



ENRICH DEVELOPMENTS

8029-8225 Oak and 1012 W. 64 Avenue, Vancouver, B.C.
Development Permit Application No. DP-2023-00474

DRAFT PRELIMINARY PUBLIC ART PLAN PREPARED BY LYNNE WERKER

DECEMBER 22, 2023

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

This place is the unceded and ancestral territory of the həŋqəmiŋəm and Skwxwú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətaʔ (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.

Source:

<https://vancouver.ca/people-programs/land-acknowledgement.aspx>

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Introduction

Enrich Developments Ltd have received council approval for a new development proposal at 1012 W 64TH AVE & 8029-8225 Oak Street. The multi-family, mixed-use development will contribute a public art benefit to the City of approximately \$439,000. The following preliminary public art plan describes, at a high level, the development, the physical, cultural and planning context, and project delivery milestones. It forms the basis for the detailed public art project procurement and delivery plan which will detail, in full, the path by which the public artwork will be delivered at the project.

The next stage of work to develop the Detailed Public Art Plan will include developing the selection process, budget and schedule to be in accordance with City of Vancouver policies and integrate with the project's established planning and design principles.

Draft Preliminary Public Art Plan



BLOCK CD CRU ON OAK STREET



BLOCK C CRU LOOKING SOUTH ON OAK STREET



BLOCK B LOOKING STRAIGHT ON- OAK STREET



BLOCK A LOOKING STRAIGHT ON- OAK STREET



BLOCK B LOOKING SOUTH- LANE



BLOCK A LOOKING SOUTH- OAK64th and LANE

Development Description

A development permit application has been made to the City of Vancouver by Enrich Oak North L.P. and Enrich Oak South L.P. for four buildings to be built on the consolidated properties currently addressed as 8029-8225 Oak and 1012 W 64 Avenue. The Development Permit Application is DP-2023-00474.

Situated on the southwest corner of Oak and W. 64th Streets, the development is in the heart of the community of Marpole. Four 6-8 storey buildings will replace twelve single-family homes.

The Development proposal includes:

- Four 6-8 storey buildings. Two multi-family buildings are located at the north end of the site. Two mixed-use buildings to the south.
- Approximately 235,000 sq. ft of residential floor area
- Approximately 35,000 sf of commercial floor area in a two-storey podium supporting two residential buildings C and D
- 243 units, of which approximately 45% are designed for families
- Three levels of underground parking for Buildings A and B to the north and 3.5 levels of parking for Buildings C and D.
- Option A public art contribution
- A public park space that includes a children's play area between Building A and B
 - A mid-block connection linking the lane to the west and Oak Street for pedestrians between Building B and C
 - Small public gathering spaces at Building B, Building C, and between Buildings C and D.

The project is designed to meet all City of Vancouver planning and building standards and will be made of concrete, pre-finished metal panels, pre-finished vertical metal batten screens, high-performing window and storefront systems, and high-efficiency stormwater management and HVAC systems.

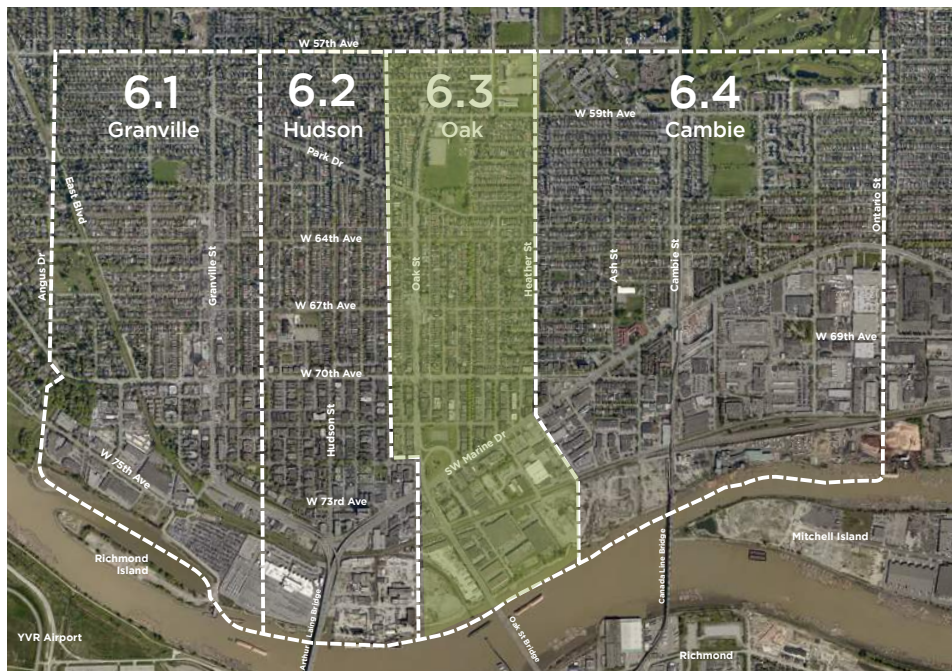
Opposite Page
Credit: Arno Matis Architecture Inc.

Planning Context

Marpole is one of Vancouver's oldest communities. According to the Musqueam it dates back at least 4000 years. A long-house belonging to the Ancient Marpole First Nation found in South Vancouver along Marine Drive was dated to 5AD. Newcomers arrived in the 1860s and called the area they inhabited Eburne Station. It was separated from the city by miles of forest. At the turn of the 20th century, the Vancouver Lulu Island Railway of the British Columbia Electric Railway interurban train was constructed. This triggered the development of sawmills, shingle mills, and gravel companies in the region. The area was renamed after Richard Marpole in 1916 and, between 1916 and 1929, became one of the area's major industrial centres. Marpole joined Vancouver in 1929.

Marpole has undergone many changes in the 20th century, most notably with the influx of traffic and development associated with the construction of the Oak Street Bridge, which leads to Highway 99 leading to the southern suburbs and the United States and the Arthur Laing to the Vancouver International Airport.

The development is located in the Oak Neighbourhood of the *Marpole Community Plan*. The Oak Neighbourhood is bounded by W. 57th Avenue, the north shore of the Fraser River, and the lane between Osler and Oak Street and Heather Street. The west property line is at the boundary between the Oak and Hudson neighbourhoods. The *Marpole Community Plan* (the *Community Plan*) recognizes each neighbourhood has its own identity and character and looks to ensure the spirit and strengths of the community are retained. Some high-level planning principles include: Distinct and Connected Neighbourhoods, Connected to the River, A Place of Welcome, Building from the Past, and Connected Public Places.



Credit: Figure 6.1 Marpole Community Plan

Neighbourhood Character

The site is located in the heart of the *Community Plan*, in the Oak Neighbourhood. With each new development proposal, the City of Vancouver is working to realize the policy and plan to transition Oak Street from its current character of being a busy north-south traffic corridor, with narrow sidewalks and long blocks which are difficult for pedestrians to cross, to one with an urban residential character and an improved overall look and feel. The commercial area will be strengthened and enhanced through more prominent mid-rise, mixed-use buildings, including increased street-level retail space and a new urban plaza to help establish a sense of place. Wide sidewalks, street trees, mid-block connections and planted boulevards will create a comfortable, safe and attractive walking experience along Oak Street.

The Enrich development is directly opposite another new multi-family residential development, Oku by Ulmus Development, which will be built on the east side of Oak Street. The architectural firm, Arno Matis Architecture Inc., is designing both projects. The two developments will share his design-hand and form a striking visual gateway between the sub-areas north and south of W. 64th Avenue along the major vehicular thoroughfare.



Oku Development
Credit: <https://okuliving.com>



Block D Looking North up Oak Street
Credit: Arno Matis Architecture Inc.

Draft Preliminary Public Art Plan

West 67th Avenue, which, according to the Community Plan is intended to become a vital connection between east and west Marpole and focus for the area by being developed into an urban mixed-use “node”.

The Community Plan vision for West 67th Avenue is for it to become a focus for this area by it being developed as an urban mixed-use “node” to create a vital connection between east and west Marpole.

- The property is not far from a number of notable places:
- the Marpole Community Centre
- The Joy Kogawa House
- The Jewish Community Centre
- Oak Park
- The Langara Golf Course
- The massive Oakridge Centre redevelopment by Westbank,
- The Grovesnor development of the Oakridge Transit Centre.

While not ‘close’, it is important to mention that, the Great Marpole Midden (also known as the Eburne Site, or Great Fraser Midden, and known in Halkomelem as čəsnaʔəm), an ancient Musqueam village and burial site, is located in Marpole at 73rd Avenue at Cartier Street, close to the Fraser River. It was designated a National Historic Site of Canada in 1933 because the midden is one of the largest pre-contact middens on the Pacific coast.

Figure 3.3 from Marpole Community Plan)



Public Art Context

The Marpole Community page in the City of Vancouver “Public Art Registry” lists fourteen civic and private public artworks. (<https://covapp.vancouver.ca/PublicArtRegistry/ArtworkSearch.aspx#PageTop>).

Eight of the fourteen listed works were installed in 2015 in the Marine Gateway development at 488 SW Marine Drive:

- Salish Gifts by Susan Point
- Simon Fraser by Ken Lum
- South Lobby by Brian Rideout
- Ebb and Flow by Urban Visuals
- SWELL by Urban Visuals
- Tools of the Fraser River by Geoffrey Farmer
- Fraser River Stories by Geoffrey Farmer

There are five works by First Nations artists:

- Connecting Two Worlds Together by Robyn Sparrow
- Fusion by Susan Point
- Land and Sea by Kelly Cannell and Tomas Cannell
- Musqueam Weavings by Krista Point, Debra Sparrow, Robyn Sparrow
- Salish Gifts by Susan Point

Douglas Coupland has installed two works:

- Infinite Tire (26 SW Marine Drive)
- Golden Tree (Canada Line Gift)

The artists refer to themes and stories related to the nature and cultural history of the Fraser River and First Nations and First Nations and Newcomer relations. Marpole has its own [Museum and Historical Society](#). The Marpole Village BIA has recently launched a self-guided [Marpole Public Art Tour](#).

While the Marpole Oak neighbourhood is currently bereft of public artworks, the future will see several public artworks installed as part of the Oakridge and the Oakridge Transit Centre redevelopments. Additionally, similar to the densification of Cambie Street, the transition of Oak Street from single-family residences to multi-family and mixed-use developments will bring a peppering of public art throughout the neighbourhood and community as a whole. The Enrich Development will be an early contributor to this evolution.

Public Art Planning Context

City of Vancouver Marpole Community Plan – Oak Neighbourhood

Architectural detailing could reflect the feeling of movement that the automobile era inspired, while providing a comfortable pedestrian scale and rhythm at the street level.

Urban Design Framework

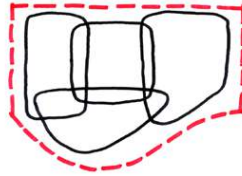
Urban design considers the physical shape of a community and how places and spaces are used by the people who live, work and play there. The goal is to facilitate buildings and a public realm that work well together to create spaces for everyone that are well connected, safe and appealing.

The following principles are broad ideas that illustrate key goals for shaping the community. They embrace valued community spaces, highlight opportunities for enhancement, and address pressing challenges in the community.

Urban Design Principles

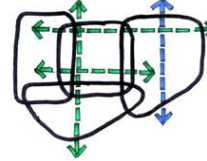
One Community, Distinct Neighbourhoods

Marpole is one community with several distinct neighbourhoods, each with their own unique characteristics and attributes.



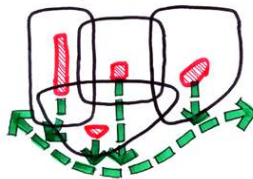
Connected Neighbourhoods

Marpole neighbourhoods will evolve to overcome the separation created by the major arterials crossing the community. Marpole will be better connected by public realm and transportation improvements.



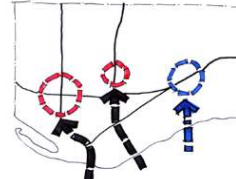
Connected to the River

Connection to the Fraser River is an important community and city amenity. Future improvements will seek connection to its historical, industrial, recreational and ecological values.



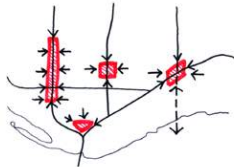
A Place of Welcome

As the southern entrance to the city, Marpole is a place of welcome that rises from the banks of the Fraser River.



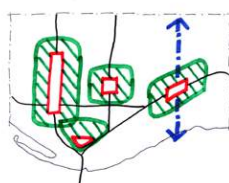
Vibrant Neighbourhood Centres

The traditional Granville high street will be complemented by smaller neighbourhood commercial areas at Oak, Hudson, and Marine Landing.



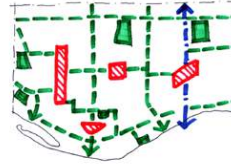
Focus Activity and Intensity

Higher densities and a mix of uses will be located close to existing shopping districts, transit services and areas where significant sustainability gains are possible (e.g., district energy sources).



Connected Public Places

Public parks and key community destinations will be connected by walking and cycling routes, enriched with new urban plazas and green spaces.



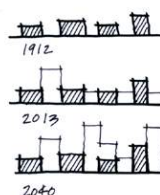
Incremental and Transitional Development

Development will support incremental building at a variety of scales, and recognize traditional patterns when appropriate. New developments in higher density areas will provide respectful transitions to adjacent lower density neighbourhoods.



Building From the Past

Recognition of Musqueam history in Marpole, and the thoughtful integration and preservation of buildings of heritage and cultural significance, are important.



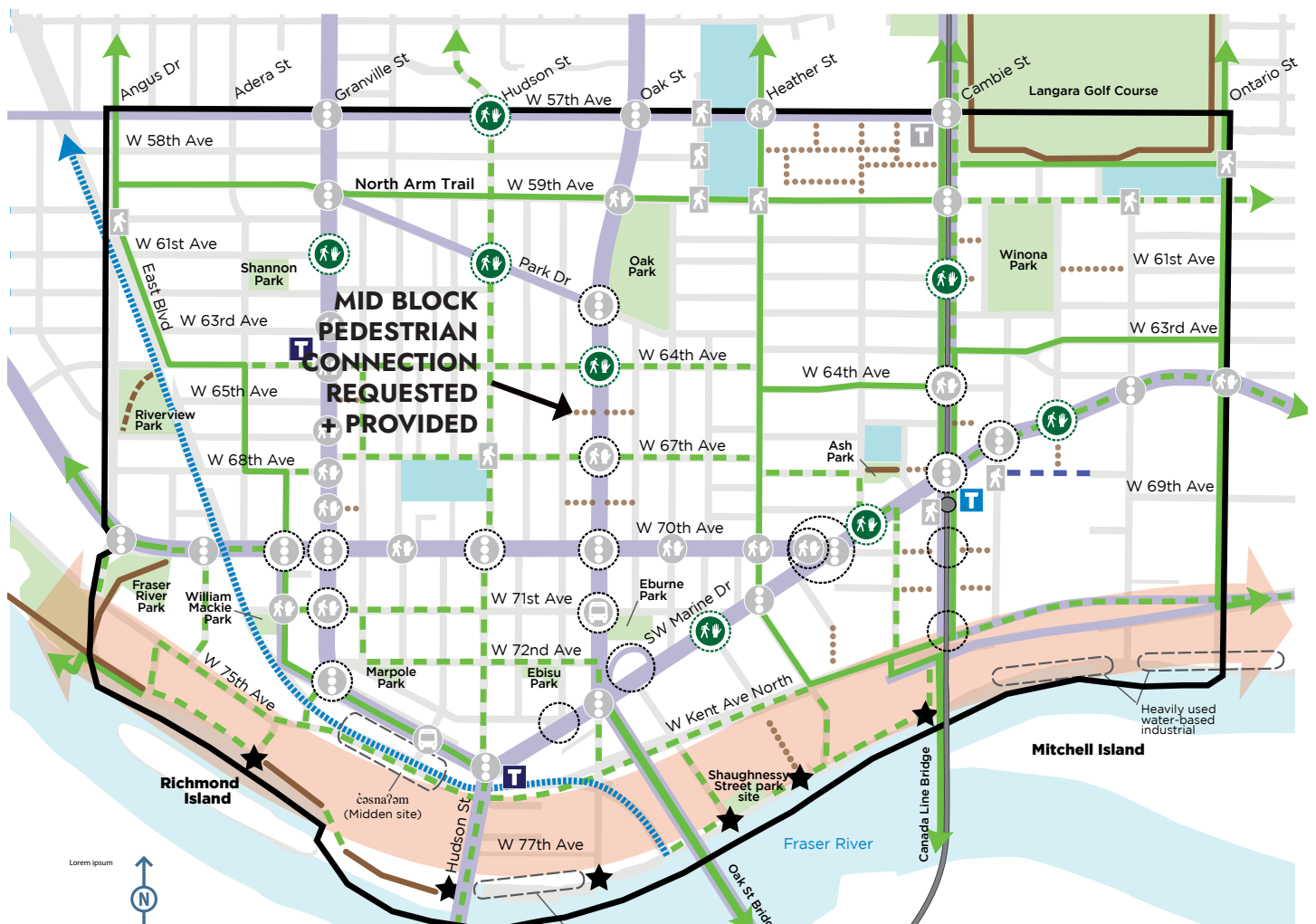
Sustainable Implementation

Integration of sustainable design will be achieved in the creation of new buildings and open spaces.



Public Art Planning Principle

The City of Vancouver's planning principles will inform the potential public art work sites in addition to the design of the public realm.



Source: - Marpole Community Plan
FIG. 9.2 Existing and Potential Walking +Cycling Routes - P. 25 -26

Opposite:
Source: Marpole Community Plan
Urban Design Principles - P. 25 -26

Public Art Planning Principle

The City of Vancouver's social and public art planning policies will inform the planning and procedures for the definition of the opportunity, artist call and selection process.

The City of Vancouver Equity Framework

The City of Vancouver's Equity Framework arose out of the need to address injustices and inequities experienced by a broader cross-section of our society – including Black and other racialized people, women and gender-diverse people, and people with disabilities.

We envision a city where those who are most marginalized are not excluded from care and opportunity for flourishing, rather, they are systemically prioritized for it. Implicit within this vision is an approach to the design and implementation of our initiatives. This approach can be described as the application of four distinct and related lenses: Indigenous Rights, racial justice, intersectionality, and systems orientation. Every City decision, project or program moves us in the direction of equity when these four lenses are used to frame the problem or opportunity, analyze the situation, decide who to involve, and make decisions on design, implementation and evaluation. Together these lenses provide the special ingredients that define the flavour of our equity efforts under this Equity Framework.

Source: <https://vancouver.ca/files/cov/equity-framework.pdf>

The City of Vancouver defines Equity as both an outcome and a process.

- Equity as an outcome is the condition that would be achieved if one's identity no longer predicted how one fares.
- Equity as a process is the replacement of policies, practices, attitudes and cultural messages that reinforce differential outcomes or fail to eliminate them.

Source: Appendix A · Page 4

Getting our house in order: The City of Vancouver's City Equity Framework
Staff Report June 22, 2021 for July 20, 2021 Council Meeting

City of Vancouver Public Art Policy and Procedures for Rezoned Developments (Updated Nov 2021) Mission and Goals

The mission of the Public Art Program is to produce high-quality public art that enriches Vancouver's urban environment, creates landmarks and distinctive elements in the built environment and provides a unique identity for individual developments and the city as a whole. - Page 3

The goals of the Program are:

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

Relevant Extracts from “Culture Shift” – The City of Vancouver’s culture plan for 2020-2029

D1-Arts & Culture at the Centre of City Building

Elevating the role of arts and culture crystallizes municipal commitment to prioritize arts and culture in city-building. Increasing and leveraging investment in cultural support programs, public art, special events, cultural infrastructure, and the music ecosystem will yield immense cultural, economic, social, and environmental benefit to the city. Indeed, infusing art and culture-approaches within infrastructure and community planning paradigms can benefit multiple facets of planning. Actions in this section will hardwire art and culture into city-building, ensuring that each department city-wide is better equipped to make its most strategic decisions in the roles they play as partner, facilitator, planner, investor, regulator, landlord, steward, programmer, convener, and host.

G1. Elevate Role & Increase Investment

A4. Align the private development public art process with City priorities

D2 Reconciliation & Decolonization

G3. Support Right Relations Between Non-Indigenous & Indigenous Peoples

D3 Cultural Equity & Accessibility

G2. Improve Access for Vancouver Audiences to Experience Arts & Culture

G3. Prioritize Intangible Cultural Heritage & Promote Cultural Redress

D4 Making Space for Arts & Culture

G3. Support Community-Led Ownership & Community-Led Projects

D5 Collaboration & Capacity

G1. Support Opportunities to Build & Strengthen Community Partnerships Within the Field

Legend - Directions (D) Goals (G)

Draft Budget

(subject to adjustment)

BUILDING	Retail SF	Residential SF	Office SF	TOTAL SF	Contribution	Notes
A	0	42,838	0	42,838		
B	0	42,576	0	42,576		
C+D	10,123	103,786	22,695	136,604		
Total	10,123	189,200	22,695	222,018	\$ 439,595.64	Calculated at Total SF x \$1.98/sq.ft.
					\$ 43,959.56	10% Civic program contribution
					\$ 395,636.08	Public Art Planning, Selection and Artwork design, fabrication, delivery and installation

The allocation of the public art obligation will be developed in further detail as a part of the next stage of the planning process and will be included in the Detail Public Art Plan.

Draft Schedule

(subject to change)

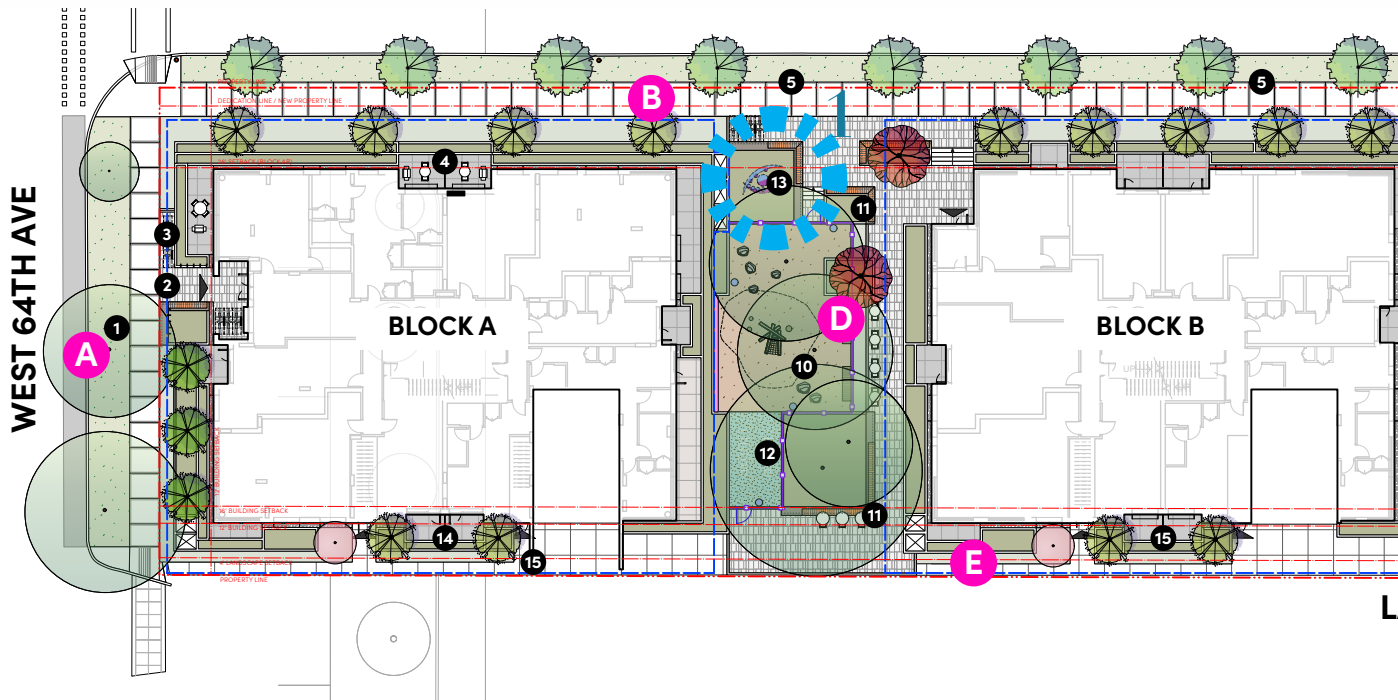
ACTIVITY	DATE
Meeting with Public Art Manager	May 12, 2023
Checklist Submitted	May 16, 2023
Date of Public Hearing	February 16, 2023
Rezoning Enactment (upon Consolidation)	January 2024
Development Permit Application DP-2023-00474	June 12, 2023
Preliminary Public Art Plan Submittal	November 15, 2023
PAAC Presentation	December 11, 2023
Detailed Public Art Plan Submittal	January 3, 2023
PAAC Presentation	January 22, 2024
Development Permit Issuance	Spring 2024
Building Permit Application	January 2024
Demolition and Construction	July 2024 - December 2029

The project's public art schedule will be developed in more detail as a part of the detailed planning process. The Detailed Public Art Plan will include the proposed schedule for the artist call and selection process to align with the project schedule and milestones.

Public Art Opportunities

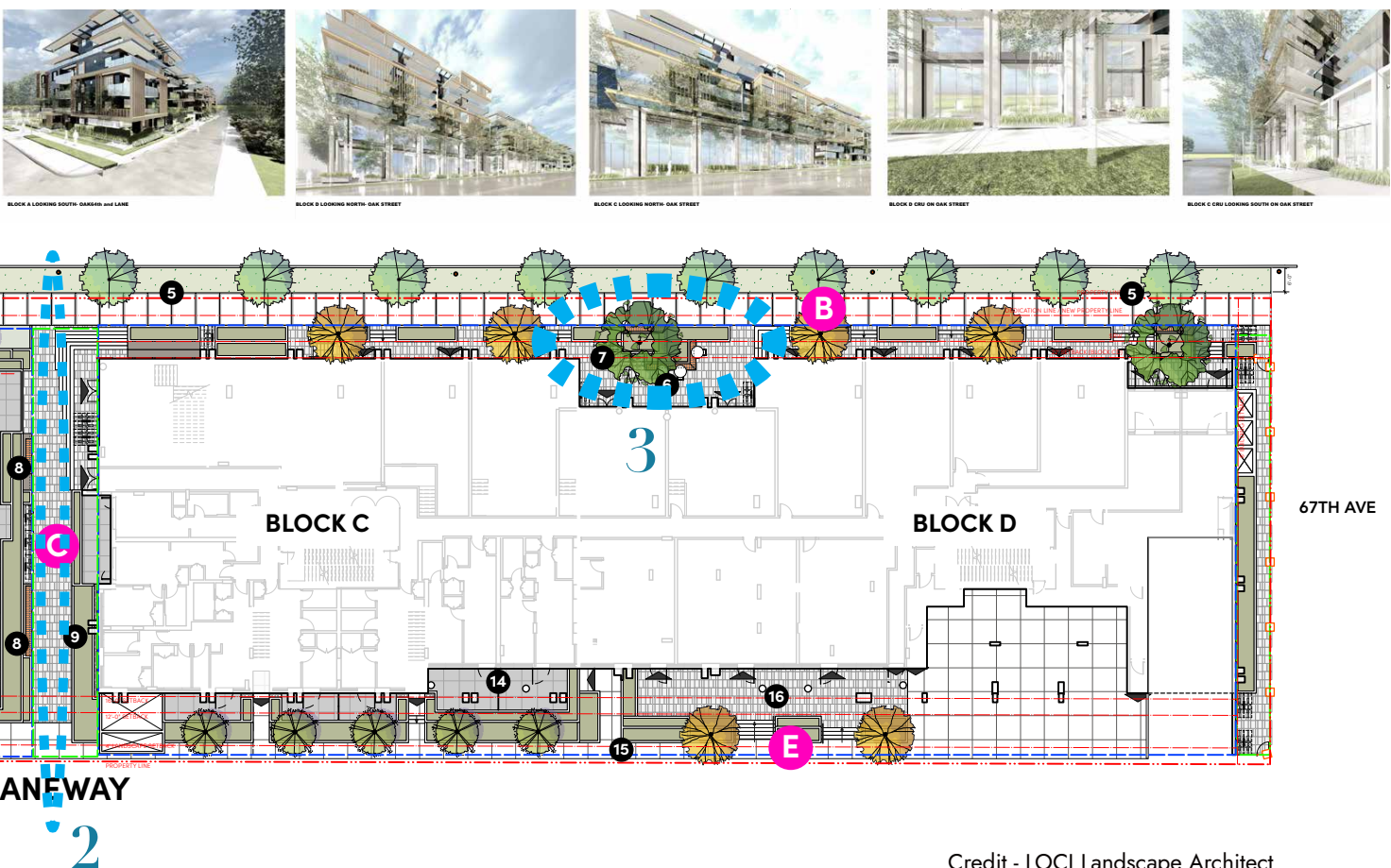
Proposed Sites

The site plan for the development includes small plazas, a pocket park and the mid-block connection set out in the Marpole Community Plan. These locations serve as ideal sites for public art installations that will provide ongoing visual interest, activation, discussion and focus along the Oak Street and between the land and Oak Street.



Three potential sites have been identified as having the best potential for public access and visibility:

1. **At the north east corner of the pocket park on Oak Street**
2. **In the Oak Street and Lane connection between buildings B and C - the midblock pedestrian connection across Oak Street**
3. **On the small open plaza at the commercial podium level.**



Credit - LOCI Landscape Architect

The Project's Public Art Planning Principles

The mission, goals and decision making processes for the Holm public art obligation will be developed to be in keeping with the City of Vancouver's policies. The artist call and selection process will be designed to provide an equitable process and outcome.

Themes/Stories

The detailed public art planning process will develop the vision and goals for the artwork such that they are in keeping with the City's forward-looking policies and goals as well as the mission and values of the project. Providing the opportunity and project objectives rather than dictating the theme or story to be told is proposed.

Proposed Selection Process

The selection process will be designed to be equitable in process and outcome as well as to best meet the needs of the project.

A two-staged invitational call for a site-specific artwork(s) to qualified, professional artists living and working in British Columbia is currently being considered.

The Panel will rank their recommendations for the public art contract based on the artist's proposal, presentation and approach.

Proposed Selection Panel Composition

The Panel will be comprised of at least five to seven people with diverse backgrounds and representative of a cross-section of the community. The majority of members will have professional arts experience as defined by Canada Council. No more than two project team member(s) will represent the Developer on the Panel.

Project Advisors

Non-voting advisors may be invited to inform the project and Panel. These individuals may represent the City of Vancouver, the community and/or the project team.

Project Team

Developer

Enrich Developments Ltd

Architect

Arno Matis Architecture Inc.

Landscape Architect

LOCI Landscape Architecture and Urban Design

Public Art Consultant

Lynne Werker

