



1650 ALBERNI

Detailed Public Art Plan

March 26, 2023

**TALISMAN
ARTS**

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INTRODUCTION

Vancouver, now known throughout the world as a “City by Design”, became a successful application of the principles of ‘Vancouverism’, built around the notion of livability, promoting open space, mixed uses, and the preservation of view corridors. 1650 Alberni is a new luxury condominium tower on Alberni Street in Vancouver’s Coal Harbour and West End community developed by Landa Global Properties. The 277-unit, 57 level mixed use tower will include 211 market condos and 66 secured market rental units.

1650 Alberni is one of Vancouver’s most highly anticipated luxury residential towers, featuring a prime location with an iconic design by world-renowned architects SOM, the architects behind some of the most innovative and engaging buildings in the world over the past few decades. Developed in partnership with Asia Standard Americas, 1650 Alberni is an icon of the future.

1650 Alberni will expand Landa’s mission of creating timeless properties that enrich lives and contribute to the Vancouver downtown core communities, from Coal Harbour, downtown shopping district, supernatural Stanley Park to culturally rich West End neighborhood.

With the help and feedback from City’s Public Art Committee, the potential Public Art Opportunity for 1650 Alberni project is defined here in the public art plan. Talisman Arts, the public art consultant will facilitate with the developer Landa Properties, the design and engineer team, the public art selection committee, art advisors, professional artists and community members to create beautiful and meaningful artwork that aims to inspire and enhance the core communities surrounding 1650 Alberni building.

To ensure the careful curation and high quality of the public art, the developer decides to pursue **Option A Onsite Artwork** from CoV’s public art policy.

PROJECT DETAILS

Location: 1640-1650 Alberni Street, Vancouver, BC

Total Public Art Budget: **\$512,664 CAD**

Public Art Consultant: Talisman Arts

Developer: Landa Global Properties in partnership with
Asia Standard Americas

Design: SOM Architects & IBI Group

Market Suites 211
Rental Replacement Suites 66
TOTAL Suites 277

Unit Mix: Includes 36% Family-oriented
Numbers of Floors: Tower (43) / Podium (6) / Below-grade (8)
Floor Plate Sizes: 5,500 sf (typical)
Tapering: Top (4) floors 5,170s sf

Height to Roof: 385'
(includes exception of height for 25% intensive green roof)
Overall Height: 396' -8" (All below View Cone 20.2)

FSR Area: 258,987 sf
FSR: 14.97 (Includes balcony area in excess of 12%)

TEAM CONTACTS

PROJECT OWNER

Landa Global Properties
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DESIGN ARCHITECT

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ARCHITECT OF RECORD

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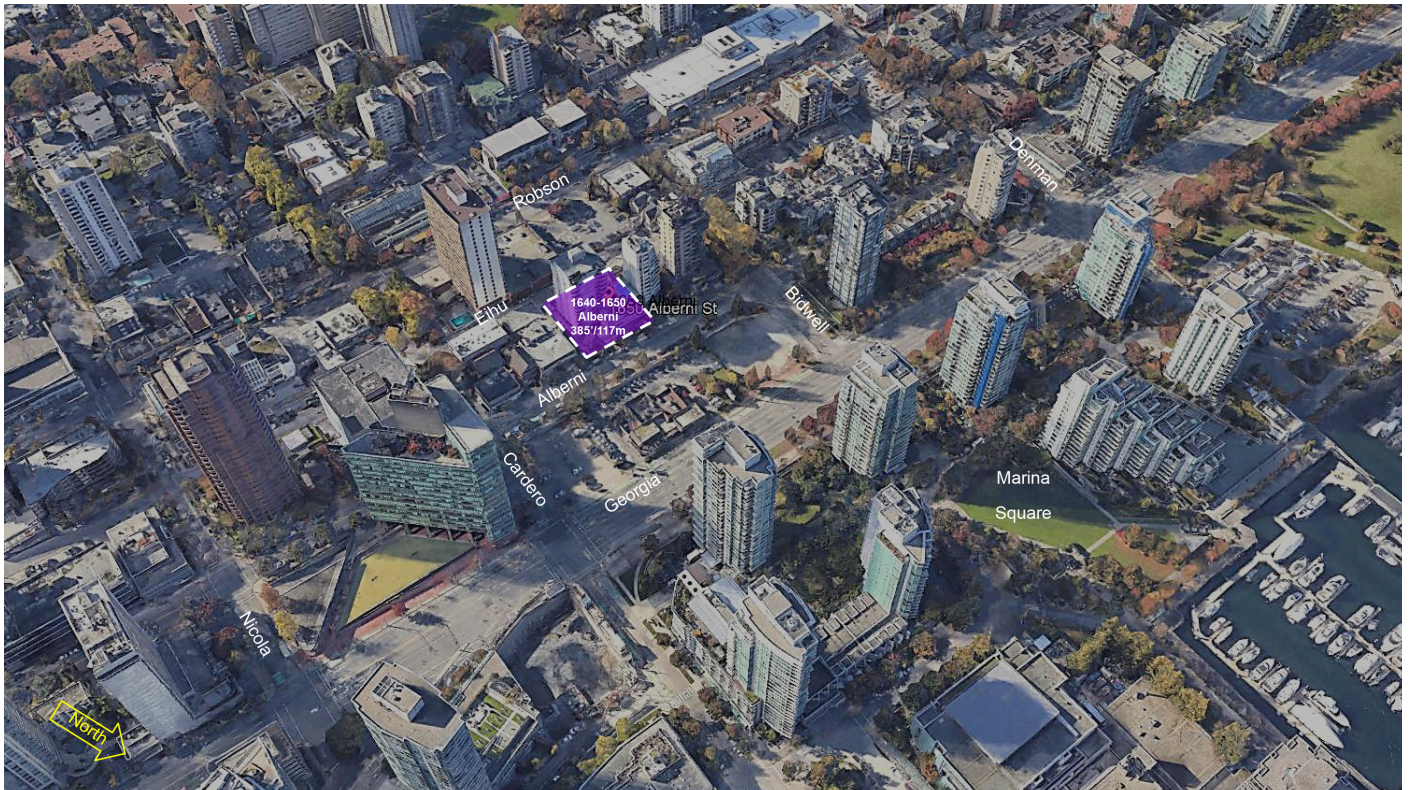
LANDSCAPE ARCHITECT

Durante Kreuk Ltd.
Dylan Chernoff
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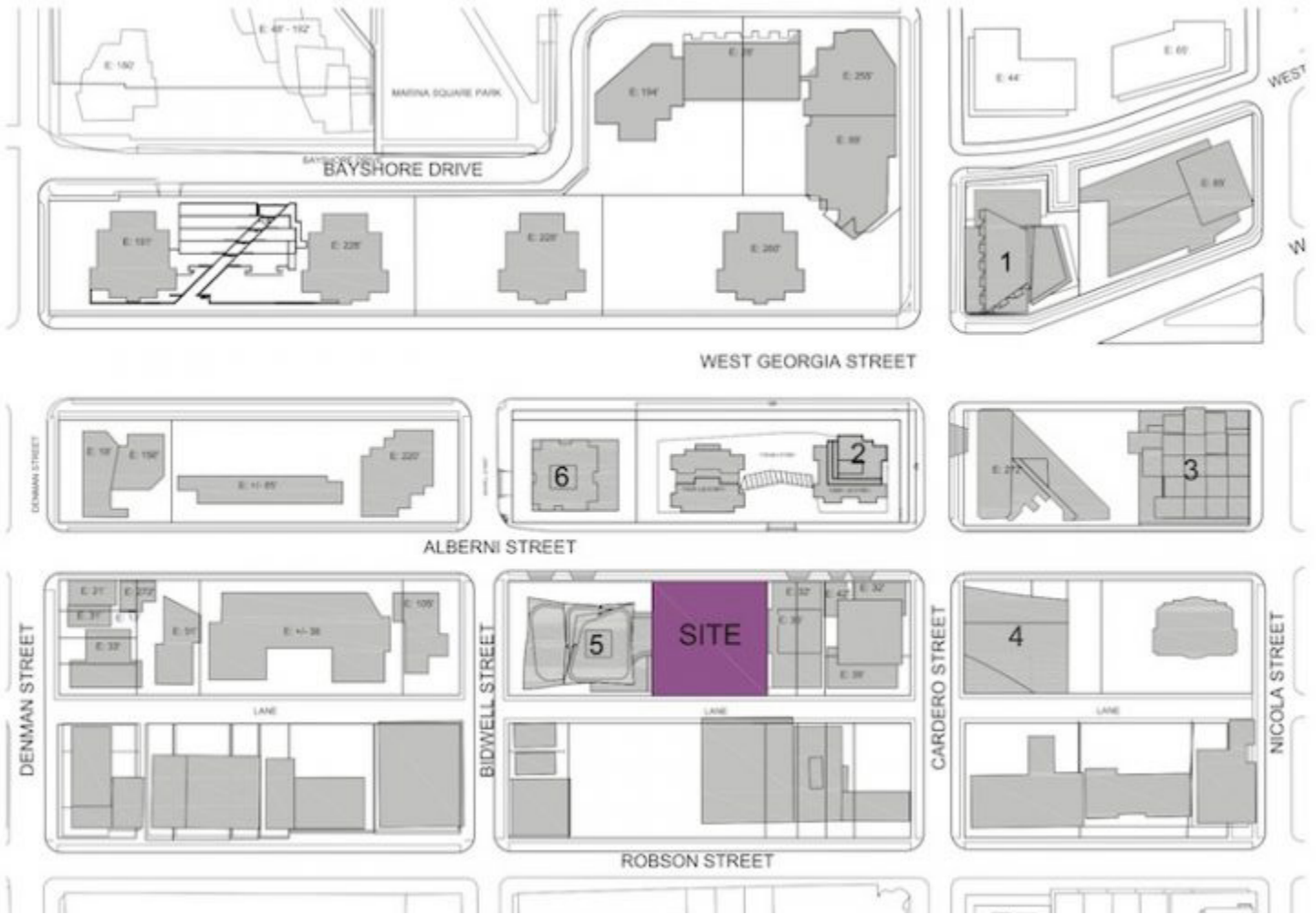
PUBLIC ART CONSULTANT

Talisman Arts
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CONTEXT PLAN



1650 Alberni tower is located mid-block on Alberni between Bidwell and Cardero. The site is located within a few minutes walk from the colorful and lively downtown and West End neighborhoods. The site is near by Coal Harbour Sea Wall walkways, seaside parks and the top tourist destination, world famous Stanley Park. As part of the West End development strategy, several future developments are proposed in the area. Besides 1650 Alberni project, City of Vancouver has approved the rezoning application of three new tower developments, and three are in process of application.



1. 1575 West Georgia St. & Cardero St.
 Height: 256'/81 M
APPROVED

2. 1608 & 1616 West Georgia St.
 Height: 385'/117.35 M
PROPOSED

3. 1500 West Georgia St.
 Height: 500'/152 M
APPROVED

4. 1550 Alberni St.
 Height: 443'/135 M
APPROVED

5. 1668-1684 Alberni St.
 Height: 385'/117 M
PROPOSED

6. 1698 West Georgia St.
 Height: 326'/100 M
PROPOSED



2.02 PHOTOS & EXISTING STREETScape - ALBERNI ST LOOKING SOUTH



PROJECT DESCRIPTION

1650 Alberni is a 43-storey luxury mixed-use residential tower that includes 211 strata-titled residential units and 66 secured rental residential units with 20% of floor area at below market rental rates. A maximum height of 117.3 m (385 ft.) and a maximum density of 14.97 FSR are proposed. The project will include 255 vehicle parking spaces and 561 bicycle parking spaces. The residential lobby access is off Alberni Street, with vehicular access off Eihu Lane. Both indoor and outdoor residential amenity space is located on the podium including a children's play area.

1650 Alberni tower is located mid-block on Alberni between Bidwell and Cardero. The architectural design aims to establish a simple, slender tower silhouette and a uniquely recognizable presence on the Vancouver skyline. As a unique and thoughtfully composed expression of its residential program, the 1650 Alberni tower has the potential to become a new landmark in Vancouver; contribute to the Public Realm of Alberni street, and mark the transformation of the West End neighborhood.

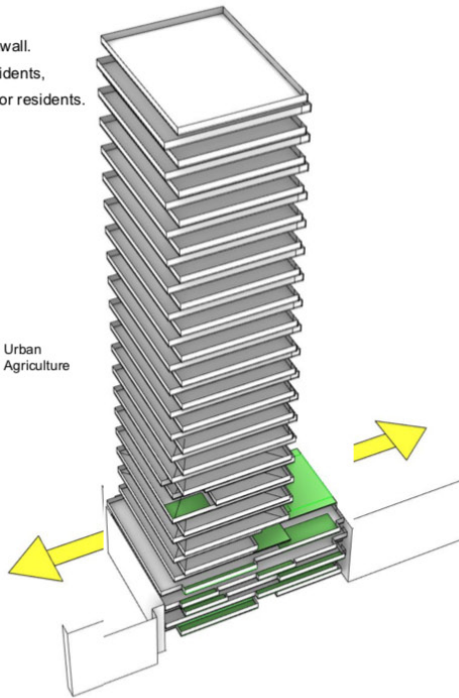
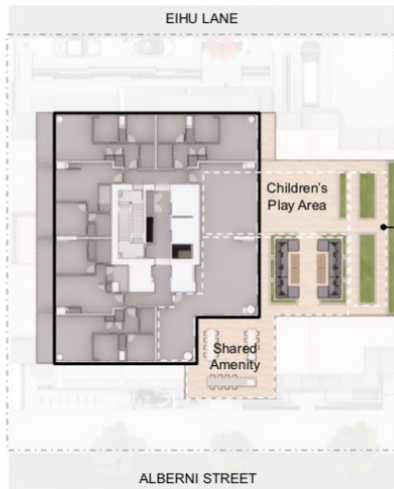
Working with this emerging context where many are seeking to make landmarks on the Vancouver skyline, 1650 Alberni is staying faithful to the core of Vancouverism's principles. The 1650 Alberni tower is the result of the search for a 'Form' which 'Follows the Place', and the Vancouver values which made the Place.

The architectural design seeks to:

- Contribute to the public realm of the street
- Establish a simple, slender tower silhouette
- Deploy a high-performance envelope with extended floor slabs
- Recognize view opportunities and create unique places at the tower corners
- Provide generous outdoor spaces for every unit
- Establish a uniquely recognizable presence on the Vancouver skyline, while preserving views toward the sky for everyone.

Podium Concept

Base **Extends** and **Connects** to the adjacent Alberni streetwall.
A **shared Roof Terrace** provides outdoor spaces for all residents, including **Children's Play** and **Urban Agriculture** spaces for residents.



1640-1650 ALBERNI
DESIGN OVERVIEW

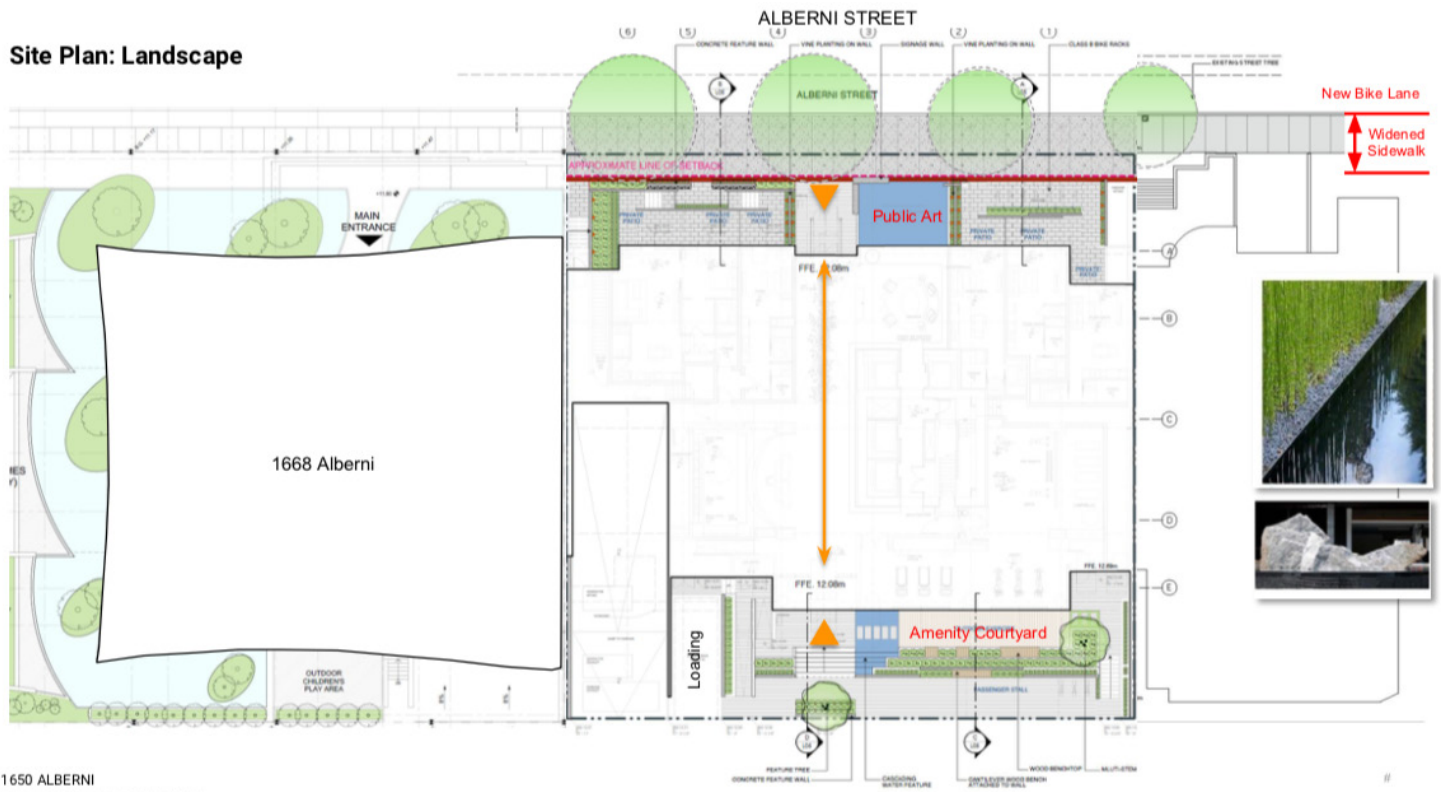
ARCHITECTURAL CONTEXT

Steps from the sea wall, Alberni Street shopping, bustling and diverse Denman street, and world-renowned Stanley Park, 1650 Alberni brings luxury West End Vancouver living to life. Walk, cycle, public transit or drive—the commuters have endless options for getting around. From fine dining to social gatherings, perfect morning croissants and lattes to sunset strolls by English Bay, 1650 Alberni is a starting point for all-day adventures in elevated living.

1650 Alberni is located near the popular shopping area (Robson Street), an upscale high quality residential area near the seawall and city parks, an international shopping area (Alberni, Thurlow and Burrard Streets) with luxury brand store fronts. There is a heavy traffic downtown corridor connecting City of Vancouver and Northshore via Georgia Street, Stanley Park Causeway and Lions Gate. The tower is located at the culturally rich West End community of mixed ethnic residents, international students and tourists with a vibrant food and restaurant industry.

LANDSCAPE PLAN

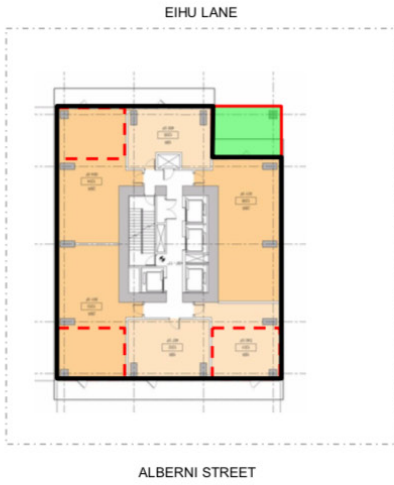
Site Plan: Landscape



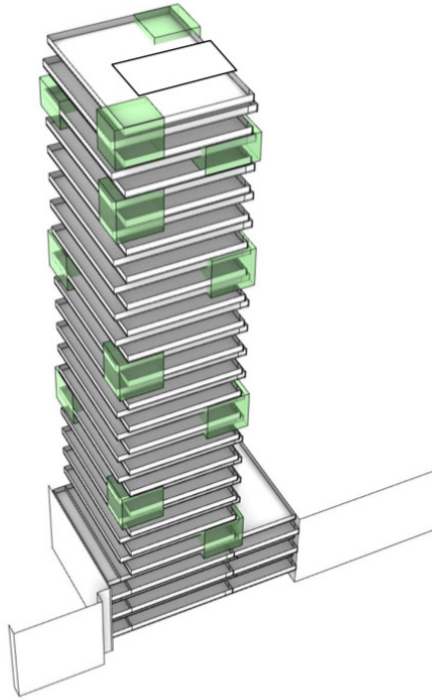
1650 ALBERNI
SKIDMORE, OWINGS & MERRILL

Tower Concept

Corner recesses further enhance this delicate quality by opening pedestrian views toward the sky.



1640-1650 ALBERNI
DESIGN OVERVIEW

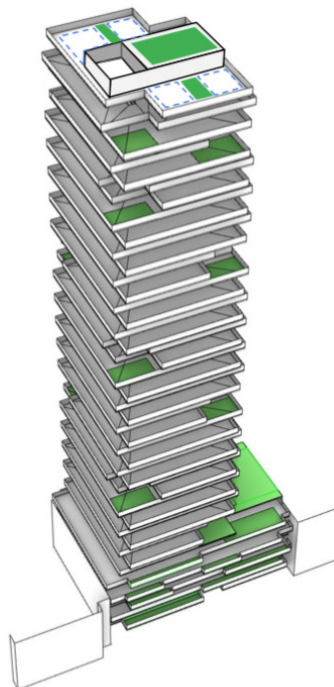


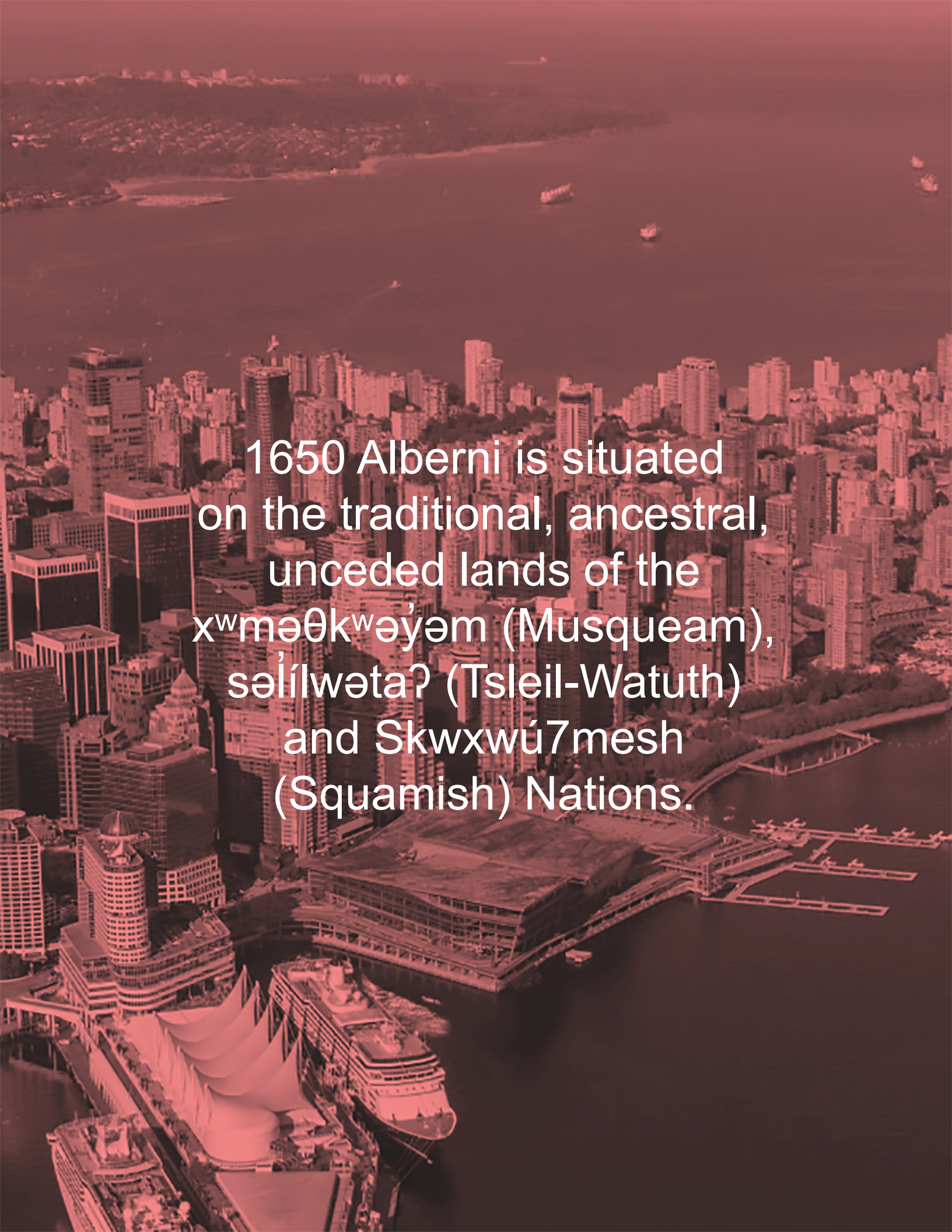
Tower Concept

The uppermost levels are reduced and shaped to lighten the Tower's top as it meets the sky. The Rooftop incorporates outdoor Terraces, Landscape and features 25% Intensive Green Roof area.



1640-1650 ALBERNI
DESIGN OVERVIEW



An aerial photograph of a city, likely Vancouver, with a large cruise ship docked at a pier in the foreground. The city is densely packed with high-rise buildings. In the background, a large body of water is visible, with several smaller boats and a forested hillside. The entire image has a reddish-orange tint.

1650 Alberni is situated
on the traditional, ancestral,
unceded lands of the
x^wməθk^wəyəm (Musqueam),
səlílwəta? (Tsleil-Watuth)
and Skwxwú7mesh
(Squamish) Nations.

SITE HISTORICAL CONTEXT

The history of the Musqueam, Squamish, and Tsleil-Waututh First Nations in Vancouver's West End and Coal Harbour communities is a fascinating tale of resilience, perseverance, and cultural pride. As the original inhabitants of the land, these Indigenous communities have a deep-rooted connection to the area and have relied on it for their livelihoods for centuries. Despite the challenges posed by European settlement, they have remained an integral part of the city's cultural fabric, actively promoting and preserving their heritage through various initiatives.

The Musqueam Nation, for instance, has been at the forefront of efforts to revitalize their community and raise awareness about their culture in the wider Vancouver area. They have also played a key role in developing cultural spaces and public art projects, adding to the vibrant creative diversity of the region.

The Squamish and Tsleil-Waututh Nations have equally fascinating histories in the area. The Squamish people have traditionally inhabited the land that is now Vancouver and have used it for fishing, hunting, and gathering for generations. They have also been instrumental in the redevelopment of the Coal Harbour area, creating a vibrant and culturally rich residential and commercial hub. Meanwhile, the Tsleil-Waututh community has been actively advocating for the protection of their traditional territories and the environment, opposing the expansion of the Trans Mountain Pipeline.

The West End neighborhood, once a low-income area, has transformed into a dynamic and thriving community. Many First Nations people moved there in the early 1900s and established a bustling community with a range of Indigenous-owned businesses and services. Today, the Musqueam, Squamish and Tsleil-Waututh Nations are involved in initiatives to revitalize their communities, including the creation of community centers, language revitalization programs, and cultural tourism businesses.

According to the West End Community Plan, there are exciting plans to promote and enhance Vancouver's cultural and creative diversity, including the development of cultural facilities and public art initiatives. These plans proposed upgrading and increasing spaces for cultural activities, creating creative commercial neighborhood spaces, and designing plazas suitable for hosting events and festivals. The area along Robson Street between Bute and Cardero Streets is seen as a potential cultural hub for the West End community, and there is a growing recognition of the benefits of co-locating cultural and community groups.



Top: Salish canoe in Vancouver harbour, 1890.
Bottom: Squamish Indian Potlatch, 1962. VPL Archives. Photo: Stanley Triggs



Top: Stanley Park, Coal Harbour and Burrard Inlet, 1926. City of Vancouver Archives. Photo: Major James Skitt Matthews.
Bottom: Coal Harbour and West End Communities, circa 1940s

SITE HISTORICAL CONTEXT (continued)

Coal Harbour

The Squamish First Nation were the first to settle in Coal Harbour, specifically on Brockton Point, Deadman’s Island and Lumberman’s Arch. In 1862, the discovery of coal in the harbour – first noted by Captain George Vancouver – served as inspiration for the neighborhood’s name.

Although Coal Harbour is situated in central downtown, the neighborhood is surprisingly quiet. Starting at Canada Place and stretching towards Stanley Park, Coal Harbour is bordered by Burrard Inlet to the north and West Georgia Street to the south. The district encompasses a fairly even mix of commercial and residential buildings, and is marked by residents and visitors strolling along the seawall, lounging at cozy cafes and restaurants, snapping selfies against a scenic marina backdrop and waving hello to cute-as-buttons harbour seals.

Alberni Street

Named after Lieutenant Colonel Pedro de Alberni, the commander of the troops on Francisco Eliza’s expedition aboard the Concepcion to Nootka Sound in 1790, Alberni Street runs from Burrard to Lagoon Drive one block north of, and parallel to, Robson Street. Alberni Street is one of the main streets in Downtown Vancouver; once considered a nondescript commercial street. In the 2010s, the street transformed into a center for fine restaurants and high-end retail shops. Several high-rise residential and commercial buildings have been constructed along the street including the new signature buildings such as Alberni by Kengo Kuma and Fifteen Fifteen by Büro Ole Scheeren, both situated right next to 1650 Alberni tower.

Alberni street is in the heart of Downtown core and West End community, surrounded by a vibrant lifestyle from its diverse local residents. West End has a long history of celebrated queer culture and it is at the heart of Vancouver Pride Festival. Many local residents includes middle-class professionals, seniors and retirees, trendy and fashionable young workers, small families, wide range of ethnic residents, indigenous people, international students and new immigrants from all over the world.

PUBLIC ART CONTEXT

1650 Alberni tower is surrounded by many wonderful public arts by local and international artists. The new public art will be a great additional artwork to grace the exciting West End neighborhood. This is an overview of some of the public arts nearby.

01

A-maze-ing Laughter, 2009
by Yue Minjun
English Bay (Corner of Davie and Denman)

02

LightShed, 2004
by Liz Magor
Harbour Green Park Seawall

03

Vancouver Art Gallery *OFFSITE*
by local and international artists
Rotate every 6 months
1100 W Georgia St.

04

People Amongst the People, 2014
by Susan Point
Stanley Park

05

The Drop, 2009
by Inges Idee
Coal Harbour (Bon Voyage Plaza)

06

Digital Orca, 2009
by Douglas Coupland
Vancouver Convention Center

07

Solo, 1986
by Natalie McHaffie
Denman & Georgia Street (Devonian Harbour Park)

08

Symbols of the Cuneiforms, 1960
by F. Lachnit
750 Burrard St.

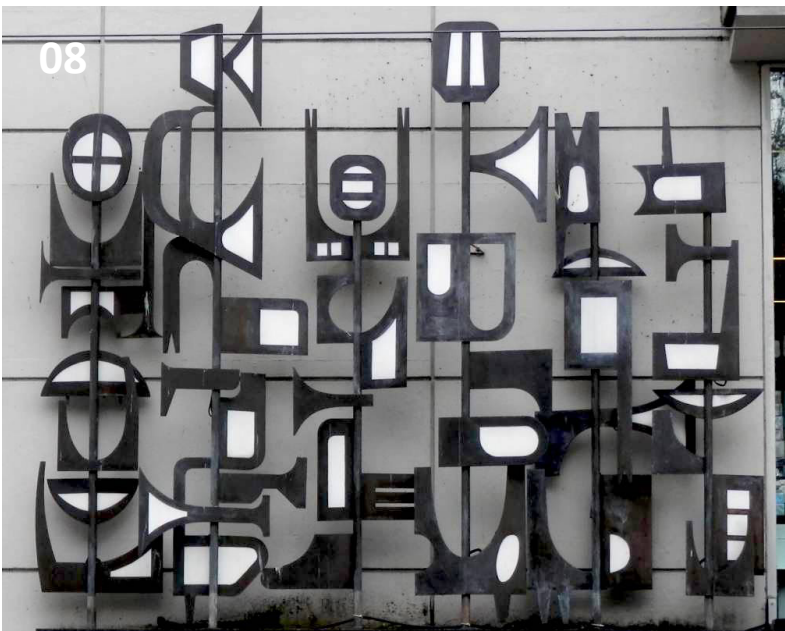
09

Aerodynamic Forms in Space, 2010
by Rodney Graham
Coal Harbour (Devonian Harbour Park)

10

Landscape: Possessing Numerous Peaks, 2016
by Huang Zhiyang
1161 West Georgia St.







PUBLIC ART OPPORTUNITY

After careful site analysis, the design team has recommended and identified the plaza area on the east side of the main entrance on Alberni Street as the public art site. This public art site is most visible to the public and is a prime location for pedestrians to engage and appreciate the new artwork.

This site brings the most exposure to the public, whether they are pedestrians, cyclists, or motorists. It is also near one of the top tourist attractions, Stanley Park, where walking on sea walls or biking around Stanley Park is among the most popular tourist activities while visiting Vancouver. Local residents from Robson Street, West End and Coal Harbour communities also frequently pass by this site. 1650 Alberni is situated between Bidwell and Cardero, which is home to a mixed population, old and young, of Canadians, immigrants and international transient residents. Like other downtown neighborhoods, the public art site is located among densely populated buildings in the community.

PUBLIC ART OPPORTUNITY (continued)

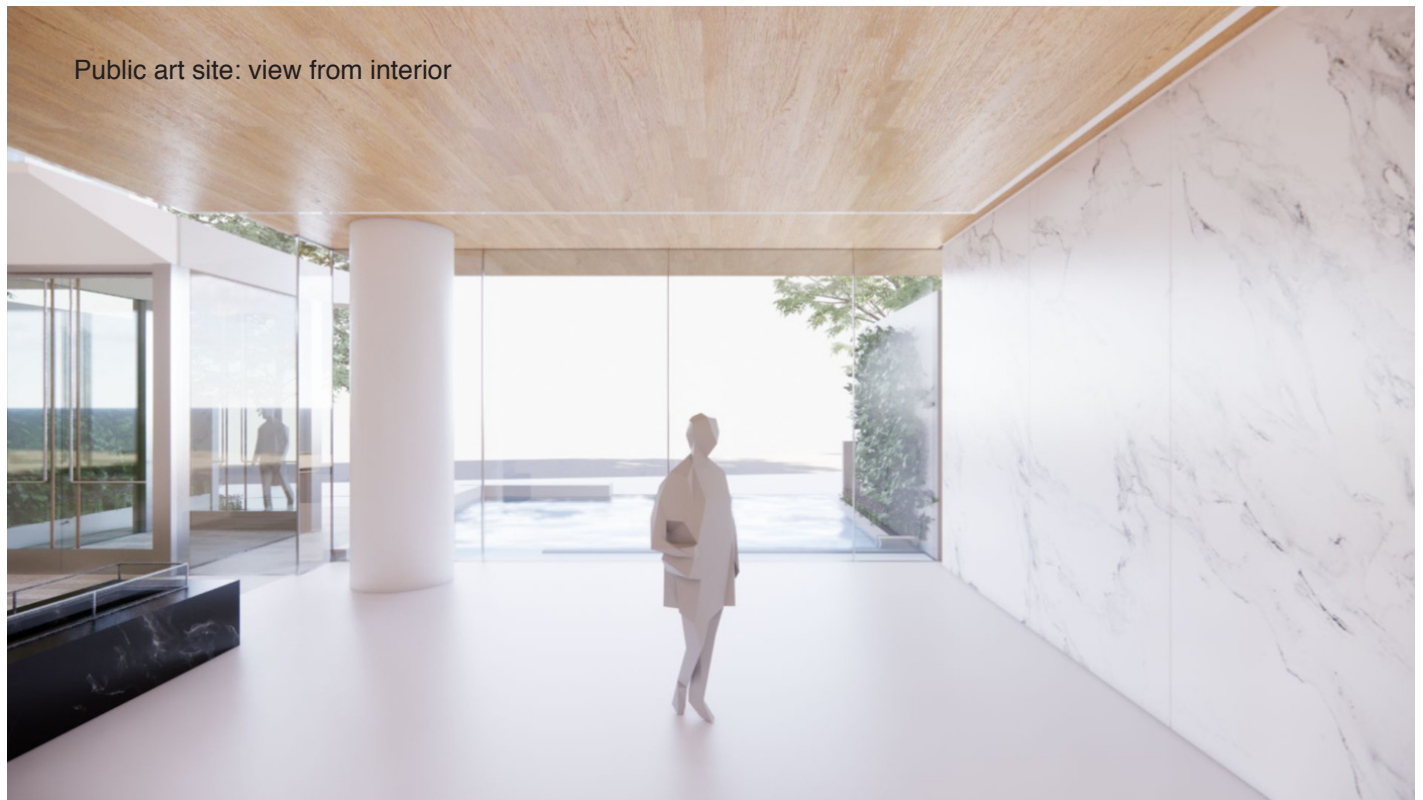
Local residents of all ages, incomes, ethnicities, and sexual orientations live in the neighborhood. The West End is also home to Western Canada's largest LGBTQ community. The area also has a high young international student and young families population with schools and community centers serving its residents.

Alberni Street is one of the main commuting routes for many local office workers connecting Northshore through Stanley Park using Lions Gate Bridge. The 99 Highway route also connects the City of Vancouver with mountains from Northshore to Whistler and Northern BC towns.

The new public art site is approximately 19 feet wide, 15 feet deep and 11 feet high. The floor area can be constructed as a water feature (this is optional, included within the artwork budget). The space is ideal for sculptures made with durable and weather proof materials. There are concrete outdoor benches at the site corners designed for the audience to sit, rest and appreciate the artwork. The new artwork can also be viewed from the interior of the podium through the wall-size clear glass panels and enjoyed by residents from their homes. The following images illustrate the public art site area. The Alberni street frontage entrance plaza is the ideal location for the new public art opportunity.

The new artwork will provide a great opportunity to engage local residents, community members and visitors from other countries to form a meaningful interaction. This new ideal public art opportunity aims to inspire the visitors locally and internationally, be celebrated in the West End and Coal Harbour communities, and be appreciated by all.

Note: Change of artwork ownership to the Strata with guidelines from the Maintenance Manual will be provided.



PUBLIC ART BUDGET

Based on the rezoning and development permit application, the FSR is 14.97 with a site area of 17,296 sf. Based on City of Vancouver's Public Art Policies and Guidelines (\$1.98 per buildable square foot), the total public art budget is **\$512,664**

The budget allocated for the Public Artwork includes the artist fees, travel and accommodation, artwork fabrication and installation, shipping, storage, insurance, site preparation, delivery, installation and final documentation necessary for the artwork.

BUDGET ALLOCATION

Public Artwork (Design and Production)	\$360,000
Artist Concept Proposal (\$5,000 × 3)	\$15,000
Artist Interview Honoraria (\$300 × 3)	\$900
Selection Panel Honoraria (\$1,500 × 5)	\$7,500
Community Advisory Honoraria (\$600 × 6)	\$3,600
Travel and Accommodation	\$3,000
Selection Process admin./document production	\$3,000
Public Art Consultant	\$48,000
Developers Process Contingency	\$10,000
Plaques/signage, brochures, events	\$6,000
Other expenses	\$4,398
10% CoV Civic Program Contribution	\$51,266
Total Public Art Budget:	\$512,664

Notes:

- This is an estimated budget and the public art rate will be finalized at the development permit stage.
- All cost savings or unused funds remaining from the administration portion of the budget will be put towards the artwork.

SELECTION PROCESS

The 1650 Alberni public art selection process will consist of two stages to make sure the process is conducted in a fair and open fashion. The key feedback and input from the professional expertise will be gathered from both the Public Art Selection Committee (Jury Panel) and community members (6 Committee Advisors) who live and conduct business in the neighborhood and hold knowledge of the land.

Talisman Arts, the Public Art Consultant will facilitate with the Selection Committee throughout the selection process, a Two Stage invitation to professional artists.

STAGE 1 - Longlisted to Shortlisted Artists

After the orientation of the potential public art opportunity site and walk through overview of the public artworks in the neighborhood, Talisman Arts, the public art consultant will facilitate a meeting with the Public Art Selection Panel to research potential artists and propose a longlist of about 15 professional artists. The Selection Panel will look at the artists' professional experiences and quality of their works. A vote will be conducted to shortlist 3 artists and invite them to submit a detailed Public Art Proposal.

STAGE 2 - Shortlisted Artists to Final Artwork

After the 3 artists are chosen, they will be oriented to the development, the surroundings and the public art opportunity. Shortlisted artists will be invited to submit a detailed Public Art Concept Proposal and present it to the Selection Panel. The proposal will include the artwork concept, artist statement, production and technical details, art work maintenance plan, budget and timeline. A presentation meeting will be setup with the artists and the Selection Panel to go over the proposed artwork concepts. An honorarium of \$5,000 will be paid to each short-listed artist upon receipt and presentation of their Concept Proposals.

Proposed Public Art Selection Panel (longlist):

- Cease Wyss T'uy't'tanat, Local Indigenous Artist
- Dina Goldstein, Local Artist
- Pierre Coupey, Local Artist
- Viahsta Yuan, Curator, CICA, Center of International Contemporary Art
- Bruce Grenville, Former Senior Curator, Vancouver Art Gallery
- Wayne Pai, Landa Global Properties
- Michael Temple, SOM (Skidmore, Owings & Merrill LLP)

COMMUNITY ENGAGEMENT STRATEGY

Community consultation process plays a key role in engaging the public and contributing to the selection of the final artwork. The Community Engagement Strategy will provide needed cultural and historical context of Vancouver Downtown for the project and enhance the public benefits from the new public art opportunity. The goal of the community engagement process is to gather important input and advice from the broader West End, Coal Harbour and Downtown communities through meaningful dialogues and engaging consultation. The goal is to understand how the new public art of 1650 Alberni will play a role to further enhance the communities, the local interests and foster inspiration for downtown businesses and residences. The community engagement will be initiated in the early selection process and throughout the final artwork selection.

Furthermore, consultation with the First Nation artist or elder, either from the **xwməθkwəyəm** (Musqueam), **Skw̓xwú7mesh** (Squamish), and **səlilwətaʔt** (Tsleil-Waututh) Nation will be hosted to seek historical advice and traditional knowledge to give further meaning to the new artwork. We believe traditional indigenous wisdom and advice is essential and needed to be embedded within the 1650 Alberni project and its public art site.

The establishment of a non-voting community advisory is important in terms of giving voice and broader perspective to the selection process. The consultation provides guidance and essential ideas and wisdom to give meaning to the new artwork. Dialogues and meetings with the community advisors will be held regularly to ensure openness and to encourage the understanding of new public art opportunity in the community. Honorarium will be provided for the community advisors.

Proposed Committee Advisors (longlist):

Artist/Representative from **xwməθkwəyəm** (Musqueam) Nation
 Artist/Representative from **Skw̓xwú7mesh** (Squamish) Nation
 Artist/Representative from **səlilwətaʔt** (Tsleil-Waututh) Nation
 West End Community Center Association (WECCA)
 Coal Harbour Community Center
 Qmunity, a LGBTQ community center located in West End
 Downtown Business Association
 Durante Kreuk Ltd., Landscape Architect

TIMELINES

PROJECT TIMELINE

Rezoning Application	June 2022
Rezoning Enactment	March 2023
DP Issuance	July 2023
Construction Start	Fall 2023
Construction Completion	July 2026
Occupancy	September 2026

PUBLIC ART TIMELINE

Checklist	January 2023
Preliminary Public Art Plan Submission & Presentation	February 2023
Detailed Public Art Plan Submission & Presentation	April 2023
Selection Panel Meeting #1 - Review Longlist of Artists	June/July 2023
Shortlisted Artist Invitations	July 2023
Community Consultation	July 2023
Artist Orientation Meeting	July/August 2023
Artist Concept Presentations	October 2023
Final Artist Selection	October 2023
Artist Contract	November 2023
Artwork Installation	June 2026

Note: Timeline dates are best estimated targets and subject to change

