

Azizamalco Holdings Canada Ltd.

# 445 KINGSWAY DETAILED PUBLIC ART PLAN

445 KINGSWAY & 2935 ST. GEORGE STREET, VANCOUVER, BC

June 25, 2021

# TABLE OF CONTENTS

Introduction . . . . . 3

Project Details . . . . . 4

Project Contacts . . . . . 5

Context Map.. . . . 6

Site Plan . . . . . 7

Landscape Plan . . . . . 8

Shadow Studies . . . . . 9

Project Description . . . . . 10

Public Realm.. . . . 12

Historical & Community Context . . . . . 16

Public Art Context . . . . . 21

Public Art Opportunity. . . . . 25

Precedent Images . . . . . 28

Public Art Budget . . . . . 29

Public Art Timeline . . . . . 30

Community Engagement . . . . . 31

Selection Process . . . . . 33

# INTRODUCTION



*View of Mount Pleasant Neighbourhood*

445 Kingsway, prominently located fronting Kingsway at St. George Street in Vancouver's Mount Pleasant neighbourhood, presents an exciting opportunity to feature engaging public artwork. Fostering a variety of vibrant social activities, the development aspires to establish a welcoming public realm, creating numerous opportunities for diverse community interaction. Azizamalco Holdings Canada Ltd. is committed to hosting a captivating public artwork that speaks to the spirit and character of one of Vancouver's most cherished urban communities.

To ensure the highest quality and creativity of the public artwork, Azizamalco Holdings Canada Ltd. has chosen to pursue the Option A selection process, engaging the services of Ballard Fine Art Ltd. to provide public art consultation. The developer looks forward to working with the City of Vancouver and the selected artist to facilitate a dynamic public artwork that will contribute to the artistic and cultural landscape of Vancouver in a meaningful and enduring way.

## PROJECT DETAILS

PROJECT ADDRESS	445 Kingsway and 2935 St. George Street, Vancouver, BC
LEGAL ADDRESS	Lot 1, Block 132, District Lot 264A, Plan 21842; and Lot 2. Except Part in Explanatory Plan 6822, of Lot A, Block 132, District 264A, Plan 7272, and Lot 1 of Lot A, Block 132, District Lot 264A, Plan 7272
TOTAL FSR AREA	278,333.2 sq. ft. (25,858m <sup>2</sup> )
PUBLIC ART BUDGET	\$551,099.74

\*Note: Numbers are from 85% DP Submission drawings and are to be confirmed during design development phase.



# PROJECT CONTACTS

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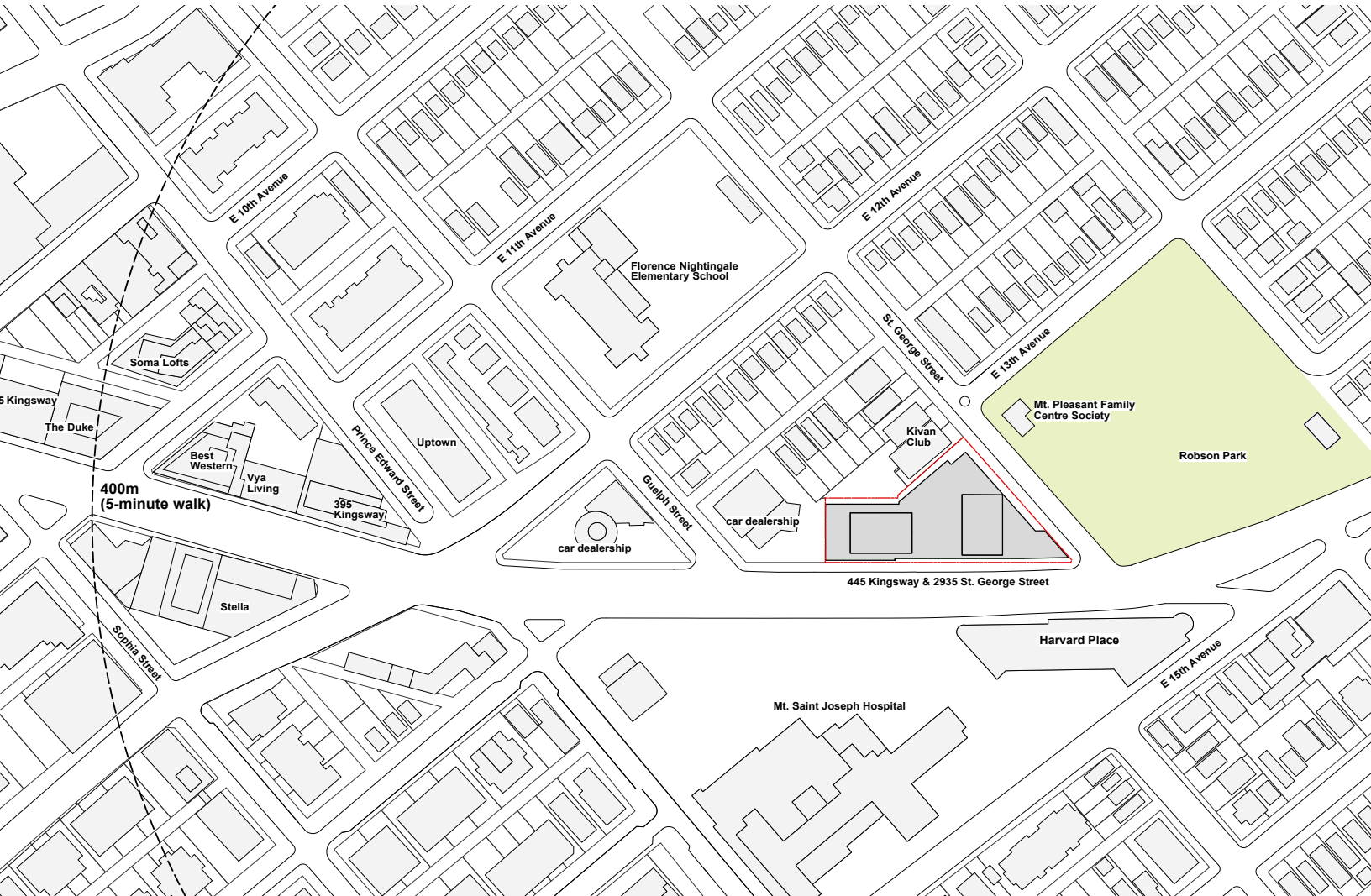
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# CONTEXT MAP

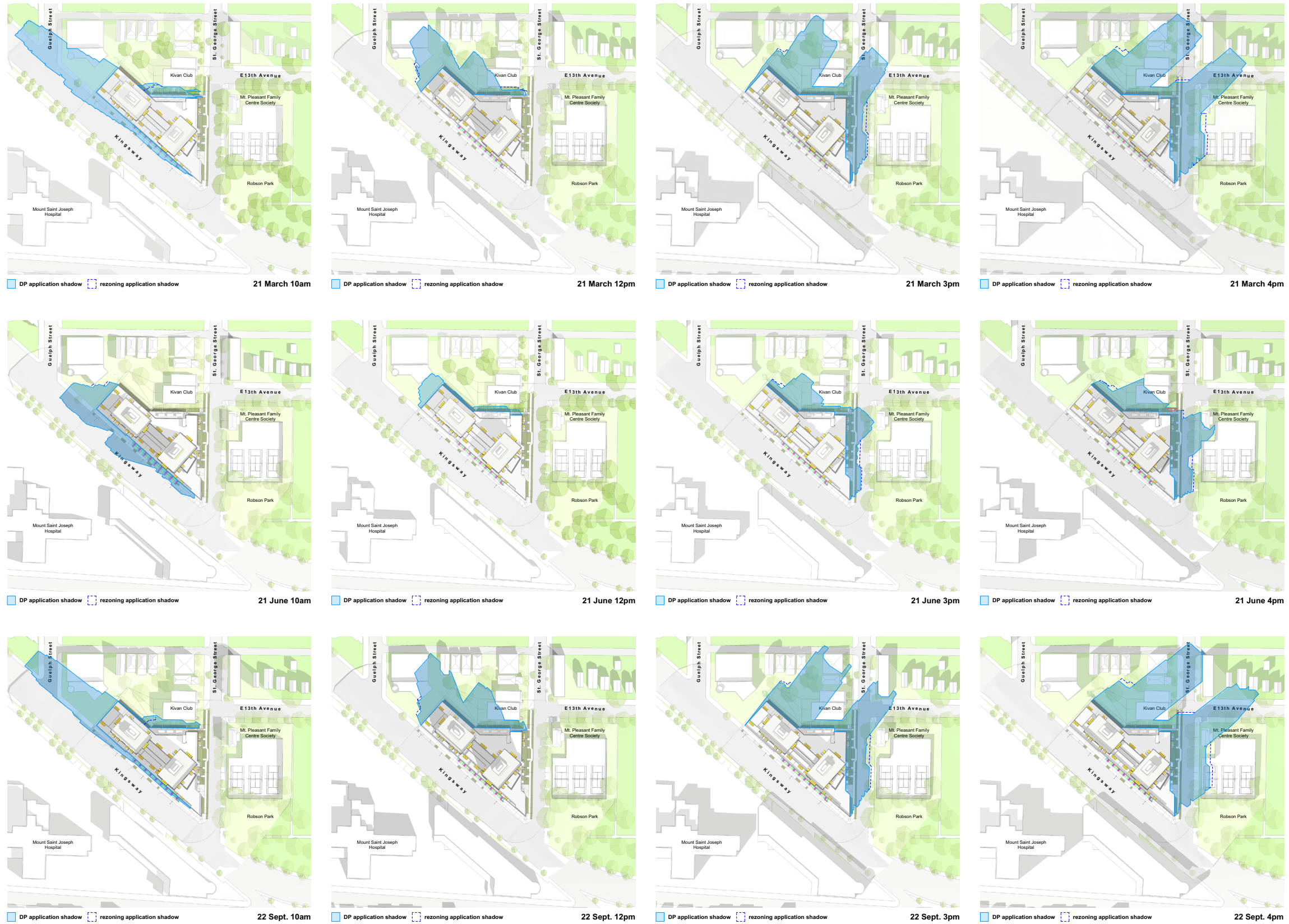


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This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and/or the Engineering, Building Site Inspector for details.

# SHADOW STUDIES





# PROJECT DESCRIPTION



*Rendering of 445 Kingsway: Overall View from Kingsway*

45 Kingsway is a 14-storey, mixed-use dedicated rental project in Vancouver's Mount Pleasant neighbourhood, one of the City's oldest and most vibrant communities. Situated at Kingsway and St. George Street, 445 Kingsway is envisioned as a family-friendly, transient-oriented development that will fit seamlessly into the fabric of mixed-use commercial and market and rental residential developments in the surrounding area. Its proposed form consists of two 12-storey mid-rise towers, atop a 2- to 5-storey commercial and residential podium with underground parkade.

Guided by the principles and goals set out in the Mount Pleasant Community Plan (MPCP), the project will provide 233 purpose-built rental units, of which 46 (20%) will be secured at below-market rental rates for moderate income households earning between \$30,000 and \$80,000 annually as part of the City of Vancouver's Moderate Income Rental Housing Pilot Program (MIRHPP). At least 35% of the total units will be two- and three-bedroom homes suitable for families in accordance with the High Density Housing for Families with Children Guidelines, while also providing suitable units for those in the community who may be looking to downsize and would like to stay in the area.

Architecturally, the westernmost mid-rise rental tower is oriented toward Kingsway to establish a strong street wall presence along the Kingsway corridor, while the southernmost mid-rise tower is rotated 90° to face St. George Street, reducing shadowing at Robson Park and creating variation of the overall massing. The podium features ample indoor and outdoor resident amenity space oriented towards St. George Street and Robson Park, providing spaces for social gathering and interaction.



Ground-oriented townhouses and a recess for the retention of a large Western Red Cedar along St. George Street further create a finer grain massing, with the podium height and massing along St. George Street stepping down to the lower height of the neighbouring Kivan Boys and Girls Club to create a cohesive and welcoming environment.

Commercial and retail uses at ground floor podium levels, wrapping the flatiron corner at the intersection of St. George Street and continuing along Kingsway with extensive storefront glazing and a continuous canopy, will service the neighbourhood and support the nearby Uptown shopping quarter, improving the local economy and immediate area's public realm as well as complementing the adjacent Mount Saint Joseph hospital precinct. 4 levels of combined commercial and residential underground vehicle parking will consist of 306 parking stalls and 466 bike spaces, with additional underground commercial car storage used to support business operations at the nearby Kingsway Honda automobile dealership.

The project will also provide streetscape improvements and future greenspace, including the closure of vehicular access from the site to St. George Street as part of the St. George Rainway project. By prioritizing alternate modes of transport, residents will be encouraged to reduce private vehicle use and utilize public transport options on Kingsway, Main Street, and Broadway.

A high-performance building designed to meet performance limits for energy use, heat loss, rainwater management, and greenhouse gas emissions will promote sustainability, with equipment, fixtures, and material finishes selected to provide long-term durability and low maintenance costs for the long-term rental market. Overall, 445 Kingsway is designed with a broad and ambitious target of environmental and social sustainability, with the goal of increasing the wellbeing of residents as well as contributing to the character and livability of the Mount Pleasant neighbourhood.



*Rendering of 445 Kingsway: View of Kingsway retail*

# PUBLIC REALM



*Rendering: View from the corner of Kingsway and St. George Street*

Envisioned as an engaging and welcoming neighbourhood environment, 445 Kingsway offers thoughtfully designed and functional open spaces, enhancing public life and encouraging community interaction. The architecture and landscape design prioritize the human experience, contributing outdoor social spaces as well as pedestrian and bike paths that connect to the wider network of neighbouring greenways, public transit routes, and road infrastructure. Building upon Mount Pleasant's rich social, historic, and cultural fabric, this transit-oriented development supports the ever-changing needs of the surrounding community, fostering an inclusive and vibrant public realm for residents and visitors alike.

The ground floor landscape is split between the residential character of St. George Street and the retail character of Kingsway. Developed as per the Mount Pleasant Public Realm Design Guidelines, the Kingsway public realm will consist of a widened sidewalk up to the building façade, allowing for patios and retail to spill out onto the sidewalk and facilitate social interaction, animating the streetscape. Residential entries along Kingsway will be differentiated with contrasting paving, seating, and bike parking, while integrating seamlessly with the overall building design. Vehicular access to underground parking will take place solely off Kingsway at the southwest corner of the site, and will feature a future controlled intersection aligned with the existing Mount St. Joseph Hospital parking entry located across Kingsway to the south. The controlled intersection proposed for this location would also enhance pedestrian and cyclist access to St. George Street and the adjacent Robson Park, allowing for improved permeability throughout the neighbourhood.





Rendering: View from Robson Park

Situated directly across from Robson Park, the public realm on St. George Street will consist of a 1.8m wide sidewalk and expanded boulevard to allow for additional tree plantings, and will also include the retention of a large Western Red Cedar tree mid-block. St. George Street will contain a residential lobby entry flush with the sidewalk, as well as individual residential suite entries with patios that become raised above the public realm as the grade drops, developed as “stoops” to facilitate interaction with the public realm.

Further streetscape enhancements allow for the closure of St. George Street to vehicular access as part of the St. George Street Rainway project, creating a walking and cycling corridor that improves connectivity. A community-driven initiative, the concept of a “rainway” along St. George Street was first envisioned in 2008 by a grassroots community group, and was subsequently incorporated into the City’s 2013 Mount Pleasant Community Plan Implementation, to be primarily implemented and funded through development, community initiatives, and partnerships with City support. The initiative seeks to recall a historic waterway in Mount Pleasant by using rainwater runoff from adjacent properties, the street, and connecting laneways to reimagine a lost stream as part of a “rainway” along St. George Street from Kingsway to the False Creek Flats. The plan to include a combination of rain gardens, bioswales, and rainwater tree benches, effectively mimicking the natural water cycle, will provide essential rainwater management services and enhance climate resilience. The creation of a naturalized greenway corridor along St. George Street will further contribute more greenery and biodiversity to the neighbourhood, create street improvements, and provide pedestrian and cyclist paths, enriching the public realm and providing a unique and enjoyable streetscape experience.



*Rendering: St. George Street Entry*

445 Kingsway's contribution of a public plaza along St. George Street, developed in collaboration with the City of Vancouver, will further provide a dynamic, community-oriented open public space between the site and the adjacent Robson Park, enhancing park connections and facilitating opportunities for social interaction as well as for rest and respite from the bustling built environment. Strategically located at the gateway to the St. George Street Rainway, the plaza will reflect the eclectic character of the neighbourhood, emphasize the Green Canopy, and celebrate art and culture, incorporating trees and plantings, seating, lighting, and other features, as well as the potential for integrating public art.

Directly across from Robson Park, 445 Kingsway provides immediate access to green space with opportunities for residents, neighbours, visitors, and merchants to gather, play, recreate, rest, and connect to nature. One of Vancouver's several public parks, Robson Park features community gardens, open green space for social gathering, as well as several recreation facilities, including a playground, wading pool, ball hockey field, soccer field, field house, 2 basketball courts, and 3 tennis courts. The Park edge is also home to the Mount Pleasant Family Centre as well as the Kivan Boys and Girls Club of South Coast BC, which together with the nearby Mount St. Joseph Hospital, will facilitate access for 445 Kingsway residents to essential community services.



*Artistic rendering of St. George Rainway*



*Precedent Image, Public Plaza*





*Transit in the local area*



*Pedestrian environment along Kingsway*

Surrounded by a wider network of social, commercial, and cultural amenities, including shops, cafes, restaurants, art galleries, artist studios, community centres, libraries, music venues, and public spaces that nurture creativity and livability within Mount Pleasant, 445 Kingsway will foster a diversity of social activity, both reflecting and contributing to the neighbourhood's distinct character. Within a 10-minute walk to the existing transit interchange and future Broadway SkyTrain line, located at Kingsway and Broadway in the heart of the Uptown shopping area, the proposed development will facilitate transit connections and contribute to increased transit use. Together, direct access to transit and improved pedestrian and cyclist corridors will encourage residents to lead a car-free lifestyle, promoting active living and reducing their ecological footprint.

Reflecting with care the needs of its resilient and vibrant Mount Pleasant community, 445 Kingsway seeks to support the City's goals of creating developments that contribute rental housing with a range of affordability options, encouraging a sense of belonging and connection to place while improving equity and access to services. 445 Kingsway is committed to fostering a quality and engaging public realm that will enhance the neighbourhood character by providing successful and desirable places to live, work, and play, increasing community connectivity and enhancing livability.



*Local restaurants along Kingsway*



*Robson Park*

## HISTORICAL & COMMUNITY CONTEXT



*First Nations in Northeast False Creek*



*Brewery Employees, Mount Pleasant, 1890s*

Bordered by Cambie Street to the west, Clark Drive to the east, 16th Avenue to the south, and False Creek/2nd Avenue to the north, Mount Pleasant is one of Vancouver's oldest neighbourhoods and earliest suburbs outside the downtown core.

Prior to colonial settlement, Mount Pleasant's Indigenous heritage stretches back millennia, when the area was mostly a dense rainforest of huge fir, cedar, and hemlock, bisected by the ancient Indigenous and animal trail now known as Kingsway. The rich natural ecology of plants, birds, and animals made the area one of natural abundance for the Musqueam, Squamish, and Tsleil-Waututh peoples who traditionally inhabited its lands. A creek running down the centre of Mount Pleasant's landmass was one of the largest salmon and trout creeks in Vancouver, which formed a ravine up to 40 feet deep as it cascaded down the hillside to the ocean and provided a source of fresh water, fish, flora, and fauna as well as access to the upper reaches of Mount Pleasant. The creek was later named Brewery Creek for the number of craft beer houses that popped up along its shores between 1888 and 1912, forming the route for what would become Main Street.

The Gold Rush beginning in 1858 resulted in a sudden influx of non-Indigenous settlers to the area, dramatically reshaping its history and character. In 1859, all land in British Columbia was declared as belonging to the Crown. The ancient trail running through today's Mount Pleasant, now known as Kingsway, was surveyed and upgraded by Colonel Moody's Royal Engineers in 1861 to facilitate military movement between Vancouver's historic Gastown and the newly built colonial capitol in New Westminster. Cutting diagonally across Burrard Peninsula, the road traversed at an angle along Vancouver's street grid, a distinctive point of mapping still visible today. The road was augmented in 1892, when the parallel-running interurban line connecting Vancouver and New Westminster was opened, and neighbouring Burnaby was officially incorporated as a municipality. With added ease of movement, the surrounding area became increasingly more attractive to settlers. In 1912 the provincial and municipal governments came together to upgrade the road, and in 1913, the road was officially opened as Kingsway.

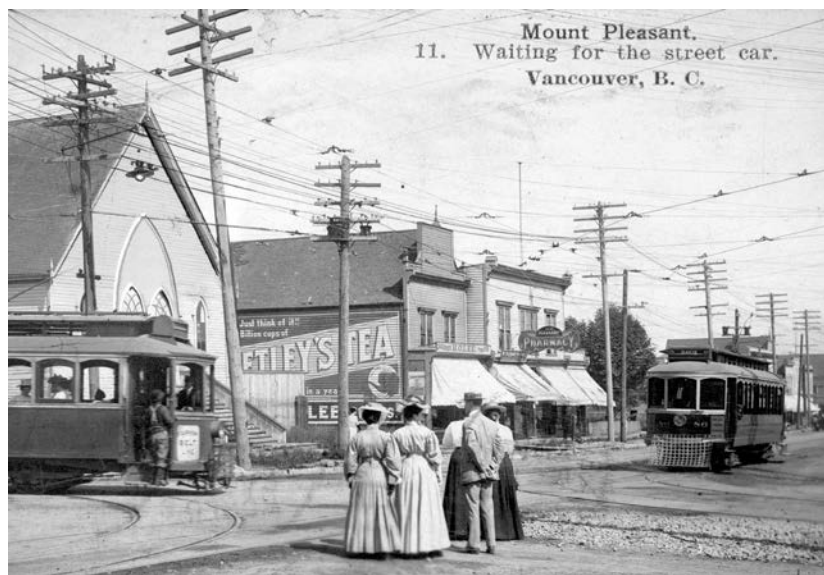


In 1869, Henry Valentine Edmonds, the clerk of the municipal council in New Westminster, acquired District Lot 200A—all of the wilderness land north of today’s Broadway in the future Mount Pleasant. He speculated that Vancouver’s unusually fine natural harbour would someday become home to the terminal of a transcontinental railway. During the 1870s, a rickety bridge was built across the narrows on False Creek, firmly establishing the route south from Gastown that would later become Main Street, and the Hastings Sawmill acquired most of the remaining land in the Mount Pleasant area, chopping down the heavy timber for use in its lumber mill. In 1887, as Edmonds had foreseen, the railway arrived and created spectacular growth in the newly named boomtown of Vancouver. In 1888, a new bridge was built south across False Creek and Edmonds began to build streets in earnest. With co-owner Dr. Israel Powell, he named the new hillside subdivision “Mount Pleasant” after a village just outside of Dublin, Ireland, the birthplace of his wife, Jane Edmonds.

By the late 1880s, the first houses appeared in the area, giving birth to the City’s first neighbourhood south of False Creek. In 1891, the arrival of streetcar service spurred continuous growth, leading to further commercial expansion. With the new electric streetcars providing greatly improved mobility to the area, before the arrival of which the only way to navigate Mount Pleasant’s usually muddy and hilly streets was by foot, by horse-drawn carriage, or on horseback, Mount Pleasant grew quickly to become a well-formed small town with its own stores, a fire hall, greenhouses, fruit tree nurseries, and new wooden Methodist, Presbyterian, and Baptist churches. The area also attracted new residents, as people were now able to commute to downtown Vancouver. During the great boom years around 1910, Mount Pleasant was a buzzing hub of activity. Local businessmen envisioned that Mount Pleasant would become the centre of a great metropolis, and so proposed renaming two of Mount Pleasant’s main streets with two classic modern American street names. Accordingly, 9th Avenue was renamed Broadway, after the famous commercial strip in New York City, and the colonial British name “Westminster” Avenue was changed to Main Street. By the 1920s, the formerly distinct village of Mount Pleasant became absorbed into the urban sprawl being made possible not just by an extensive streetcar system, but by the mobility of the newly popularized automobile. By the early part of the 20th century, Mount Pleasant had evolved into a hub of uptown activity.



*View of Vancouver from Mount Pleasant, 1890s*



*Street Cars of Main Street, 1908*



*Robson Park, 1940*



*Fraser & Kingsway looking West, 1980-90s*

In the ensuing decades, industrial expansion north of Broadway resulted in the demolition of several houses and gradually changed the character of the neighbourhood. In 1946, Mount Saint Joseph's Hospital was opened at 14th Avenue and Kingsway. Originally established in the Strathcona neighbourhood as Saint Joseph's Oriental Hospital and staffed with some Catholic missionary Sisters that had served in China, it was relocated to Mount Pleasant to serve Chinese Canadians and expanded to become a general hospital a few years later. Up to the 1950s, Mount Pleasant retained its mix of heavy industry near False Creek and its commercial zone on Main Street surrounded by houses and churches. As the mid-century approached, more houses were replaced by offices, businesses, and warehouses. By the 1960s, many of the houses that did remain were deteriorating and Mount Pleasant was looking worn out. During these years, low-rise apartment buildings replaced most of the houses in the north-east sector and False Creek industry almost completely overran the residential part of the northwest sector, shifting Mount Pleasant from a community of long-term homeowners in single family houses to a district of predominantly short-term tenants.

However, a group of dedicated locals spearheaded a neighbourhood renewal project in 1989, and by the 1990s Mount Pleasant saw a resurgence of rebuilding and community spirit, completely revitalizing the area. With renewed community spirit, residents banded together to address local concerns, resulting in the creation of Vancouver's first neighbourhood crime prevention office in 1994, a Mount Pleasant Area Network, and a new Mount Pleasant Neighborhood House. A group of residents also established community gardens where renters and others could access small garden plots to grow vegetables and flowers. Mount Pleasant now has over 200 community garden plots in four different parks: Jonathan Rogers Park, Robson Park, Sahalli Park, and Tea Swamp Park. Other residents became involved in gardening traffic circles and corner bulges through the city's Green Streets program, which originated in Mount Pleasant in 1985.





*Western Front, 1970s*



*Mount Pleasant Neighbourhood House*

Following the establishment of the Western Front in 1973, a leading artist-run centre founded by a group of eight visionary artists who had the idea to live and work in the building and “promote the role of the artist in determining the cultural ecology,” the first of Vancouver’s official artist live/work studios also began to appear in Mount Pleasant in the early 1990s. The increased presence of artists in the community resulted in a vibrancy that has led to the establishment of numerous artists-led cafes, restaurant-bars, boutiques, and galleries, which continue to characterize the vibrant neighbourhood.

Today, as one of Vancouver’s oldest and most established neighbourhood’s, Mount Pleasant is a distinctive community rich with culture and heritage and a central part of the City’s social and cultural fabric. Characterized as a hub of creative activities and cultural artistic expression, Mount Pleasant is home to a vibrant and strong arts community, active Neighbourhood House, and several cherished local businesses and community groups, as well as a large inventory of relatively affordable housing.



*Main Street Car Free Day*



*Mount Pleasant Neighbourhood House Aboriginal Gatherings*





*Robson Park*



*Vancouver Mural Festival*

Ensuring diversity and sustainability in housing, land uses, business, and services; preserving culture and heritage, enhancing the public realm; and encouraging a vibrant streetscape are some of the principles and goals set out in the Mount Pleasant Community Plan (2010), helping to maintain the unique character and identity of the neighbourhood.

Mount Pleasant's wide variety of local businesses, shops, and restaurants that serve the area's diverse population and income mix, together with its vibrant arts community and diverse cultural programming, contributes to the distinct neighbourhood character, reflecting its multicultural identity and expansive creativity. Continued opportunities for community advocacy and participatory engagement, as well as a tight-knit artistic community, further support the ongoing vibrancy and success of this distinct cultural hub.

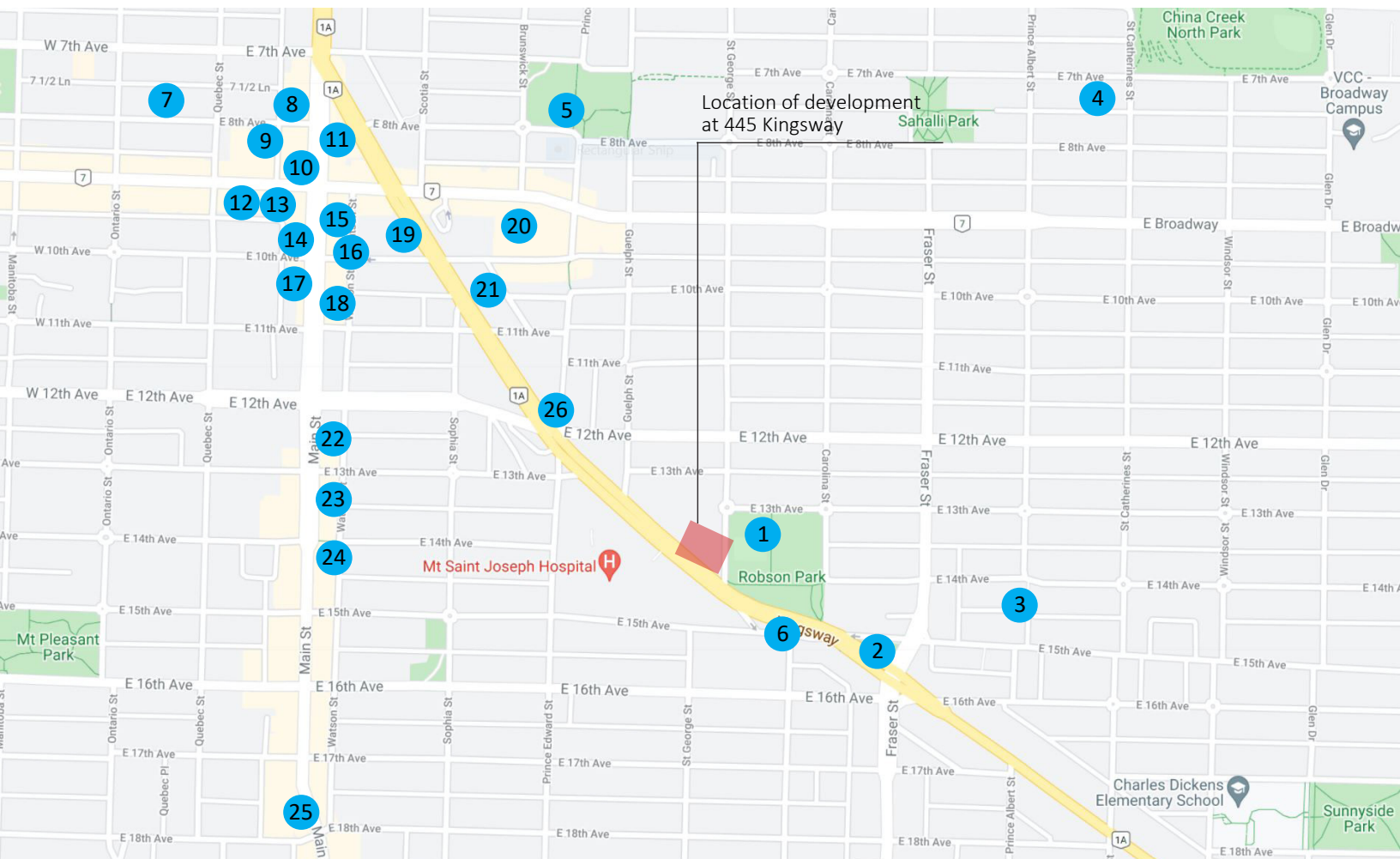
Within this context, public art woven throughout the Mount Pleasant community and integrated with the public realm reflects the diverse history, culture, and social fabric of the neighbourhood, reinforcing Mount Pleasant's identity as a vital cultural hub, community of creative thinkers and makers, and destination with unique energy and character.

# PUBLIC ART CONTEXT

Public art has the power to punctuate everyday environments, energizing public space and inspiring community participation in the creation of our urban landscape. As a neighbourhood known for its vibrant arts community, Mount Pleasant's rich cultural heritage and proximity to arts and culture organizations, artist studios, and other cultural amenities provides a unique and exciting context for 445 Kingsway's public art.

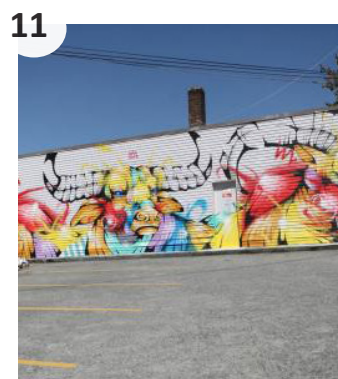
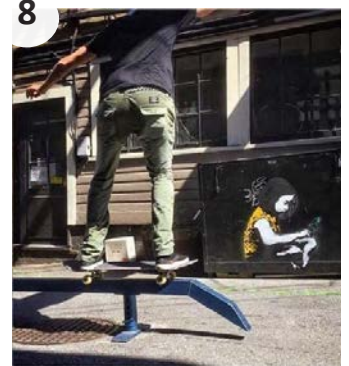
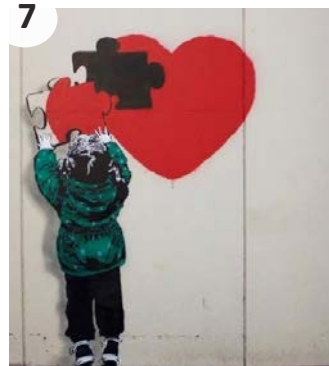
Importantly situated in Vancouver's Mount Pleasant neighbourhood, 445 Kingsway is positioned to contribute to the shaping of this culturally diverse neighbourhood in a significant and exciting way. 445 Kingsway's close proximity to numerous critically acclaimed galleries and artist run centres, including Western Front, grunt gallery, and VIVO Media Arts Centre, among others, allows for further engagement with the rich creative discourse in the local area.

The public art at 445 Kingsway will activate and enliven the public realm, creating a vibrant addition to the City's wider public art collection. Below is a comprehensive listing of existing public art in the area surrounding 445 Kingsway.

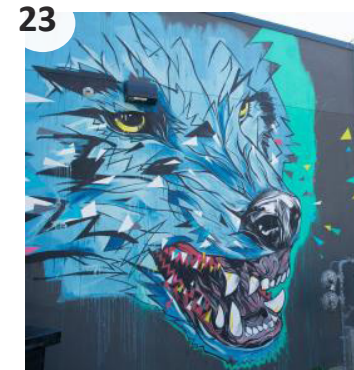
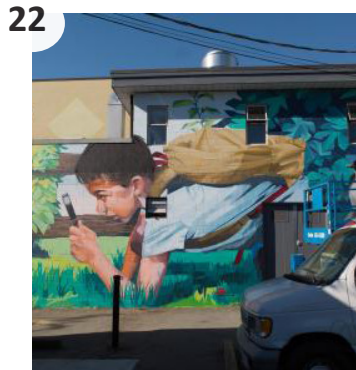
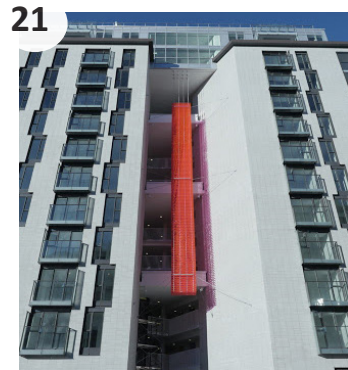
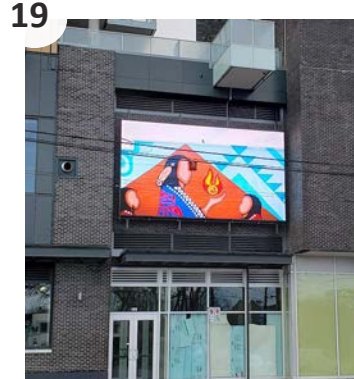


Map of existing public art in relation to 445 Kingsway







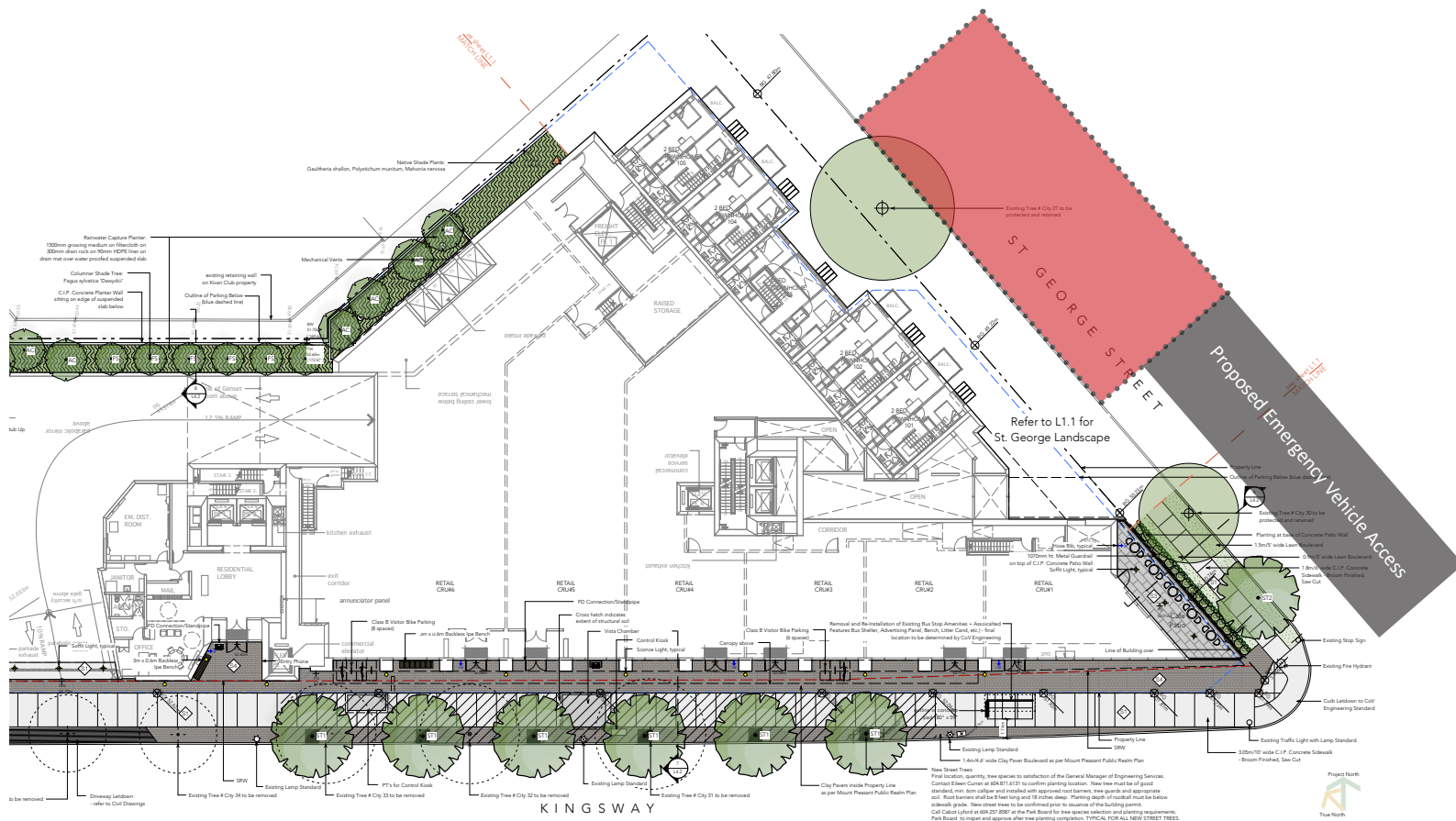


- |   |   |  |
|---|---|--|
| 1.<br><i>Robson Park Community Mural</i><br>Lindsay Adams<br>2015         | 10.<br><i>Failure to Communicate</i><br>I Heart<br>2016                   | 19.<br><i>Mount Pleasant Community Art Screen</i><br>grunt gallery<br>2019-ongoing |
| 2.<br><i>Vietnamese Boat People Memorial</i><br>Vivi Vo Hung Kiet<br>2012 | 11.<br><i>Horns</i><br>Taka Sudo<br>2016                                  | 20.<br><i>Waiting on a Friend</i><br>Wade Comer<br>2020                            |
| 3.<br><i>Leaf Bench I &amp; II</i><br>Douglas Senft<br>1997               | 12.<br><i>Serve/Protect</i><br>Shallom (Indigo) Johnson<br>2016           | 21.<br><i>Rain</i><br>Khan Lee<br>2018   |
| 4.<br><i>House of Happiness Totem Pole</i><br>Roy Hanuse<br>1990          | 13.<br><i>Solar Vacation</i><br>Ali Bruce<br>2016                         | 22.<br><i>Sutton Boys</i><br>James Knight & Ilya Viryachev<br>2016                 |
| 5.<br><i>Reclining Figures</i><br>Michael Dennis<br>1991                  | 14.<br><i>The Present is a Gift</i><br>Drew Young & Jay Senetchko<br>2016 | 23.<br><i>Dire Wolves</i><br>Ben Tour<br>2016                                      |
| 6.<br><i>Kingsway Trail</i><br>Sonny Assu<br>2012                         | 15.<br><i>Saying Goodbye</i><br>I Heart<br>2016                           | 24.<br><i>Handhug</i><br>Andrew Wan<br>2016  |
| 7.<br><i>Missing Piece</i><br>I Heart<br>2016                             | 16.<br><i>Smart Phone Slavery</i><br>Tim Barnard<br>2016                  | 25.<br><i>Memento (Poodle)</i><br>Gisele Amantea<br>2012                           |
| 8.<br><i>Stillness</i><br>I Heart<br>2016                                 | 17.<br><i>Follow 4 Follow?</i><br>I Heart<br>2016                         | 26.<br><i>Blanketing the City</i><br>Debra Sparrow<br>2018                         |
| 9.<br><i>In Bloom: An Ode to Vancouver</i><br>Ilya Viryachev<br>2016      | 18.<br><i>Lover</i><br>Justin Broadbent<br>2016                           |  |

# PUBLIC ART OPPORTUNITY

Following detailed site analysis with the 445 Kingsway design team and the City of Vancouver, the prime site location for public art has been identified as the public plaza along St. George Street at the east of the development on City property. The exact location of the public plaza will be determined through subsequent phases of the development permit submission process in close consultation with the City. Envisioned as a community gathering place that will reflect the eclectic character of the Mount Pleasant neighbourhood, the public plaza offers the potential for the integration of public into the site in ways that will foster community connection and cohesion, as well as provides flexibility for an artist to be included as part of the design process.

The public art opportunity allows for a site-specific artwork or series of related artworks with a wide range of possibilities in approach, media, and three-dimensional form, including the use of lighting and other innovative media, and may involve an integrated approach with the landscape and hardscape design as well as with the St. George Rainway. Siting the public artwork along the St. George Rainway, a community-driven initiative that responds to the “lost streams” of Vancouver and is envisioned as a dynamic recreational and educational feature, provides a rich context for an artist to consider. The selected artist will have the opportunity to engage with the St. George Rainway project, allowing for further community engagement and educational opportunities as part of the artistic process.



445 Kingsway landscape plan with provisional public art site location identified in red  
The exact location is to be determined and will depend on the final location of the public plaza along St. George Street



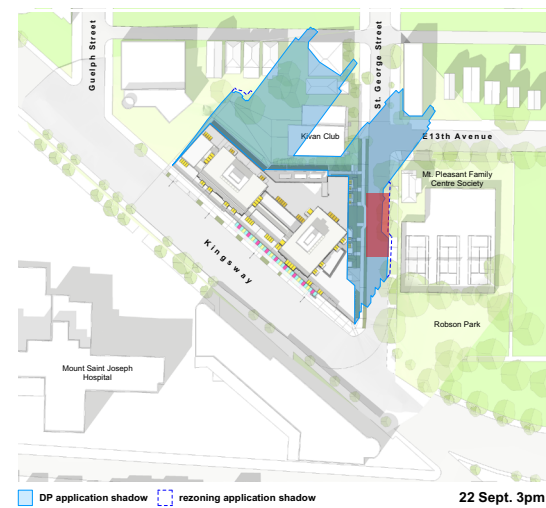
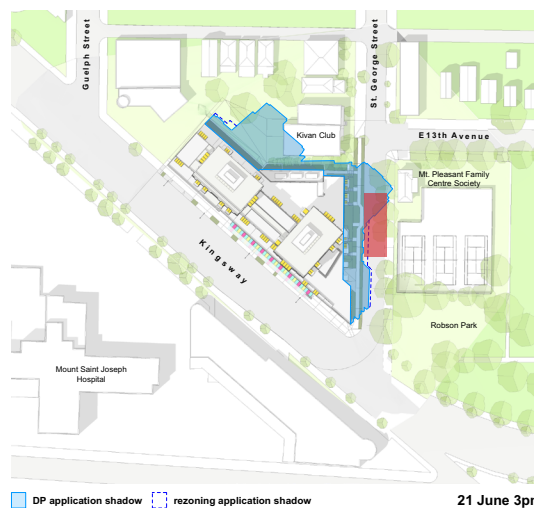
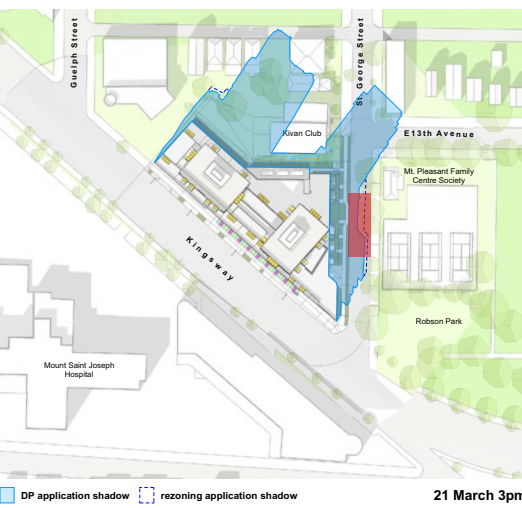


*Rendering of 445 Kingsway: Provisional public art site location shown in red  
The exact location is to be determined and will depend on the final location of the public plaza along St. George Street*

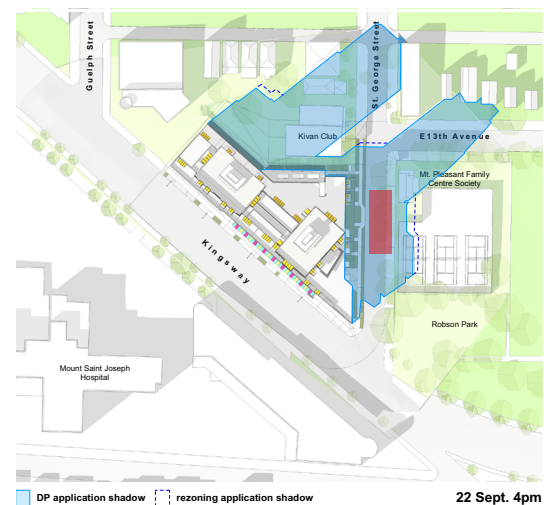
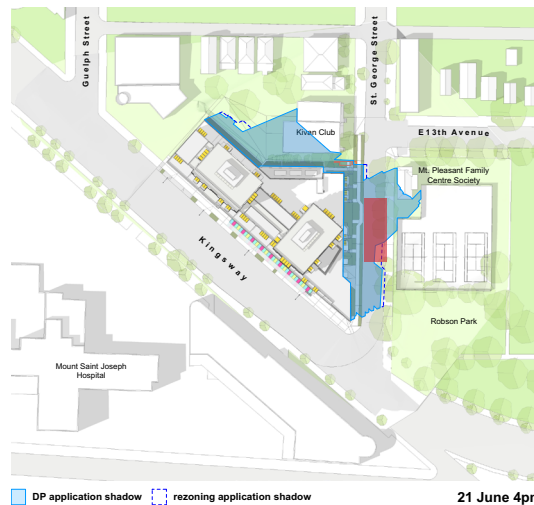
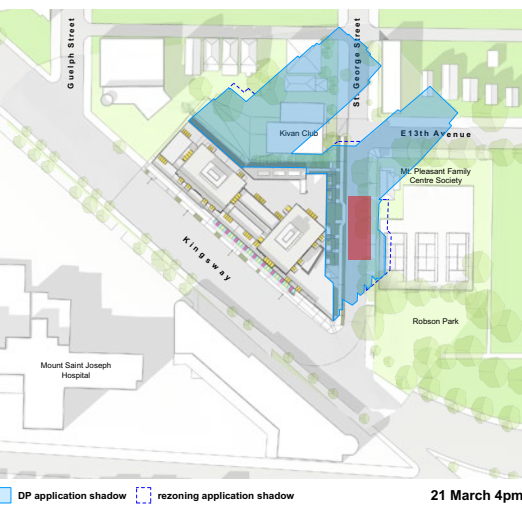
Planned infrastructure and emergency vehicular access on St. George Street will be taken into consideration when coordinating the placement and integration of the public art to the site. The emergency access location currently identified on the site plan is provisional and will be confirmed in consultation with the City. Further details about the emergency access and site restrictions, as well as shadow studies and how they may impact public art sited at this location at various times throughout the day, will be provided to artists as part of their project briefing during the artist selection process. The selected artist will work closely with the design team during the detailed design and engineering phase to ensure that the artwork does not interfere with infrastructure and emergency vehicular access, and is sited appropriately with respect to civic and public safety.

Situated at the gateway to the St. George Rainway, the public plaza offers high public visibility, accessibility, and engagement opportunities along St. George Street for a diverse array of audiences, with expanded sightlines from Kingsway as well as from the adjacent Robson Park. The closure of St. George Street to vehicular traffic will prioritize the human experience, allowing for human-scale public art that will support moments of activity as well as quiet, intimate interludes, offering pedestrians and cyclists along St. George Street opportunities for rest and respite from the bustling built environment. Public art sited at this location will also contribute placemaking and wayfinding, supporting the flow and integration between public spaces and fostering connectivity as well as community identity. Within this broader context, the site offers a meaningful opportunity for public art that resonates with Mount Pleasant's diverse multicultural and multigenerational community and contributes to the neighbourhood's distinctive character, inviting engagement, interaction, and dialogue and enriching the experience of the public realm.

Selected early in the development process, the artist will have the opportunity to work with the architect and landscape architect as an integral member of the design team, and will be given as much creative license as possible to activate the space, integrating art to the site and its broader community and historical context in an impactful and engaging way. The public art sited at 445 Kingsway will be carefully considered, in keeping with the project vision as well as with the City of Vancouver's Public Art Program and its mission to produce high-quality public art that enriches the City's urban environment. 445 Kingsway proposes to host an enduring artwork that reflects the distinct character and experience of Mount Pleasant, speaks to diverse audiences, invites engagement, and stimulates civic discourse.



Shadow Analysis of 445 Kingsway: Provisional public art site location overlaid in red to show potential impact of shadows on public art at 3pm



Shadow Analysis of 445 Kingsway: Provisional public art site location overlaid in red to show potential impact of shadows on public art at 4pm



## PRECEDENT IMAGES



Brian Jungen, *The Ghosts On Top of My Head*, Banff, 2011



Lyse Lemieux, *Five Figures for a Triangle*, Vancouver, 2020



James Harry, *Lhewqum*, Port Moody, Upcoming



Shannon Oksanen & Myfanwy Macleod, *Playtime*, Vancouver, 2016



Sanaz Mazinani, *Rolling Reflection*, San Francisco, 2020



Germaine Koh, *SeeSawSeat*, Vancouver, 2018



Peter Gazendam, *A Long Conversation (for Oona)*, Vancouver, 2017



Huang Zhiyang, *Possessing Numerous Peaks*, Shanghai, 2012

\*\*Please note: Precedent images represent public artworks that are suitable to the public art opportunity in both scope or budget



# PUBLIC ART BUDGET

The total public art budget for the 445 Kingsway 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 \$551,099.74 is based on the eligible project FSR of 278,333.2 square feet.

The total public artwork budget will be allocated to administrative costs, the public artwork, developer contingency, interpretive signs or plaques, 10% civic program contribution paid to the City of Vancouver, as well as a contribution to the City's Public Art Maintenance Reserve required for artworks sited on public lands.

Administrative costs will include art consultant fees, the artist selection process, and artist, selection panel and advisory honorariums. The amount allocated for the public artwork includes the artist fees, artwork fabrication, storage, transportation, installation, engineering certificates, construction coordination and site preparation, lighting, final documentation, professional images of completed work and insurance, plus applicable taxes.

## BUDGET ALLOCATION

Public Artwork .....	\$345,000.00
Public Art Administration.....	\$89,200.00
Selection Process and Honoraria.....	\$31,200.00
Artist Honoraria (\$6,000 x 4) .....	\$24,000.00
Community Advisory (\$1,200 x 3) .....	\$3,600.00
Selection Panel Honoraria (\$1,200 x 3) .....	\$3,600.00
Public Art Consultation .....	\$58,000.00
Developer's Contingency.....	\$10,190.79
Plaque .....	\$2,000.00
City Public Art Maintenance Reserve* .....	\$49,598.98
10% Civic Program Contribution .....	\$55,109.97
<b>TOTAL PUBLIC ART BUDGET .....</b>	<b>\$551,099.74</b>

\*Note: As per *Public Art Policy & Procedures*, the maintenance payment for artwork sited on public lands is calculated at a minimum of 10% of the public art budget (after the Civic Program Contribution). If the artwork is not sited on public lands, this amount will be allocated towards the public artwork.

# TIMELINES

## TARGET PROJECT TIMELINE

Public Hearing . . . . .	June 2020
DP Submission . . . . .	May 2021
Stage 1 BP Submission . . . . .	September/October 2021
DP Issuance . . . . .	December 2021
Stage 1 BP Issuance . . . . .	January 2022
Construction Start . . . . .	February 2022
Full BP Submission . . . . .	February 2022
Full BP Issuance . . . . .	May/June 2022
Construction Completion . . . . .	April/May 2024
Occupancy . . . . .	September 2024

## TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation . . . . .	May 2021
Detailed Public Art Plan Presentation . . . . .	September 2021
Selection Panel Meeting – Review Long List of Artists . . . . .	October 2021
Shortlisted Artists’ Invitation . . . . .	October 2021
Community Consultation . . . . .	October/November 2021
Artists Orientation Meeting . . . . .	November 2021
Selection Panel Meeting – Artist Presentations . . . . .	February 2022
Final Artist Selection . . . . .	February 2022
Artist Contract . . . . .	March 2022
Art Installation . . . . .	Summer 2024

\*Dates are best estimated targets and art subject to change



# COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the 445 Kingsway public art selection process with the goal of establishing meaningful dialogue with the broader Mount Pleasant community to inform the public art process; generating meaningful input from a wide range of community members, groups, and stakeholders for greater understanding of local interests and aspirations; as well as weaving outcomes and feedback into the Public Art Project Terms of Reference provided to shortlisted artists.



*Precedent images: Unveiling celebration for Peter Gazendam's Koco, Brewers Park, August 11, 2019, 2020, which depicts a group of women who practice "square" or "plaza" dancing in the neighbourhood. Photographs by Rachel Topham*

Established early in the public art process, the community engagement strategy will be multi-layered and inclusive, and may include a combination of the following:

- Small, informal coffee meetings hosted by the art consultant with members of the local community for feedback and input on the public art opportunity
- A public Open House (online or in-person) to share the public art approach, facilitate dialogue, and invite input and feedback
- Consultation with the xʷməθkʷəy̓əm (Musqueam), Skwx̱ wú7mesh (Squamish), and səl ilwətaʔɫ (Tsleil-Waututh) Nations to foster dialogue, facilitate collective understanding, and develop a deeper understanding of Indigenous knowledge, history, protocols, art, and culture
- The establishment of a non-voting community advisory to provide input and commentary to the selection panel and shortlisted artists as they develop their concept proposals, with consideration of the relationship of 445 Kingsway to its surroundings. The community advisory would consist of a representative from the xʷməθkʷəy̓əm (Musqueam), Skwx̱ wú7mesh (Squamish), and səl ilwətaʔɫ (Tsleil-Waututh) Nations, a local neighborhood resident, and a representative from the Mount Pleasant Community, who 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 of \$1,200 for their work

Potential groups to engage in the community consultation process:

St George Rainway Project  
Mount Pleasant Family Centre Society  
Kivan Club (Boys & Girls Clubs of South Coast BC)  
Mount Pleasant Neighbourhood House  
Mt Saint Joseph Hospital

Potential local arts organizations to engage in the community consultation process:

Western Front  
grunt gallery  
VIVO Media Arts Centre  
Arts Factory  
CSA Space  
Toast Collective  
4 Cats Arts Studio  
Arts Umbrella Q7  
Collage Collage

#### **PROPOSED COMMUNITY ADVISORY MEMBERS**

Member, St George Rainway Project  
Gini Bonner, Executive Director, Mount Pleasant Family Centre Society  
Susan Gibb, Executive Director, Western Front

#### **ALTERNATES**

Robyn Sparrow, Artist, Musqueam Nation  
Tulia Castellanos, Executive Director, Mount Pleasant Neighbourhood House  
Whess Harman, Curator, grunt gallery

The community consultation and engagement strategy is intended to provide a framework for considering the rich cultural and historical context of Mount Pleasant, and will be further adapted based on feedback and initial public engagement with some of the groups identified as part of the public art process.



# SELECTION PROCESS

All stages of the selection process will be facilitated by public art consultant Ballard Fine Art. The community advisory will provide commentary and feedback during this process.

The selection process will be a two-stage invitational to professional artists/artist teams with a selection panel. The selection panel will consist of 5 members and will include 3 members from the Vancouver Art Community and 2 members from the 445 Kingsway design team. Members of the selection panel, excluding members from the 445 Kingsway design team, will be paid an honorarium of \$1,200 for their work.

## PROPOSED SELECTION PANEL MEMBERS

Kelly Cannell, Artist, Musqueam Nation  
Holly Schmidt, Artist  
Vanessa Kwan, Artist and Executive Director, grunt gallery  
Azeem Ahamed, Director of Development, Ahamed Group  
Michael Fugeta, Architect, Acton Ostry Architects

## ALTERNATES

Brenda Crabtree, Director, Aboriginal Programs, Emily Carr University  
Tom Hsu, Artist  
Patrick Cruz, Artist, Local Resident  
Ron Tran, Artist

## STAGE ONE

In stage one of the selection process, the selection panel will be oriented to the 445 Kingsway development project, the public art opportunity, and the community context. With an opportunity to meet with the community advisory, Ballard Fine Art and the selection panel will conduct in-depth research and nominate a longlist of 18-20 suitable artists or artist teams for consideration. The selection panel will collectively discuss the merits of the nominated artists' past work and potential fit with the respective public art opportunity. Upon review, the selection panel will determine a shortlist of 4 artists to develop a concept proposal.

## STAGE TWO

In stage two, the shortlisted artists will be invited to develop a concept proposal. The shortlisted artists will be provided with an in-depth orientation to the project and site, the public art opportunity, and the community contexts, and will have an opportunity to meet the design team and community advisory. The shortlisted artists will be provided with an honorarium of \$6,000 for their work, paid upon receipt and presentation of their concept proposal.

Following the selection panel's review of the shortlisted artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the 445 Kingsway owner and design team will have an opportunity to review the nominated artist's concept. The final artist/artist team selected will enter a contract agreement with 445 Kingsway Development Ltd. to complete the proposed artwork on time and budget.

## SHORTLISTED ARTISTS PUBLIC ART PROPOSAL TO INCLUDE

- i) Written Public Art Proposal (1-2 pages)
- ii) Visual Aids (Rendering/Models)
- iii) Detailed Public Art Budget to establish feasibility
- iv) Project Timeline
- v) Details of all proposed materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements to establish feasibility
- vi) CV and examples of past projects

## ARTIST/ARTIST TEAM SELECTION CRITERIA FOR STAGE TWO

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site, its local area and unique community 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

\*To be further developed by the selected artist during the detailed design stage

Please note: If no submission warrants consideration, 445 Kingsway Ltd. reserves the right not to award the commission.

Please direct any questions to:

Ballard Fine Art Ltd.  
604 922 6843 | [info@ballardfineart.com](mailto:info@ballardfineart.com)