



PRELIMINARY PUBLIC ART PLAN
OAK GREEN | PHASE 1 - 3

949 WEST 41ST AVENUE, VANCOUVER, BC

May 11, 2020

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PROJECT DETAILS

PROJECT LOCATION	West 41st Ave and Oak Street, former site of Oakridge Transit Centre (OTC), and three Willow Street properties
PROJECT ADDRESS	949 West 41st Avenue and 5469, 5489, and 5507 Willow Street, Vancouver, BC
LEGAL ADDRESS	PID:010-328-700 That Part of Block 866 in Reference Plan 15238, District Lot 526, Plan 7764 PID:010-328-637 Block 866 Except Part in Reference Plan 15238, District Lot 526, Plan 7764 PID:004-338-367 LOT 4 BLOCK 867 DISTRICT LOT 526 PLAN 8454 PID:010-075-577 LOT 5 BLOCK 867 DISTRICT LOT 526 PLAN 8454 PID:010-075-607 LOT 6 BLOCK 867 DISTRICT LOT 526 PLAN 8454
FSR AREA	976,212 sq. ft. 458,393 sq. ft. (Phase 1) 199,727 sq. ft. (Phase 2) 318,092 sq. ft. (Phase 3)
PUBLIC ART BUDGET	\$1,932,899.76 \$907,618.14 (Phase 1) \$395,459.46 (Phase 2) \$629,822.16 (Phase 3)

PROJECT CONSULTANTS

PROJECT OWNER | MODERN GREEN

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LANDSCAPE ARCHITECT | PFS STUDIO

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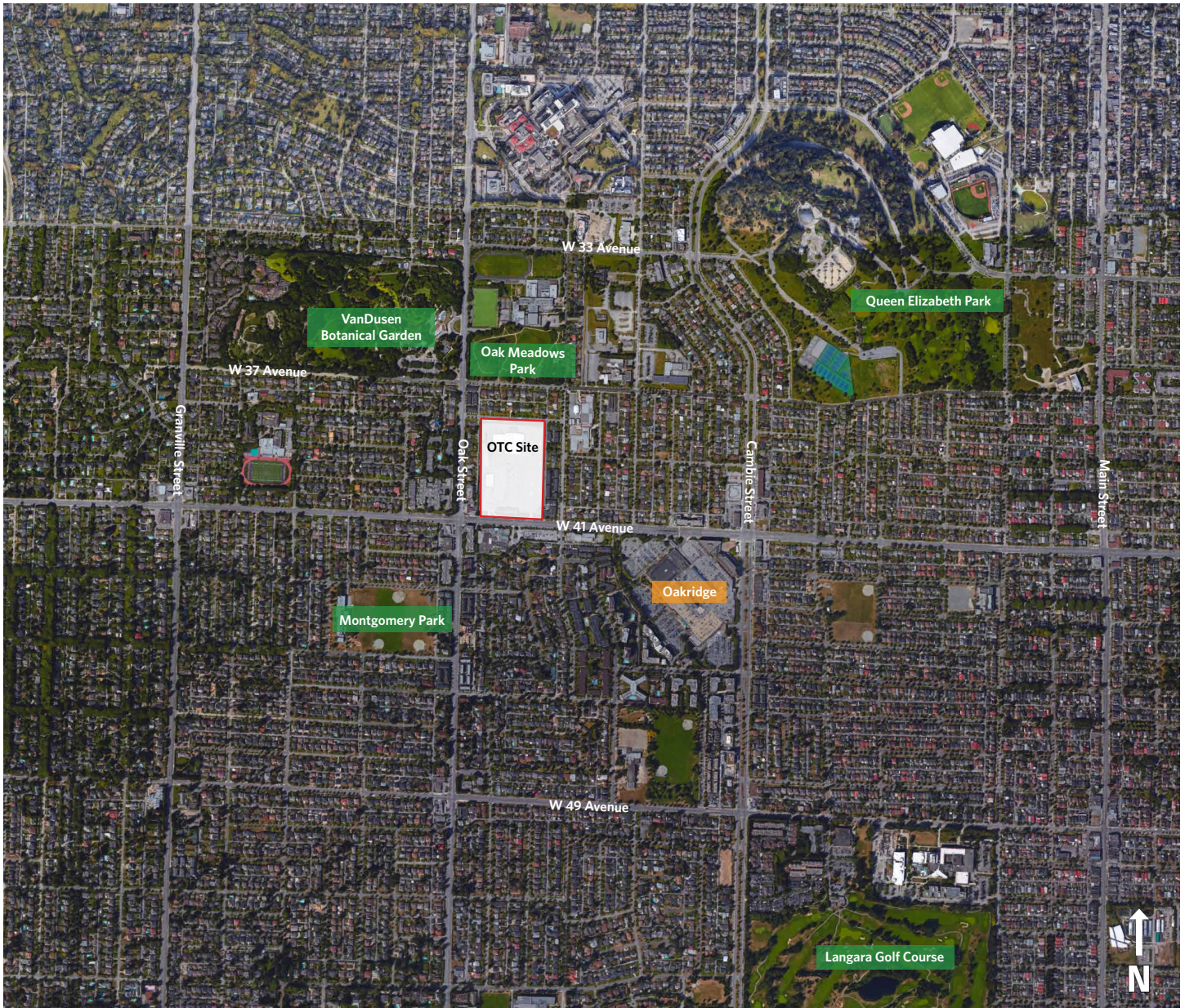
Chris Phillips | Principal
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PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.

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CONTEXT PLAN



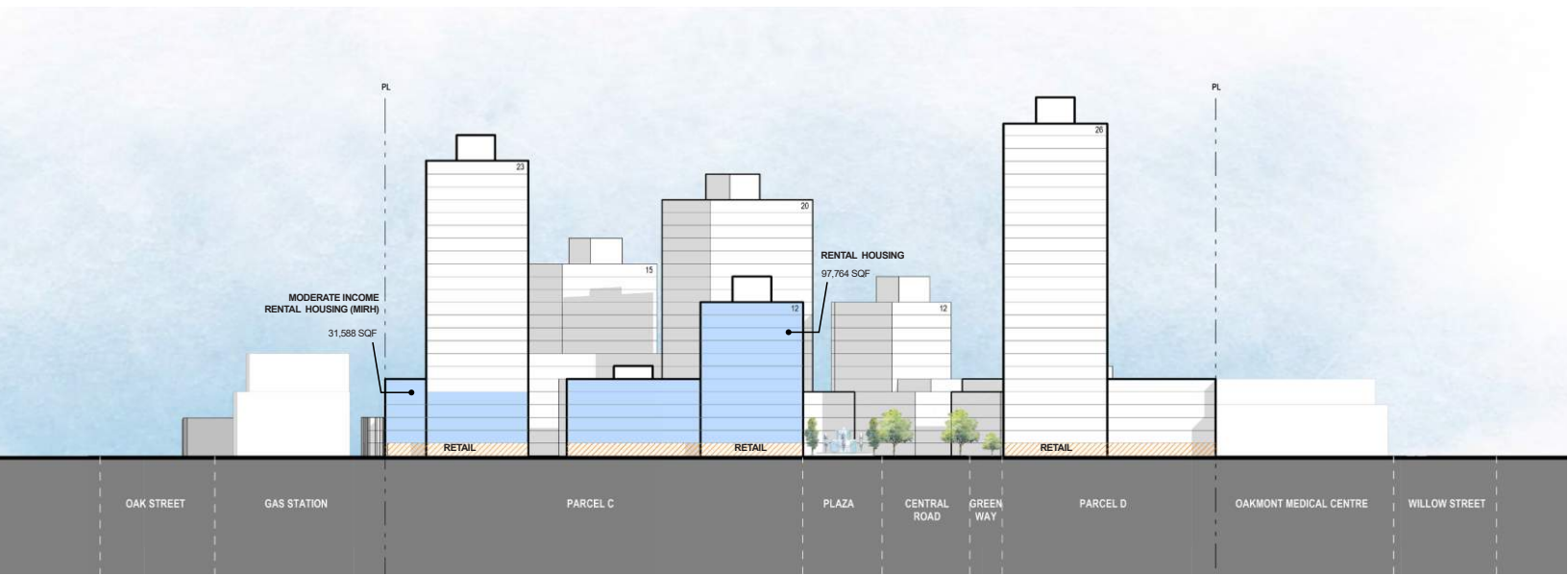
Context map showing location of Oak Green OTC site

PROJECT OVERVIEW



Rendering of Site, view from Southwest

Located in the heart of Vancouver's Oakridge neighbourhood, Oak Green is an iconic multi-phase, family-oriented development comprised of a range of housing types to suit a mix of incomes, alongside a vibrant and interconnected public realm with generous open green spaces as well as retail and service spaces. With a proposed FSR of 2.3, Modern Green is distinctive in location and scale, offering a significant occasion to introduce a myriad of unique opportunities for compelling public art. Creating a welcoming neighbourhood that is well integrated within the greater community, Oak Green will engage diverse audiences on a multitude of levels, contributing to the cultural vibrancy and connectivity of the Oakridge community.



Rendering of South Elevation fronting West 41st Avenue

LOCATION

- Edged on its south side by West 41st Avenue and on its north side by West 38th Avenue. The east and west sides both abut lanes of long blocks: a block fronting Oak Street to the West and one fronting Willow Street to the East
- A new and vibrant neighbourhood in central Vancouver located to the south of the VanDusen Botanical Gardens, north of the Jewish Community Centre, and a short walk from both Oakridge Mall and the 41st Avenue Canada Line Station

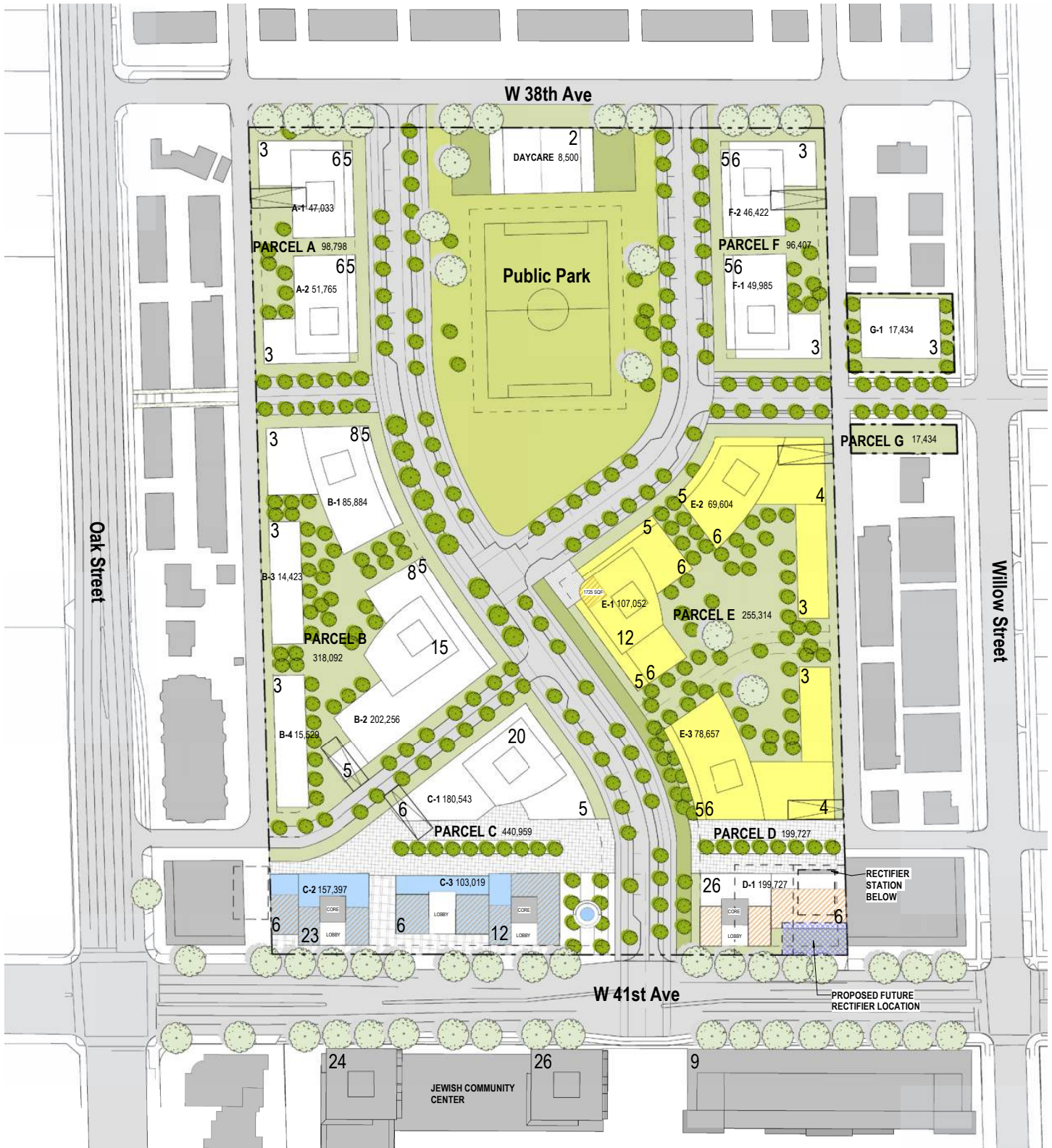
PROJECT DETAILS

- Multi-story housing units throughout the site will include courtyards and landscaping
- 25% of the project's housing units will be affordable, supporting a range of housing types for a mix of incomes
- A childcare facility in the park will enhance and promote neighbourhood connectivity
- Commercial activity along West 41st Avenue will provide street frontage for this important arterial road
- Ample green space including a 2.0 acre park, 5 metre wide greenway, and other landscaped thoroughways

DESIGN + MATERIALITY

- A diversity of building forms and massing will complement and enhance the backdrop of the North Shore Mountains while respecting the surrounding context of single-family homes and townhomes
- Natural sunlight will be privileged throughout site, with overall building massing gradually stepping down as one moves north through the site
- High-rises on West 41st Avenue step down to mid-rise and low-rise buildings surrounding the 2.0 acre park at the centre of the site
- A pedestrian greenway connects West 41st Avenue to the park along West 38th Avenue

SITE MASTERPLAN



01/14/20
SCALE: 1/64" = 1'-0"

PHASING PLAN

Phase 5A Construction:
2029-06-30~2032-12-31

Phase 5 Construction:
2029-01-31~2031-12-31

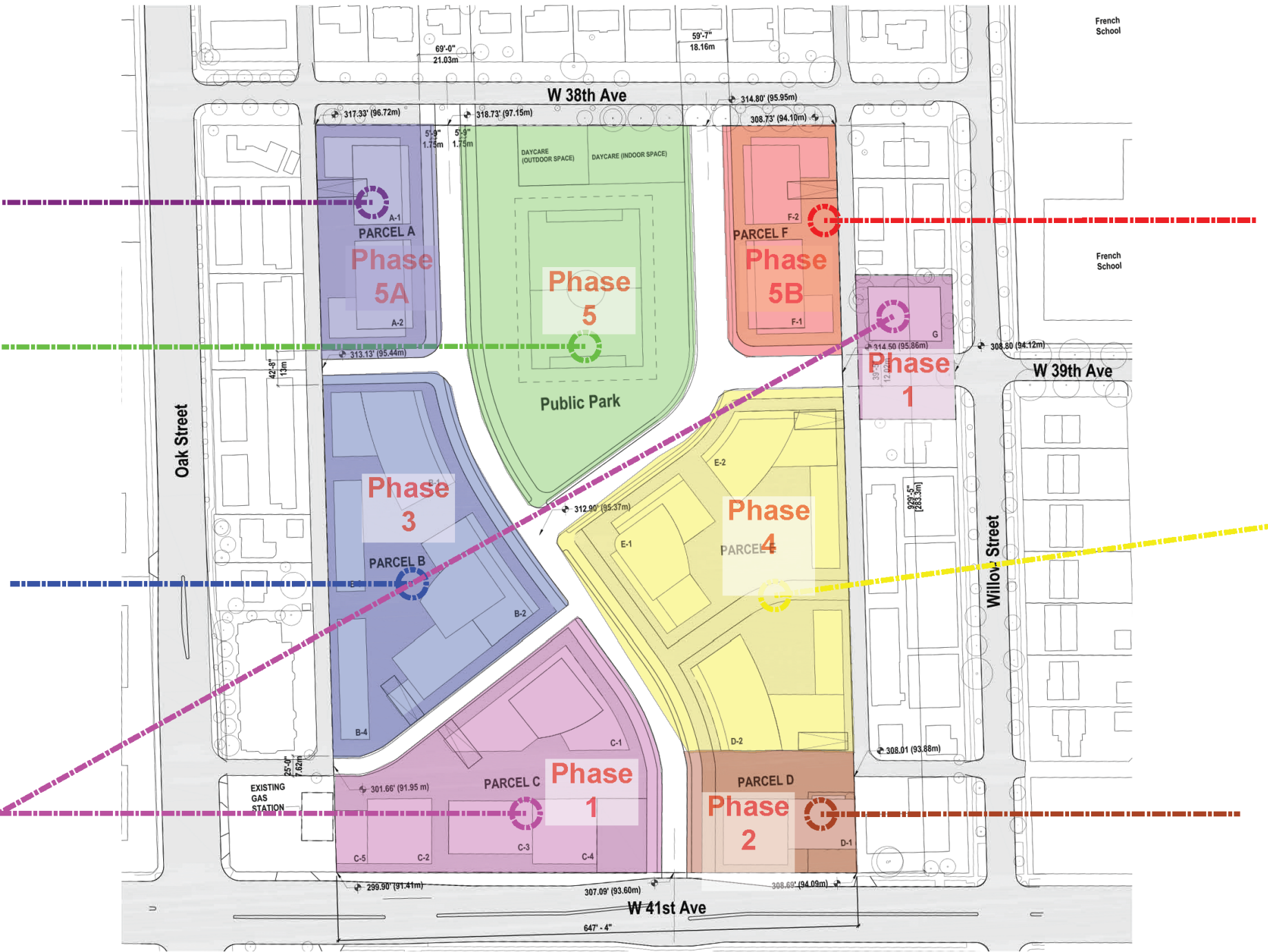
Phase 3 Construction:
2028-01-01~2031-12-31

Phase 1 Construction:
2023-01-01~2027-12-31

Phase 5B Construction:
2029-06-30~2032-12-31

TBC
(SOCIAL HOUSING)

Phase 2 Construction:
2026-01-01~2028-12-31



PUBLIC REALM

In support of a connected, accessible, and dynamic environment, Oak Green's public realm will combine a new 2.0 acre park, a five metre-wide greenway running from the park to West 41st Avenue, as well as several pedestrian thoroughfares and landscaped courtyards throughout the site.

Oak Green benefits from a variety of adjacent park spaces—both VanDusen Botanical Gardens and the Queen Elizabeth Park are within walking distance of the site—and the Oakridge Langara Policy Statement has identified an additional new park for the area as a key City objective. Providing the development, as well as the new neighbourhood, with space for activities such as youth sports and children's play, the park will be an integral part of Oak Green's public realm, increasing community vibrancy and connectivity. A new daycare facility will also be located within the park at West 38th Avenue.



Landscape Site Map



Precedent Image, Public Park



Precedent Image, Entry Corner Plaza

The park is set to maintain highly public edges, facilitating views across the site to the North Shore mountains while maximizing the number of residences overlooking the park. Configured to provide flexibility for a variety of park programming (active and passive activities), the park will also contribute to the larger network of parks that includes sensitive ecological areas in Queen Elizabeth park, VanDusen Botanical Gardens, and Oak Meadows Park.

In addition to the park, a linear green open space will connect the park to West 41st Avenue, inviting the public into the neighbourhood and reinforcing the ecological connections within the community. This greenway will be comprised of enhanced landscaping to activate the public realm, encouraging areas for connection and gathering.

West 41st Avenue will also be designed with an enhanced public realm to complement and support local-serving shops and services, with generous sidewalks, cafe seating, places for people to meet and gather, protected bicycle paths, large street trees, weather protection and other quality public realm treatments—including street furniture and pedestrian lighting.



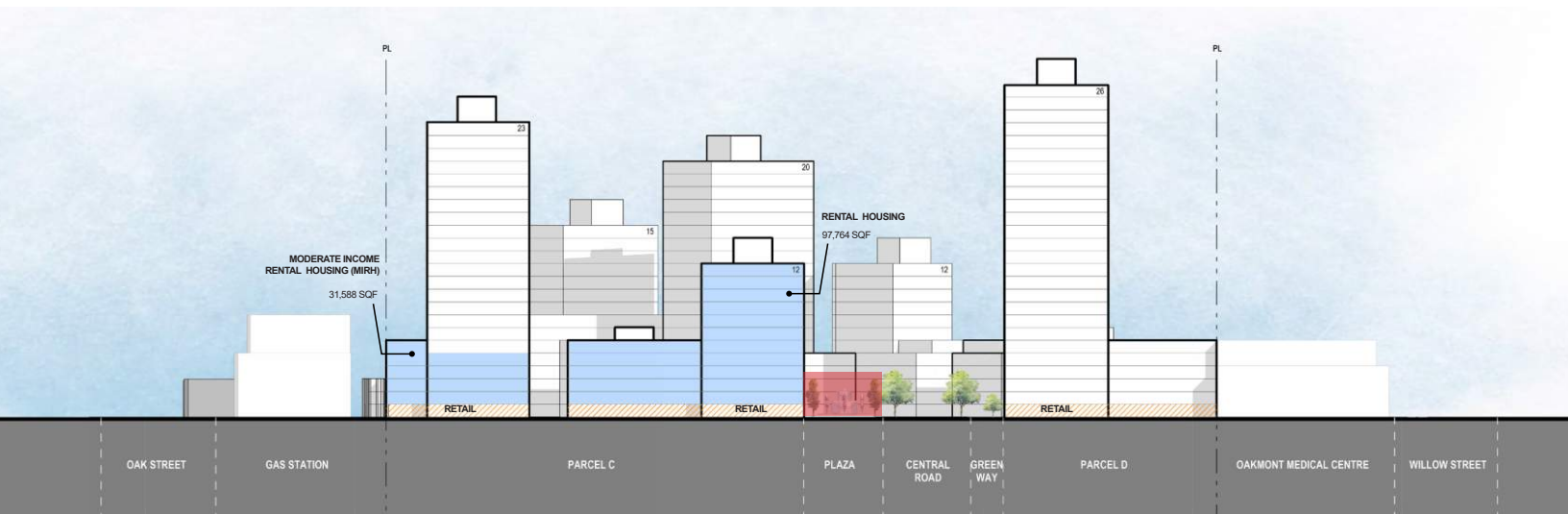
Rendering, View from Park looking South

PUBLIC ART OPPORTUNITY

- The prime site location for public art is identified as the Entry Corner Plaza fronting West 41st Avenue, marking the south entry to the site
- A signature or landmark public artwork
- Allows for a signature or landmark wide range of approaches and possibilities in form and media, as well as an integrated approach with the landscape and hardscape design
- Will contribute placemaking and wayfinding, welcoming residents, visitors, and passersby to the site and creating a sense of arrival
- Provides high visibility and accessibility for a diverse array of pedestrians, cyclists, and motorists traveling along West 41st Avenue
- Will support both quiet and bustling moments, fostering social connectivity and contributing to a dynamic public realm within the Oakridge and South Cambie communities



Detail of Site Plan, with approximate site location for public art opportunity marked in red



Rendering of South Elevation fronting West 41st Avenue, with approximate site location for public art opportunity marked in red

PUBLIC ART BUDGET

Modern Green - Oak Green | Public Art Requirements by Phase

4/14/2020

	Total FSR	Dedicated Social Housing FSR	Eligible FSR	Public Art Rate	Public Art Budget
	(sq.ft.)	(sq.ft.)	(sq.ft.)	(\$1.98/sq.ft.)	
Phase 1					
Parcel C	440,959		440,959	\$1.98	\$873,098.82
Parcel G	17,434		17,434	\$1.98	\$34,519.32
Total	458,393		458,393	\$1.98	\$907,618.14
Phase 2					
Parcel D	199,727		199,727	\$1.98	\$395,459.46
Phase 3					
Parcel B	318,092		318,092	\$1.98	\$629,822.16
Phase 4					
Parcel E	255,314	253,589	1,725	\$1.98	\$3,415.50
Phase 5					
Parcel A	98,798		98,798	\$1.98	\$195,620.04
Parcel F	96,407		96,407	\$1.98	\$190,885.86
Parcel H	8,500		8,500	\$1.98	\$16,830.00
Total	203,705		203,705	\$1.98	\$403,335.90
TOTAL	1,435,231	253,589	1,181,642	\$1.98	\$2,339,651.16
Adjustments	1,435,229	253,589	1,181,640	\$1.98	\$2,339,647.20

Notes:

Total adjusted to reflect actual Total FSR indicated by Modern Green in final site plan submitted to the City

TOTAL PUBLIC ART BUDGET | PHASE 1 - 3

The total combined public art budget for Phases 1, 2, and 3 of the Oak Green development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.98 x each square foot contributing to the FSR calculation. An estimated Total Public Art Budget of **\$1,932,899.76** is based on the combined eligible project FSR of 976,212 sq. ft.

The total public art budget will be allocated to administrative costs, the public artwork, developer contingency, an attribution plaque, and 10% art fund fee paid to the City of Vancouver.

Administrative costs include art consultant fees and the public art selection process, which includes artist, selection panel, and advisory committee honorariums.

The amount allocated for the public artwork includes the artist fee, artwork fabrication, storage, transportation, installation, engineering certificates, construction coordination and site preparation, lighting, final documentation, professional images of completed work, and insurance. All applicable taxes are in addition to the artwork budget.

All budget allocations to be determined.

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the Oak Green public art selection process. A non-voting community advisory will be established and consist of 3 representatives from the local Oakridge, South Cambie, and Shaughnessy communities.

The cultural landscape of Oak Green will be further enhanced through a process of thoughtful community engagement. Consulting with the Indigenous host Nations and the local communities will ensure an open and engaged public art process that provides critical insight into the broader community's aspirations around public art and potential artists for the project.

The advisory members will include representatives from either Squamish, Musqueam and Tsleil-Waututh Nations, local neighbourhood house, and local community. The role of the community advisory will be to provide feedback and commentary to the selection panel and shortlisted artists. The advisory will meet with the selection panel to provide insights into the community aspirations around public art and potential artists. In addition, the community advisory will meet with the shortlisted artists during the artist orientation meeting and provide input towards the development of the artist concept proposals.

The community advisors will play an integral role in the selection process, providing a voice for the community as well as guidance regarding opportunities for the celebration of the work upon completion. Advisors will be paid an honorarium for their work.

Smaller informal coffee meetings may be hosted by the consultant with members of the local community for further feedback and input on the public art opportunity.

PROPOSED COMMUNITY ADVISORS

Gordan Grant, Musqueam Councilor, Cultural Leader, and Protocol Officer
Eldad Goldfarb, Executive Director, Jewish Community Centre
Artist and Local Resident, TBD

ALTERNATES

Leonna Sparrow, Senior Musqueam Cultural Leader and Knowledge Keeper
Mike Burdick, President, Marpole-Oakridge Community Centre
Zahra Esmail, Executive Director, Marpole Neighbourhood House
Artist and Local Resident, TBD
Robert Lockhart, President, Kerrisdale Community Centre Society
Debra Sparrow, Artist, Musqueam Nation

TIMELINE

PROJECT TIMELINE

Rezoning Enactment	March 2021
Development Permit Application	June 2021
Development Permit Issuance	December 2021
Phase 1 Construction Start	January 2023
Phase 1 Construction Completion	December 2027
Phase 2 Construction Start	January 2026
Phase 2 Construction Completion	December 2028
Phase 3 Construction Start	January 2028
Phase 3 Construction Completion	December 2031
Occupancy	TBD

PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation	May 2020
Detailed Public Art Plan Presentation	July 2020
Community Engagement	September 2020 - January 2021
First Selection Panel Meeting - Review Longlist of Artists	September 2020
Shortlisted Artists' Invitation	September 2020
Artist Orientation Meeting	October 2020
Second Selection Panel Meeting - Artist Concept Presentations	December 2020/January 2021
Final Artist Selection	January 2021
Artist Contract	March 2021
Art Installation	TBD

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

SELECTION PROCESS

All stages of the selection process will be facilitated by Ballard Fine Art Ltd. The community advisory will provide commentary and feedback throughout this process.

The selection process is a two-stage invitational to professional artists/artist teams with a voting selection panel. The selection panel will consist of 5 members, comprised of 2 representatives from the Oak Green design team, and 3 representatives from the Greater Vancouver arts community. Members of the selection panel, excluding members from the Oak Green design team, will be paid an honorarium for their work.

STAGE ONE

In stage one of the selection process, the selection panel will be oriented to the Oak Green development project, the public art opportunity, and the community context. With the opportunity to meet with the community advisory, Ballard Fine Art and the selection panel members will conduct in-depth research and nominate a longlist of artists or artist teams for consideration. The selection panel will meet to discuss the merits of the nominated artists' past work and potential fit with the public art opportunity, and will determine a shortlist of 3-4 artists to develop a concept proposal.

STAGE TWO

In stage two, the shortlisted artists will be invited to develop and present a concept proposal to the selection panel. The shortlisted artists will meet with the community advisory, art consultant, Modern Green representatives, and the design team in an artist orientation to further discuss the details of the public art opportunity, including site specificities and community contexts. Each shortlisted artist will be paid an honorarium for their work, paid upon receipt and presentation of the concept proposal.

Following the selection panel's review of the shortlisted artist concept proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, Oak Green and its design team will have the opportunity to review the nominated artist's concept. The final artist selected for the project will enter into a contract agreement with Modern Green to complete the proposed artwork on time and budget.

PROPOSED SELECTION PANEL MEMBERS:

Connie Watts, Associate Director of Aboriginal Programs, Emily Carr University of Art + Design
Artist, TBD
Arts Professional, TBD
Modern Green Representative, TBD
James Cheng, Architect, James KM Cheng Architecture

ALTERNATES

TBD

ARTIST 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, and maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

Please note: If no submission warrants consideration, Modern Green reserves the right not to award the commission