



**DETAILED PUBLIC ART PLAN
ARBUTUS VILLAGE HOLDINGS - ARBUTUS CENTRE
WENDY LEBRETON, MANAGER OF DEVELOPMENT**

June 17 2019



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PROJECT DETAILS

Located on Arbutus Street, at Nanton Avenue, Arbutus Centre is a multi-phase redevelopment project that will be designed and constructed by Arbutus Village Holdings to create the community of tomorrow, today.

This public art plan focuses on Blocks C & D of this multi-phase development and its respective plan and perspectives are developed with this focus

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- Blocks C & D site area: 106,789 sf
- Blocks C & D Chargeable Public Art Area: 304,360 sf

Proposed density:

808,165 sf (total FSR for Arbutus Centre)

304,360sf (Blocks C & D excluding Adult Day Care and Neighbourhood House FSR)

Amount of Art Budget total: **\$602,633**

Project Consultants

The logo for Expanded Field, consisting of the letters 'EF' in a large, bold, serif font.

EXPANDED FIELD

Public Art Consultants

The logo for LARCO, consisting of the word 'LARCO' in a bold, white, sans-serif font inside a black rectangular box.

Project Developers

The logo for Dialog, consisting of the word 'DIALOG' in a bold, black, sans-serif font, with a registered trademark symbol.

Project Architect Group

CONTEXT AND PROJECT PHASE

Arbutus Centre is a multi-phase development project being undertaken by Arbutus Village Holdings. The property is located on the west side of Arbutus Street, just south of King Edward Avenue comprising approximately seven acres. Planning for this site began in 2006, with the final City of Vancouver policy statement approved in 2008. The policy statement established guidelines for a mid-rise (6 to 8 storey) mixed-use development with neighbourhood-serving retail, office, a mix of housing types and affordability, and community amenities including an Adult Day Centre and a Neighbourhood House.

Arbutus Village is one of the largest redevelopment projects in the history of the Vancouver's Westside. The new development is planned to be a complete community. It will have a broad mix of uses that will allow people to enjoy the services and amenities of the neighbourhood without the use of their vehicle. Uses will include local shops and services, coffee shops, a restaurant, anchor grocery store, a liquor store, a financial institution, offices such as medical/dental, and a dance studio. A mix of housing types and densities will be provided, which will include housing for seniors, and a variety of market and below-market rental housing units including apartments and townhomes.

Arbutus Village Holdings made a rezoning application for a development scheme consistent with the

approved policy statement which was supported by Council in 2011 and enacted by Council on November 1, 2016. It established a four-block, mixed-use development across the entire site.

Blocks A and B of Arbutus Centre, located on the eastern portion of the site, are currently under construction following the issuance of Development Permits in late 2017 and early 2018. At the time of rezoning, **Blocks A, B, Arbutus Village Holdings elected to make a cash-in-lieu contribution to the City of Vancouver public art fund.**

Blocks C and D, the western portion of the site, are the primary focus of this public art plan.

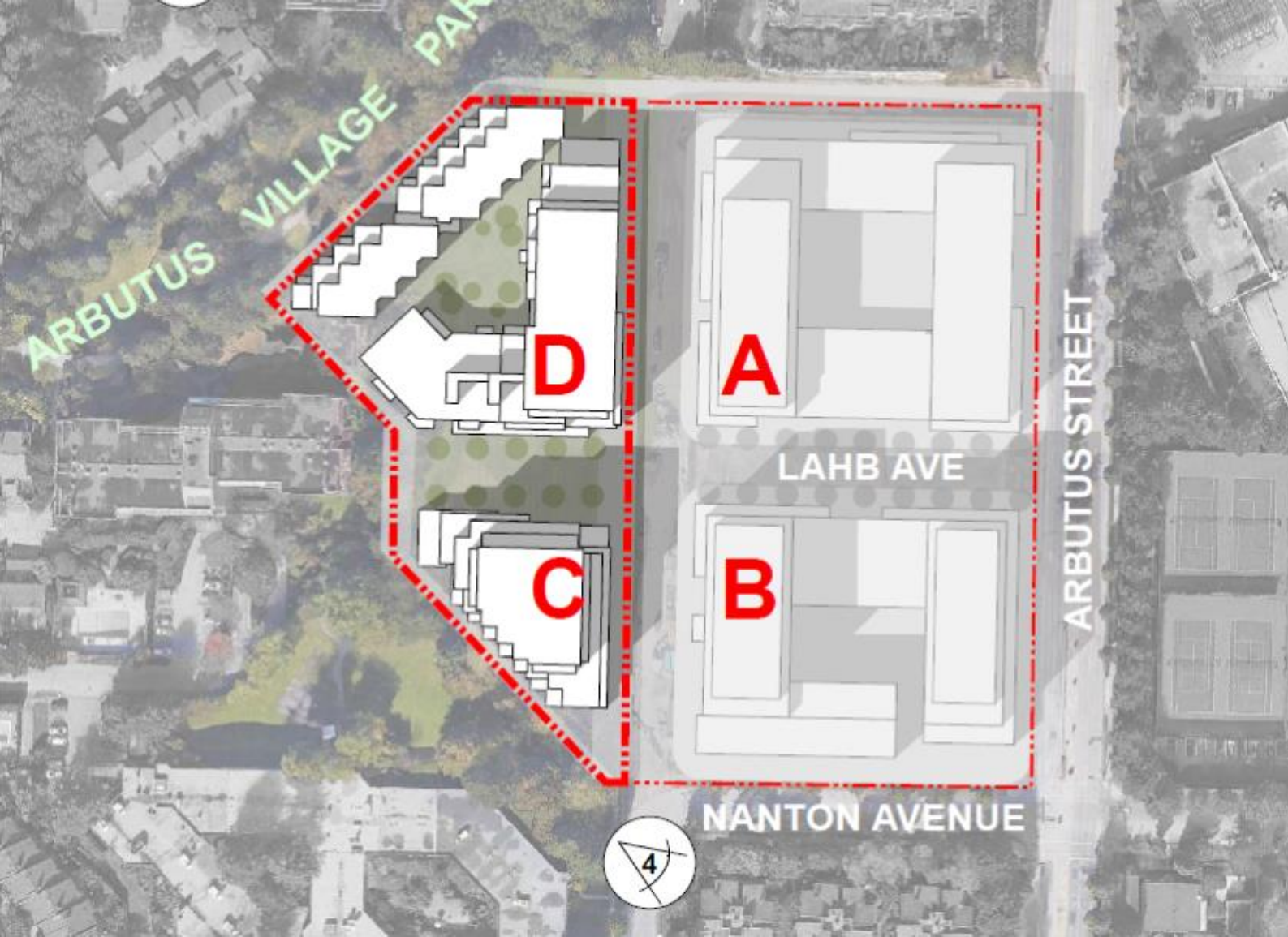
In late 2017, Arbutus Village Holdings applied to amend the CD-1 By-law to increase the rental and Adult Day Care and Neighbourhood House residential floor area by 86,283 sq. ft. on Blocks C and D. The proposal seeks to increase the building height from 7 storeys to 8 storeys in Block C, and from 7 storeys to 12 storeys in Block D. The massing is concentrated toward the centre of the site, with stacked townhouses located on the western edge, adjacent the Arbutus Village Park

The CD-1 zoning amendment was granted conditional approval at Public Hearing on July 24, 2018



Perspective rendering with Block B in the foreground – Looking North-West





This image illustrates the exact location of Phases C & D in reference to Phases A & B. The aerial and plan views illustrate the keys spaces of public use around the site. Most notably the plaza located between Phases C & D, connecting the entire development as a main pedestrian artery to all retail and community-run spaces alongside the residential units. This plaza presents the ideal setting for an artist to provide an engaging installation in a visible and activated central area. The design of the site creates an important sightline towards the public plaza as pedestrians and vehicles enter and exit the site.

POLICY CONTEXT

Relevant Council Policies for this site include:

- Arbutus Centre Policy Statement (2008)
- CD-1 (642) By-law No.11658 (2016), as amended by CD-1 (642) By-law No. 11749
- Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision (2005)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2014)
- Community Amenity Contributions through Rezoning (1999, last amended 2016)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Moderate Income Rental Housing Pilot Program (2017)
- Zero Emissions Building Plan (2016)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)
- Arbutus Corridor Official Development Plan

ARBUTUS CORRIDOR PLAN

The Arbutus Greenway Public Art Master Plan is part of a larger effort the City of Vancouver has undertaken to establish the greenway and develop it into a world class active transportation and recreation civic space. After purchasing the 42 acres of Arbutus Corridor lands in March 2016 from Canadian Pacific Railway, the City has constructed a temporary path facilitating walking, cycling and rolling along the 8.8 kilometre greenway route. Although this development resides outside the designated Arbutus Corridor site, it is important to acknowledge the plan and its strategy, as this project resides a block west of the corridor.

The developed art plan for the corridor was created:

- (1) to inform and inspire the public about our local contemporary art context and the possibilities for enhancing the experience of the greenway with the addition of public art;
- (2) to inform and inspire decision makers to fund a public art program for the greenway that reflects the level of excellence and international significance of our local community of artists and is commensurate with the scale and importance of this new civic asset;
- (3) and to support the development of a public art program for the greenway that will enhance the user experiences, draw people to the greenway over and over again to view the artwork and to contribute to building the identity of the specific areas of the greenway around the artworks or platforms for temporary changing artworks. From this, the public art goals were established.

ARBUTUS CORRIDOR PLAN

Arbutus Greenway Public Art Goals:

- To develop public artworks that have interest across time through repeated visits for a broad range of public audiences
- To strengthen public engagement with and understanding of contemporary art practice
- To develop public art opportunities that support and accommodate contemporary art practice
- To offer artists the opportunity to expand their art practices through the consideration of the public realm generally and the Arbutus Greenway specifically as a sphere within which to engage new audiences and address new issues
- To bring artists and their varied approaches to the Arbutus Greenway context—deepening our understanding of the site, its histories, cultures, ecology and pathways through a powerful engagement between art and site.

In relation to this project, two sites were highlighted within the region closest to the project site. Their works would be located at Nanton and W 37th Ave. Both these sites have been marked as the public art sites with Zone 4 designated ‘The Woodland Bend’.

Zone 4 Design Theme: The Woodland Bend is the quietest zone along the greenway as it is removed from major streets. The design leverages the existing mature trees in the adjacent Shaughnessy neighbourhood and in Quilchena Park to re-establish an immersive Pacific Northwest forest experience, complete with coniferous and deciduous trees. The winding pedestrian path includes a fitness circuit and parkour course that add recreational choices to the zone. Lookout points and seating areas between West 33rd Ave and West 37th Avenue take advantage of views to the North Shore Mountains.

This design theme should be considered in the creation of the new work for Arbutus Centre, as the neighbouring site, Zone 4 will be developed after this public art site, and will have a locational relationship to these future sites.



Zone 1: Harvest Table



Zone 2: Electric Alley



Zone 3: The Ridge



Zone 4: Woodland Bend



Zone 5: Kerrydale Pass



Zone 6: Garden Path



Zone 7: Marpole Meander



Zone 8: The Lookout



PUBLIC REALM

Situated in the dynamic and beautiful neighbourhood of Arbutus Ridge, Arbutus Centre is envisioned as both an accessible transit-oriented and family-friendly development focused on quality of life and proximity to amenities. The project is seen as a place for everyone from busy professionals to families and seniors to live with easy access to public transit, amenities and community facilities. By fostering engaging and connective pedestrian zones, Arbutus Centre will provide a welcome addition for diverse community use, presenting itself as a key site for continued community integration as the area continues to create spaces and residents to house a new diverse community within Arbutus Ridge.

Historically, Arbutus Ridge is a mature community with tree-lined streets, restored heritage houses, quiet neighbourhood parks, and striking views of the North Shore mountains. The majority of the residential properties in and around the region were historically detached homes. As Vancouver continues to accommodate and welcome new citizens and support the diverse needs of its residents, Arbutus Centre seeks to provide a new community-centric residential space that provides new homes to families, seniors and professionals in its transit-friendly and accessible location.

Surrounding the site are a number of larger parks including Trafalgar Park, Arbutus Village Park, Prince of Wales Park. The open fields of Trafalgar Park are tempting for a variety of uses, from field sports to strolling to kite-flying. The variety of trees lining the park create a pleasant walk in all seasons. Prince of Wales is an open and expansive park with a soccer field and plenty of space for strolling or relaxing. The western slopes of the park are perfect for a few sled rides on a snowy winter day, or for watching the swallows in spring. The park takes its moniker from the nearby Secondary School of the same name. These key green spaces are resources for the community to use during the Spring-Summer months, and provide unique recreational sites.

Designed to meet the needs of its growing diverse Vancouver community, Arbutus Centre public realm will provide a dynamic backdrop for everyday life for this new and growing community of Arbutus Ridge. Encouraging engagement and interaction with the diverse community living and residing around the surrounding area, Arbutus Centre's public art contribution will provide a site for community growth and cohesion.

SITE HISTORY

Arbutus Ridge was one of the catalysts for growth in the neighbourhood as was the existence of the Vancouver-Steveston Interurban route of the British Columbia Electric Railway, known as the Lulu Island Railway, which ran between 1905 and 1958. St. Mary's Kerrisdale, an Anglican church built in 1913, is one of the heritage structures in the uplands area of the neighbourhood.

In its natural state, Arbutus Ridge consisted of uplands surrounding a low-lying marsh known as Asthma Flats. The original inhabitants fished the local streams, although there is no record of settlement. In 1888, the Province turned over 2,100 hectares (5,189 acres) of land in the area to the CPR. Included in this holding was a large portion of what is now the Arbutus Ridge community. Over the years Arbutus Ridge has been part of three municipalities: South Vancouver until 1908; then Point Grey and finally Vancouver in 1929. The crossroads of East/West Boulevard and Wilson Avenue (now 41st Avenue) were the hub of local political activity in those early years.

Valley Drive dates from the 1870s, when its route was cut through the forest to provide the right-of-way for B.C.'s first logging railway. The street is one of the few streets in the community not oriented to the regular street grid. During the 1940s and 1950s sand was brought in from False Creek and the low areas filled in with houses, schools and shops. In the late 1960s a major development occurred within the community when Arbutus Village, a housing and shopping complex was constructed.



Kerrisdale Safeway - 1939

SITE HISTORY

A number of homes remain in Arbutus Ridge from Vancouver's early settlement years. Of particular heritage significance are several period homes on 37th Avenue built in 1912, in the English Arts and Crafts Style, by prominent architect G.L. Thornton Sharp. Sharp is credited with helping to define Vancouver's identity in the first half of this century.

St. Mary's Kerrisdale Anglican Church, also built in the English Arts and Crafts style, is an important heritage structure and neighbourhood landmark. The original church building was constructed in 1913, but has been expanded many times since. Thornton & Sharp were the original designers. The church hall and Sunday School (designed by Sharp and Thompson) were added in 1923. Well known Vancouver architects, Twizell and Twizell, extended the east and west portions in 1947. As of June 1992, there were 18 structures in Arbutus Ridge listed on the Vancouver Heritage Inventory.

The community's uplands area (known to residents as Mackenzie Heights) was first to see residential settlement. These uplands, which filled with gracious middle-class homes between 1912 and the 1930s, became identified with the adjacent communities of Dunbar and Kerrisdale. The B.C. Electric interurban railway line, which connected Steveston with Vancouver in 1905, passed through the Kerrisdale area (with stops at 37th/ East Boulevard and 41st/East Boulevard) acted as a trigger for early development. The railway was replaced with trolley buses in July 1952.



St. Mary's Kerrisdale Anglican Church 1921 & 2017

PUBLIC ART CONTEXT

Arbutus Ridge is home to a diverse collection of public art. This compiled list highlights significant works located in and around the region.

Three Watchmen - 2003

Jim Hart



Fusion - 2014
Susan A. Point



Garland - 2002
Douglas Senft



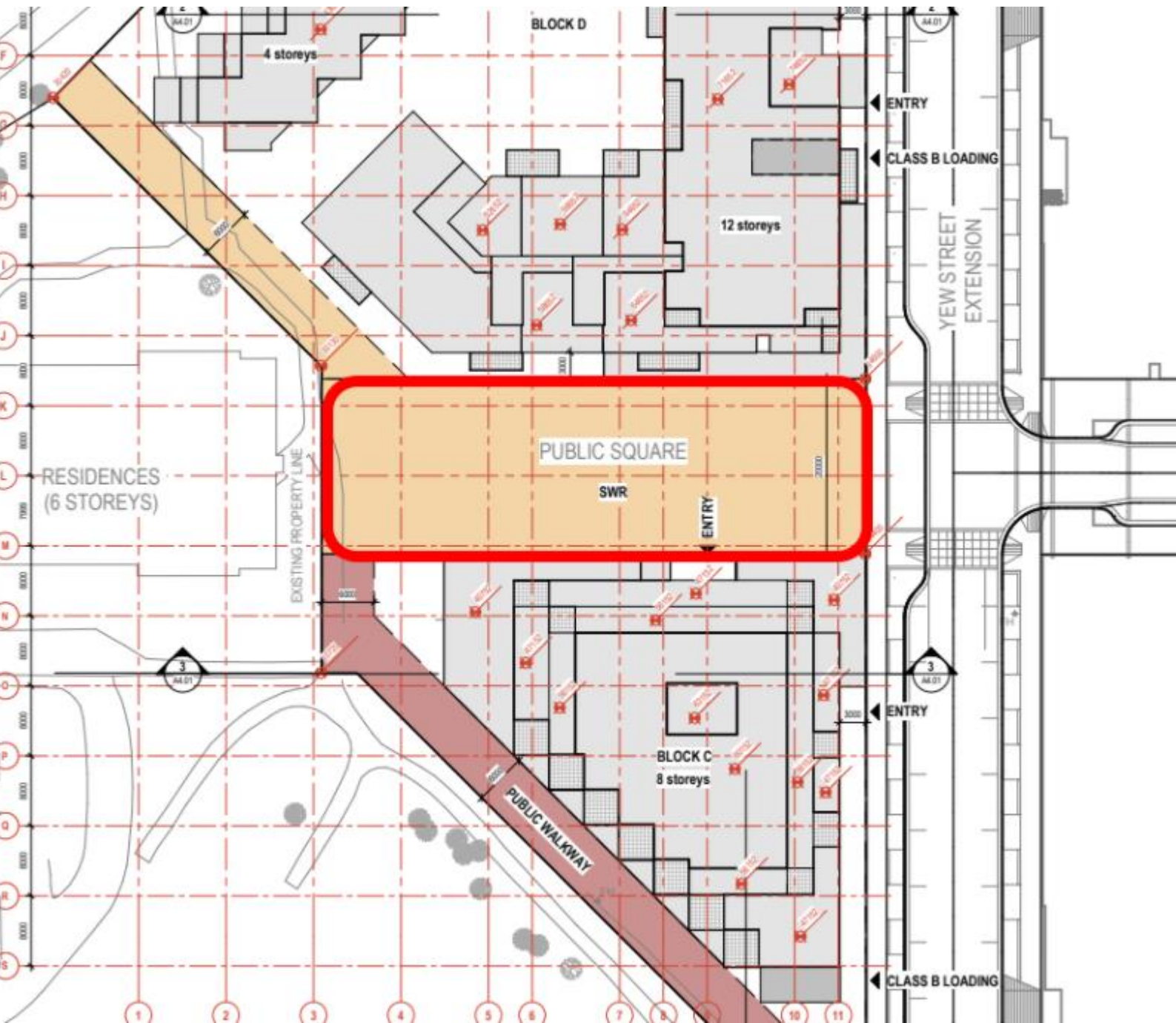
PUBLIC ART OPPORTUNITY

As outlined in the beginning of this plan, Phases C & D are the two areas of focus for this document. As seen in this aerial image, C & D are joined by a large public plaza, positively seen as the optimal site for public art.

The public square affords the opportunity to provide a keynote installation in an important view corridor. There are significant sightlines as pedestrians enter and exit the site which creates a unique place-making opportunity for public art within this community.



The openness of the space, its purpose-use as a public site for congregation, relaxation and recreation highlights its use and accessibility for the general public. Between all 4 parcels, the project provides thoroughfares that will provide key pedestrian connections.



This expansive open space at the heart of the community will offer varied programmatic elements, sustainability features, and gathering spaces, ideal for maximizing viewership and showcasing Arbutus Village Holding's public art installation.



This art plan proposes that all public art opportunities to be located on private lands. Consequently, the property owner, Arbutus Village Holdings Ltd, will be responsible for maintaining the installation. Moreover, the 10% maintenance fee for works on public lands will not apply to this project. The proposed public square will be encumbered with a Statutory Right of Way that will permit public access to the square in perpetuity.

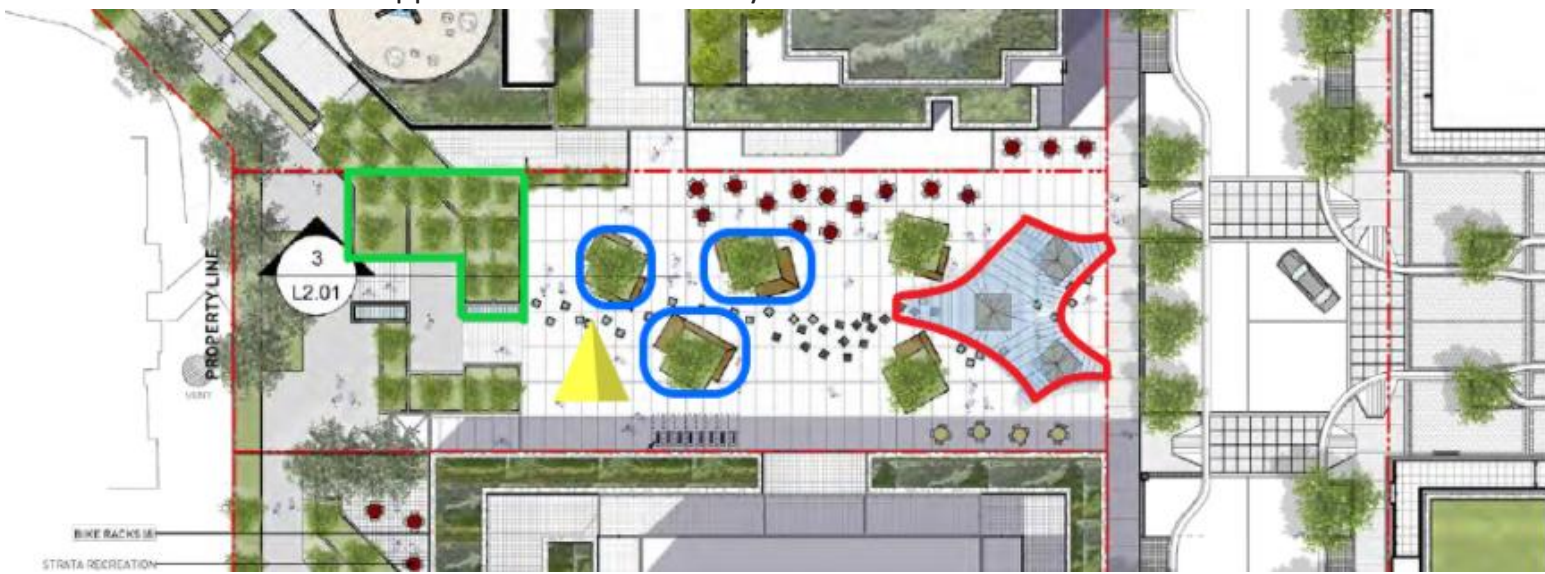
PUBLIC ART SITES

Explorations of all sites for public art within the plaza were extensively reviewed by Expanded Field and Arbutus Village Holdings. Together the four preliminary sites were highlighted as potential sites for public art.

Highlighted in blue: These raised planters with benching provide sites both within the planters and around the structures. Public art would be placed in situ of the greenscape in the raised planters. After further discussions with the landscape architects, large-scale greenery was selected for these terraced planters, making integration for public work into the planters difficult. That said, artists may consider eliminating some greenery to facilitate public art in this location. Artists will be asked not to develop concepts that alter the presence or geometry of the planters.

Highlighted in green: The terraced planters are larger green-spaces that provide additional sites for artworks. As these terraced planters move pedestrian traffic towards and through the plaza, this option provides a number of sites, optimal for a collection of works or multiples. This potential site for public art includes the water feature directly alongside the stairwell. The work created would support and not incur any costs of the water feature/function components. Much like the raised planters, the greenery selected for the terraced planters will be large-scale, making public art integration and visibility difficult. The water feature area is the most viable site for a public art addition in this area.

Highlighted in yellow: As some areas around the plaza continue to develop, there is a possibility for work to be placed within the plaza. With continuing consideration and consultation with Arbutus Village Holdings, the landscape architects and an artist, works could feasibly be placed within the plaza. The site highlighted in yellow is adjacent to a terraced planter and could be a site for a stand-alone work. After lengthy discussions with the landscape and development architects, it is difficult to provide a stand-alone site for a public work as the plaza and its design limits sites and size opportunities substantially.



Highlighted in red: This site, an overhead shelter has been identified as a unique and compelling site for public art. Its inclusion as a site for public art has been documented in renderings and a budget provided for the structural components of the shelter. This option would be provided as a site for an artist to use as an embarking point, creating or designing the roof structure in and around the site. Arbutus Village Holdings understands and supports City policy regarding the structural costs for this public art opportunity. This is site for public art is strongly supported by the project team.

In examining these additional images, public art opportunity outlined in red offers a unique design element. For clarity, Arbutus Village Holdings is aware and endorses the policy of providing funding to cover base building components. If an artist elects to develop a concept for this opportunity, the public art funds will be allocated to the art component only (all costs over and above the base building cost), and development representatives have confirmed that necessary budget for structural costs will support the all building costs.



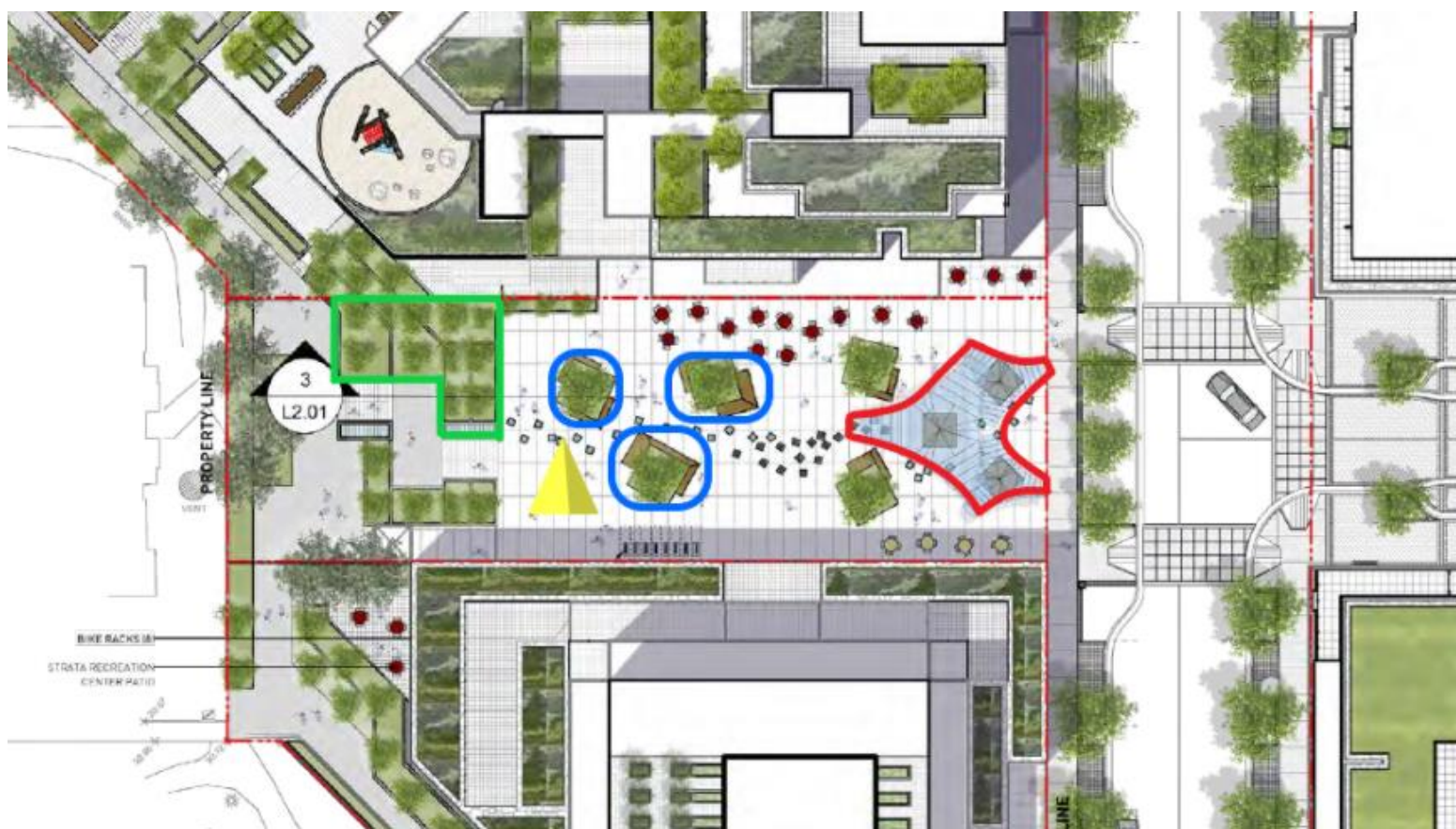
Proposed Public Art Site:

The size and flexibility in design, material and shape allows the shelter site to be an open-ended, substantial site for engaging artwork. While the project team supports and encourages the 'shelter' concept as a starting point for artists' explorations, the opportunity is not strictly limited to a functional shelter. This site and its design will allow the public to engage and interact with the work in a meaningful way, create a sense of welcoming and the piece will bring the public together to share in the plaza and its public space.

Given our timeline, the artist will have extensive time to engage and the project team has sufficient time to coordinate the plaza design to accommodate the art installation.

Accessibility and inclusivity are key components to the public plaza. As a community unifier and shared space, historically the public space at Arbutus Centre has provided a key site for the surrounding community to connect and convene. It is important to note that Arbutus Centre supports a number of senior residents in the neighbouring areas, as well as families and professionals. This diverse audience requires a plaza that supports their needs to connect and share, and provide accessible sites for individuals with diverse abilities to easily access. The plaza and its design focuses on engaging with diverse tools to provide a sense of home and convening, through terraces gardens and seating as indicated in the plan.

The project calls several forms of programming. The following uses have direct access to the plaza: commercial retail space, a Neighbourhood House, and Adult Day Care facility. Additionally, the plaza will be a gathering place for residents of Arbutus Centre as well as members of the larger community surrounding Arbutus Centre.





Block B & C - Public Plaza

This additional image, rendered directly from the Yew Street extension, illustrates the accessibility to the site, and the prominent location and site for a potential installation.

ELEVATED ART PRECEDENT



















OTHER EXPLORATIONS









SELECTION PROCESS

Expanded Field proposes a long-list based approach to artist selection, in which the selection panel and Expanded Field will develop a long-list of twenty artists for consideration. The selection panel will review the artists' work and discuss their suitability for the public art opportunity at Arbutus Centre. Through this discussion, the list of artists will be distilled to a short list of no more than three.

The long list will be focused primarily on local and regional artists. However, international artists whose work is deemed particularly relevant to the opportunity at Arbutus Center may be considered by the selection panel. An allowance of \$2,500 has been allocated to the travel budget to accommodate this potentiality. If this budget is not required, it will be re-allocated to Artwork Costs following conclusion of the selection process.

The short-listed artists will be given a full orientation by the project team (developer, architect, and landscape architect). The shortlisted artists will then proceed with concept development for which they will be provided with a \$5,000 honorarium. The selection panel will convene to review the proposals. The panel will then select an artist to enter into a contract with Arbutus Village Holdings.

Selection Panel:

- Marie Khouri, Artist and Westside resident
- Hamidreza Jadid, Artist
- Shaun Dacey, Richmond Art Gallery
- Arbutus Village Holdings Representative
- Architecture Representative

Alternates:

- Babak Golkar, Artist
- Makiko Hara, Curator
- Lee Plested, Curator

A budget has been appended to this document. It includes a detailed breakdown of costs including Administration, Contingency, Civic Program Contribution, and Artwork Costs. As illustrated, the budget allocates **\$472,448.50** to Artwork Costs. Any unexpended funds (including the travel budget) will be re-allocated to Artwork Costs.

PUBLIC ENGAGEMENT

Working together with existing stakeholders, Larco and Expanded Field have developed the following volunteer public engagement steering committee:

Allen Smith, ED of regional neighbourhood house (Kitsilano House);

Walter Maughan, Neighbourhood Representative (Resident of neighbouring property 'The Briar')

Dick Ballard, Arbutus Ridge Community Centre Association

Roy Wares, Arbutus Ridge Community Centre Association

Jim Hall, Arbutus Ridge Community Centre Association

These representatives will give comment on the public art call, the long-list and provide additional comments and considerations for the shortlisted artists to address in their proposals.

TIMELINE

<u>Milestone</u>	<u>Date</u>
Rezoning Application:	December 2017
Preliminary Public Art Draft Submission:	February 2019
Detailed Public Art Submission:	Detailed Public Art Plan
DP issued:	estimated Summer 2019
BP issued:	estimated Summer 2019
Review Long-List of Artists:	Summer 2019
Determine Short-List of Artists:	Fall 2019
Short-list of Artists Invitation:	Winter 2019
Artist Proposal Presentations:	January 2020
Construction Start:	January 2020
Final Artist Selection from Presentations:	February 2020
Artist Contract:	March 2020
Art Installation:	Summer 2022
Construction Completion:	Summer 2022 (estimate)
Occupancy Permit Issuance:	Summer 2022 (estimate)