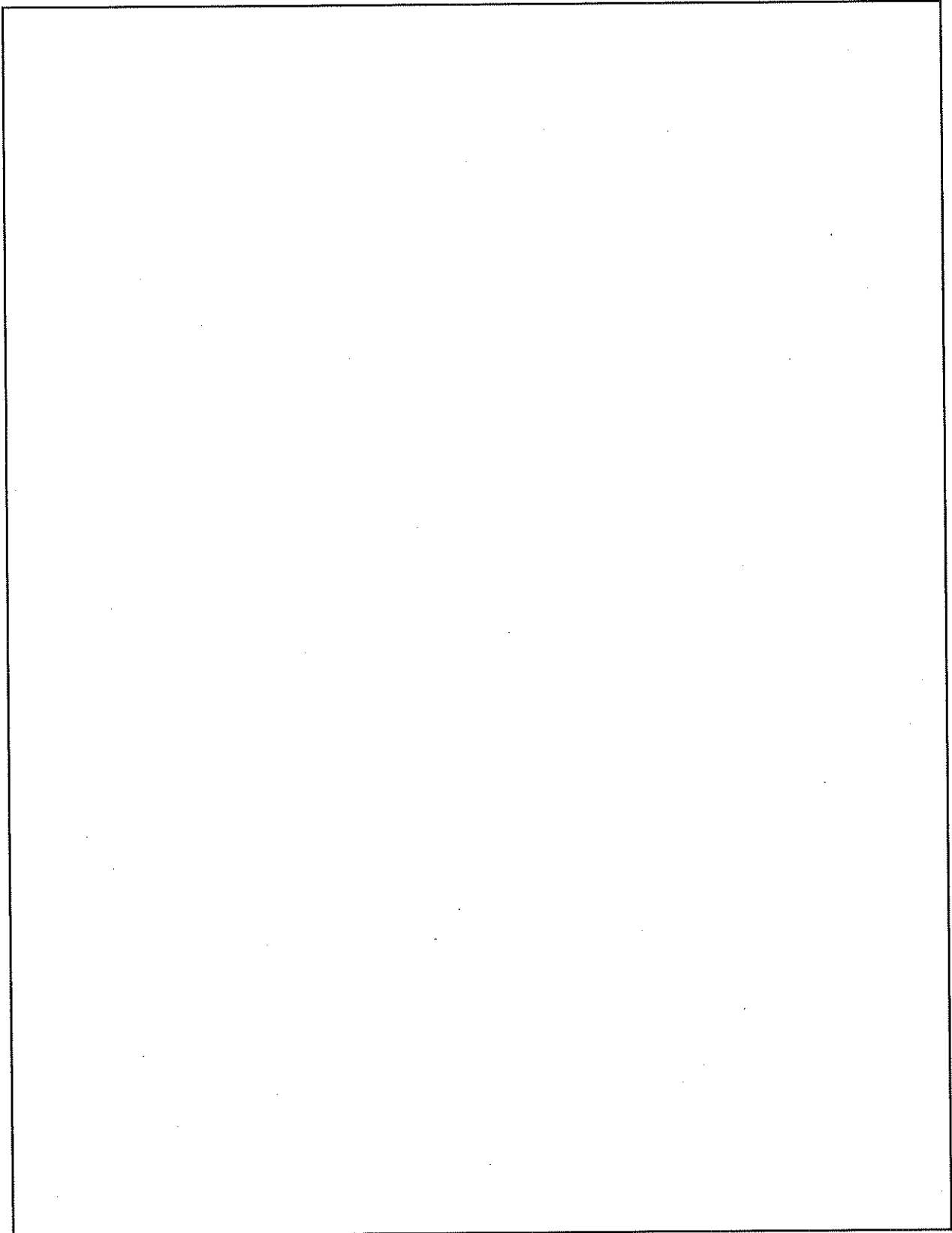


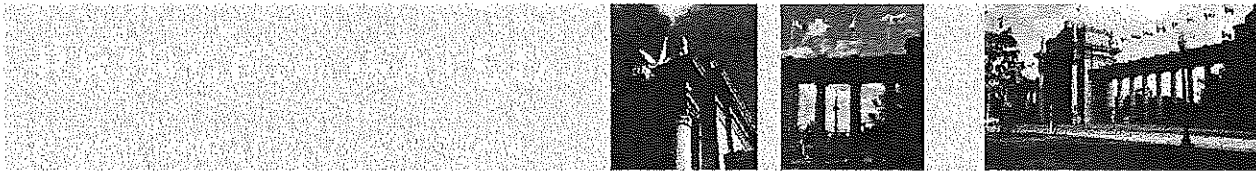
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Line Drawing of Site to be on this page.





3.0 COMPETITION CONDITIONS

3.1 Classification

These conditions set out a two-stage process for the selection of the design for the open space in front of Princes' Gates at Exhibition Place. This Expression of Interest (EOI) (Stage I) is open to eligible professionals from the Milan Region design community, in partnership with Toronto's practitioners and will be followed by a limited design competition (Stage II).

3.2 Authorization

The undertaking of this Competition has been approved by the City of Toronto.

3.3 Professional Advisor

Rocco Maragna, OAA, MRAIC, MRIBA has been appointed to advise on the preparation of the Competition Brief, the general conduct of the Competition and the instructions issued to the Jury for procedural matters. The mailing address for the purpose of the Competition is:

Rocco Maragna, Competition Advisor
Maragna Architect Inc.
273 Glengrove Avenue West
Toronto, ON, Canada, M5N 1W3
Tel: (416) 484-4107 Fax: (416) 484-1817 maragna@pathcom.com

The professional advisor will be responsible for ensuring that all proponents adhere themselves to the conditions of the competition. He will respond within the allotted times to all queries pertaining to the competition. He will review all submissions and ensure that they comply with the competition requirements. He will facilitate the selection process of Stage I by the Evaluation Committee and the Stage II Jury process. He will further assist in the exhibition of the submission.

3.4 Technical Review Committee

The Technical Review Committee is a panel of reviewers who are qualified to evaluate the technical requirements and the construction costs of the project. Their comments will pertain to the feasibility of the Stage II Competition Submissions to meet the Project Cost (see Section 1.2). This committee will evaluate Stage II Submissions, and report to the Jury degrees of compliance with the Project Cost. The Technical Review will be undertaken based upon Stage II drawings submitted to the Sponsors by each of the competitors and shall be reported to the Jury at the time of their deliberations.

Members of the Technical Review Committee, their associates or employees shall not participate or communicate with any Competitor in the preparation of his/her Submission any such communication shall be grounds for disqualification of a Competitor.

3.5 Eligibility

Expressions of interest are invited from teams consisting of architects, landscape architects, and other design professional and artists. Multi-disciplinary teams are encouraged, drawing together expertise appropriate to the scope of the work and the approach being taken by the proponent to the design of the space. While proposals could also include ecologists, engineers, graphic designers and others, the composition of teams is at the discretion of the proponents. The lead consultant must be either an landscape architect, architect or urban designer and should be not more than 35 years of age.

3.6 Ineligibility

No partner, associate, or employer/employee of a Jury member may participate in Stage I or Stage II. Furthermore, no member of the Jury shall be eligible to compete in the Competition, assist a Competitor, or act in any other capacity whatsoever to advise or aid a Competitor in the development or presentation of his or her Submission.

Current employees of the Sponsors and any employee of the firm of Maragna Architect Inc. are ineligible to compete in this Competition. Failure to include a member of the team licensed to practice architecture and or Landscape architecture in the Milan and Toronto Regions will be grounds for disqualification of the potential Competitor.

3.7 Acceptance of Conditions

Respondents to Phase I and Phase II of this competition call acknowledge and accept these Conditions and their extensions through Questions and Answers.

3.8 Disqualifications

Competitors who fail to observe the provisions in these Conditions shall be declared ineligible and the Jury shall be so informed by the Competition Advisor, whose decision in respect to any such disqualification shall be final.

3.9 Disputes

The decisions of the Sponsors in all matters relating to this Competition will be final. The Jury has the sole authority and responsibility to select up to five competitors for Stage II.

3.10 Metric Measures

All submissions will be in metric dimensions, scales and references throughout.

3.11 Anonymity

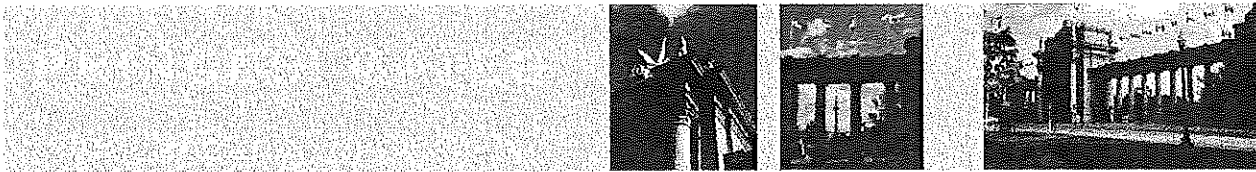
Competitors in Stages I and II shall not communicate, in any manner whatsoever, with a member of the Evaluation Committee, Jury, or Sponsors, regarding this Competition prior to the public announcement of the results of Stage II, except for written questions sent to the Competition Advisor. Likewise, no member of the Evaluation Committee, Jury or Sponsor shall communicate to a Competitor any matter relating to the Competition prior to the public announcement of the results of Stage II. Upon evidence of any infraction of the Competition Conditions, the Competitor shall be informed, in writing, of disqualification by the Competition Advisor, whose decision in this regard shall be final.

3.12 Budget Requirements

Design Submission of Phase II shall adhere and respect the construction cost as established and defined herein. A detailed cost estimate is not required; however, submission of an entry will constitute acceptance of this requirement by the Competitor. The Technical Review team will undertake a cost analysis for each submission. In the event that a submission exceeds the target cost the Professional Advisor will inform the Jury of this fact. Submissions with significantly lower cost will not be given any higher evaluation.

3.13 Delivery of Submission

All submissions to Stages I and II must be received at the locations described in Sections 4.7 before, or on the deadlines given. Competitors in Stage II only (except for those who arrange delivery by hand) shall inform the Competition Advisor by fax, or email, of the dispatch of their Submissions and the method of shipment, and provide proof thereof. The Competitor shall pay shipping charges and insurance, and the safe delivery of all Submissions is the sole responsibility of the Competitor.



4.0 STAGE I - SUBMISSION REQUIREMENTS

4.1 Expression of Interest

Any and all practitioners of disciplines identified in section 3.5 wishing to be considered for Stage II of the competition shall submit eight (8) copies of an Expression of Interest (EOI) to the Professional Advisor. The EOI must be received no later than March 16, 2005. The EOI must include the following information:

- *Identification of Applicant and team composition, include addresses, telephone/fax numbers. Include professional qualifications. One page size A4*
- *A statement of interest and approach. Illustrations may be used for this section. Maximum of 3 pages size A4.*
- *A description of the lead and supporting individuals or firms, their scope of experience, key personnel and respective roles and expertise, including an architect and/or landscape architect registered in the Province of Ontario, OAA and or OALA. Maximum 5 pages, size A4.*
- *A portfolio of relevant projects (built and inbuilt) and design research, including client contacts (minimum of 3). At least one project must represent a built-out completed within the last five years. Maximum 7 pages, size A0.*

4.2 Team's Composition

It is expected that the lead designer (architect and/or landscape architect) will be 35 years of age or under, and registered in the Ordine Degli Architetti, Planificatori, Paesaggisti e Conservatori della Provincia di Milano. The lead designer will form the multi-disciplinary team based on his/her understanding of the scope of the project. The

4.3 Selection Criteria

The submissions will be reviewed by an Evaluation Committee who will identify a short-list of no more than five (5) teams. The evaluation committee will base its selection principally on the following:

- *completeness of the submission;*
- *an understanding of the design potential inherent in the scope of the work, by demonstrating the potential to develop a creative, imaginative and innovative response to the opportunities of the site;*
- *a proven ability to apply design excellence and innovation in built and non-built works and in projects of similar nature;*
- *qualifications and experience of the teams, key components and respective personnel;*
- *ability to provide the professional services required to implement the project. This includes but not limited to, detailed design, preparation of contract documents, and contract administration.*
- *Ability and knowledge in collaborating with municipal and/or public entities.*

These selected teams will proceed to Conceptual Design (Stage II). Expressions of interest will be assessed on their potential to meet the design objectives for the Princes' Gates.

4.4 Questions and Answers

Competitors may obtain clarifications of the Competition *Description and Conditions* by sending questions to the Competition Advisor (at the address noted above) before 5:00 P.M. (EST) on February 28, 2005 for Stage I. The author of each question will remain anonymous, and the questions and answers may be grouped into categories following the format of the Competition *Description and Conditions*. Any modifications to the original Conditions, resulting from answers or addenda, shall automatically form part of these Conditions.

4.4 Stage II

Only those teams named as short- list finalists in Stage I, are eligible to compete in Stage II of the Competition. The submissions will be sufficiently detailed to convey all design intent, quality and character of the project. The conceptual designs will be submitted anonymously and reviewed by a Jury whose composition will be identified within the Stage II Design Brief.

4.5 The Jury

The Competition Jury will consist of at least one of the following:

- A Canadian Architect/Urban Designer
- A Canadian Landscape Architect/Urban Designer
- A Canadian Artist/Consultant
- An Italian Architect
- A Journalist/Art Critic either from Italy or Canada
- A representative of the private sector

If a member of the Jury is unable to attend the Jury meetings, the Competition Advisor may, with the approval of the Sponsors, appoint a new Juror to take his or her place. The Competition Advisor will attend the Jury meetings, as an observer, to insure that the Competition Conditions are being fulfilled. Additional representatives of the Sponsors may also attend the Jury meetings (solely as observers). In the event of a tie-vote among the members of the Jury present, the Competition Advisor shall cast the tie-breaking vote

4.6 Finality of Jury Decision

The decision of the Jury in respect to the selection of the Winner shall be final.

4.7 Jury Report

Following the Competition, the Sponsor shall distribute the Jury Report to all Competitors who have made submissions to Stage II.

4.8 Language

The competition will be conducted in English.

4.9 Number of Submission

Each Competitor may make one Submission only, and no individual may be a member of more than one team making a Submission. The Competition Advisor in consultation with the Sponsors may exclude and declare ineligible any Submission which has been delivered or dispatched after the time limit; is incomplete in its essential elements.

4.10 Copyright

All booklets, drawings, models, and other materials submitted in either Stage of the Competition shall become the property of the Sponsors. However, the author(s) of all design Submissions shall retain full copyright of all their Submissions unless otherwise assigned. All submissions are subject to the Municipal Freedom of Information and Protection of Privacy Act and may be subject to release pursuant to that Act. No materials submitted in either Stage of the Competition will be returned to the Competitors.

4.11 Exhibition and Publication

The Sponsors reserve the right to utilize each Submission, in either, or both, of the Competition Stages for an indefinite period of time for purposes of exhibition and publication. They will make every effort to credit the Competitor for use of their Submission materials for such purposes. The Competitors, by virtue of their Submissions, further agree that the Sponsors may reproduce, publish, exhibit, or otherwise utilize the materials submitted at their own discretion and without compensation to the Competitor.

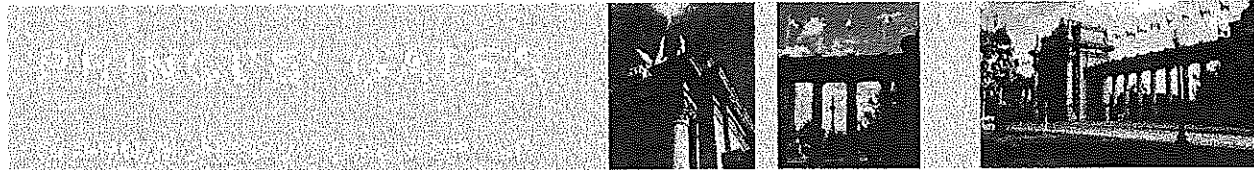
4.12 Successful Competitor

The winning competitor of Stage II is expected to participate in a consultative process with representatives of the City of Toronto.

4.13 Agreement with Winner

The Sponsor intends to engage the lead consultant and his/her team for the Princes' Gates project. It shall consider the Jury's recommendation of the Competition winner, and shall accord that recommendation appropriate weight, with the intention of honouring the Competition process to the extent possible within the constraints of the procurement process that governs the Sponsor's selection of a firm to provide consultancy services. Thus, it shall also consider all Stage II Submissions that were deemed complete by the Jury for Honorarium purposes, and shall consider the Jury's report.

The City of Toronto must approve the winning team before a contract is negotiated and consulting services are rendered. The consultant team will be subject to all of the City of Toronto's applicable policies. Each team advancing to Stage II of the competition must maintain Comprehensive General Insurance (\$2 million minimum) and Professional Liability (\$1 million minimum) coverage.



ACKNOWLEDGMENTS

City of Toronto

Joe Pantalone
Deputy Mayor

Joe Halstead
Commissioner of Economic Development

Rita Davies
Executive Director – Culture Division

Terry Nicholson
Manager – Cultural Affairs

Lynda Macdonald
Manager, West Section – Community & Planning

David Kaufman
Acting Commissioner
Works & Emergency Services

Eric Pedersen
Program Manager – South District Urban Design

Stephen Benjamin
Manager of Traffic Operations – South District

John Niedra
Director Transportation Infrastructure Management

Dan Clement
Transportation Technologist

Danny Budimirovic
Traffic Engineer – Transportation Services

Susan Samuel
Senior Project Engineer – Design &
Construction/South District

Andy Koropeski
Director – Transportation Services, South District

Colin Booth
Engineer/Co-ordinator
Transportation Infrastructure Management

Christina Kafalikas
Investment Advisor
Economic Development

Karen Thorne-Stone
Executive Director
Economic Development, Culture & Tourism

Exhibition Place:

Dianne Young
General Manager & CEO

Danny Chui
Manager, Capital Works

Sito Mungcal
Executive Assistant

Italian Chamber of Commerce:

Corrado Paina
Deputy Director

Private Sector:

Karen Mills
Public Art Consultant

Mark Mandelbaum
President & Treasurer
HR Developments Ltd.

Barry Fenton
V.P. & CEO
Lanterra Developments Ltd.

