

bosa
properties



KINGSWOOD
PROPERTIES

June 28th, 2023

Preliminary Public Art Plan (PPAP)

“Barclay x Thurlow”
1040 - 1080 Barclay St
Vancouver, BC

MASSIVart, Bosa Properties, and Kingswood Properties all recognize that what is now known as Vancouver is located on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliwətaʔɫ (Tseil-Waututh) Nations, who have lived throughout this region for thousands of years.

It is the responsibility of all people to share in wise stewardship and peaceful care of the land and its resources. We are mindful of a history of broken treaties, and of the urgent need to work continuously towards reconciliation, and we are grateful for the opportunity to live and work on this land.

| | |
|---------------------------------------|------|
| Introduction | p.04 |
| Project Details & Contacts | p.05 |
| Context Maps | p.06 |
| Development Plans | p.07 |
| Project Description | p.09 |
| Public Realm | p.10 |
| Community Context | p.12 |
| Public Art Context | p.17 |
| Public Art Opportunity | p.19 |
| Precedent Images | p.24 |
| Public Art Budget | p.27 |
| Timelines | p.28 |
| Community Engagement Strategy | p.29 |
| Selection Process | p.30 |
| References | p.32 |

INTRODUCTION

Located within the Burrard Corridor where the West End meets the downtown core, 1040 - 1080 Barclay St, is a mixed-use project that presents a unique opportunity to integrate a dynamic public art piece into the community and elevate the quality of the public realm on site. Aligning with the City's Public Art Program Goals, the public art plan will guide the commission of a future artwork that will animate and enrich the plaza, leave a positive impression on the community, and ultimately create a meaningful artistic contribution to Vancouver's public art scene.

To maximize the impact of the public art piece, the development team have chosen to proceed with **Option A: Onsite Artwork** and have engaged with MASSIVart as the public art consultant to manage and advise on the public art process.

The development team is excited to collaborate with the City of Vancouver's Public Art Program, the Selection Panel and local community, and the selected artist to realize an engaging public artwork in downtown Vancouver that resonates with the community and positively contributes to the local arts and culture landscape.



PROJECT DETAILS

PROJECT ADDRESS 1040 - 1080 Barclay St, Vancouver, BC

LEGAL DESCRIPTION **1040 Barclay St** - Lot 5, Block 7, Plan Plan 92, District Lot 185
1060 Barclay St - Lot 1, District Lot 185, Group 1, New Westminster Land District, Plan EPP103612
1070-1080 Barclay St - Lot 8&9, Block 7, District Lot 185, Plan 92, New Westminster Land District

PUBLIC ART BUDGET **West Tower:** \$685,000*
East Tower: \$1,050,000*
Combined Public Art Budget*: \$1,735,000*

** Budgets will be combined to deliver one single artwork.
* Estimates based on current WIP areas. Final budget to be confirmed after DP submission.*

PROJECT CONTACTS

PROJECT OWNER **Bosa-Kingswood Properties (Barclay) Inc.**
1201 - 838 West Hastings St, Vancouver, BC V6C 0A6
Bruce Currie
Development Manager
bcurrie@bosaproperties.com

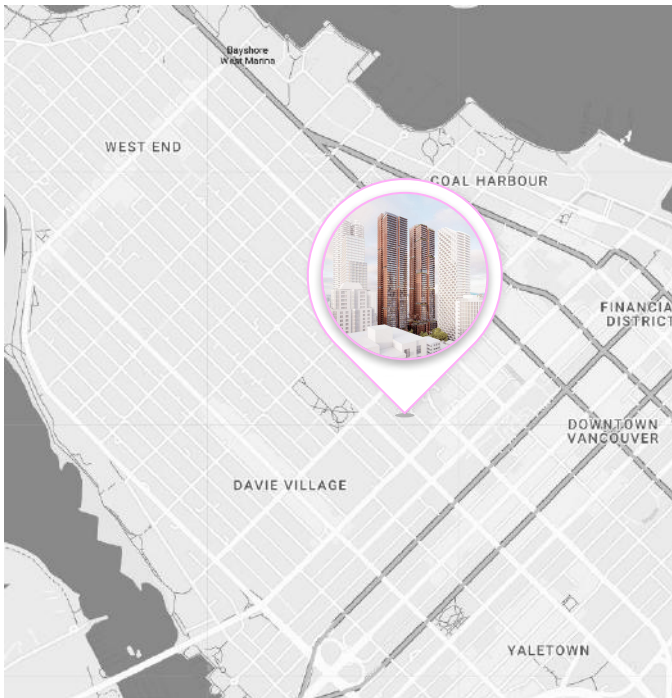
PROJECT DEVELOPER **Bosa Properties Inc.**
1201 - 838 West Hastings St, Vancouver, BC V6C 0A6
Bruce Currie
Development Manager
bcurrie@bosaproperties.com

ARCHITECT **Perkins & Will**
1220 Homer St, Vancouver, BC V6B 2Y5
Alex Buss
Associate, Senior Architect
alex.Buss@perkinswill.com

LANDSCAPE ARCHITECT **PFS Studio**
1777 W 3rd Ave, Vancouver, BC V6J 1K7
Nastaran Moradinejad
Principal
nmoradinejad@pfs.bc.ca

PUBLIC ART CONSULTANT **Agence MASSIVart Inc.**
6250 Rue Hutchison #407, Montreal, QC H2V 4C5
Jessica Drevet
Partner, Project Management Director
jessica@massivart.com

CONTEXT MAPS



Vancouver map showing location of the 1040 - 1080 Barclay St development.

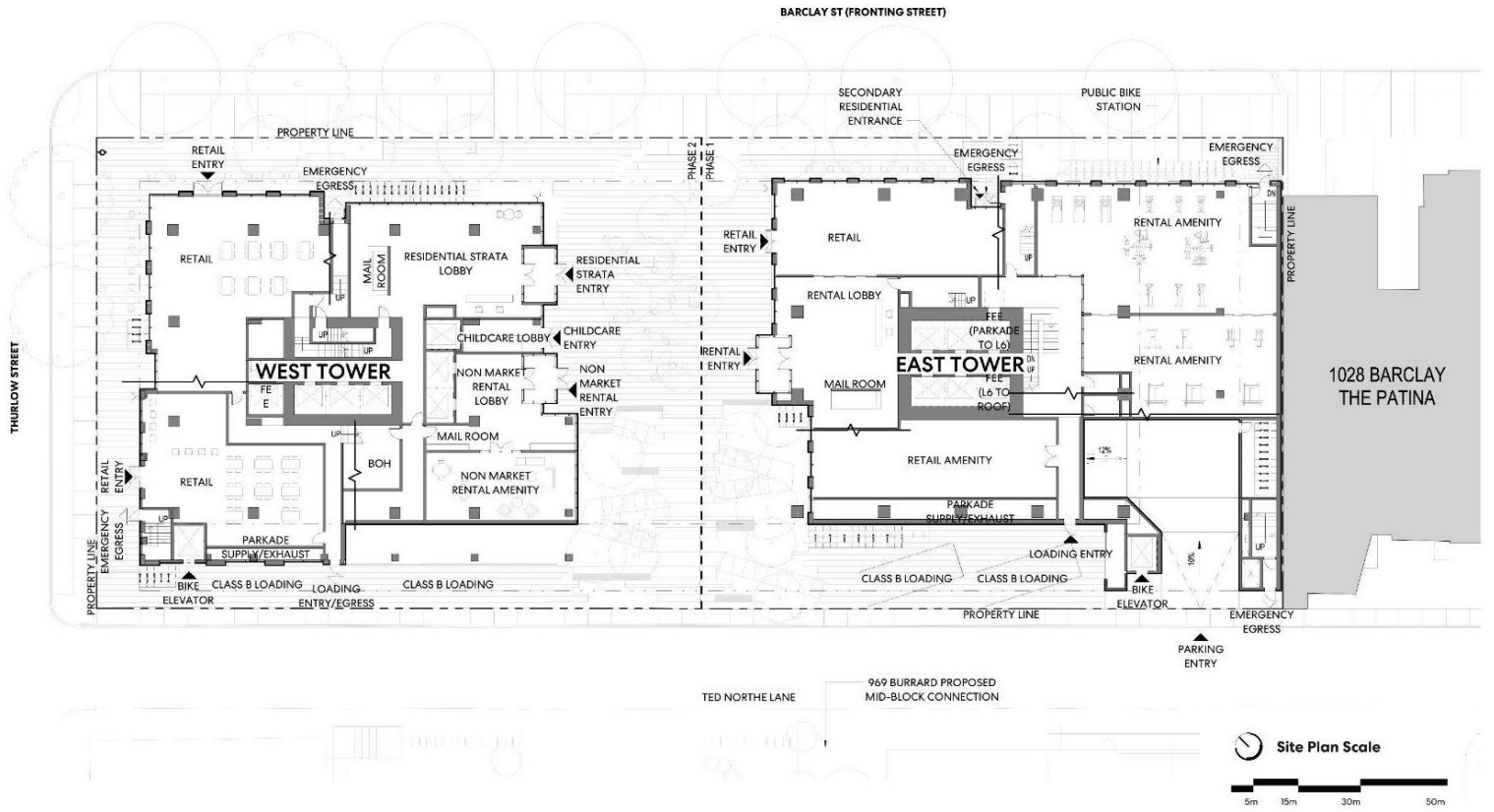


Aerial view showing location of the 1040 - 1080 Barclay St development.



Context map showing location of the 1040 - 1080 Barclay St development.

SITE PLAN



NORTH ELEVATION

(Facing Barclay St)



LANDSCAPE SITE PLAN



LANDSCAPE GROUND FLOOR PLAN



PROJECT DESCRIPTION

Barclay x Thurlow* is a transformational development project with a total GFA of **1,008,913 sq. ft.** that will introduce a mix of **market condos** (365 units), **rentals** (636 units), **social housing** (99 units), a 37-space **childcare centre**, and **retail** opportunities to the neighbourhood when complete in **2030**.

The **West tower** (167.6 m total height and 57 storeys) will be comprised of condo units and social housing while the **East tower** (167.6 m total height and 60 storeys) will include secured-market rental and below-market rental units. With the addition of over 1,000 new homes through this project, the Burrard Corridor is evolving with significant growth in residential and commercial activity breathing new life into the neighborhood.

The massing of the podium clusters are stepped and are designed to reflect the finer grain texture of West End walk-ups, bringing a familiar neighbourhood scale to the base of the project. The architecture of the towers themselves are formed with 'collections' separated by breaks, which help layer the increased density of the towers into the surrounding neighbourhood character.

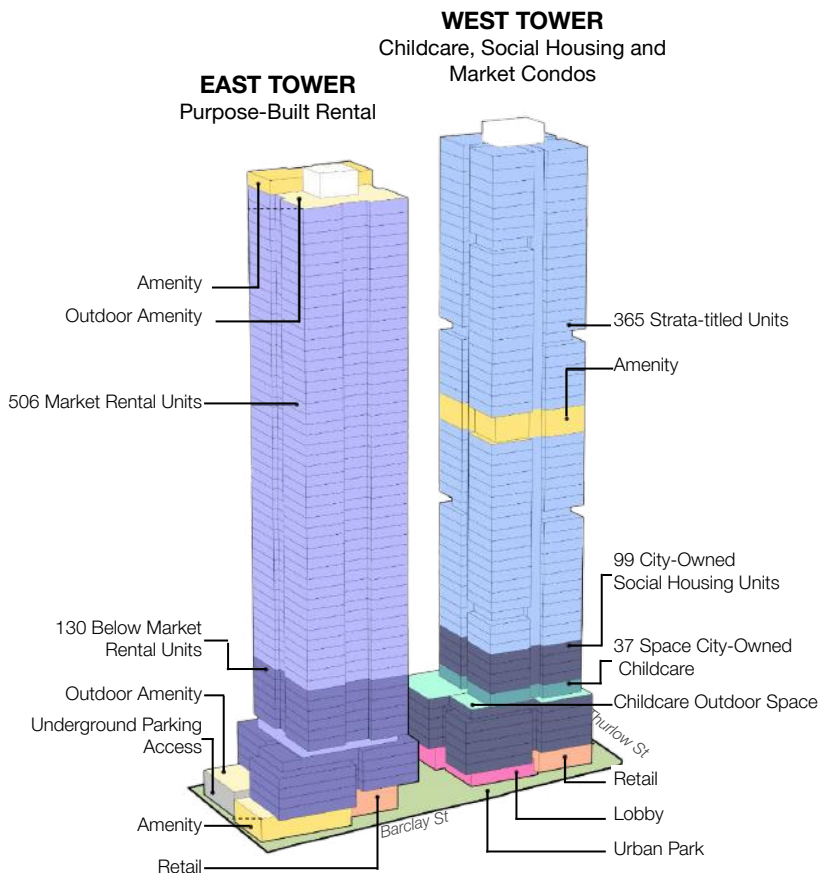
Located in the **Burrard Corridor**, an area set to become an even more dynamic neighborhood with added density planned in the coming years, this project aspires to become a **hub of activity and connection through its unique social and commercial vision**.

With a wide range of housing tenures, the project strives to build a **diverse and inclusive community**. The vision is intended to create a neighbourhood destination that is further reinforced by public realm features that promote community belonging and engagement. In addition, new community-focused retail will support not only its residents but the growing community of urban dwellers moving into this area.

With the added mix of residential density, the project will contribute to the diverse range of housing types in the area and is ideally situated between the **West End character areas** and key retail and commercial centres that serve the local community, including Robson St, Burrard St, and the Davie Village. A wide range of community amenities, health and recreational facilities, and social service providers can also be found in close proximity to the project.

In terms of **connectivity and mobility**, the project is easily accessible by active transportation modes providing residents with convenient access to other areas of the City and the metro Vancouver region. The project is well served by local bus routes, the enhanced bike lanes on Smithe St and Haro St, and is only a 9 minute walk to the Burrard St Skytrain station.

Organization of Program



*Barclay x Thurlow refers to the 1040 - 1080 Barclay St development.

PUBLIC REALM

At the heart of the two towers lies a **central plaza**, intended as a welcoming **urban park** that promotes a strong sense of community, elevates the quality of the public realm, and encourages social connections and interactions. Envisioned an **energetic community hub** and a space where **social interaction** is encouraged, the plaza will be frequented by the tower's users as well as visitors to the area, and other West End residents.

The plaza will have a dual role: one for the people living in the residences that overlook the plaza as their outdoor living room and another, for the wider West End community, who see it as an inviting urban open space or a commercial destination.

The plaza is designed to provide a comforting and **human-scaled environment**, with elements like different massing at the ground level and a lush tree canopy to create an organic sense of comfort. Additionally, seating and greenery will make the plaza a unique place of refuge.

Aligning with one of the core community values of the *West End Community Plan*, Barclay x Thurlow prioritizes walkability in its design by leveraging the plaza as a **mid-block crossing** that can further facilitate efficient movement and pedestrian circulation routes across the site between Barclay St and Ted Northe Lane.

Moreover, the plaza will be a unique driver of energy in the Burrard Corridor by including **retail offers** (e.g. a cafe, a restaurant, etc.), thus fulfilling a need for commercial destinations in a predominantly residential neighborhood.

As a mid-block crossing and a front door to the project, the plaza will always be in use, with its pace and rhythm evolving throughout the day. Mornings will be faster-paced as people pass through on their way to work, while evenings will be slower-paced, providing an opportunity for leisure and social interaction.

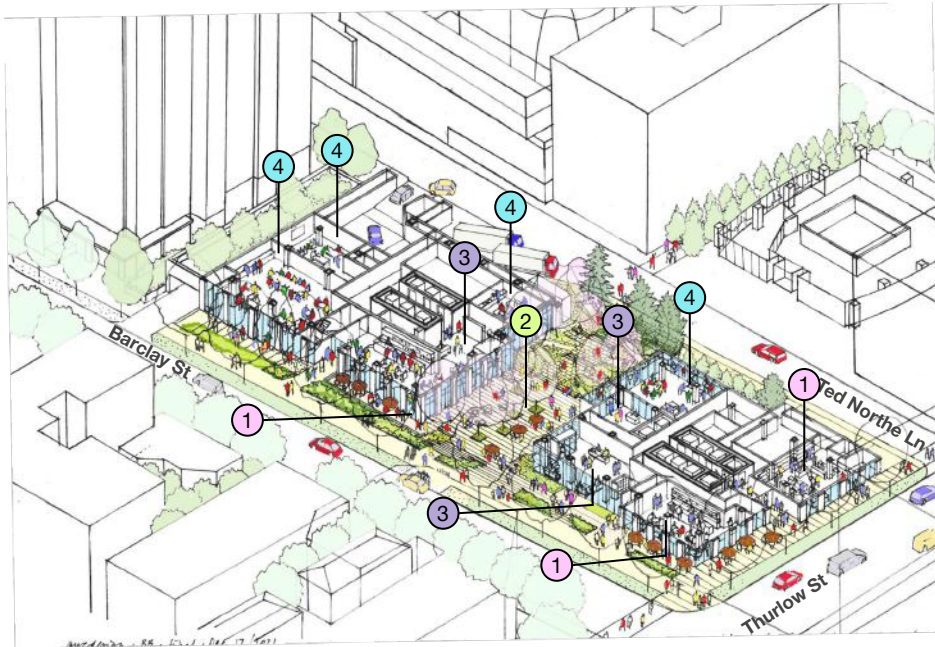
In summary, the plaza at Barclay x Thurlow is a multifaceted space that reflects the evolving needs of its users, fostering connection and community while providing a much-needed respite in the heart of the city.

The vibrant ground plane of the plaza and its ambition to increase community vibrancy and connectivity **offer the ideal site for the public art opportunity** at Barclay x Thurlow. The open design may encourage and facilitate greater engagement and interaction with the community, complimenting the social function of the public space. Additionally, by locating the artwork in close proximity to housing, childcare, and social services, we can further support the City of Vancouver's *Culture|Shift* and foster a cohesive, vibrant, livable, equitable, and resilient community.



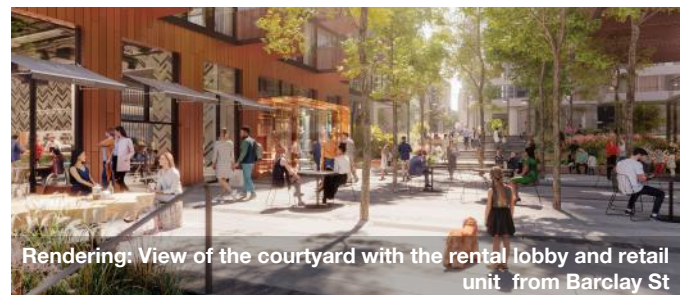
Imagined to foster connection with people, nature, and the city's needs, the plaza will invite all residents and visitors of the West End to come together in an inclusive and inviting space.

SITE DETAILS



- ① Retail
- ② Urban Park & Mid-block Connection
- ③ Residential Lobby
- ④ Residential Amenity

LANDSCAPE CHARACTER



Flat plane part of the plaza accessible from Barclay St where the main building entrances are located. Intended for dwelling, the space will be open, social, shaded, comfortable, and feature flexible seating.



Terraced landscape to bridge the 3 meters height difference between Ted Northe Lane & the urban plaza. The space will be more intimate, tranquil with numerous seating spaces with benches, as well as stairs and ramps.



WEST END THROUGH TIME

From Time Immemorial, the Traditional Territory of Coast Salish First Nations

Prior to being one of Canada’s first higher density urban neighbourhoods, the West End existed as a forest with 95-metre tall fir trees covering much of the area. Here, the Coast Salish have rich connections to community, culture and the land.

For thousands of years, this area has been the unceded, ancestral and traditional territory of the **xʷməθkʷəy̍əm (Musqueam)**, **Sḵwx̱wú7mesh (Squamish)** and **səlilwətaʔ (Tsleil-Waututh)** peoples. Indigenous communities have lived here since time immemorial and have a long-established history of settlement, stewardship of the land, and harvesting local resources.

The name **xʷməθkʷəy̍əm (Musqueam)** relates to the flowering plant, **məθkʷəy̍**, which grows in the estuaries of the Fraser River. Musqueam means place of the **məθkʷəy̍**. Musqueam ancestors lived and depended on the Fraser River estuary that spanned south of what is now called the West End. Their traditional language is **hən̓q̓əmi̓n̓əm**, and their **sniw̓** (teachings) and practices are part of their unique worldview which is dependent on intrinsic connections to their lands and waters. The **sniw̓** are expressed through manners and customs, daily interactions, and respect shown towards others. Today, these traditions and customs continue to be practiced through sacred ceremonies and informally through shared meals and community gatherings (www.musqueam.bc.ca).



Image from <https://www.musqueam.bc.ca/>



Image from <https://www.musqueam.bc.ca/>

COMMUNITY CONTEXT

West End
The West End is a vibrant, diverse, and densely populated neighbourhood characterized by tree-lined streets, highly walkable, and surrounded by world class parks and beaches. The West End is seen as a desirable neighbourhood full of character giving residents close proximity to downtown Vancouver and the nearby commercial and employment centres.

Burrard Corridor
The Burrard Corridor is a planning area that was defined in the 2013 *West End Community Plan* to highlight the different areas of the West End and emphasize their different identities and future potential for change and growth. The Burrard Corridor was identified as an area where the majority of new housing and job space has been built over the past 50 years and where future growth could be suitably accommodated. It is an area that is well served by transit, services, and amenities.

The Site
Barclay x Thurlow is located between the West End neighbourhoods and the vibrant commercial, residential, and entertainment areas of Downtown Vancouver, Yaletown, and Coal Harbour.

Sḵw̓xwú7mesh (Squamish) People were socially, economically, and politically organized into physical communities called úxwumixw (“village; people”). In their language, Squamish Nation is called Sḵw̓xwú7mesh Úxwumixw. Their territory includes Burrard Inlet, English Bay, False Creek, and Howe Sound watersheds. Squamish culture is derived from the lands, water, and people over generations, and continues to be practices through traditions, customs, and ways of life passed down from ancestors (<https://www.squamish.net/>).

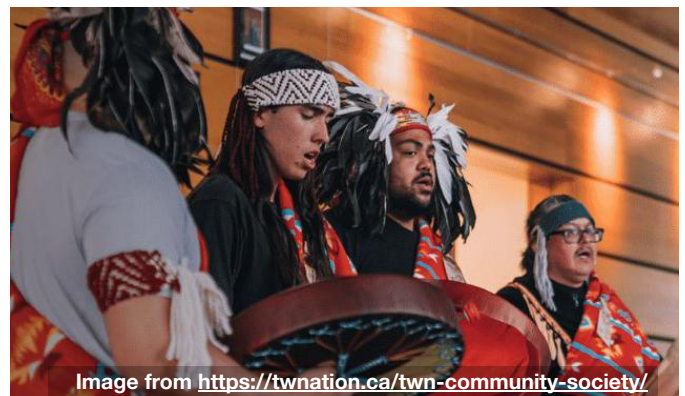
To the North of the West End, lies the traditional territory of the **səlilwətaʔ** (Tseil-Waututh) Peoples, also known as, “People of the Inlet.” Currently, their community is centered on Burrard Inlet between Maplewood Flats and Deep Cove in North Vancouver, but their traditional territories span northwards to Mount Garibaldi, Coquitlam Lake in the east, and Howe Sound to the west. Tseil-Waututh peoples describe living by a “seasonal round,” which is a complex cycle of food gathering and spiritual and cultural activities that formed the heart of their culture (<https://twnation.ca/>).



Before colonization, the areas around the West End were exclusively or jointly used and occupied by First Nations people. Significant sites include Brockton Point (spapəyəq), in Stanley Park which was home to numerous Indigenous villages and resources. Another landmark in Stanley Park is Słhxí7elsh (Siwash Rock) which, from Squamish culture, refers to a man who was turned to stone.

To the south of the West End is False Creek, which before settlers arrived, spanned five times its present size and was an ecologically rich site. False Creek’s environment served as a harvesting site for oysters or Devil’s Club, a plant that makes medicine.

These are just a glimpse at the numerous Indigenous stories, history, and culture that span Vancouver. However, colonialism, the reserve system, and residential schools were devastating to Indigenous Peoples and cultures. While the harm towards Indigenous Peoples is still ongoing, the Salish First Nations represent resiliency and draw on ancestral knowledge to reclaim and heal territory, traditions, and culture. Additionally, the City of Vancouver has partnered with First Nations and urban Indigenous communities to actively work towards **reconciliation**.



From Early European Settlements to Urban Development

In 1862, early European settlers claimed much of the land in the West End and evicted the Indigenous communities in the area. Following several unsuccessful ventures (coal mining, brick-making), the settlers involved the Canadian Pacific Railway (CPR) and began selling the land as lots for homes to be built.

This resulted in the the area being logged, and the development of one of the City's first schools and residential neighbourhoods with grand Victorian homes. After the construction of the CPR-funded Shaughnessy district, outside of the downtown peninsula, the West End area fell out of fashion with the elite settlers. The economic collapse of 1913 and World War I resulted in the conversion of many of the large West End homes into rooming houses.

Over the next few decades, the West End then began attracting many newcomers and people desiring a urban lifestyle. Following the removal of a cap on buildings over six storeys in the 1950's, mid-rise rental apartments were constructed replacing many of the Victorian homes and eventually taller towers were built on large lots across the neighbourhood.



Image from <https://westendbia.com/history/>

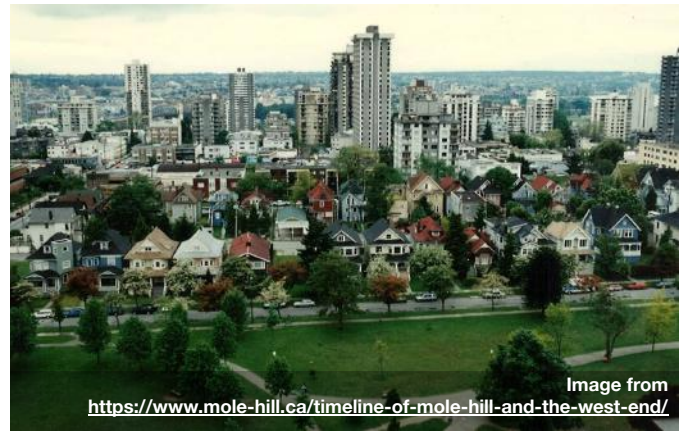
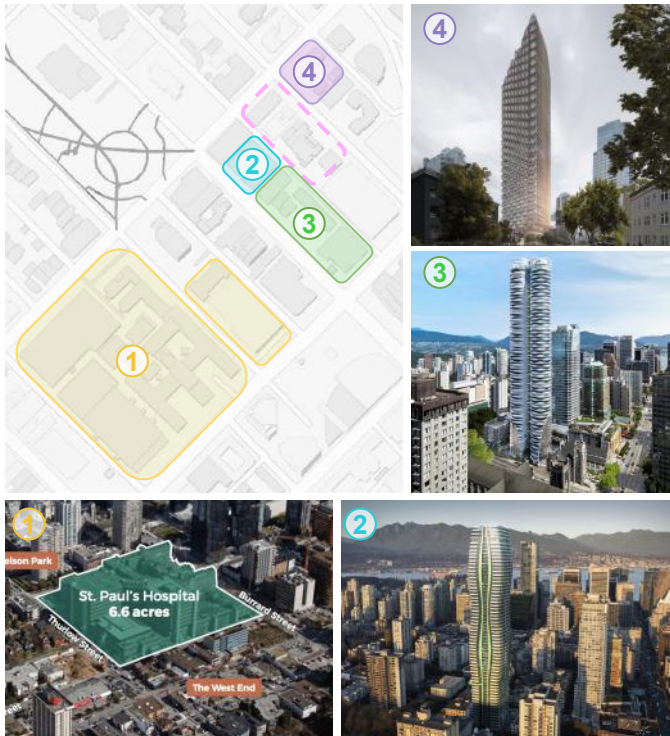


Image from <https://www.mole-hill.ca/timeline-of-mole-hill-and-the-west-end/>



The site 1040-1080 Barclay St

An Area with Immense Density Changes Planned for the Future

Today, select new development is occurring where the West End meets downtown through residential intensification. The majority of this new density is being focused along the Burrard Corridor, making it in line to become one of the most densely populated city blocks in Western Canada.

Currently, there are at least 10 new developments planned for the Burrard Corridor, with some already under construction. The following developments are the closest in proximity to Barclay x Thurlow and demonstrate the change in density that is occurring in this part of the West End.

- 1 **St Paul's Hospital Site**
Concord Pacific & MST Development
- 2 **1059-1075 Nelson St**
Brivia Group, Henson Development
- 3 **969 Burrard St**
Westbank, First Baptist Church
- 4 **1063 Barclay St**
Pacific Northern Developments Ltd

WEST END DISTINCT CHARACTER

An inclusive and welcoming neighborhood.

In its current state, the West End, similar to the whole city of Vancouver, is an **ethnically** and **linguistically diverse neighborhood**. The neighbourhood represents 35% of the downtown peninsula, providing local shops, services, and restaurants with **45,000+ residents** and millions of annual visitors. The West End is considered a highly mobile community and has typically served as a landing pad for new residents to the city looking for a central location and more affordable housing options. The neighbourhood is known for being **inclusive** as it encompasses the Davie Village — a recognized hub for the city's **2SLGBTQ+ community**.



Davie Village, Davie Street & Bute Street

A thirst for culture & community.

The West End enjoys a range of **cultural places and spaces** that add to the livability, character and identity of the community. Recreational centres like the Robert Lee YMCA or community resource centres like Qmunity and Gordon Neighbourhood House are deeply valued and desired by the community looking for more social belonging & cultural inspiration.



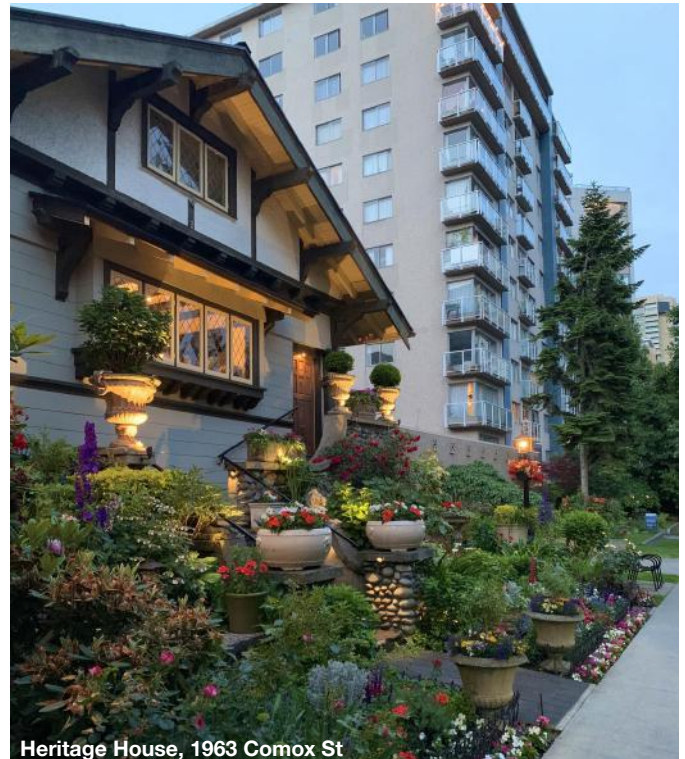
Gordon Neighbourhood House, 1019 Broughton St

A contrasting yet charming cityscape, reflecting the evolution of the city throughout the years.

The West End is well-known for its distinctive character and charm. Architecture-wise, the neighborhood has an eclectic range of building styles, tenures, heights and densities. There are currently 121 buildings located in the West End that are on the **Heritage Register**, testifying to the rich legacy of the different development phases the neighborhood has undergone.

A walkable and connected neighborhood.

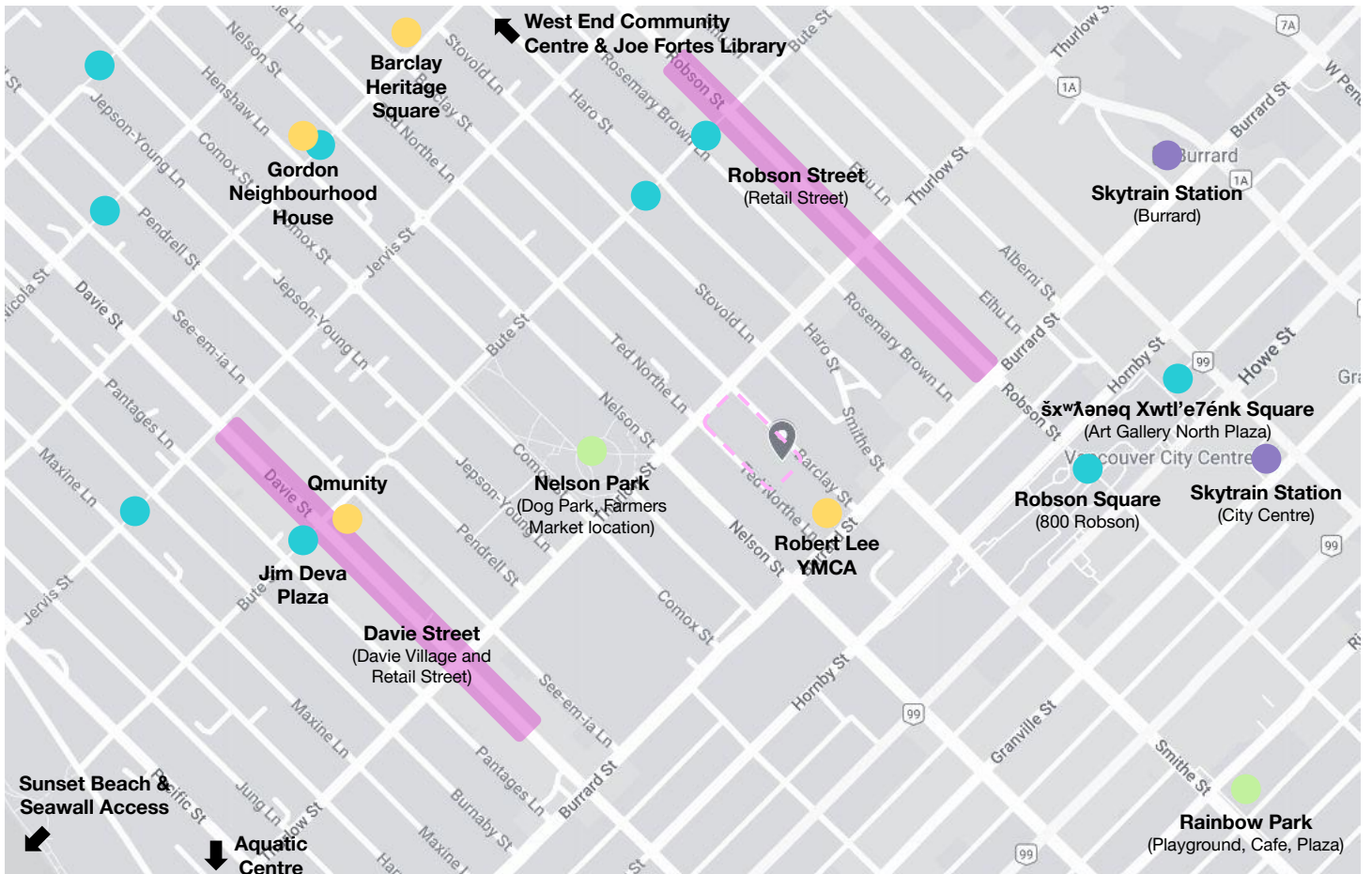
The dense architecture is contrasted with **green, shaded residential streets and pocket parks** that offer a breath of fresh air amongst the built form. The West End has the highest **walk to work mode** share of any neighbourhood in the city (40% walk to work). Mid-block crossings are continually being implemented through new developments in order to provide more porosity throughout the neighborhood and facilitate the walking experience.



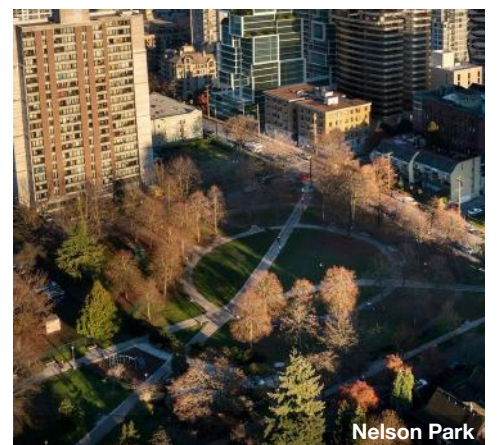
Heritage House, 1963 Comox St

NEIGHBOURHOOD AMENITIES & SERVICES

Barclay x Thurlow, when complete, will introduce new residents to the site as well as additional retail offerings to the immediate neighbourhood. This is complimented by the area's already diverse range of retail, community and social services, and open space amenities within close proximity to the project.



- The site 1040-1080 Barclay St
- Commercial/Retail Area
- Recreational /Community Centre
- Major Transportation Hub
- Park
- Mini-parks/Public Plaza



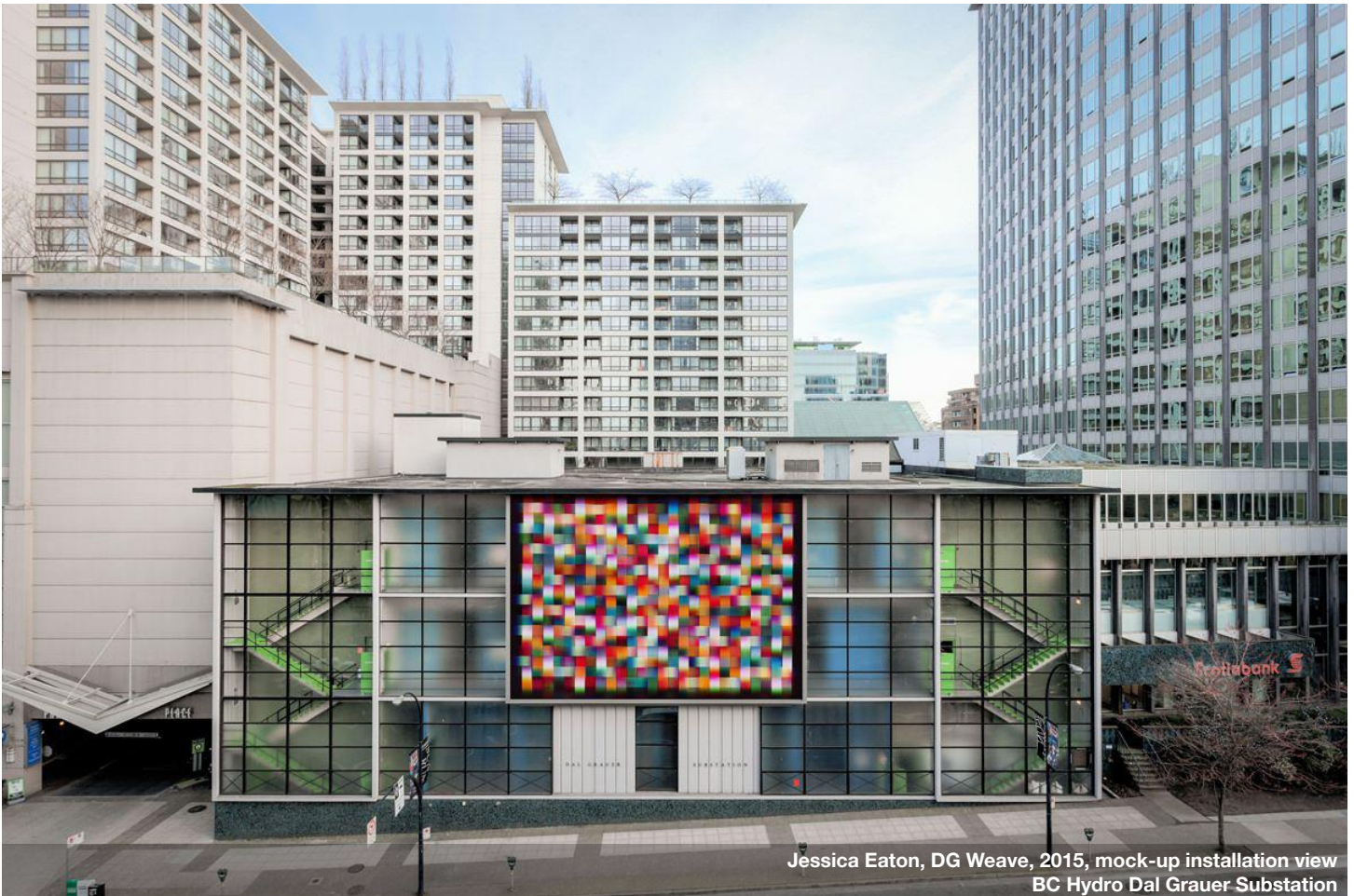
SUPPORTING PUBLIC ART POLICY AND GUIDELINES

Vancouver's **Public Art Collection** includes hundreds of artworks that contribute to the city's identity through landmarks, icons, and serendipitous delights. This is supported by the City's **Public Art Program**, which prides itself on producing high quality, distinctive art that enriches the built environment and creates welcoming, vibrant, and unique public spaces. Aligning with the Program's goals, the new artwork at Barclay x Thurlow will strive to:

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

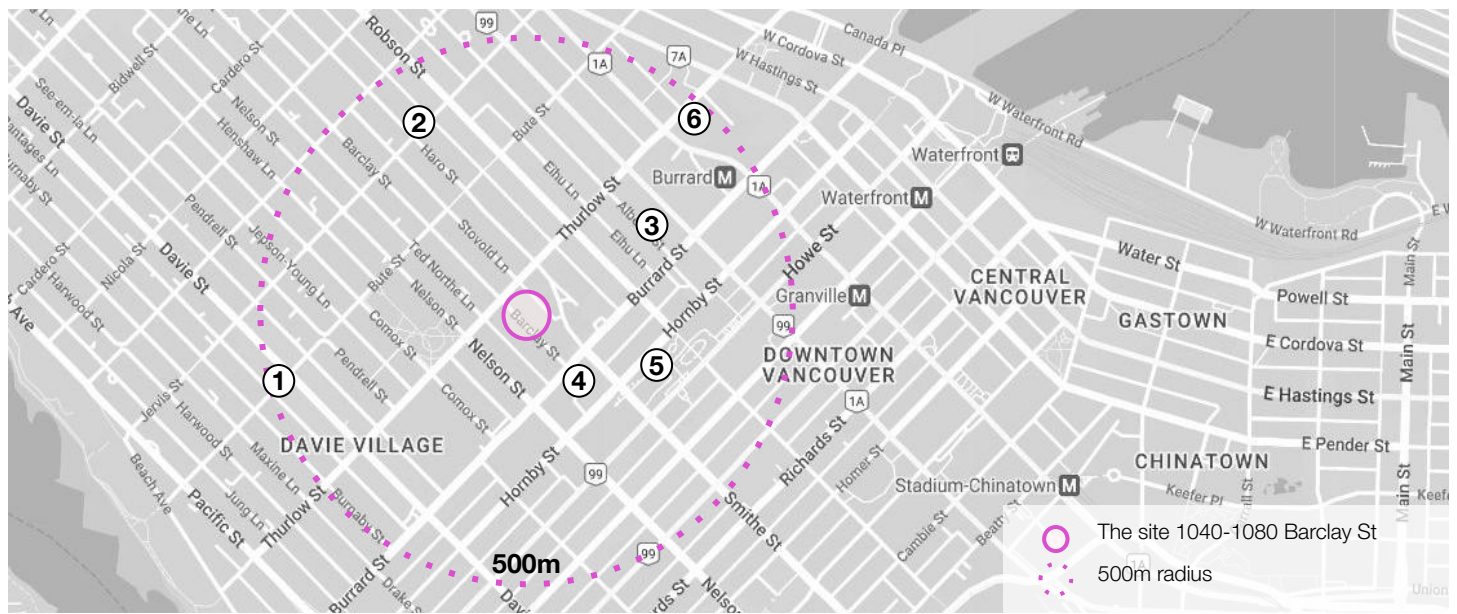
Guiding policy frameworks, including the **West End Community Plan**, **Downtown Public Space Strategy** and **Culture|Shift**, serve to enact positive change that brings cultural, economic, social, and environmental benefits to the West End. These plans serve to protect and enhance public space, culture, heritage, and creativity by supporting a public art process that is artist-centred, community engaged and considers the rich, diverse, and evolving built and social context of the West End, and wider Vancouver area. This positions Barclay x Thurlow to create an equally impactful and iconic art installation that enhances the cultural vitality of the neighbourhood with a new welcoming, accessible art destination to be embraced and enjoyed by the community.

City plans, like **Culture|Shift**, create a commitment for Vancouver's art scene to be diverse, inclusive, and inspiring – creating not only a worldwide destination, but a new standard for developing public art.



Jessica Eaton, DG Weave, 2015, mock-up installation view
BC Hydro Dal Grauer Substation

PUBLIC ART CONTEXT



1. Speaker's Corner
Hapa Collaborative, 2017

Known as the "Megaphone", the immersive sculpture honours Jim Deva, a beloved community member and advocate for free speech and equal rights in Vancouver's LGBTQ2+ community.



2. Jasper
John Clement, 2005

Brooklyn-based artist John Clement created Jasper, a playful sculpture featuring his signature steel spirals in vibrant primary colors, which encourage children to engage and interact with the artwork.



3. Earth Justice
Shepard Fairey, 2019

A 20-storey mural by renowned street artist Shepard Fairey. The work represents the intricate connection between humanity and the environment, raising awareness and seeking to inspire conversation around climate change.



4. Dal Grauer Substation
al'taqiaq, Jordan Bennett, 2020

Since 2015, the facade of the Dal Grauer substation has become a large canvas showcasing rotating photographic art installations. Lately, the canvas has been used to display artworks for the *Capture Photography Festival*.



5. Spring
Alan Chung Hung, 1981

Created by artist and founding member of the *Chinese Canadian Visual Arts Society in Vancouver*, Alan Chung Hung, *Spring* is a large red steel coil which appears to be a spring holding the upper level of Robson Square.



6. Dream Weaver
Lauren Brevner & James Harry, 2020

Part of the Vancouver Mural Festival, the *Dream Weaver* mural is a blend of cultures, created in solidarity with the Black Lives Matter movement using Coast Salish iconography.

PUBLIC ART OPPORTUNITY

After conducting a comprehensive site analysis in collaboration with Bosa Properties and Kingswood Properties as well as the Architect and Landscape Design teams, the following location for the public art opportunity has been determined. The **urban plaza (1)**, has been identified as the **primary opportunity** with its open ground plane facing Barclay St, and could potentially **extend to the larger urban plaza (2)**, encompassing the south terraced landscape leading to Ted Northe Lane. The proposed sites were targeted as they offer the greatest **public visibility, accessibility and engagement opportunities**.

An artist may consider specific elements of the entire area of the public art opportunity. The opportunity offers a broad area, providing the artist with the flexibility to incorporate various elements in their artwork, using a diverse range of approaches, media, functions, and forms. The artwork should have a limited or intelligent physical footprint so as not to obstruct site access and pedestrian movement. Moreover, ensuring long-term maintenance and public safety are crucial aspects to be taken into consideration.

1 PRIMARY OPPORTUNITY The Urban Plaza



2 OPPORTUNITY FOR EXTENSION Larger Urban Plaza





Rendering: View of the courtyard with the rental lobby and retail unit from Barclay St with the public art opportunity outlined in pink.

1 PRIMARY OPPORTUNITY
The Urban Plaza

Advantages:

- Intended as a space for social collision with flexible seating, the urban plaza benefits from constant activity and traffic, ideal for engagement opportunities with the artwork.
- The space will be highly visible, not only to pedestrians, cyclists, and motorists passing by on Barclay St but also to residents of the two towers. The open plan allows for increased accessibility and exposure of the artwork.
- The space offers a lot of flexibility in terms of landscape constraints as it is the largest flat area and has no fixed elements like stairs or ramps, thus providing maximum artistic freedom.



Yayoi Kusama, *Dancing Pumpkin*, 2020

Recommended approach:

While the selected artist will decide on the design of the artwork, this primary opportunity lends itself well to creating “one moment” to experience the artwork with a singular focus.

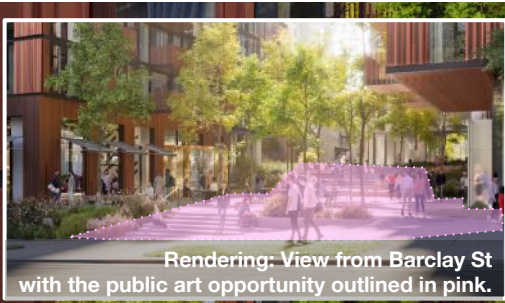
If the artwork is an imposing singular piece, it should integrate a smart footprint, facilitating efficient use and movement through the space while still allowing the community to gather around, under, or over the artwork, creating a dynamic and engaging environment. As a singular piece, the artwork will have a bold visual impact, highlighting the area and drawing visitors in.

If preferred, the artist could also opt to create a series of artworks dispersed throughout the urban plaza.

Integration opportunities:

- Self-standing artwork anchored to the ground
- Suspended artwork hovering above the plaza*
- Artwork interacting with the trees or other landscaping elements

* To be confirmed with architects and engineers.



Rendering: View from Barclay St with the public art opportunity outlined in pink.



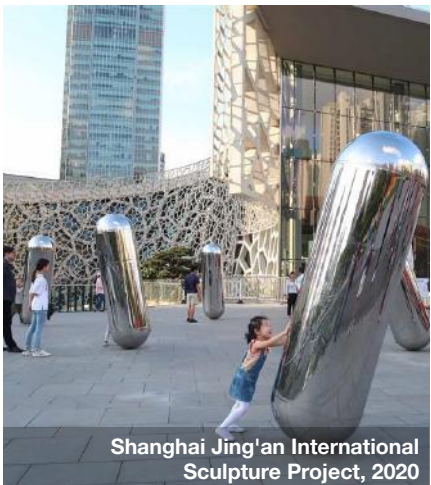
Rendering: Aerial of mid-block connection from Ted Northe Ln with the public art opportunity outlined in pink.

2 OPPORTUNITY FOR EXTENSION

Larger Urban Plaza

Advantages:

- Possibility to extend the artwork’s footprint beyond the urban plaza, to the North, on the abutting ground plane area fronting Barclay St as well as to the South, on the terraced landscape leading to Ted Northe Lane. By occupying the areas at the urban edge of the project, the site will provide additional opportunities for engagement and visibility.
- The larger site offers more diverse integration possibilities through the different landscape and architectural elements (e.g. the numerous planting beds in the terraced landscape and the staged entrances). Hence, providing the artist with an opportunity to consider a site-specific artwork or a series of related artworks through a wide range of possibilities in approach, media, and form as well as an integrated approach with the landscape and hardscape design.



Shanghai Jing'an International Sculpture Project, 2020

Recommended approach:

While the selected artist will decide on the design of the artwork, this opportunity for extension lends itself well to creating “several moments” to experience the artwork with a series of artworks or a long continuous experience.

If so, the approach would allow for a prolonged and dynamic experience for the viewers as they walk through the plaza. The expansion of the artwork's footprint opens up new possibilities for artistic expression and engagement, creating a more immersive experience for visitors with a greater impact on the overall aesthetic of the area.

Integration opportunities:

- Self-standing artwork(s) anchored to the ground
- Suspended artwork(s) hovering above the plaza and/or terraced landscape
- Artwork(s) interacting with the architecture and landscaping elements (stairs, trees, planting beds, etc.)

PUBLIC ART VISION

Aligning and supporting the City of Vancouver’s Public Art Program and *Culture|Shift*, the public art vision for Barclay x Thurlow is to further enhance the **sense of community** with a piece that integrates and celebrates the **West End’s social fabric**. Becoming a unique destination, the artwork will serve as a gathering place for spontaneous connections and conversations. Additionally, through a collaborative engagement process and thoughtful site selection, the piece will bring **accessible cultural experiences** to the public realm and invite the many diverse community groups that will live, visit, and pass through the site to immerse themselves and experience a reflection of Vancouver’s vibrant art scene.

The developers, Bosa Properties and Kingswood Properties, are seeking an artist or artist team to develop an artwork that engages diverse audiences in unique and unexpected ways. The selected artist will have creative license to activate the public art location(s) in a meaningful and lasting way, while integrating art into the site conditions and community contexts. The artist will work closely with the design team and selected community members (“Community Advisory Committee”) for feedback and support throughout the project. The public artwork for Barclay x Thurlow will align with the vision of the project and the City of Vancouver Public Art Program’s commitment to artistic expression and enhancing public awareness and appreciation of the visual arts. Bosa Properties & Kingswood Properties aim to host a public artwork that speaks to diverse audiences and contributes to the **cultural vibrancy** of this lively urban community, building **civic pride**, and **local identity**.

Educational and promotional opportunities for the artwork will be implemented to engage the community and foster a deeper appreciation of the artwork. The artwork will be accompanied by on-site signage and digital materials providing insight into the artwork, thereby increasing public awareness and understanding. The completion of the artwork will be inaugurated with a ceremony or launch event, creating a platform for the artist to connect with the community and encourage further dialogue.

In summary, the piece aims to have a long-lasting impact both visually, functionally, and symbolically. **Visually**, the piece should create an awe-inspiring experience, drawing passersby into the space. **Functionally**, the piece should foster engagement and connections, reinforcing the role of the plaza as a social space. **Symbolically**, the piece should integrate purposeful storytelling, reflecting the community and contributing to building a more inclusive public realm.



The ambition is for the piece to set a precedent on the local and international public art scene as both a placemaking tool and a public art expression piece.

CURATORIAL PRINCIPLES

Following the vision for the public art, four key curatorial principles have been outlined to drive the call for proposals, the concept development, and the selection process.



COMMUNITY-DRIVEN

The public artwork is intended for the existing and future communities in the area. It benefits the local community in which it is embedded, reflecting the neighbourhood's values, fostering social connections and community-belonging. The artwork encourages community engagement through its conception, form or use, strengthening the ties across the different cultures and communities.



SITE-SPECIFIC

The public artwork is integrated harmoniously in the site's physical context, complementing and enhancing the unique architecture and design of the plaza. The artwork should be relevant to or embody the West End's unique historical, cultural, sociopolitical, or geographical context while working to reflect the site's past, present or future attributes in order to anchor the artwork harmoniously in its context and celebrate its distinctiveness.



CREATIVELY IMPACTFUL

The artwork sets a precedent on the local and international public art scene for being bold, creative, and innovative. Demonstrating an exceptional mastery of technique, the work has the potential to become a cultural touchstone, reshaping how the public thinks about art. The public artwork is unique, visually impactful and recognizable, generating engagement and public recognition.



EQUITY, DIVERSITY & INCLUSIVITY

The public artwork promotes diversity, equity and inclusivity either through its artist(s), its commissioning process*, its meaning or its audience. Tapping into universal emotions, themes or values, it is accessible and able to be enjoyed by all. Artworks created by equity-deserving or underrepresented communities are encouraged in order to reinforce intercultural relationships and resilient community development.

**The decision-making process will include engagement with Indigenous communities - to include Musqueam, Squamish, & Tsleil-Waututh voices and visibility.*

Artworks from top to bottom:

- 1- Katarsis ab, *Rotating Triumph Arch*, 2020;
- 2- Anish Kapoor, *Untitled*, 2023;
- 3- Christo and Jeanne-Claude, *The Gates*, 2005;
- 4- Simone Leigh, *Brick House*, 2019.

PRECEDENT IMAGES

Creative Territory/Art Direction #1: "Moments of Pause"

Description: The following creative territory puts forth artworks that serve a utilitarian function, offering spaces for people to stop along their path and sit or interact with the work. This territory could be explored to reinforce the positioning of the plaza as a place of refuge, creating opportunities to take a break and foster social connections.

Form: Ground Plane - Singular Sculptural Artwork or Sculptural Series

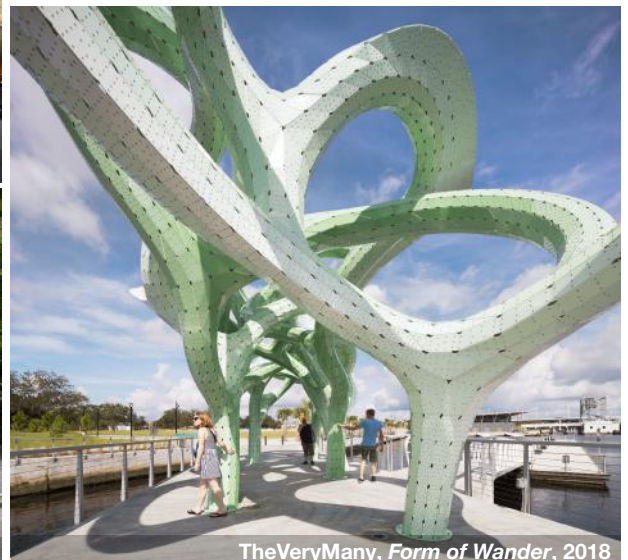
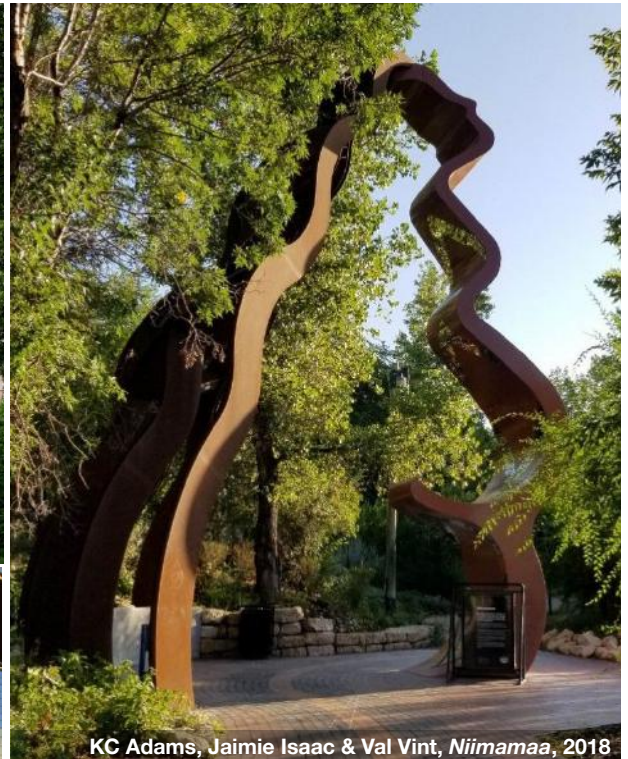


PRECEDENT IMAGES

Creative Territory/Art Direction #2: "Place Markers"

Description: The second creative territory showcases artworks that act as place markers. Marking the arrival or surrounding a central gathering space, they physically and symbolically highlight the distinguishing experience of a site. As thresholds, they could reinforce the inviting and welcoming character of the plaza, drawing passersby into the space.

Form: Ground Plane - Singular Sculptural Artwork or Sculptural Series

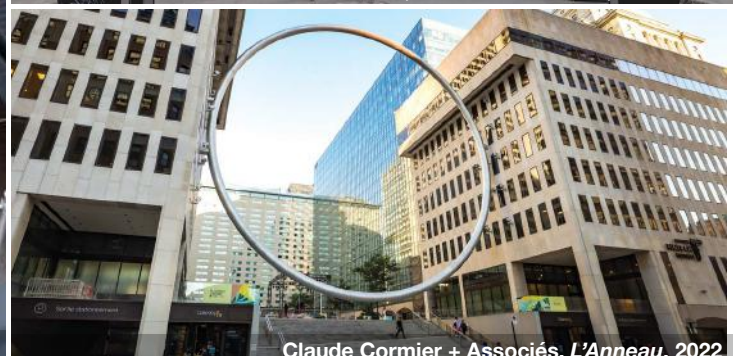


PRECEDENT IMAGES

Creative Territory/Art Direction #3: “Elevated Landmarks”

Description: The third creative territory considers artworks that occupy any space above ground-level, suspended or anchored to achieve a sense of height in a way that opens up the ground space, yet activates it nonetheless through a hovering presence.

Form: Suspended Installation



PUBLIC ART BUDGET

The total public art budget for the Barclay x Thurlow (1040 - 1080 Barclay St) development project aligns with the City of Vancouver’s Public Art Policy & Procedures for Rezoned Developments and is calculated as the total area (square feet) contributing to the FSR x \$1.98. The total Public Art Budget is estimated at \$1,735,000, based on the **total eligible area of 875,924 square feet** and includes both art costs as well as soft costs related to the project and overall public art process. Art costs include: Artist Fee and related expenses; artwork fabrication and installation; shipping, storage, and insurance; site preparation tasks; and a 10% (of art cost) contingency. The soft costs include: the 10% civic program contribution, stage 2 artist concept proposal fees; the Selection Panel and Community Advisory honorariums; and the Public Art Consultant fees.

\$1.735M Budget*

| | |
|--|---|
| <p>Art Costs</p> <p>Artist fee, travel and accommodation</p> <ul style="list-style-type: none"> - Artist fee - Design packages and professional images <p>Artwork fabrication and installation</p> <ul style="list-style-type: none"> - Fabrication cost - Materials - Engineering - Shipping, storage, insurance <p>Site preparation necessary for the artwork</p> <ul style="list-style-type: none"> - Coordination and site preparation - Lighting <p>Final documentation</p> <p>Contingency (10% of art cost)</p> <p>TOTAL Art Costs (approximate)</p> | <p>\$220,000</p> <p>\$710,000</p> <p>\$250,000</p> <p>\$12,000</p> <p>\$119,200</p> <p>\$1,311,200</p> |
| <p>Soft Costs</p> <p>10% Civic Program Contribution</p> <p>Artist Selection Process, Panelists and Shortlist Expenses</p> <ul style="list-style-type: none"> - Artist Concept Proposals - Stage 2 Fees - Community Advisory Honorariums - Selection Panel Honorariums <p>Public Art Consultant & Other Soft Costs</p> <p>TOTAL Soft Costs (approximate)</p> | <p>\$173,500</p> <p>\$45,000</p> <p>\$205,300</p> <p>\$423,800</p> |
| <p>TOTAL Public Art (approximate; before taxes)*</p> | <p>\$1,735,000</p> |

*Estimate based on current WIP areas. Final budget to be confirmed after DP submission.

TARGET PROJECT TIMELINE

| | |
|---|-------------------|
| Rezoning Application Submitted | March 23, 2022 |
| Public Hearing | May 9 & 11, 2023 |
| Development Permit Application Submission | Estimated Q3 2023 |
| Rezoning Enactment | Estimated Q3 2024 |
| Development Permit Issuance | Estimated Q3 2024 |
| Occupancy | 2030 |

TARGET PUBLIC ART TIMELINE

| | |
|---|----------------|
| Preliminary Public Art Plan (PPAP) Presentation | July 17, 2023 |
| Detailed Public Art Plan (DPAP) Presentation | September 2023 |
| Open Call for Proposals Launch | November 2023 |
| Open Call for Proposals Deadline | December 2023 |
| Invitation to Shortlisted Artists | December 2023 |
| Community Consultation | January 2024 |
| Artists Orientation Meeting | January 2024 |
| Selection Panel Meeting - Artist Presentations | February 2024 |
| Final Artist Selection | March 2024 |
| Artist Contract | April 2024 |
| Art Installation | 2029-2030 |

**The above dates are estimates and may be subject to change.*

COMMUNITY ENGAGEMENT STRATEGY

Engagement and alignment with the local community is a critical component of the artist selection and call for proposals process for Barclay x Thurlow. In addition to the Selection Panel, a non-voting **Community Advisory Committee** will be formed and comprised of **3 representatives** who can provide local perspectives and feedback that reflect the West End and the broader downtown Vancouver community. The Community Advisory Committee is intended to reflect the diverse voices in the community and will have representation from the xʷməθkʷəy̓ əm (Musqueam), Skwxwú7mesh (Squamish), or səl ilw ətaʔt (Tsleil-Waututh) Nations, a local West End resident, and a representative from one of the community groups or organizations listed below.

The Community Advisory Committee’s main role in this process will be to provide feedback and local insights for consideration by both the Selection Panel and the shortlisted artists to inform the development of the concept proposals in Stage 2. The Selection Panel and the shortlisted artists will have the opportunity to meet/speak with the Community Advisory Committee, where the committee will impart local perspectives that reflect the culture and history of the neighbourhood, relationship to the site and surrounding community, public realm experience expectations, and the community’s future goals and desires regarding public art in public spaces in the West End. Each member of the Community Advisory Committee will be paid a **\$750 honorarium** for their time and contribution to the process.

POTENTIAL LOCAL COMMUNITY GROUPS/ORGANIZATIONS TO BE ENGAGED:

- Gordon Neighbourhood House
- Qmunity 2SLGBTQ+ Resource Centre
- Robert Lee YMCA
- Local residents and artists
- West End Business Improvement Association
- Downtown Vancouver Business Improvement Association

PROPOSED COMMUNITY ADVISORY COMMITTEE MEMBERS (LONG LIST)*

- Thomas Cannell, Artist, xʷməθkʷəy̓ əm (Musqueam) Nation
- Cory Douglas, Artist, skwxwú7mesh (Squamish) Nation
- Jordan Gallie, Artist, səl ilw ətaʔt (Tsleil-Waututh) Nation
- Jim Balakshin, Director of Community Development, Gordon Neighbourhood House
- Anoop Gill, Co-Executive Director, Qmunity
- Gavin Duffus, Manager Economic Development, Downtown Vancouver Business Improvement Association
- Representative, Robert Lee YMCA
- Lyle Reimer, Artist, Lyle XOX
- Bill Pechet, Artist and Professor

**The proposed members are pending confirmation following the initial reach-out and are subject to change based on availability. The list will be updated for the submission of the Final Public Art Plan*

SELECTION PROCESS

The selection process will be managed and facilitated by the public art consultant, MASSIVart. The Community Advisory Committee will provide local perspectives and feedback during this process.

The selection process will be a **two-stage open call** 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, **1 member** from the developer (Bosa Properties), and **1 member** from the design team (PFS Studio) as a technical advisor. Members of the Selection Panel, excluding members from the developer and design team, will be paid an **honorarium of \$1,000** for their work.

PROPOSED SELECTION PANEL MEMBERS*

Latiesha Fazakas, Director and Curator, Fazakas Gallery
 Sierra Tasi Baker, Squamish Urban Design Consultant, Sky Spirit Studio
 Vanessa Kwan, Artist, Director, and Curator, Emily Carr University
 Puya Khalili, Manager-Design & Innovation, Bosa Properties
 Nastaran Moradinejad, Principal, PFS Studio

ALTERNATES*

Divine Ndemeye, Founder and Lead Designer, Remesha Design
 T'uy't'ananat Cease Wyss, Artist and Educator, Sk̓wx̓wú7mesh (Squamish Nation)
 Tsēmā Igharas, Artist, Tahltan Nation
 Diana Freundl, Chief Curator / Associate Director, Vancouver Art Gallery
 Kay Higgins, Co-founder, Artist, Curator, Artspeak
 Clive Grout, Retired, Grout McTavish Architecture

**The proposed members and alternates are pending confirmation following the initial reach-out and are subject to change based on availability. The list will be updated for the submission of the Final Detailed Public Art Plan.*

STAGE ONE : OPEN CALL FOR PRELIMINARY PROPOSALS

The public art consultant will launch an open call for proposals through public art, design and architecture platforms as well as through relevant communication channels. The opportunity will be open to artists of all backgrounds and locations, including those from local, national, and international communities. The public outreach will be combined with a direct outreach to a list of artists recommended by the Community Advisory Committee, the Selection Panel, and the public art consultant, after being oriented to the development project, the public art opportunity, and the community context. In the first stage of the application process, artists will be asked to submit a preliminary concept along with their qualifications.

MASSIVart will filter all the submissions received, retaining only those that fulfill the submission requirements and are deemed to be satisfactory quality. With an opportunity to meet with the Community Advisory Committee, MASSIVart and the Selection Panel will analyze the submissions, discussing which ones would be interesting to consider for stage two. The Panel will collectively discuss the relevance of the artists' profile and potential fit with the respective public art opportunity. Upon review, the Selection Panel will determine a shortlist of **4 artists** to develop a detailed public art concept proposal in stage two.

STAGE TWO : DETAILED PUBLIC ART CONCEPT PROPOSALS

In stage two, the 4 shortlisted artists will be invited to submit a detailed Public Art Concept Proposal. The shortlisted artists will be provided with an in-depth orientation to the project and site, the public art opportunity, the community contexts, as well as an opportunity to meet the design team and Community Advisory Committee. The shortlisted artists will be provided with an honorarium of **\$8,000** for their work, paid upon receipt and presentation of their concept proposal.

Following the Selection Panel's review of the shortlisted artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the 1040-1080 Barclay St owners and design team will have an opportunity to review the nominated artist's concept. The final artist/artist team selected will enter a contract agreement with Bosa Properties and Kingswood Properties to complete the proposed artwork on time and within budget.

SUBMISSION MATERIALS

Although we request written submissions sent electronically, we are committed to promoting accessibility and inclusivity. If applicants are unable to submit a written submission in stage one and would require an alternative submission method (video or phone), they may contact MASSIVart to request accommodations during stage one of the Call for Proposals process.

STAGE ONE

QUALIFICATIONS & PRELIMINARY CONCEPT

1. Applicant profile & qualifications
 - Contact information
 - Artist biography or team description
 - Portfolio
2. Preliminary approach
 - Description of preliminary concept
 - Sketches or renders welcomed, but not mandatory

STAGE TWO

DETAILED PUBLIC ART CONCEPT PROPOSAL

1. Written public art proposal
2. Visualization tools (renderings and/or models)
3. Production details (materials, colours, dimensions, preliminary anchoring approach, estimated weight, names of fabricators and maintenance requirements)
4. Detailed public art cost estimate
5. Project timeline

ELIGIBILITY & SELECTION CRITERIA

To ensure a standardized selection process, we will develop and communicate detailed criteria and evaluation grids to the Selection Panel for both stage one and stage two of the Call for Proposals.

STAGE ONE

ELIGIBILITY CRITERIA

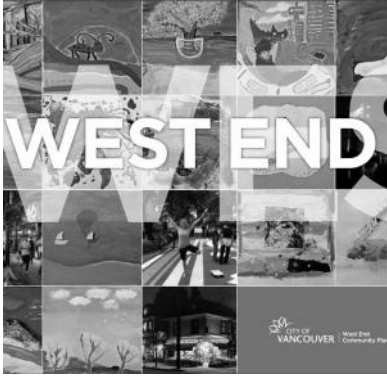
- Artists should be eighteen (18) years of age or older;
- Artist teams may apply but must designate one artist as the lead contact;
- Admissibility of diverse professional profiles: artists, architects, designers, creatives, whether emerging or established;
- Artists must have a minimum of five (5) years of demonstrated professional visual art or architectural experience. Examples of work submitted must be original and completed in the last ten (10) years;
- Submissions must be in English.

STAGE TWO

FINAL ARTIST SELECTION CRITERIA

- High quality and innovative concept with a clear vision of the final artwork.
- Demonstrated understanding of the project's objectives, the public space and the impact on the proposed site.
- Understanding of the project architecture, the site, and the community contexts
- Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, maintenance
- Availability to complete all aspects of the artwork
- The submitted proposal preserves the existing design elements, such as tree cover, landscaping features, structural elements, building facade, etc.

REFERENCES



West End Community Plan

City of Vancouver. 2013

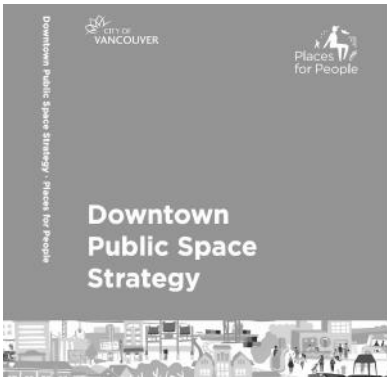
The *West End Community Plan* provides a long term planning framework for future growth and community benefit. Several of the core principles of the plan provide high level guidance for public art by aiming to preserve cultural heritage assets, enhance public open spaces, and foster creativity and resilient, healthy communities.



Culture|Shift: Blanketing the City in Art & Culture

Vancouver Culture Plan 2020 - 2029 - City of Vancouver

Culture|Shift provides policy guidance around transforming how arts and culture are integrated into the City and puts Art and Culture at the centre of city building. Culture|Shift prioritizes cultural equity and accessibility, reflecting culture and community through public art, and increasing the visibility of Musqueam, Squamish, and Tseil-Waututh culture.



Downtown Public Space Strategy

City of Vancouver

The Downtown Public Space Strategy provides a current state assessment and detailed framework to shape the future of public spaces in Downtown Vancouver over the next 30 years. The Strategy proposes ways to improve the existing network of public spaces, identifies opportunities to enhance vibrancy and public life downtown, and presents a range of strategies to realize a vision for public space in the Downtown.



Public Art Policy & Procedures for Rezoned Developments

City of Vancouver - Updated Nov. 2021

The City of Vancouver's Public Art Policy and Procedures for Rezoned Developments outlines the process for including a public art piece into a new development. The policy clearly details the critical components that must be considered when it comes to location identification, community benefit and involvement, artist engagement, and jury selection.



Thank you.

Please direct any questions to:
Jessica Drevet, Agence MASSIVart Inc.
jessica@massivart.com

bosa
properties



KINGSWOOD
PROPERTIES