



RELIANCE
PROPERTIES

DETAILED PUBLIC ART PLAN

443 SEYMOUR / 601 WEST PENDER
VANCOUVER, BC

JANUARY 21, 2022

BALLARD FINE ART
ART ADVISORY

TABLE OF CONTENTS

Project Details	3
Project Contacts	3
Introduction	4
Context Map	5
Site Plan.....	6
Project Description	7
Landscape Plan	10
Public Realm.....	11
Historical Vancouver Context	13
Public Art Context	16
Public Art Opportunity.....	18
Precedent Images	25
Public Art Budget	26
Timelines	27
Community Engagement Strategy.....	28
Selection Process	29

PROJECT DETAILS

PROJECT ADDRESS	443 Seymour Street / 601 West Pender Street, Vancouver, BC
LEGAL ADDRESS	Lot 443 Seymour St
LEGAL DESCRIPTION	Lot B Block 23 District Lot 541 Plan 210
PUBLIC ART BUDGET	\$831,918.78

PROJECT CONTACTS

PROJECT OWNER | RELIANCE PROPERTIES LTD. + KINGSETT CAPITAL
Suite 305- 111 Water Street
Vancouver, BC V6B 1A7
604 683 2404

Joanna Kwan | Director of Development
joannak@relianceproperties.ca

ARCHITECT OF RECORD | CHRIS DIKEAKOS ARCHITECTS INC
1635 W Broadway
Vancouver, BC V6J 1W9
604 291 2660

Chris Dikeakos | Principal
chris@dikakos.com

Richard Bernstein | Principal
richard.b@dikeakos.com

DESIGN ARCHITECT | KOHN PEDERSEN FOX ASSOCIATES PC
11 West 42nd Street
New York, NY 10036
212 977 6500
info@kpf.com

Marianne Kwok | Director
mkwok@kpf.com

PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.
2303 Kings Avenue
West Vancouver, BC V7V 2C3
604 922 6843

Jan Ballard | Principal
jan@ballardfineart.com

INTRODUCTION



Rendering: View of the 443 Seymour / 601 West Pender street and front entrance

601 West Pender, prominently located in Vancouver's downtown core, presents an exciting opportunity to feature engaging public artwork. Fostering a variety of vibrant activities, the development aspires to establish a welcoming public realm, creating numerous opportunities for diverse community interaction.

Reliance is committed to hosting a captivating public artwork that speaks to the spirit and character of one of Vancouver's key urban communities. To ensure the highest quality and ingenuity of the public artwork, Reliance 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 notable public artwork that will contribute to the artistic and cultural landscape of Vancouver in a meaningful and enduring way.

CONTEXT MAP



Context map showing location of the 443 Seymour / 601 West Pender development within Vancouver's Downtown District

This architectural site plan illustrates a building complex with various functional areas and access points. The plan includes the following details:

- Building Layout:** The main building features a central core with multiple stairwells and elevators. Surrounding the core are several rooms, including a "REFUSE COLLECTION ROOM", "CLASS 'B' SERVICE LOADING" areas, and "RETAIL" spaces. A "LOBBY" is located on the right side of the building.
- Parking and Access:** The plan shows "PARKING SPACE, TYP." along the bottom edge. Key access points include "PARKADE EXIT RAMP", "PARKADE ENTRY RAMP", "BIKE ENTRY/EXIT RAMP", and "PARKADE INTAKE AIR". A "FIRE TRUCK ACCESS ROUTE" is clearly marked with dashed lines and arrows, running along the bottom and right sides of the property.
- Infrastructure and Utilities:** The plan includes "GAS METERS", "GEN. INTAKE AIR THROUGH GRATE", "12" WIDE TRENCH DRAIN", "OVERHEAD COILING GARAGE DOORS, 80% NFA", "GEN. EXHAUST AIR THROUGH GRATE", "OVERHEAD COILING GARAGE DOOR, 80% NFA", "PARKADE EXHAUST AIR DISCHARGE THROUGH GRATE / LOUVERS", "LOADING DOCK", "LOADING PLATFORM", "CACF PANEL", and "PODIUM SETBACK STATUTORY RIGHT OF WAY (TOWER SETBACK)".
- Dimensions and Orientation:** The plan provides extensive dimensions in both feet/inches and meters. Key dimensions include a total width of 156'-0 3/4" (47.57 M) and a total depth of 119'-11 5/8" (36.57 M). The plan is oriented with "W PENDER ST" at the bottom and "SEYMOUR ST" on the right.
- Other Features:** The plan also shows "ROGERS BUILDING" to the left, "ALLEY OOP" at the top, and various "TOS" (Top of Structure) and "BG" (Base Grade) elevations for different areas.

PROJECT DESCRIPTION



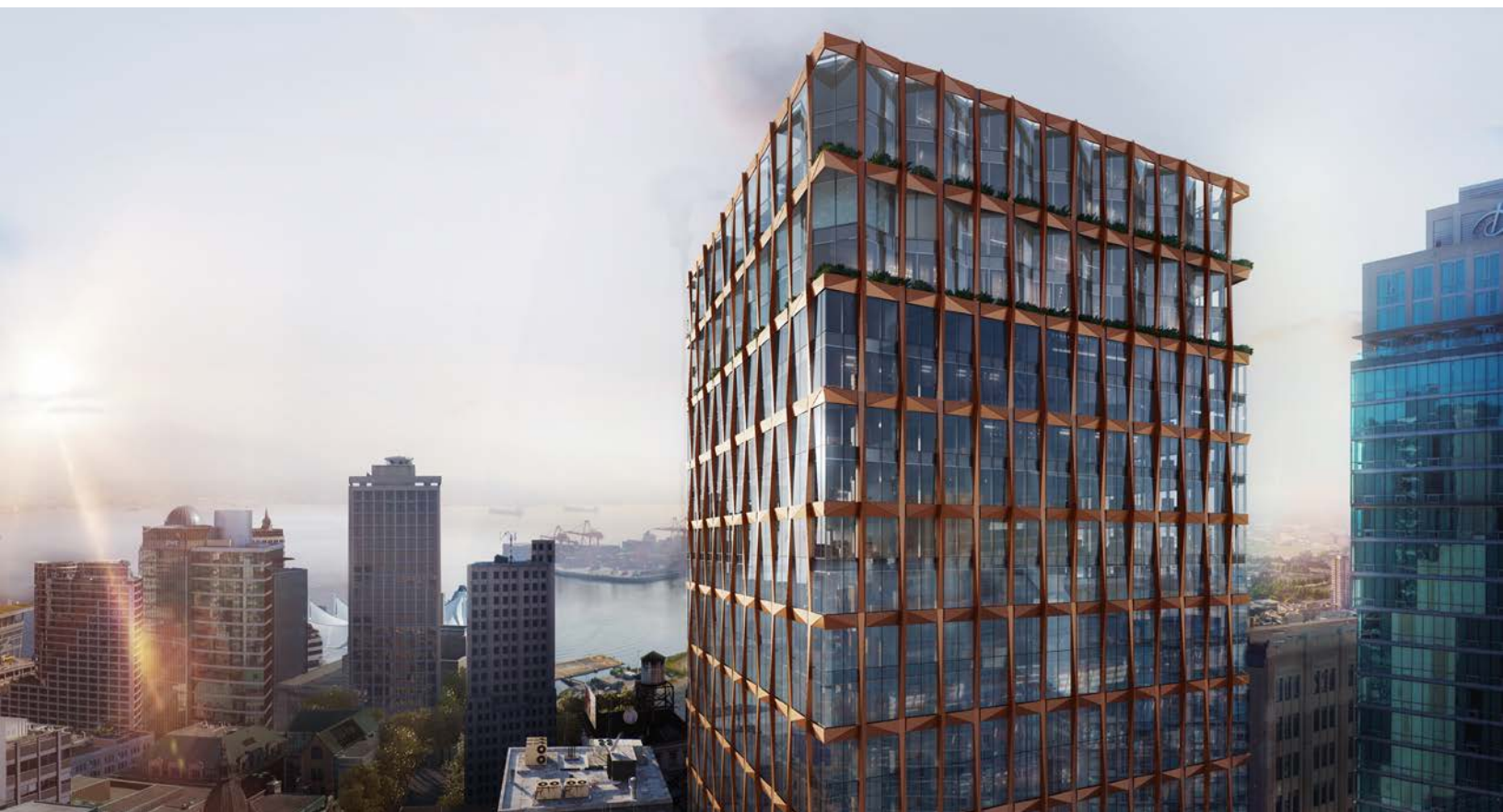
Rendering: View of 443 Seymour / 601 West Pender street

LOCATION AND CONTEXT

601 West Pender, a proposed high-rise office development, is located at the core of Vancouver's Downtown District (Zone DD). The project sits on a rectangular-shaped site, with West Pender Street to the South and Seymour Street to the East. In addition, there is an access alley to the North called "Alley Oop". To the West is the Rogers Building, a historical landmark within the downtown.

The proposed project consists of a 29-storey office building set to replace an existing 6-storey parking structure. The building will feature underground parking, retail at grade, a striking entrance to announce the visible corner lobby, a secondary office entry, and an extensive Amenity program on the 3rd floor.

Several new commercial office projects are currently under construction in the area including 601 West Hastings, 625 West Hastings, and 320 Granville. These projects are located just north of the development, on the same block, and will add further vitality and density to the neighborhood. As part of the revitalization of this historic neighbourhood, 601 West Pender will play an integral role in bringing premiere office space further South along the streetscape.



Rendering: Aerial View of the 443 Seymour / 601 West Pender site and the downtown skyline

PROJECT DETAILS

601 West Pender will house 29 floors of office space with an active store frontage at the base. The building entry lobby is located at ground level, and features an adjacent café and retail CRUs. The development brings strategic densification to the area, adding 422,003 sf of office space and commercial amenities to a previously under-utilized site. Supporting job creation in the City's core, 601 West Pender is a showcase of Sustainable Technology and Design.

The primary building entry is located at the corner of West Pender and Seymour Streets. A secondary office entry lobby is located on West Pender adjacent to the Rogers Building, with retail units located on both West Pender Street and Seymour Street. Innovative landscaping is added throughout the development to create an inviting and dynamic streetscape experience, while additional sidewalk widening above the requisite city setbacks (5.5M along West Pender Street and 5.5M along Seymour Street) increase walkability for pedestrians.

A variety of amenities for office workers are located on the building's 3rd floor, and include health and wellness, end of trip, and social facilities. Eight levels of underground parking (201 parking and 246 bicycles spaces) with below grade access through the entrance ramp off the service lane ensure ease of access for workers and visitors. Parking elevators are centrally located in the building's core, and a loading dock is situated off the public alley adjacent to parking entry on the North of the site.

DESIGN AND MATERIALITY

The building inspiration for 601 West Pender weaves together elements of nature and architecture, creating the feeling of an oasis within the city. The facade is comprised of framed elements that fold in two directions to create a weave effect, with a materiality made up of a shiny warm metal that reflects light and adds unexpected color to the surroundings.

In keeping with a sense of natural movement at the top and bottom of the building, both the lower and upper glazing fold open for views into the retail, amenity, and office spaces. The glass in the main tower is flat, juxtaposing this materiality. The upper tower and base include thoughtful setbacks: full height setbacks at the base, and an extension of the sidewalk into the property line, continue the city's intention of porosity through sites along this block. In consideration of accessibility for all, and given the sloped nature of the site, ramps and stairs are provided for easy access to all entrances.

A number of landscape elements add interest to the street scape. Further landscaping is incorporated within the architectural canopy through folding glass at the upper tower, creating terraced gardens as well as large open slots to view the sky. This allows for the experience of 3-dimensional greenery, contributing to the deliberately natural feeling of the development as a whole. In the bustling context of the downtown Vancouver, 601 West Pender brings a fresh interplay of light, reflection, and nature to the city skyline. In support of sustainable technology and design, 601 West Pender is proudly committed to utilizing low emission green building policies.



Rendering: View of the 443 Seymour / 601 Pender site



Rendering: View from Pender Street and Granville Street featuring the Rogers Building

LANDSCAPE PLAN



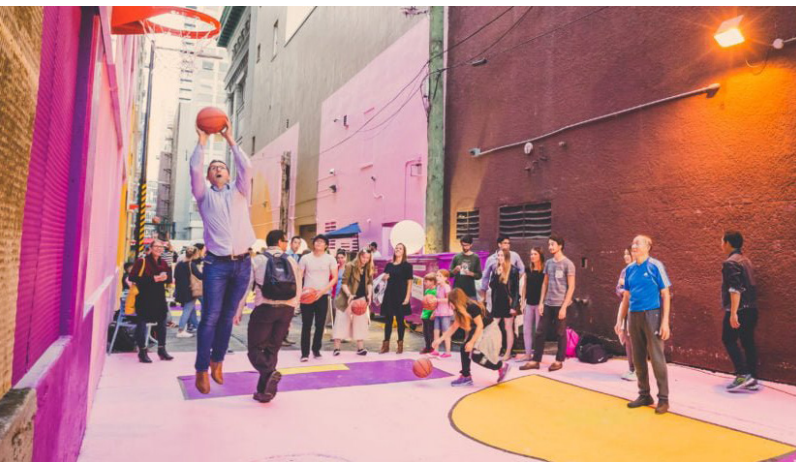
PUBLIC REALM



Vancouver skyline

601 West Pender is envisioned as a warm and animated community office environment, positioned to become a dynamic part of Vancouver's downtown business district. Existing within a context that benefits from both urban and natural qualities, 601 West Pender offers a wide range of amenities all within a walkable distance. Featuring frontages that activate the street, lane, and surrounding area, the development provides an excellent revitalization to the streetscape, creating a welcoming atmosphere for this bustling community.

601 West Pender will facilitate a multi-faceted, interconnected public realm with open spaces and pedestrian pathways surrounding the building site. Enabling both quiet and bustling moments to be enjoyed throughout the development, a reinvigoration of previously existing features will increase the development's permeability. These include a plaza and expanded streetscape as well as thoughtful landscaping. Providing office workers and visitors with additional ease of movement and spaces for gathering, 601 West Pender's public realm will foster a variety of dynamic social activity, increasing community connectivity and enhancing Downtown Vancouver's livability for all residents and visitors. Additional public facilities, including a restaurant and retail located on the ground floor, will generate new life and activity for the development. Providing generous volume independent from office use, the restaurant and retail will enliven and animate the development as a whole, allowing for vibrant cultural cross-pollination within this landmark site.



"Alley Oop"



"Alley Oop" Launch Party

Importantly, Vancouver's "Alley Oop" project is situated in the laneway south of West Hastings Street between Granville Street and Seymour Street, abutting the project's northern property line. The Alley Oop is a collaborative effort between numerous local interest groups. Created in 2016, it was led by the Downtown Vancouver Business Improvement Association (DVBIA) and the City of Vancouver as part of the "More Awesome Now" laneway program. The goal of this project was to transform an under-utilized area of the City into a public space that acts as a unique, lively, and safe addition to the downtown streetscape. The alleyway is painted in vibrant pink and yellow colours, and can be used on occasion for temporary pop-up events. This laneway is shared by people and vehicles, which continue to access the lane for service purposes. The pink-painted facades of the adjacent developments, 443 Seymour to the South and 602 West Hastings to the North, was permitted by Reliance, who own these buildings as well.

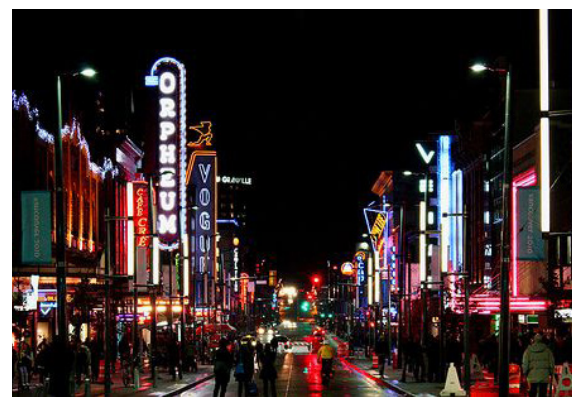
The combination of on-site indoor and outdoor amenities, as well as off-site public realm improvements, will establish the project as a desirable address in this high-density and cosmopolitan area. In accordance with the pending City Core 2050 Vision, 601 West Pender seeks to seize opportunities in strengthening and enhancing Vancouver's sustainability and economic success in the coming years, providing a substantial commercial development that not only protects but exceeds the job space capacity anticipated and safeguarded by the older existing policies. Enhancing the development for all workers and visitors, the public art opportunity at 601 West Pender will inspire and foster a variety of social activity drawn from the street. The open design will encourage and facilitate greater engagement and interaction with the community, creating a welcoming and accessible destination for all.



Waterfront Station



Downtown Vancouver Cyclists



Granville Street

HISTORICAL VANCOUVER CONTEXT



Looking south from Hastings St. and Seymour St towards Pender St., 1892

Since time immemorial, the land now known to many as Vancouver was home to the ancestors of several Coast Salish Nations, many of whose descendants still inhabit the area today. The 601 West Pender site is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Selílwitulh (Tsleil-Waututh) Nations, whose communities thrived on an abundance of natural resources in the area for thousands of years. In the early 1790s, the leaders of these nations saw the first Europeans enter their territory and by the mid-1800s, European settlers began to establish provisional neighbourhoods that would go on to comprise the City of Vancouver. In the late 1880s, the Canadian Pacific Railroad arrived, and the City's population began to grow alongside a boom of business, industry, and building activity throughout the Downtown core, West End, and Coal Harbour. These including many warehouses and workshops, shipyards, docks, a lumber mill, and later on, the Boeing seaplane factory. In 1887, a year after the City of Vancouver was incorporated, the first passenger train arrived at the foot of Howe Street, and the possibility of rapid future growth was cemented. Over the course of the next seven years, a building boom moved the city centre from Water and Cordova Streets to Georgia and Granville Streets. With Streetcar services introduced in 1890, the waterfront was easily joined to Granville, Pender, and Cordova Streets.

The following decade established Granville Street as the centre of Vancouver's Downtown, and a subsequent real estate boom saw land costs grow. By 1912, a core office and shopping area flourished, surrounded by a number of residential neighbourhoods. One of the key architectural remnants of this time is the Rodgers Building, which still stands today and is located directly adjacent to 601 West Pender. Also completed in 1912, the 10-storey office building featured terra cotta from Chicago, ornamental iron from Minneapolis and St. Paul, and five state-of-the-art elevators brought from Toronto. Exemplifying luxury and innovation, the Rodgers Building featured close to 350 office spaces, and was designed by notable architects Augustus Warren Gould and Edouard Frère Champney. Boasting a reinforced



The Rogers Building with the C.P.R. in the distance, 1913



601-609 W Pender St. at Seymour St., 1956

concrete frame, a system not previously used for buildings of this size in Vancouver, the Rodgers Building exists today as not only one of the most highly valued projects and significant contributions by the above architects, but also one of the earliest surviving structures in the area.¹

The period after World War I saw further economic growth and a proliferation of downtown business and development, however the stock market crash of 1929 brought movement to a standstill and began a thirty-year period of slow growth in the area. In the 1950s, zoning changes allowed for increased building height and density to encourage those who might have been inclined to move outside the city to stay in the area. The late 1960's and 70's saw further growth in the Downtown and adjacent neighbourhoods, including the West End, English Bay, and Gastown. Vancouver solidified its position as an international destination for financial and business activity, and office jobs in the city core multiplied. With the development of Pacific Centre Mall and Granville Street as a major route for transit, along with rapid changes to the skyline, the provincial government designated Gastown and Chinatown as historic districts to preserve significant landmarks. In 1977, The Robson Square Courthouse and Vancouver Art Gallery complex were completed, creating a globally important cultural space in the heart of Downtown.

During this time, additional artist-run and cultural spaces, as well as numerous artist studios, proliferated the area, particularly in neighbouring Gastown. "There was a time when Gastown was more than a tourist destination," notes established Vancouver-based artist Marian Penner Bancroft, who occupied a DIY studio at Cambie and Water Streets with a number of fellow artists, including painters, writers, and photographers, from the late 80s to late 90s. "From the 60s to the 90s the area was dense with historic buildings used as artist's studios, with the Vancouver School of Art (now Emily Carr University of Art + Design) nearby. It was Vancouver's garment district and artists occupied such spaces as former hat and clothing factories. Also nearby were two department stores--Eaton's and Woodward's along with The Army and Navy, where we would all shop for supplies."² Further historically important artist-run spaces were also located in close proximity, creating a vibrant and interconnected network of arts and culture that continues to leave its imprint on the City today. These included, but were not limited to PUMPS (1975-1980, founded by Kim Tomczak, Rick Hambleton, Sandra Janz, Chris Reed, David Larson, John Mitchell), located at 40 East Cordova, previously the old "Pumps and Power" building³; the Or Gallery (1983-present, founded by Laiwan and currently located at 236 East Pender Street), situated initially at 1729 Franklin Street, but over time also 505 Hamilton Street, 112 West Hastings Street, and 555

¹<https://www.heritagesitefinder.ca/location/470-granville-st-vancouver-bc/>

²Conversation with Marian Penner Bancroft, January 14, 2022.

³<https://www.memorybc.ca/pumps-fonds>



600 W Pender St, 1974



B.C. Transit bus - No. 5 Robson, Granville Street and Pender Street, 1983

Hamilton Street, in a building that at other moments also has housed Bau Xi Gallery, Contemporary Art Gallery and Belkin Satellite space⁴; and Artspeak (1986-present, founded by curator Cate Rimmer, artist Kay Higgins, and writer Jeff Derksen and currently sited at 233 Carrall Street), formerly located at both 1045 West Broadway and 311 West Hastings Street⁵.

In the 1980s, industrial land surrounding False Creek was rezoned to enable comprehensive redevelopment to occur, seeing residential neighbourhoods such as Yaletown begin to take shape. BC Place, the 60,000-seat indoor stadium, was built just south of the Georgia Viaduct, and in 1986 the north shore of False Creek was the venue for EXPO 86, an international exposition that changed the face of Vancouver forever. The first phase of Greater Vancouver's SkyTrain, a rapid-transit line linking Downtown to New Westminster, was also built to coincide with EXPO, expanding accessibility to the Downtown Core and beyond. Through to the late 1980s, the Downtown transitioned from a centre for commerce and business to a dynamic locale of varied neighbourhoods surrounding a thriving office and shopping district.

Today, Downtown is Vancouver's primary business district, housing many arts, entertainment, and sports venues, as well as several vibrant residential communities. As a peninsula, Downtown is bounded by Burrard Inlet to the north, False Creek, and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. In support of this diversity of neighbourhood and land uses, the public art opportunity at 601 West Pender seeks to engage a wide range of audiences on a multitude of levels, playing an integral role in this exciting new development. 601 West Pender will foster neighbourhood creativity, dialogue, and connectivity, enhancing community identity while supporting the vitality of this culturally abundant area.

⁴<http://arcpost.ca/articles/or-gallery>

⁵<http://arcpost.ca/articles/drafting-artspeak>



Gastown, Vancouver, present day



Chinatown, Vancouver, present day



Stanley Park Seawall, Vancouver, present day

PUBLIC ART CONTEXT

1. Neil Campbell, *Waft*, 2017.



2. Liam Gillick, *Lying on top of a building*, 2008.



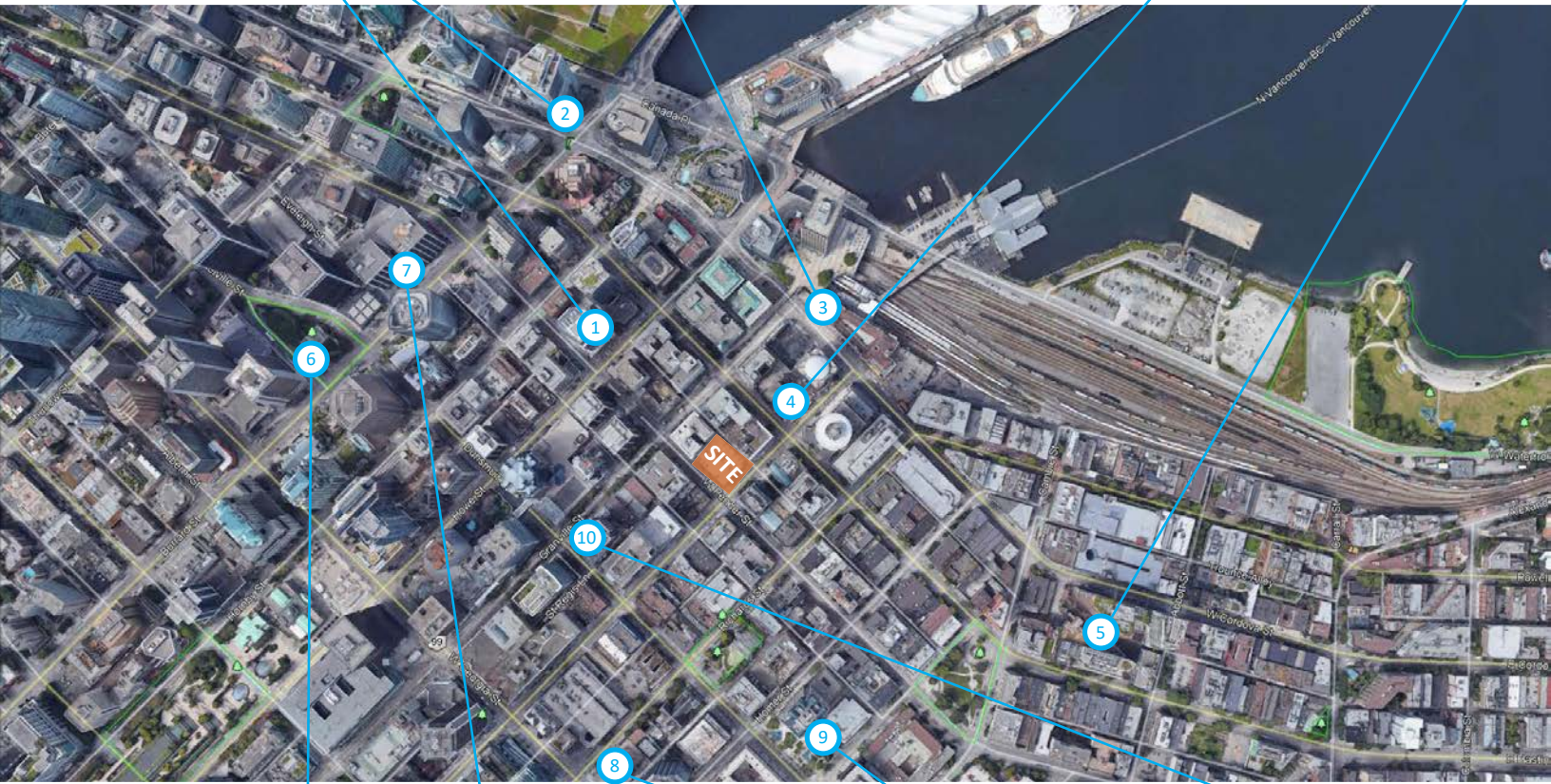
3. Coeur de Lion MacCarthy, *Angel of Victory*, 1921.



4. Devon Knowles, *Walking Spectrum*, 2021.



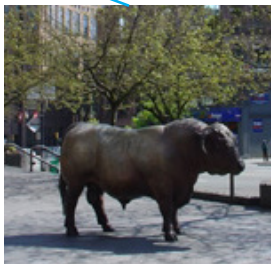
5. Stan Douglas, *Abbott & Cordova, 7 August 1971*, 2009.



6. Joyce McDonald, *The Builders*, 1986.



7. George Tsutakawa, *Fountain of the Pioneers*, 1969.



8. Joe Fafard, *Royal Sweet Diamond*, 2001.



9. Kathleen Ritter, *Gaslight*, 2020.



10. Bertram Charles Binning, *B.C. Beginning*, 1958.

Public Art has the power to punctuate everyday environments, energizing public space and inspiring community participation in the creation of our urban landscape. Downtown Vancouver’s rich cultural heritage provides a unique context for 601 West Pender’s public art. Importantly situated in Vancouver’s central Downtown Core, 601 West Pender is positioned to contribute to the shaping of this culturally diverse neighbourhood in a significant and exciting way. 601 West Pender’s close proximity to many important arts institutions and event venues, including numerous critically acclaimed galleries and Vancouver Art Gallery’s “Offsite”, allows for further engagement with the rich creative discourse in the downtown core. The public art at 601 West Pender will activate and enliven the public realm, creating a vibrant addition to the City’s wider public art context. The following is a comprehensive listing of existing public art in the area surrounding 601 West Pender.

Vancouver Art Gallery “Offsite”

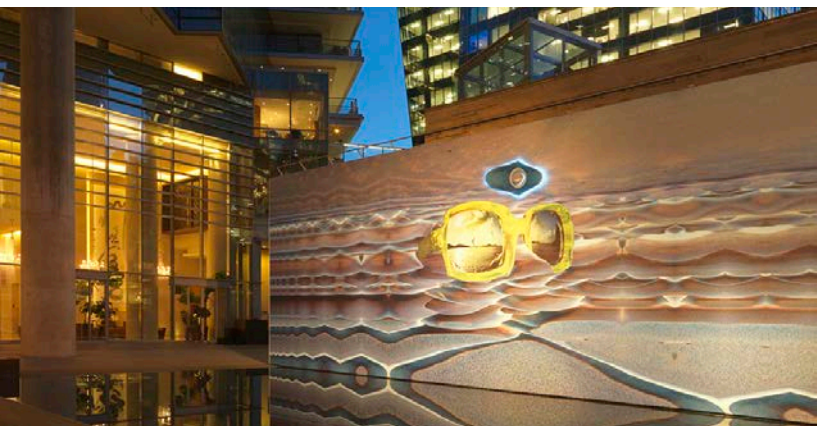
Offsite is an outdoor public art space run by the Vancouver Art Gallery. Located just west of the Shangri-La Hotel, at 1100 West Georgia between Thurlow and Bute Streets, Offsite is at the heart of downtown Vancouver. Offsite presents an innovative program of temporary public art projects, acting as a site for both local and international contemporary artists to exhibit works that relate and respond to the surrounding urban context. Considering the site-specific potential of art within the public realm, featured artists are invited to think through the ever-shifting social and cultural conditions of our contemporary world. With new projects installed in the spring and fall, recent Offsite installations have included work by Sanaz Mazinani, Erwin Wurm, Polit-Sheer- Form Office, Asim Waqif, Marina Roy, Elizabeth Zvonar, Evann Sibens + Keith Doyle, and most recently, Keith Langergraber.



Sanaz Mazinani, *All that Melts: notes from the future-past, 2020-21*



Erwin Wurm, *Big Disobedience (2016), Half Big Suit (2016), and Flat Iron (2016), 2019-20*



Elizabeth Zvonar, *The Experience, 2015-16*



Polit-Sheer-Form Office, *Fitness for All, 2018-19*

PUBLIC ART OPPORTUNITY

Following detailed site analysis with the City of Vancouver and Reliance design team two potential public art site locations have been identified to offer maximum public visibility, accessibility, and engagement opportunities.

The two unique public art opportunities allow for a wide range of possibilities in approach, media, function, and form, including the use of lighting. Artists may consider specific elements or the entire area of the public art opportunity. These broad opportunities offer the potential for an artwork embodied in the development. Long-term maintenance and public safety will be important considerations for an artist.

PUBLIC ART OPPORTUNITY – SITE LOCATIONS

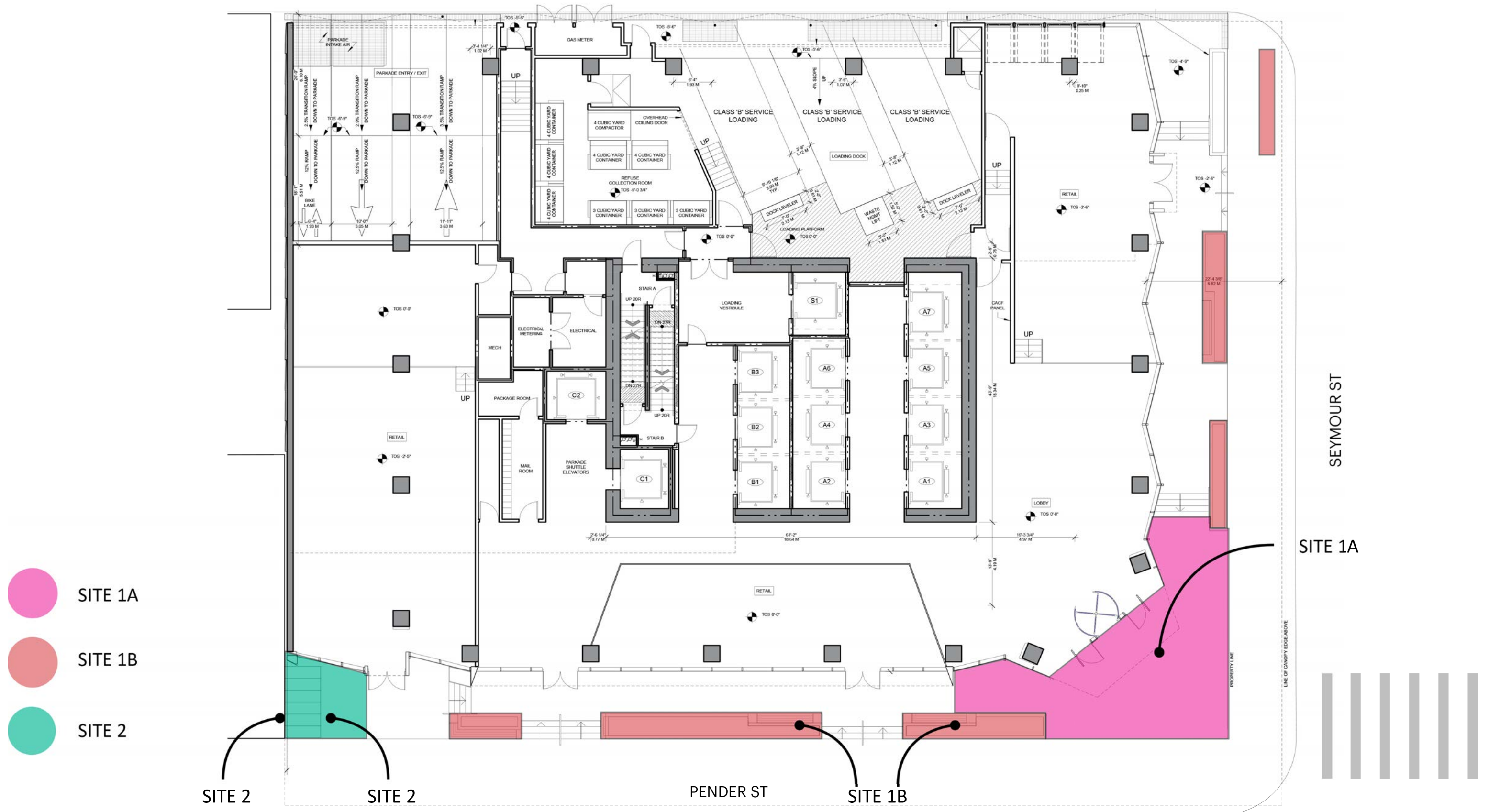
Site 1 Ground Plane fronting Pender Street and Seymour Street

- A. Plaza Entry
- B. Planters

Site 2 Rogers Façade + Abutting Ground Plane



443 Seymour / 601 West Pender rendering with the public art opportunities highlighted in Pink (1A: Plaza Entry / 1B: Planters) and Teal (2: Rogers Façade + Abutting Ground Plane)



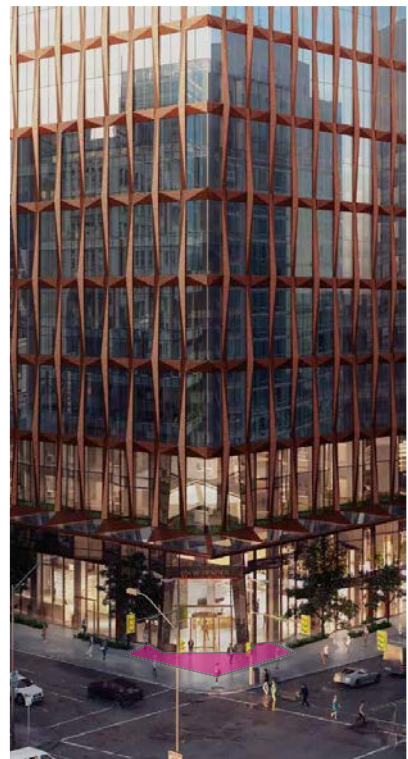
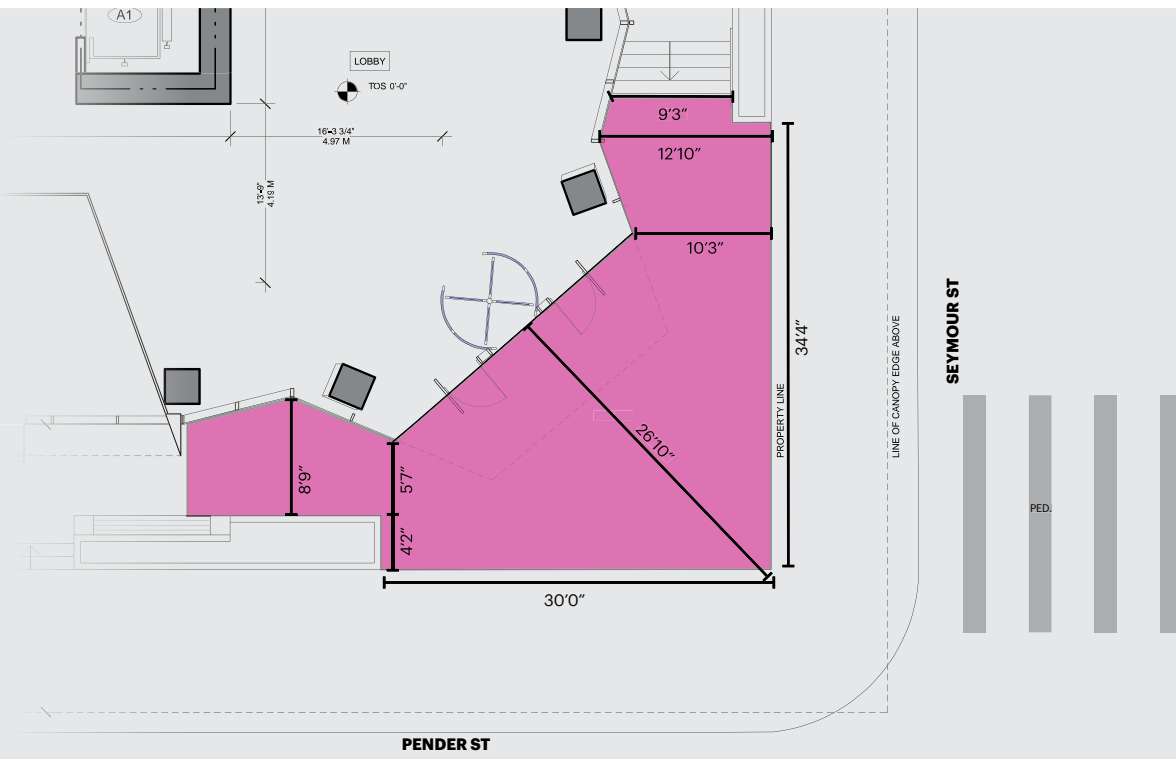
SITE 1 - GROUND PLANE

- The ground plane fronting Pender and Seymour Street have been identified as a potential site for public art with the opportunity to extend into the back lane “Alley Oop” – abutting the northern property line. The widened sidewalk provides an area for an artist to consider a site-specific artwork or series of related artworks with a wide range of possibilities in approach, media, and form as well as an integrated approach with the landscape and hardscape design including functional seating and planting areas.
- Located at the urban edge of the development, this site provides strong opportunity for pedestrian interaction and engagement and offers high visibility for a diverse array of audiences, including office tenants, visitors, passersby, cyclists, and motorists.
- This site contributes to wayfinding and placemaking and facilitates social connectivity.
- Supports moments of activity as well as quiet, intimate interludes, offering pedestrians along opportunities for rest and respite from the bustling built environment.

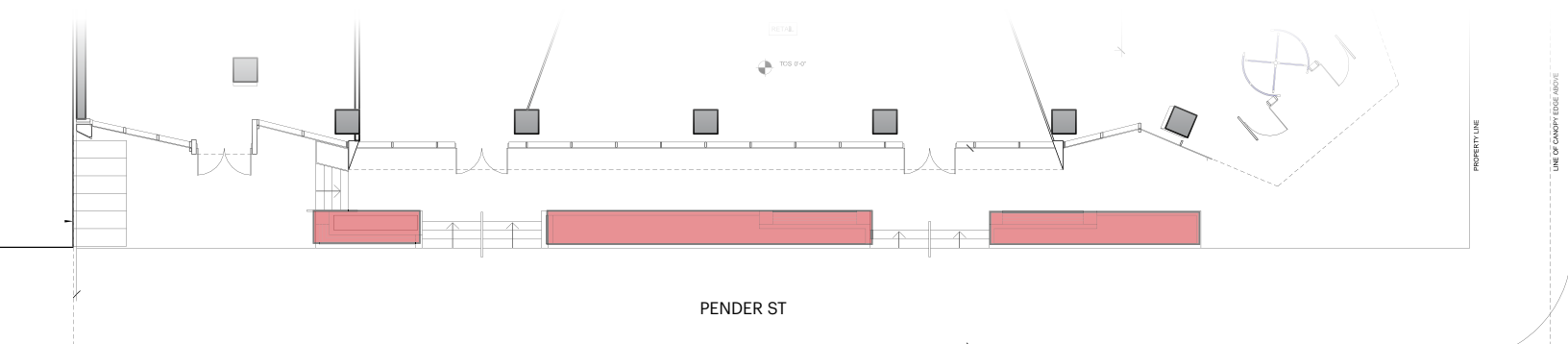


Public Art Opportunity 1 ground plane highlighted in Pink (1A: Plaza Entry / 1B: Planters)

SITE 1A - PLAZA ENTRY



SITE 1B - PLANTERS



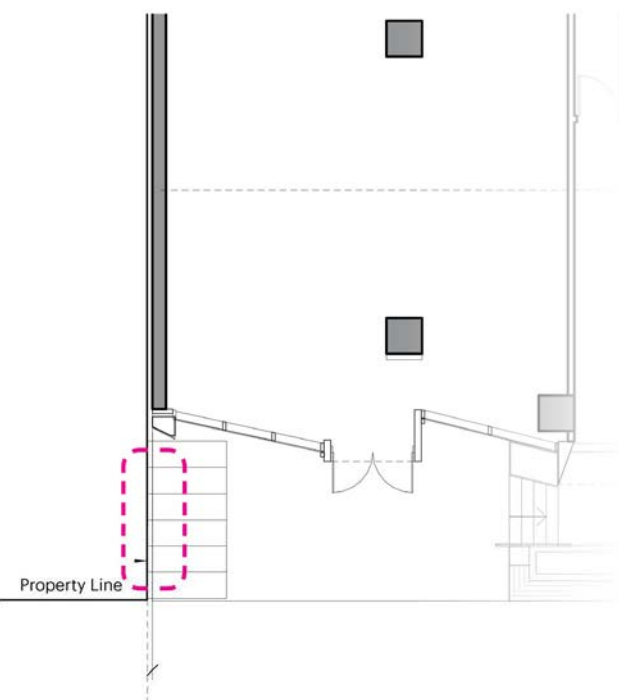
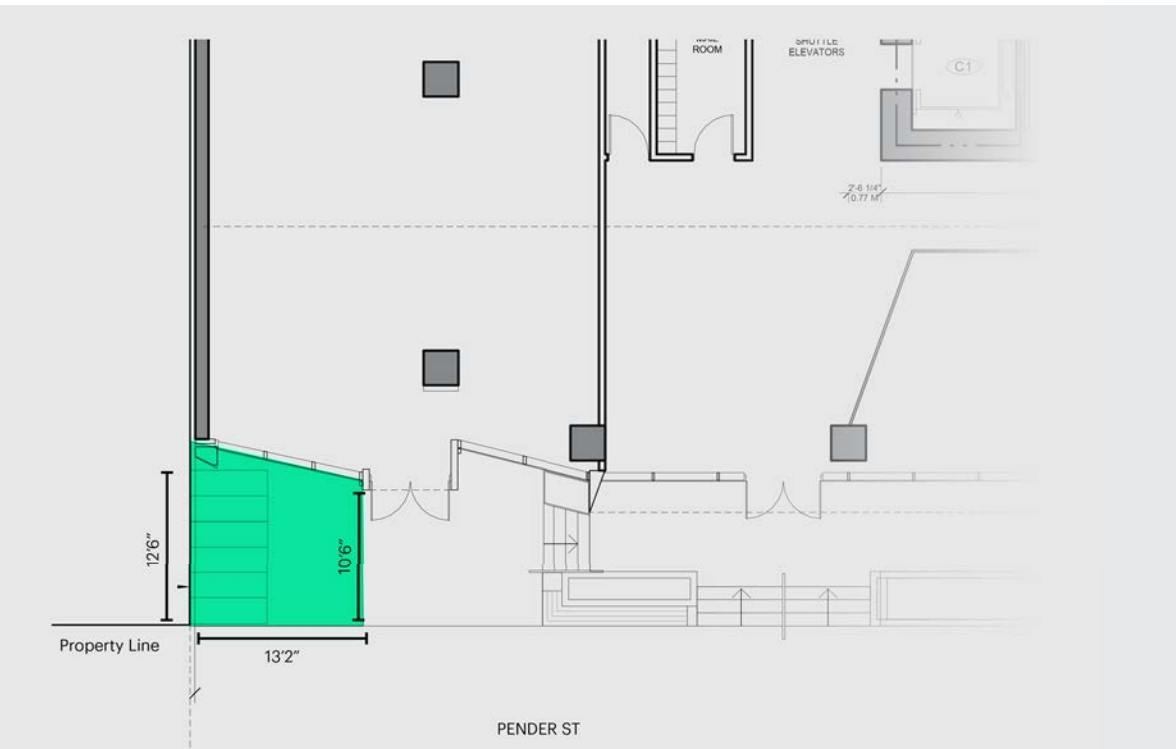
SITE 2 - ROGERS FAÇADE

- The high-profile Rogers Façade fronting Pender Street is envisioned as an integrated artwork with the building, the site provides an expansive surface for an artist to consider an integrated approach with a wide range of possibilities in form and media, which may include two- and three-dimensional forms including light. This opportunity has the potential to extend onto the abutting ground plane area fronting the façade.
- Integration of the public art with the Rogers Façade will require additional steps of approval from the Rogers building ownership group.



Public Art Opportunity 2 highlighted in Teal (2: Rogers Façade + Abutting Ground Plane)

SITE 2 - ROGERS FAÇADE



Public art at the proposed site location will provide a significant contribution to the experience and enjoyment of the public realm by creating an innovative and engaging context for pedestrians, cyclists, and motorists travelling along Pender Street, Seymour Street, and the back “Ally Oop” lane. Creating a welcoming and engaging context while supporting the hustle and bustle of everyday life, the artwork will also allow for moments of quiet and contemplation for pedestrians. Possessing unique wayfinding and placemaking qualities, the public artwork will contribute to the cultural vibrancy of this lively urban community, building legacy, civic pride, and community identity.

The developer, Reliance Properties is seeking a regional, national, or international artist or artist team with relevant experience and practice to develop an artwork that engages diverse audiences in unique and unexpected ways. The artist selected for the public art opportunity will be given as much creative license as possible to activate the public art location, integrating art into the site conditions and community contexts in a meaningful and lasting way. The artist will have the opportunity to become an integral member of the design team, working in consultation with the architect and landscape architect in further developing their concept proposal.

The public art for 601 West Pender will be carefully considered and in keeping with the vision of the development as well as the City of Vancouver Public Art Program’s commitment to offering public access to artistic expression, while enhancing public awareness and appreciation of the visual arts. 601 West Pender proposes to host an enduring public artwork that speaks to diverse audiences, building on the cultural vitality of this bustling urban area.

Reliance Properties would also be open to consider additional opportunities proposed by a shortlisted artist group subject to advance review by the design team.



“Alley Oop” Alley bordering the site off of Seymour Street, connecting to Granville Street

PRECEDENT IMAGES



Gunilla Klingberg, *Wheel of Everyday Life*, 2022 (rendering). Vancouver, BC



Douglas Coupland, *Bobber Plaza*, 2009. Toronto, ON



Anais Leray, *Marine Blossom*, 2021. MNP Tower, Vancouver, BC



Elizabeth McIntosh, *Finger Paint*, 2018. Vancouver, BC



Lyse Lemieux, *PERSONNAGES*, 2021. Vancouver, BC



Justin Langlois, *Where Else Would You Rather Be?*, 2021. North Vancouver, BC



Shaheen Oksa, *Mother and Child*, 2021. Vancouver, BC



Cliff Garten Studio, *Bright Waters*, 2021. Burnaby, BC



Jacqueline Met & Nancy Chew, *Peak (Ode to the Lions)*, 2021. Vancouver, BC

PUBLIC ART BUDGET

The total public art budget for the 443 Seymour / 601 West Pender 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 \$831,918.78 is based on the eligible project FSR of 420,161 square feet.

The total public artwork budget will be allocated to administrative costs, the public artwork, developer contingency, interpretive signs or plaques, and 10% art fund fee paid to the City of Vancouver.

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.

Public Artwork.....	\$625,000.00
Public Art Administration.....	\$97,850.00
Selection Process and Honoraria.....	\$29,850.00
Artist Honoraria (\$6,000 x 4)	\$24,000.00
Community Advisory (\$750 x 3)	\$2,250.00
Selection Panel Honoraria (\$1,200 x 3)	\$3,600.00
Public Art Consultant	\$68,000.00
Developer's Contingency	\$18,876.90
Plaque	\$2,000.00
Professional Photographic Licenses	\$5,000.00
10% Civic Program Contribution	\$83,191.88
TOTAL PUBLIC ART BUDGET	\$831,918.78

TIMELINES

TARGET PROJECT TIMELINE

Rezoning Enactment	November 1, 2019
Public Hearing	May 26, 2020
DP Application	Submitted July 21, 2021
DP UDP	October 6, 2021
DP Issuance	TBC
Construction Start	Target Early 2023
Occupancy	Target Mid-2026

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation	November 2021
Detailed Public Art Plan Presentation	February 2022
Selection Panel Meeting – Review Long List of Artist	April 2022
Short-listed Artists’ Invitation	April 2022
Community Consultation	April 2022
Artists Orientation Meeting	May 2022
Selection Panel Meeting – Artist Presentations	September 2022
Final Artist Selection	September 2022
Artist Contract	October 2022
Art Installation	TBC

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the 601 West Pender Street public art selection process. A non-voting community advisory will be established and consist of three representatives from the local West End and Coal Harbour communities. The relationship of the 601 West Pender public art to its surroundings and end users will be a central consideration by the advisory members.

The advisory members will include a representative from the West End or Coal Harbour community, a local neighbourhood resident, and a representative from the Squamish, Musqueam or Tsleilwaututh nations. The role of the community advisory representatives will be to provide feedback and commentary to the selection panel and shortlisted artists. The advisory will meet with the selection panel to provide insights into the community aspirations around public art and potential artists. In addition, the community advisory will meet with the shortlisted artists during the artist orientation meeting and provide input towards the development of the artist concept proposals.

The community advisors will play an integral role in the selection process, providing a voice for the community as well as guidance regarding opportunities for the celebration of the work upon completion. Advisors will be paid an honorarium of \$600 for their work.

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

Proposed Community Advisors:

Siobhan Powlowski, Senior Director, Gordon Neighbourhood House
Diamond Point, Artist, Musqueam Nation
David Scott, West End Community Centre Organization

Alternates:

Linda Johnson, President Board of Directors, West End Community Centre Association
Thomas Cannell, Artist, Musqueam Nation
Julie Martin, "Off Site" Curatorial Assistant, Vancouver Art Gallery and Local Resident
Stephanie Bokenfohr, Public Programs Coordinator, Vancouver Art Gallery

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 artist/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 601 West Pender design team. Members of the selection panel, excluding members from the 601 West Pender design team, will be paid an honorarium of \$1,200 for their work.

Proposed Selection Panel Members:

Xwalacktun (Rick Harry), Artist, Squamish Nation
Cate Rimmer, Independent Curator (co-founder Artspeak)
Ron Tran, Artist
Rob Leshgold, Director of Design, Reliance Properties
Reliance Properties Design Representative

Alternates:

Grace Ulu, Artist, Musqueam Nation
Vanessa Kwan, Program Director, Grunt Gallery
Bopha Chhay, Director/Curator, Artspeak
Lucien Durey, Artist
Myfanwy MacLeod, Artist

Stage One

In stage one of the selection process, the selection panel will be oriented to the 601 West Pender 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 long list of 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 short-list of 4 artists to develop a concept proposal.

Stage Two

In stage two, the short-listed artists will be invited to develop a concept proposal. The short-listed 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 short-listed 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 short-listed artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the 601 West Pender 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 Reliance to complete the proposed artwork on time and budget.

The Short-listed Artists Public Art Proposal May Include

- i) Written Public Art Proposal (1-2 pages)
- ii) Visual Aids (Rendering/Models)
- iii) Detailed Public Art Budget
- iv) Project Timeline
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements.
- 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 and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, time line, implementation, safety, maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

Following the selection panel review of the artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the 601 West Pender owner, design team and Vancouver Art Community selection panel members will have an opportunity to review the nominated artist's concept and provide a written response to each, notifying any specific technical or ideological issues. These comments will then be addressed by the selection panel as a whole. The final artist/artist team selected will enter a contract agreement with Reliance to complete the proposed artwork on time and budget.

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

Please direct any questions to:
Ballard Fine Art Ltd.
604 922 6843 | info@ballardfineart.com

Attn: Jan Ballard or Jenn Jackson