

PRELIMINARY PUBLIC ART PLAN

4992 - 5138
ASH STREET

May 2022
Preliminary Public Art Plan



EXPANDED FIELD

Peterson

PROJECT DESCRIPTION

Project Statistics

Site Size: 57,570 sq. ft.

Gross Floor Area: 124,102 sq. ft.

FSR: 2.0

FSR Area: 115,284 sq. ft.

Total Chargeable Public Art Area: 115,284 sq. ft.

Art Rate: \$1.98 \$/sq. ft.

Total Public Art Budget: \$228,260

Project Developer

Peterson

Project Architect

gbl

Project Landscape Architect



PROJECT STATISTICS

SUMMARY		FSR EXCLUSIONS [SF]					FSR	
	GFA	RES AMENITY	APPROX # UNITS	IN-SUITE STORAGE	ENVELOPE EXCLUSION [1% GFA]	TOTAL FSR EXCLUSIONS	FSR AREA	FSR
	[SF]	[SF]		[SF]	[SF]	[SF]	[SF]	[#]
	124,102	2,914	123	4,663	1,241	8,818	115,284	2.00

BUILDING A	33,906	0	35	1,335	339	1,674	32,232	0.56
BUILDING B	37,457	2,914	33	1,290	375	4,579	32,878	0.57
BUILDING C	52,739	0	55	2,038	527	2,565	50,174	0.87

UNIT COUNTS

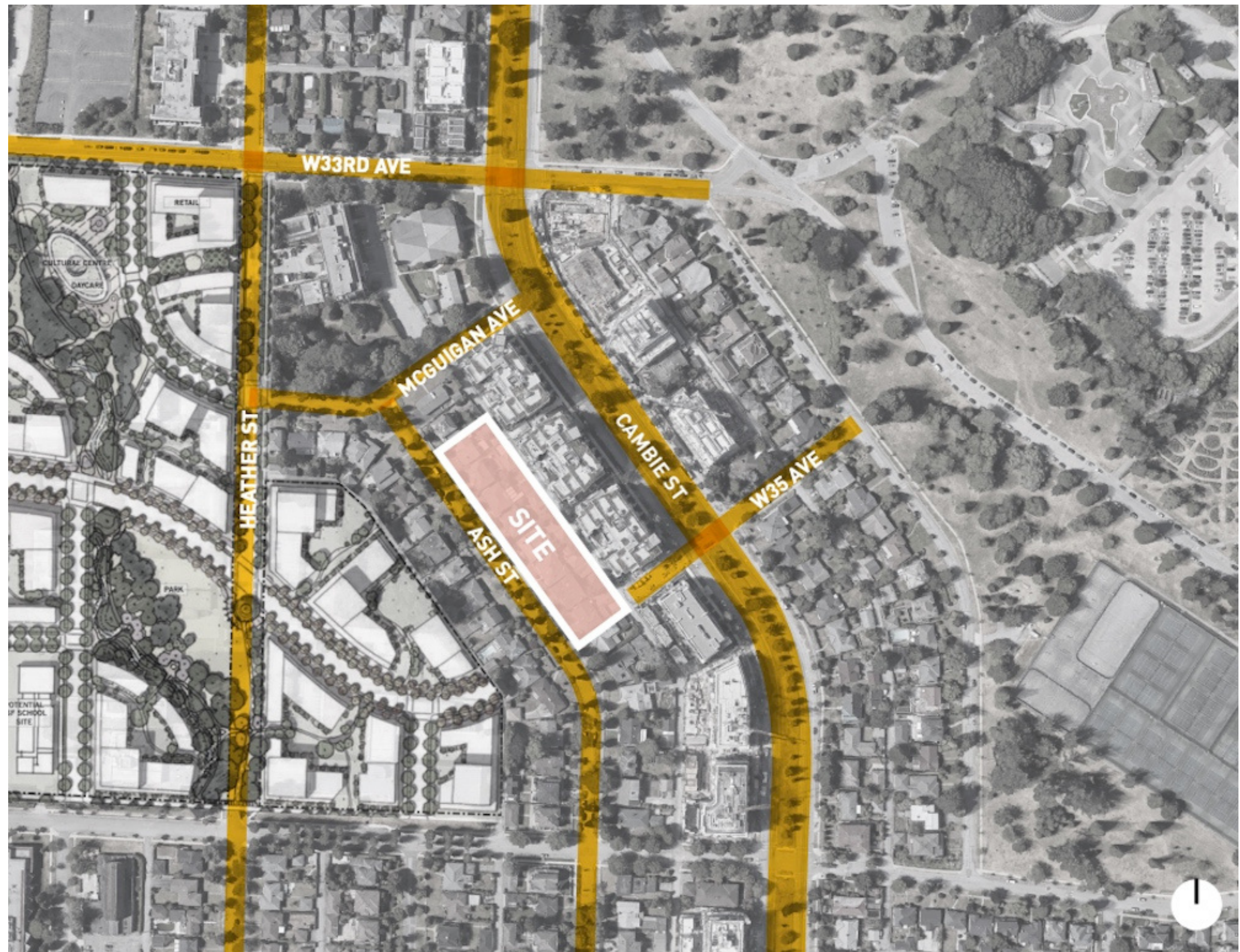
UNITS						RESIDENTIAL BALCONY AREA	
	STUDIO	1BR	2BR	3BR	TOTAL	AREA	PERCENTAGE
	[UNITS]	525 SF - 695 SF [UNITS]	786 SF - 1,125 SF [UNITS]	1,000 SF - 1,378 SF [UNITS]	[UNITS]	SF	%
TOTAL	0	37	57	29	123	13,283	11%
%	0	30%	46%	24%			

PROJECT CONTEXT

The proposed site comprises over eight (8) single-family home lots (4992 Ash St to 5138 Ash St) bounded by Ash Street to the southwest, the new 35th Avenue extension to the southeast, a lane to the northeast, and two existing single family homes to the northwest. The project is situated parallel to a portion of Cambie Street that falls within the Cambie Corridor Phase 3 (CCP3) area. Surrounding sites have been extensively rezoned with multi-family residential buildings ranging from four to seven storeys in height.

Given the significant development activity within the immediate area, this project is in an area of transition. More specifically, it is situated between larger multifamily buildings fronting Cambie Street and the single family homes that face Ash Street. Both sides of Ash Street are anticipated to redevelop to a similar scale in the future.

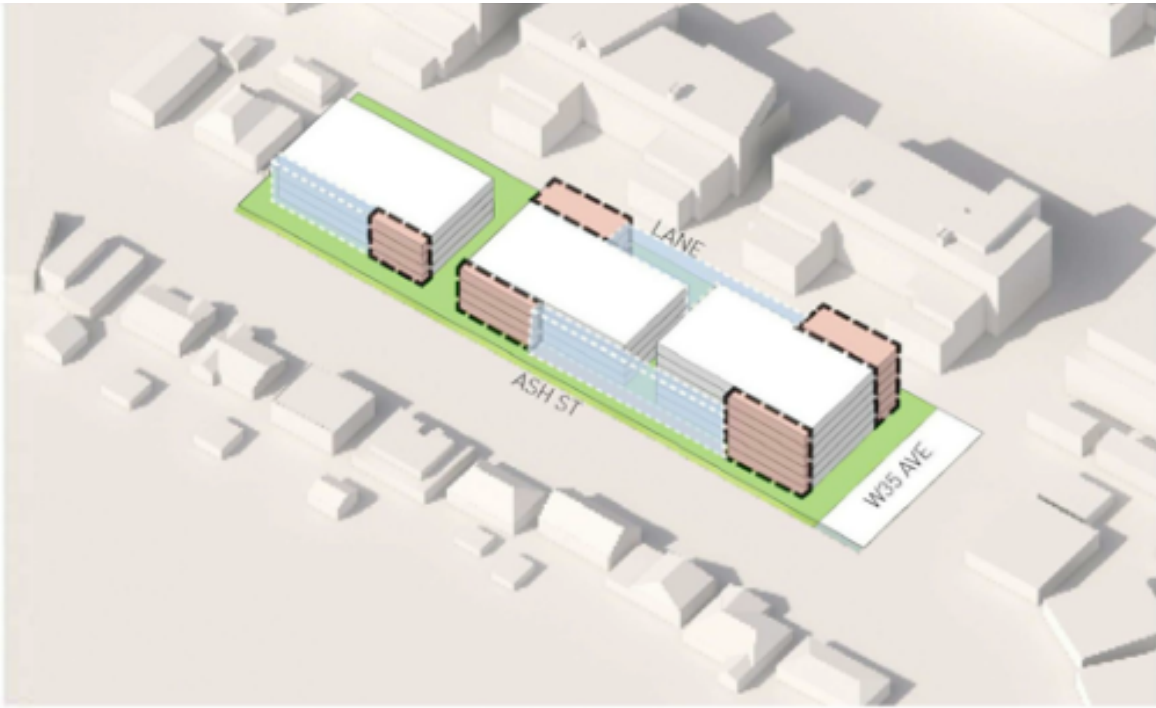
The site is also located near the 21-acre Heather Lands site. The Heather Lands Policy Statement (2018) envisions a redevelopment of this property to entail 2,296,000 sq. ft. of new residential and commercial area.” The scale of the future Heather Lands project will have a transformative impact on the area surrounding 4992-5138 Ash Street.



PROJECT CONTEXT



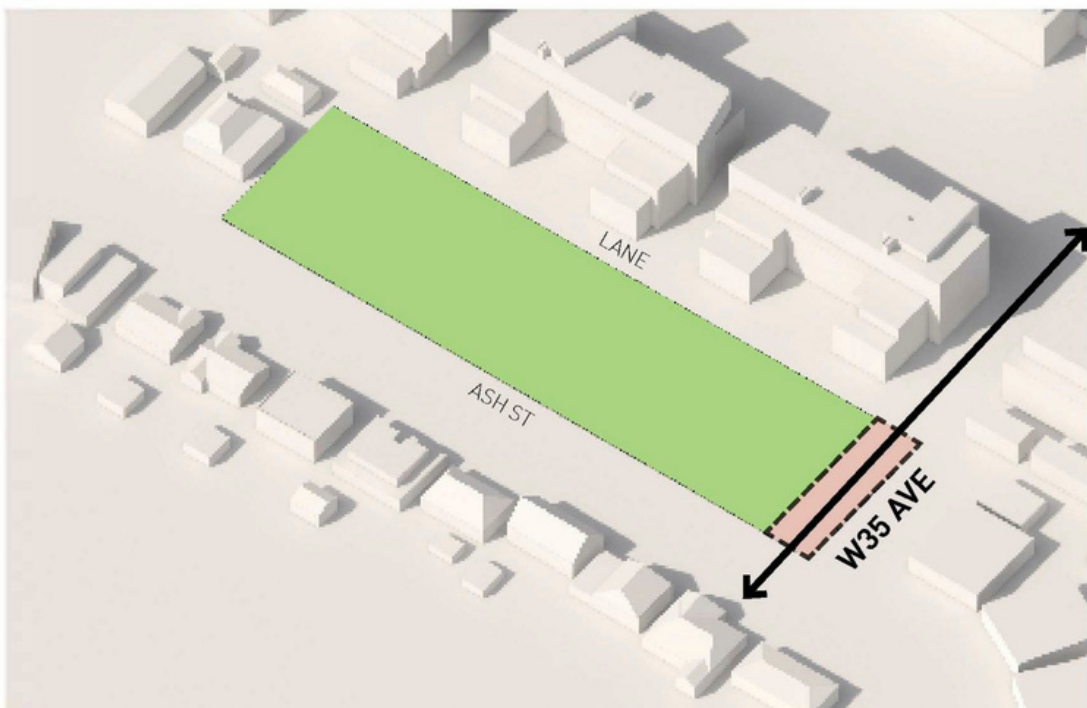
PROJECT CONTEXT



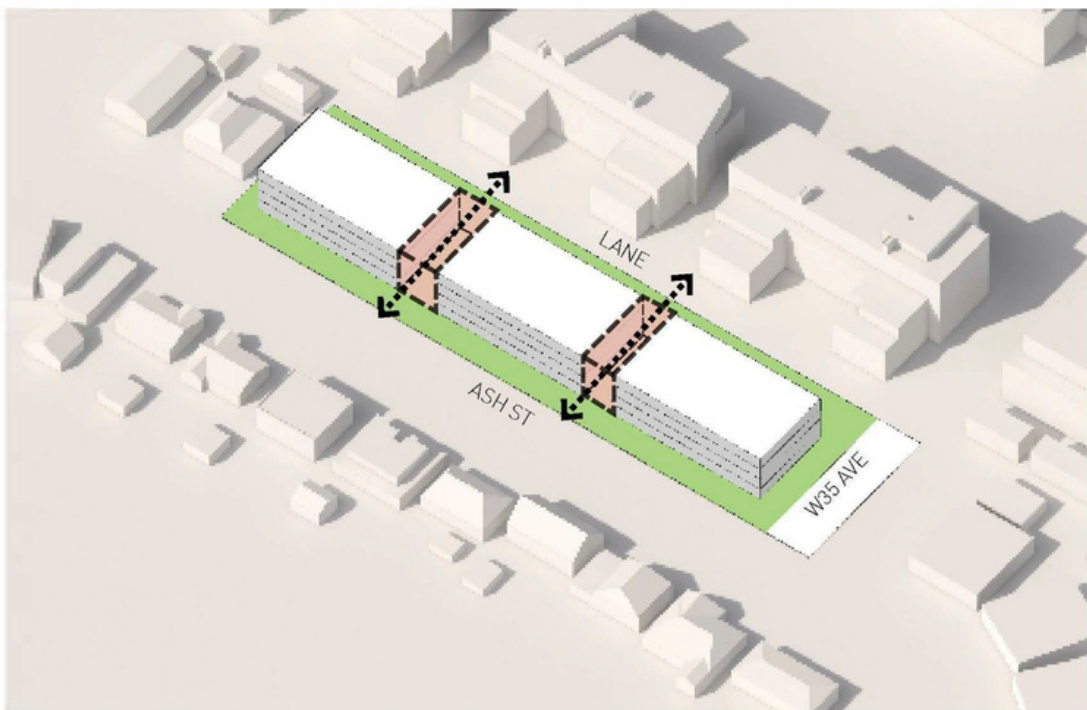
6 | ARTICULATION - To create courtyard spaces, portions of each buildings are extended out, helping to create increase overall articulation and create building modulation across both Ash Street and the lane.



8 | PRIVATE ROOFTOPS - on each building, additional outdoor private spaces are provided for the residents of the penthouses.



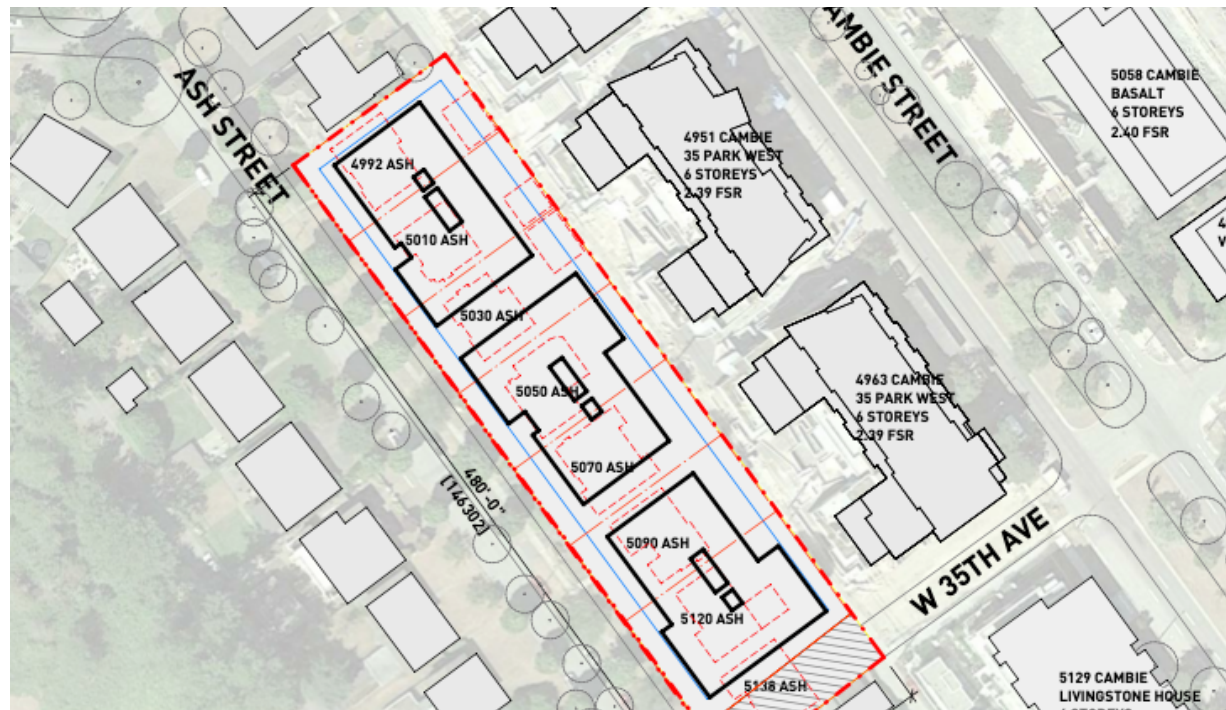
2 | NEW WEST 35TH AVE - To accomodate the new West 35th Ave extension, 34'-11" of the site are dedicated to the City.



4 | BUILDING VOLUMES - the extruded volume are cut to provide 120' long (maximum) building lengths (as per CCP3 guidelines). This provides additional porosity through the site.



SHADOW STUDY - 4pm Summer Solstice



CONTEXT PLAN - Property lines and civic addresses

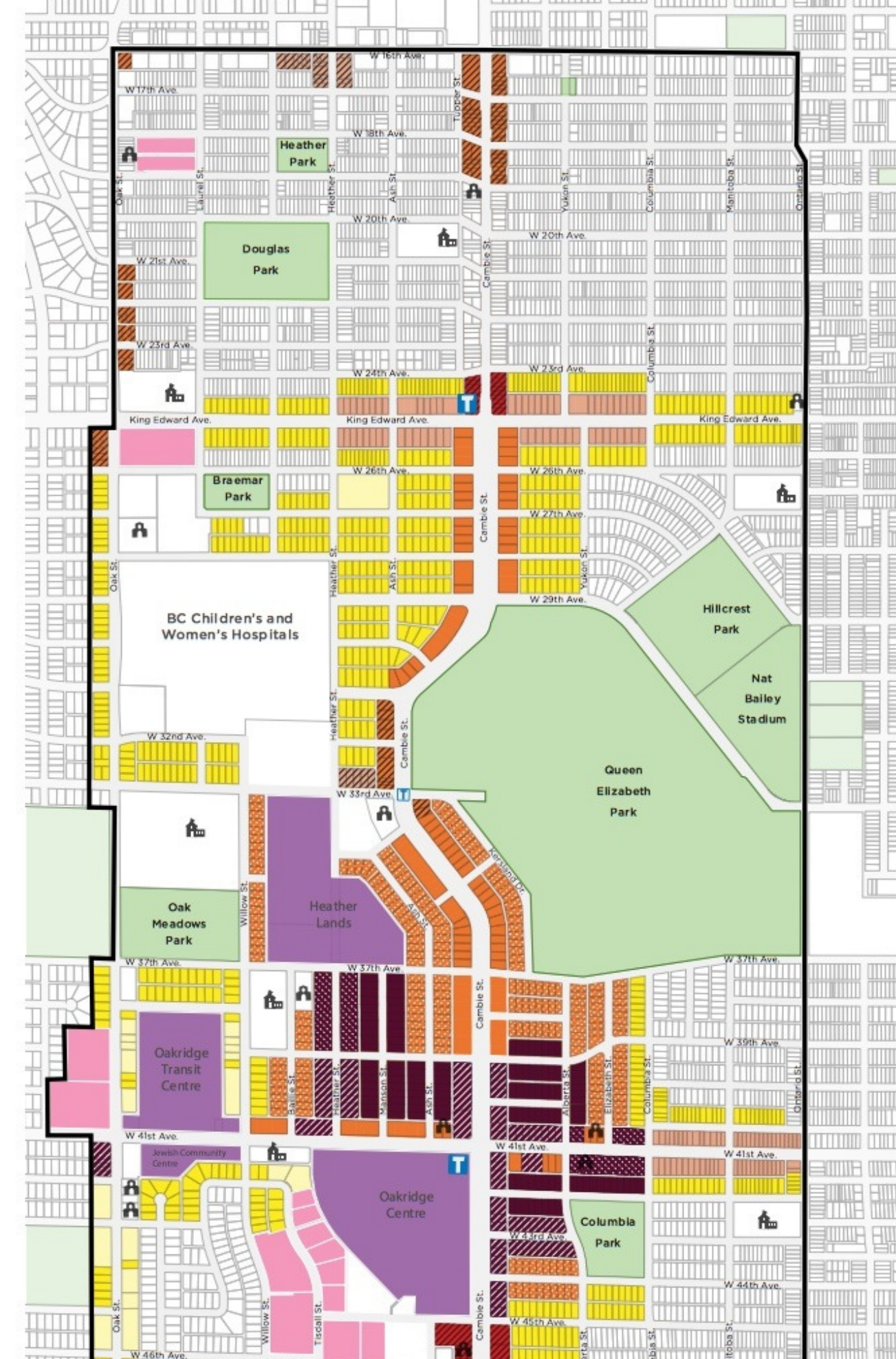
VISION FOR CAMBIE CORRIDOR

Areas next to other Canada Line stations along the Cambie Corridor will see a mixture of low and mid-rises, while peripheral areas will see townhouses. But the largest redevelopments will be the district-sized redevelopments, and the CC has a number of them - most of them have been separately approved by the municipal government.

This includes the 28-acre Oakridge Centre site, the 25.4-acre Pearson Dogwood site, the 21-acre Langara Gardens site, and the 14-acre old Oakridge Transit Centre site. Planning continues for the redevelopment of the 21-acre old RCMP headquarters on the Heather Lands.

Altogether, there will be a mixture of residential types, including mid and high-rise market and below-market rental apartments. About 32,000 new homes will be built, with 25% to be affordable for people on low and modest incomes, including 2,800 social housing units and 5,400 secured rental homes.

"The Cambie Corridor Plan represents a major step forward on Vancouver's housing and affordability goals," said former Mayor Gregor Robertson in a statement. "We are transforming Vancouver's single-family neighbourhoods so more people can live, work and play there, while also adding new parks, community facilities and public spaces, and improving transportation."



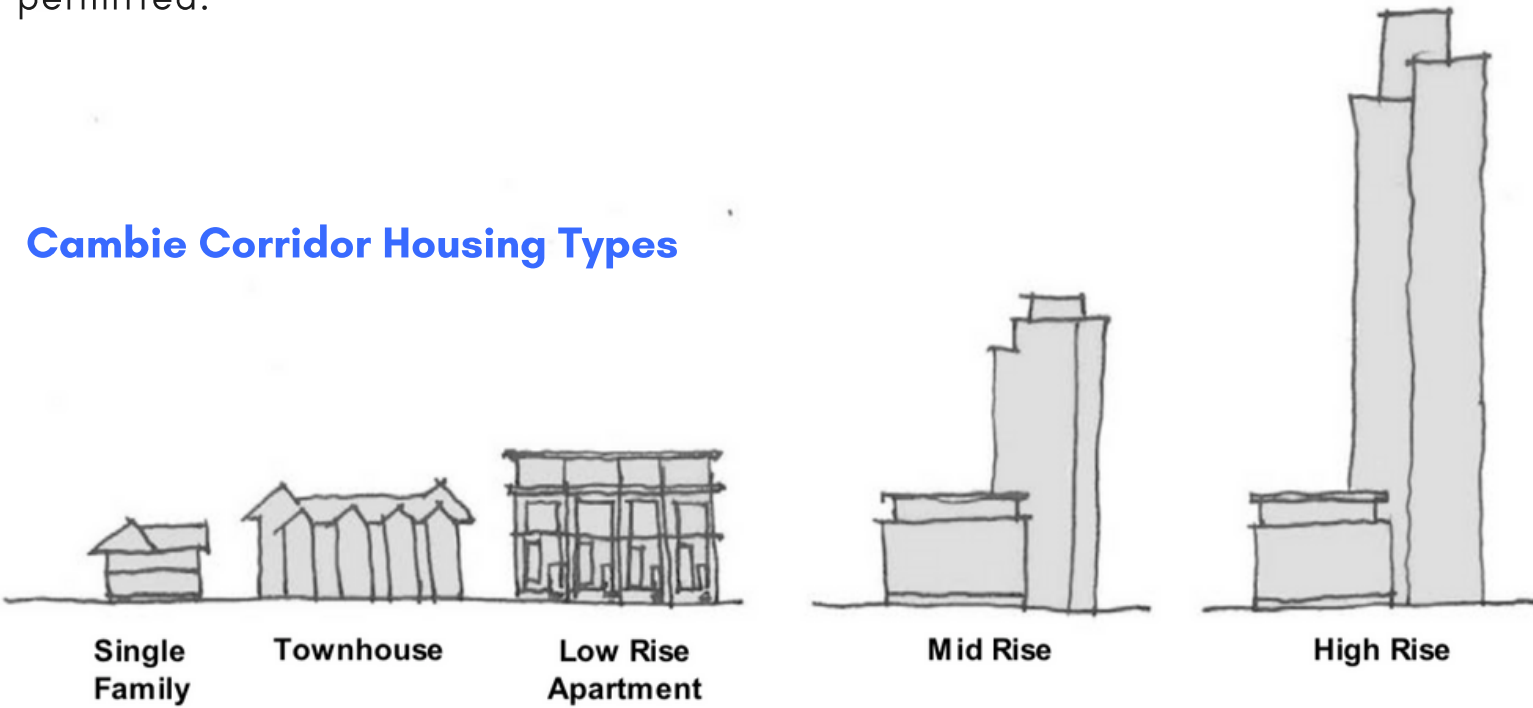
PUBLIC ART CONTEXT

Public art has significantly contributed to the social fabric and unity of Vancouver as a whole. Our aim with Peterson's Ash Street project is to create public work that not only plays an integral role in activating the public realm within this growing area but also becomes part of a growing collection of artworks for the entire City of Vancouver.

Cambie Corridor Plan - Phase 3

The third phase of the Cambie Corridor Plan will allow new dense development opportunities for 1,700 existing single-family homes. As many as 50,000 additional residents will be able to live along the corridor through added density, particularly around a two-kilometre radius from Oakridge-41st Avenue Station where dozens of new towers reaching up to 330 ft-tall will now be permitted.

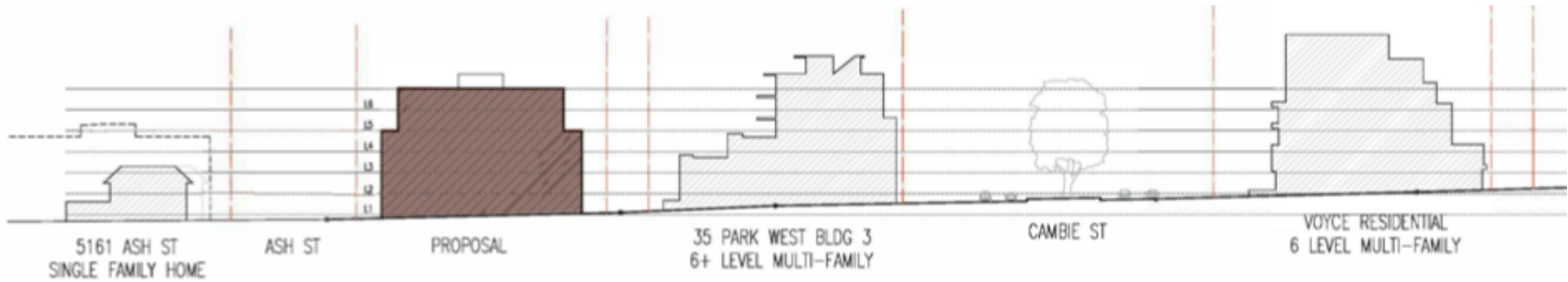
Cambie Corridor Housing Types



Key principles In Cambie Corridor Plan

Create Vibrant Urban Spaces: A high quality public realm with continuous active streetscapes, urban amenities, and cultural activities and facilities contributes to the vibrancy and livability of the area. As redevelopment occurs, urban design standards require high quality architectural aesthetics and amenities such as plazas, public art, street furniture, and elements of green infrastructure to encourage people to linger and interact in the public realm.

Promotion and creation of Identity & Sense of Place: Fostering a sense of place and identity in the Cambie Corridor creates a neighbourhood that is unique, interesting and memorable. To support this framework, the Area Plan area has been organized into different districts and neighbourhoods that are small enough to be experienced by walking. Each area has its own identity, form and function. While some of these areas have an existing character and history, in other areas a distinct identity is newly emerging through redevelopment. Together, these unique character areas will create a neighbourhood that is authentic and memorable.



PUBLIC ART CONTEXT



108 STEPS, 2018
KHAN LEE



900 ORANGES, 2020
GATHIE FALK



18 PAIRS OF BLUE AND WHITE RUNNING SHOES, 2020
GATHIE FALK

PUBLIC ART CONTEXT



MERISTEM, 2018
IE CREATIVE



10 BASEBALL HATS, 2020
GATHIE FALK

PROJECT RENDERINGS





VIEW FROM ASH STREET

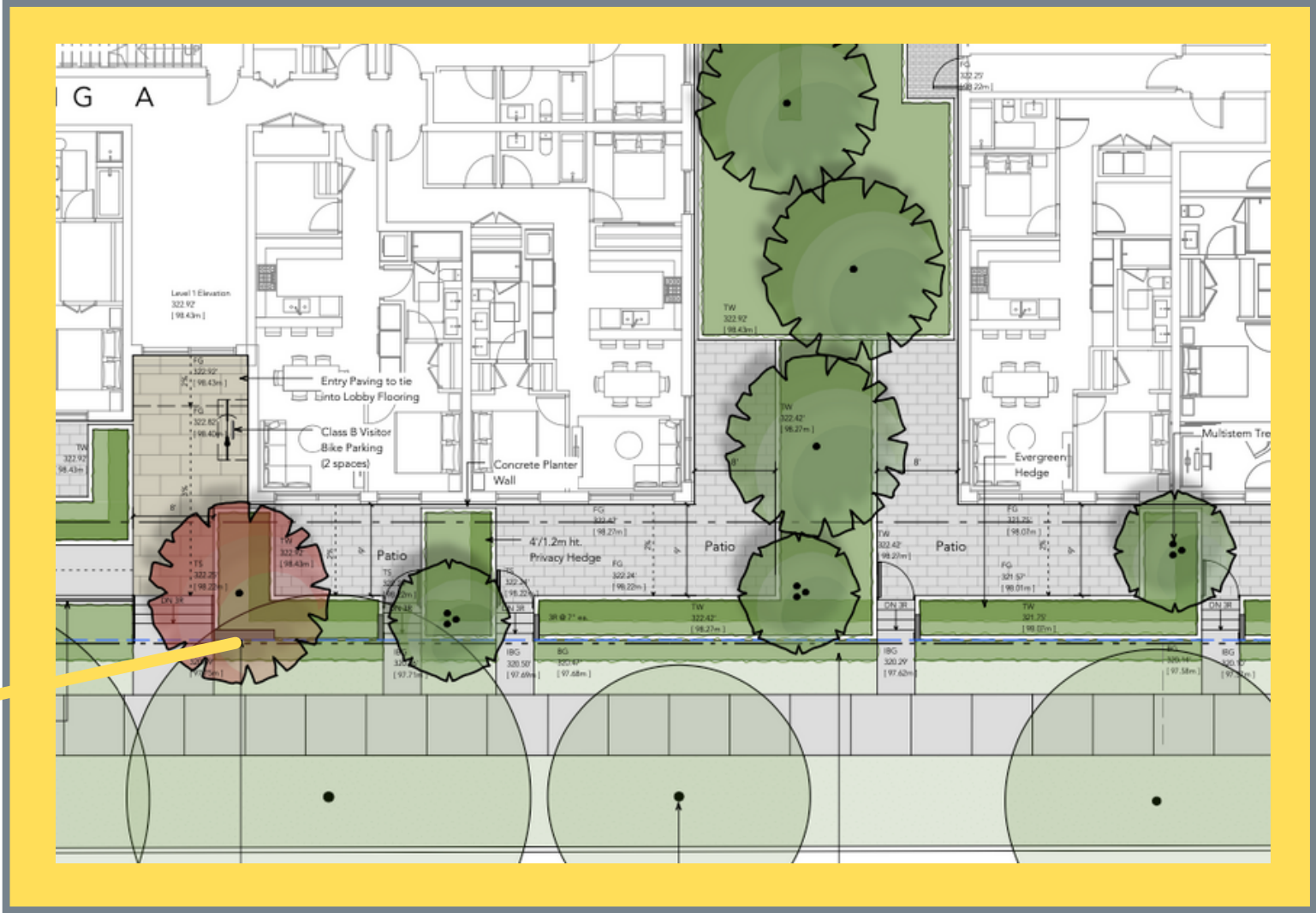
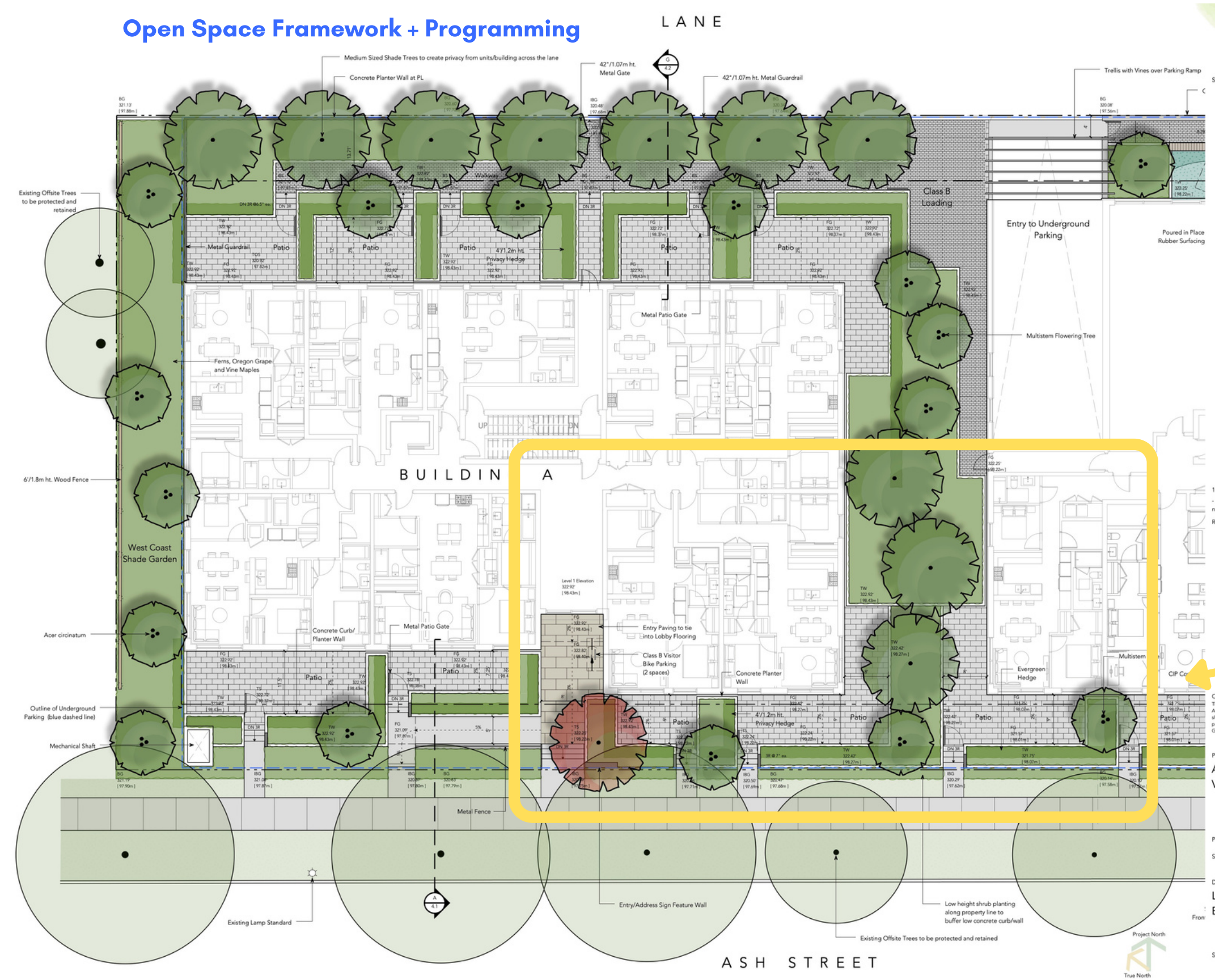
SITE PLAN

Private & Public Space Delineation



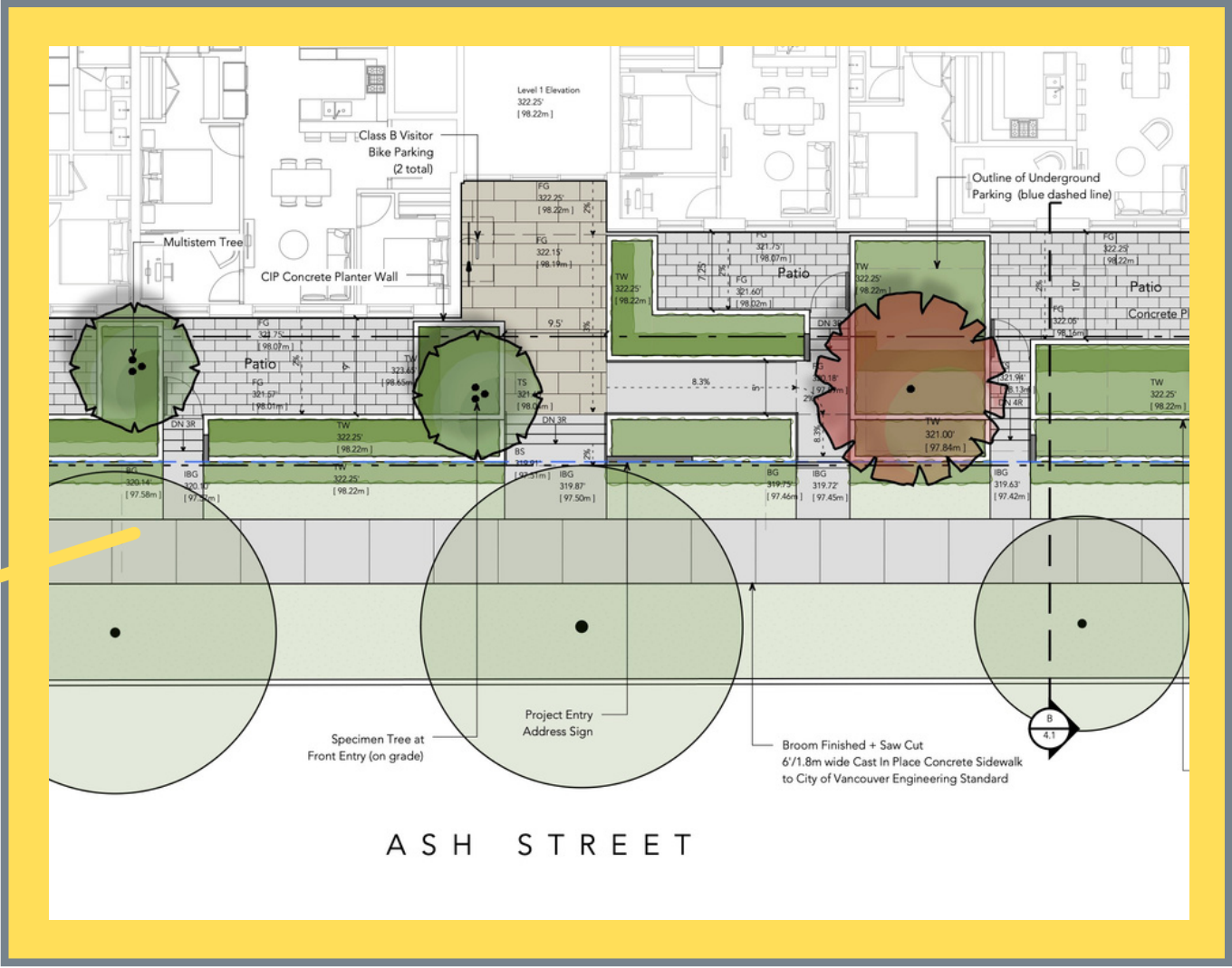
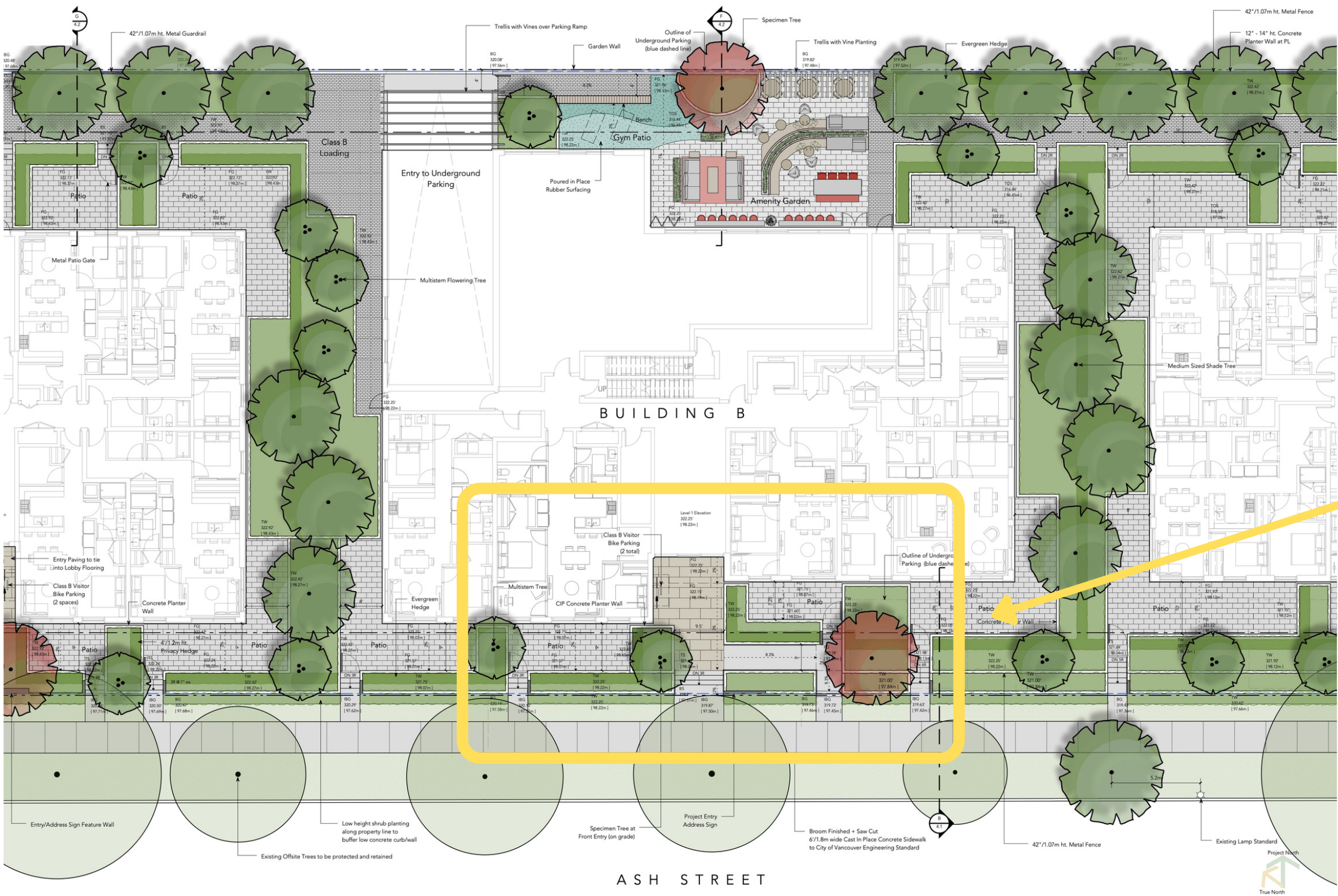
LANDSCAPE PLAN - BUILDING A

Open Space Framework + Programming



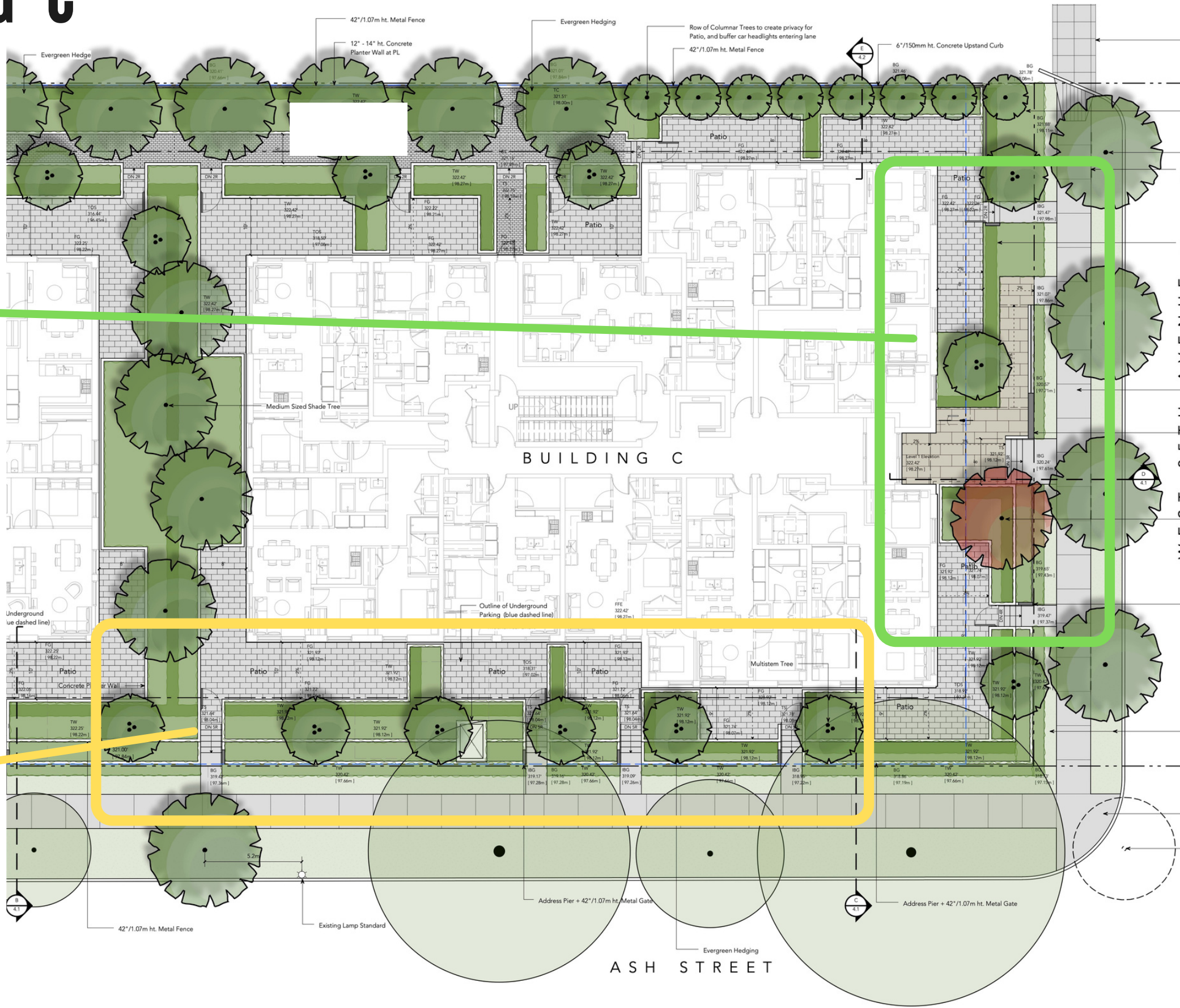
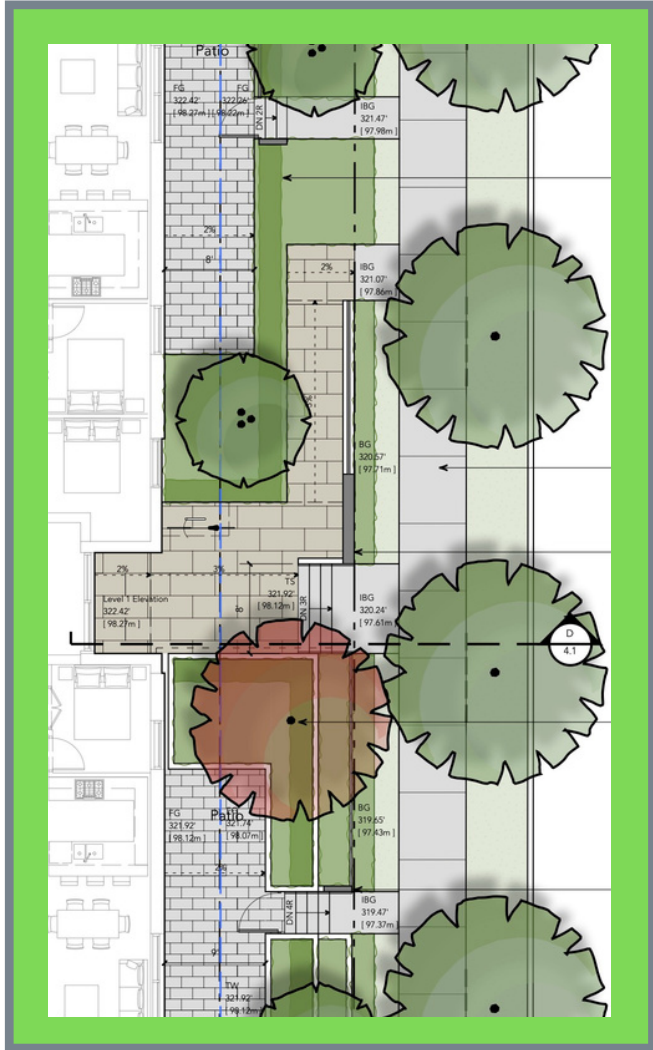
LANDSCAPE PLAN - BUILDING B

Open Space Framework + Programming



LANDSCAPE PLAN - BUILDING C

Open Space Framework + Programming



PUBLIC ART OPPORTUNITY #1

(for consideration)

Opportunity #1 is comprised of two locations for public art. More specifically, the contemplated locations are positioned in the Ash Street-facing planters between Building A and Building B, as well as the Ash Street-facing planters between Building B and Building C.

These are both highly visible locations for public art with exposure to Ash Street. By embedding works within these planters, these opportunities offer the potential for public art to be physically elevated from the street level, further increasing the prominence of these works.

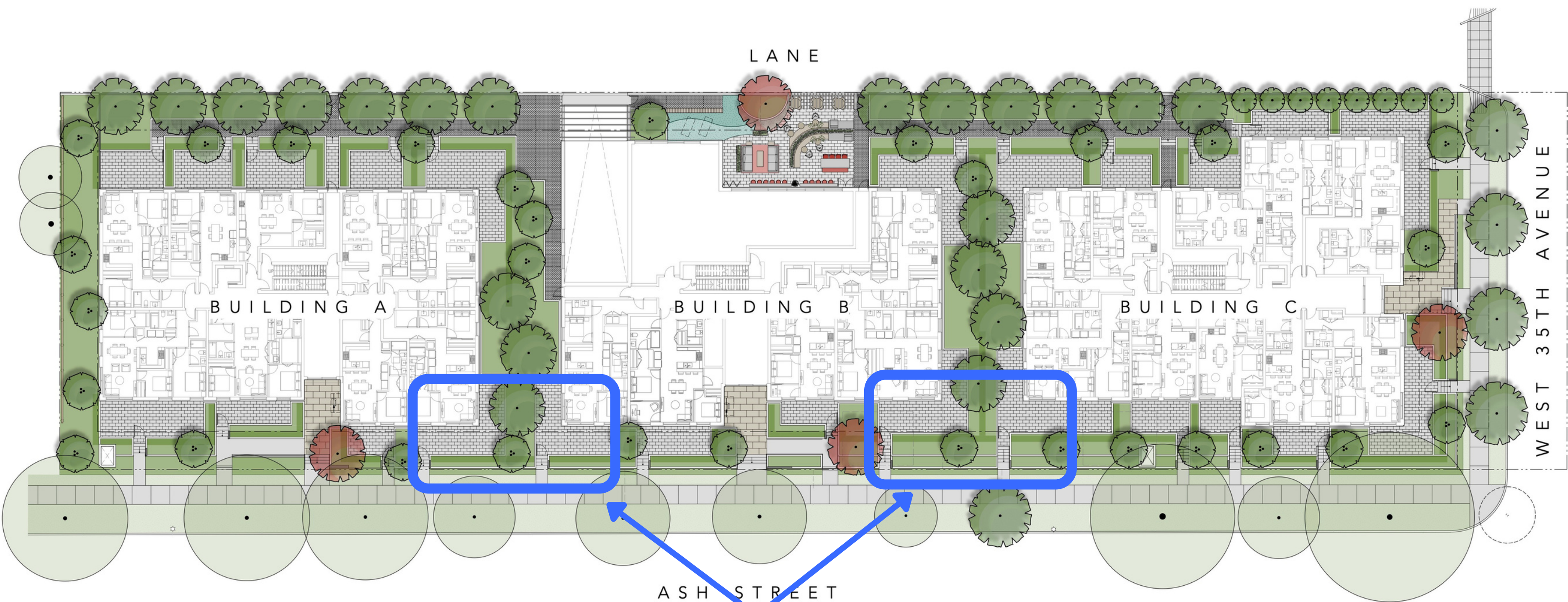
These characteristics make it an optimal site for public art.

That said, careful assessment of sightlines from the adjacent at-grade residential units would be required to ensure residents wouldn't be unreasonably impacted by public art in this location. If Opportunity #1 is selected, Expanded Field would make potential artists aware of this consideration.

If Opportunity #1 is selected, coordination with the landscape architect would be required to eliminate conflicts with the proposed tree planting plan and to program the space to better allow for art works.



PUBLIC ART OPPORTUNITY #1



PUBLIC ART OPPORTUNITY #1

PUBLIC ART OPPORTUNITY #2

(for consideration)

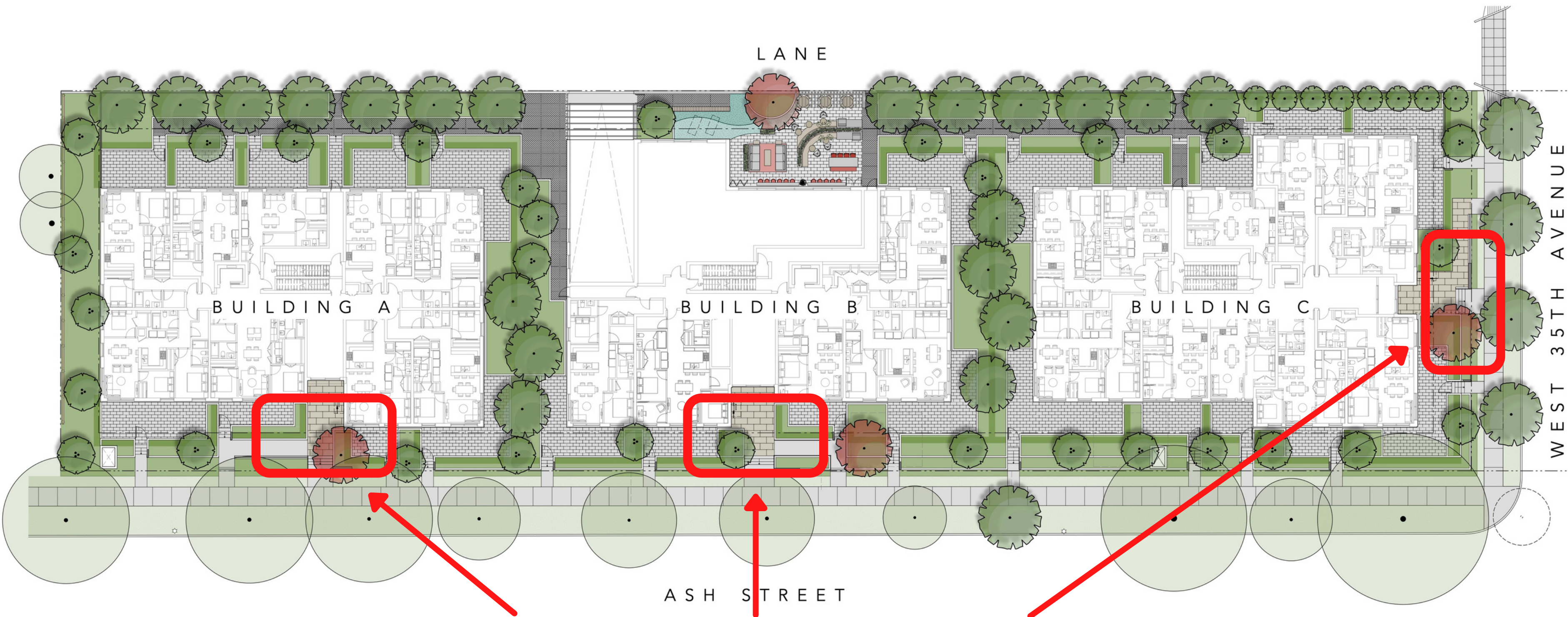
Opportunity #2 contemplates integration of public art with the concrete entry signs of each building facing Ash Street and West 35th Avenue.

This opportunity also offers a highly visible, Ash-facing location for public art works. Consequently, it presents a compelling opportunity for pedestrian interaction with the project's public art.

If selected, it would be integral that the budget clearly distinguished between base building costs and public art costs. The City of Vancouver's *Public Art Policy and Procedures for Rezoned Developments (2018)* notes: "If an artist's project makes use of base building components (such as a window, door, architectural or infrastructure feature) then only that cost added to the base cost by the artist's process is an allowable cost. City staff will review base-cost allocations to ensure art budgets are fully available for artwork."



PUBLIC ART OPPORTUNITY #2



PUBLIC ART OPPORTUNITY #2

PUBLIC ART OPPORTUNITY #2

(for consideration)



BUILDING A



BUILDING C



PROPOSED OPPORTUNITIES

The above perspective illustrates the proposed public art opportunities in relation to the larger project. The building form and street-level entry points along Ash (including lobby entries and entries to at-grade units) have informed these proposed sites for public art.

As illustrated Opportunity #1 offers two locations for public art, and Opportunity #2 offers three locations for public art. For clarity, whichever opportunity is selected, artists will be invited to develop concepts for one or all of the locations within that selected opportunity. For example, if Opportunity #1 is selected, artists may create two installations or one installation. Similarly, if Opportunity #2 is selected, artists may create installations at three, two, or one location. In other words, there will be no obligation for artists to utilize all locations noted above. Expanded Field will endeavor to ensure the quality of any public art installation is not comprised by integration of too many locations in the artist's concept.

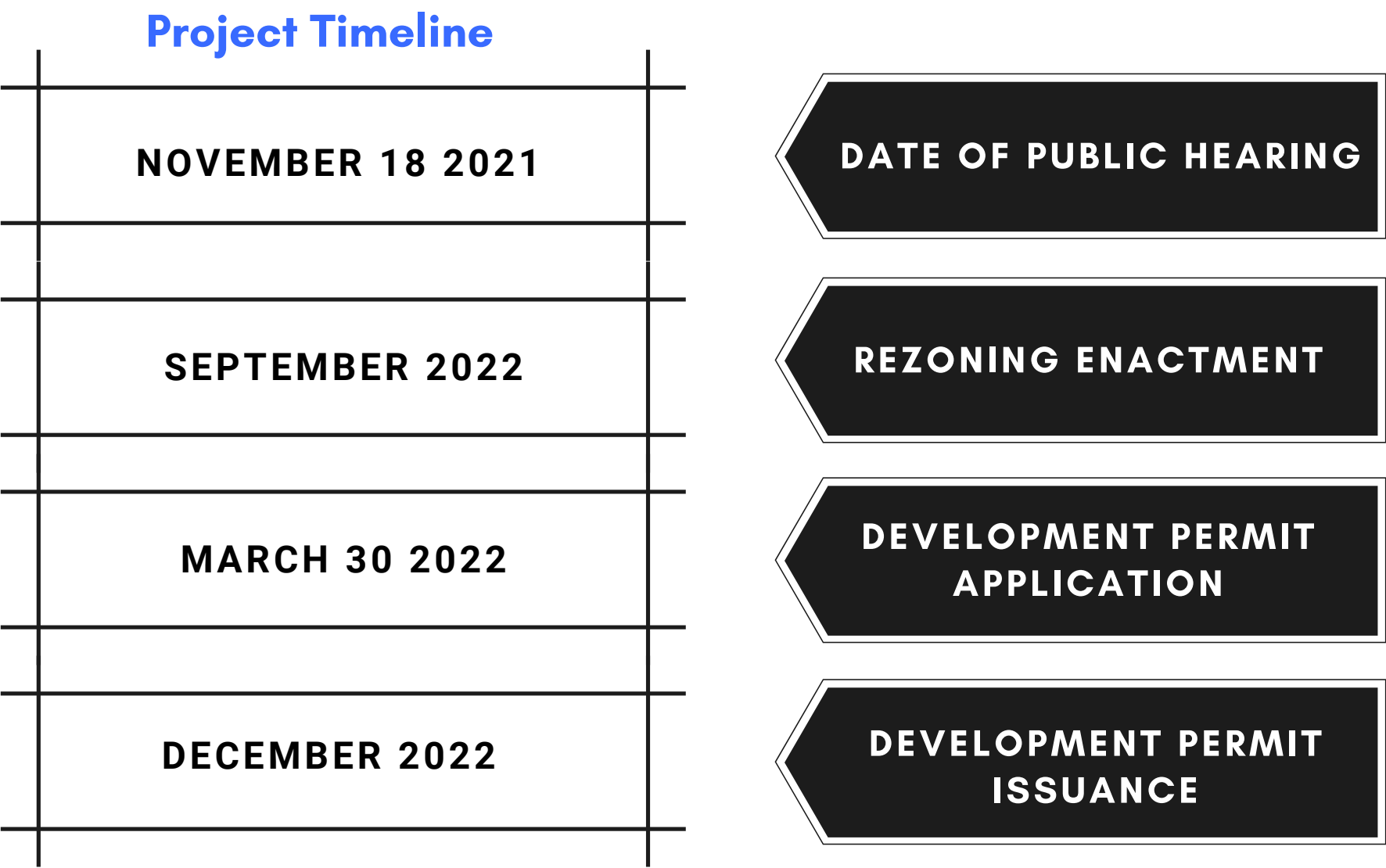
For both opportunities, Expanded Field will work with the artist to reiterate the aims and requirements of the City of Vancouver’s *Public Art Policy and Procedures for Rezoned Developments (2018)*. Specifically, the policy notes: “artworks must be located in areas offering the public a free and unobstructed experience of the work, in areas providing the greatest opportunities for public interaction.”

The opportunities contemplated in this plan should not limit artists' thinking and concept development. The project team will be flexible in working with artists to discuss and explore alternative concepts as necessary.

PUBLIC ART BUDGET

The total Public Art Budget for the development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.98 sq. ft of all eligible FAR. An estimated Public Art Budget of **\$228,260** is based on the eligible project development.

The amount designated for the artwork is \$164,234 and includes the insurance, artist fee, artwork fabrication, engineering certificates, construction coordination, site preparation, delivery, installation, storage if necessary and lighting. Please note all cost savings or unused funds remaining from the administration portion and developer’s contingency of the budget will be put towards the artwork.



PUBLIC ART BUDGET

Project Eligible FAR	115,284	
Public Art Rate	\$1.98 \$/Sq. Ft.	
Public Art Contribution	\$228,260	
Consultant Fees	\$22,800	
Art Selection Panel Honorarium	\$1500	3 x \$500
Estimated Selection Process Cost	\$6,500	
Developer's Contingency	\$8,400	3%
Plaques, Brochures, Events	\$2,000	
CoV Civic Programme Contribution (10%)	\$22,826	
Total Public Art Budget (Net consulting fees, contingency and selection cost)	\$164,234	

*****this budget is conceptual in nature and will be finalized once a concept is established and the selected artist develops a complete detailed budget***

SELECTION PROCESS

Expanded Field proposes an open call approach to artist selection, in which the selection panel and Expanded Field will create and disseminate an open call to all regional artists. This call will be a call for applicants, where artists and artistic teams provide biographies and a general statement of interest for the project. The selection panel will review the submitted applications and discuss their suitability for the art opportunity with a focus and intent on seeking an artist with a specialization in sculptural and/or surface treatment installations. Artists will be expected to provide a body of work that illustrates their experience in developing work in the proposed mediums, that illustrates their expertise and how to approach the site and the opportunity.

Shortlist: Three artists or artistic teams will be shortlisted for a preliminary interview. Shortlisted teams will be provided a walk-through of the site and additional materials to prepare for the preliminary interviews.

Interview Stage: An artistic team and project will be given a full interview with the selection panel developer, architect, and landscape architect.

Artistic Contract Stage: Following the success of this, the selected artist will then be provided a contract to commence their work.

Selection Requisites

- Appropriate for public space: the submission may reflect a broad range of imagery and styles appropriate for a public place. Imagery including artwork with religious and sexually explicit content is ineligible.
- Artistic excellence: the submission must represents the artist's own original work. The submission must reflect professional quality of craftsmanship, mastery of skills and techniques, and/or communication of a unique vision or perspective.
- Professional experience: consideration will be given to applicants' professional practice and experience including education or training as an artist, exhibition record, previous commissions, participation in artist-in- residency programs, and other professional activities

Selection Standards

Appropriate for public space: the submission may reflect a broad range of imagery and styles appropriate for a public place. Imagery including artwork with religious and sexually explicit content is ineligible.

Artistic excellence: the submission must represents the artist's own original work. The submission must reflect professional quality of craftsmanship, mastery of skills and techniques, and/or communication of a unique vision or perspective.

Professional experience: consideration will be given to applicants' professional practice and experience including education or training as an artist, exhibition record, previous commissions, participation in artist-in-residency programs, and other professional activities.

PANEL COMPOSITION

There are several key principles that will guide our approach to creating an artist selection panel:

- Aim to create a selection panel that is diverse in terms of gender, age, and geographic background
- Aim to include members from a cross-section of professions and positions within the arts community aim to include art experts from local First Nations in selection panels wherever possible
- Include international art experts in selection panels for opportunities that are geared toward international artists to provide a global perspective community

Our artist selection process will focus on creating a robust artist call supplemented by the panel's suggestions to further develop a strong outreach list for artists that may be suitable for this project. The open call will provide an inclusive approach to the opportunity to encourage diverse artists to apply for the opportunity.

The panel will review the artists that express interest in the opportunity, shortlisting 7 for an interview process. The panel will then convene again to shorten this list to 3. These three artists or artist groups will be invited to an interview to discuss their approach and their interest in the project further with the panel. The panel will assess their perspectives and the approaches of the artists and review their previous work and approaches to assess their suitability for the project.

SUGGESTED PANELIST & ARTIST

Supporting Artist Call

The panel will provide suggested names for further outreach and connectivity with regional and national artists for this opportunity. Expanded Field will reach out and connect with the suggested artists to further bolster and support the open call

Suggested Selection Panel

1. **Jordan Strom - Surrey Art Gallery**
2. **Kate Bellringer- Burrard Arts**
3. **Ericka Wong- ECUAD & Artist**
4. **Project Design Team Member**
5. **Peterson Team Member**

Alternatives

- Ammar Mahimwalla - Public Art Liason City of Victoria
- Angela Grossman - Artist

ARTIST CONTRACT

Following the interview process, the selection panel will select an artist to move into a contractual phase that will begin with a formalized proposal development process. Expanded Field will work closely with the selected artist to develop the proposal with access to support from the architectural and various design professionals involved in the development. This approach is to ensure the work and the artist as a deep relationship with the site, its design and work to create a meaningful site-driven work.

MAINTENANCE

Since some of the proposed public art opportunities will be located in public spaces that will be shared by various buildings within the overall development, attention will need to be given to maintenance and legal division of rights. Each opportunity will be addressed on a site-by-site basis through the artist proposal plan so that it can be assessed with an understanding of site particulars including any relevant easements, statutory right-of-ways, and dedications. Expanded Field proposes that all cost be shared equally amongst each Strata/Building.

PUBLIC ART CONSULTANTCY BREAKDOWN

Project Initiation: Exploration and Project Overview:

- Client communications
- Define scope of work and schedules for deliverables
- Client, other stakeholders, and design team meeting for general project overview, discuss potential art opportunities
- Review potential approach with team, discuss and explore preferred methodologies, themes, timelines and deliverables

Preliminary & Detailed Public Art Plan Proposal and Completion:

Preliminary Public Art Plan Proposal consists of a written proposal document identifying the artwork’s estimated budget, the form and goals of the public art opportunities.

- Gather and evaluate relevant documents/Bylaws/Comparable documents etc.
- Develop timelines in relation to construction phasing
- Communicate all art opportunities and prepare budgets and detailed art allocations (ie. Legacy Installation Art vs. Integrated Art)
 - Considerations for visibility for pedestrians and/or motorists
 - Proximity to high pedestrian activity areas, places of public gathering, public open spaces and recognized pedestrian routes
 - Opportunities to expand on existing or future public artworks as part of an existing or proposed multi-artwork concept

Detailed Public Art Plan: Describes the selected public art site and concept and:

- Budget allocations
- Schedule refinement
- Artwork fabrication & installation plan
- Progress reports
- Anticipated needs for dedication and/or encroachment
- Proposed maintenance plan
- Develop artist selection processes
- Present Public Art direction to City staff for comment
 - Introduction of Draft Detailed Public Art Plan
 - Inclusive of Public Art Budget / Timelines / Art Locations / Themes

Artist Selection Process and Final Artist/Proposal Selection:

- Liaise with and determine an extensive network of artists to define the best aspirants for the project.
 - Manage the Open Call for Proposals ensuring opportunity is shared widely in the community
 - Prepare an exhibition and information documentation for selection panel

Present and establish the Artist Selection Panel: 3-5 members

- Prepare Presentation Package for Panel outlining project information and objectives
- Client and Consultant confirm artist short list
- Coordination of Artist Interviews
- Selection of final artist
- Artist contract preparation
- Proposal Development

Project Management and Execution:

- Timing and Feasibility: Scope review, scheduling and milestone plan, risk-list and contingencies
- Cost Review: Verification of Sub-contractors and Sub-suppliers, assignment of resources, tendering of fabrication consultants, letters of Credit estimations.
- Fabrication and Installation Agreements

Installation and Quality Control:

- Transport tracking, coordination of storage
- Landscape, structural and envelope reviews
- Trade coordination and oversight
- Installation verification

Final Report & Substantial Completion:

- Distribute substantial completion to City of Vancouver for circulation
- Present budget to City of Vancouver for approval, including:

Biographical details of the artist(s)

- Artist statement and specifications of the artwork
- Other related materials as needed to reveal the artwork and/or artist intentions
- A copy of the artist’s maintenance plan/Manual
- Grand Opening Event and Media Liaison
- Schedule F and S-B coordination.
- Plaque and Strata Corp documentation



PETERSON DETAILED PUBLIC ART PLAN

4992 - 5138
ASH STREET

Peterson



EXPANDED FIELD

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