



CLARIDGE HOUSE - 5740 CAMBIE STREET, VANCOUVER
DETAILED PUBLIC ART PLAN - DRAFT

POLYGON

SEPTEMBER 12, 2019

PUBLIC ART CONSULTANT

Jane Durante
Contact - Kyle Labow

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1.0 Project Team & Statistics

1.1 PROJECT TEAM

Public Art Consultant

Jane Durante - jane@dkl.bc.ca

Kyle Labow - kyle@dkl.bc.ca

Client

Polygon

Chris Ho - cho@polyhomes.com

Architect and Landscape Architect

Dialog Design

Owen Craig - ocraig@dialogdesign.ca

1.2 PROJECT STATISTICS

Plan Submission Date

September 12, 2019

Project Name

Claridge House

Project Address

5740 Cambie Street, Vancouver, BC

Relevant Planning Studies

Cambie Corridor Plan

Project Description

Mixed-use High-rise Development comprised of Retail, Not-for-Profit Office, Office, Rental, and Condominium

- Podium: 4 storeys
- Rental (North) Tower: 10 storeys (over 4 storey podium)
- Condo (South) Tower: 23 storeys (over 4 storey podium)

Total Area of Development

3,165 sq. m.

Total Public Art Allocation

\$612,000

Public Art Option

Juried Direct Commission

Public Art Schedule

- Artist Selection - November 2019

2.0 Project Overview

2.1 CONTEXT & LOCATION

Claridge House sits at the corner of Cambie Street and West 41st Avenue. Currently, the most prominent feature of the area is the Oakridge Centre, which is immediately west of Claridge House. Opened in 1959, the Oakridge Centre features a shopping mall with plenty of surface parking. At the Oakridge Centre corner closest to Claridge House is the Oakridge 41st Avenue Skytrain. Along Cambie Street, between West 39th Avenue and West 43rd Avenue, there are low-rise commercial spaces composed primarily of banks, coffee shops, and restaurants. Beyond these areas, the neighbourhood is dominated by single-family homes.

The neighbourhood is fairly typical of North American post-war development, with a high percentage of single-family housing wrapping around a mall with ample surface parking. However, in the coming years it is slated to undergo major change, as the neighbourhood densifies to meet the vision for the area as outlined in the Cambie Corridor Plan. Through this densification, there will be a more diverse mix of housing types, retail spaces, and office spaces. Cambie Street will be the primary focus of this densification, as towers reach heights up to 305'. A few blocks off of Cambie Street, properties are rezoned for mid-rise. Immediately west of Claridge House, the Oakridge Centre will undergo a major redevelopment, as it replaces the majority of the surface parking with additional mall space, residential towers, a public park, and a re-done Skytrain station with a feature plaza facing Claridge House.

As the Cambie Corridor densifies, there will be many new public artworks from West 25th Avenue down to Marine Drive. New public art will include works by Gathie Falk, Ken Lum, Susan Point, Geoffrey Farmer, Douglas Coupland, Lyse Lemieux, among others.



2.0 Project Overview

2.2 CONTEXT PHOTOS



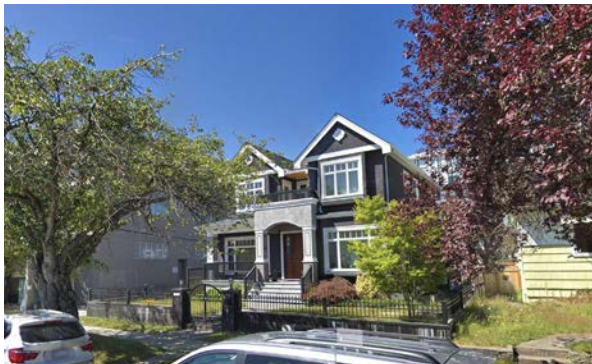
Single-family home & new mid-rise development along West 41st looking southwest



Project site - At Cambie St. & West 41st Ave. looking southeast



Oakridge Centre



Single-family home on West 42nd Ave., adjacent to project site



Queen Elizabeth Park



New mid-rise developments at West 41st Ave. and Ash St.



'Knife Edge Two Piece' by Henry Moore, in Queen Elizabeth Park



VanDusen Botanical Garden



Mosquito (left) by Earl Muldoe and Al of Gispwada (right) by Arthur Sterritt, in VanDusen Botanical Garden



Whereness by Rebecca Bayer, at Cambie St. & West 51st Ave.

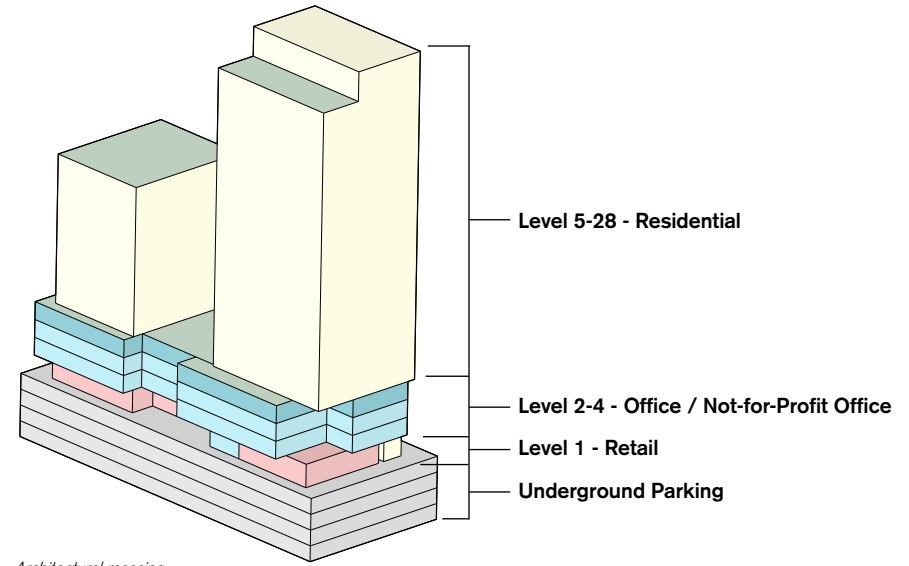
2.0 Project Overview

2.3 ARCHITECTURE & LANDSCAPE

The architecture embraces the Cambie Corridor Plan in introducing a new form of urbanism for the City of Vancouver. The development supports walking, cycling, and transit, putting residents close to jobs, schools, and recreation.

The development creates a new transitional community, from the Oakridge Centre redevelopment, to mid-rise and single-family homes to the east. Residential towers rest on an urban base, with a rental tower to the north and a condominium tower to the south. Perhaps the most striking feature of the architecture is a screen which frames the 2nd to 4th levels of the Cambie Street frontage, as it wraps part of the corners of West 41st Avenue and West 42nd Avenue. Restrained and sophisticated, this screen acts as a counter point to the curvaceous Oakridge development. This screen helps to break up the massing of the building, while at the same time creating a recessed courtyard that is open to the public yet sheltered from the hustle and bustle of Cambie Street.

Considered the heart of the proposal, the public realm is organized around this mid-block courtyard, with shrub and tree planting buffering all street frontages. Planting at the street edge helps to further define this courtyard space, as it provides buffering from the street, while also providing seating opportunities which look inward to the development. A smaller corner plaza at the corner of West 42nd Avenue helps activate a smaller intersection, which is quieter and more appealing for rest than West 41st Avenue. These supporting landscape features help in supporting a vibrant public realm that encourages social connectedness, a walking culture, and healthy lifestyles.



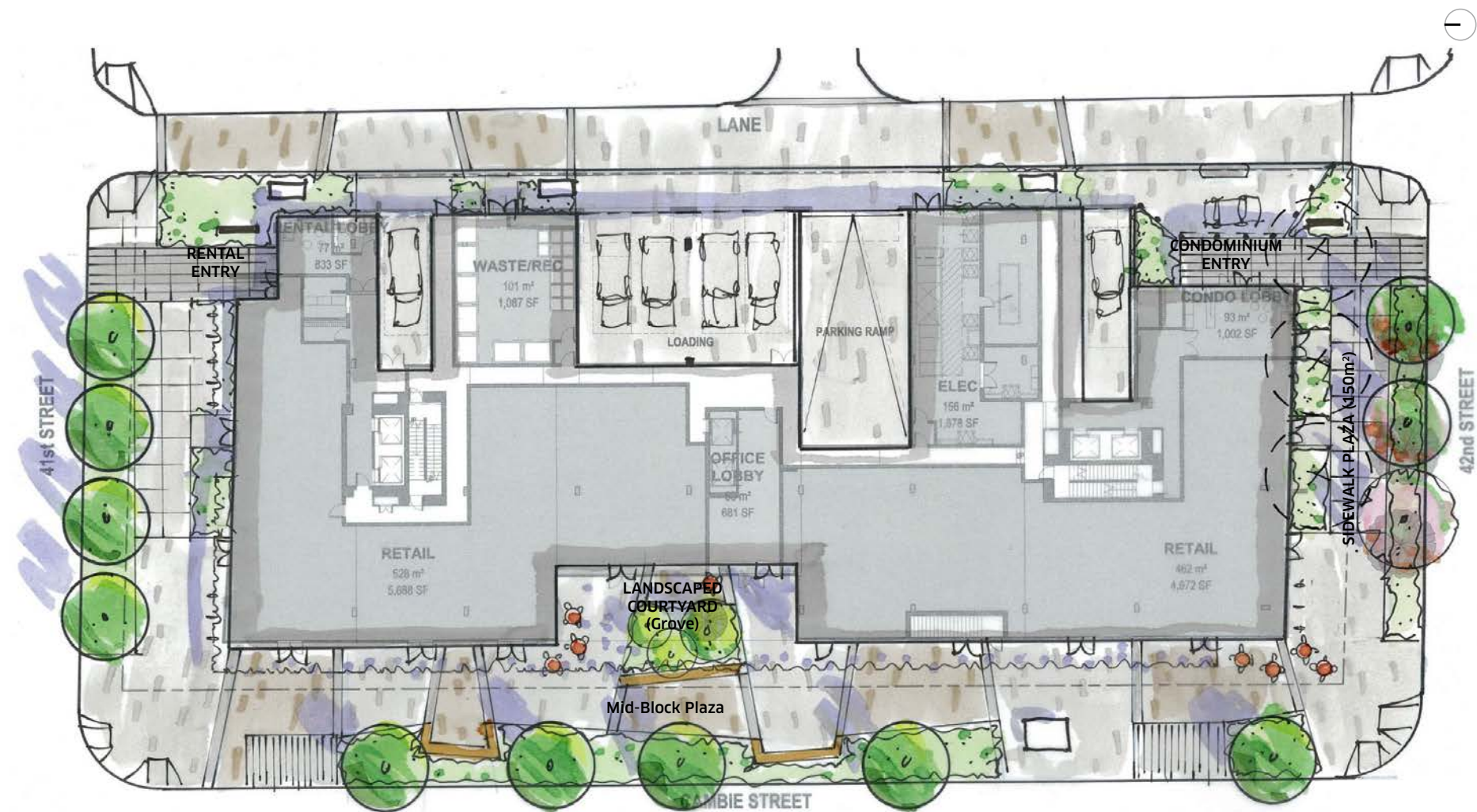
Architectural massing



Artist rendering, looking northeast from Cambie Street to sidewalk and courtyard space

2.0 Project Overview

2.4 SITE PLAN



Ground Level Site Plan

3.0 Public Art Opportunities

3.1 GUIDING PRINCIPLES

The following criteria are being considered to guide the Artist for Public Art at the project:

- Artwork reflects a professional practice, demonstrates excellence, quality, and innovation
- Impact, memorability, and landmark potential
- Contributes to the neighbourhoods character
- Provides opportunities for engagement and/or sense of discovery
- Relationship to site and context
- Seasonal and diurnal cycles considered
- Position to provide maximum experience for pedestrians
- Complements the pedestrian environment
- Design for outdoor condition, safety, durability and resistance to vandalism



Area highlighted red is where public art shall be located.

3.2 LOCATION FOR PUBLIC ART

The public art will be incorporated along the architectural 'screen' that frames the 2nd to 4th levels of the Cambie Street frontage and part of the West 41st Avenue frontage. Currently the screen has taken cues from the vertical shading elements of the existing mid-century building onsite, however, this is encouraged to change and evolve as the Artist collaborates with the Architect and project team.

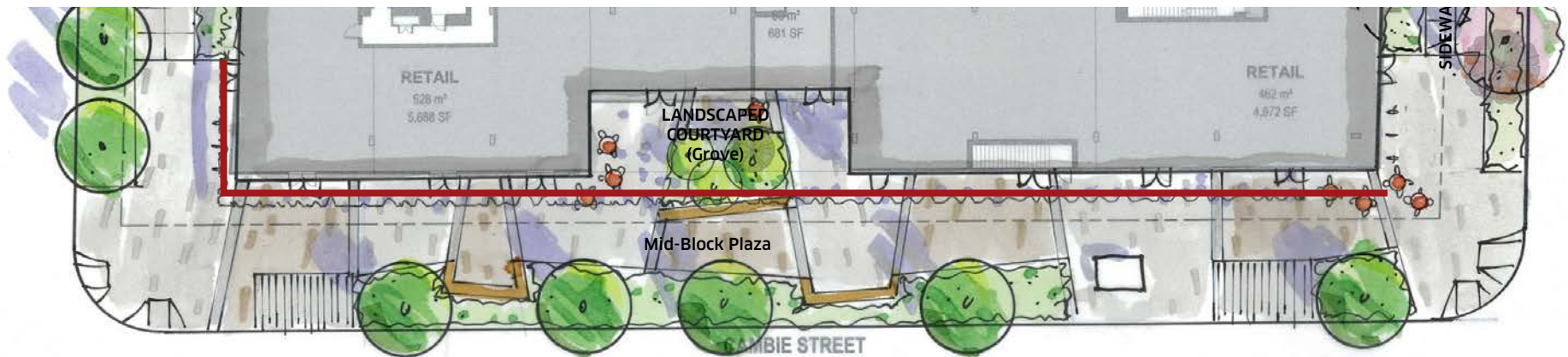
While the art may be located anywhere along the architectural screen, it is important to consider that the art may need be treated differently whether in front of the courtyard space, or along the front of the office spaces. The frontage that runs along the courtyard provides the greatest opportunity and visibility, as it will be clearly visible from Oakridge Plaza, the City sidewalk, and the internal courtyard. Further to that, this frontage allows for greater flexibility in depth of the art, and may provide opportunities for art to extend beyond the screen itself. Where the screen runs along the office space frontages along Cambie Street and part of West 41st Avenue, the art will be primarily visible from Oakridge Plaza and the City sidewalks. Depending on how art is developed, it may be viewable from within the units on the 2nd to 4th levels, however, visibility out of the windows and maintenance of the window system will be a key consideration.

3.0 Project Overview

3.3 LOCATION FOR PUBLIC ART CONTD.



West 41st Avenue looking southeast to the development. Area highlighted red is where public art shall be located.



Portion of landscape site plan. Area highlighted red is where public art shall be located.

4.0 Public Art Process

4.1 ROLE OF THE PUBLIC ART CONSULTANT

The Public Art Consultant is responsible for all aspects of managing the Public Art Project from initial stage of the project through to the transfer of responsibility of the art work(s) to the owner. Responsibilities of the Public Art Consultant include:

- Development of the Detailed Public Art Plan.
- Correspondence with the City of Vancouver and the City of Vancouver Public Art Committee.
- Facilitation of the Artist Selection Process.
- Provision of a standard contract and facilitation of negotiations between the Artist and the Client.
- Coordinate between Artist and design team.
- Work with the developer and City of Vancouver to secure all necessary approvals for the proposed artwork.
- Maintain overview of art piece(s) installation.
- Provision of final documentation, as outlined in section 4.5.

4.2 ROLE OF THE CURATOR

A recognized Curator with exemplary knowledge of contemporary art will be selected to develop the long list of Artists to be considered. Responsibilities of the Curator include:

- Meeting with the project team to develop a thorough understanding of opportunities for art at the development.
- Development of a long list of approximately 10 Artists. Curator to consider Artists ability to collaborate with the project Architect. Artists to be a mix of local, national, and international Artists, with a higher proportion of local Artists.
- Curatorial research and presentation of long listed Artists to the Selection Panel. In presentation, Curator to include

information on long listed Artists practice and approach, with images of Artists work.

- Participate in the Artist selection meeting in an advisory role.
- Assist Artist and Architect during the concept development of artwork, with opportunity to review work during fabrication.

4.3 SELECTION PANEL

The Selection Panel, comprised of 6 individuals, will be responsible for ranking and selecting an Artist to be commissioned for developing art for the development. The first Panelist will be an owner's representative, the second will be the project Architect. The next three Panelists will be Art Professionals who have a knowledge of contemporary art practice and an understanding of issues surrounding art in the public realm. The final Panelist will be a representative from a local community group, such as the Riley Park-South Cambie Visions group. The Public Art Consultant, as well as other project designers will play an advisory role to the Panel. Two additional members of the Riley Park-South Cambie Group will be invited to attend the meeting(s) in an advisory role. Panel members will have to commit to 2 meetings over a period of 3-6 months. The Selection Panel will be composed of the following members:

- Owner Representative: Chris Ho
- Project Architect: Owen Craig
- Local Arts Professional: TBD
- Local Arts Professional: TBD
- Local Arts Professional: TBD
- Community Group Representative: TBD

4.0 Public Art Process

4.4 ARTIST SELECTION PROCESS

The Artist selection process will be a Juried Direct Commission. Those eligible to be considered must be practicing Artists whose work reflects a professional practice, demonstrates excellence, quality and innovation.

The Artist selection process will be as follows:

- The Public Art Consultant and Client selects a Curator.
- The Public Art Consultant assembles a Selection Panel in coordination with the Client and City of Vancouver.
- The Curator researches and makes a list of 10 Artists to be considered. The Selection Panel adds onto this list, bringing the long list to approximately 15 Artists.
- The Public Art Consultant meets with the Selection Panel and Curator to narrow the long list of Artists down to a short list. The Artists that are shortlisted will be ranked in order of preference for the commission.
- The highest ranked Artist is contacted by the Public Art Consultant to determine interest and availability. In the event the highest ranked Artist declines, the next highest Artist will be contacted. The Public Art Consultant continues going down the list as necessary.
- The selected Artist meets with the Public Art Consultant, Client, and Architect to discuss the project.
- The Public Art Consultant provides a standard contract and facilitates negotiations between the Artist and the Client.
- The commissioned Artist develops a concept collaboratively with the Architect, with input from the Curator.
- The commissioned Artist presents the concept to the Selection Panel and previously invited members of a local community group. The intent of this meeting is to receive

feedback from the Selection Panel and community group before the artwork is finalized.

- The commissioned Artist further develops the art collaboratively with the Architect, taking into consideration feedback from the Selection Panel and community group. The Artist provides detail fabrication drawings. The Public Art Consultant assists with coordination of art through construction.

4.5 COMPLETION AND FINAL REPORT DOCUMENTATION

After completion of installation of the Artwork and transfer of ownership of the piece(s), the Public Art Consultants will prepare a final report documenting the process and provide graphics of the work in situ as required by the City of Vancouver. All financial information accrued on the project will also be included. The following documentation must be filed with the City at the completion of the Public Art project:

- Completed Artist and Artwork forms for Public Art Registry.
- An Artist statement, description of the work and its site, materials, scale and dimensions and other pertinent details.
- Biographical details of the Artist(s)
- 5-10 high resolution, professional quality digital photos, including credits to the photographer, to show the work in context and in detail as needed to provide a comprehensive photographic record
- Other related materials as needed to reveal the artwork and/or Artist intentions (e.g. film, video clips, book works, etc.)
- A copy of the Artist's maintenance plan; including material specifications, the fabricators contract information, engineering schedules, and any other information required.

5.0 Schedule

5.1 ARTIST SELECTION

October 2019 - November 2019

- Curator selected.
- Selection Panel assembled.
- The Curator researches and makes a list of 10 Artists to be considered. The Selection Panel adds onto this list, bringing the long list to approximately 15 Artists.
- Meeting held with Selection Panel to review Long Listed Artists. Curator briefly describes each Artist with several photo examples. Selection Panel narrows down to a Short List of five Artists, and ranks the Artists in order of preference.
- The highest ranked Artist is contacted by the Public Art Consultant to determine interest and availability. In the event the highest ranked Artist declines, the next highest ranked Artist is contacted. The Public Art Consultant continues going down the list as necessary.

5.2 CONCEPT DEVELOPMENT, FABRICATION & INSTALLATION

January 2020 - Project Completion/Occupancy

- Through correspondence with the Client and Public Art Consultant, selected Artist signs contract to proceed with development of work.
- Artist collaborates with project Architect to develop art for the project. Curator assists with concept development. Concept is presented to Selection Panel for feedback.
- Artist and Architect further develop art, considering feedback.
- Artwork installation to be complete prior to building occupancy.
- Depending on remaining funds in the Public Art budget, public opening and art piece unveiling celebration will take place upon project completion.

6.0 Public Art Budget

6.1 ALLOCATIONS

Total Public Art Allocation

\$612,000 CAD

City of Vancouver Civic Program Contribution (10%)

\$61,200 CAD

Public Art Consulting Fee (10%)

\$61,200 CAD

Curator Fee

\$10,000 CAD

External Selection Panel Members (\$800 x 4)

\$3,200 CAD

Remaining Artwork Budget

\$476,400 CAD

