



# **Preliminary Public Art Plan**

**888 West Broadway**

**Submitted to the City of Vancouver**

**June 1, 2023**

**Developer: Bosa Properties Inc.**

**Public Art Consultant: Tatar Art Projects**

**Architects: Henriquez Partners Architects**

**Landscape Architects: PFS Studio**

# Table of Contents

- 1. Land Acknowledgement..... 3
- 2. Introduction..... 4
- 3. Owner..... 5
- 4. Site..... 6
- 5. Site History and Sources of Inspiration..... 7
- 6. Public Art Vision ..... 7
- 7. Public Art Opportunity..... 8
- 8. Artist Selection Process ..... 12
- 9. Selection Panel..... 13
- 10. Community Advisory..... 14
- 11. Estimated Public Art Budget..... 15
- 12. Public Art Schedule and Development Schedule..... 16

# 1. Land Acknowledgement

Bosa Properties Inc. and Tatar Art Projects acknowledges that the development site is situated on the traditional unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

This place is the unceded and ancestral territory of the hə́ŋd̓əmiŋə́m and Sk̓wx̓wú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations, and has been stewarded by them since time immemorial.

Vancouver is located on territory that was never ceded or given up to the Crown by the Musqueam, Squamish, or Tsleil-Waututh peoples. The term unceded acknowledges the dispossession of the land and the inherent rights that Musqueam, Squamish and Tsleil-Waututh hold to the territory. The term serves as a reminder that Musqueam, Squamish and Tsleil-Waututh have never left their territories and will always retain their jurisdiction and relationships with the territory.



## 2. Introduction

888 West Broadway is a two-tower redevelopment site along the Broadway corridor in Vancouver Centre. The site is in the Broadway Uptown area and on the southeast corner of West Broadway and Laurel Street.



Rendering of new development fronting the corner of West Broadway and Laurel Street

The completed development will include a hotel (110,327 sf, 156 suites), office (148,975 sf) and retail (20,981 sf) to meet the needs of the current and emerging communities.

The base of the building contains a large commercial retail unit and three smaller retail units lining West Broadway Street at grade, with three levels of parking and service spaces below. The podium supports two separated 10-storey tall towers. The western tower will serve as a hotel containing approx. 156 units with short and long-term hotel room options. The eastern tower will be 100% office use.

The development is adjacent to VGH and partnering healthcare facilities and offices in the healthcare field and is surrounded by residential neighbourhoods.

*The Broadway Plan* is an important City of Vancouver policy document informing several aspects of the public art planning and decision-making for the 888 West Broadway development in multiple ways.

Bosa has elected to fulfill Option A: commissioning an Onsite Artwork and a Civic Program Contribution of 10% of the public art budget to achieve rezoning enactment. The public art contribution is \$554,724.00. Ten percent will be allocated to the Vancouver Public Art Program \$54,724.00.

### 3. Owner

Bosa Properties Inc. is a fully integrated real estate development and asset management company striving to make each other and the world around us better every day. Our commitment to craftsmanship, doing the right thing and creating customers for life has cemented our reputation as one of Canada's most respected privately held companies.

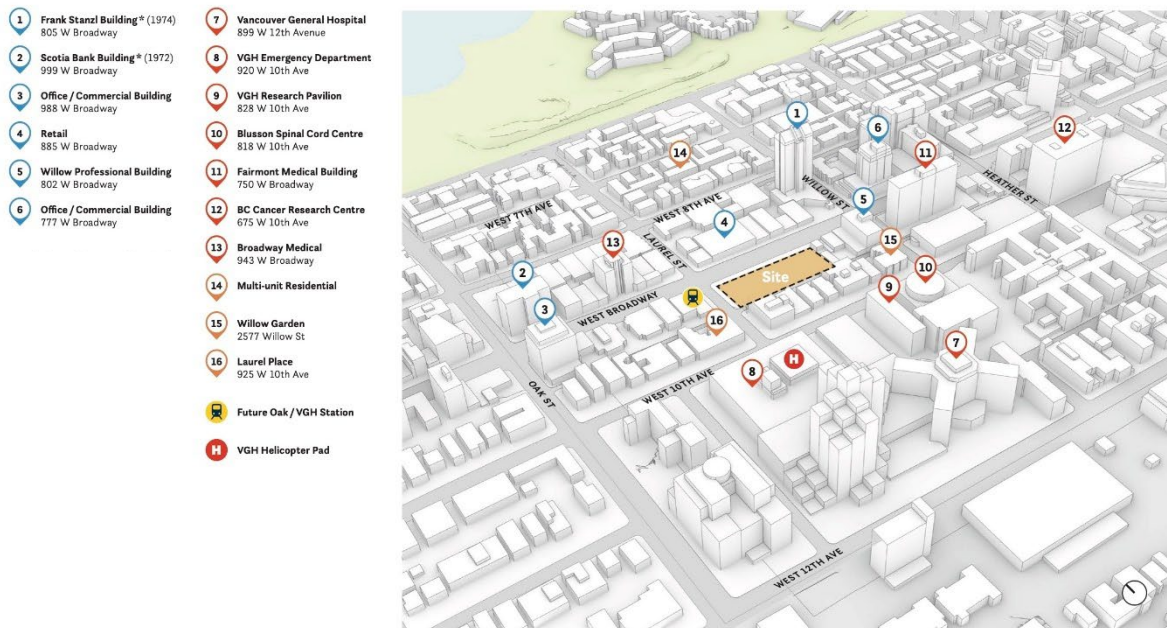


Rendering of development facing Laurel Street

## 4. Site

888 West Broadway is a two-tower redevelopment site along the Broadway corridor in Vancouver Centre. The development is located between Laurel Street and Willow Street on the south side of West Broadway. The nearest major intersection is Cambie St and West Broadway. The development is a block north of the Vancouver General Hospital. *The Broadway Plan* presents a need to increase capacity for office and hotel development in the area, which 888 West Broadway development will fulfill.

The development is located on both the Cambie and Broadway transit corridors. As the area increasingly densifies, the emerging New Broadway Subway Line will provide quick access to/from educational institutions, recreation, and residential neighbourhoods. It is a 5.7-kilometre extension of the Millennium Line from VCC-Clark Station to Broadway and Arbutus, adding six stations for fast, frequent, and convenient travel throughout the city beyond. Construction is underway, with the line set to be in service in 2025. The development is close to Canada Line for quick access to downtown Vancouver and YVR.



Site Map with Key Buildings in Vicinity

888 Broadway West is in the Uptown Cambie-North District of Vancouver. As documented in the Broadway Plan, the area, “comprises the second largest concentration of job space in the province, and is the heart of Central Broadway, Vancouver’s “second downtown.” It contains major employers such as City Hall, Vancouver General Hospital (VGH), and an abundance of health-related offices and research facilities such as the BC Cancer Centre.”

## 5. Site History and Sources of Inspiration

*In the Detailed Public Art Plan, a fulsome site history will be provided. This will include a history of the Indigenous and colonial to modern day impact on the site. A discussion of the architecture and function of the building will also be shared.*

*Culture|Shift, Vancouver's Culture Plan for 2020-2029*, is an important City of Vancouver document. It defines and describes how art should be ideated, planned, and implemented in the city. The document's content has heavily influenced the approach TAP, and Bosa will undertake to fulfill the public art requirement for 888 West Broadway.

Public Art in the City of Vancouver plays an important role in representing the vision and values of the city. The City of Vancouver, as expressed in *Culture Shift*, is interested in employing Art to tell stories, share ideas, and reflect communities, particularly those that have been minimized in the past.

The sources of inspiration for the project still need to be fully developed. Currently, TAP has created the following themes for artists to consider for the project. They include *Neighborhood Futures* (ideas and aspirations for the neighbourhood), *Creativity and Science* (exciting scientific and medical developments realized in the research centres in the neighborhood), *Diverse Communities* (recognizing unique cultures and practices of community members), and *Untold Histories* (sharing stories of the community groups that have underrepresentation in the neighborhood).

## 6. Public Art Vision

As per, *Culture|Shift – Vancouver's Culture Plan 2020-2029*, "Public artworks bring new meaning to the public realm by reflecting the complexities of place and publics, engaging cultural practices, and provoking critical dialogue. ... These works can delight, captivate, and perplex, creating encounters that bring to light what is sitting just under the surface of the mundane, make tangible the intangible, and help us build a sense of who and where we are."

BOSA and TAP share a collective vision of creating site-specific public artwork that appeals to the community and presents a critical narrative associated with the West Broadway neighbourhood.

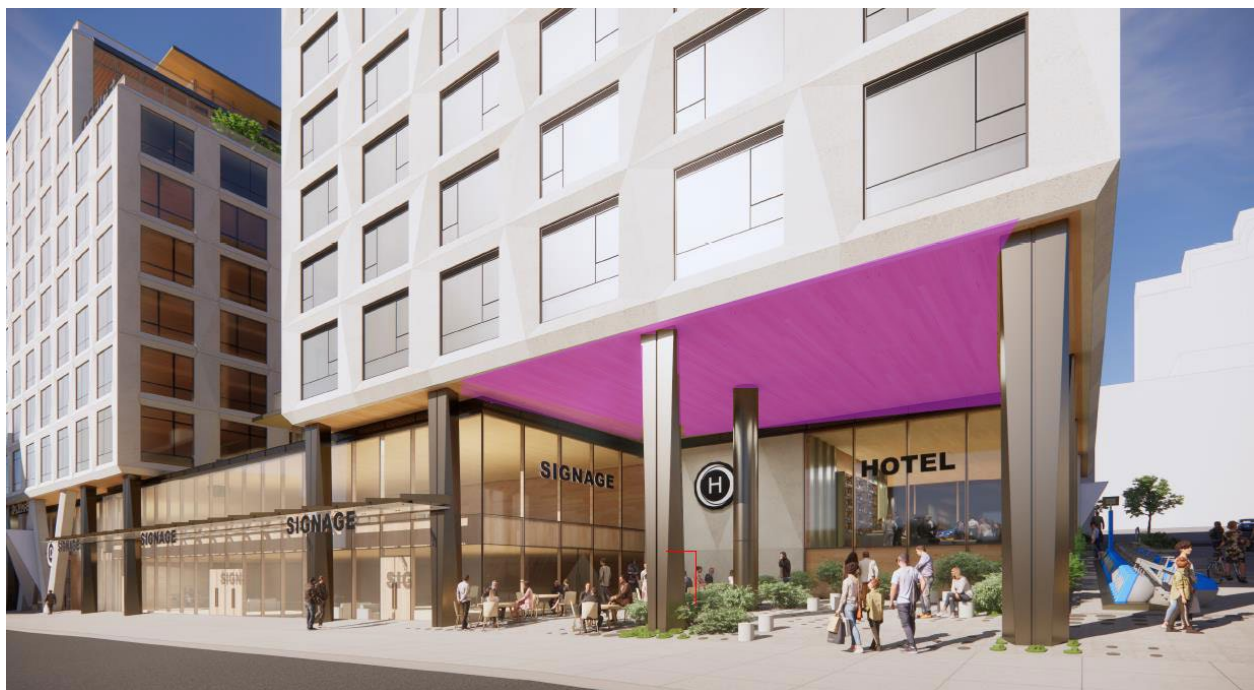
## 7. Public Art Opportunity

After careful site analysis, the development team and art consultant have identified the public plaza facing the corner of West Broadway and Laurel Street as the ideal public art site. In this location, the artwork has the potential to enliven the Broadway West Streetscape and command attention to the building.

This site is visible to the public and is a prime location for pedestrians, motorists, and cyclists to engage and appreciate the new artwork. Within the public plaza, there are several potential locations for the artwork: the Canopy Soffit, the Concrete and Glass Walls and the Columns. The artist may utilize all or a combination of these locations to create a unique installation of the plaza that connects all the areas.

### Art Location 1: The Soffit of the Plaza

The soffit is located 20 feet above the plaza and has as an expansive surface area (1,491 sq ft) for the artist to design an integrated artwork. The artist may consider various possibilities in form and media, including two and three-dimensional. The artist may cover the entire area or a section of the soffit. The artists are responsible for selecting the most suitable site(s) on the soffit for their installation within the set public art budget defined later in this plan. Considering the vast space of the soffit, Bosa believes that there are ample locations to create artwork on the soffit.



Rendering of development fronting the corner of West Broadway and Laurel Street. The public plaza's soffit is highlighted in purple to showcase the public art opportunity.



The City of Vancouver has multiple examples of Public Art Integrated on Soffits and Facades.

- Ben Reeves, *Viewpoint*, 2020. Vancouver, BC
- Devon Knowles, *Walking Spectrum*, 2021. Vancouver, BC
- Gunilla Klingberg, *Wheel of Everyday Life*, 2022. Vancouver, BC



Rendering of development facing West Broadway. Feature Wall highlighted in pink.

### Art Location 2: The Feature Wall of the Plaza

The interior back wall of the plaza facing West Broadway is a blank space apt for artistic intervention. The artist may choose this location and create a “Feature Wall” for the plaza. Artists may consider various media and forms for the Feature Wall given they adhere to building and safety guidelines. The Feature Wall measures 18 feet wide and 20 feet high.

Note: There is potential for the artists concept to extend from the wall to the soffit. The wall



Rendering of development facing Corner of West Broadway and Laurel St. Columns highlighted in pink.

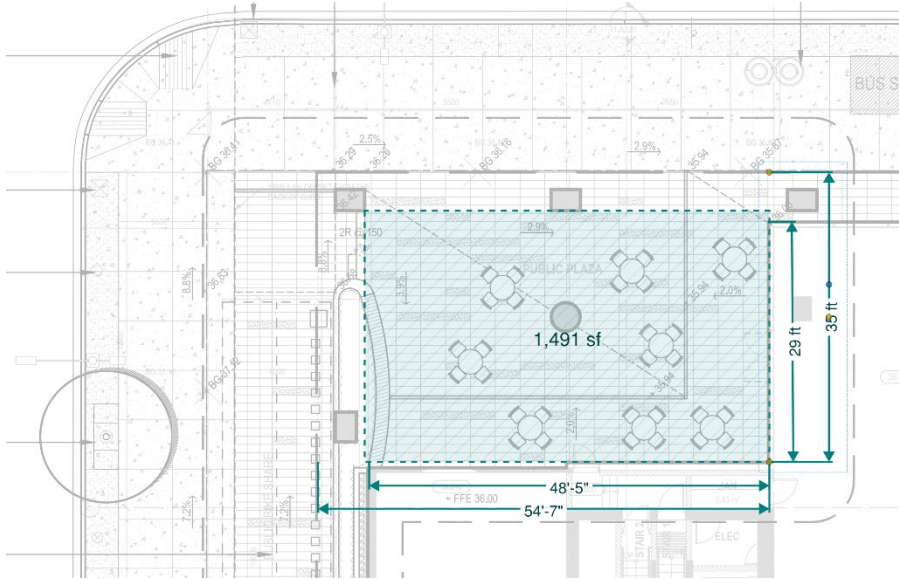
### Art Location 3: Art Integrated into Plaza Columns

Two storey columns wrap the exterior of the towers and create continuity of design across the development. To highlight the plaza, the artist may consider designing or enhancing the columns in the space.

Around the public plaza there are 6 rectangular columns and an interior circular column. The rectangular columns are 3.6 feet by 2.6 feet deep and 20 feet tall and the circular column in the near centre is 3.5 feet in diameter.

The City of Vancouver has multiple examples of Public Art Integrated on Columns.

- Cameron Kerr, *Pattern Reflection*, 2017
- Lyse Lemieux, *Personnages*, 2021
- Liz Magor, *Ninth Column*, 2014
- Debra Sparrow, *Blanketing The City Part I - The Pillars of the Granville Street Bridge*, 2018
- Gathie Falk, *Ten Baseball Caps*, 2020



#### Art Location 4: Ground Treatment on Plaza

The plaza is 1,491 sq feet. This is ample opportunity to create a unique integrated pavement proposal throughout the space that links with the locations of the street furniture. Furthermore, the ground treatment could be designed in conjunction with the other locations suggested in the Plan.

#### Art Location 5: Public Corridor



Rendering of development on West Broadway.

There is a unique outdoor public corridor between the office and hotel towers. Inspired by the High Line Park in New York City, this location is potentially an excellent site to install a work of immense scale that can be experienced up-close and far away. The

pink square represents the location available for the public art in this location. **More research into the success of this location needs to be fulfilled for the Detailed Public Art Plan.**

#### Art Location 6: Hotel Entrance

City Staff identified the Hotel Entrance as an additional site to consider for art placement. There is small space on private property outside of the entrance of the hotel that could showcase a three-dimensional artwork. It is likely the hotel entrance will be a high traffic zone. Any artwork in this location may need to be raised on a plinth to ensure it is not damaged at the base. The public artwork in this site will need to be very narrow as there are some mechanical requirements and underground parking exhaust areas which prohibit any other uses. The pink square represents the location available for the public art in this location. Unfortunately, the other side of the hotel entrance lacks space for a public art installation because of the large public bike share station.



Rendering of development on Laurel St.

***Further details such as materials of building, surroundings, traffic movement, etc. will be shared in the Detailed Public Art Plan.***

## 8. Artist Selection Process

TAP and Bosa recommend pursuing a two-stage competition.

Tatar Art Projects (TAP), with the help of the Selection Panel and guidance of the Community Advisory, will compile an extensive and well-researched list of artists for the project (approximately 10). The long list will include artists with varied experience, practice in diverse mediums, a range of aesthetics, and artistic intentions.

TAP will have informal conversations with each long-list artist about their artistic practice, qualifications, and availability for the project fulfilled by TAP. Note: there is no compensation for an informal conversation.

The development team, art consultant, Selection Panel and Community Advisory will review the long list to create a shortlist of artists. The Community Advisors will not be voting, but their thoughts will be shared in the decision-making process. Artists will be evaluated based on several criteria: public art experience, aesthetics, connection, and interest in the Site's multiple narratives and/or histories.

As a result, the Artist shortlist (3 artists) will comprise of artists with unique artistic practices that will provide us with diverse concepts and sources of inspiration. The shortlisted artists will be provided with an orientation meeting led by TAP with a presentation by the Community Advisory to provide a greater understanding of the site.

A competition brief will be sent to the shortlisted artists. They will then prepare detailed proposals. Each shortlisted artist will be provided with a fee of \$5,000.00 to \$8,000.00 to create the proposal. The shortlisted artists will be given at least 8 weeks to prepare their concepts.

The shortlisted Artists will present their concepts to the Selection Panel. Through a discussion/consensus process, the Selection Panel will select one Artist to be awarded the commission.

Ultimately, BOSA and TAP will contact the winning artist to develop the public art and work with the project team (project managers, architects, consulting engineers, etc.) to execute the public art plan.

## 9. Selection Panel

The Selection Panel will consist of 5 individuals. The panel will include a representative from the development team and a member of the landscape or architectural firm on record.

The following three panellists will be Art Professionals who are knowledgeable of contemporary art practices and understand issues surrounding art in the public realm. Three panellists will be chosen from the following list.\* The list below represents the types of candidates we will be selecting for the panel. The list will be altered based on availability for the Detailed Public Art Plan.

- Jill Anholt - Local Artist
- Sonny Assu - Artist and member of the Ligwilda'xw
- Jason Baerg - Artist, OCAD Educator, Indigenous Consultant
- Ellie Chung - Interim Director, Centre A: Vancouver International Centre for Contemporary Asian Art
- Andrea Curtis and/or Natalia Lebedinskaia - Mural Fest
- Marie Khouri - Local Artist
- Levi Nelson - Artist from Lil'wat Nation
- Melanie O'Brian - Associate Director/Curator at the Belkin Gallery

\*subject to change

## 10. Community Advisory

The Community Advisors will provide social/cultural/historical context to the Selection Panel and shortlisted artists to enhance their understanding and inspiration for the public art opportunity.

Community engagement will be initiated during the artist selection process and continue throughout the final artwork selection.

Proposed Community Advisors (longlist):

- Representative from xʷməθkʷəʔəm (Musqueam), Skwxwú7mesh (Squamish), and/or səliłwətał (Tseil-Waututh) Nations
- Representative health and medical field in an area
- Local Resident Artist

# 11. Estimated Public Art Budget

\$400,000.00	Public Art
\$24,000.00	Artist Concept Proposals (3 x \$8,000.00)
\$5,000.00	Selection Panel Honorariums (3 x \$1,500.00)
\$3,000.00	Community Advisory Honorariums (3 x \$1000.00)
\$5,000.00	Travel and Accommodation of Artists and Art Consultants
\$50,000.00	Public Art Consultant  Preparation of Public Art Plans, presentations to VPAC, planning and administration of artists, assistance in shortlisting final candidates, preparation of Artist Brief, management of Selection Panel sessions, assistance in the preparation of artist agreement(s), advise on artwork design development, project management and installation coordination, travel and accommodation, post-completion conferences with the Owner and any other stakeholders, in addition to other activities.
\$12,000.00	Developer's Contingency
\$54,724.00	Civic Program Contribution
<b>\$554,724.00</b>	<b>Total Contribution</b>

## 12. Public Art Schedule and Development Schedule

### Public Art Schedule

Public Art Checklist Submission	April 2023
Preliminary Public Art Plan Submission & Presentation	June 2023
Detailed Public Art Plan Submission & Presentation	July 2023
Selection Panel Meetings - Review and Exchange of Longlist of Artists	August 2023
Shortlisted Artist Invitations and Artist Terms of Reference Delivered	September/ October 2023
Shortlisted Artist Proposal Submissions and Presentations with Selection Panel Meeting	December 2023
Final Artist Selection	January 2024
Artist Contract	February 2024
Artwork Installation	January 2027



Development Project Timeline

Public Hearing	January 30, 2020
Rezoning Enactment	December 6, 2022
Development Permit Application	August 9, 2022
Development Permit Issuance	March 2024
Occupancy	January 2027