

888

**WEST
BROADWAY
VANCOUVER**

Public Art Plan

Prepared by
Lynne Werker, Public Art Consultant

Civic Address
888 West Broadway, Vancouver, B.C.

Legal Description
LOT A: LOTS 1 TO 6 AND THE WEST 1/2 OF LOT 7
ALL OF BLOCK 357, DISTRICT LOT 526
NEW WESTMINSTER DISTRICT, PLAN 590

Owner
Dingye Property Group Ltd.
Unit 1800 - 570 Granville St.
Vancouver, BC V6C 3P1, Canada

Architect
Arno Matis Architecture

Landscape Architect
PFS Studio

September 10, 2020

NOTICE TO READER

It should be noted that the design of building is an iterative process requiring the project team to respond to a range of issues and requests from stakeholders.

The information shared in this document represents a point in time in the design of 888 W. Broadway. The project will evolve as the team works to resolve the design, aesthetically and technically, to meet the client’s needs and constraints and the requirements of the building code and the City of Vancouver.

It may be necessary for the public art plan, as it unfolds, to respond to and accommodate changes in the building and public realm design. The intent at this time is to present the widest opportunity available and not, prematurely, to limit what might be possible.

Credits

- Architectural drawings and renderings: Arno Matis Architecture
- Landscape drawings: PFS Studio
- Photos: Lynne Werker unless otherwise noted

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PLAN AT A GLANCE

PROJECT DETAILS	DESCRIPTION
Project Name	888 West Broadway
Project Address	878-888 West Broadway
Project Location	Fairview Neighbourhood
Legal Description of Site	LOT A: LOTS 1 TO 6 AND THE WEST 1/2 OF LOT 7 ALL OF BLOCK 357, DISTRICT LOT 526 NEW WESTMINSTER DISTRICT, PLAN 590
Floor Area - DP APPLICATION	364,27 8sq. ft.
PROJECT CONTACTS	
Project Owner	Dingye Property Group Ltd.
Owner Contact Name	Martin Deng
Telephone: 604.688.739 9 ext 8717	Email: Martin@chunghwa.ca
Project Developer	Dingye Property Group Ltd.
Developer Contact Name	Byron Chen
Tel: 640.688.7399 ext. 8589	Email: Byron@chyngghwa.ca
Project Consultants	
Public Art Consultant	Lynne Werker
Tel: 778.855.7446	Email: lynne@lynnewerker.com
Project Architect	Arno Matis Architecture Inc.
Tel: 694.708.0188	Email: amatis@arnomatisarchitecture.com
Landscape Architect	PFS Studio
Tel. 604.736.5168	Email: cphillips@pfs.ca

PUBLIC ART OBLIGATION		
Option elected	OPTION A: Onsite Artwork	
Rate x Floor Area	\$1.98/sq. ft x 364,278 sq. ft.	
Public Art Assessment/Obligation	\$721,270	
Public Art Opportunities	1. Glazing and/or Lower Level Plaza	
Proposed Artist Selection Process	2- Stage selection process Open Call, Limited competition	
Selection Panel	5 members (2 -Pproject team + 3 - Community and Art Professionals)	
	OR 7 members 3 -Pproject team + 4 - Community and Art Professionals)	
Public Art Project DeliverySchedule (Note: All dates are approximate and are subject to change)	Research + Planning	August 2019-September 2020
	Selection	September -December 2020
	Design Development + Integration	January- December 2021
	Fabrication + Installation	TBD
	Project Construction	2021-2024
Budget Allocation	Public Art Maintenance Reserve	10%
	Artwork Costs	71.5%
	Artwork Process Costs	10.57%
	Owner’s Contingency	8.0%

INTRODUCTION

Public art can celebrate a community's history or a particular site, inspire people to look at their environment in a new way, and bring creativity into the public realm. It can also be a central part of community building and local cultural development.

- Creative Cities Network of Canada

Dingye Property Group Ltd., the owner, has applied for Development Permit for the rezoned site located at 878-898 West Broadway. The proposed development, situated between Laurel Street and Willow Street, will replace Park Inn & Suites - a seven storey, 117 room hotel - built in 1965. The developer has proposed the construction of two high-rise hotel buildings (13 and 11 storey, respectively) to be built on top of a mixed-use podium.

The development is comprised of:

- 28,839 SF of retail use at grade;
- 446 hotel units (258 short-term and 161 long-term stay);
- a proposed density of 8.96 FSR;
- a building height of 142 ft; and
- 387 underground car parking spaces, 40 bicycle spaces, and on-site loading.

Five levels of underground parking are anticipated as well as one below-grade level for ballroom and commercial retail uses.

To meet the City of Vancouver Public Art Policy for Rezoned Developments (2014), the Owner has elected Option A: Onsite Artwork and has engaged Lynne Werker as the public art consultant to develop, with input from the Owner, the project team and the City, the public art implementation plan and its execution for the delivery of the public artwork(s).

After careful consideration of the design constraints and project context, a number of public artwork opportunities have been identified and are proposed in the Public Art Plan. They are all located within the property line and will be accessible to the public at all times. What's proposed in terms of opportunities for artists and the process for selection is intended to capture a broad array of response and a variety of practice. The delivery of the public art selection and project implementation schedules will be aligned with the project schedule. As required 10% of the community amenity will be contributed to the City's public art program. At a minimum, the remaining funds will be expended on the planning, selection and delivery of the public artwork(s). The Owner expects to commission one or more professional artists whose practice and interest, experience and skill are compatible with the project goals and requirements for collaboration.

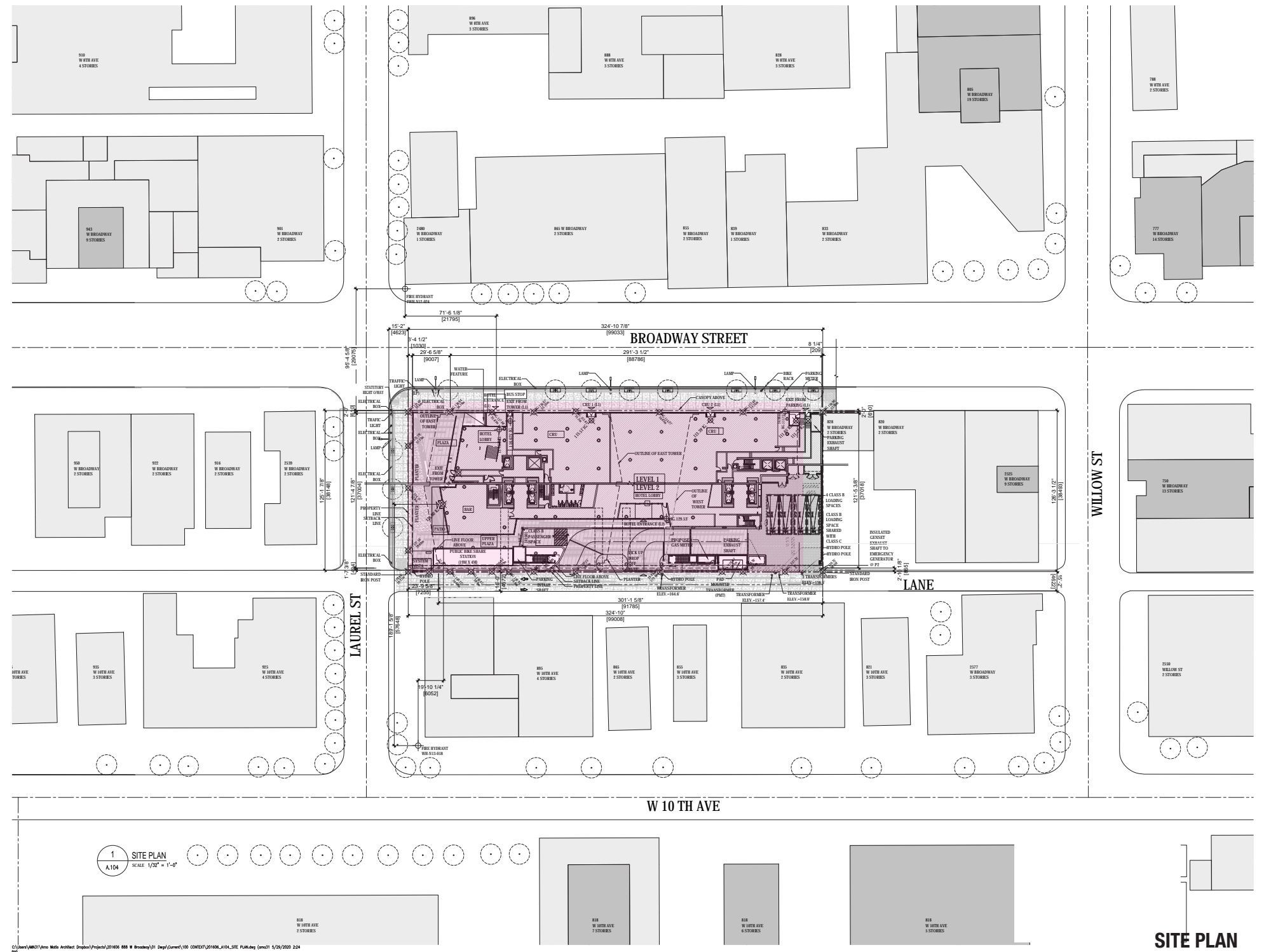


888 WEST BROADWAY • PROPOSED DEVELOPEMENT

888 West Broadway is located at the south east corner of Broadway Avenue and Laurel Street in the heart of the community known as Fairview. Broadway Avenue is half way up the slope from the False Creek basin. Laurel Street continues to rise steeply up from Broadway enabling the hotel reception and public functions to be located on level with the lane to allow a relatively continuous retail face along Broadway. The development is more than a half a block wide.

The expanded hotel and improved amenity functions are designed to serve both long and short stay visitors to Vancouver and the Vancouver General Hospital Campus to the south. The development is poised to be a leader in the changing face of the neighbourhood and the City of Vancouver's vision to make Broadway into a Great Street. It's functional program will serve the expanding Vancouver General Hospital, local businesses as well as the community. In addition to the provision of public art, the 888 W. Broadway development will provide several benefits to the community, including:

- The expanded retail use at grade and activation of the Broadway street frontage
- A new, larger hotel including short- and long-term stay options to serve the needs of the medical precinct and other visitors to the city
- Rooftop garden space and other wellness-oriented amenities
- Increased transit-oriented employment in hotel and retail/restaurant industries
- Innovative Design
- Low Emissions Green building
- Community Amenity Benefits and Development Cost Levies. The project takes on a clear podium and tower form with the podium rising to three storeys along West Broadway and reducing to two storeys along the lane. The design and orientation of the towers maintains the view corridor to the mountains from the north and respects the helicopter flight path to the Vancouver General Hospital. The hotel lobby and underground parking will be accessed from the lane between West Broadway and West 10th Avenue.



SITE PLAN

FORM OF DEVELOPMENT

The building blocks of the development are the:

Commercial Podium

The 3-storey podium block accommodates ground-floor retail space, hotel amenities including office and meeting spaces, fitness centre, restaurants, and an outdoor courtyard with contemplative gardens. The podium will connect the two mid-rise buildings and provide a continuous and active retail street edge along West Broadway.

West Mid-Rise Block

The West mid-rise tower is expressed in a horizontal form and responds to height restrictions. The tower has a dynamic lean toward the east to increase light to the public plaza on Laurel & Broadway, and views east, and north from adjacent sites; The 8-storey west block will provide approximately 285 traditional hotel rooms for short-term stay.

East Mid-Rise Block

The East tower is expressed in a vertical massing format and is visually connected to the podium levels. This tower acts as the 'bookend' to the development with strategic angles introduced to the massing to improve access to light and views. The 10-storey east block will be programmed with approximately 161 hotel rooms equipped with kitchenettes to allow for long-term stays.

Parking and Underground Amenities

Five levels of underground parking are anticipated as well as one commercial retail and ballroom level totaling 6 below grade levels.

The expansion and redesign of the existing hotel will be one of the first developments to lead the realization of the urban design vision for Broadway as a 'Great Street'.

The project presents an urban zero lot line retail street wall along Broadway Avenue. The Broadway street edge has bright, transparent glass along the commercial front with retail store fronts and signage to animate the retail edge. Sidewalk areas are widened around the northwestern plaza. Laurel Street rises steeply up from Broadway and forms a north-south axis between Vancouver General Hospital to the south, Choklit Park and the Laurel Street Pedestrian Bridge to the False Creek South community, Granville Island and the mountains to the North.

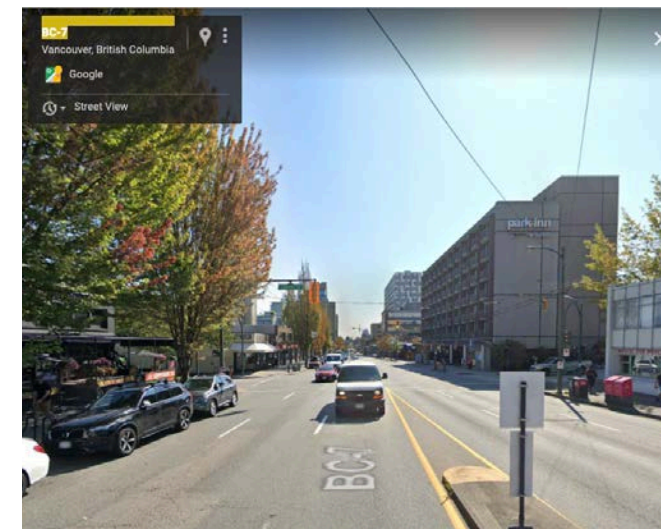
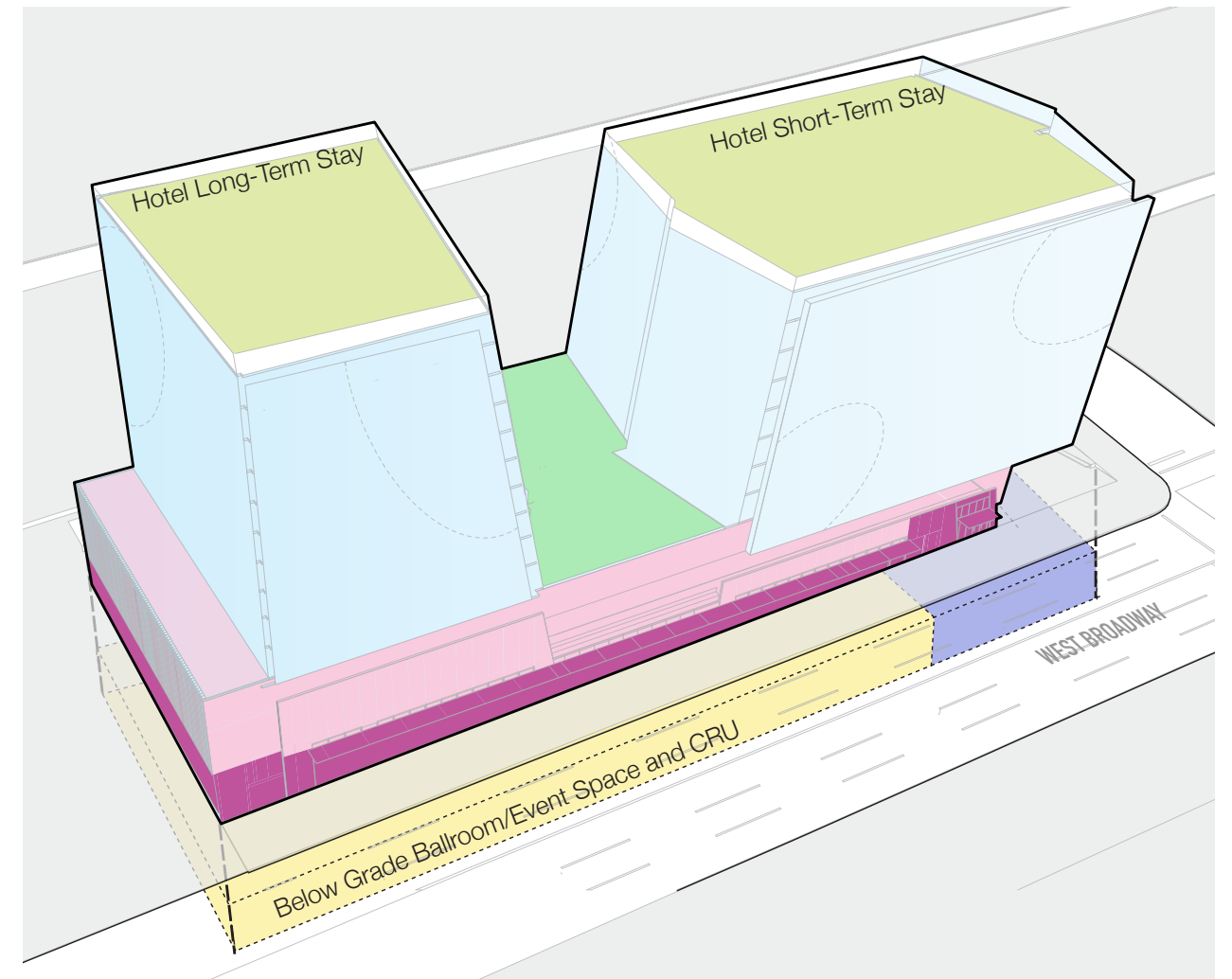
The design of the pedestrian hotel entry on Broadway includes canopy elements, and weather-protected wood design elements as well as a feature waterfall wall facing west toward the lower plaza. The primary entrance to the hotel is off Laurel Street on the lane, with the hotel lobby on grade with the lane and a storey above Broadway Avenue.

In addition to the building being designed to be a sustainable and healthy building, landscape elements and roof gardens are distributed throughout the building and along the edge of the property at Laurel Street in recognition of the value of health and healing.

The proposed building mass has been modelled and 'sculpted' to respect the City's view cones to the mountain views to the north and not impede the hospital's helicopter flight path.

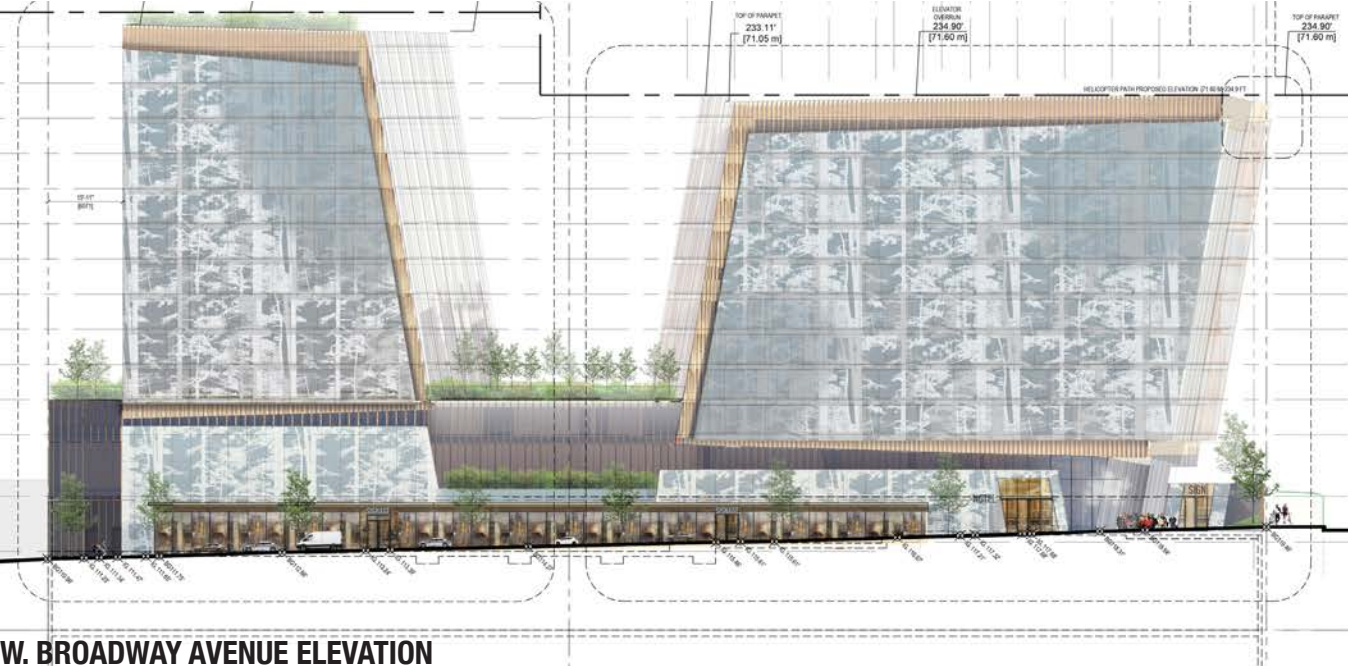
[Opposite: Google Photo](#)
[Broadway looking east to Park Lane Hotel](#)

FORM OF DEVELOPMENT DIAGRAM



- HOTEL
- HOTEL AMENITIES
- COMMERCIAL-RETAIL UNIT
- BALLROOM/EVENT SPACE
- BELOW GRADE CRU WITH POTENTIAL FOR FOOD/ BEVERAGE + LIVE MUSIC
- PODIUM GARDENS (VISUAL ONLY FOR PRIVACY REASONS)
- ACCESSIBLE ROOF GARDEN

STREETSCAPE



W. BROADWAY AVENUE ELEVATION



LANE ELEVATION

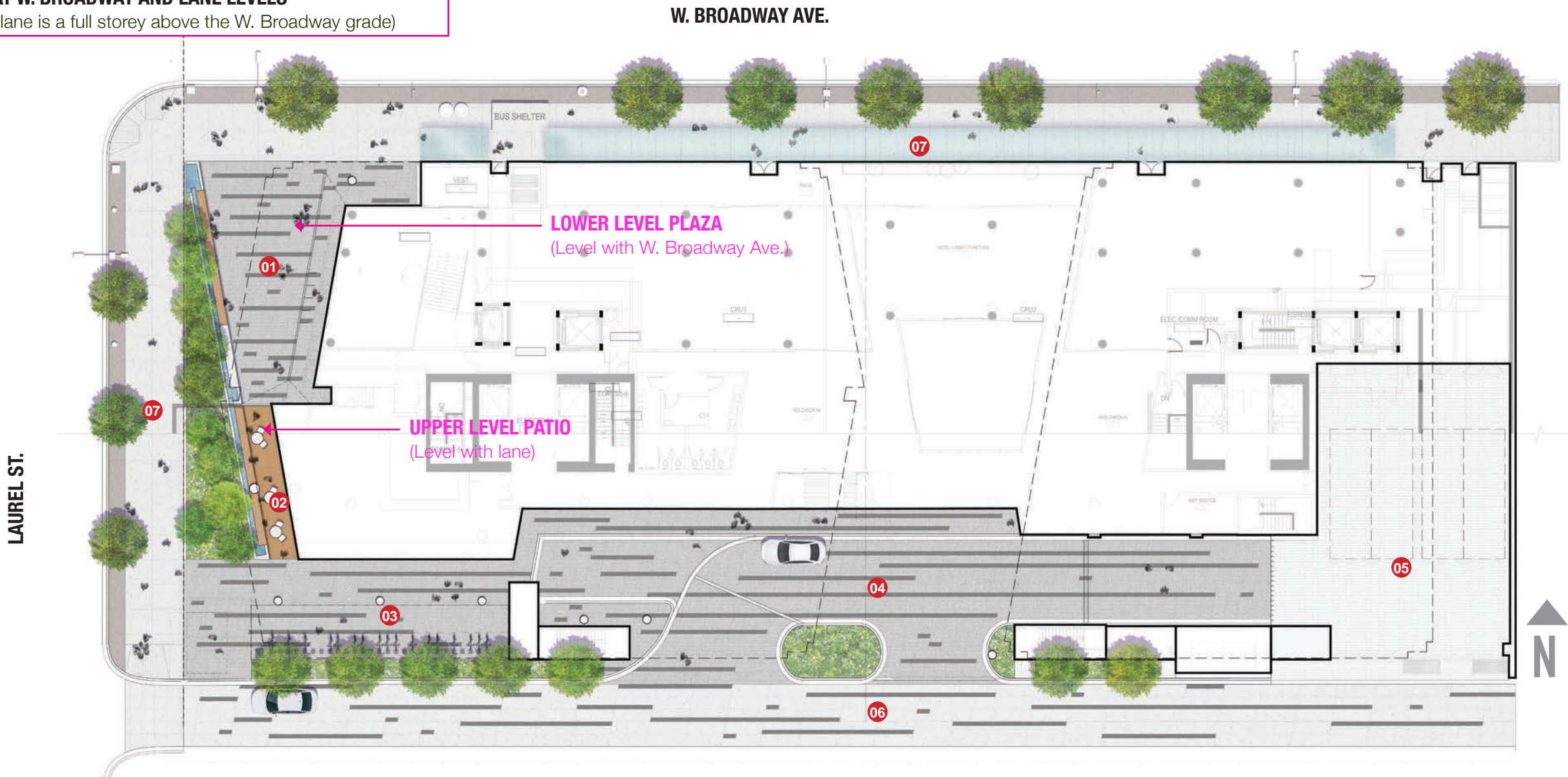


LAUREL STREET ELEVATION



RENDERING OF BROADWAY ELEVATION

SITE PLAN AT W. BROADWAY AND LANE LEVELS
 (NOTE: The lane is a full storey above the W. Broadway grade)





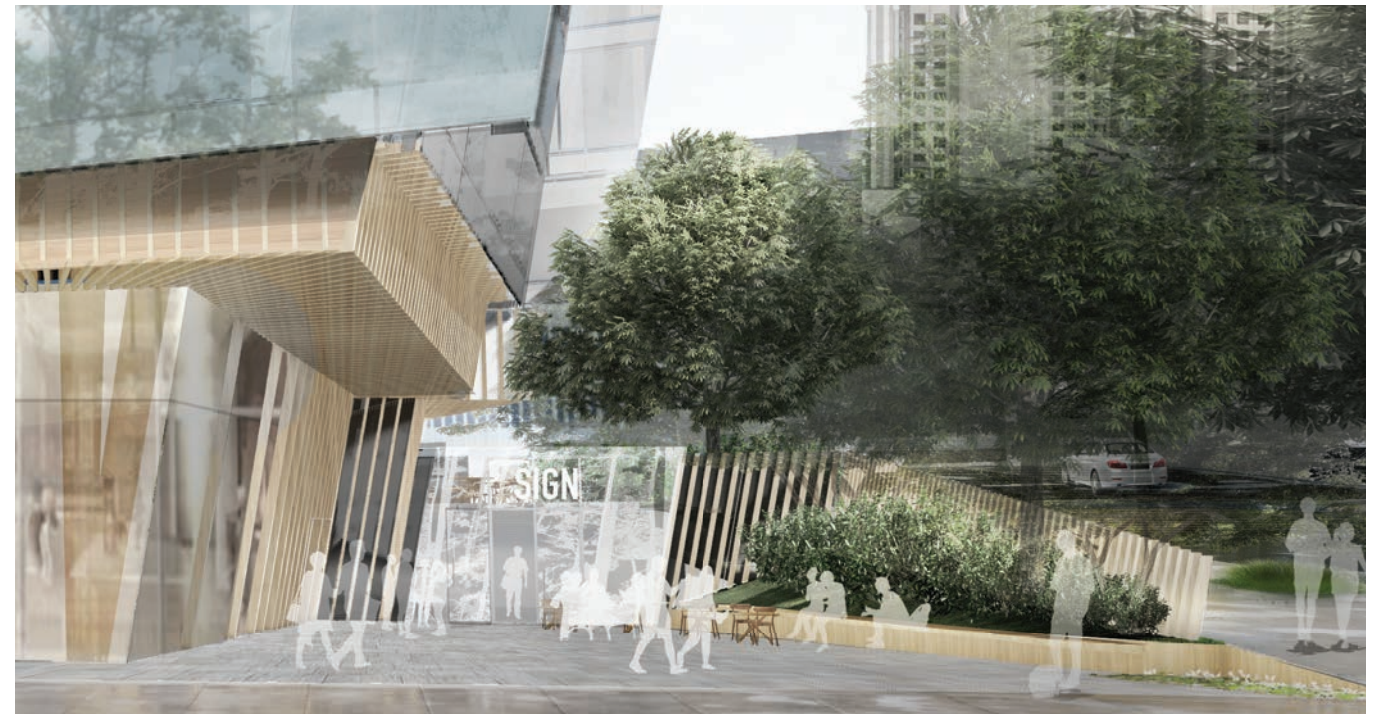
**RENDERING OF VIEW LOOKING NORTH
DOWN LAUREL STREET**



**RENDERING OF THE LAUREL STREET
ELEVATION**

PUBLIC REALM

Two public plazas will contribute to street and pedestrian life around the hotel.



The lower plaza, located at street level at the corner of Broadway and Laurel Street, is approximately 2,396sq. ft. (to the property line) and is overlooked by the upper plaza.

The lower plaza is bounded on three sides: to the west by a screen, landscaped planter and sitting wall; to the east by glazing with views into the hotel lobby and three levels of public spaces; and, to the north by the entrance to the stair and elevator lobby to access the commercial retail unit located in the lower level. The below grade commercial retail unit may be leased to a food and beverage operator interested in offering live music.

Bike racks and mandatory fire egress paths from the building are also accommodated in the plaza..

The landscaped planter rises up along the sidewalk taking up the difference in grade between the street and the lower plaza. A channel serving as a sustainable water feature runs the length of the planter and terminates on the north end of the planter. A screen feature at the edge of the planter at the sidewalk serves as a guardrail.

ARCHITECTURAL EXPRESSION

The design of the building is intended to express three expressive themes:

LIGHTNESS: to enhance the sense of lightness of the surfaces, the façade systems have been developed to express the separation of planes through the use of ‘shadow edge’ and ‘fly-past’ detailing. The podium levels, screens appear to float off the surface.

TRANSPARENCY AND LAYERING: The building mid-rise facade surfaces are expressed as layered with surfaces seeming to float past each other. Screen elements create a play of light and shadow enhancing the sense of transparency;

MATERIALITY: Materials are simple but high-quality and timeless, wood, glass and concrete are predominant and have demonstrated their ability to weather well. Wood elements in protected areas and in the public realm add warmth and scale. Organic fritted glass creates a sense of, softness and play of light and shadow.



RENDERING OF ‘FLOATING EDGE DETAIL’ AND FRIT GLASS

The upper plaza will be accessed from the hotel coffee shop at the south east corner at the lane and Laurel Street.

The outdoor patio will include a seating area, generous landscaping as well as significant wood design elements proposed in weather protected areas.



The glass guardrail at the north will permit views down into and across the lower plaza and streets below.

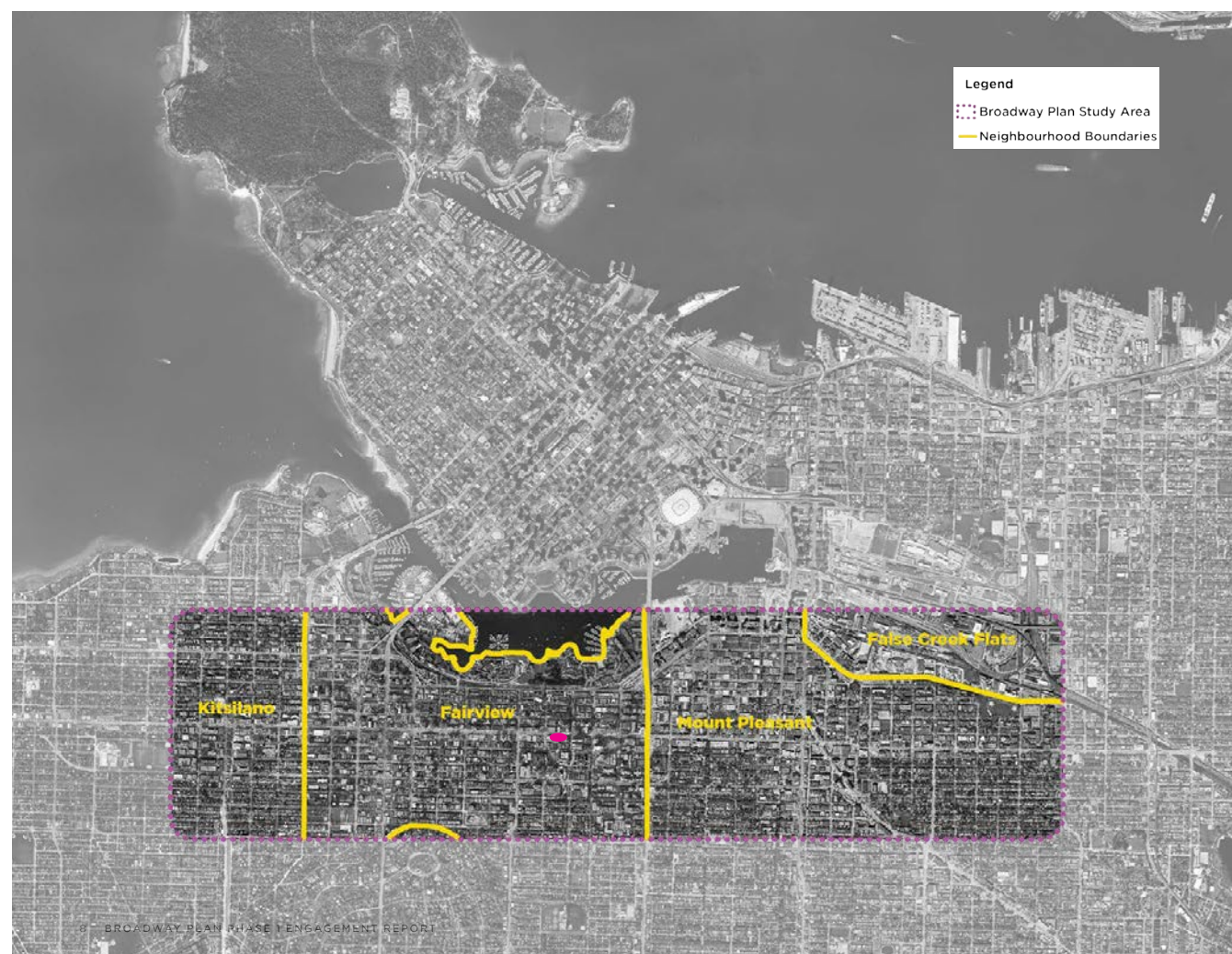
Background image: iStock
Arno Matis Architecture Inc.

CURRENT CONTEXT

PLANNING • The Fairview Broadway Context

The City of Vancouver launched a two-year planning process in March 2019 to create a comprehensive Broadway area plan. The 30-year plan will focus on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The future Broadway Plan covers the area between Clark Drive to the east and Vine Street to the west, 1st Avenue to the north and 16th Avenue to the south. It's a sizable area and includes four neighbourhoods: Fairview, Mount Pleasant, portions of Kitsilano and False Creek Flats.

The plan being developed is for Broadway to become a street of special significance – enhanced by street design, public spaces and business that should contribute to a delightful experience for everyone and lively gathering places, and help create distinct character areas along Broadway that also serve local neighbourhoods.



The goal is to create:

- Diverse places for public life integrated along key shopping streets and throughout neighbourhoods fostering walkability, human health, creating opportunities for social connection, cultural expression (e.g. public art), recreation and play, and access to nature.
- Diverse public places for everyone – affordable, diverse, equitable and inclusive complete neighbourhoods.

Broadway is a key route for people in the lower mainland to get to work to two regional employers – VGH and UBC. The Broadway subway will soon replace the 99 B-Line. With the introduction of the new subway, there will be no reason for a wide street to accommodate bus lanes, and Broadway could morph into a well-planted and landscaped streetscape of wide sidewalks, benches, leafy enclaves and public spaces.

888 Broadway is located in the Fairview neighbourhood in the heart of this new plan and as a part of the planning and design response for the development has had to respond to the Great Street goals and public input on the Plan while it is being drafted. A draft of the Broadway Plan was expected to be presented to council late 2020 before the Covid-19 pandemic. Appendix 3 outlines the principles of the City of Vancouver's vision for the "Great Street." In short, it is to be expected that Broadway will be a much-changed thoroughfare, with increased density serving more people in their work, life and play.

Good urban spaces and the introduction of public art will be welcome additions along the street.

Broadway Plan

Guiding Principles

(As endorsed by City Council October 2019)

Support Reconciliation with First Nations and Urban Indigenous Peoples

Foster a Robust and Diverse Economy

Demonstrate Leadership in Sustainability and Resilience

Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods

Encourage Contextual Design

Recognize and Enhance the Area's Distinctive Neighbourhoods

Enhance Broadway as a Great Street

Provide and Support Healthy Transportation Options

Create and Enhance Parks and Public Spaces

PUBLIC ARTWORK CONTEXT

VGH and UBC Hospital Foundation

In 2000, VGH & UBC Hospital Foundation launched a program to bring visual art into our hospitals. The collection includes 2 400 pieces by notable artists and includes a painted steel sculpture by Martha Sturdy installed in the Wellness Garden at Willow Street and W. 12th Avenue

Photo Credits:
OPPOSITE: City of Vancouver Public Art Register
BELOW: <https://www.connect.ecuad.ca/node/1329>:

Alan Storey – VGH Energy Centre Plaza steam park at 12th Avenue and Willow Street

An interactive and integrally functional work that humanizes and animates the 45 or so intake, vent, steam and exhaust stacks rising out of the giant boiler plant below ground level. A somewhat parabolic stainless steel spiral pipe descends from the 3/4 point of one of the main stacks, down and across the site, ending over a vortex/whirlpool in the pool. The last 20 metres of the spiral rains cooling water into the pool, recycling it from, and back, into the plant itself. A number of the concrete pavers in the plaza are in fact pressure sensitive, that also cause the playful release of some of the excess steam from various vents of the system.



The Broadway Subway • Fairview - VGH Station

The construction of the new Broadway Subway line is expected to start shortly.

One of the six new stations is located on the north west corner of Laurel and Broadway, directly opposite the hotel project. The station head is a small functional glazed, single story box with no retail functions other than those to serve the transit goers - fare card machines and transit information.

The introduction of the new station will significantly impact the importance of the Laurel-Broadway intersection and the pedestrian traffic at an around the new hotel. The width of the sidewalk on both sides of Laurel will be increased to accommodate the increased foot traffic.



Rendering and Map :Province of BC Broadway Subway
<https://engage.gov.bc.ca/broadwaysubway/stations/>



VANCOUVER HOTEL PUBLIC ART

Four downtown hotels have recently included art works in their public realm, either as a public contribution or included in their building budget.

Shangri-La Hotel – Vancouver Art Gallery Offsite

The public art contribution for this project was to create a fund that would allow the Vancouver Art Gallery to program temporary site-specific contemporary art installations in the dedicated area on Georgia Street in front of the hotel.

2020-2021 Exhibit: *All That Melts* - Sanaz Mazinani



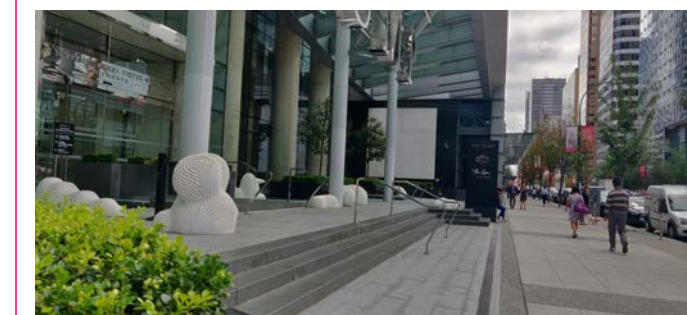
Photos: Vancouver Art Gallery

2019- 2020 Exhibit: Erwin Wurm (3 current artworks)



Trump Hotel

Artist Huang Zhiyang scattered eleven white marble sculptural human scale 3-dimensional forms titled, *Landscape: Possessing Numerous Peaks* are across the central plaza. A single 2- dimensional marble wall piece titled *Ripple* is situated on the East Plaza Wall in conversation with the ground-mounted works.



Photos: City of Vancouver Public Art Register

Walking Figures – Magdalena Abakanowicz

Broadway City Hall SkyTrain Station – Broadway - W. 10th Avenue and Cambie Street

The 9-foot tall, monumental, headless cast iron figures, gifted to the Vancouver Biennale via the generosity of the artist, the Buschlen Mowatt Foundation and the Vancouver Biennale Legacy Foundation appear menacing and robotic, walking aimlessly without guidance or reason. With these sculptures, Abakanowicz's Walking Figures addresses the transformation and loss of the individual within a group as a reference to the human condition and the shaping of our world throughout history.



Photo: Vancouver Biennale

Fireworks Boulevard – Adrian Gollner +Pierre Poussin

Cambie Street from Broadway to King Edward Ave. (A City of Vancouver Olympics and Paralympic 2010 Project)

Envisioned as a way to brightening the streets during the dark winter days the artists introduced LED light banners reminiscent of fireworks to welcome visitors as they travelled up and down the Cambie Street corridor.

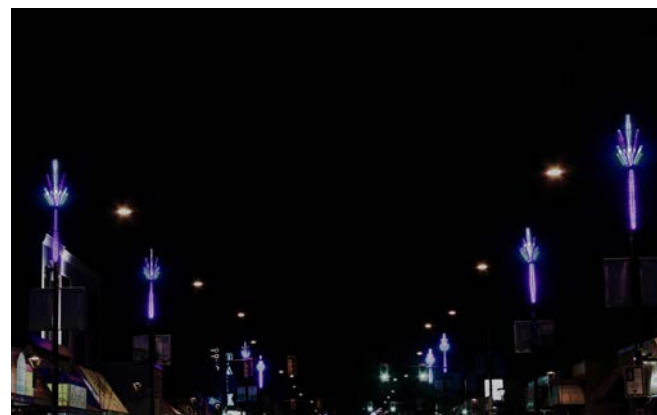
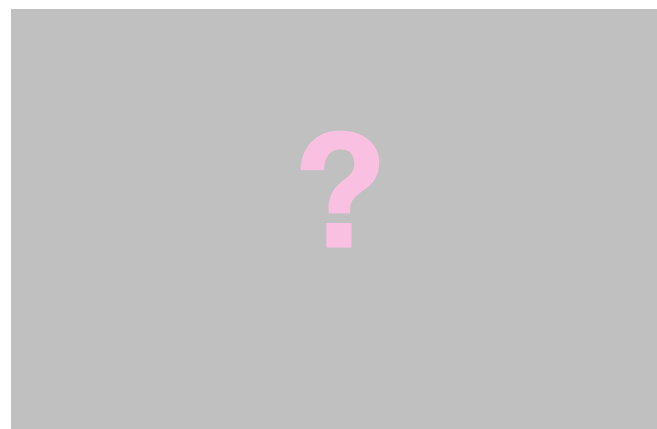


Photo: City of Vancouver Public Art Register

Fairview - VGH Station Public Art

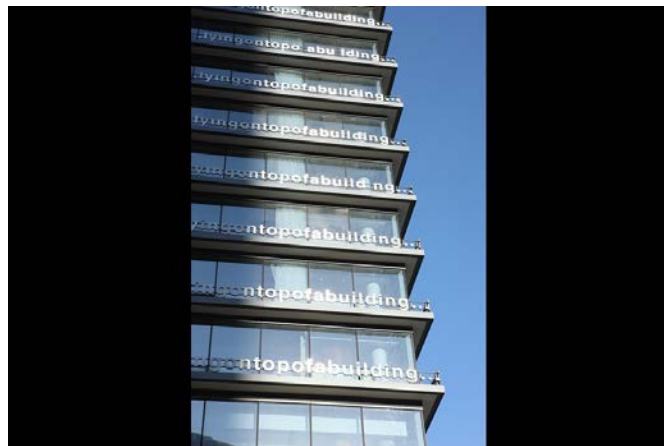
Some form of public art will be included in the design of the new station. Information is pending. Given the design and size of the station head it is unlikely that the artwork will be on the street. It might be suspended in the glass ceiling space or below grade related to the platforms and/or circulation systems.

(Information about the artwork is pending. The public art call and selection process is currently underway)



Fairmont Pacific Rim Hotel

The stainless steel public artwork by Liam Gillick occupies floors 5 through 22, provides a demarcation between the hotel and the twenty-five floors of luxury residential suites above. The text is comprised of two-foot high letters that stand proud on the end of the concrete slab bands and wrap the building for 17 floors.



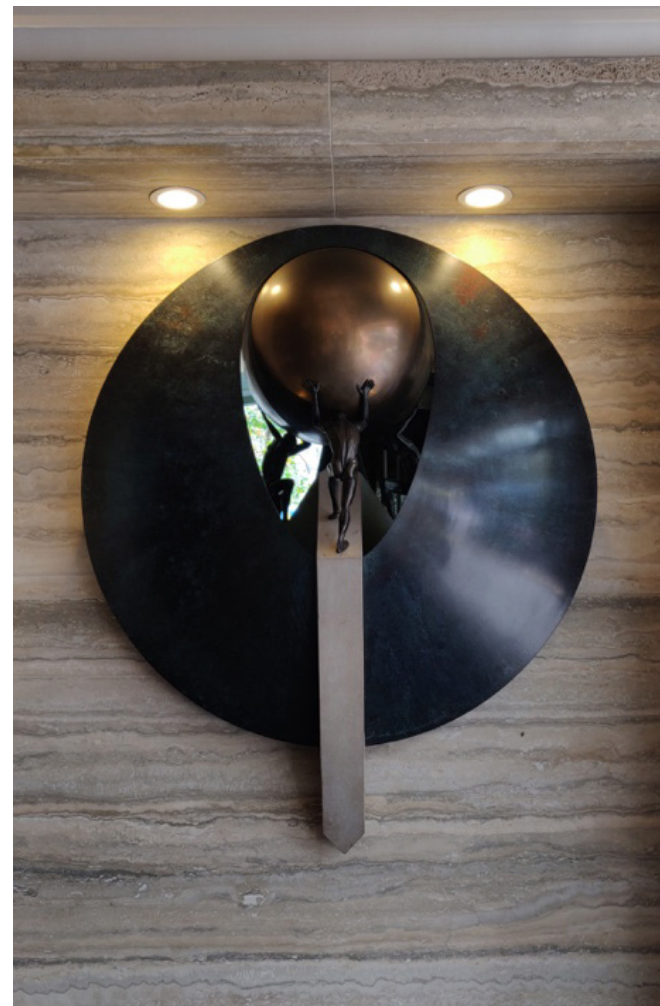
Omar Arbel's light trees occupy the centre of the drive aisle between the Shaw Tower and the hotel. Picnic tables have been installed recently to provide additional public seating and opportunities for casual eating while social distancing in the downtown.



Photos: City of Vancouver Public Art Register
<https://covapp.vancouver.ca/PublicArtRegistry/ArtworkDetail.aspx?ArtworkId=593>

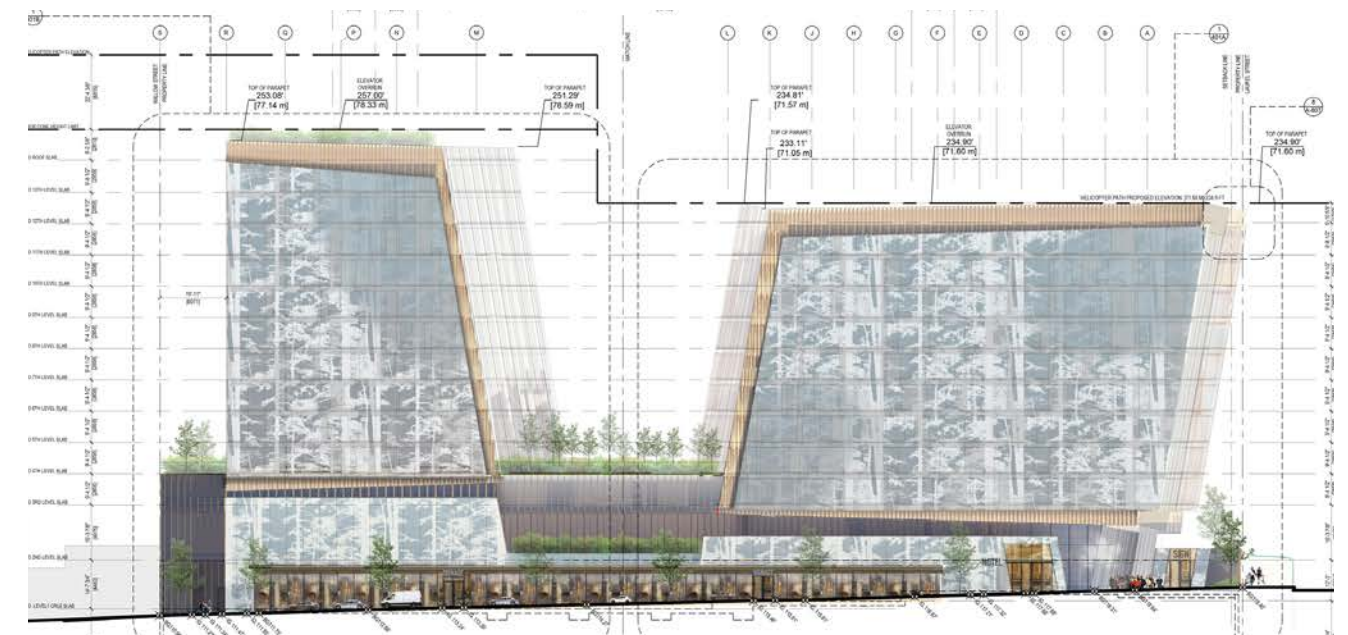
Georgia Hotel

David Robinson cast bronze wall-mounted sculptures are installed at each exterior hotel and residential tower doorway. As part of the renovation of the landmark hotel the developer installed a significant number of Canadian contemporary fine artworks including works by Douglas Coupland, Sonny Assu, in addition to David Robinson.



PUBLIC ART PLANNING ANALYSIS

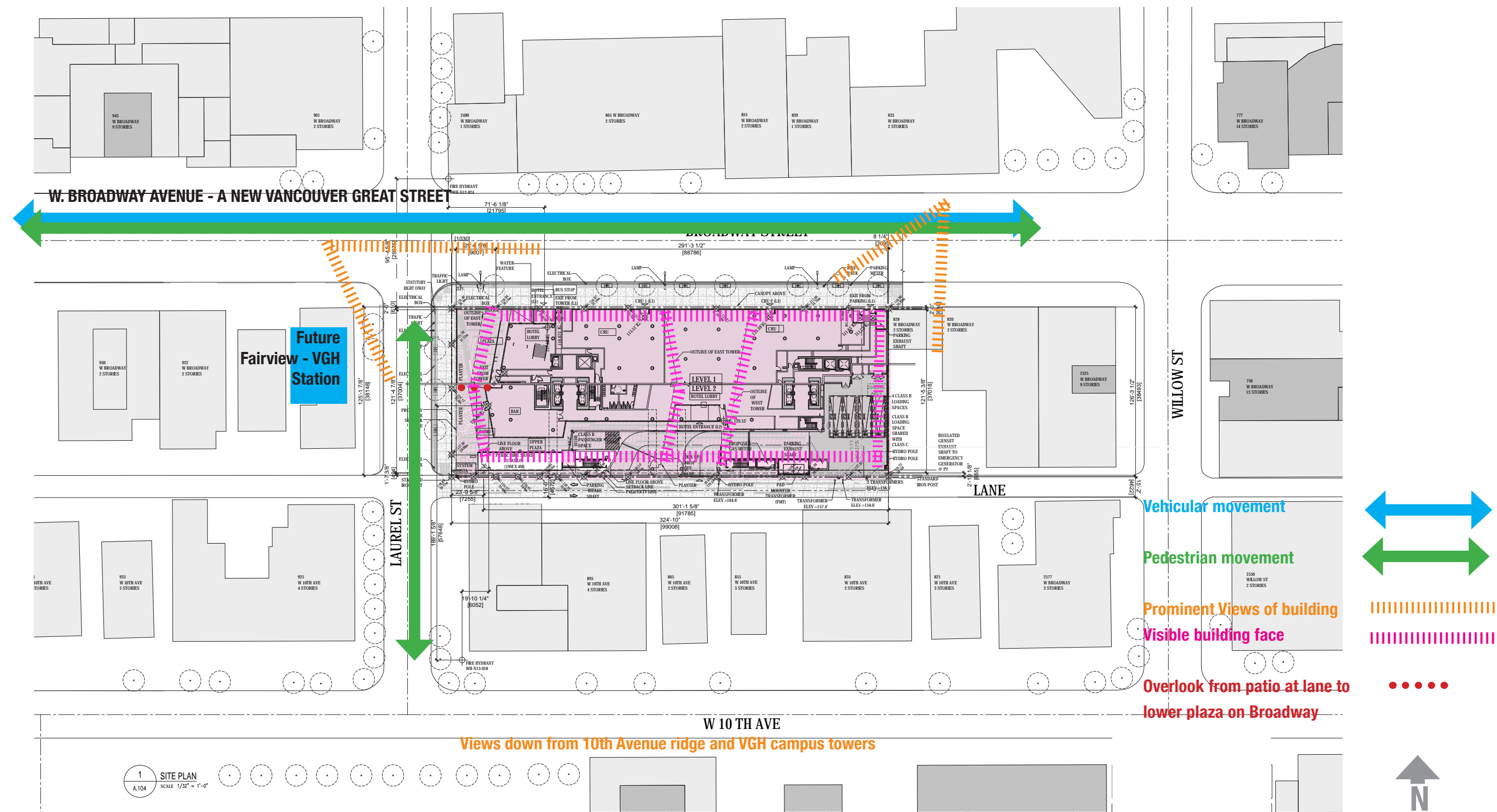
A careful review of the project design, sightlines, views, the pedestrian realm, vehicular and pedestrian movement was undertaken to identify the potential public art opportunities. It should be noted that design is an iterative process and subject to change - the public art opportunity and/or the artwork may adjust to suit these changes. In addition, the character of Broadway will be very much transformed over the coming years to realize council's vision of a Great Street and the opportunities made available by the new subway. The public art contribution by this project is significant and will assure a public artwork in keeping with the stature of the project and its prominence along Broadway.



BUILT FORM OVERVIEW

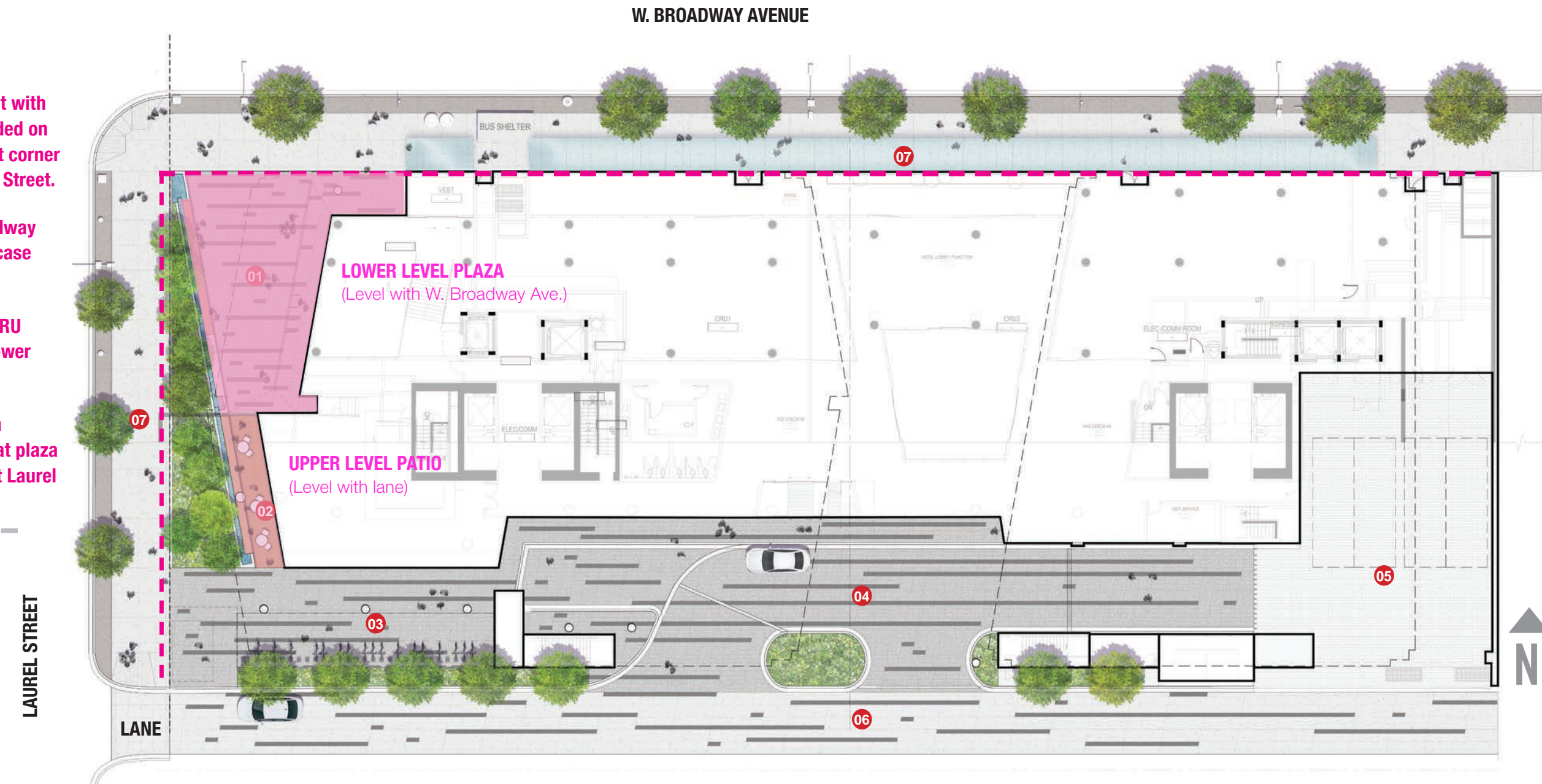
- **Bold and interesting forms.**
- **Eight building façades which are easily viewed and visible from every direction**
- **Steeply rising grades going south on Laurel Street. Two outdoor areas:**
 1. Lower level plaza at Broadway level
 2. Coffee shop patio at Lane level

SITE ANALYSIS



PUBLIC REALM ANALYSIS

- Zero lot line development with small public plaza bounded on three sides at north west corner on Broadway and Laurel Street.
- Retail shops along Broadway with signage and show case windows
- Hotel and below grade CRU signage in adjacent to lower plaza
- Landscaped planter with decorative screen edge at plaza and patio unifies edge at Laurel Street slope



- | | | | | | | |
|---|---|---|---|---|---|--|
| 01. Entry plaza: | 02. Outdoor Cafe/Restaurant Patio: | 03. Public Bike Share Station | 04. Hotel Main Entry | 05. Loading Bay | 06. Lane | 07. W. Broadway and Laurel St. |
| <ul style="list-style-type: none">• Next to Skytrain station• Entry to Pub• Outdoor gathering and dining• Seating wall/edge with rainwater water feature• Planting on slope• Flexible outdoor event space• Public art | <ul style="list-style-type: none">• Outdoor dining• Tables and chairs• Seating wall/edge with water feature and aquatic planting• Planting buffer on slope from Laurel St. | <ul style="list-style-type: none">• Next to intersection of Laurel St. and Lane way• Easy access | <ul style="list-style-type: none">• Pick-up and drop-off• Feature planting at centre is-land | <ul style="list-style-type: none">• H2O loading precast concrete paving | <ul style="list-style-type: none">• Access to hotel entry• Tree and groundcover buffer• Concrete paving with stone band | <ul style="list-style-type: none">• Sidewalk and street trees, per City standard |

SHADOW DIAGRAMS

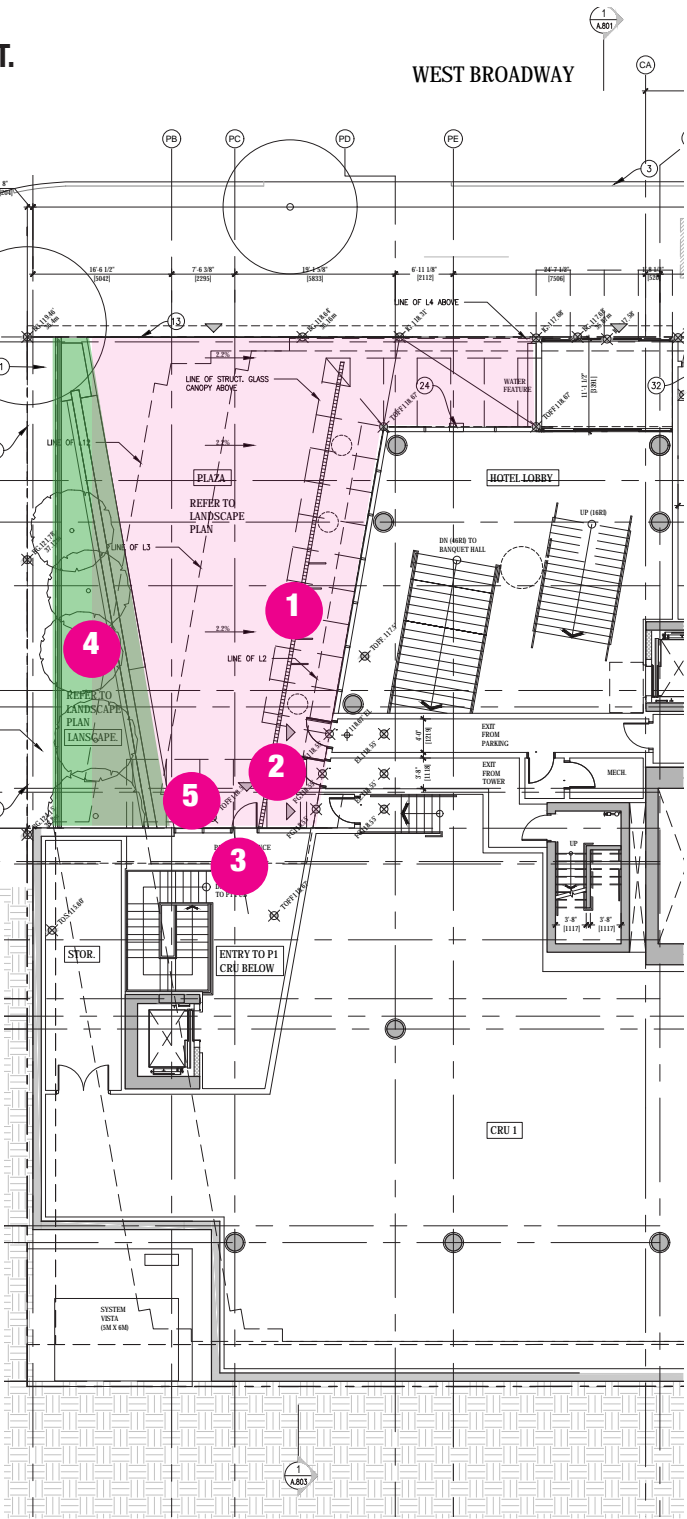


LOWER LEVEL PLAZA AT BROADWAY AND LAUREL ST.

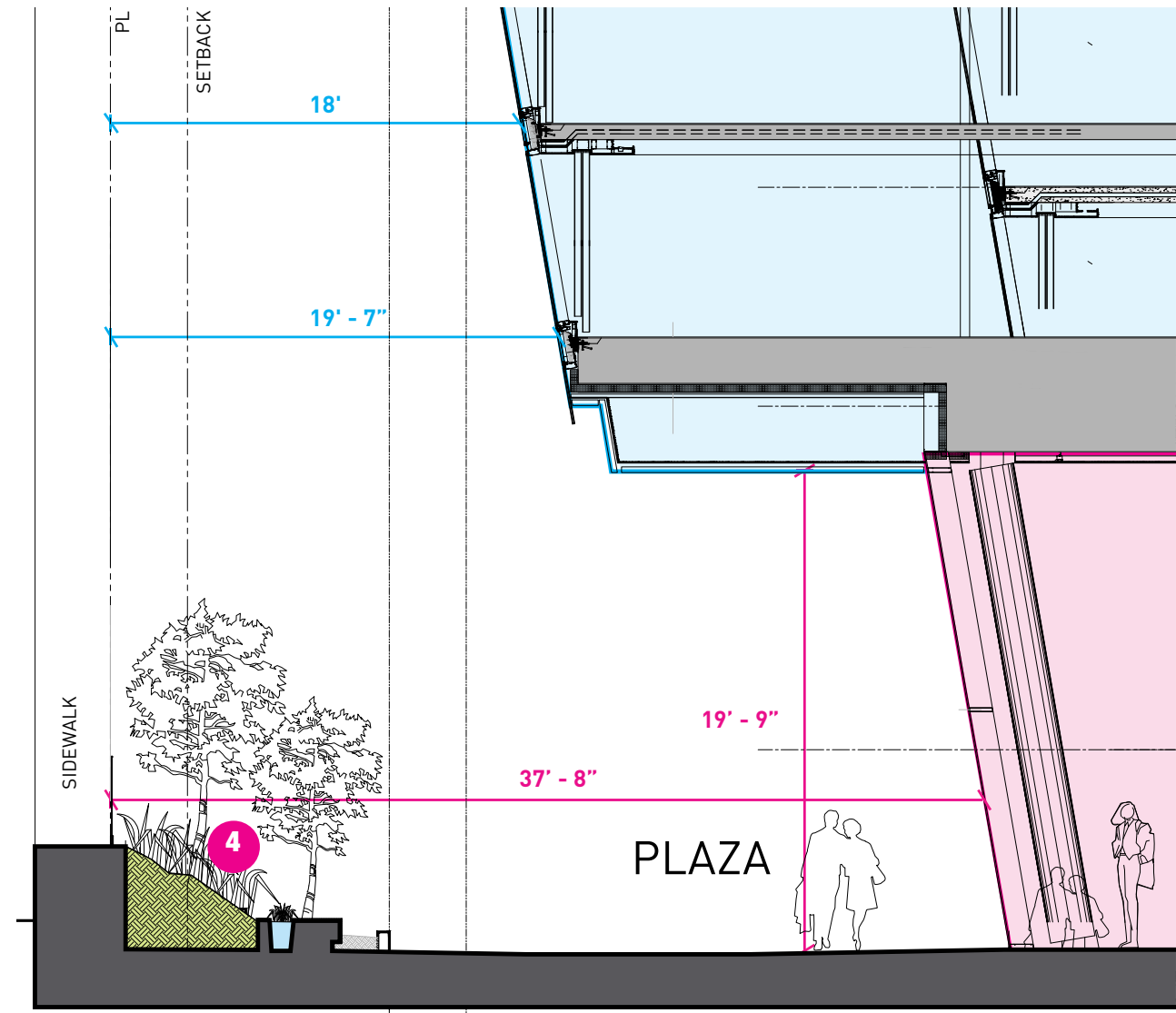
Plaza elements:

- 1. Bike racks
- 2. Fire exits
- 3. Entrance to lower level CRU
- 4. Screen + Rising planter with seating wall
- 5. Glazed guard - overlook from coffee shop patio

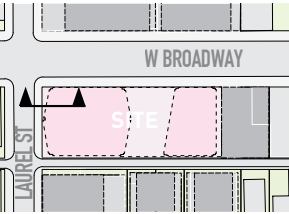
Access and clearance requirements as well as the load capacity of the suspended slab will be key considerations for this site.



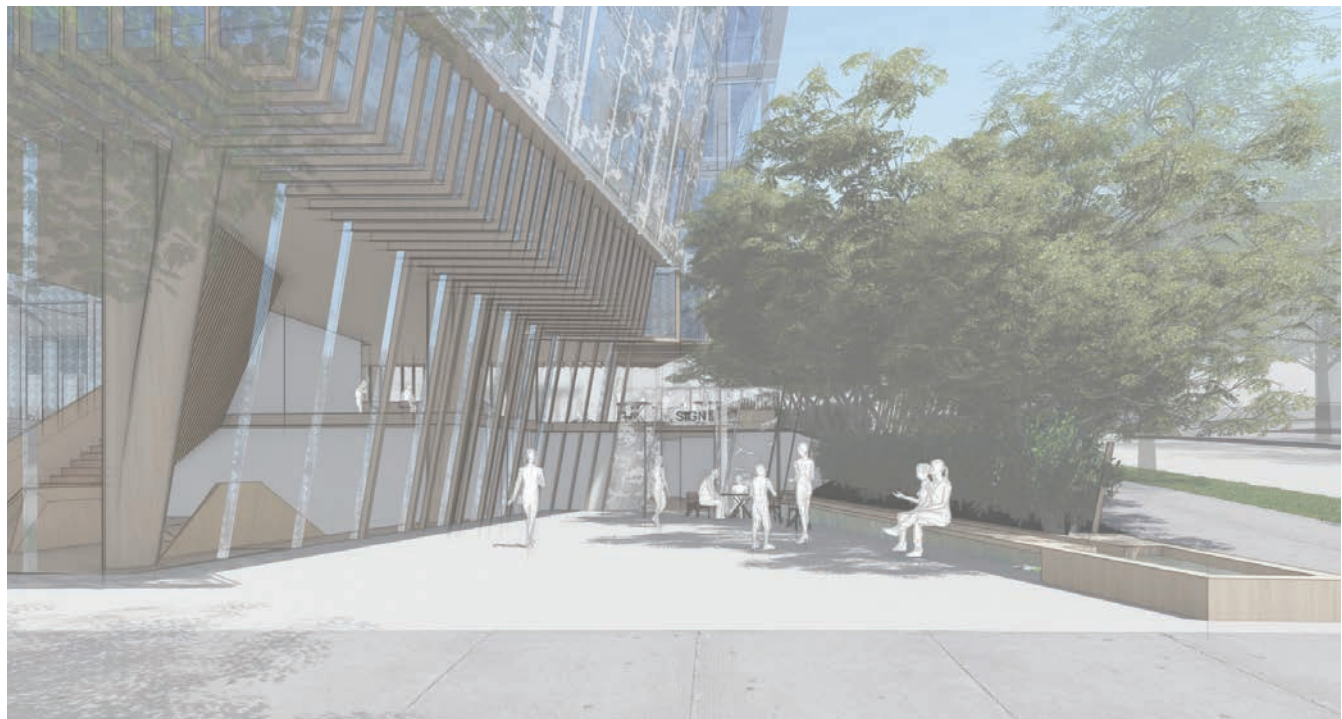
SECTION THRU LOWER LEVEL PLAZA AT BROADWAY AND LAUREL ST.



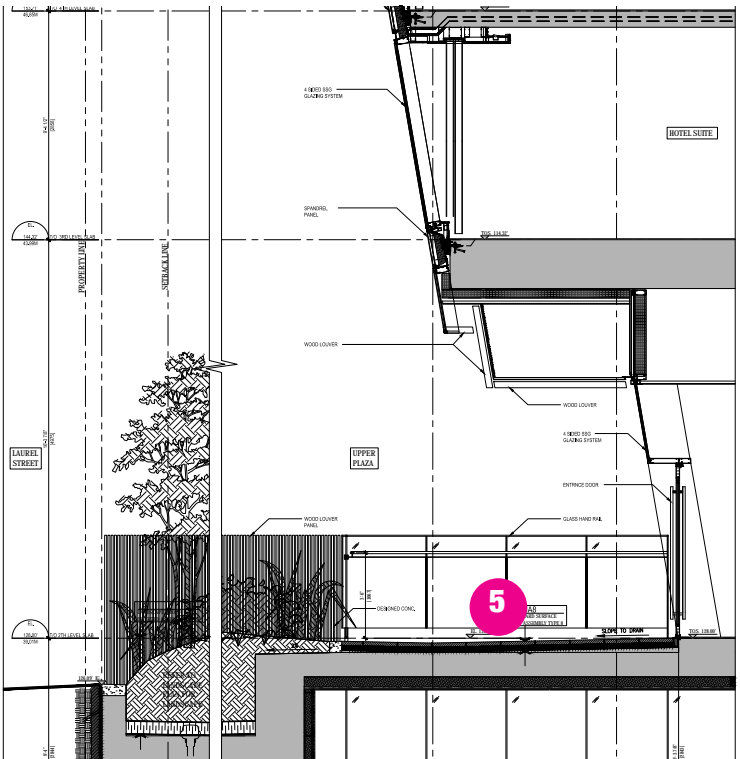
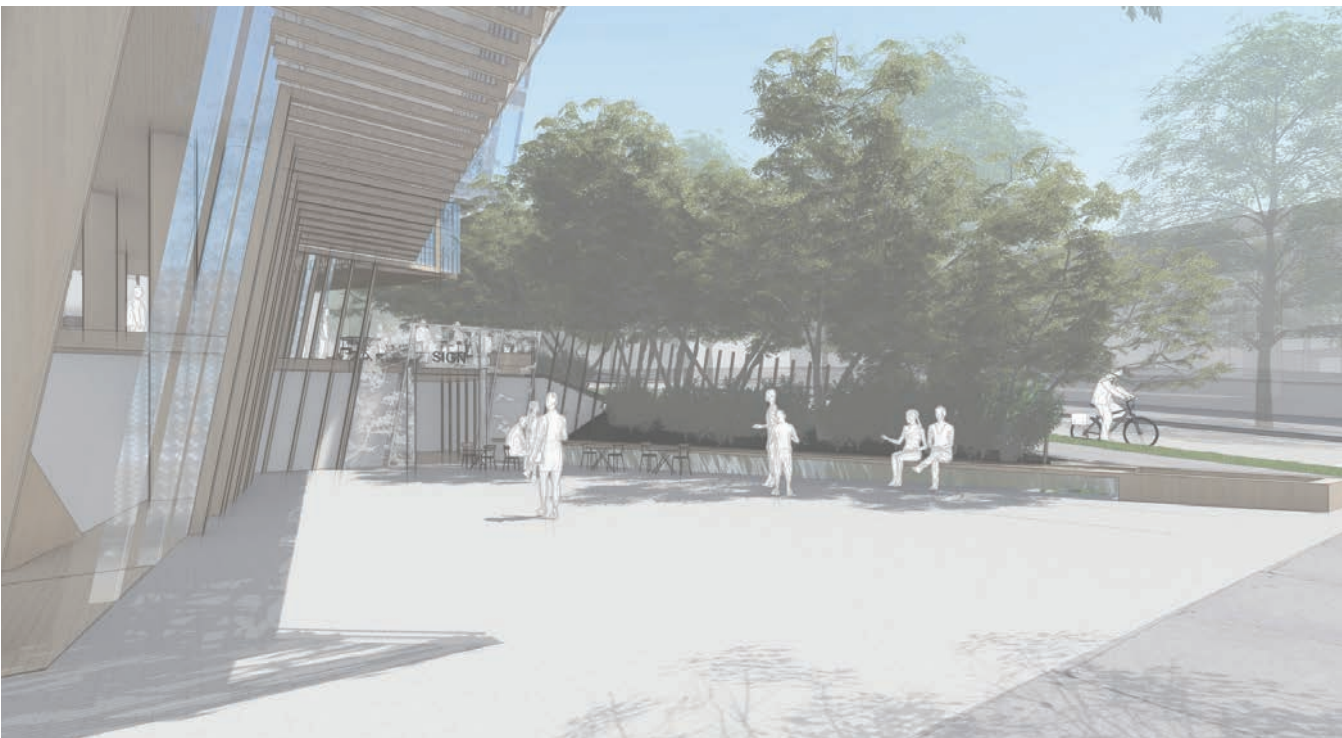
Significant angling and setbacks on the west façade open up sign and light to the lower plaza on the northwest corner of the site at Broadway and Laurel streets.



PERSPECTIVES OF LOWER PLAZA

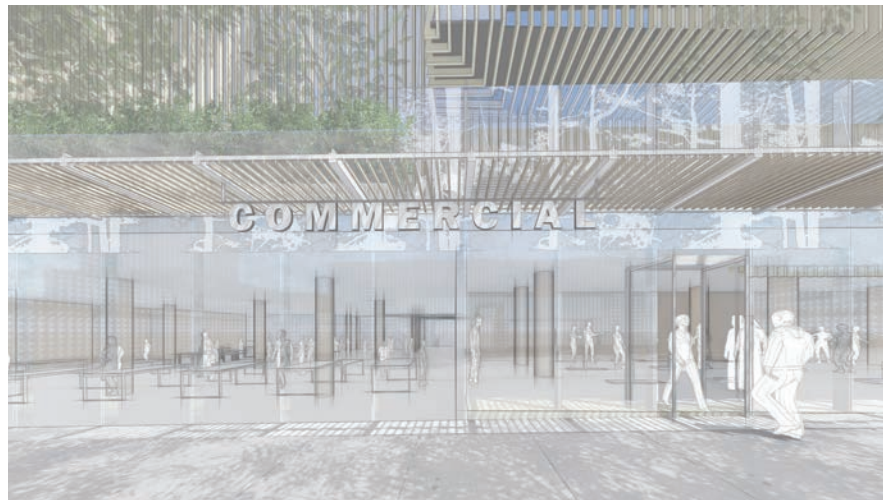
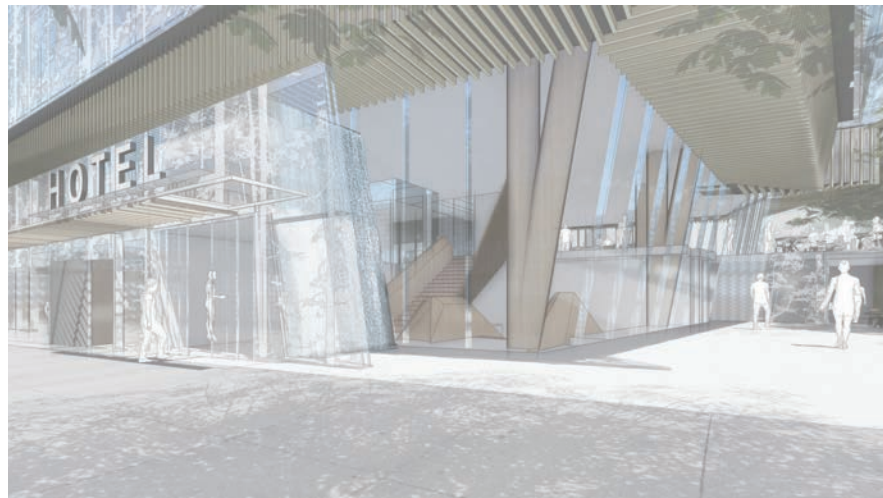


PERSPECTIVE OF UPPER PATIO



SECTION THRU UPPER PATIO AT LANE LEVEL

PERSPECTIVES ALONG W. BROADWAY AVE.



PUBLIC ART OPPORTUNITIES

The public art opportunities for the project are aligned to the City of Vancouver’s public art mission and goals

City of Vancouver Public Art Mission

The City of Vancouver is widely known and respected for its public art collection of almost 400 works of art and for its vibrant artistic community. The mission of the Public Art Program is to produce high quality public art that enriches Vancouver’s urban environment, creates landmarks and distinctive elements in the built environment and provides a unique identity for individual developments and for the city as a whole.

City of Vancouver Public Art Goals

Vancouver’s Public Art Program works with artists, communities, City departments, and developers to commission extraordinary public artworks that animate the vision and values of urban life. The goals of the Program are:

- *to cultivate a changing and distinctive cityscape and enrich the experience of public places and the built environment;*
- *to be challenging, risk-taking, creative and innovative in pursuit of great artworks;*
- *to reflect the distinct character and experience of neighbourhoods and diverse communities;*
- *to stimulate civic discourse, re-examine narratives and imagine new futures through creative interventions;*
- *to craft exceptional opportunities for artists – local, national and international, emerging and established – to engage with the public realm through typical and atypical media.*

The Opportunity

The owner is interested in exploring the potential of different approaches by artists who may have a two or three-dimensional practice.

Artist Qualifications

The artwork will be created by one or more qualified artists will be expected to create site-specific permanent art work(s), engage in research looking forward and to the past. The artworks will meet the expectations of the City’s aspirations and the project ambitions.

Artists will be expected to work collaboratively and potentially collectively with the Owner and design team on the integration of their proposed artwork into the planning and design of the plaza.

Shortlisted artists/artist teams will be selected such that each of the two opportunities will be explored and proposals may be submitted for one or both opportunities.

Permanent artworks are expected to have a life expectancy of a minimum of twenty years. Maintenance requirements will be considered during the artwork’s design development technical reviews. Mindful attention to the maintenance requirements will be expected of the artist and documented in the maintenance manual and Final Report.

Two opportunities are proposed.

OVERVIEW OF PROPOSED PUBLIC ART OPPORTUNITIES

1

BUILDING FAÇADE

Frit glazing, designed to meet the required Energy Codes, includes the opportunity for an embedded artwork – the image - on all four elevations of the lower and tall tower buildings and podium levels above the street level.

This opportunity will require an artist to collaborate and work collectively with the Owner and design team to ensure the translation of their image is rendered in a manner that meets the artist's satisfaction and the technical and aesthetic design requirements for the building.



2

LOWER PLAZA AT BROADWAY + LAUREL STREET

The lower plaza offers several different two and three-dimensional artwork opportunities, including one or more of the following stand-alone or interconnected locations for artworks:

- a. The screen along the Laurel Street sidewalk
- b. The landscaped planter with seating wall at Laurel Street
- c. The waterfall wall at the hotel entry vestibule
- d. Plaza paving
- e. Lighting

The public art opportunity in the lower plaza will realize a single, or multiple artworks; standalone, sculptural and/or integrated into the architecture and landscape architecture. Artists may choose to add and integrate their work into the design elements or redesign the functional elements to be their artwork.



PUBLIC ART OPPORTUNITY DETAILS

There are two opportunities for artists to consider independently or as an inter-related tableau:.

Public Art Opportunity 1 – the exterior glazing of the south and west elevation of the podium and each of the four elevations of the two hotel tower.s

Public Art Opportunity 2 – the lower plaza at the south east corner of Broadway and Laurel.

Artists may propose a concept for either or both opportunities. The Owner may contract with up to two artists for either or both opportunities.

PUBLIC ART OPPORTUNITY 1 – THE BUILDING FAÇADE

Frit glazing, designed to meet the required Energy Codes, includes the opportunity for an embedded artwork – the image - on all four elevations of the lower and tall tower buildings and podium levels above the street level.

This opportunity will require an artist to collaborate and work collectively with the Owner and design team to ensure the translation of their image is rendered in a manner that meets the artist's satisfaction and the technical and aesthetic design requirements for the building.

Glass is both a liquid and a solid. On a building it offers a landscape of light and shadow, reflections and transparency, patterns and movement, ephemeral patterns of movement, changing, disappearing, appearing – marking time. While glazing has long been a ‘building component’ offering the benefits of natural light and views there are downsides to its extensive use. With the

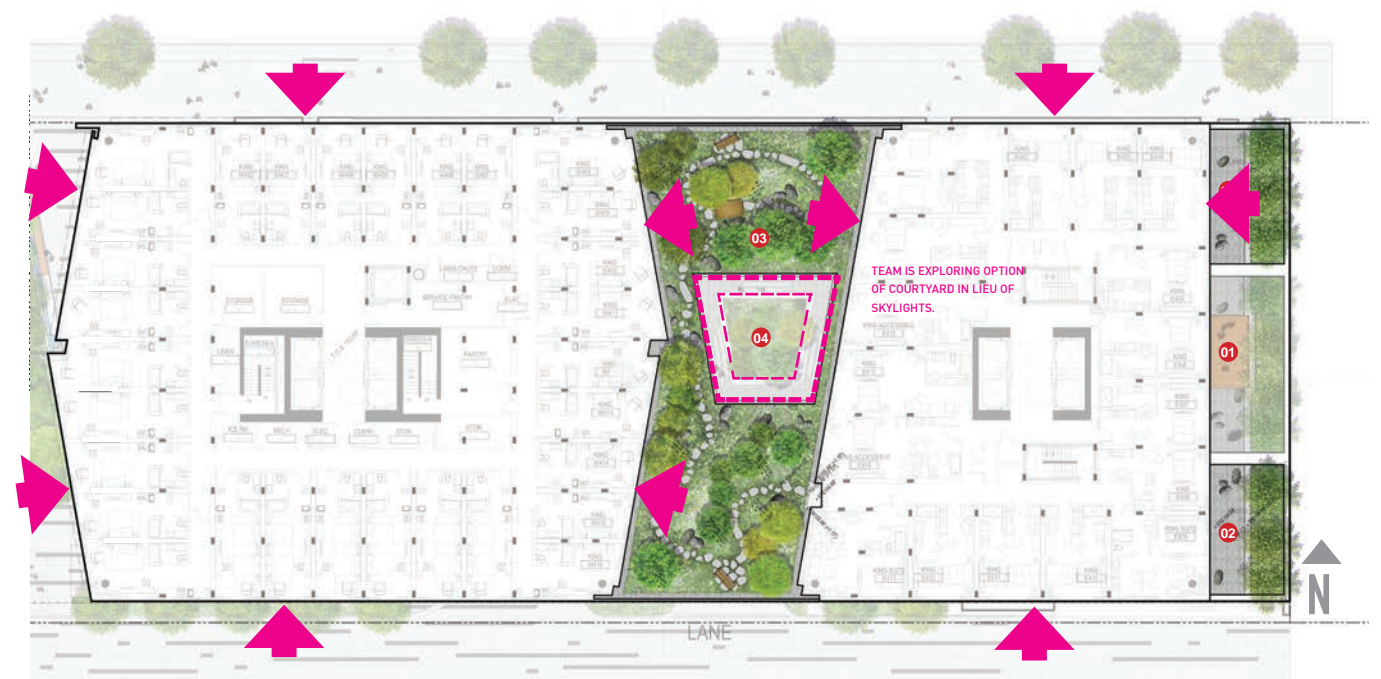
application of printed ceramic frit/digital printed frit cooling costs and the danger to birds can be reduced. The application of frit offers artists a canvas to do more than ‘beautify the building’.

888 West Broadway will provide opportunity for an artist to be engaged to develop the concept, imagery and technical design on to the exterior glazing.

The exterior glazing is a significant and important tableau for an artist, and for the building – it is an opportunity for a highly visible artwork that might be viewed from all directions on a contemporary architectural landmark in the heart of what will be the development of a new Great Street in the city of Vancouver.



Opposite:
Plan frit glazing locations
on sample tower floors



PRECEDENT PROJECTS TO ILLUSTRATE ARTISTIC APPLICATIONS OF FRIT EXTERIOR GLAZING

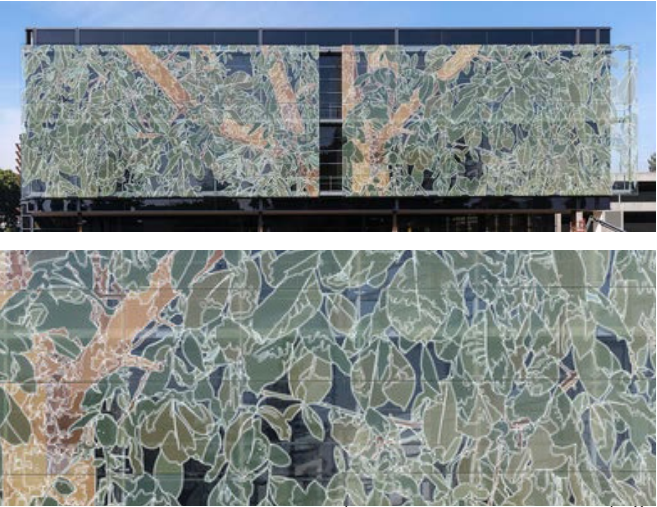
RBG by Michael Lin
1108 Pendrell Street, Central Presbyterian Church, Vancouver, B.C.

The artwork consists of fritted glass that wraps around all four elevations of the building



Photo: Vancouver Public Art Registry

Grove, Sunnyvale, CA
Stephen Galloway, Artist



<https://www.pinterest.ca/leedyee/glas-frit/>

Liupanshui Imperial art Academy Building
Liupanshui, Guizhou, Turenscape Co. Ltd



Photos: <https://www.turenscape.com/en/project/detail/4669.html>

Opposite:
Utrecht Library
Utrecht, Weil Arets Architects
Photo: <https://www.archdaily.com/136377/utrecht-library-wiel-arets-architects>

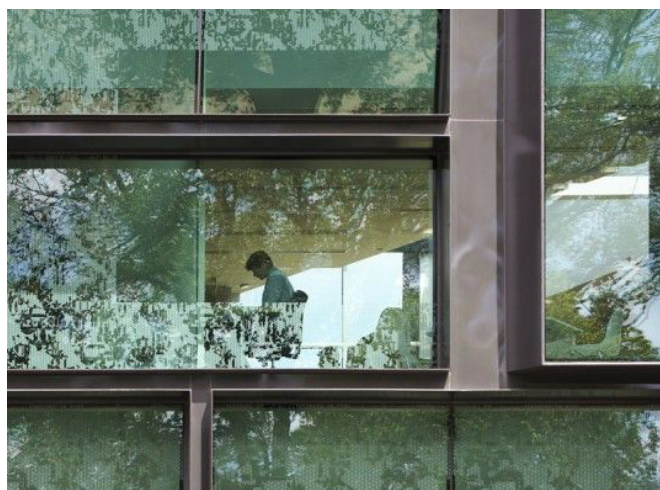




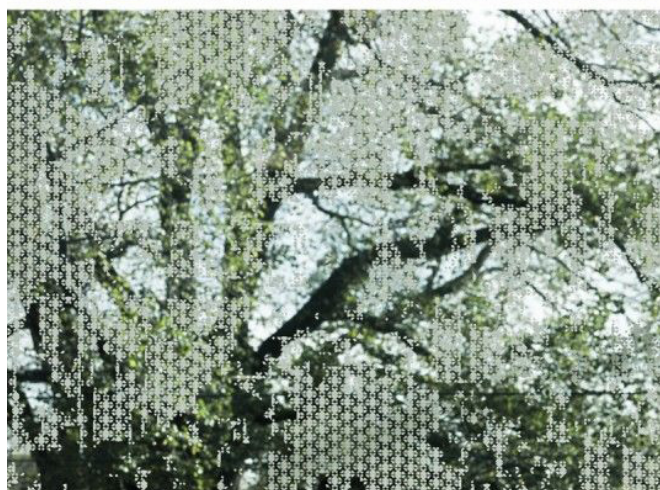
Toronto, Snohetta

Photo: <https://www.architecturalrecord.com/articles/10223-ryerson-university-student-learning-centre>

Nigel Peck Centre for Learning and Leadership
Victoria, Australia John Wardle Architects

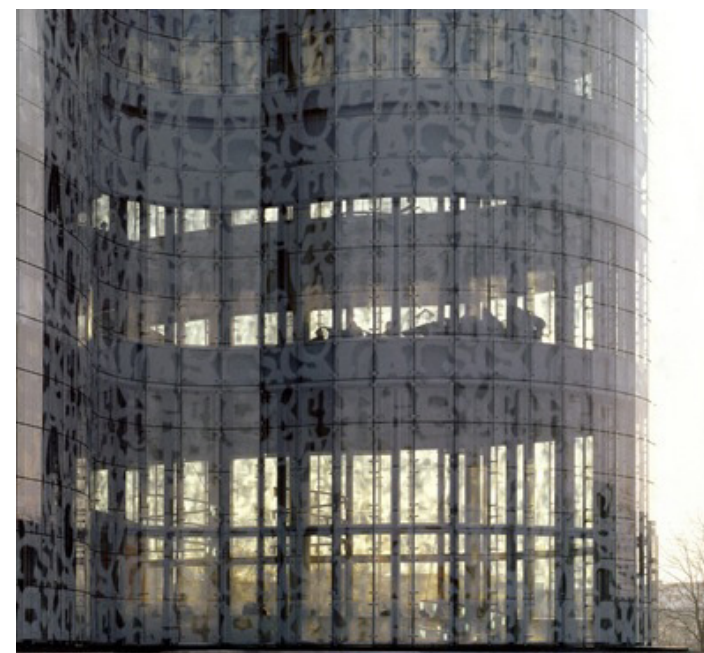


<https://www.johnwardlearchitects.com/projects/nigel-peck-centre-for-learning-leadership/>



Opposite:
Cottbus Technical University Library
Cottbus, Brandenburg, Germany, Herzog & de Meuron

Photo: <https://en.wikiarquitectura.com/building/cottbus-technical-university-library-ikmz/>



PUBLIC ART PROJECT PARAMETERS

PUBLIC ART OPPORTUNITY 1 • BUILDING FACADE

This opportunity is tailored for an artist/artist team who is interested and willing to work collaboratively with the project team (developer, design team and construction team) in the artistic and technical development of their concept. The design process is iterative and involves multiple stakeholders (the client/developer, the architect, the flagship hotel lessor). The artist will need to respond to technical requirements such as the City of Vancouver Building Code and the Green Building Policy for Rezoning in the development of the artwork. The Arno Matis Architect will provide artist(s) with the technical information necessary to meet the Code and requisite policies; and, will provide reviews and guidance throughout the design process. In addition to addressing technical requirements artist(s) may be required to respond to stakeholder concerns.

The artist will develop their concept and provide design input in the technical development and will assist the architect with oversight in regards to the fabrication and installation details and quality of the finished work.

Preliminary design guidelines:

1. North Façade: Less frit pattern (to accommodate views to mountains);
2. South Façade: More frit pattern (to facilitate shading);
3. East/West Facades: Double-sided frit pattern, (as this will block overlook to the neighbouring building, allowing patrons to look OUT to views);
4. Limited colour palette up to two colours

5. Glazing material will not be low iron and will have a green cast.
6. Multi-Stakeholders: Please remember this must be approved by the Client, City, AMA, AND the hotel Flag which is a large global brand (not yet announced). The artist must be able to work collaboratively with the group to make the facade work.
7. Cost is a factor. Developing strategies such as mirroring to reduce costs as part of a value engineering process may be required of the artist.
8. Energy modelling requirements for SHGC will play a role in the determination of frit density. Arno Matis Architect will provide the technical requirements for the concept development phase of the selection process.

(The SHGC is a ratio between 0 and 1. SHGC = 0 means none of the incident solar gain is transmitted through the window as heat and SHGC = 1 means all of the incident solar energy is transmitted through the window as heat. A window with a SHGC of 0.6 will admit twice as much solar heat gain as one with a SHGC of 0.3.)

9. The exploration of whether to use a digital ceramic print (full image shown on the Arno Matis rendering) or silkscreened ceramic frit with a limited number of repeating screens may be an initial consideration of the artist as part of their concept and/or a requirement of the project because of costing. Arno Matis Architect will work with the artist in the development of the final approach.

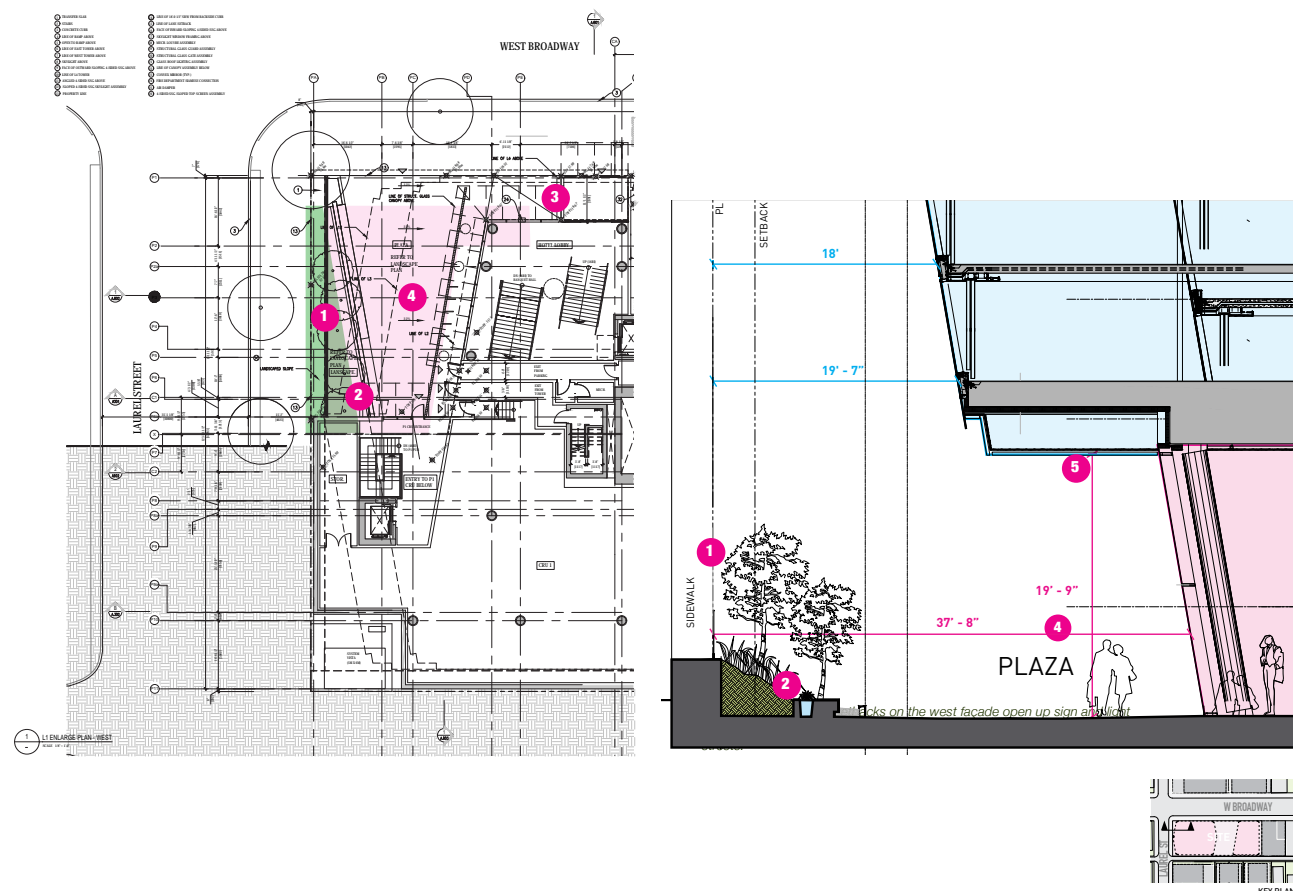
PUBLIC ART OPPORTUNITY 2 – LOWER PLAZA AT BROADWAY + LAUREL STREET

The lower plaza offers several different two and three-dimensional artwork opportunities, including one or more of the following standalone or interconnected locations for artworks. The proposed opportunity is a relatively standard offer to artists.

The public art opportunity in the lower plaza is an opportunity to realize a single, or multiple artworks; standalone, sculptural and/or integrated into the architecture and landscape architecture.

The location for each of the opportunities are represented on the plan below:

1. The screen along the Laurel Street sidewalk
2. The landscaped planter with seating wall at Laurel Street
3. The waterfall wall at the hotel entry vestibule
4. Plaza paving
5. Canopy soffit



PUBLIC ART OPPORTUNITY 2 – LOWER PLAZA AT BROADWAY + LAUREL STREET

A site-specific public artwork, or series of artworks, may be installed in whole or as part of the art project. The artwork(s) may be located in, or on the:

- Plaza
- Screen between the planter and the Laurel Street sidewalk
- Landscaped planter along Laurel Street
- Waterfall wall at the hotel entry vestibule
- Canopy soffit

And, may consist of:

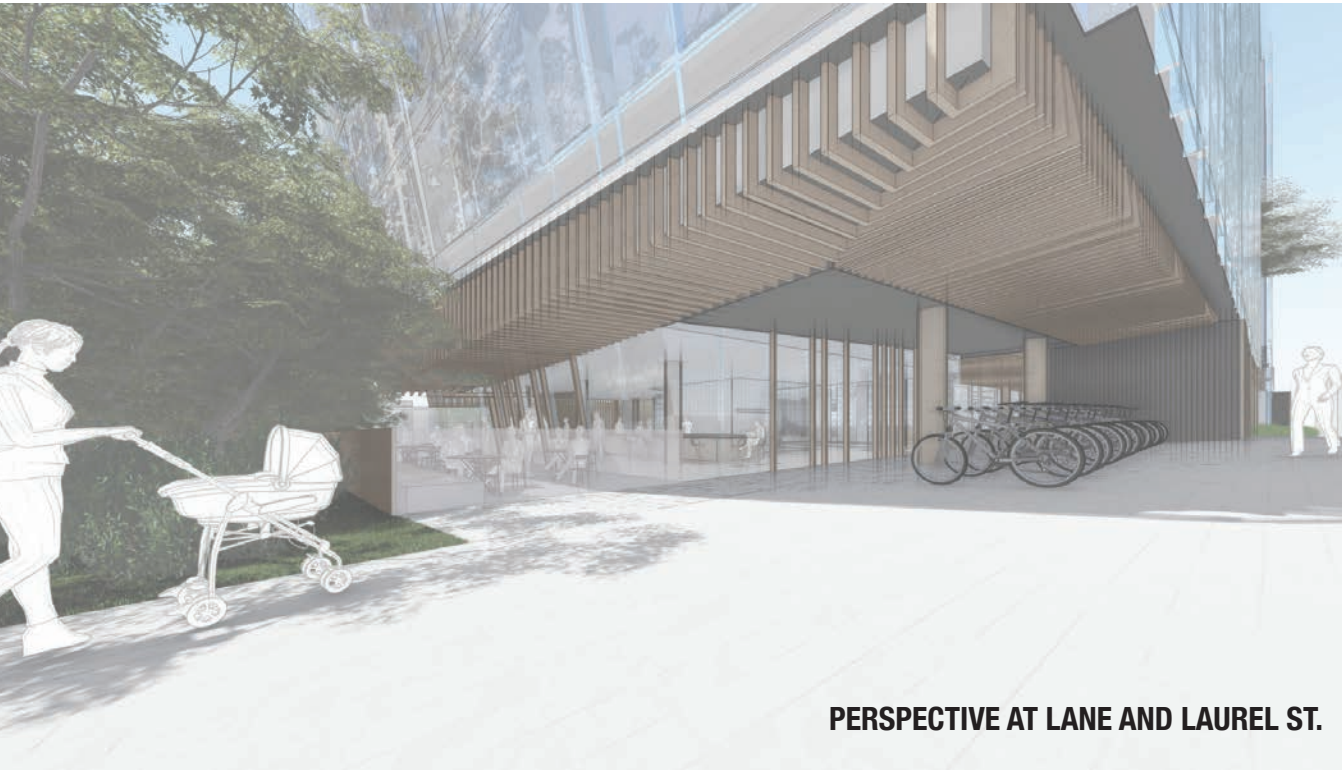
- Free-standing sculpture(s);
- Two or three-dimensional artworks, lighting and sound;
- Sculptural or other features integrated into the landscape/architectural structures such as the waterfall wall, screen, the planter
- Two or three-dimensional artworks Integrated into and in lieu of standard functional elements such as the paving, screen, benches.
- Lighting

Project parameters (to be established and decided in collaboration with consultant team):

1. Weight limits Plaza
 - Planter and screen
 - Waterfall wall
 - South wall to upper plaza

2. Depth limit for foundation
 - Plaza
 - Planter
3. A clearance of at least 2 metres must be maintained between any other element (e.g. parked bicycles, bench, planter) in the plaza and a sculpture.

4. Artists will need to consider requirements for public safety, vandalism issues, neighbourliness, and the permanence of the artwork at each stage of the process (i.e. from concept to installation).



PROPOSED SELECTION PROCESS

A two-phase selection process is proposed for the 888 W. Broadway hotel development project:

Phase 1- Public call

- An open call will be posted for professional artists (as defined by Canada Council)to submit expressions of interest and their qualifications for one or both of the public art opportunities.
- The selection panel will review the submissions and select up to 3 artists/artist teams for each of the two opportunities

Phase 2 – Limited competition

- Up to six artists will attend a project briefing meeting, submit and present their proposed concept.
- The selection panel will rank the submissions and recommend 1-2 artist/teams to be contracted to realize one or both public art opportunities.

At the start of Phase 2 - Limited Competition phase shortlisted artists will be provided with detailed project parameters and base building budget allocations for the integrated public art opportunities.

Selection Panel Composition

A seven, or five, member panel will be engaged to shortlist and rank the artist proposals.

The five member panel will be composed of a majority community and art professionals; will be culturally diverse, gender balanced and include stakeholder and/or community representation. Selection Panel memberswill be invited to participate on the panel on approval of the Public Art Plan.

3 -community and professional art representatives:

- Derrick Chang – Curator, Executive Director - Centre A Gallery
- Karen Love – Curator, art professional
- Whitney Brennan - Curator and VGH-Fairview resident

2 – project team representatives

- Arno Matis, Architect AIBC - Project Archtiect
- Chris Phillips, Landscape Architect - Project Landscape Architect

The community and professional art representatives will be paid an honorarium for the work on the panel unless their organization supports the process.

The honorarium will conform to Canada Council/Carfac panel fee guidelines.

The final list of selection panel members will be provided to the Dity of Vancouver prior to the start of the Call to Artists.

List of alternate panel members:

- Andrew Gruft– Architectural educator/Art photography collector
- Babak Golkar – Artist
- Chris Dikeakos – Artist and Photographer
- Claudia Beck – Art photography collectors
- Colin Browne – Film educator, writer
- Devon Knowles – Artist and educator
- Grant Arnold – Curator
- Greg Girard – Photographer
- Justin Ramsey – Assistant Curator – Polygon Gallery
- Karen Love – Curator, art professional
- Marian Penner Bancroft – Photographer / Artist
- Michael Perlmutter – Architectural photographer
- Robert Kezière – Art photographer

PROPOSED BUDGET

(Subject to adjustment)

Per the City policy onsite artwork budgets are divided into artwork costs and process costs as follows:

Artwork Costs	Process (soft) Costs
<ul style="list-style-type: none">▪ Artist fees, travel and accommodation▪ Artwork fabrication and installation▪ Shipping, storage, insurance▪ Site preparation necessary for the artwork▪ Funds deposited to the City Public Art Maintenance Reserve	<ul style="list-style-type: none">▪ 10% civic program contribution▪ Public art consultant fees▪ Detailed Public Art Plan preparation▪ Artist selection costs including panel fees and shortlist expenses▪ Community consultation▪ Project documentation

No funds are required to be deposited to the City Public Art Maintenance Reserve as all the proposed opportunities are within the property lines.

The legal agreement includes consideration be given for the value of an artwork that is integrated into architectural/landscape elements such as fenestration, screens, paving etc. as well as elements such as lighting that are installed to support the display of the artwork. Building budgets for specific elements are very much in flux in the early stages of a project. The public art consultant will provide the City of Vancouver (Public Art) the budget for the specific base building elements offered as integrated art opportunities prior to the start of the second phase of the selection process- the proposal phase by shortlisted artists.

The development permit submission shows a total floor area of 364,278 square feet. At the current rate of \$1.98/sq. ft. the public art contribution budget is \$721,270 and allocated as follows:

The public art budget will only be used for artworks or artists selected through the approved process and not for artwork proposed by project design professionals. Artwork that is integrated into building elements will be valued for the incremental increase in cost for the building element the artwork is incorporated into.

PROPOSED BUDGET BREAKDOWN

ITEM	AMOUNT	SUB-TOTAL	% OF TOTAL CONTRIBUTION
Total Contribution	\$721,270		100.0%
10% COV public art contribution	\$72,127	\$72,127	10.0%
Artwork Costs Budget	\$515,913		71.5%
Artist and design fees	\$103,913		
Fabrication, installation and/or value added	\$412,000		
Total Artwork costs		\$515,913	
Artwork Process Costs Budget	\$75,500		10.5%
Artist Honoraria (up to 3 for façade (+plaza), up to 3 for plaza (+ façade))	\$15,000		
Panelist Honoraria and other costs	\$4,500	\$19,500	2.7%
Public Art Consultant	\$56,000	\$56,000	7.0%
Total Artwork Process Costs		\$75,500	
Owner's Contingency*	\$57,700	\$57,700	8.0%
Total Public Art Contribution		\$721,270	100%

* The Owner's Contingency will be used to support the delivery of the public art project. Any amount remaining in the contingency will be given to the artist(s). The Owner will provide a full accounting of how the public art obligation was expended in the final report provided to the City.

SCHEDULE

(All dates are approximate and subject to change)

The schedule will be adjusted to suit the project schedule so as to align the public art project implementation with the design and construction schedules.

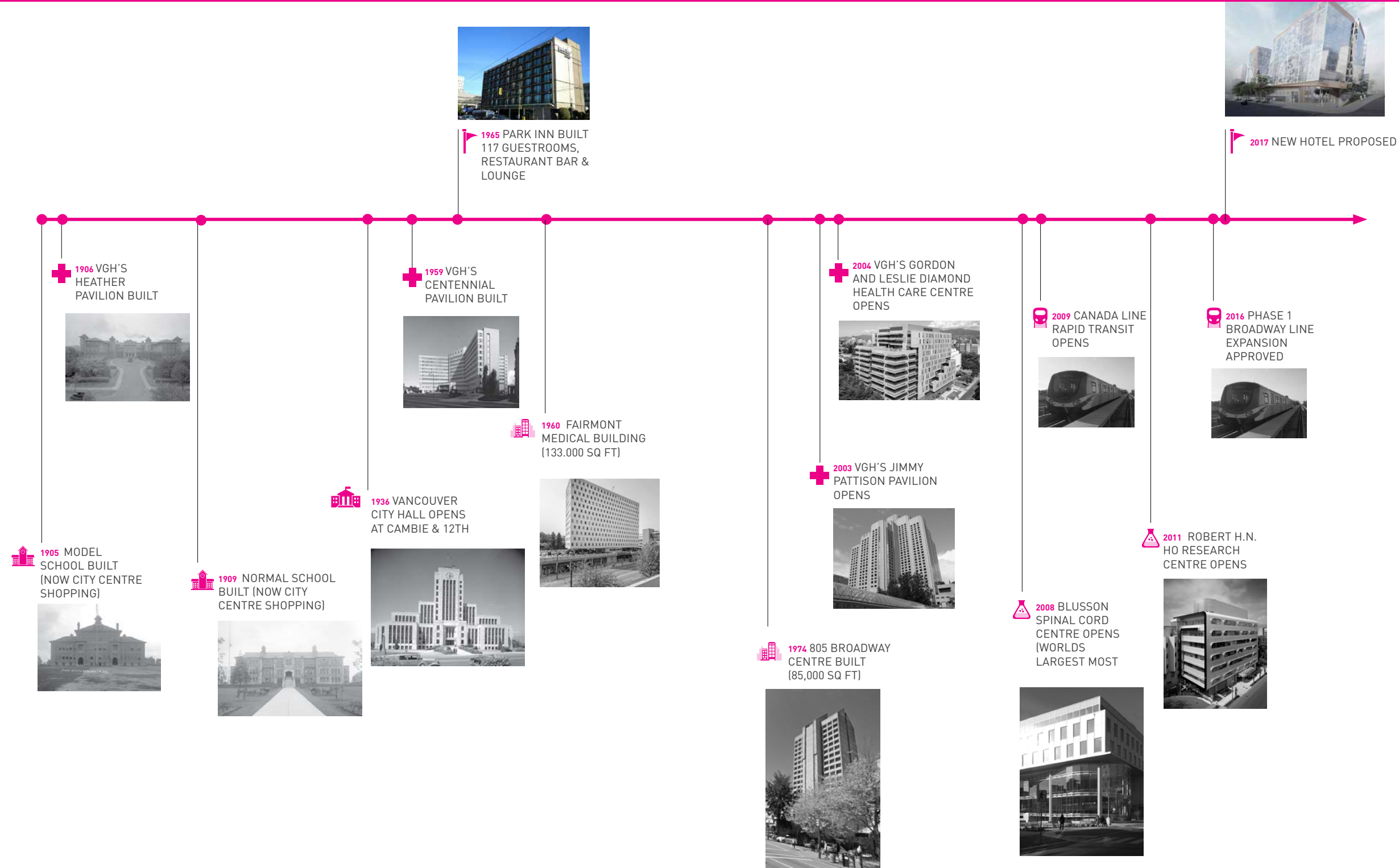
The integration of art into the project functional elements such as glazing, paving and wall and screen systems and limit the amount of redesign and extra costs attributable to the public art budget will require the timely involvement of the artist.

Development Permit Application.....	May 2020
Public art planning	May-September 2020
Selection Process	September-December 2020
Artists Contracted.....	January 2021
Building permit application	December 2021
Construction	November 2021-Dcember 2024

APPENDICES

- APPENDIX 1 - Architectural history
- APPENDIX 2- Abbreviated Timeline
- APPENDIX 3 - City of Vancouver Broadway Plan Guiding Principles
- APPENDIX 4- Reference + Resources

APPENDIX 1 ARCHITECTURAL HISTORY



APPENDIX 2 ABBREVIATED TIMELINE

False Creek and the Fairview Slopes area were a forest of huge fir trees less than 100 years ago. The False Creek area is traditional, ancestral, unceded territory of Squamish, Musqueam and Tsleil-Waututh people and it was inhabited seasonally for fishing and hunting, long before the creation of a permanent village (the village of Seḥákw or səḥaʔqʷ is just west of where Granville Bridge is now). Indigenous peoples were the only residents of Fairview until the 1860s, and the area was covered in forest until logging began in the 1870s in order to feed Hastings Mill. False Creek was an intertidal zone, and a rich source of food.

History Timeline – Fairview and South False Creek

1872	Access across False Creek provided by a bridge at Main St. (False Creek extended east roughly 1 km further than it does today)
1887	<p>CPR (Canadian Pacific Railway), at the request of Vancouver City Council, agreed to locate its Pacific terminal yards on the North side of False Creek. The forest was replaced-by shipbuilding yards, sawmills, shingle mills, and various woodworking plants.</p> <p>In the summer of 1887 CPR surveyor Lauchlan Hamilton oared his wooden canoe south across False Creek to pitch a tent on the forested south slope. While plotting road survey lines through the bush he looked back across the water at the brand new city of Vancouver rising against the backdrop of the imposing north shore mountain range, and determined the new subdivision should be called “Fairview.”</p>
1889	The first Granville Bridge opened followed by the first Cambie Bridge in 1890. 7th Avenue was the only east west connection across from Mount Pleasant west to Centre
1890	A new ‘suburb’ called Fairview created with the creation of the “Tree Streets” running north south between the new east west street 9th Avenue (now called Broadway Avenue) and 6th Avenue
1891	<p>An “interurban” electric railway was built along a 20 km route between New Westminster and Vancouver. This was the first intercity electric railway in North America.</p> <p>The Fairview Beltline streetcar service began, traveling from downtown over the Granville Bridge and along what is now Broadway, spurring housing development in the area.</p> <p>The street railway company (predecessor of the BC Electric) ran a single-track on a trestle on the east side of the bridge for the “Fairview Belt Line” which connected Granville Street, 9th Avenue (now Broadway) and Main Street with downtown, hoping it would help spur development, which it did.</p> <p>Fairview Slopes, which overlooks False Creek from the south, began to develop following the construction of the Fairview Beltline and the opening of the Granville and Cambie Street bridges.</p>
1902	The City purchased 5.5 acres (two city blocks) from the CPR for \$5,500 for a new hospital at 10th Avenue and Heather Street. Land was in demand for residential development during these years and a number of substantive homes were built in the area.

1909	(Broadway): Created at the turn of the 20th century, along with other gridded roads south of False Creek, to meet the needs of an expanding population in Vancouver. The name of the route was changed from 9th Avenue to Broadway in 1909, at the behest of merchants around Main Street (at that time the hub of Vancouver commerce), who felt that it bestowed a more cosmopolitan air. Commercial establishments originally spread out around the intersections of Cambie and Main Streets, while the character of the rest of the route remained predominantly single-family dwellings.
1915:	Filling in of “The Flats” (East end of False Creek, at Main St.) began, utilizing a variety of materials from nearby districts including landfill from development projects, scrap lumber and bricks from surrounding mills, and general industrial waste. Completed by 1917. (The bridge at Main St. was no longer needed)
1916	Granville Island was created from soil dredged from False Creek.
1928	CPR and provincial government swapped land to give each consolidated holdings, the CPR on the north side and the province on the south side. False Creek had been useful for the shipping industry during the Second World War but was considered an industrial backwater once the city began to rebuild in the late 1940s. From the early 1920s to the early 1960s, Fairview Slopes was zoned for 3 storey apartments and throughout the 1950s, the area south of Broadway developed as an apartment district.
1954	New Granville Bridge opens, replacing a 1909 bridge that itself replaced an 1889 bridge. This is the current bridge connecting South Granville/False Creek south to downtown.
1968	Another land swap, through which the City acquired the land from the province, prepared the way for the present residential and recreational development and marked the beginning of another transformation.
1970s:	<p>A time of dramatic change for both False Creek and Fairview Slopes. Based on the recommendations by citizens, two advisory review panels, and City staff, policies which laid out guidelines for redeveloping False Creek were adopted by City Council in 1973.</p> <p>The new City policy required a range of housing to provide a social mix that reflected the City's income and social composition. The City also decided to keep ownership of most of South False Creek.</p>
1972	<p>The area was rezoned in 1972 from industrial to residential/commercial. Fairview Heights, a small fifteen-block area extending south of Vancouver Hospital and Health Sciences Centre (formerly Vancouver General Hospital), was rezoned in 1984 from a duplex to a low-rise apartment zone.</p> <p>Since then the area has been extensively redeveloped providing additional housing opportunities for those employed in the downtown core and with Vancouver Hospital. Today, many residents are still employed by Fairview's medical centres, which are clustered around Vancouver General Hospital, including the B.C. Cancer Agency, the B.C. Cancer Research Centre and the B.C. Centre for Disease Control.</p>
1990s	(Broadway): The agency then responsible for public transit in Greater Vancouver — BC Transit — introduced an express bus route, the 99 B-Line, to help reduce congestion. It is anticipated

that the SkyTrain’s Millennium Line will be extended to Central Broadway by 2025; the extension is expected to connect with Canada Line at Broadway-City Hall Station, at the intersection of Broadway and Cambie Street.

A station will also be located on the north side of Broadway at Laurel St. to provide access to VGH (2025?)

2018 Granville Island in partnership with Art Smash, commissioned nine new murals beneath the Granville Street Bridge, including pieces by Musqueam artist Debra Sparrow, which are painted on two pillars of the bridge

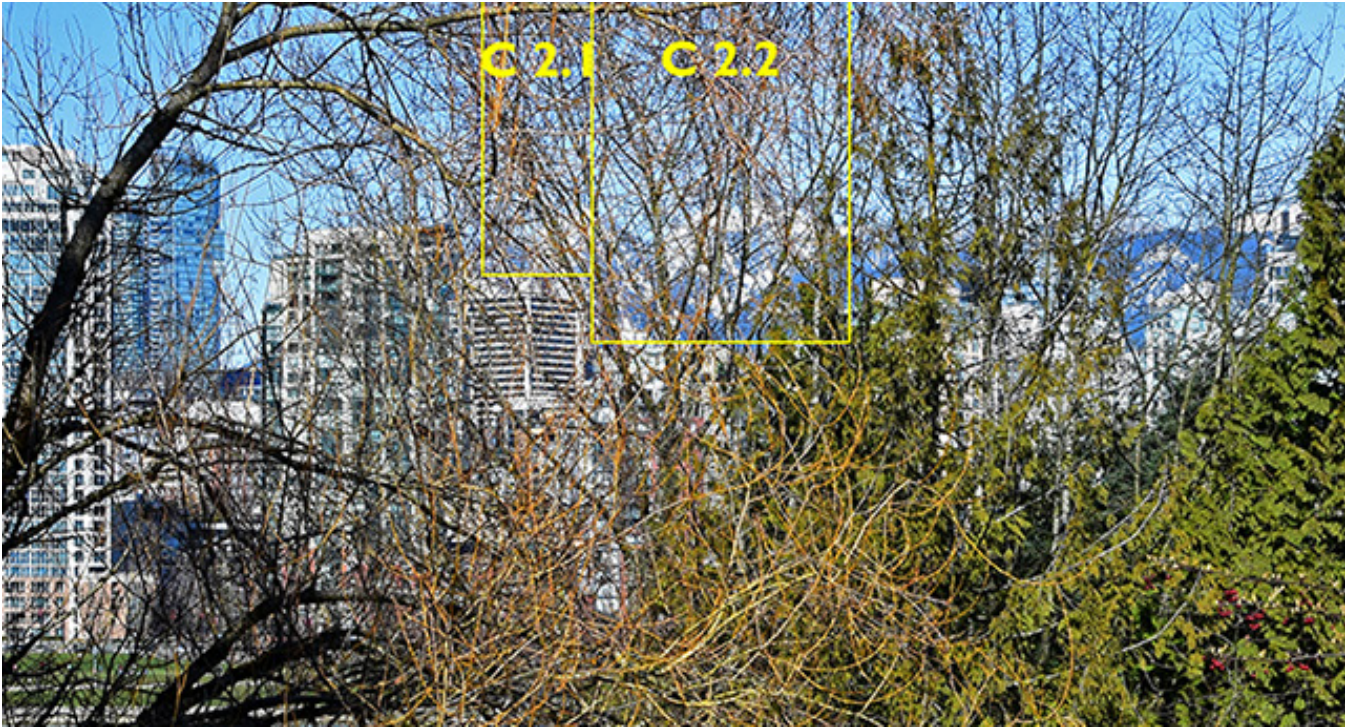
898 West Broadway - Former location of the Fairview Pub

- Fairview Pub was a local live music venue from the mid-1980s to 2020.
- Over the years many acts of various genres played for a regular crowd, a mix of locals and visitors staying in the next-door Park Inn hotel, often those with friends or family as patients at the VGH (Vancouver General Hospital) located just around the corner. Acts included Rez Blues, Incognito, Big City Soul, Arsen Shomakhov, Billy Dixon Soultrain Express, Cannery Row, Joe Louis Walker...
- Every Monday night, Nimkish, a talented Indigenous songwriter hosts an open mike for aspiring young musicians at the Fairview.
- Brickhouse, a widely known blues-funk band played at the Fairview since the early ‘90s.
- *“What’s interesting about the Fairview is not only is it a live music venue, it’s a hotel pub situated close to the VGH. There is a strong community connection between the Fairview pub and the hospital... For VGH patients struggling with terminal illnesses, live music venues provide relief from hospital life that can create a sense of community for patients and their families.” – Taylor Simone, The Georgia Straight*

Laurel St Landbridge: (Crosses 6th Ave and train tracks at Laurel St)

- The Laurel Street land bridge connects Fairview Slopes with Charleson Park, the False Creek seawall and False Creek Elementary School across busy 6th Avenue and the old “south shore line” of the B.C. Electric Railway. It links the amenities of False Creek with Fairview Slopes, which has little open space.
- The bridge was part of Phase I of the development of the south shore of False Creek in the mid-1970s, an innovative, imaginative project that set the tone for the modern, 21st-century city. Coordinating architects Thompson, Berwick, Pratt and Partners prepared a preliminary scheme of residential enclaves including a wide variety of housing types for a diverse population. Various architects designed blocks of condominium townhouses, co-operatives and apartments for the sites.
- The landbridge leads to a viewing platform at the North end of the bridge, above the Charleson Park waterfall and pond. The view includes: The Lions which are prominent but the lower elevation of Brunswick Mountain may also be seen. This vantage provides a secondary window to the Lions. (Image below shows Sections

C2.1 and C2.2 allow views of Crown Mountain, the Camel, and Beauty Peak. Although these views are partially obscured by vegetation, regular park maintenance could restore the established view.)



Choklit Park + Purdy’s Chocolates

- Richard Carmon Purdy was born in London, Ontario in 1878. He began his career as a barber, but soon began dabbling with candy-making. He began experimenting in his kitchen, and by the time he moved west to B.C. he had assembled a pocketful of personal chocolate recipes.
- In 1907, Purdy opened his first chocolate shop at 915 Robson Street, which was fast becoming the new heart of the downtown shopping district. He claimed that his stores were the first in Vancouver to introduce ordering by telephone.
- By the 1940s, his son Frank (who had taken over the business) needed to expand to a larger facility for the chocolatiers to work. He acquired a former cafeteria building on West 7th Avenue in Fairview Slopes in 1949. This plant stayed in operation until the early 1980s. The old building on West 7th is now a renovated private residence, while Choklit Park stands in recognition of more than 30 years of Purdy’s in the area.
- The idea of Choklit Park was sparked in 1969 when Purdy’s ran into problems with its awkward loading facilities. Access to the building was by a narrow and steep driveway beside the factory. Truck drivers didn’t like backing down it because their unsecured loads would often tip over. If Purdy’s could create a circular driveway, where the trucks could drive down, swing out and back up to the factory loading bays, their problem would be solved.

- The area around the factory on West 7th was a bleak mix of industry and residences, with no parks for local kids. Co-owner Charles Flavelle felt that the neighborhood children would benefit from a safe play area. If Purdy's could build a new driveway on the city's unused street end and add a park to the small wooded area next to the factory, the result would be a win for all. Charles's request to lease the undeveloped site was approved by City Council, on condition that "Purdy's shall be responsible for the creation of a children's play area".
- Flavelle obtained an Opportunities for Youth grant of \$5,000 from the federal government and hired "a gang of five hippies," four men and a woman, to design and build the playground. Working with them, he supplied some of the materials, supplementing them with driftwood and scrap lumber that were imaginatively integrated into the play structures. The park was complete by the end of the summer of 1970 and soon became a huge draw for the neighbourhood and for people from many other parts of the city. The success of Choklit Park mirrored a similar park established at the street end of Carolina on the Mount Pleasant escarpment built around the same time. Both Fairview Slopes and Mount Pleasant were home to many single mothers with children, living in rooming houses with little access to play space.
- When Purdy's moved to its new West 7th factory, it was one of a handful of businesses to locate on the steeper blocks of Fairview Slopes, then part of the light-industrial zone around the south side of heavy-industrial False Creek. Most other businesses chose flatter sites north of Fourth Avenue west of Fir Street and in lower Mount Pleasant east of Cambie. Flavelle also managed to acquire a small brown-shingled house, built by architects Dalton & Eveleigh on the east side of the street end in 1914, to use as offices for his company. The street end at that time was just a patch of bush. (The house had been renovated and used as offices by Rhone & Iredale Architects, who moved to a larger house across the street; it has since been demolished. It was used for six months, in the period before Flavelle obtained it, as the office for the team of architects from Thompson Berwick & Pratt, headed by Paul Merrick, who were studying all the options for False Creek redevelopment.)
- Purdy's Chocolates moved to larger premises at the corner of Kingsway and Earles in 1982. For a while, Flavelle continued to visit and maintain the park, but the area was changing. Becoming part of the city's park system, Choklit Park evolved into the passive design that remains today.
- **Vancouver General Hospital (899 West 12th Ave)**
- Plaque: *Vancouver's first hospital facility was a tent destroyed during the great fire of 1886 which was replaced by a hastily erected 9-bed wooden structure. In 1888 the first City Hospital was built of brick on this corner lot between Pender, Beatty and Cambie Streets, on land acquired from the Canadian Pacific Railway.*
- The City Hospital grew to a 50-bed compound of brick buildings with open wooden balconies, surrounded by picket fences and gardens. It was replaced in 1906 with the newly built Vancouver General Hospital. The original buildings on this site were demolished in the 1940s.
- Vancouver General Hospital (locally known as VGH, or Vancouver General) is a medical facility located in Vancouver, British Columbia. It is the largest facility in the Vancouver Hospital and Health Sciences Centre (VHHSC) group of medical facilities. VGH is Canada's second largest hospital, after The Ottawa Hospital.

- VGH is the largest hospital in British Columbia, offering specialized and tertiary services to adult patients (18 and above) in Vancouver. The hospital accepts patients referred from other parts of the province requiring highly specialized services. Approximately 40% of the hospital's cases come from outside the Vancouver region. Vancouver General Hospital is an internal medicine hospital, with pediatric and maternal care services in the Vancouver region being offered by BC Children's Hospital and BC Women's Hospital & Health Centre.
- In addition to providing specialized and tertiary medical services, VGH is also a teaching hospital in affiliation with the University of British Columbia Faculty of Medicine, providing training and advanced education to students from all disciplines. Unique in Canada is the Gordon and Leslie Diamond Health Care Centre at VGH which includes the UBC Faculty of Medicine facilities. The facility houses teaching space for about 250 third and fourth-year medical students and 500 postgraduate residents, and nine Faculty of Medicine programs as well as the UBC medical school library.
- Vancouver Coastal Health (VCH) is responsible for all operations at Vancouver General Hospital.
- The Canadian Pacific Railway (CPR) first opened in 1886 a nine-bed tent, its primary use to treat railway workers.
- On June 13, 1886 (The Great Vancouver Fire), a fire destroyed the tent hospital and by July, a new, one-storey building was built.
- In September 1886, the City of Vancouver took over the facility, which became the City Hospital.
- In 1888, located at the southern edge of the original Gastown settlement, a 35-bed hospital
- opened, as the tent infirmary became too small. The upstairs ward was for female patients, the downstairs ward for males.
- In 1899, the Vancouver City Hospital Training School for Nurses was opened.
- In 1902, British Columbia provincial legislature transferred control from the city's board of health to a board of 15 directors. Vancouver City Hospital was renamed to Vancouver General Hospital.
- In 1906, in Fairview Ridge, overlooking False Creek, a new building, the Heather Pavilion, began housing staff and patients.
- The University of British Columbia Medical School opened clinical facilities at VGH in 1950.
- In 1959, VGH opened the "Centennial Pavilion" (named in commemoration of the centennial of the founding of British Columbia as a British Crown colony, in 1858), which at the time was the largest part of the VGH facilities.

- In the 1960s, VGH build Canada's first intensive care nursery, equipped with the first effective apparatus used for natural breathing in infants with respiratory failure.
- In 1996, VGH opened the first three floors of its newly constructed Laurel Pavilion. In 2000, the Laurel Pavilion was renamed to the Jim Pattison Pavilion and construction of the final 12 floors began in 2001. The Jim Pattison Pavilion opened in 2003.
- In 2004, the ground-breaking for new Gordon and Leslie Diamond Health Care Centre began. This new building, adjacent to the Jim Pattison Pavilion, opened in August 2006 to provide acute day care services in a variety of areas.
- The Lung Centre specializes in the treatment of pulmonary conditions such as asthma, emphysema, chronic bronchitis, bronchiectasis, lung cancer, occupational and environmental lung diseases, sarcoidosis, pneumonia, tuberculosis, pulmonary hypertension and interstitial lung disease.
- The Blusson Spinal Cord Centre, the world's largest, most advanced and most comprehensive facility devoted to spinal cord injury research and patient care was opened in November 2008. The six-storey, \$45-million centre is home to ICORD (International Collaboration on Repair Discoveries), the Rick Hansen Institute and the Brenda and Davide McLean Integrated Spine Clinic and is a partnership of the University of British Columbia, the Rick Hansen Foundation, Vancouver Coastal Health Research Institute, and the VGH & UBC Hospital Foundation.
- The Robert H.N. Ho Research Centre, opened in September 2011, is a seven-storey, 69,350 sq ft (6,443 m2) facility that houses three of VGH's key research programs: the Vancouver Prostate Centre at VGH; the Centre for Hip Health and Mobility; and the Ovarian Cancer Research Initiative.

Fairview Belt Line ca. 1950

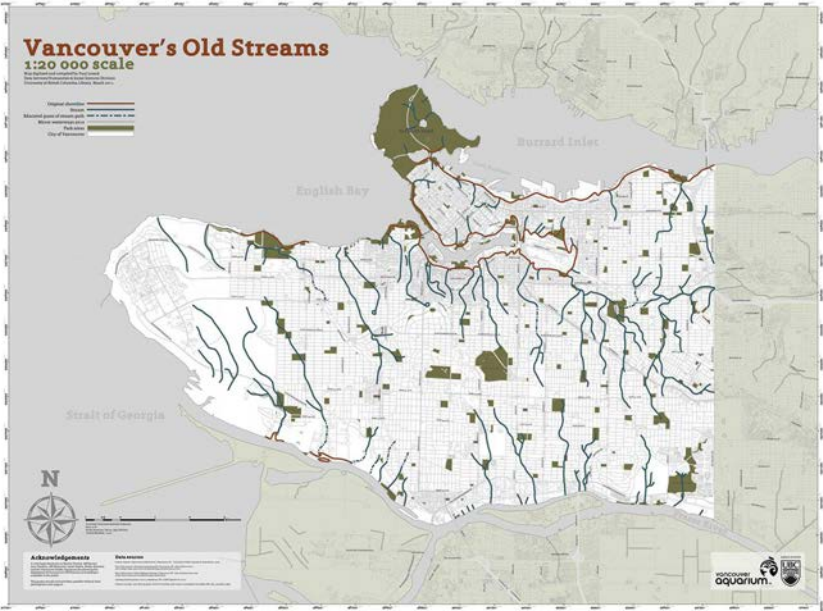


MP4Can be viewed by linking to <https://www.dropbox.com/s/gqbii0hsvdfi2d5/5e0d2ba1-780e-4bf0-ac79-1b073e8f20b5-2015-023.1%20copy.mp4?dl=0>

Hodgson, Kenneth A.
1 film reel (12 min., 29 sec.) : acetate, 18 fps, col., si. ; 16 mm
<https://searcharchives.vancouver.ca/fairview-belt-line>



Broadway Falls
Photograph shows flood water from the Heather Street Creek overflowing Ninth Avenue (Broadway)”
<https://searcharchives.vancouver.ca/broadway-falls>

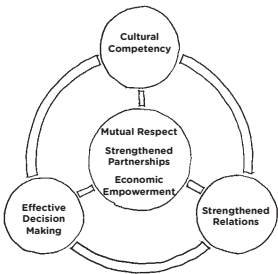


Underground streams
“Vancouver’s Old Streams”
Sheryl Adam, 2014; derived from Sharon Proctor’s Vancouver’s Old Streams, (1978)
https://www.fraserriverkeeper.ca/uncovering_the_mystery_of_lost_streams
<https://koerner.library.ubc.ca/blog/featured-digitization-project-vancouvers-old-streams/>

APPENDIX 3 CITY OF VANCOUVER BROADWAY PLAN GUIDING PRINCIPLES

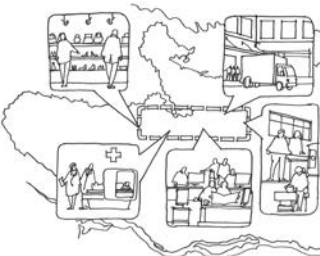
Broadway Plan Guiding Principles

As Endorsed by City Council



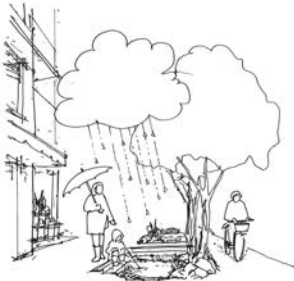
Support Reconciliation with First Nations and Urban Indigenous Peoples

The Broadway Plan area is within the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. It is also home to diverse Urban Indigenous communities. Musqueam, Squamish, and Tsleil-Waututh voices and visibility on the land should be supported, along with opportunities to support Indigenous peoples' cultures and art.



Foster a Robust and Diverse Economy

The amount and diversity of job space should be increased to strengthen Central Broadway as the Province's second largest jobs centre, particularly in the Uptown area. Industrial and mixed employment lands should be retained and foster an evolving creative economy. Key shopping villages and opportunities for small and local businesses should be enhanced, including new neighbourhood-serving shops and services.



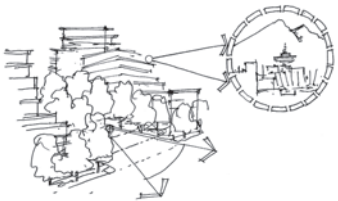
Demonstrate Leadership in Sustainability and Resilience

New development, streets, parks and public spaces should enhance neighbourhood environmental systems, reduce carbon emissions, and be sustainable and resilient to climate change. An integrated water management approach including green infrastructure should be used to capture, clean and reuse rainwater within watersheds, enhance the natural environment, and provide long term resilience as well as co-benefits such as public space or active transportation improvements. Innovative approaches to reduce carbon emissions in building operation and construction should be introduced, and zero emissions vehicles should be supported.



Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods

Leveraging the investment in the Broadway Subway, new housing opportunities (particularly purpose built market and below-market rental and social and supportive housing) close to transit should be expanded for a diversity of household types, incomes, and backgrounds, while retaining and reinvesting in existing older rental housing and with the goal that renters can remain in the neighbourhood at affordable rates. Neighbourhoods should be liveable and meet the needs of all ages, incomes and abilities and include amenities, jobs, shops, services, and community facilities and services (e.g. childcare and neighbourhood houses), as well as opportunities for arts and cultural activities. Residents should live within an easy walk or roll of their daily needs.



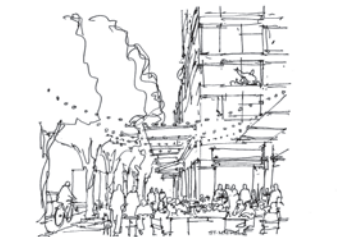
Encourage Contextual Design

New development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.), as well as the new Broadway Subway.



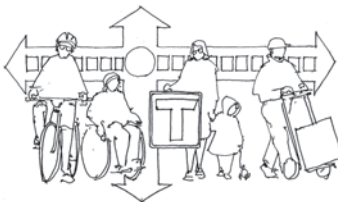
Recognize and Enhance the Area's Distinctive Neighbourhoods and Places

The distinctive qualities of neighbourhoods, such as green and leafy residential streets, shopping villages, and heritage and cultural resources, should be retained and enhanced, while integrating new housing and job space.



Enhance Broadway as a Great Street

Broadway should be enhanced as a street of special significance—a Great Street—with a series of unique and vibrant places to live, work, visit and play. Street design, new development, public spaces, and businesses should contribute to a delightful experience for everyone and lively gathering places, and help create distinct character areas along Broadway that also serve the local neighbourhoods.



Provide and Support Healthy Transportation Options

A network of Complete Streets should be created to provide people of all ages and abilities with high quality walking, cycling, transit and other shared mobility options, including strong connections to the Broadway Subway stations. Connections within and between neighbourhoods should be enhanced to provide direct access to shops and services, amenities, jobs and transit. Goods movement, loading and servicing needs should be supported.



Create and Enhance Parks and Public Spaces

Diverse places for public life should be integrated along key shopping streets and throughout neighbourhoods to foster walkability and human health, and create opportunities for social connection, cultural expression (e.g. public art), recreation and play, and access to nature. Parks and public spaces should respond to local context, such as unique views or adjacent businesses.

APPENDIX 4 REFERENCES + RESOURCES

- City of Vancouver Rezoning Applications – 878-888 West Broadway <https://rezoning.vancouver.ca/applications/878wbroadway/index.htm>
- City of Vancouver Broadway Plan - <https://vancouver.ca/home-property-development/broadway-plan.aspx>
- Bruce Macdonald, *Vancouver A Visual History*. TalonBooks, Vancouver, B.C., 1992
- Broadway Subway - <https://engage.gov.bc.ca/broadwaysubway/protected-view.aspx>
- Harold Kalman, Robin Ward, Exploring Vancouver: The Architectural Guide. D & M Publishers, Apr. 27, 2012. pp 56-57
- <https://pricetags.ca/2020/07/06/will-vancouvers-broadway-become-a-great-street/>
- <https://vancouver.ca/news-calendar/fairview.aspx>
- <http://www.sfu.ca/geog351fall02/gp8/fairview/index.html>
- <https://www.vancouverheritagefoundation.org/place-that-matters/japanese-nagaya-tenement-house/> <https://www.vancouverheritagefoundation.org/place-that-matters/granville-st-bridge/>
- <https://www.vancourier.com/community/vancouver-special/fairview/fairview-the-neighbourhood-at-a-glance-1.853309>
- [https://en.wikipedia.org/wiki/Broadway_\(Vancouver\)](https://en.wikipedia.org/wiki/Broadway_(Vancouver))
- <https://www.vancouverhistory.ca/chronology2.html> <https://www.vancourier.com/real-estate/new-hotel-proposed-for-fairview-pub-park-inn-site-on-westbroadway-1.23243451> <https://www.straight.com/news/1134656/taylor-simone-fairview-rezoning-threatens-live-music-venue-and-what-benefit-patients>
- <https://www.westerninvestor.com/news/british-columbia/huge-hotel-proposed-for-west-broadway-takes-next-step-1.23346177>
- <https://www.tourismvancouver.com/vancouver/history/>
- <https://www.vancouverheritagefoundation.org/place-that-matters/choklit-park/>
- <https://www.vancouverheritagefoundation.org/place-that-matters/laurel-st-landbridge/>
- <https://vancouver.ca/home-property-development/laurel-landbridge-protected-view.aspx>
- <https://www.vancouverheritagefoundation.org/place-that-matters/first-city-hospital/> <https://en.wikipedia.org/wiki/>
- Vancouver_General_Hospital#:~:text=Vancouver%20City%20Hospital%20was%20renamed,facilities%20at%20VGH%20in%201950. <https://vancouver.ca/home-property-development/laurel-landbridge->

PHOTO REFERENCE SOURCE

- City of Vancouver Public Art Registry - <https://covapp.vancouver.ca/PublicArtRegistry/ArtworkSearch.aspx>
- Vancouver Biennale - <https://www.vancouverbiennale.com/explore-art/2018-2020-artworks/>

