



NOTICE OF MEETING

PUBLIC ART COMMITTEE

AGENDA

DATE: Monday, May 5, 2014
TIME: 5:00 pm
PLACE: Business Centre Meeting Room
Second Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Laura Kazakoff at 604.871.6353 or e-mail laura.kazakoff@vancouver.ca.*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>*
-

Roll Call

Leave of Absence Requests

Approval of Minutes

The minutes of the meeting of April 7, 2014, to be approved.

Correspondence

A folder of correspondence received will be circulated.

1. Mosaic Homes, 6629 - 6709 Cambie Street

Consultant Jan Ballard will present a Detailed Public Art Plan that reflects Committee comment from the preliminary discussion of the Plan at the meeting on April 7, 2014. Seeking approval.

2. Bosa Development, 633 Main Street

Consultant Barbara Cole and development officials will introduce a unique plan to fulfil the public art requirement on the above project. Pending the discussion, Ms. Cole will return with a Detailed Public Art Plan at a later date. Seeking advice.

3. Onni Development, 1396 Richards Street

Consultant Maureen Smith will introduce the above development and the proposed public art process. Ms. Smith will return with a Detailed Public Art Plan at a later date. Seeking advice.

4. Susan Point Memorial Artwork at CRAB Park

jil weaving, Park Board, and representatives of the missing women will present a proposal to install memorial artwork by Susan Point in CRAB Park. Seeking approval.

5. New Business

Next Meeting:

DATE: Monday, June 16, 2014
TIME: 5:00 pm
PLACE: Business Centre Meeting Room
Second Floor, Vancouver City Hall

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DETAILED PUBLIC ART PLAN

CAMBRIA | 516 W 50th Ave and 6629-6709 Cambie St, Vancouver

APRIL 28, 2014



SUBMITTED BY:

Jan Ballard | Ballard Fine Art Ltd.

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BALLARD FINE ART
PRIVATE ART ACQUISITION & ADVISORY

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INTRODUCTION



The Cambria development presents a unique opportunity to provide an exciting public artwork for the Langara Neighbourhood of the Cambie Corridor. Mosaic Homes is committed to making this a dynamic and engaging public artwork befitting one of Vancouver's most important thoroughways.

Mosaic Homes has chosen to pursue the **Option A** selection process to ensure the highest quality and ingenuity of the public artwork.

Mosaic Homes is looking forward to working with the City of Vancouver and the chosen artist to facilitate an inspiring artwork that will contribute in a meaningful way to the existing Vancouver public art conversation.

PROJECT DETAILS

PROJECT ADDRESS 516 West 50th Avenue and 6629-6709 Cambie Street
Vancouver, BC V6P 1A2

LEGAL DESCRIPTION LOT 39 BLOCK 896 DISTRICT LOT 526 PLAN 10198
PID#: 008-224-749, 009-593-021, 009-593-012, 009-593-055,
009-593-047, 006-739-059

TOTAL FSR AREA 116,224 sq ft

PUBLIC ART BUDGET \$210,365.00



PROJECT CONSULTANTS

PROJECT OWNER | MOSAIC HOMES

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Ben Duffell | Development Manager
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PROJECT ARCHITECT | RAMSAY WORDEN ARCHITECTS

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PROJECT LANDSCAPE ARCHITECT | DURANTE KREUK LANDSCAPE ARCHITECTURE

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PROJECT DESCRIPTION

Mosaic Homes proposes Cambria, a new residential development located at 516 West 50th Avenue and 6629-6709 Cambie Street in the Langara neighbourhood of the Cambie Corridor. The proposed development consists of two 6-storey wood frame apartment buildings, plus two laneway townhomes and two amenity structures with direct laneway access [Fig 1].

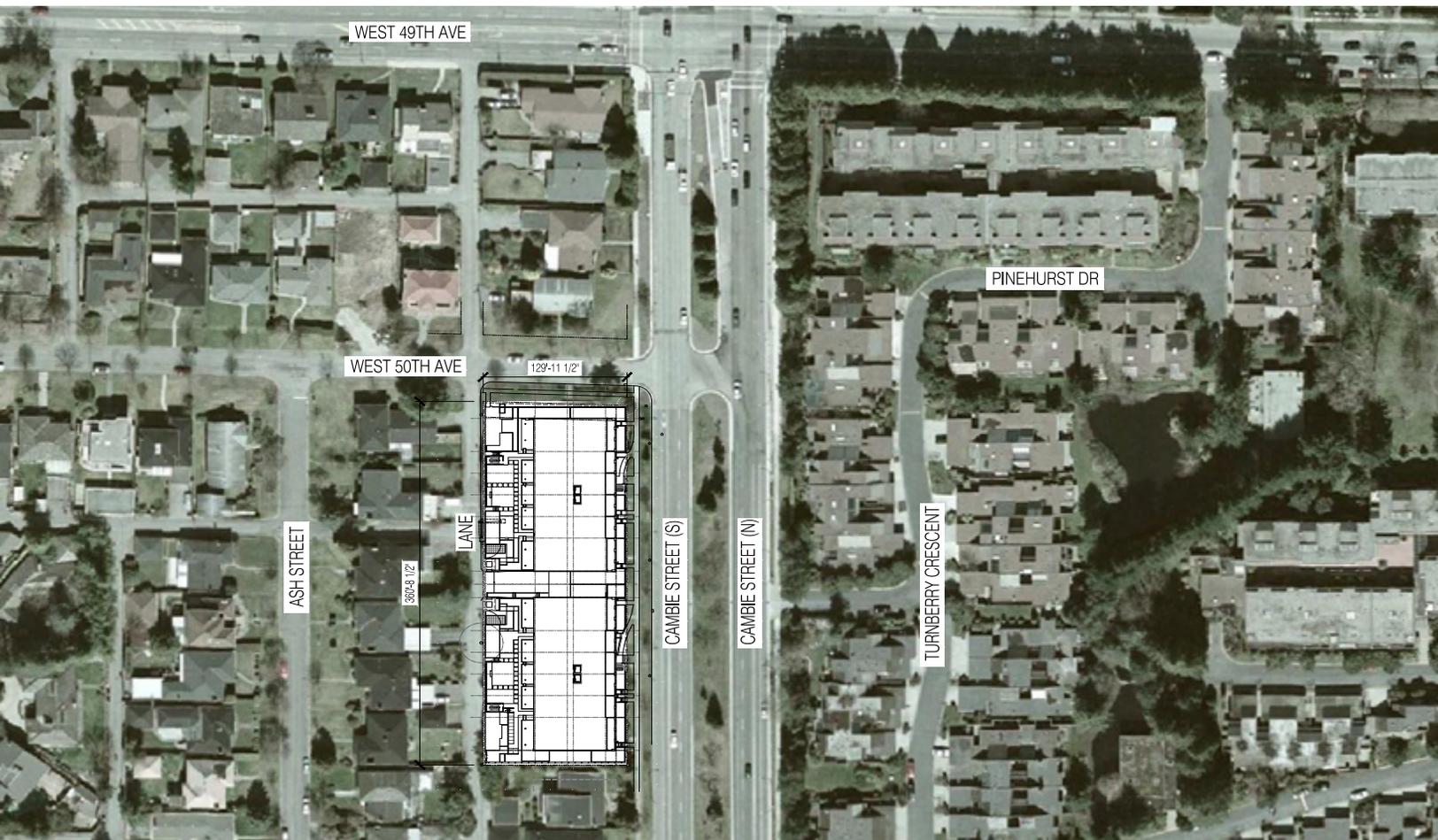


Fig 1 | Site context map showing the Cambria development

The site is located one block south of 49th Avenue and is bounded by 50th Avenue to the north, a laneway to the west, a single-family residential home to the south, and fronts Cambie Street to the east and is part of the Cambie Street Corridor. The Langara - 49th Avenue Canada Line Skytrain Station, a central neighbourhood transit interchange is located just one block north of Cambria. The Langara Golf Course and Langara College are in close proximity to the east of Cambie Street.

The proposed design for the Cambria project is timeless and elegant complimenting the Langara neighbourhood and in keeping with the Cambie Corridor Plan. The two durable 6-storey wood frame forms have a height of 62 ft and an overall building floor area of 116,224 sq ft. The project contains a total of 128 residential units; 60 units are Studio/1 Bedroom and 68 units are 2 Bedroom. Each building form is articulated at Levels 5 and 6 to reduce the visual mass of the building by providing shoulders and corner balconies at the north and south facades of each building. The stepping form envisioned in the Cambie Corridor Plan is achieved by 4-storey brick screen walls layered onto the main building mass on both the Cambie Street and laneway facades [Fig 2, 3 & 4].



Fig. 2 | The 4-storey brick screen walls on Cambie St articulate the four storey streetwall and create the stepback



Fig. 3 | Laneway view of each building mass



Fig. 4 | Detail of the 4-storey brick screen wall fronting Cambie St

The 4-storey brick screen walls fronting Cambie Street contain several elements including a masonry frame wall, minimally detailed balcony guards, laser cut metal accent screens, and fritted glass privacy screens [Fig. 5]. The brick screen walls are carefully detailed with several shades of brick and sculptural edges to the openings which add a finer level of interest to the composition. They are detailed with a combination of stacked and running bond with subtle changes in plane to create shadow lines [Fig. 6]. A wide range of brickwork options have been studied to provide variation between the two buildings. The design approach uses a common blend of field bricks and two different approaches to the accent bricks. The masonry of the north building uses a random accent pattern whereas the masonry of the south building uses a ‘stitched’ accent pattern [Fig. 7 & 8]. The brick screen walls are separated by approximately 8’ ft from the main building mass by generous balconies, creating layered, visually interesting building facades. Balconies within the frame wall structures are conceived as outdoor rooms, visually extending the sense of interior space [Fig. 9]. The upper balconies on the 5th and 6th floors are designed as minimally detailed “Juliets” [Fig. 10].



Fig. 5 | The 4-storey brick screen wall of the south building, fronting Cambie St

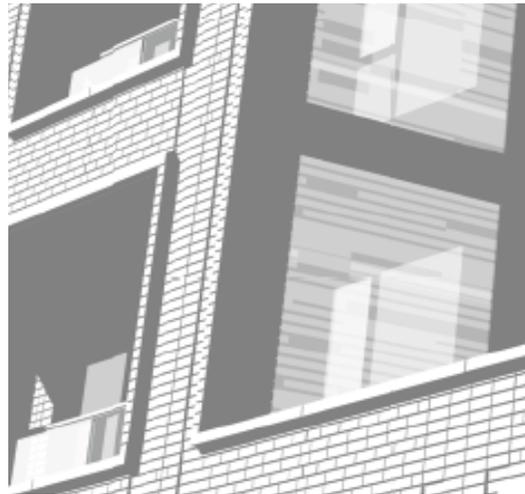


Fig. 6 | Detail of the combination of stacked and running bond brick



Fig. 7 | Masonry of the north building using a random accent pattern



Fig. 8 | Masonry of the south building using a "stitched" accent pattern



Fig. 9 | Interior view of balcony within the frame wall structure



Fig. 10 | "Juliet" balconies of the 5th and 6th floors

A series (2 per building) of 2-storey openings have been introduced at different floor levels of the brick screen walls to create a rhythmic modulation reinforcing the layering concept of the facade [Fig. 11]. The addition of laser cut metal screens on floating balconies in these openings further reinforces this layering [Fig. 12]. The main entries to the two buildings are seen as carefully articulated portals, which along with the laser cut metal screens help to punctuate an otherwise understated façade [Fig. 13 & 14]. The design plan differentiates the 2 buildings through variations in the proposed pattern and colour of the laser cut metal screens, with the metal screens for the south building following a geometric motif, and those on the north building following an organic motif. This design combination reinforces the identities of each building within a classic street-wall framework [Fig. 15].



Fig. 11 | Two 2-storey openings have been introduced at different floor levels of the brick screen walls to create a rhythmic modulation reinforcing the layering concept of the facade

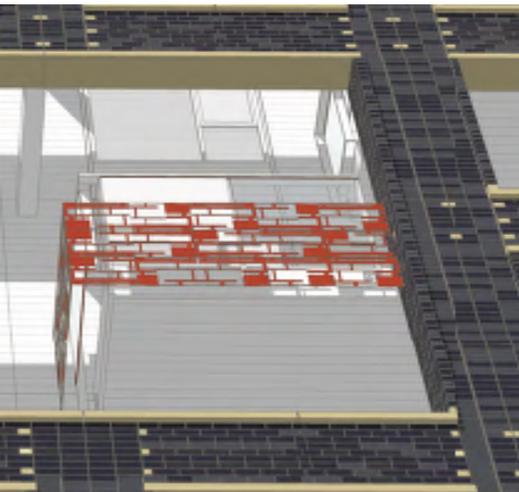


Fig. 12 | Laser cut metal screens on floating balconies further reinforce the layering concept



Fig. 13 | The main entry to the north building, seen as a carefully articulated portal

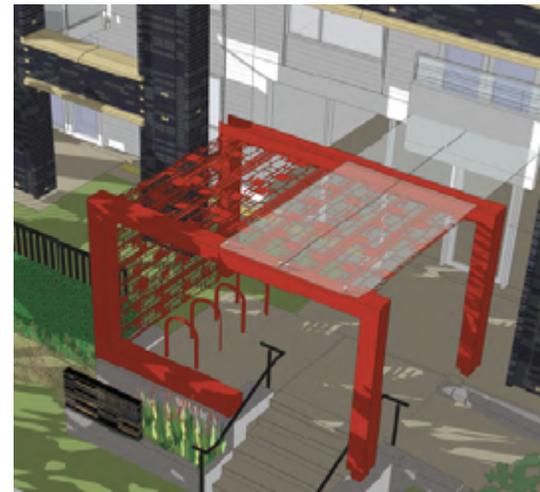


Fig. 14 | The main entry to the south building, seen as a carefully articulated portal



Fig. 15 | Streetscape fronting Cambie Street showing classic street-wall framework

The laneway facade is designed with a lighter framework of columns and beams, in contrast to the rigorously ordered and carefully detailed masonry wall of the Cambie Street facade [Fig. 16]. The screen wall at the lane is conceived as a vertical garden wall, using similar guardrail and fritted glass details as the Cambie Street fronting [Fig. 17]. Balconies at the rear of the building are also generous in size providing a sense of an outdoor room, with a light structure designed to provide vertical shading from the low western sun [Fig. 18 & 19]. A metal frame and cable structure is provided to the climbing plants.



Fig. 16 | Laneway facade designed with lighter framework of columns and beams



Fig. 17 | Screen wall at the lane conceived as a vertical garden wall



Fig. 18 | Balconies at the rear of the building designed as a light structure to provide vertical shading from the low western sun



Fig. 19 | Interior view of the balconies at the rear of the buildings provide a sense of an outdoor room

Wide garden courtyards between the main and laneway structures contain a diversity of amenity experiences, visible from the laneway. A variety of low density building forms and green spaces are oriented to the laneway to activate and animate the pedestrian laneway experience with laneway homes, urban agriculture/community garden space, pedestrian gate to the laneway, bicycle storage and workshop, vehicle access to the parkade, a common meeting space, a vertical garden wall and extensive landscaping [Fig. 20 & 21]. Two laneway townhomes anchor the property and are expressed as horizontal forms resting atop the garden wall [Fig. 22]. The townhomes and amenity structures are envisioned as simple rectangular masses engaged with a low, modulating brick wall. Simple painted metal trim details are used with smooth white clapboard. Accent tile work is used to emphasize the vertical window slots and also to note the parkade entry [Fig. 23]. Parking is accessed from the lane through a shared parking ramp. A continuous garden wall runs along the laneway edge, linking laneway structures and providing views into the courtyard [Fig. 24]. A common language of simple black metal rails is used at the lane edge. The rails are widely spaced for the landscape to grow through. The courtyard entry doors are taller versions of the garden gates on Cambie Street and 50th Avenue. A colourful laser cut metal screen, reminiscent of the entry portals, sits at the centre of each courtyard and creates a bay window [Fig. 25].

In addition to meeting the Sustainable Measures of the Cambie Corridor Plan, the project will be designed to LEED Gold for midrise.



Fig. 20 | A variety of low density building forms and green spaces are oriented to the laneway



Fig. 21 | Wide garden courtyards between the main and laneway structures contain a diversity of amenities visible from the laneway



Fig. 22 | Two laneway townhomes anchor the property and are expressed as horizontal forms resting atop the garden wall



Fig. 23 | Accent tile work is used to emphasize the vertical window slots and to note the parkade entry



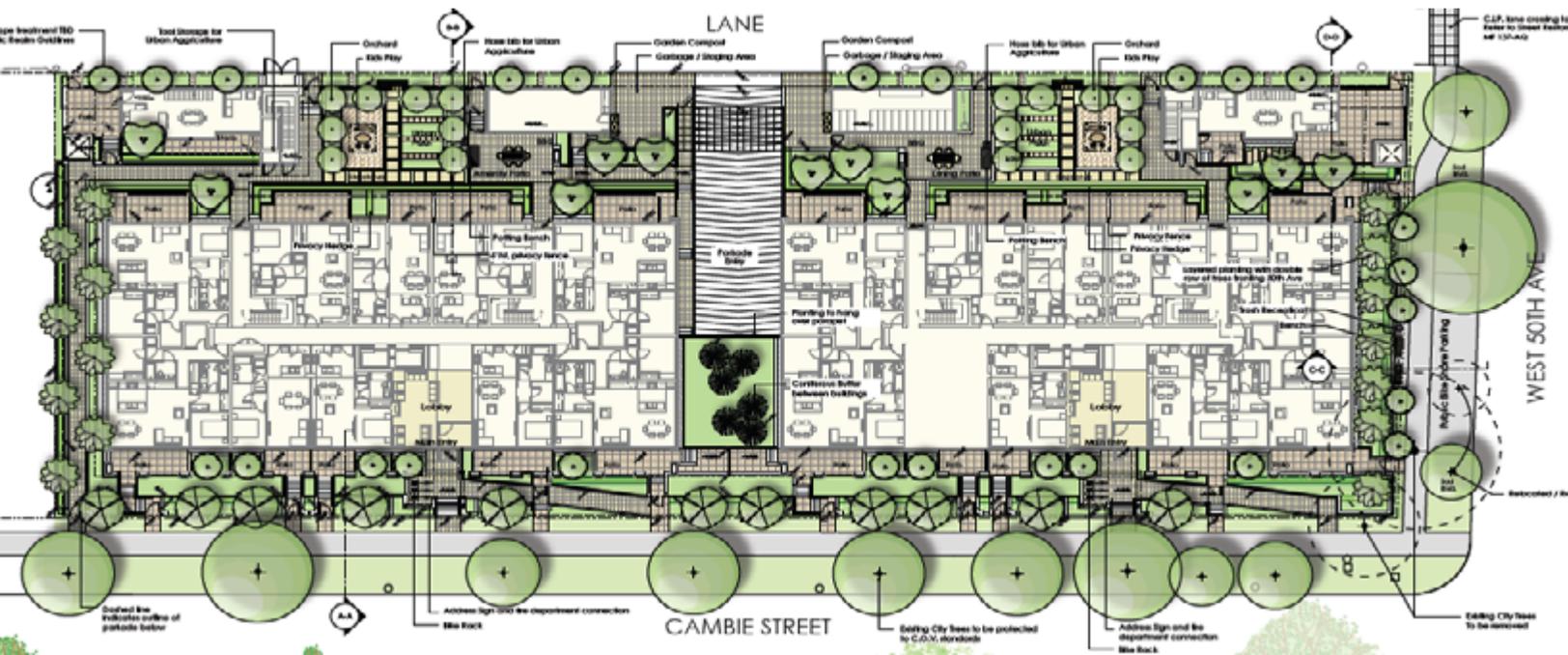
Fig. 24 | A continuous garden wall runs along the laneway edge, linking laneway structures and providing views into the courtyard



Fig. 25 | Colourful screen sits at the centre of each courtyard creating a bay window

LANDSCAPE PLAN

The Cambria project's Cambie Street frontage is enhanced by a row of trees and layered planting with seasonal blooms and colour. Set back from the sidewalk, at grade units with private patios and living areas facing the street to provide casual surveillance and achieve CPTED goals [Fig. 26]. The building entrance from Cambie Street will have a seamless transition into the lobby interior by providing feature paving that bridge the indoor and outdoor spaces.



Cambria Landscape Plan

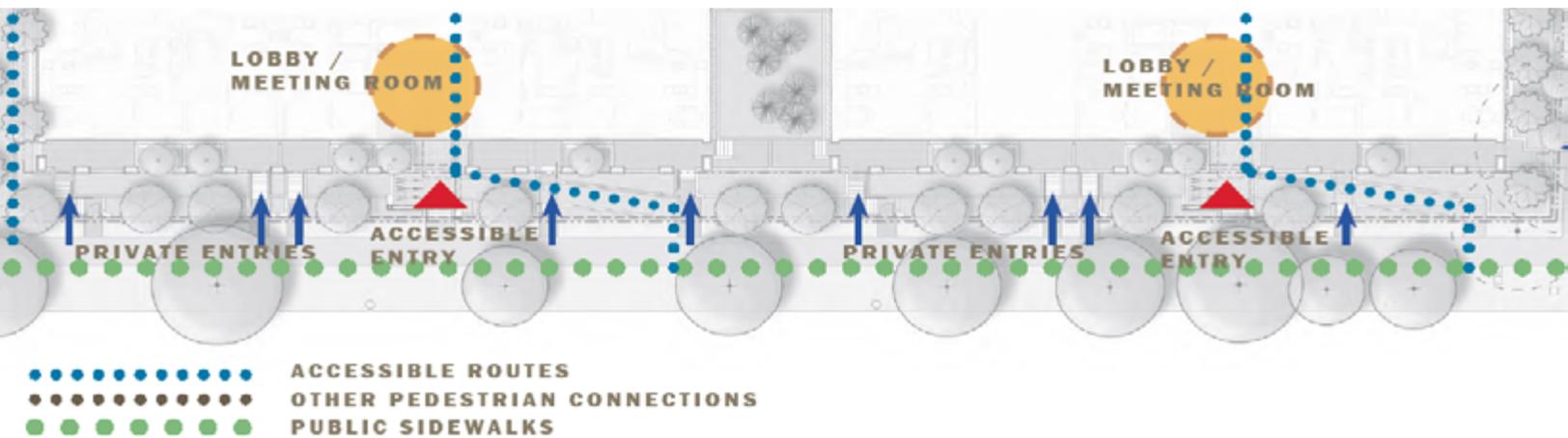


Fig. 26 | Cambie Street frontage set back from the sidewalk, enhanced by a row of trees and layered planting

Cambria's lane frontage provides a unique opportunity to provide lane level planting as well as an interesting and inviting landscape experience. Along the lane edge extensive planting of edibles (blueberry, raspberries etc.) is provided, as are opportunities to view into the amenity gardens and enjoy the richness of the space.

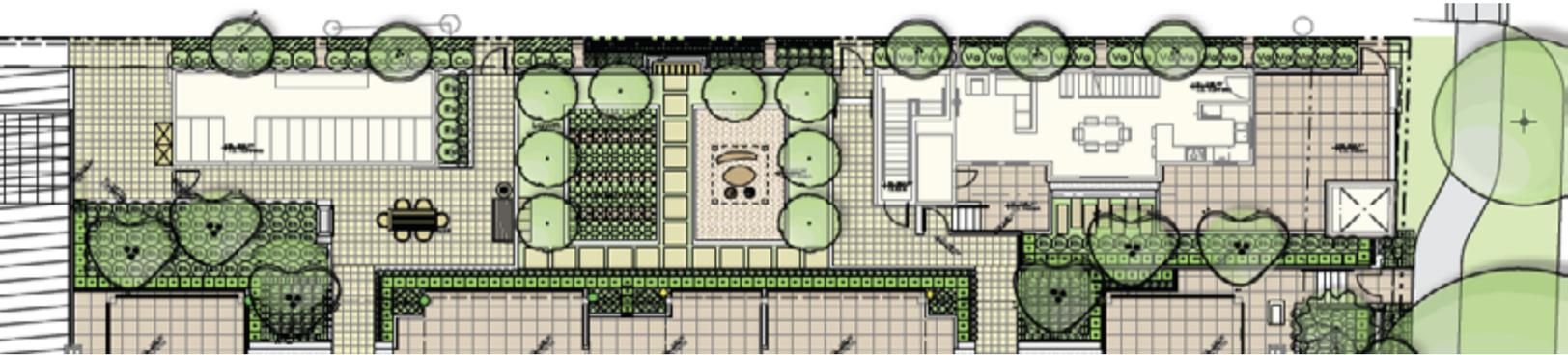


Fig. 27 | Landscaping program for amenity space provided behind the buildings

Two garden areas are provided behind the buildings, one for each strata, each with a similar program [Fig. 27]. Amenity space in the form of structures and gardens are proposed. Structures are provided for bike storage, a workshop and a meeting room. The garden will use a simple palette of shade trees, and lush colourful plants. Residents can get outside and enjoy an open lawn area, spaces for outdoor dining and barbecuing, places for children to play, urban agriculture, and places for people to sit and gather [Fig. 28 & 29]. Private patios will be buffered from the common amenities using a mixture of colourful planting and evergreen hedges. Sustainability points provided in the landscape plan include areas of shrub and perennial planting to reduce heat island affect and provide habitat for birds and insects. Selected plants are adaptable to temporary drought and wet periods and will be irrigated using high efficiency irrigation technology.



Fig. 28 | Open lawn area, spaces for outdoor dining and barbecuing, children's play area, urban agriculture, and gathering places



Fig. 29 | Additional view of open lawn area, spaces for outdoor dining and barbecuing, children's play area, urban agriculture, and gathering places

COMMUNITY CONTEXT

Cambria's site location along Cambie Street falls under the City's Cambie Corridor Plan. The plan provides a blueprint for a greener and more livable future for those who will live, work, shop and play in the Cambie Corridor. The plan is aimed at facilitating the Cambie Corridor's contribution to citywide goals of livability, affordability and a smaller ecological footprint, identifying clear priorities for walking, cycling and transit.

The Cambie Corridor Plan was passed by City Council on May 9, 2011 and joins the downtown peninsula and the Broadway Corridor as a key strategic area of urbanism within our City. The geographic scope of the Cambie Corridor area is centred along Cambie Street from the Fraser River in the south to 16th Avenue in the north. It includes five distinct neighbourhoods: Cambie Village, Queen Elizabeth, Oakridge Town Centre, Langara and Marine Landing. The neighbourhoods are connected via the Canada Line, a rapid transit system that links downtown Vancouver's rapid transit lines with central Richmond and the Vancouver International Airport.

The Cambie Corridor is a key component of a sustainable, livable city of neighbourhoods, connected to convenient, viable transportation alternatives. The Plan responds to and enhances the unique features and characteristics that define each of the Corridor's five distinct neighbourhoods, through design, built form, public realm improvements and a public benefits strategy. The plan identifies clear priorities for walking, cycling and transit, by creating compact and complete communities that combine a concentrated, well designed mix of housing types, job space, shopping, local gathering places, and community facilities, and by developing a walkable and cycleable Corridor of neighbourhoods seamlessly linked to public transit. The Corridor meets residents' needs with places to live, work, shop, play and feel part of a community.



Artist render of possible future look of Cambie Street at 49th Ave (looking northeast toward the Langara-49th Avenue Skytrain Station)

The Cambria development respects the context of the Langara Neighbourhood by adhering to the development pattern and composition of future land uses, and meets the intent of the Cambie Corridor Plan. Cambria is located just one block south of the Langara – 49th Avenue Canada Line Skytrain Station and the busy 49th Avenue and Cambie Street transit interchange. The area adjacent to the Langara - 49th Avenue Station and Langara College will become a walkable mixed-use urban environment. Along Cambie at the 49th Avenue Station mixed-use mid-rise buildings will be introduced that will include quality public realm features including public art, street furniture, benches, lighting, landscaping, and public plazas. East of Cambie Street along 49th Avenue, new midrise buildings will be introduced with opportunities for at grade uses that compliment Langara College. These buildings will offer additional housing opportunities while enhancing the public realm with wide sidewalks and landscaped setbacks. Along Cambie Street south of the station, new mid-rise residential buildings will enhance the green park-like setting. Sidewalks and setbacks will respond to the golf course edge as well as Winona and Cambie Parks, and include green buffers and areas for pedestrian enjoyment and recreation. The Plan calls for new lower-scale family oriented housing opportunities to be explored and considered for the areas surrounding the Langara - 49th Avenue Station and the proposed future station at 57th Avenue.

PUBLIC ART CONTEXT

The public artwork for Cambria will consider the public art context and seek to converse with the wider public art conversation of the Cambie Corridor. The Cambria development falls within the wider Oakridge community as defined by the Vancouver Public Art Registry, stretching from Granville Street to the west, Main Street to the east, West 41st Avenue to the north and West 57th Avenue to the south. There are two registered public artworks in this area: Don Yoeman's totem pole (1990) [image not available] on the Langara campus, and Cameron Kerr's series of four granite sculptures (2012) temporarily being displayed at the Bloedel Conservatory Plaza in Queen Elizabeth Park [Fig. 30]. These sculptures were selected as part of a public art initiative put into place for the celebration of the City's 125th anniversary.

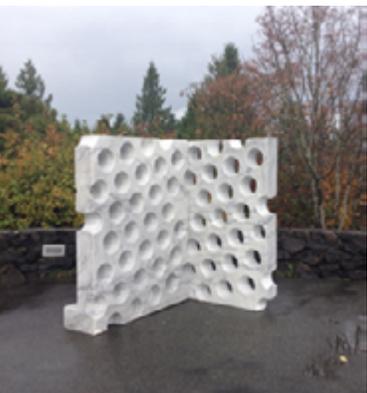


Fig. 30 | Untitled, Cameron Kerr, 2010



Fig. 31 | *Little Shadow*, Collaboration by students in the Public Art Studio Practice course, Langara College, 2014



Fig. 32 | *Sense of Place - Oakridge/Langara*, Blair Dewan, Langara College Continuing Studies, 2014

Cambria is in close proximity to two InTransit's Canada Line public art sites at the Langara – 49th Avenue Skytrain Station. These sites offer temporary public art exhibition spaces for independent artists, UBC, Emily Carr and Langara College Art Departments as well as the City of Vancouver Art Program, Vancouver Sculpture Biennale and the Contemporary Art Gallery. The program features ongoing, rotating artwork installations by a diverse range of artists both emerging and established. Langara – 49th Avenue Skytrain Station is currently exhibiting *Little Shadow* and *Sense of Place-Oakridge/Langara*. *Little Shadow* is a collaborative work created by students in the Public Art Studio Practice course at Langara College. It is a sculptural installation based on the form and use-value of the umbrella [Fig. 31]. *Sense of Place-Oakridge/Langara* by Blair Dewan is an installation presented by the Langara College Continuing Studies Photography Program, and features historic photographs of the Langara-Oakridge community reflecting on the myriad of recent changes in the area's land-use [Fig. 32]. Past installations have included *Tread Lightly* (2011-2013) and *Placebo 4.9* (2013) both by students in the Langara Fine Arts Program, and artist Dean Dever's *Bear Hunt (Heads)* (2009), later acquired by the Toronto Sculpture Garden.

Along the entirety of the Cambie Corridor encompassing Cambie Street from 16th Avenue to the north and the Fraser River to the south, the Public Art Registry contains an eclectic collection of public artworks ranging in scope, size, subject, medium and acquisition dates, including Gregory Norris' *Station of the Cross* (1964), Celine Rich's *Douglas Park Bench Project* (1996), Dwight Atkinson's *Machina Metronama* (1997), Douglas Senft's *Garland* (2002) and *Day Off – Night Out* (2008) and Eric Neighbour's community involvement *Dragonfly Project* (2000). Queen Elizabeth Park contains several public artworks including Henry Moore's important modernist sculpture titled *Knife Edge – Two Piece* [Fig. 33], and J. Seward Johnson's *Photo Session*, a figurative sculpture of a man photographing three people. Two significant works by artist Douglas Coupland are located toward the south end of the Cambie Corridor at Marine Drive. *Infinite Tire* [Fig. 34] is a 60-foot tall sculpture installed in 2012 at the corner of SW Marine Drive and Ontario Street in the Marpole Neighbourhood. A second fourth-coming 13ft sculpture by Coupland will be placed at the entrance to a major development at Cambie Street and Marine Drive. The sculpture titled *Golden Tree* [Fig. 35] is a replica of the famous 800-year old "Hollow Tree" in Stanley Park, and will serve to enliven the area with a piece of Vancouver's iconography.



Fig. 33 | *Knife Edge - Two Piece*, Henry Moore, 1962-5



Fig. 34 | *Infinite Tire*, Douglas Coupland, 2012



Fig. 35 | *Golden Tree*, Douglas Coupland, fourth-coming

GUIDING PRINCIPLES FOR PUBLIC ART

- Reflect the vision and spirit of the Cambria project
- Integrate well to the site, architecture and community contexts
- Provide an artwork that is dynamic and engaging, facilitating excitement befitting the Langara neighbourhood of the Cambie Corridor
- Provide a public artwork in accordance with the City of Vancouver's Public Art Plan Guidelines
- Strive for the highest quality of artistic expression and standards
- Consider site usage and those who will work, live, play and visit the space



PUBLIC ART OPPORTUNITY

Discussions with Mosaic Homes and the project's design team have determined the optimal public art opportunity is the central space sited between both residential buildings fronting Cambie Street. This public art location is a key site offering the maximum public benefit for engagement and enjoyment on a multitude of levels.

The public art opportunity location faces Cambie Street, and is situated in front of the private residential green space between the two residential buildings. It is part of the extended boulevard landscape, and is adjacent to the Cambie Street pedestrian path. It measures approximately 25' feet long by 7' feet wide [Fig. 36]. This site is highly visible to pedestrians, cyclists and motorists traveling along Cambie Street, as well as the residence of the two buildings [Fig. 37]. Of significance is this location's proximity to the pedestrian path, encouraging engagement and supporting the Langara Community Plan for active and pedestrian friendly streets [Fig. 38]. A 3-dimensional public artwork at this highly accessible location would provide pedestrians the opportunity to actively engage with the artwork, enlivening the public realm.

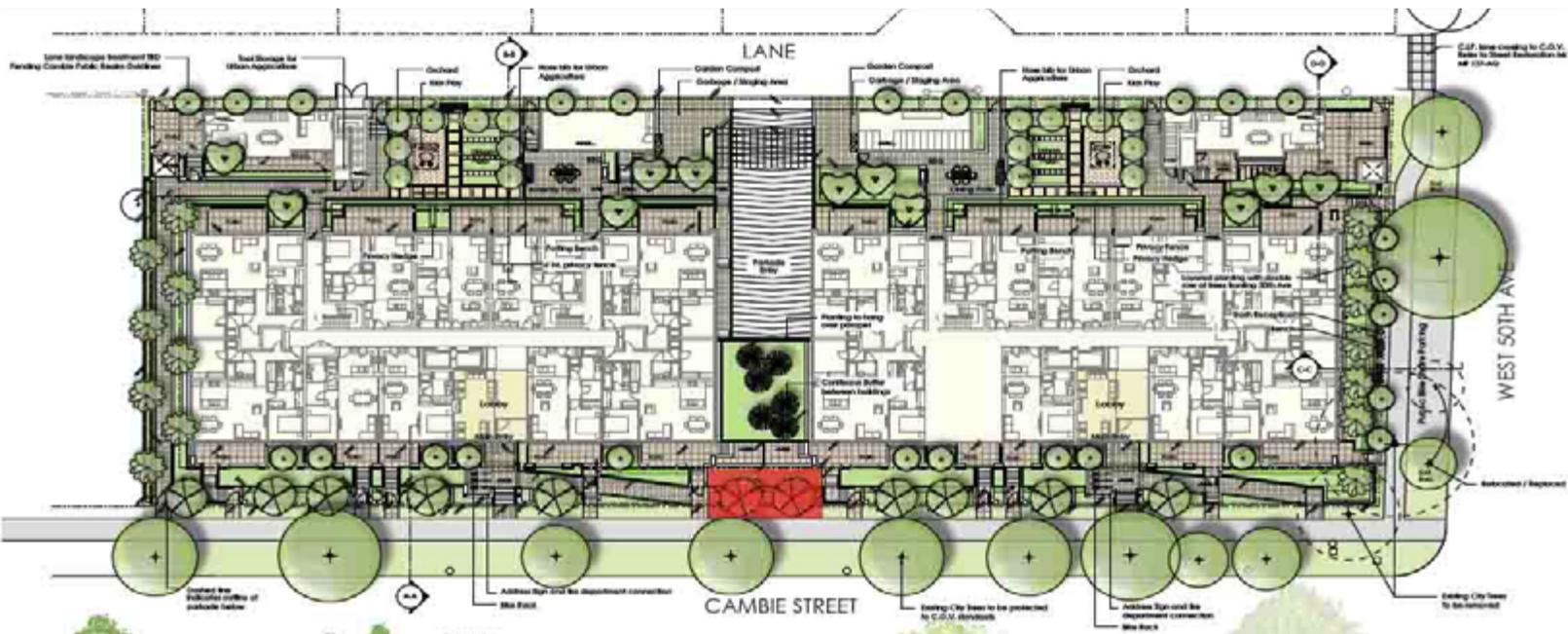


Fig. 36 | Public Art Opportunity highlighted in red centered between both residential buildings fronting Cambie Street

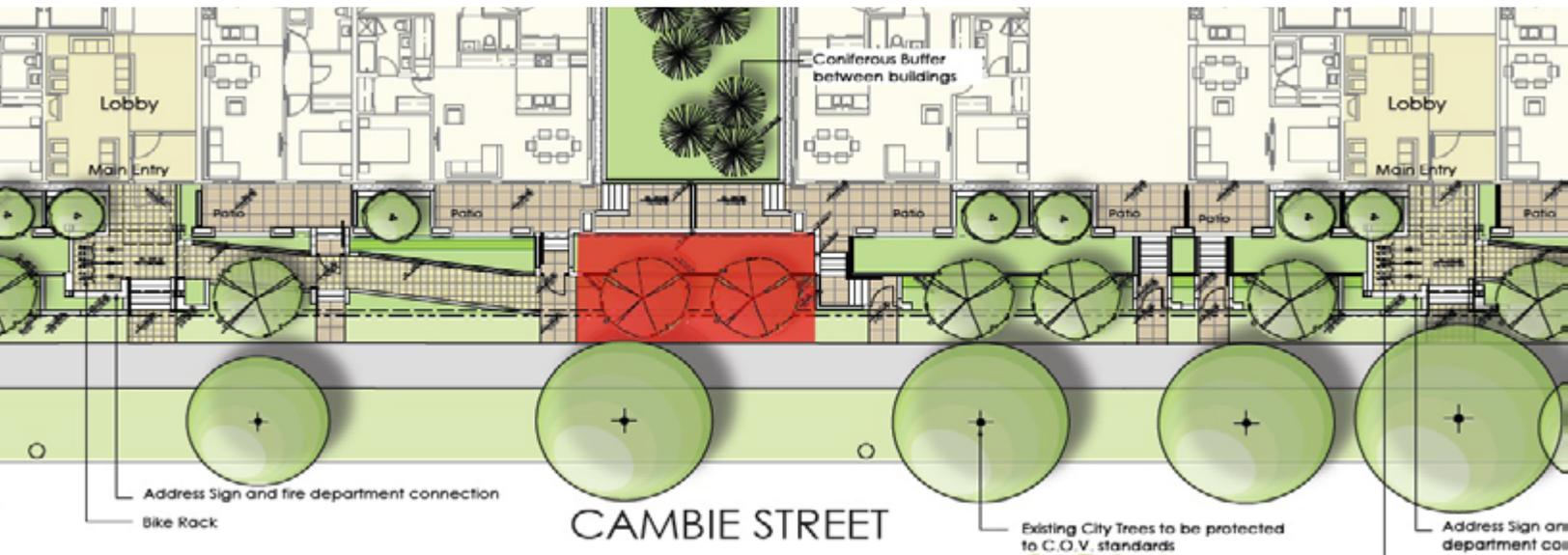


Fig. 37 | Public Art Opportunity highlighted in red, the site is highly visible to pedestrians, cyclists and motorists travelling along Cambie Street, as well as residents of both buildings

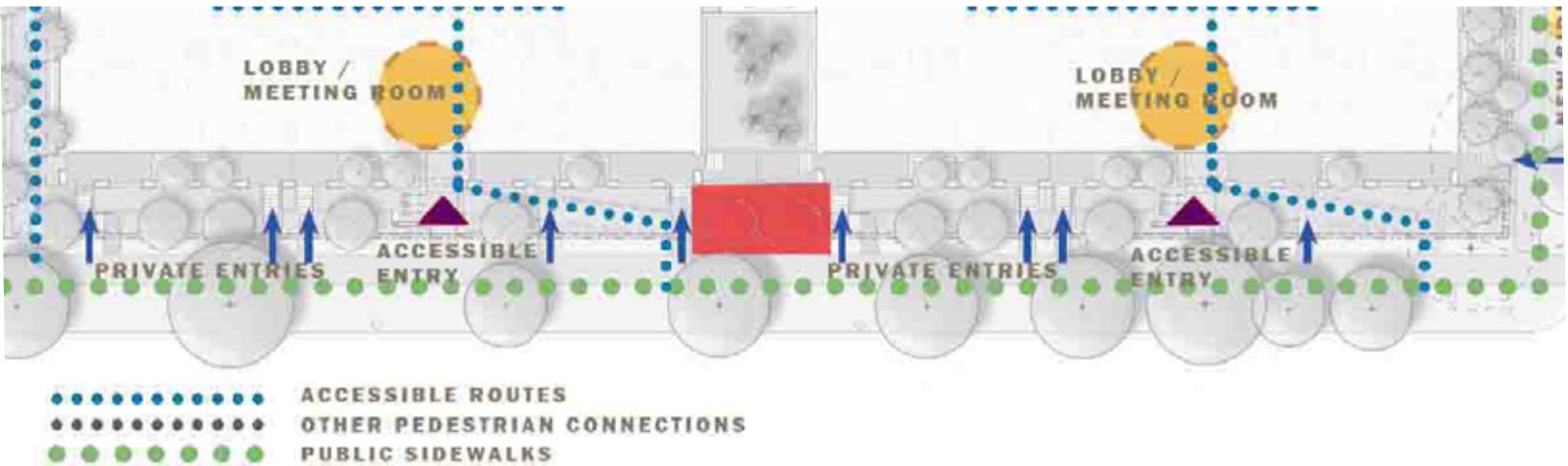


Fig. 38 | Public Art Opportunity highlighted in red, the location is in close proximity to the pedestrian path as well as residential access routes into the two buildings

The artist/artist team will be given as much creative license as possible to respond to the proposed public art opportunity with an artwork well integrated to the site, architecture and community context in a meaningful way. The artist/artist team will be selected early in the development process and will become an integral member of the design team. Mosaic Homes is committed to making a contribution to the public realm of the Langara Neighbourhood with an engaging and dynamic artwork that will foster public curiosity, interest and dialogue.

PUBLIC ART BUDGET

The total Public Art Budget for the Cambria development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.81 x each square foot contributing to the FSR calculation. A total Public Art Budget of **\$210,365.00** is based on the project development FSR of **116,224 square feet**.

116,224 square feet x \$1.81 = \$210,365.00

The amount designated for the artwork is **\$170,000.00** and includes the artist fee, insurance, travel, artwork fabrication and artwork installation. The artist selected will be responsible for a general public liability insurance policy. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

The administration portion of the budget includes art consultation, the art selection process and honoraria costs, signage/plaque costs as well as a developer’s contingency to cover speciality consultants, artwork and construction coordination, studio visits and travel relating to project progress. Please note all cost savings or unused funds remaining from the administration portion of the budget will be put towards the artwork.

2% of the total Public Art Budget in the amount of **\$4,207.30** is to be paid to the City of Vancouver Public Art Fund.

Public Artwork		\$170,000.00
Public Art Administration		
Public Art Consultant	\$16,830.00	
Selection Process and Honoraria	\$12,000.00	
Developer’s Contingency	\$2,827.70	
Signage / Plaque	\$4,500.00	\$36,157.70
City of Vancouver (2%)		\$4,207.30
 TOTAL Public Art Budget.....		 \$210,365.00

TIMELINE

PROJECT TIMELINE

Rezoning Application	June 14, 2013
Development Permit Application	January 15, 2014
Rezoning Enactment	TBC - April 2014
Development Permit Issuance	TBC - May 2014
First Building Permit Issuance	TBC - August 2014
Construction Start	TBC - August 2014
Construction Completion	Spring 2016
Occupancy Permit Issuance	Spring 2016

PUBLIC ART TIMELINE

City Pre-Detailed Public Art Plan Presentation	April 7, 2014
Detailed Public Art Plan Development	April 2014
City Detailed Public Art Plan Presentation	May 5, 2014
Review Long-list of Artists	May 2014
Determine Short-list of Artists	May 2014
Short-listed Artists' Invitation	May 2014
Proposal Presentation by Short-listed Artists	July 2014
Final Artist Selection from Short-list	July 2014
Artist Contract	August 2014
Art Installation	Spring 2016

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

SELECTION PROCESS

All stages of the selection process will be facilitated by Jan Ballard of Ballard Fine Art Ltd.

The selection process will be a two stage invitational to professional artists/artist teams in Western Canada with a selection committee. Jan and the selection committee will research and develop a long list of 15-20 artists/artist teams.

The selection committee will consist of 5 members and will include 3 members from the Vancouver Art Community and 2 members from the Mosaic Homes design team. Members of the selection committee, excluding members from the Mosaic Homes design team, will be paid a \$1,500 honorarium for their work.

Proposed selection committee members from the Vancouver Art Community are:

Vanessa Kwan, Artist, Curator of Community Engagement, Grunt Gallery
Jonathan Middleton, Director/Curator, Or Gallery
Paul de Guzman, Artist

Stage One

In stage one of the selection process, the selection committee will be oriented to the Cambria development project, the surrounding contexts and the public art opportunity. Jan and the selection committee will research and nominate a long list of 15-20 artists/artist teams for consideration.

The selection committee will collectively review the long list and develop a short list of 3 artists/artist teams to present a detailed Public Art Proposal.

Stage Two

In stage two, the 3 short listed artists/artist teams will be oriented to the development project, the surrounding contexts and public art opportunity. They will be invited to develop and present a detailed artwork proposal to the selection committee. The 3 short listed artists/artist teams will be provided with an honorarium of \$2,500 for their work. The honorarium will be paid upon receipt and presentation of the detailed Public Art Proposal. Following the selection committee's review of the short listed artist/artist team proposals, a final artist/artist team and artwork will be selected. Prior to notifying the final artist/artist team selected, Mosaic Homes and its design team will have an opportunity to review the selected artist proposal. The final artist/artist team selected will enter a contract agreement with Mosaic Homes to complete the proposed artwork on time and budget prior to development occupancy permits.

Artist/Artist Team Selection Criteria for Stage Two

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, maintenance and site consideration
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

*Please note: If no submission warrants consideration, Mosaic Homes reserves the right not to award the commission.

Please direct any questions to:

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