



GEC OAKRIDGE

DETAILED PUBLIC ART PLAN

441- 475 WEST 42ND AVENUE, VANCOUVER

OCTOBER 11, 2022

BALLARD FINE ART
ART ADVISORY

The GEC-Oakridge site is located on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətaʔt (Tsleil-Waututh) Nations, who have lived throughout this region for thousands of years.



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PROJECT DETAILS

PROJECT ADDRESS	441, 457, 475 West 42nd Avenue, Vancouver, BC
LEGAL ADDRESS	Lots 5,6 and 7 All of Block 857 District Lot 526 Group 1 New Westminster District Plan 7737
PUBLIC ART BUDGET	\$248,232.60
FSR	125,370 sq. ft.

PROJECT TEAM

PROJECT OWNER | GEC OAKRIDGE HOLDING INC.

1200 – 777 West Broadway
Vancouver, BC V5Z 4J7

Hilbert Ng | Chief Financial Officer and President

hilbert@cibt.net

PROJECT DEVELOPER | GEC OAKRIDGE ACQUISITION LIMITED PARTNERSHIP

1200 – 777 West Broadway
Vancouver, BC V5Z 4J7

Hilbert Ng | Chief Financial Officer and President

hilbert@cibt.net

PROJECT MANAGER | WILLIAMS MANAGEMENT CORP.

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Vancouver, BC, V5Y 1N3

Paul Williams | Principa

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DESIGN ARCHITECT | URBAN SOLUTIONS ARCHITECTURE LTD.

6189 Elm Street
Vancouver, BC V6N 1B2

Donald Yen | Architect

urbansolutions@telus.net

LANDSCAPE ARCHITECT | PROSPECT & REFUGE

102-1661 W 2ND AVE
Vancouver, BC V6J 1H3

Alyssa Semiczyszyn | Architect

alyssa@prospectrefuge.ca

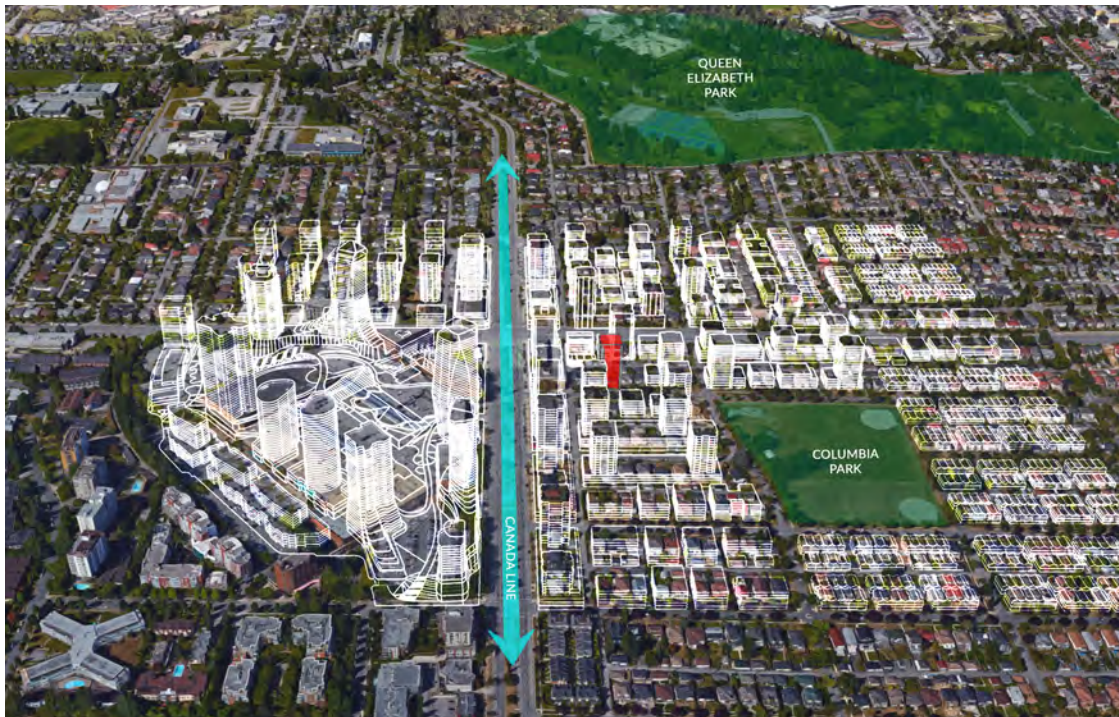
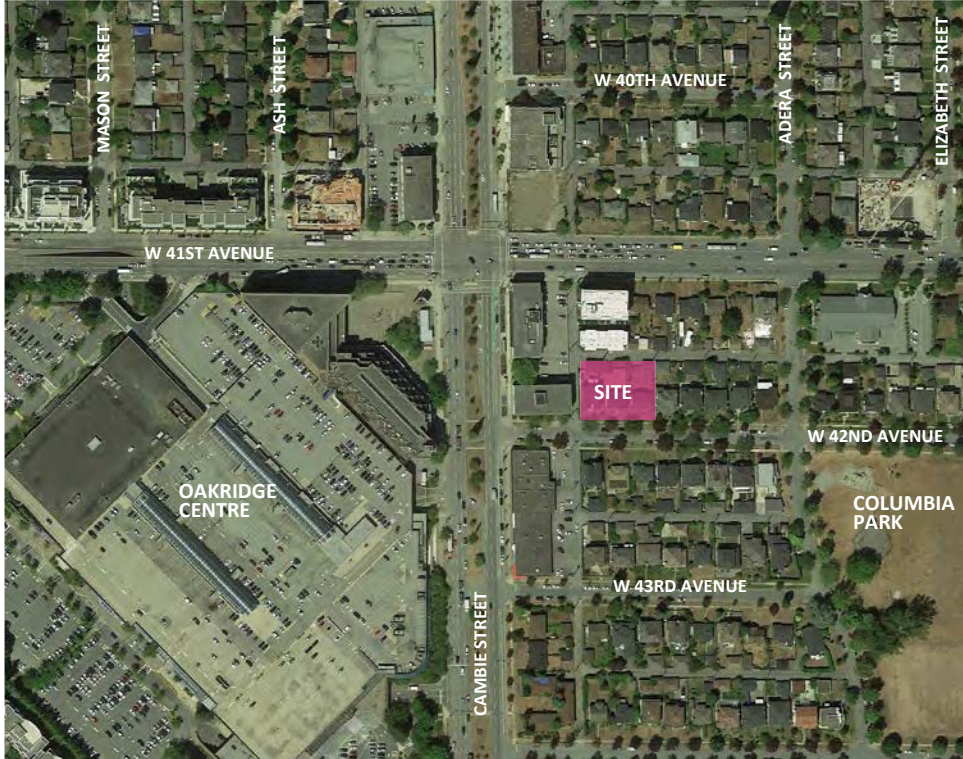
PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.

450-319 West Pender
Vancouver, BC V6B 1T3

Jan Ballard | Principal

jan@ballardfineart.com

CONTEXT MAP



Context map showing location of the GEC Oakridge development within Vancouver's Oakridge District

INTRODUCTION

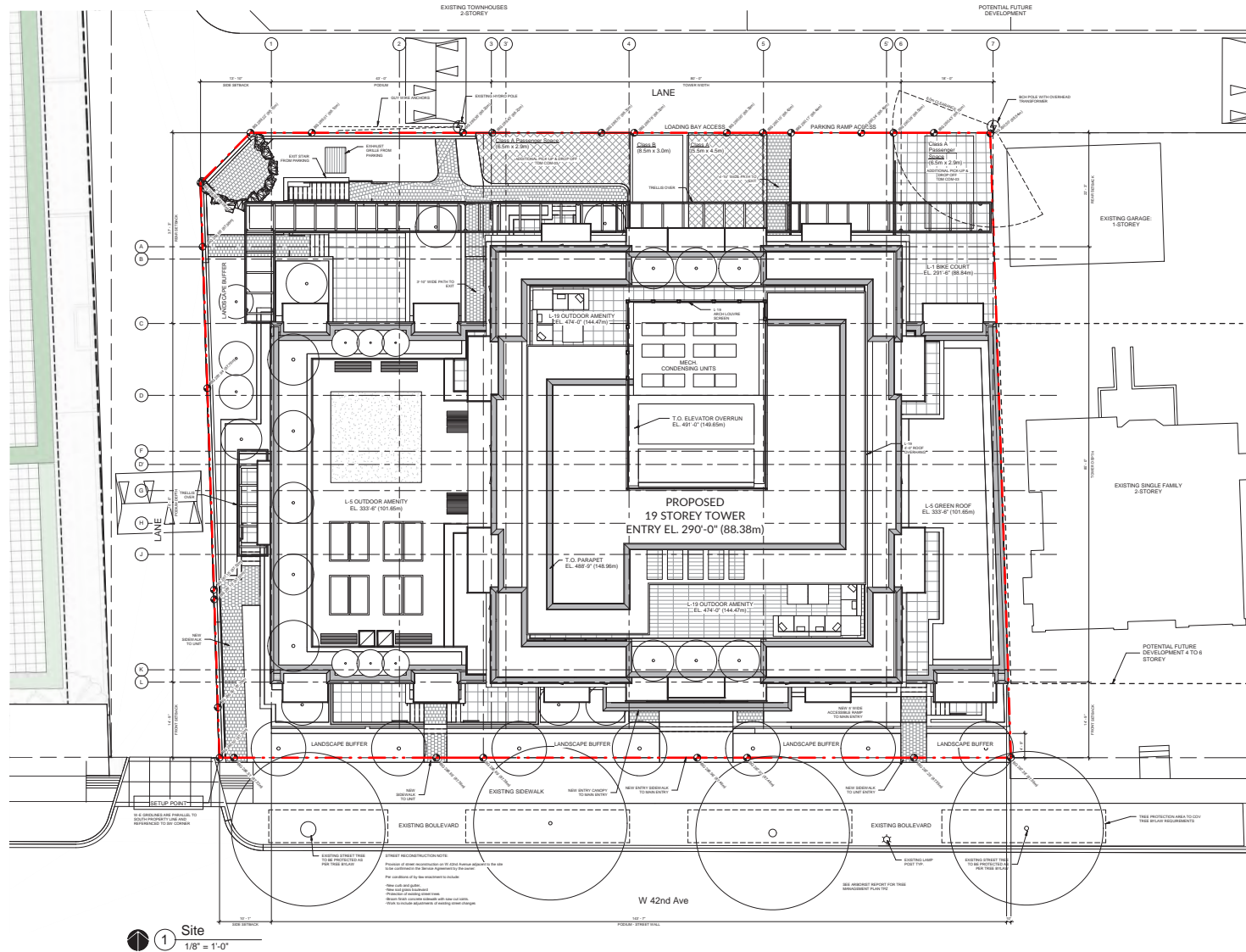


Rendering: View of the Oakridge development looking North/East along W 42nd Ave.

GEC Oakridge, situated in the heart of Vancouver’s Oakridge community, presents the exciting opportunity to feature engaging public artwork. Fostering a variety of vibrant social activities, the development aspires to establish a diverse public realm, creating numerous opportunities for community interaction. The GEC Oakridge development team is committed to hosting captivating public artwork that speaks to the spirit and character of one of Vancouver’s key residential communities.

To ensure the highest quality and ingenuity of the public artwork, GEC Oakridge 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.

SITE PLAN



Site Plan of the GEC Oakridge development

PROJECT DESCRIPTION



Rendering: Aerial View of the Oakridge development looking North East



Rendering: View of the Oakridge development looking North West

GEC Oakridge is a 19-storey 100% secured market rental residential tower located at Cambie Street and 42nd Avenue in Vancouver’s Oakridge neighbourhood. In keeping with the Cambie Corridor Plan – Phase 3, and Oakridge Municipal Town Centre Plan, GEC Oakridge provides a total GFA of 133,703 SF and 124 units. Creating a welcoming and accessible neighbourhood environment that is well integrated within the greater community, GEC Oakridge will engage diverse audiences on a multitude of levels, contributing to the cultural vibrancy and connectivity of the Oakridge community.

Featuring a 4-storey podium and L-19 amenity level, GEC Oakridge presents a mix of 1- to 4-bedroom units including 95 market rental and 29 below market rental (20%). An indoor rooftop amenity space, with access to both north and south facing outdoor amenity spaces, is provided at L-19. A second indoor amenity is located at L-5, with access to an outdoor children’s play area and south facing outdoor amenity. Underground parking is also provided, and includes bike storage as well as a dedicated bike elevator. Importantly, the development is amongst a number of future planned high-rise towers along the Cambie Corridor set to densify the area while creating a lively “street-wall” effect. This will be underscored by the site’s location just one block west of Oakridge Shopping Centre, which is currently undergoing a complete transformation into a high-density mixed-use urban complex. Also located within the shopping centre is the Oakridge/41st Ave Canada Line Transit Station, connecting the development to greater Vancouver and beyond.



Rendering: View of the Oakridge development looking North/West

The character of the GEC Oakridge development expresses a contemporary style of contextual urbanism for both its tower and podium form, integrating with the architecture along the Cambie Corridor while also respecting the context of the evolving neighbourhood along W. 42nd Ave. The podium architectural character incorporates elements to “ground” the building to its site and to provide a pedestrian scale to support the “great streets” character as described in the Oakridge MTC’s vision. Contextual elements of the podium include individualized gates and steps to ground-oriented units, which are defined by landscaped retaining walls and screens; individual patios and accessible unit doors to ground-oriented units; and inclusion of solid masonry cladding, continuous to the 4th floor. From the W 42nd Ave street elevation, the project differentiates cladding at the tower. Starting at the 5th Floor, the tower appears “lighter in appearance” from the podium. To merge with the materials of the tower, use of the same balcony railing details, accent colours, and glazing units are employed to create continuity between the podium and the tower.

The tower is planned symmetrically with functional unit layouts, but is expressed as a uniquely asymmetrical form through the incorporation of horizontal slab-edges (alternating in direction every second floor). Balcony overhangs at the 17th and 18th Floors accentuate the tower’s sculpting. The roof of the L-19 amenity level is set back and expressed with landscape planter edges on all 4 sides. A horizontal roof at the L-19 amenity level sits upon the elevator shaft over-run and extends in an opposing south and north direction. As a transition from the podium, to the north lane, the project incorporates an open metal and wood trellis. A localized trellis also defines the central west facing units fronting the west lane. To provide continuity, the main entry at W 42nd Ave incorporates a metal and wood glazed entry canopy.

Incorporating the highest level of design and detail, GEC Oakridge is poised to be recognized for its innovation and simplicity, with an architectural expression that originates from a strong sense of place within this growing enclave. Along with a number of other up-and-coming developments in the area, GEC Oakridge is set to transform this expanding neighbourhood into a thoughtful, welcoming, and accessible community. GEC Oakridge will serve as a high-quality and sustainable development within Oakridge and beyond, delivering a strong sense of design while celebrating this bustling region. In the same spirit, the public art at GEC Oakridge will be dynamic and innovative, marking the site as a destination within this emerging zone.



Rendering: View of the Oakridge development from 42nd Ave. looking South East

PUBLIC REALM

Envisioned as an engaging and welcoming neighbourhood environment, GEC Oakridge 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 Cambie Corridor’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 landscape design for the development will enhance neighbourhood character and support the public realm of surrounding streets and laneways. The goals of accommodating ample space for socialization and community interaction are supported by the provision of generous shared outdoor activity spaces on Level 5 and Level 19, and providing an outdoor bike area at grade for use by building residents. Sustainability goals are attained with tree planting, garden plantings, green roofs, urban agriculture plots, bird-friendly landscaping, and amenities supporting bicycle use. Hose bibs are provided on private patios to encourage gardening.

The streetscape along the West 42nd Avenue frontage will enhance the public realm in support of the “great streets” character and as a designated Park Connector Street. Existing mature street trees are retained, and a second row of canopy trees are planted on-grade along the “inside boulevard” on private property. This area is free of any underground structures, thus allowing rainwater infiltration directly into the subgrade soils. For pedestrians walking along the public sidewalk, the development offers a welcoming and accessible building entrance, a front yard setback layered with mixed plantings and trees, low landscape walls and screen plantings delineating private patios, and private walks leading to the ground floor units. Pedestrian scale landscape lighting is incorporated into the edges of walkways and garden areas.



Rendering: GEC Oakridge development view from 42nd Ave looking North

Laneways on the west and north sides of the site are addressed as active urban spaces supporting overall neighbourhood vitality and character. Ground oriented living units have private patios with pedestrian-friendly, textured paving leading to/from the adjacent lane. Lane landscaping incorporates raised planters, mixed plantings, and small trees to incorporate significant vegetation into the laneway setting- while also adding privacy for the outdoor patios of the ground-oriented living units.

The north lane also incorporates passenger drop-off stalls, service loading bays, an at-grade private bicycle area, and the vehicle ramp to underground parking. A continuous overhead trellis feature, vegetated with climbing vines, serves as a transitional element between the lane and building. CPTED principles, including site lighting and open sight lines/visibility have been considered in the design of these service areas. At Level 5- Podium Roof, an outdoor terrace is provided to accommodate a variety of activities and socialization. Outdoor facilities include a children’s play area, outdoor seating, patio space, and raised soil beds for food gardening. Landscaping on this intensive green roof includes perimeter planters with small trees and mixed plantings. Privacy hedging in modular planter boxes are provided as screens adjacent to private patios for living units on this floor. A shared indoor amenity room and accessible washroom is located adjacent to the outdoor terrace.

The children’s feature area incorporates natural logs and log rounds arranged for play and exploratory movement opportunities for a range of younger age groups. Playground surfacing is resilient recycled rubber in primary colours, mounded to form a soft little hill. Benches are located nearby for parents and caregivers. Natural plants, shrubs and flowering trees are also nearby in the adjacent planters. The urban agriculture area includes a hose bib for watering, compost bins, a tools storage cabinet and a bench provided for gardeners. Also on Level 5, on the east side of the Tower, an extensive green roof with drought resistant sedum plantings is provided to support sustainability goals and as a component of the rainwater management plan for the development.

At Level 19- Tower Roof, a series of shared outdoor patio spaces are provided to take advantage of city views, and to support indoor/outdoor activities in conjunction with the indoor amenity facilities located on this floor. Moveable tables, chairs and lounge furniture are provided on the patios to allow for flexible uses. Landscape plantings on the intensive green roof areas include raised planters with small trees, mixed shrubs, and groundcovers.



Rendering: Aerial View of the Oakridge development looking North East



Rendering: GEC Oakridge development view looking North West



Sir William Van Horne Elementary School



Columbia park

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

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 growing area. Enhancing the development’s livability for all residents and visitors, the public art opportunity at Oak Green 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.



Tisdal Park



Bloedel Conservatory at Queen Elizabeth Park

COMMUNITY CONTEXT

Located within Vancouver’s Oakridge neighbourhood, bordering the adjacent community of Marpole, the site is situated on the traditional and unceded territory of the Coast Salish peoples, namely the hə́qəmíə́m-speaking Musqueam. Since time immemorial, this area has been inhabited by ancestors of the Musqueam people, whose name relates back to the flowering plant məθkʷəy, which grows in the Fraser River Estuary. The river was an abundant natural resource for the Musqueam people, functioning as an active space for fishing, hunting, trapping, and gathering. The Musqueam’s distinct cultural practices remain strong, with the lands and waters continuing to support their cultural and economic practices while serving as an important source of knowledge, memory, and history.

Within the cannon of City Planning, Oakridge was one of Vancouver’s last developed regions; while the neighbouring communities of Marpole and Kerrisdale experienced steady growth between 1908 and 1929, the area of Oakridge remained relatively undeveloped until the early 1950s. With the end of the Second World War came an increased demand for housing and amenities, and Vancouver’s major landholder, the Canadian Pacific Railway (CPR), opened the lands to development. This included the construction of many single-family homes as well as Vancouver’s first shopping centre, Oakridge Mall, built on a 32-acre plot of land at 41st and Cambie, and officially opened in 1960.

In 1948, BC Electric acquired the land at Oak Street and West 41st Avenue to establish a depot for its new network of trolley buses; an important part of the city’s history, it was around this time that the name “Oakridge” started to be used to describe the neighbourhood. This late 1940s post-war boom also saw the city’s Jewish community move from Strathcona to Oak Street, with a number of major Jewish community facilities formed along this increasingly bustling corridor. These included the orthodox synagogue Schara Tzedek (a new facility for the congregation previously located in Strathcona), conservative synagogue Beth Israel, and the new Talmud Torah Jewish day school. In 1962, the Jewish Community Centre (JCC), which had previously been located at Oak and 11th Avenue since 1928, opened at Oak and 41st Avenue, and continues to provide leadership in, and access to, cultural, recreational, educational and social activities for all denominations.



Family at Queen Elizabeth Park



Jewish Community Centre

Today, even as one of Vancouver’s youngest communities, Oakridge is a vibrant, bustling area featuring a diversity of amenities. With a variety of residential neighbourhoods, a shopping mall in the process of exciting redevelopment, Langara College, and Langara Golf Course, residents value the area’s distinct single-family neighbourhoods, classic bungalow homes, and greenspaces, alongside new densification and shopping opportunities. Currently, the city is conducting a “master planning” process for the Oakridge Centre area, increasing retail, residential, commercial, office and community uses on the site, further animating this evolving neighbourhood while strengthening civic connectivity. Well-connected to transit, Oakridge’s accessibility has expanded even more with the construction of the Canada Line along Cambie Street, which was completed in August 2009. Two stations, Oakridge – 41st Avenue Station and Langara – 49th Avenue Station, also lie within Oakridge.

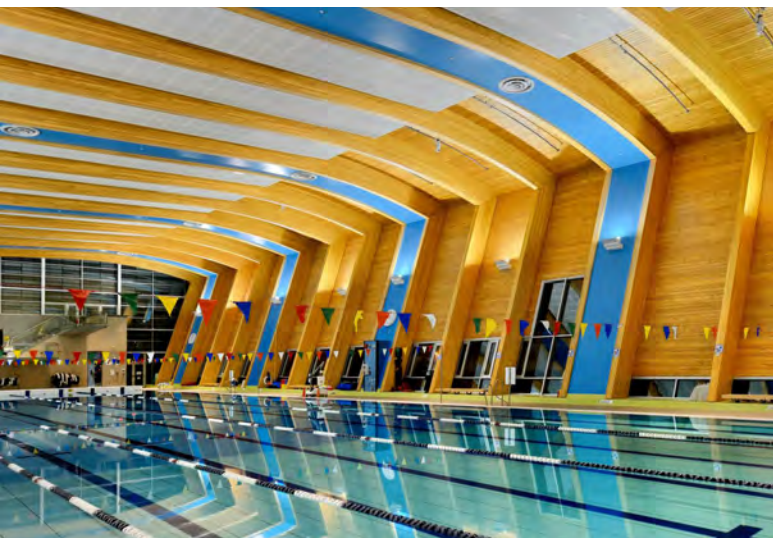
The public art opportunity at GEC Oakridge seeks to engage a wide range of audiences on a multitude of levels, playing an integral role in this exciting new development. GEC Oakridge will foster neighbourhood creativity, dialogue, and connectivity, enhancing community identity while supporting the vitality of this rapidly growing area.



Langara College



Oakridge - 41st Skytrain Station



Hillcrest Aquatic Centre



Langara Golf Course

PUBLIC ART CONTEXT

Public art plays a key role in energizing public space, inspiring thought and dialogue, and transforming sites of work, live, and play into welcoming, engaging, and enjoyable environments. The public artwork for GEC Oakridge seeks to underline these values, integrating seamlessly into the wider public art context of both the Oakridge and greater Vancouver communities.

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

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

In keeping with The Cambie Corridor Public Realm Plan (2011) which sites public art as a key contributor in building a strong public realm and the mission of the City of Vancouver Public Art Program to produce high quality public art that enrich Vancouver’s urban environment, creates landmarks and distinctive elements in the built environment and provides a unique identity for individual developments and for the city as a whole, GEC Oakridge is positioned to contribute to the shaping of this neighbourhood in a significant and exciting way. The site is in close proximity to a variety of public artworks in the City of Vancouver’s collection including Rebecca Bayer’s *Whereeness* and Germaine Koh’s *SeeSawSeat*.



Lyse Lemieux, *Family: Five Figures for a Triangle*, 2020. 4599 Cambie Street, Vancouver, BC. Photo Credit: Rachel Topham



Myfawny Macleod and Shannon Oksanen, *Playtime*, 2016. 4480 Oak Street, Vancouver, BC. Photo Credit: Scott Livingstone



Vanessa Kwan and Erica Stocking, *Geyser* for Hillcrest, Hillcrest Park, Vancouver, BC



Germaine Koh, *SeeSawSeat*, 2018. 1283 Main Street and 51st, Vancouver, BC



Henry Moore, *Knife Edge Two Piece*, 1969. Queen Elizabeth Park, Vancouver, BC.



Gathie Falk, *900 Oranges*, 2020. 5077 Cambie Street, Vancouver, BC.



Myfawny Macleod and Shannon Oksanen, *Playtime*, 2016. 4480 Oak Street, Vancouver, BC.



Rebecca Bayer, *Whereness*, 2016. 516 West 50th Avenue, Vancouver, BC

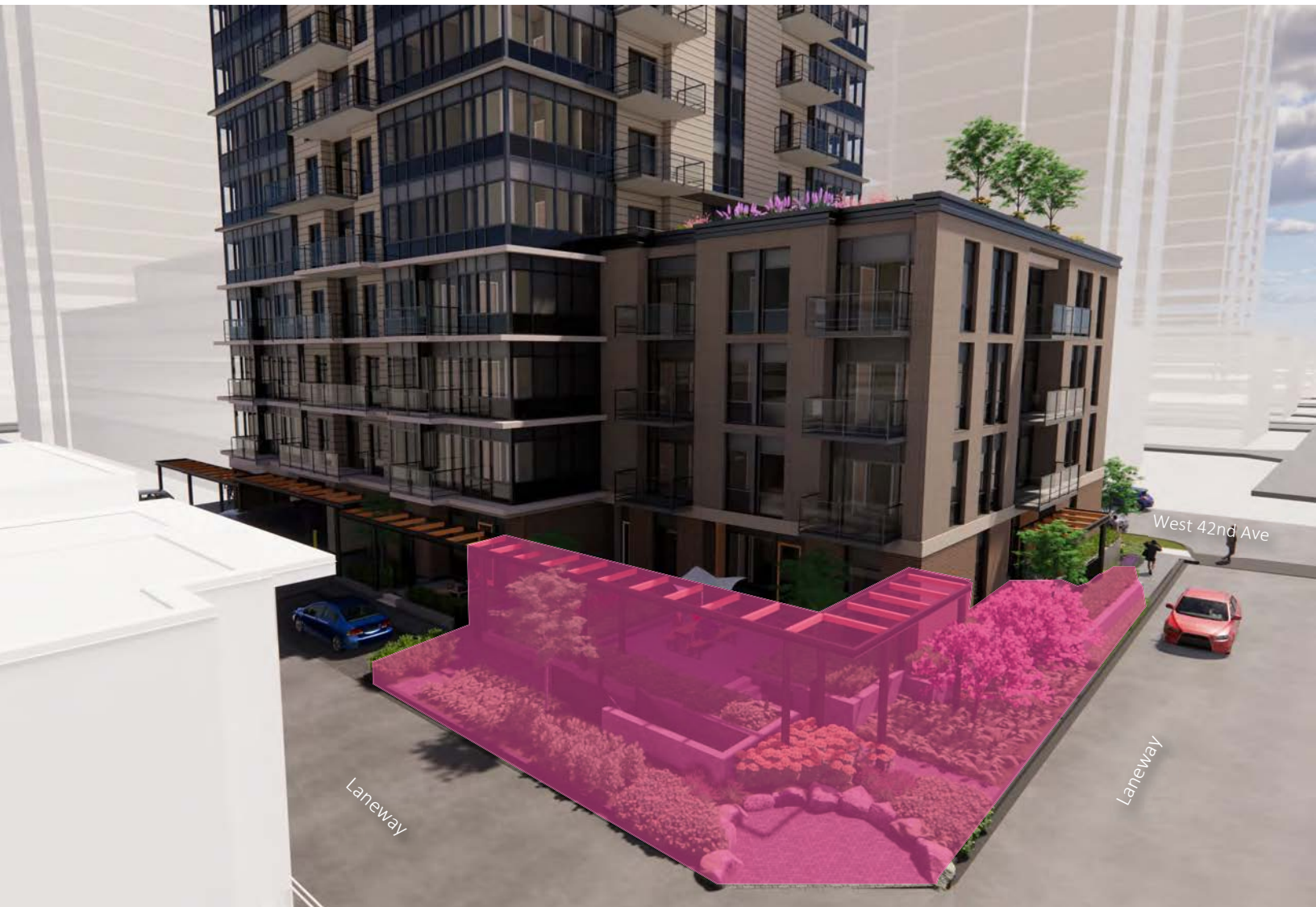


Aaron Nelson-Moody, *Spindle Whorls*, 2012. Hillcrest Park, Vancouver, BC

PUBLIC ART OPPORTUNITY

The prime site location for public art has been identified as the north west corner of the development adjacent to the laneway. The public art has the potential to extend as a series or sequence along the laneway. There is a wide range of possibilities for an artist to consider which include the potential to integrate with the landscape, hardscape and/or seating at the corner node, as well as the proposed trellis structure. Involving an opportunity for an integrated artwork working in concert with landscape features, the public art has potential to feature a range of 2 and 3-dimensional form and innovative media, including lighting.

Public art at the proposed site location will provide a significant contribution to the public realm by creating an innovative and engaging experience along the well-traveled laneway connection off Cambie Corridor. With unique wayfinding and placemaking qualities, the public artwork will contribute to the cultural vibrancy of this lively urban community, building civic pride and community identity.



Rendering: Public Art Opportunities at north-west corner indicated in pink

PRECEDENT IMAGES



Kelly Cannell, Artwork in front of UBC Residence *šxʷhaleləm̓s tə kʷaʕkʷəʔaʔ*, 2021.



Kelly Cannell, Artwork in front of UBC Residence *šxʷhaleləm̓s tə kʷaʕkʷəʔaʔ*, 2021.



Sanaz Mazinani, *Rolling Reflections*, 2020. San Francisco



Devon Knowles, *Lily Tree*, 2021. Richmond, BC



Susan Point, *Salish Gifts*, 2015. Vancouver, BC



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

PUBLIC ART BUDGET

The total public art budget for the GEC Oakridge 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 \$248,232.60 is based on the eligible project FSR of 125,370 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.....	\$175,000.00
Public Art Administration.....	\$38,800.00
Selection Process and Honoraria.....	\$13,800.00
Artist Honoraria (\$3,000 x 3).....	\$9,000.00
Community Advisory (\$600 x 3).....	\$1,800.00
Selection Panel Honoraria (\$1,000 x 3).....	\$3,000.00
Public Art Consultant.....	\$25,000.00
Developer’s Contingency.....	\$4,538.06
Plaque.....	\$2,000.00
Photo Documentation Licenses.....	\$3,000.00
10% Civic Program Contribution.....	\$24,823.26
TOTAL PUBLIC ART BUDGET	\$248,232.60

PROJECT TIMELINE

TARGET PROJECT TIMELINE

Public Hearing	January 19, 2020
DP Application.....	November 21, 2020
DP Issuance	August 2022
Occupancy.....	April 2025

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation.....	September 2022
Detailed Public Art Plan Presentation.....	November 2022
Selection Panel Meeting – Review Long List of Artist	January 2023
Short-listed Artists’ Invitation	January 2023
Artists Orientation Meeting.....	February 2023
Selection Panel Meeting – Artist Presentations	April 2023
Final Artist Selection	April 2023
Artist Contract.....	May 2023
Art Installation.....	Spring 2025

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the GEC Oakridge public art selection process. A non-voting community advisory will be established and consist of three representatives from the Oakridge and wider Cambie Corridor community.

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:

Lorna Brown, Board of Directors, Marpole-Oakridge Community Centre

Leah George-Wilson, Tsleil-Waututh Nation

Chris Ward, YMCA and Van Horne Elementary School, Manager

Alternates:

Lorraine Louis, Cultural Coordinator, Squamish Nation

Aaron Nelson-Moody, Faculty at Langara College, Squamish Nation

Nilda Borrino, Executive Director, Marpole Neighbourhood House

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 GEC Oakridge design team. Members of the selection panel, excluding members from the GEC Oakridge design team, will be paid an honorarium of \$1,000 for their work.

Proposed Selection Panel Members:

Divine Ndemeye, Founder, Black + Indigenous Design Collective
Devon Knowles, Department of Fine Arts Faculty, Langara College
Shane Pointe, Artist and Musqueam Elder
Morgan Burt, GEC Oakridge Design Team
Donald Yen, GEC Oakridge Design Team

Alternates:

Melanie O’Brian, Acting Director/Curator, Morris and Helen Belkin Art Gallery
Connie Watts, Associate Director of Aboriginal Programs, Emily Carr
Lucien Durey, Communications Manager, Burrard Arts Foundation

Stage One

In stage one of the selection process, the selection panel will be oriented to the GEC Oakridge 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 3 artists to develop a concept proposal.

Stage Two

In stage two, the short-listed artists will be invited to develop concept proposals. The shortlisted artists will be provided with an in-depth orientation to the project and site, the public art opportunities, and the community context. In addition, the artists will be invited to meet the design team and community advisory.

The short-listed artists will be provided with an honorarium of \$3,000 for their work, paid upon receipt and presentation of their concept proposal. 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 project 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 GEC to complete the proposed artwork on time and budget.

The Short-listed Artists' Public Art Proposals are to Include

- i) Written public art proposal (1-2 pages)
- ii) Visualization tools (renderings and/or models)
- iii) A detailed public art cost estimate
- iv) Project timeline (duration)
- 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, timeline, implementation, safety, and maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

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

Please direct any questions to:

Ballard Fine Art Ltd.
604 922 6843 | admin@ballardfineart.com