




INTRACORP - ARBUTUS
PRELIMINARY PUBLIC ART PLAN
5025 ARBUTUS ST. & WEST 34TH AVENUE, VANCOUVER
DECEMBER 15, 2023

An aerial photograph of a city, likely Vancouver, showing a dense urban area with numerous buildings and a large body of water in the background. The image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

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

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PROJECT DETAILS

PROJECT ADDRESS	5025 Arbutus Street, Vancouver, BC
LEGAL ADDRESS	5, 6 & 8 of Lots 3 Block 19, District Lot 526 Plan 4855, and Lot A Block 19 District Lot 526 Plan EPP100891, All of Group 1 NWD
PUBLIC ART BUDGET	\$202,210.47
FSR:	102,126.5 sq. ft.

PROJECT TEAM

PROJECT OWNER | RAVINE PARK LIMITED PARTNERSHIP

600 – 550 Burrard Street
Vancouver, BC V6C 2B75

Karly Morgan | Senior Development Manager

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Patricia Bains | Junior Development Manager

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DESIGN ARCHITECT | RAMSEY WORDEN ARCHITECTS GROUP

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Stanley Hsu | Architect

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LANDSCAPE ARCHITECT | CONNECT LA

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VANCOUVER, BC V6H 2V1

OREN MIZRAHI | Architect

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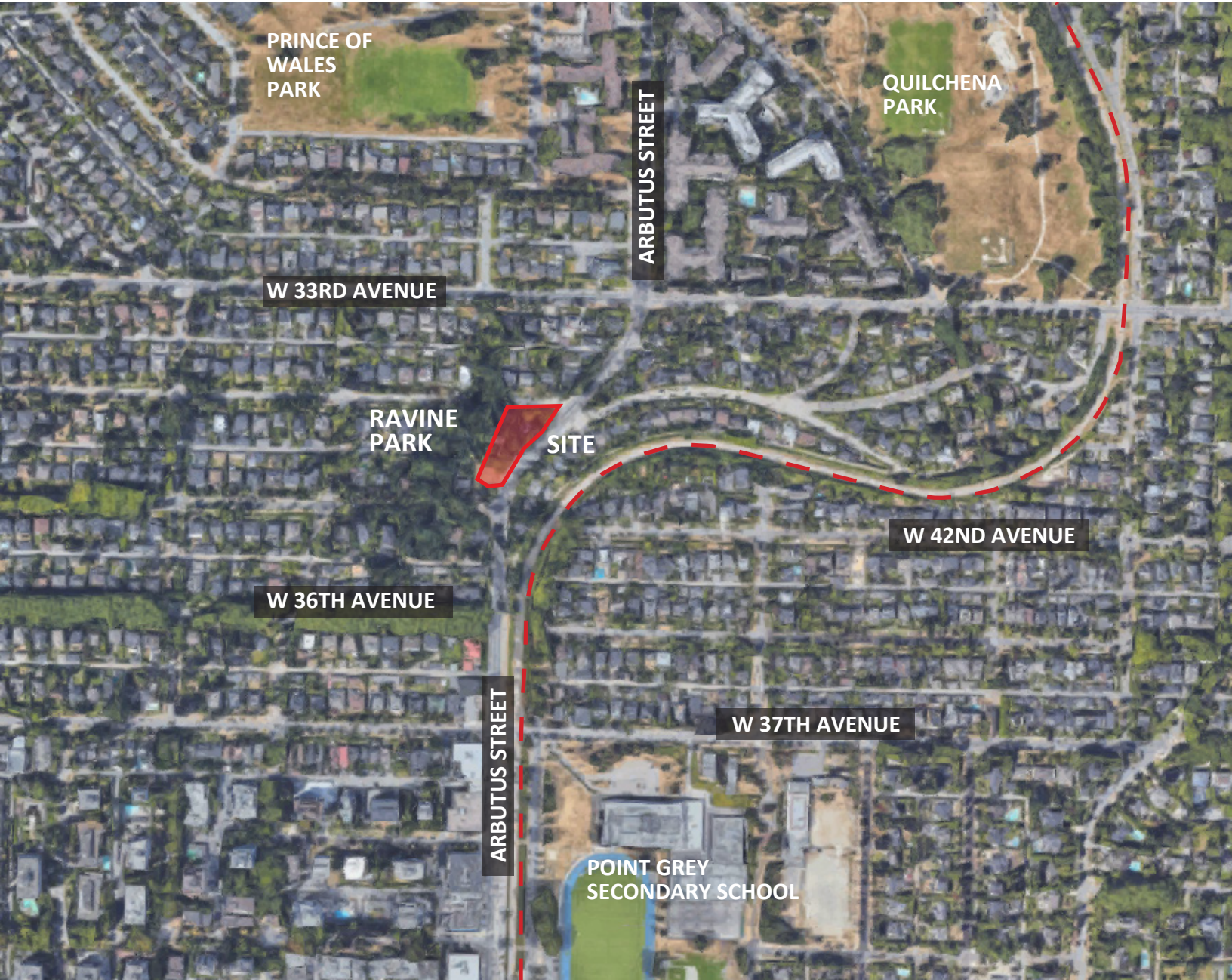
PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.

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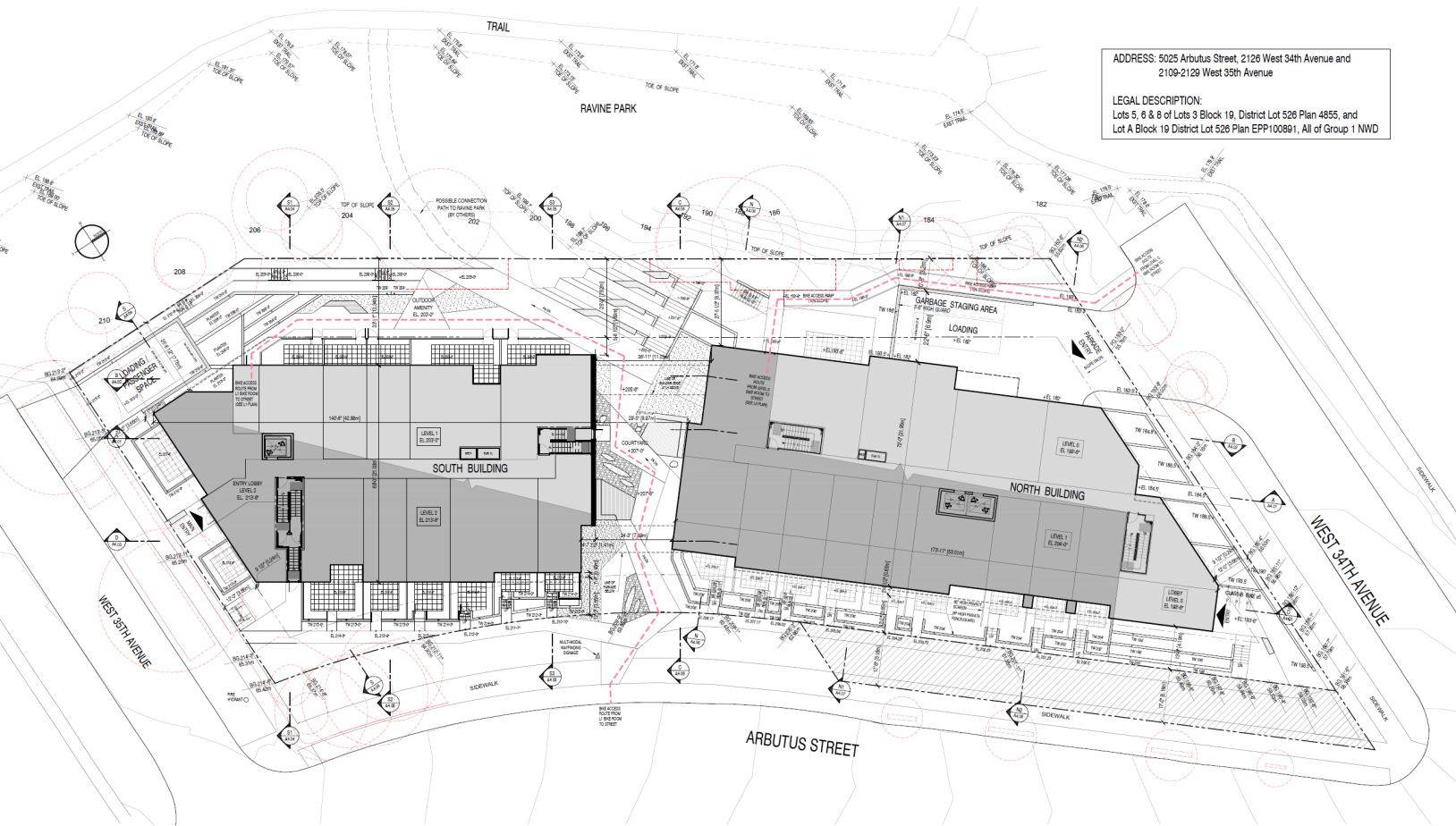
CONTEXT MAP



Context map showing location of the Arbutus development within Vancouver's Arbutus Ridge / Kerrisdale / Shaughnessy District

- Site Location
- - Arbutus Greenway

SITE PLAN



Site Plan of the Arbutus development

PROJECT DESCRIPTION



Rendering: View of the Arbutus development looking North/East along Arbutus St.

The Arbutus project is a secured market rental residential development located at Arbutus and 34th Avenue in Vancouver’s desirable Arbutus Ridge neighbourhood. Situated adjacent to Ravine Park and the Arbutus Greenway, within a predominantly residential community and walking distance to a variety of amenities and transit, Arbutus is envisioned as a socially connected, family-oriented development which embraces its unique location.

The development is comprised of two six-storey buildings connected by an elevated bridge structure. Featuring a total of 156 market rental homes with a mix of studio, one-bedroom and two-bedroom homes with one level of underground parking for cars and bicycles. The well-designed residential buildings feature indoor and outdoor amenities which include a fitness space, children’s play area and a multi-use Rooftop space on Level 6 of the south building as well as outdoor landscape amenity areas with plaza spaces and seating which invite residents to gather and socialize or offer a moment of rest and respite.



Rendering: View of the Arbutus development looking North/South

The overall architectural and landscape design thoughtfully respond to the surrounding residential neighbourhood character and proximity to Ravine Park and the Arbutus Greenway, seamlessly blending the urban edge with the natural surrounding environment. The architecture reflects a contemporary West Coast aesthetic, with a focus on materiality and contemporary urban design principles. A palette of warm colours and materials forms the schemes of both buildings, offering a welcoming context.

A key feature of the development is the large covered pedestrian pathway situated below the bridge structure between the north and south buildings. The landscape areas adjacent to the pathway feature seating and planters. The pathway provides a direct connection to Ravine Park and Arbutus Street as well as to the Arbutus Greenway and beyond. Intended as an accessible public pedestrian route, this interconnected pathway offers residents and visitors a safe and weather-protected travel route.

The Arbutus project will contribute positively to the livability of the Arbutus Ridge neighbourhood, creating a welcoming, pedestrian-oriented and well-connected vibrant public realm.

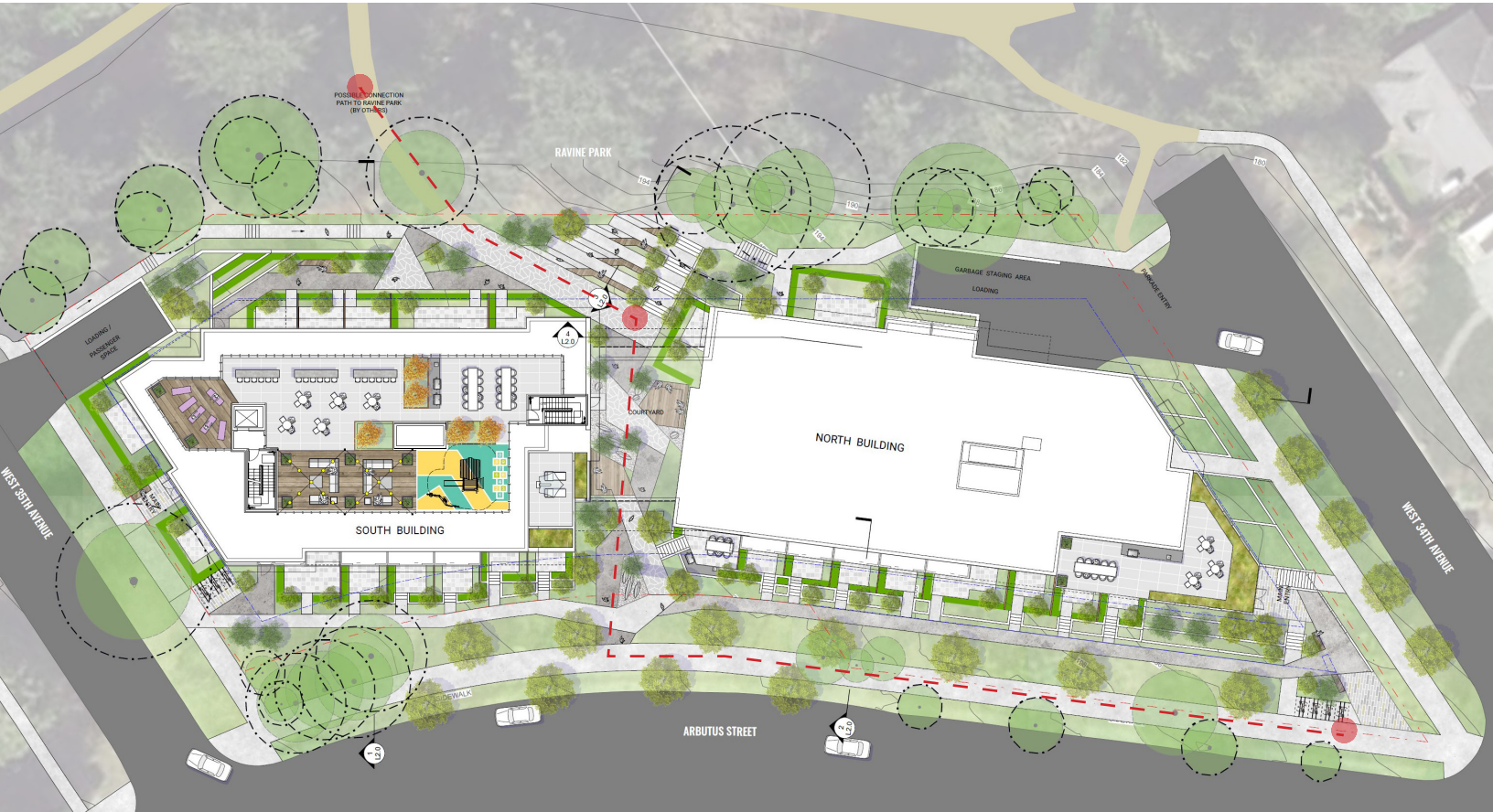


Rendering: View of the connector bridge of the Arbutus development



Rendering: View of the Arbutus development South corner.

LANDSCAPE PLAN



Landscape Plan of the Arbutus development

- Landscape Moments
- - - Arbutus to Ravine Park connection



Tree shaded sidewalks



Integrated outdoor seating



Trail exploring

PUBLIC REALM

Envisioned as an engaging and welcoming neighbourhood environment, the Arbutus project offers a thoughtfully designed and connected public realm with functional communal spaces, enhancing public life and encouraging well-being and community interaction. The architecture and landscape design prioritize the human-scaled experience, contributing outdoor social spaces as well as pedestrian and bike pathways that connect to the wider green, trail and bike network of the Ravine Park and Arbutus Greenway, as well as public transit and road infrastructure.

The vast array of nearby open green spaces and parks make the Arbutus Ridgeway neighbourhood unique from other inner-city communities. The Arbutus Greenway, stretching approximately 9km from West 1st Avenue the north to Milton Street in the south, is a distinguishing feature of the Arbutus project public realm.

Ravine Park shaded and lush park that winds through the lowest points of the Arbutus Ridge area and is directly connected to the Arbutus development by way of the pedestrian pathway. Embraced by a canopy of trees that climb the slopes of the ravine, this quiet walkway is an interesting and serene addition to a stroll through the neighbourhood.

Carnarvon Park to the north and Trafalgar Park to the south are within walking distance, offering a wide range of recreational and active community amenities including baseball diamonds, football fields, soccer fields and playgrounds. Trafalgar Park has a cricket pitch and dog park.

Building upon the area's rich social, historic, and cultural fabric, this well-connected development supports livability and the ever-changing needs of the surrounding community, fostering an inclusive and vibrant public realm for residents and visitors alike.

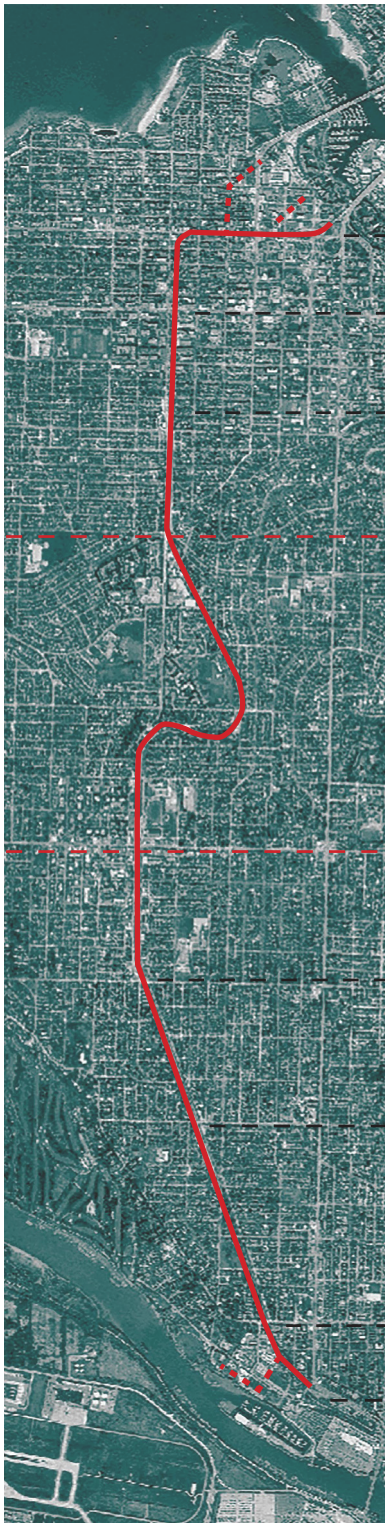


Photo taken from the Arbutus Greenway Public Art Master Plan



View from one of the trails from the Ravine Park

ARBUTUS GREENWAY



Arbutus Greenway Plan, Zone Distribution

The Arbutus Greenway Design vision proposes a broad range of public realm and active transportation improvements along the entire corridor including fully segregated walking and cycling pathways, public gathering areas, site furniture (e.g. benches, drinking fountains) and public washrooms, lighting, green infrastructure and extensive areas of native vegetation.

A key feature of the Design Vision is the division of the greenway into the following eight character zones that reflect local site conditions and features:

Zone 1: Harvest Table, Zone 2: Electric Alley, Zone 3: The Ridge, **Zone 4: Woodland Bend**, Zone 5: Kerrydale Pass, Zone 6: Garden Path, Zone 7: Marpole Meander and Zone 8: The Look out.

The Arbutus project is located in Zone 4 of the Arbutus Greenway, known for being the most tranquil area along the route due to its distance from main roads. Its design maximizes the use of mature trees from the neighboring Shaughnessy district and Quilchena Park to create an immersive Pacific Northwest forest atmosphere.



Arbutus Greenway Plan, Illustration of the Zone 4 Design Theme: Woodland Bend

COMMUNITY CONTEXT

The Arbutus project is located in the Arbutus Ridge community, bordered by 16th Avenue in the north, 41st Avenue in the south, Mackenzie Street in the west, and East Boulevard in the east; and adjacent to the Shaughnessy, Dunbar and Kerrisdale communities.

The Arbutus project site is situated on the traditional and unceded territory of the Coast Salish peoples. Since time immemorial, this area has been inhabited by ancestors of the the x^wməθk^wəy̓ əm (Musqueam), Sk̓w̓x̓w̓ú7mesh (Squamish), or sə́l ilw̓ ətəʔ (Tseil-Waututh) people. The area was a vast marshland and provided abundant natural resource for fishing, hunting, trapping, and gathering.

European settlement of this area was comparatively late to the rest of Vancouver. Nearby residents of Point Grey and Kerrisdale referred to the future Arbutus Ridge area as “Asthma Flats” because in the late 1800s and early 1900s the marsh could only be traversed by a three-plank walkway.

The advance of the Canadian Pacific Railway spurred settler development of the area. In 1888, the province turned over more than 2,100 hectares of land to the CPR, including a large portion of what is now the Arbutus Ridge community. The now defunct Arbutus line is still visible throughout much of the neighbourhood. The uplands including Mackenzie Heights, located in the upper southwest corner of Arbutus Ridge, was the first area of the community to be developed for residential settlement. Several homes remain in Arbutus Ridge from Vancouver’s early settlement years. Of heritage significance are several period homes on 37th Avenue built in 1912, in the English Arts and Crafts Style, by prominent architect G.L. Thornton Sharp. Sharp is credited with helping to define Vancouver’s identity in the first half of this century.



Photo of the “Asthma Flats” area



Kerrisdale House, 1902. Vancouver Archives



Marpole Station, 1949. Photo by John Koschwanez

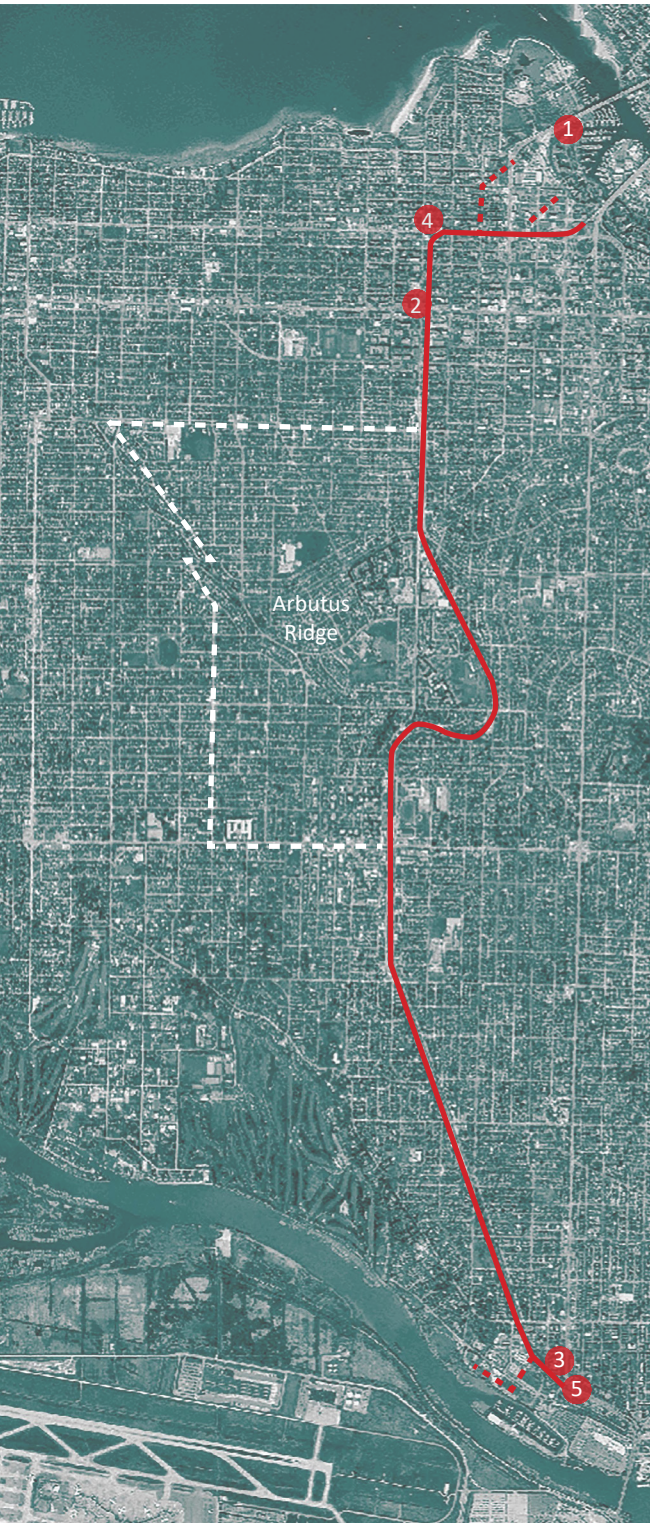
During the 1940s and 1950s sand was brought in from False Creek and the low areas filled in with houses, schools, and shops. In the late 1960s a major development occurred within the community when Arbutus Village, a housing and shopping complex was constructed.

Today, the Arbutus Ridge Community is a desirable and affluent residential neighbourhood with an ethnically diverse and growing population. The Arbutus development will contribute to the vibrancy of this evolving community.



Lauren Brevner, James Harry and crew

PUBLIC ART CONTEXT



Arbutus Greenway Map with Public Art Locations and the Arbutus Ridge Neighbourhood

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

In keeping with The City of Vancouver’s Culture Shift, which “sites public art as a key contributor in building a strong, inclusive and meaningful public realm” and the City of Vancouver Public Art Program mission to produce high quality public art that enrich Vancouver’s urban environment and provide a unique identity for individual developments, the Arbutus project will contribute to the shaping of this neighbourhood in a significant and exciting way.

As an important part of the neighbourhood, the Arbutus Greenway is becoming a dynamic linear public green space for both recreation and culture within Vancouver and offers a unique context for artists to consider in the development of their concept proposal. Integral to the Arbutus Greenway has been the much-celebrated creative itinerary that features a host of wide-ranging permanent, temporary, program and platformed public art works, establishing a culturally significant destination for residents and visitors to the area and creating opportunity to inspire conversation and gathering.

Artworks along the Arbutus Greenway include: *Welcome Figure* by Darren Yelton, *Weaving Culture, Weaving Spirit* by Lauren Brevner & James Harry, *Land and Sea* by Kelly & Thomas Cannell, *Untitled Mural* by Tim Barnard and *Fusion* by Susan A. Point.



Toni Latour and Grade 2 Students, *Rainbow Rocks on the Greenway*, 2017.



1. Darren Yelton, *Welcome Figure*, 2006. False Creek seawall, Vancouver, BC



2. Lauren Brevner & James Harry, *Weaving Culture, Weaving Spirit*. West Broadway & Arbutus



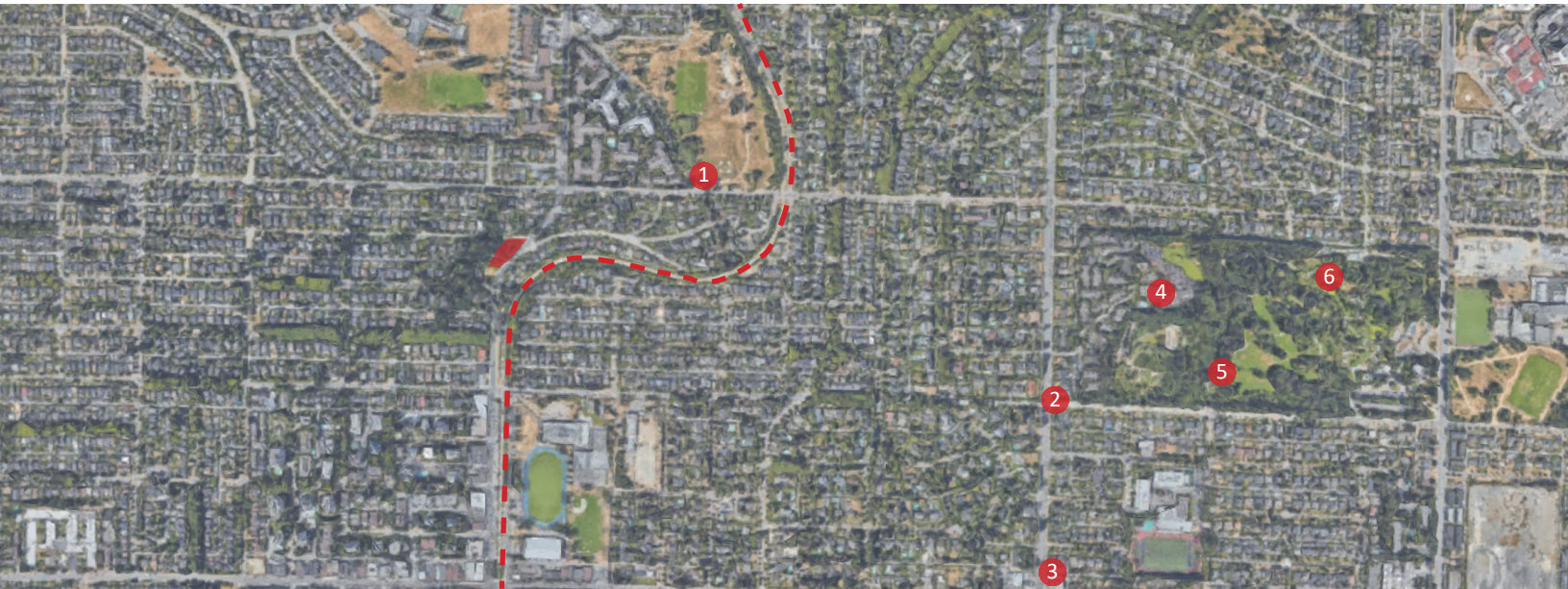
3. Kelly & Thomas Cannell, *Land and Sea*, 2014. Granville & 70th, Vancouver, BC



4. Tim Barnard, *Untitled*, 2017. Arbutus Greenway at West 5th Avenue and Fir Street Vancouver, BC



5. Susan A. Point, *Fusion*, 2014. 70th Avenue & Cornish Street, Vancouver, BC



Public Art Locations adjacent to the Arbutus project.

● Public Artworks - - - - Arbutus Greenway ■ Arbutus Project

The Arbutus development site is near a variety of public artworks in the City of Vancouver’s collection and public artworks from the Vandusen Botanical Garden including: 1. *Three Watchmen* by Jim Hart, 2. *Machina Metronoma* by Dwight Atkinson, 3. *Then Again* by Jeremy Borsos, 4. *Zipper* by Urs-P Twellmann, 5. *Woman* by Kiyoshi Takahashi, 6. *Travertine Sculpture 75* by David Marshall.



1. Jim Hart, *Three Watchmen*, 2003. Quilchena Park, Vancouver, BC



5. Kiyoshi Takahashi, *Woman*, 1975. Vandusen Botanical Garden, Vancouver, BC



6. David Marshall, *Travertine Sculpture 75*, 1975. Vandusen Botanical Garden, Vancouver, BC

PUBLIC ART OPPORTUNITY

Following detailed site analysis with the Intracorp design team and the City of Vancouver, the primary public art location has been identified as the area within the bridge canopy between the south and north buildings (#1). A second site location option for consideration is the plaza and landscape area at the corner of Arbutus St. and 34th Avenue (# 2). Both site locations offer good public visibility, accessibility, with multiple engagement opportunities for both residents and visitors.

Public art at either of the proposed site locations may provide a significant contribution to the experience and enjoyment of the public realm by creating an innovative and engaging context for pedestrians, cyclists, and motorists travelling along the busy Arbutus Street. Creating a welcoming and engaging context while supporting the hustle and bustle of everyday life, the artwork may also allow for moments of contemplation for passersby. Possessing unique wayfinding and placemaking qualities, the public artwork may contribute to the cultural vibrancy of this urban community, building civic pride, and community identity.

PUBLIC ART OPPORTUNITY – SITE LOCATIONS

Site 1: Canopy / Soffit / Walls under the connection bridge between North and South buildings

Site 2: Corner of Arbutus and 34th



Illustrated Plan: Public Art Opportunities at the Arbutus development.

- Public Art Opportunity 1
- Public Art Opportunity 2
- Ravine Park

1 Bridge Canopy / Soffit / Walls

- Artwork integrated with the canopy of the bridge structure that connects the North building with the South building.
- Artwork integrated with the walls under the bridge structure that connects the North Building with the South Building.
- The artist can explore both 2-dimensional and 3-dimensional approaches.
- The opportunity allows exploration with a wide range of materials, including light.
- This public art opportunity provides an expansive ‘open’ surface.
- The opportunity allows the artist to consider the connection between the site and the Arbutus Greenway Plan.
- It’s a prominent location for artwork that invites the public to connect with the site and the adjacent Ravine Park.



Illustrated Plan: Public Art Opportunities at the Arbutus development.

 Public Art Opportunity

2 Corner Plaza of Arbutus & 34th

- Artwork integrated with the plaza area and landscape hardscape features.
- The artist may include a wide range of approaches in materials and sculptural form.
- May include a series or sequence of related artworks.
- The opportunity allows the artist to consider an interactive artwork
- It's a prominent location that will have visibility from Arbutus and 34th avenue.

The artist selected for the public art opportunity will be given as much creative license as possible to activate either of the public art identified site locations in a meaningful and lasting way. The artist will work closely with the developer and design team for ongoing support in further developing their concept through the detailed design stage as well as ongoing support through the duration of the project.



Illustrated Plan: Public Art Opportunities at the Arbutus development.

● Public Art Opportunity

PUBLIC ART BUDGET

The total public art budget for the Arbutus development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.98 x each square foot contributing to the FSR calculation. An estimated Total Public Art Budget of \$202,210.47 is based on the eligible project FSR of 102,126.5 square feet.

The total public artwork budget will be allocated to administrative costs, the public artwork, developer contingency, interpretive signs or plaques, and 10% art fund fee paid to the City of Vancouver.

Administrative costs will include art consultant fees, the artist selection process, and artist, selection panel and advisory honorariums. The amount allocated for the public artwork includes the artist fees, artwork fabrication, storage, transportation, installation, engineering certificates, construction coordination and site preparation, lighting, final documentation, professional images of completed work and insurance, plus applicable taxes.

Public Artwork.....	\$135,000.00
Public Art Administration.....	\$33,300.00
Selection Process and Honoraria.....	\$16,800.00
Artist Honoraria (\$4,000 x 3).....	\$12,000.00
Community Advisory (\$600 x 3).....	\$1,800.00
Selection Panel Honoraria (\$1,000 x 3).....	\$3,000.00
Public Art Consultant	\$16,500.00
Developer’s Contingency.....	\$6,689.43
Plaque	\$2,000.00
Photo Documentation Licenses.....	\$5,000.00
10% Civic Program Contribution	\$20,221.04
TOTAL PUBLIC ART BUDGET	\$202,210.47

TIMELINE

TARGET PROJECT TIMELINE

Public Hearing	April 06, 2023
DP Application	June 06, 2023
DP Issuance	TBC
Occupancy	2027

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation	January 2024
Detailed Public Art Plan Presentation	March 2024
Selection Panel Meeting – Review Long List of Artist	May 2024
Short-listed Artists’ Invitation	May 2024
Artists Orientation Meeting	June 2024
Selection Panel Meeting – Artist Presentations	July 2024
Final Artist Selection	July 2024
Artist Contract	August 2024
Art Installation	TBC

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the Arbutus project public art selection process in consultation with the City of Vancouver for protocol and procedures. A non-voting community advisory will be established and consist of two representatives from the local Arbutus Ridge community and one representative from the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), or səl ilw̓ ətaʔ (Tsleil-Waututh) Nations.

Potential groups to engage in the community consultation process:

- Local artists and residents
- Greek Community
- Chinese Community
- Prince of Wales Secondary School
- xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), or səl ilw̓ ətaʔ (Tsleil-Waututh) Nations.

The role of the community advisory representatives will be to provide feedback and commentary to the developer, selection panel and shortlisted artists. The advisory will meet with the developer and the selection panel to provide insights into the community vision. In addition, the community advisory will meet with the shortlisted artists and provide input towards the development of the artist concept proposals. One community advisor will be invited to participate in the selection panel meeting involving the artist concept proposal presentations.

The community advisors will play an integral role in the selection process, providing a voice for the community as well as guidance regarding opportunities for the celebration of the work upon completion. Advisors will be paid a minimum honorarium of \$600 for their work, with additional funds commensurate with the scope of work.

Proposed Community Advisors:

Brent Sparrow, Artist, Member of the Musqueam Nation

Natalie Purschwitz, Artist, Elm Park Fieldhouse Project

Alternates:

Hope Forstenzer, Artist and Teacher, Member of Terminal City Glass Co-op

Ian Penn, Community Relations, Vancouver Jewish Film Centre

Member of the Squamish Nation (TBC)

SELECTION PROCESS

All stages of the selection process will be facilitated by public art consultant, Ballard Fine Art. The community advisory will provide commentary and feedback during this process. The selection process will be a two-stage invitational to professional artist/artist teams with a selection panel. The selection panel will consist of 5 members and will include 3 members from the Vancouver Art Community and 2 members from the Intracorp - Arbutus design team. Members of the selection panel, excluding members from the Intracorp, will be paid an honorarium of \$1,000 for their work.

Proposed Selection Panel Members:

Gordon Grant, Councilor, Musqueam Indian Band

Makiko Hara, Independent Curator

Germaine Koh, Artist

Alternates:

Brenda Crabtree, Artist

Grace Ulu, Musqueam Artist

Stage One

In stage one of the selection process, the selection panel will be oriented to the Arbutus development project, the public art opportunity and the community context. With an opportunity to meet with the community advisory, Ballard Fine Art and the selection panel will conduct in-depth research and nominate a long list of suitable artists or artist teams for consideration. The selection panel will collectively discuss the merits of the nominated artists' past work and potential fit with the respective public art opportunity. Upon review, the selection panel will determine a short-list of 3 artists to develop a concept proposal.

Stage Two

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

The short-listed artists will be provided with an honorarium of \$4,000 for their work, paid upon receipt and presentation of their concept proposal. Following the selection panel review of the artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the project owner, design team and Vancouver Art Community selection panel members will have an opportunity to review the nominated artist's concept and provide a written response to each, notifying any specific technical or ideological issues. These comments will then be addressed by the selection panel as a whole. The final artist/artist team selected will enter a contract agreement with Intracorp to complete the proposed artwork on time and budget.

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

- i) Written public art proposal (1-2 pages)
- ii) Visualization tools (renderings and/or models)
- iii) A detailed public art cost estimate
- iv) Project timeline (duration)
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements
- vi) CV and examples of past projects

Artist/Artist Team Selection Criteria for Stage Two

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, and maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

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

Please direct any questions to:

Ballard Fine Art Ltd.
604 922 6843 | info@ballardfineart.com
Attn: Jan Ballard