



8029-8225 OAK AND 1012 W. 64 AVENUE, VANCOUVER, B.C.
Development Permit Application No. DP-2023-00474

DETAILED PUBLIC ART PLAN
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JUNE 21, 2024

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Screenshot of Google Earth image showing context of development site (2021)

Introduction

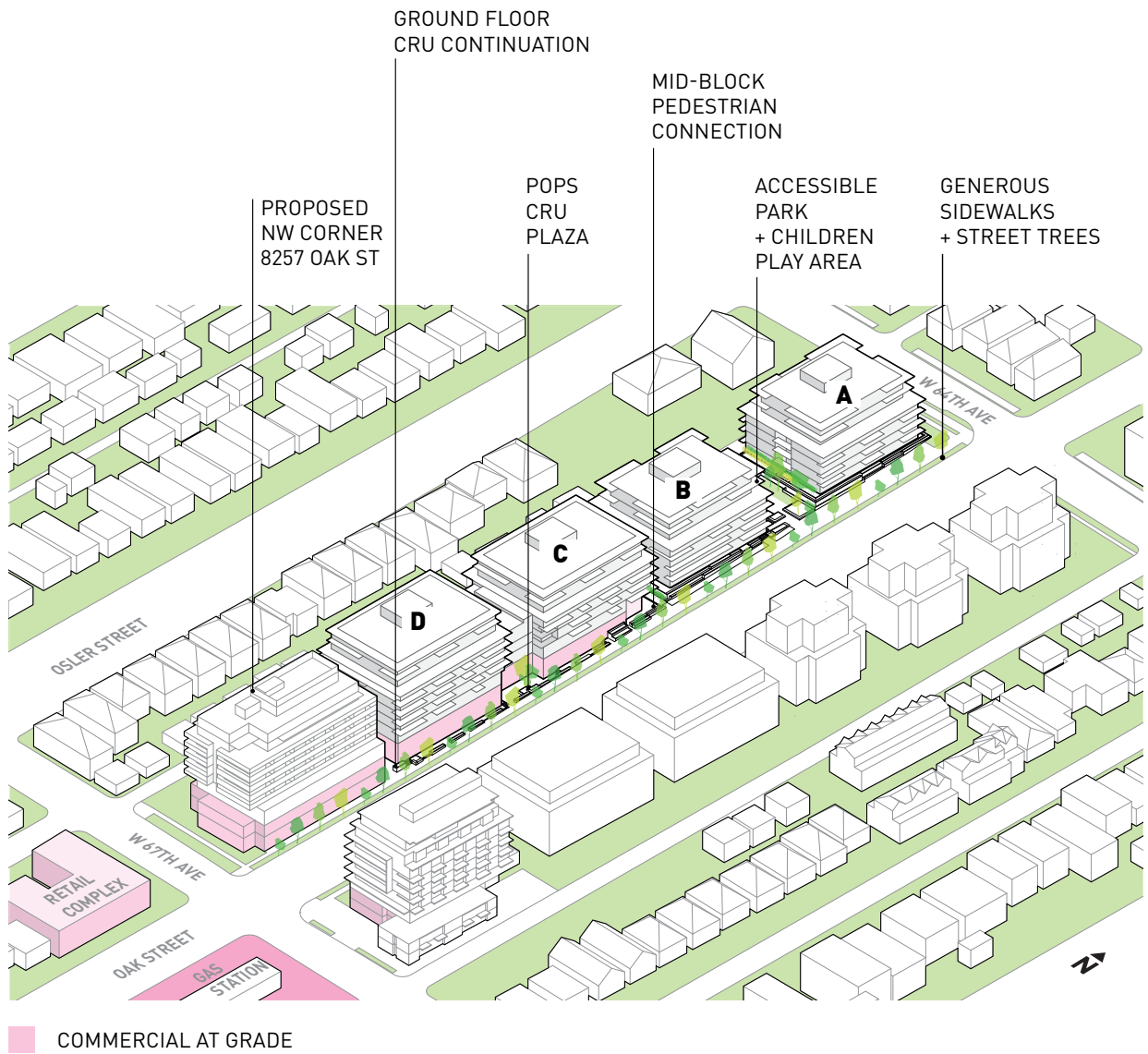
Enrich Developments Ltd has received rezoning approval for their development proposal at 1012 W 64TH AVE & 8029-8225 Oak Street (8233 Oak Street, DP-2023-00474). The development proposal will replace the twelve existing single-family homes with 3 mid-rise and one high rise building, two residential buildings, and two mixed-use buildings separated by a mid-block pedestrian connection, a landscaped accessible park with a children's play area and a commercial plaza. The design of the multi-family, mixed-use development project is guided by the sustainable vision outlined by the Marpole Community Plan which remains current and in use. The proposed development will transform Oak Street between W. 64th and 67th Ave. into a more 'pedestrian-friendly' street with neighbourhood connections and public realm opportunities. The Developer has opted to deliver the public art contribution of approximately \$439,595 within the public realm of the development. The project will be built in two phases, with occupancy anticipated in 2026 and 2028.

The development application is being reviewed by the City of Vancouver using a pilot application review process, which, because the design meets all the planning objectives of the community plan, does not require public consultation.

The City of Vancouver's *Public Art Policy Guidelines for Private Developer's, Culture Shift and Equity Framework* form the underpinnings of the detailed public art plan for this project. The detailed public art plan provides a description of the development, an analysis of the context and opportunities, and the rationale and road map for the selection and delivery of the site-specific public art project. The procurement process is designed to be transparent, inclusive and fair. The proposed panel members have been chosen for their professional experience, and or their connection to the community, its history and future vision. In addition three advisors, two from the community and one a Musqueam Elder or Knowledge Keeper will be invited to brief the panel and shortlisted artists in regards to Marpole's social and historical context. The panel will inform the Call, Terms of Reference and rank the proposals from artists they have shortlisted from submissions to a public call for qualifications and expressions of interest.

The well-crafted, engaging artwork will significantly enhance our experience of the development's public realm. The developer and design team look forward to welcoming the artist, integrating the artist's proposed permanent artwork, singular or multiple pieces, and completing the public realm design. The public art plan, sets out the road map and ground rules for realizing the delivery of the art project and ensuring that the most is made of the public contribution by the development.

Detailed Public Art Plan



Credit: Arno Matis Architecture Inc.

Development Description

Enrich Developments Ltd has consolidated the properties currently addressed as 8029-8225 Oak and 1012 W 64 Avenue (8233 Oak Street, DP-2023-00474) and have submitted a design development application for the rezoned property. Three mid-rise and one high-rise building will replace the twelve existing single-family homes.

8233 Oak Street, DP-2023-00474, is located on the west side of Oak Street and runs south from West 64th St. to just north of W. 67th Ave. The site is located at the heart of the new Oak Neighbourhood, one of four new 'neighbourhoods' named in the Marpole Community Plan.

The Development proposal includes:

- Two six-storey multi-family market residential buildings (Buildings A and B) are located at the north end of the site's north end
- A two-storey retail/commercial podium with one five storey and one 6 storey multi-family, market residential buildings on top (Buildings C and D) located at the north end of the site's north end
- Approximately 190,814 sq. ft of residential floor area
- Approximately 31,024 of retail and commercial floor area in a two-storey podium supporting two mid-rise residential buildings C and D
- The total floor area of approximately 222,018 sq. ft.
- 246 market residential units, of which approximately 44% are designed for families
- Three levels of underground parking in Buildings A and B and 3.5 levels in Buildings C and D

Forming part of the public and urban design considerations the design proposal includes:

- A public park space that includes a children's play area between Building A and B
- An activated retail street edge to link with the 'neighbourhood node' along W. 67th St
- A commercial plaza between Buildings C and D
- A new mid-block pedestrian connection between Building B and C
- Small public gathering spaces at Building B, Building C
- A public art contribution of \$439,595

Detailed Public Art Plan

The form of development is designed to meet the City of Vancouver's planning, sustainability and building standards and the Marpole Community Plan. The project will add a significant number of housing units and improve the pedestrian experience along Oak Street. The building and landscape design employ a layered palette to provide pedestrian interest and detail, mitigate the slope and changes in grade, and introduce diversity from one building to the other.

From an outdoor programming and public realm perspective, the landscape design aims to create a series of welcoming public open spaces and on-site social spaces that promote social interaction and healthy living for residents and visitors alike.

The project has a contemporary architectural and landscape expression. Marpole's historical context and prescribed emerging character contributed to their conceptualization. Streetscape diversity and visual differentiation between the buildings and public space perforations along the street edge reduce the perceived length of the development (approximately 600 feet of street frontage along Oak Street).



OAK STREET ELEVATION



LANE ELEVATION

The architectural form is composed of layered materials designed to conceptually link the industrial past of sawmills and gravel sites with the emerging, increasingly denser, multi-cultural urban community. The architectural intent is to create a symbolic mosaic of the community's past, present and future expressed in a contemporary way. The buildings will be constructed 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.

The landscape design also employs a layered approach and invites an active and inviting pedestrian edge along Oak St with its widened sidewalk and street trees. The public open spaces have a comfortable pedestrian scale and rhythm at the street level and offer several opportunities to site a single or multiple artworks. A geometrically disciplined pattern of richly landscaped planters and architectural steps enhance the pedestrian experience and take up the changes of grade as Oak Street slopes down to the River Fraser.

The development will be built in two phases under two separate building permits. Occupancy for Phase 1 is anticipated for Late Fall 2026 and Late Summer 2026.



Credit: Arno Matis Architecture Inc.

Detailed Public Art Plan



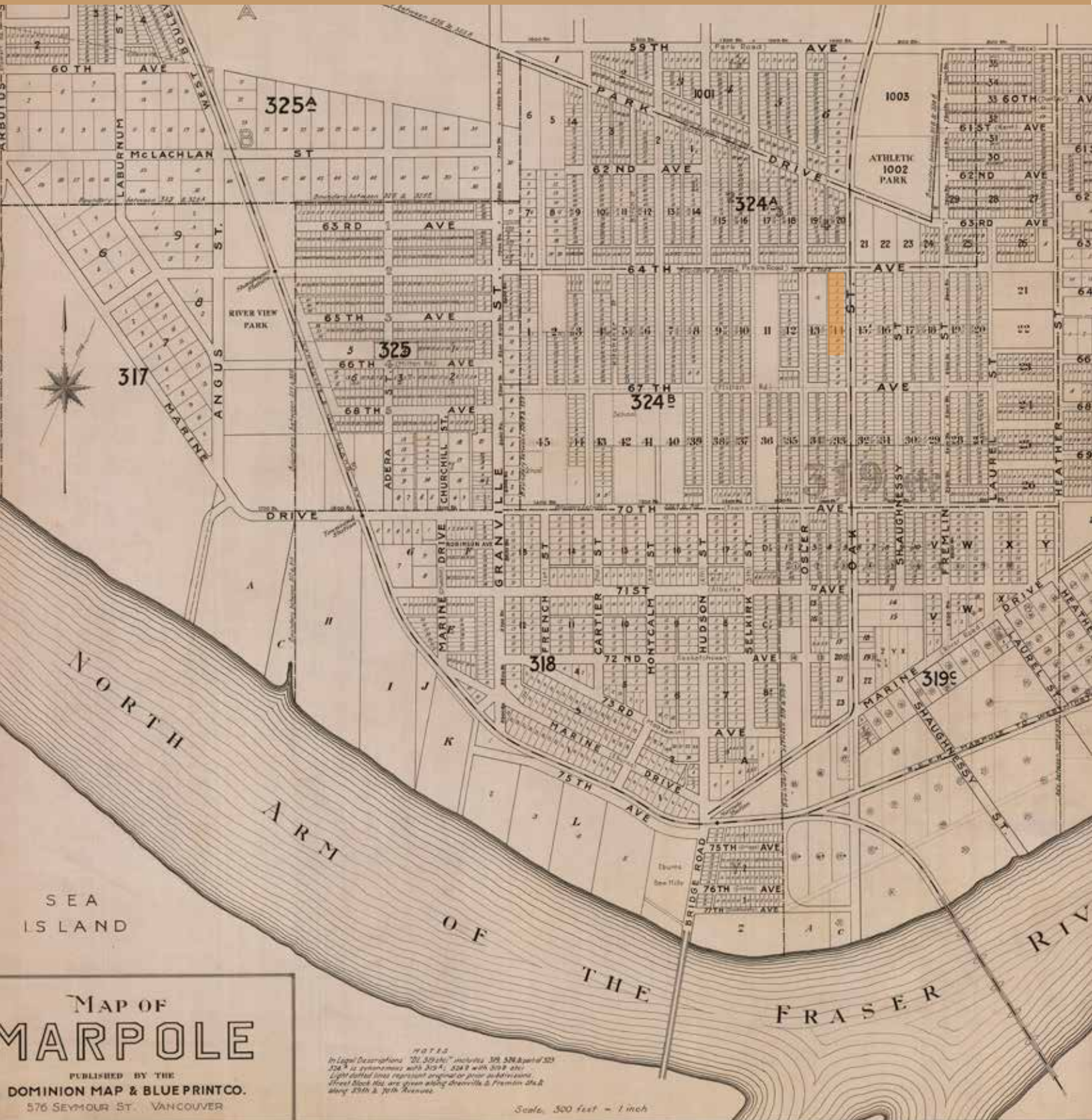
Planning Context

The City of Vancouver is situated on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh nations. Marpole is one of the oldest communities in the City. It is located at the south tip of Vancouver, bounded by the Fraser River at the south, West 57th Avenue at the north, Angus Drive at the west, and Ontario Street to the east.

According to the Musqueam settlement 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, after Harry Eburne, the area's first storekeeper and postmaster. It was separated from Vancouver by miles of forest. At the turn of the 20th century, with the construction of the Vancouver Lulu Island Railway and the B.C. Electric interurban train line. The connection of Eburne to the City triggered the development of sawmills, shingle mills, and gravel companies along the river front. The area was renamed after Richard Marpole in 1916 and by 1929, when it amalgamated with Vancouver, Marpole had become one of the area's major industrial centres.

Marpole has undergone many changes in the 20th century. The major arterials connecting the City with Richmond, the Vancouver International Airport, municipalities to the south and US border over three vehicular bridges, and the SkyTrain/dedicated bicycle bridge have deleteriously impacted the experience of the urban fabric and sense of cohesion within the community. Until the opening of Marpole Village at Marine Gateway in 2015, Granville Street, between W. 64th and W. 71st Avenue was the primary local retail area serving the community.

Detailed Public Art Plan



Map of Marpole circa 1914
City of Vancouver Archives - AM738-S1-: MAP 910

City of Vancouver Marpole Neighbourhood Social Indicators Profile 2020, notes Marpole is a:

- Medium-density community but with high rates of growth expected in the coming years.
- Neighbourhood composed of a majority of renters.

And, has a:

- Population shifting from young adults towards seniors.
- Mix of housing types, with a majority of dwellings located in apartments, but a significant share of single-family and semi-detached housing as well.
- Decline in families with children since a peak in 2006.
- High-rate of non-English speakers, people in visible minority groups and immigrants.
- Income distribution skewed toward lower-income residents, including the third-highest low-income rate and third-lowest median household income among Vancouver's local areas.
- Working population concentrated in retail and service sectors.
- Resident population with Indigenous identity below the citywide rate at 1.5% in 2016 in comparison to the Citywide. Rate at 2.4%.



Cityscape view of Marpole 1972
City of Vancouver Archives - COV-S511--: CVA 780-214

Marpole is a riverfront community located in the south of Vancouver's west side. It is in the heart of Musqueam traditional territory and has a rich history that stretches back thousands of years. Over the years, Marpole has undergone eras of change, maintaining a strong sense of community.

As Marpole continues to evolve, several challenges and opportunities must be addressed to ensure that its quality of life continues to flourish. A growing population, increased challenges around housing affordability, aging community facilities, a changing climate and transportation infrastructure are among the issues that need careful attention.

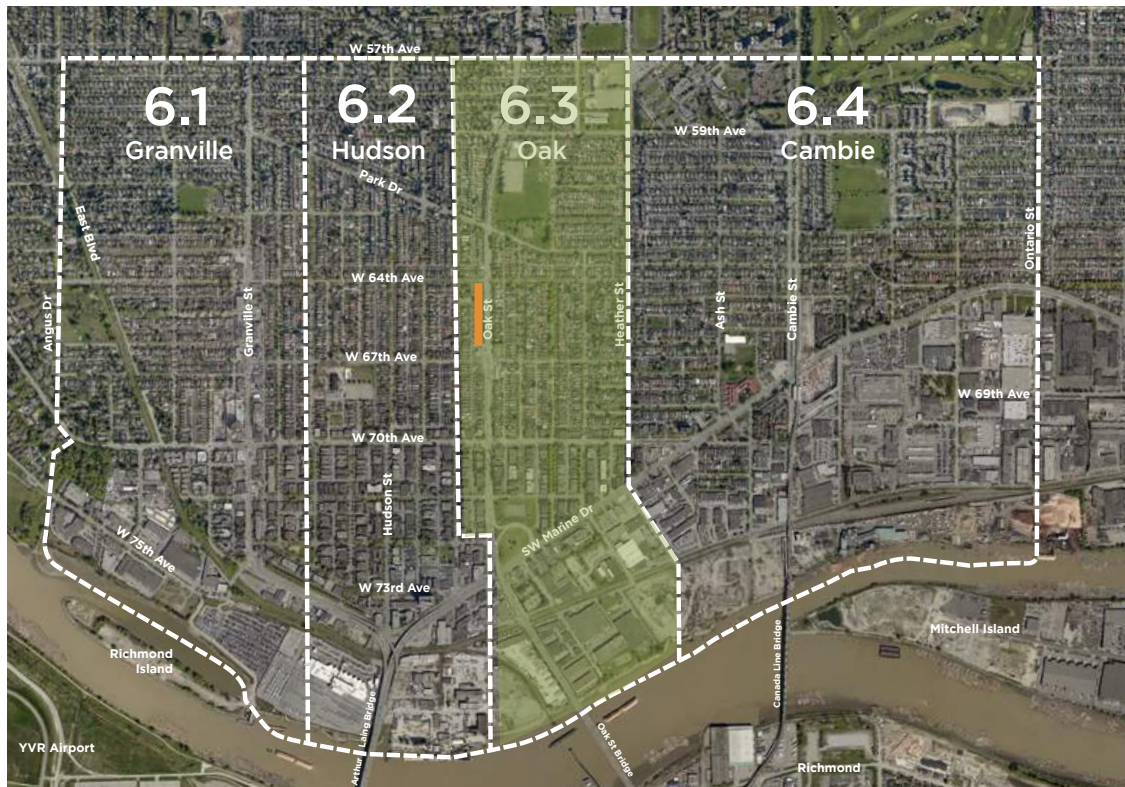
The Marpole Community Plan provides directions that address these challenges. It recognizes the importance of managing and shaping change in a way that is meaningful and responsive to the unique conditions of Marpole. Developed with the community, it maximizes opportunities that ensure Marpole continues to be a great place to live, work, shop, learn and play.

Marpole Community Plan (2014) -Page 3

A Community Plan, New Neighbourhoods and New Character

Substantial community engagement informed the *Marpole Community Plan (2014)*, the Plan responds to local needs and aspirations and will guide positive change over the long term within the framework of existing city-wide and regional policies, plans, initiatives, and charters. *“Over the years, Marpole has evolved into a community of smaller, distinct neighbourhoods, centred around local shops, services and amenities, each developing their own character. As the community continues to grow, the Marpole Community Plan builds on this pattern of ‘distinct neighbourhoods.’” (P.23)*

8233 Oak Street, DP-2023-00474 is located in the heart of the Marpole, in the new Oak Neighbourhood as prescribed by the Marpole Community Plan. The Plan envisions Oak Street will becoming significantly denser and include public spaces and linkages with enhanced landscaping and much improved opportunities for pedestrian movement. West 67th Avenue and Oak will become an urban neighbourhood focus and mixed-use “node”. The new neighbourhood node Street will provide local shopping, gathering spots and improved east-west connections along W. 67th Ave.



Detailed Public Art Plan

With each new development proposal, the City of Vancouver will 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. Wide sidewalks, street trees, mid-block connections and planted boulevards will create a comfortable, safe and attractive pedestrian experience along Oak Street.

8233 Oak Street, DP-2023-00474 addresses the goals of the Plan. The development will deliver an increased density of residential units, and strengthen and enhance the neighbourhood node at 67th with the provision of retail and commercial uses. The experience of Oak Street will be much more amenable for pedestrians and attractive and engaging. Street-level retail, a small plaza, a mid-block pedestrian alley between the lane and the street, a pocket park and a children's playground will all contribute to an enhanced pedestrian experience and sense of the place along Oak Street.

8233 Oak Street, DP-2023-00474, 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 MatisArchitecture 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 Oak Street, the major vehicular thoroughfare into and out of the City of Vancouver.



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



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



Artist illustration of future Oak Street looking north towards West 67th Avenue

Marpole Community Plan, Page 48



Looking south from Oak and W. 64th Avenue showing massing of proposed Development

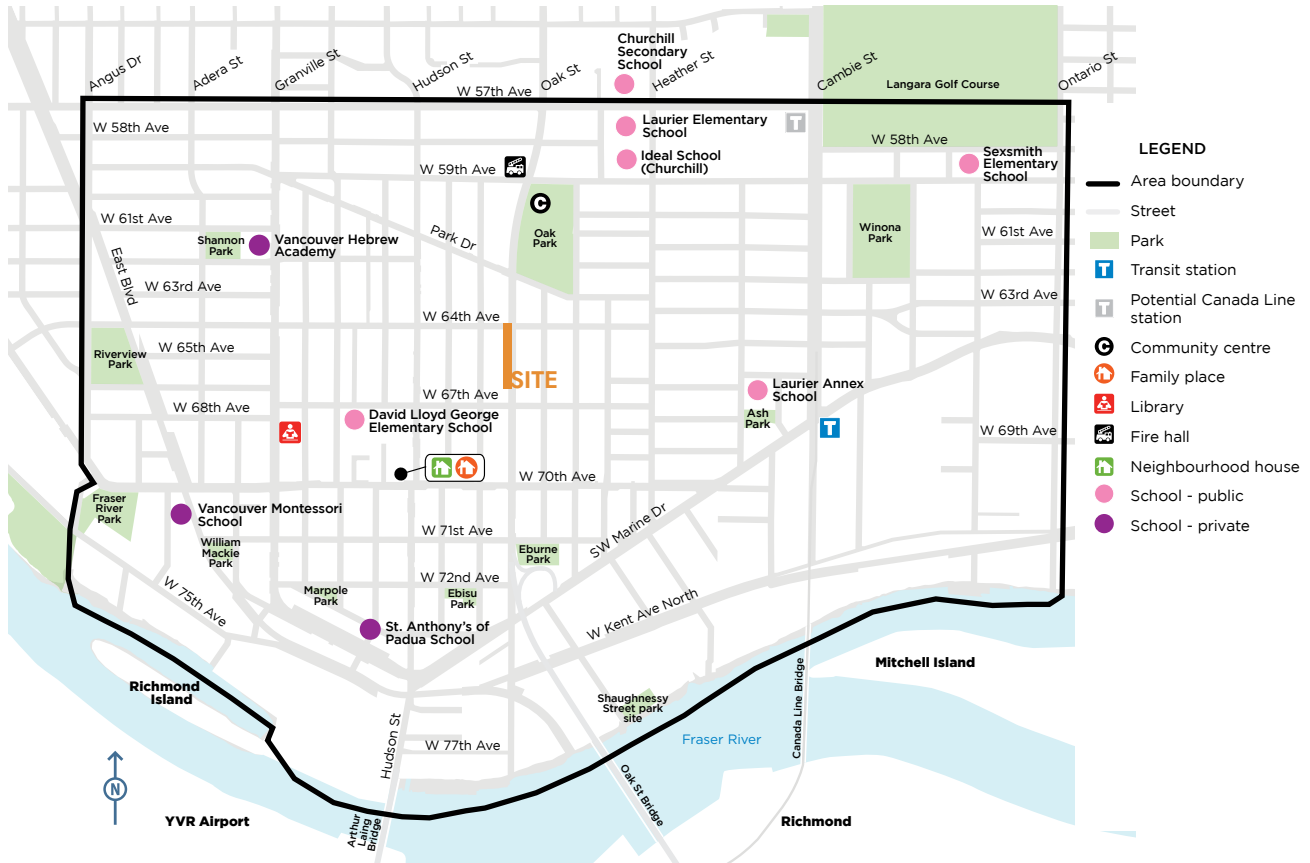
Credit: Arno Matis Architecture Inc.

Detailed Public Art Plan

There are several civic, community and regional amenities close to 8233 Oak Street, DP-2023-00474, notably the:

- Marpole Community Centre
- Joy Kogawa House
- Jewish Community Centre
- Oak Park
- Langara Golf Course
- Oakridge Park – the redeveloped Oakridge Centre by Westbank
- Oakridge Transit Centre Oak Redevelopment by Grovesnor
- Heather Lands– an MST project in development with Aquilini

While not ‘close’ to the site, 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. The midden is one of the largest pre-contact middens on the Pacific coast and was designated a National Historic Site of Canada in 1933 with a marker placed in Marpole Park at 73rd Avenue at Cartier Street.



Marpole Community Plan
Figure 3.3 - Marpole Context

Public Art Context

The City of Vancouver's, "Public Art Registry" lists fourteen civic and private public artworks located in Marpole. (<https://covapp.vancouver.ca/PublicArtRegistry/ArtworkSearch.aspx#PageTop>).

The current collection of Marpole artworks refer to themes and stories related First Nations and First Nature and Newcomer relations and the Fraser River's nature and cultural history. The collection of artworks by First Nations artists and related First Nation themes will grow significantly with the completion of the Oakridge Transit Centre, Heatherlands and the Oakridge developments.

The Marpole Village Business Improvement Association (BIA) launched a self-guided Marpole Public Art Tour in November 2023 and has undertaken several community art projects in partnership with Emily Carr Institute of Art and Design now known as Emily Carr University of Art and Design. Marpole has its own Museum and Historical Society.

The Marpole Oak Street neighbourhood is bereft of permanent and temporary public artworks. This is about to change with the redevelopment and densification of the community. With the transition of Oak Street from single-family residences to multi-family and mixed-use developments, public artworks will pepper the neighbourhood and community. 8233 OAK STREET, DP-2023-00474 will be an early contributor to this evolution.

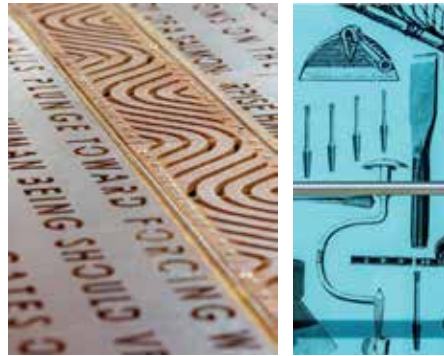
Detailed Public Art Plan

Eight of the fourteen artworks listed in the City's public art collection are located at foot of Cambie and Marine Drive at the 2015 Marine Gateway development:

- *Salish Gifts* by Susan Point, 2015
- *Tools of the Fraser River* by Geoffrey Farmer, 2015
- *Fraser River Stories* by Geoffrey Farmer, 2015
- *Ebb and Flow* by Urban Visuals, 2015
- *SWELL* by Urban Visuals, 2015
- *Simon Fraser* by Ken Lum, 2015
- *North Lobby* and *South Lobby* by Brian Rideout, 2015



Susan Point



Geoffrey Farmer



Urban Visuals



Ken Lum



Brian Rideout

There are five works by First Nations artists:

- *Musqueam Weavings* by Krista Point, Debra Sparrow, and Robyn Sparrow, 2013
- *Connecting Two Worlds Together* by Robyn Sparrow, 2019
- *Fusion* by Susan Point, 2014
- *Land and Sea* by Kelly Cannell and Tomas Cannell, 2014
- *Salish Gifts* by Susan Point. 2015 (see opposite page)



Krista Point Debra Sparrow, Robyn Sparrow



Robyn Sparrow



Susan Point



Kelly + Thomas Cannell



Douglas Coupland



*And two works by Douglas Coupland,
a gift and a contribution through a
rezoning, included in the Collection:*

- *Golden Tree (Canada Line Gift)*, 2016
- *Infinite Tire (26 SW Marine Drive)*, 2012

Draft Project Schedule

(subject to change)

ACTIVITY	DATE
Meeting with Public Art Manager	May 12, 2023
Checklist Submitted	May 16, 2023
Date of Public Hearing	None Required
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
Development Permit Resubmission DP-2023-00474	April 2024
Detailed Public Art Plan Submittal	June 2024
PAAC Presentation	July, 2024
Development Permit Issuance	Fall 2024
Building Permit Application	Summer 2024
Construction Buildings A and B	Fall 2024-Late Fall 2026
Construction Buildings C and D	Spring 2026- Summer 2028

Public Art Contribution

(subject to adjustment)

BUILDING	Retail SF	Residential SF	Office SF	TOTAL SF	Contribution (\$1.98/sq. ft.)	
A	0	43,039		43,039		
B	0	43,122	0	43,122		
C+D	8,523	104,653	22,681	135,857		
Total	8,523	190,814	22,681	222,018	\$ 439,596	Total Contribution
Civic Program Contribution					\$ 43,960	Less 10%
Public Art Project Budget					\$ 395,636	Planning and selection, artwork design and integration, fabrication, shipping and delivery, installation and other costs

Public Art Planning Principles

The City of Vancouver Marpole Community planning and urban design principles of the public realm will inform the choice of public artwork sites.

The City of Vancouver's social, culture and public art policies will guide and inform the opportunity, artist call and selection process.

The selection panel will be composed of diverse individuals who are familiar with and have a working knowledge of the community and who will actively guide the process with the community in mind.

The public art procurement process will be transparent and fair.

The public art project will be defined by the artist's practice and interests for the site specific work

Public Art Planning Policy Overview

Introduction

The public art project planning recommendations for 8233 Oak Street, DP-2023-00474, have been developed in keeping with applicable City of Vancouver's policies, the project's specific permit approval process and guidelines, in addition to satisfying the goals and intentions of the project.

In addition to the City of Vancouver Public Art Policy, there are specific and relevant considerations related to the goals for the Oak Neighbourhood in the Marpole Community Plan that impact the public realm of this project and, therefore, are incorporated into the public art plan. The development has not required any public consultation during the permit application processes, because the design meets all the planning objectives of the community plan. The proposed artist call and selection processes are designed to be equitable in process and outcome and have incorporated goals outlined in *Culture Shift Direction D-1* and the *Public Art Policy and Procedures for Rezoned Developments*.

The objective of the proposed public art plan is to be strategic as opposed to descriptive and for the project to be artist directed. The plan explicitly supports the goals and intentions of the *Marpole Community Plan* and is guided by the *City of Vancouver Public Art Policy*. The process is designed for input from the selection panel members to procure an artist-directed, site-specific public art proposal that is relevant and fitting for the opportunities presented by the development. Oak Street is in the process of transformation. The intention is for the public art installed at 8233 Oak Street, DP-2023-00474, to enrich the public realm with an Oak Neighbourhood site-specific experience. The process is informed by best practices and will be fair and equitable.

Considerations

City of Vancouver Policies + Guidelines

City of Vancouver Marpole Community Plan, 2014
City of Vancouver Public Art Policy for Rezoned Developments, 2014
Culture I Shift: Blanketing the city in arts and culture, 2020
City of Vancouver Equity Framework, 2021

Neighbourhood Character

Past, Current + Future

Existing Public Art Context

Project Design Principles and Goals

Detailed Public Art Plan Policy Context

The City's *Marpole Community Plan* and *Public Art Policy and Procedures for Rezoned Developments* are the primary documents setting out the City's expectations for the public art work project and procurement process.

The Marpole Community Plan

The Plan describes the public realm, "as a network of spaces that provide paths for movement as well as places that invite small and larger gatherings. It includes sidewalks, paths, plazas, and parks. The extent and treatment of the public realm varies depending on the character of the area and whether it is adjacent to a street, building or natural area." (P. 26)

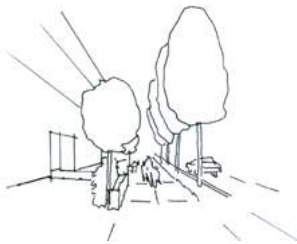
The *Marpole Community Plan* first sets out the urban design framework and community public realm principles shared by the entire community. Specific strategies for each of the four newly identified and unique neighbourhoods: Granville, Hudson, Oak, and Cambie follow. 8233 Oak Street. DP-2023-00474 is located in the new Oak Neighbourhood

Pertinent urban design principles for the Detailed Public Art Plan are listed on page 25 of *the Plan*

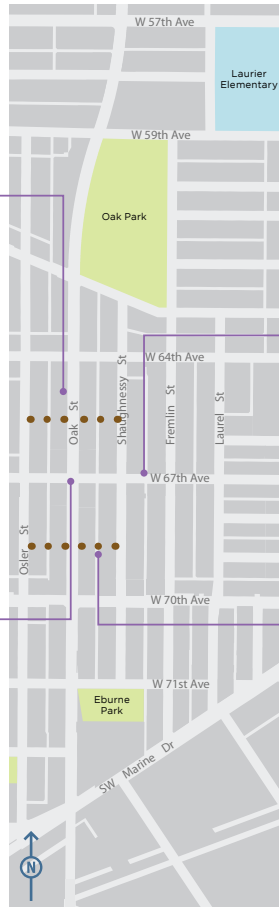
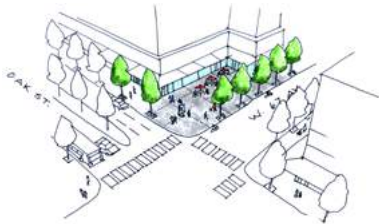
- One Community, Distinct Neighbourhoods
- Vibrant Neighbourhood Centres (in addition to the traditional Granville high street in south Marpole)
- Connected Public Places (existing public places will be connected and enriched with new urban plazas and green spaces)

Detailed Public Art Plan

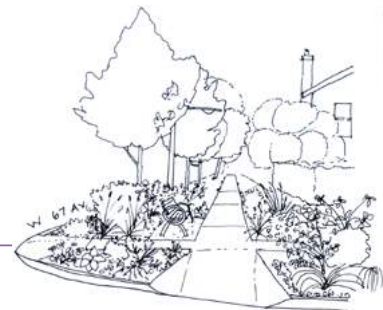
- Create a safe, comfortable walking experience along Oak Street with wider sidewalks, improved crossings, and street trees.



- Create an urban plaza at Oak Street and West 67th Avenue, as new development occurs, that provides a comfortable gathering space with a lively commercial edge. See Figure 10.2.



●●● Mid-block connection



- Establish small green plazas, pocket parks and enhanced landscaping along West 67th Avenue.

- Create mid-block connections along Oak Street through blocks longer than a standard block length.

Marpole Community Plan
Oak Neighbourhood - Placemaking principles
Page 50

The public realm strategies noted in the *Marpole Community Plan* (P. 27) as a whole are:

- Connect shopping streets, parks, community facilities, and transit with enhanced streetscapes, mid-block connections, and wayfinding.
- Support vibrant, active, shopping streets
- Enrich walking and cycling routes within the community with elements of interest and animation along the way.
- Improve neighbourhood walkability and enjoyment by completing the sidewalk and street tree network.

The Plan then outlines key attributes for each of the four newly defined neighbourhoods (P. 50). Being in the Oak Neighbourhood the project's key place-making goals are to:

- Create a safe, comfortable walking experience along Oak Street with wider sidewalks, improved crossings, and street trees.
- Create mid-block connections along Oak Street through blocks longer than standard blocks.
- Create an urban plaza at Oak Street and West W 66th Ave and as new development occurs, provide a comfortable gathering space with a W 67th Ave lively commercial edge.
- Establish small green plazas, pocket parks and enhanced landscaping along West 67th Avenue.
- Create a comfortable pedestrian scale and rhythm at the street level.

The 8233 Oak Street, DP-2023-00474 public artwork project will contribute to one or more of the above place-making goals outlined in the *Marpole Community Plan*.

Art and culture give cities life, imbuing them with the qualities, landmarks, and stories that make cities recognizable and distinct. Arts and culture embody our most deeply held values and aspirations, and imagine the futures people long for.

Blanketing the City in.....

art & culture

awaken provoke

inspire inquire

connect catalyze

unsettle open clarify

heal disrupt realize

animate attune

nourish dissolve

reckon crystallize

celebrate

—————→ **lead the way**

Culture I Shift

The 8233 Oak Street, DP-2023-00474 public artwork plan has addressed several of the goals in direction D1 of the City's culture plan:

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.

The Detailed Plan recognizes the unique Oak Neighbourhood within the unique community of Marpole and will, by way of:

- an open and public call
- the artist led initiative to define the public art opportunity,
- community advisors who will share cultural, social and Indigenous histories,
- a selection panel with a majority of professional art representation

Its goal is to deliver an enduring, much-loved, publicly accessible and relevant artwork.

The project will lead the way in the City's efforts to democratize culture by offering an opportunity to local lower mainland artists to create a work that speaks to the community of this new, emerging neighbourhood. The desire is for the public artwork to entice *"the passersby to pause, wonder, and reflect on their own experience, in that moment, of the particularities of that place every time they go by"*. This kind of interruption in our daily lives can make space for meaning and ritual.

City of Vancouver Public Art Policy and Procedures for Rezoned Developments

(Updated Nov 2021)

The goals 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.

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

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.

The mission of the 8233 Oak Street, DP-2023-00474, public art plan is for the artist call to realize a high-quality public art project such that the art project will enrich the City's urban environment, and that of the development, with distinctive elements contributing to the public realm in a unique and meaningful way. The site-specific work will identify the development within the new Oak Neighbourhood. This is in alignment with the *City of Vancouver's Public Art Policy and Procedures for Rezoned Developments*. The procurement process and selected project will reflect the community's diversity and interests with panel members providing a consultative role. It should be noted that the development application for this project is on a City of Vancouver pilot program in which there is no public consultation process required of the project as a whole.

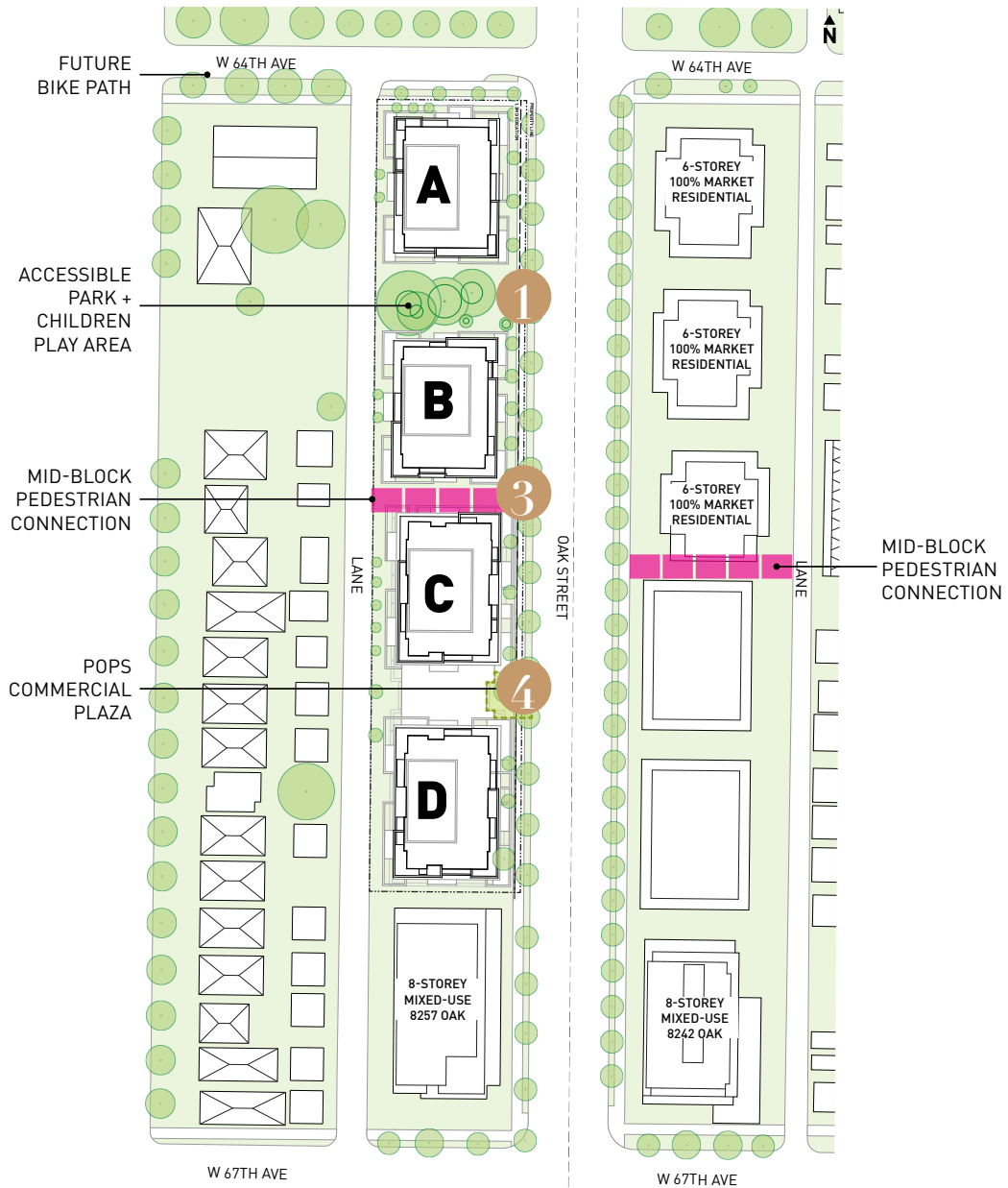
The goals for the procurement process are for it to:

- Be consultative - knowledgeable community and professional panel members will provide input on the terms of reference
- Provide artists with an opportunity to engage fully in the creative process
- Provide an exceptional opportunity for a local artist/s – emerging or established
- Follow equitable and fair procedures

The goals for the artwork project are for the artwork to:

- Respond positively to the architectural and landscape context of the project
- Reflect the distinct character and experience of the emerging neighbourhood
- Reflect the distinct character of the diverse community of Marpole
- Be permanent, site-specific, forward-looking
- Provide ongoing visual interest, social activation, and focus along Oak Street; and, between the lane and Oak Street - particularly for pedestrians
- To engage with the public realm with a single, or a series of related works through typical and /or atypical media.

Detailed Public Art Plan



Credit: Arno Matis Architecture Inc.

Public Artwork Sites

The public realm design for 8233 Oak Street, DP-2023-00474 has been carefully considered. At ground level, three small plazas, a pocket park and a mid-block pedestrian 'alley' along the Oak Street front are easily accessible – visually and physically - by the public. The social gathering places and pedestrian connection provide a rhythm of events along the building wall and meet the principles and goals set out in the *Marpole Community Plan*. These open spaces perforate the building wall along Oak Street, are supported programmatically by interior or exterior functions, and, will contribute to the neighbourhood in a meaningful way. They are intended to be occupied, actively and passively, by residents and community members. Each one is a good and appropriate location for public art.

The following public art sites are proposed:

- 1 Public Art Site 1 – the “planter” at the south face of Building A and Oak St. and plaza between A and B east of the children’s playgroun
- 2 Public Art Site 2 – the mid-block pedestrian connection between the Lane and Oak St and Building B and C
- 3 Public Art Site 3 – the plaza between Building C and D on Oak St.

An art installation at any of the primary art sites will provide ongoing interest and focus for pedestrians and residents and contribute to the rhythmic experience along the street. The public art plan offers artists the choice to occupy one or more sites with a single or a series of related site-specific artworks.

The proposed locations for the public art project permit easy physical and visual engagement. Pedestrians and visitors to the park, café and retail units along Oak Street will be able to connect with and appreciate the work in detail. Less ideal will be the viewing of the artworks by drivers and passengers in vehicles travelling along Oak Street where vehicle speeds and street trees will limit the appreciation and engagement with the artwork.

Detailed Public Art Plan

KEY LEGEND

- | | |
|--|---|
| A WEST 64TH AVENUE RESIDENTIAL FRONTAGE | D ACCESSIBLE OUTDOOR AMENITY |
| 1 PROPOSED SIDEWALK, BOULEVARD AND FUTURE BIKE LANE | 10 PLAYGROUND INTEGRATED WITH THE EXISTING TREES |
| 2 FEATURE PAVER AND BUILDING ENTRY | 11 FEATURE PLANTERS AND SEATING |
| 3 PLANTING BUFFER | 12 ACCESSIBLE PLAYGROUND SPACE WITH RUBBER SURFACING |
| B OAK STREET FRONTAGE | 13 POSSIBLE PUBLIC ART WITH ADJACENT SEATING |
| 4 RESIDENTIAL PATIOS, BUFFER PLANTING | E LANEWAY TREATMENT |
| 5 OFFSITE SOODED BOULEVARD, STREET TREES | 14 RESIDENTIAL PATIOS WITH BUFFER PLANTING + TREES |
| 6 POCKET RETAIL PLAZA + FEATURE PAVING | 15 ON-SITE PATH |
| 7 FEATURE TREE + SEATING | 16 AMENITY FRONTAGE |
| C MID-BLOCK CONNECTIONS | 17 POTENTIAL PUBLIC ART SITES: REFER TO DETAILED PUBLIC ART PLAN |
| 8 SEATING OPPORTUNITIES | |
| 9 FOUNDATION PLANTING | |



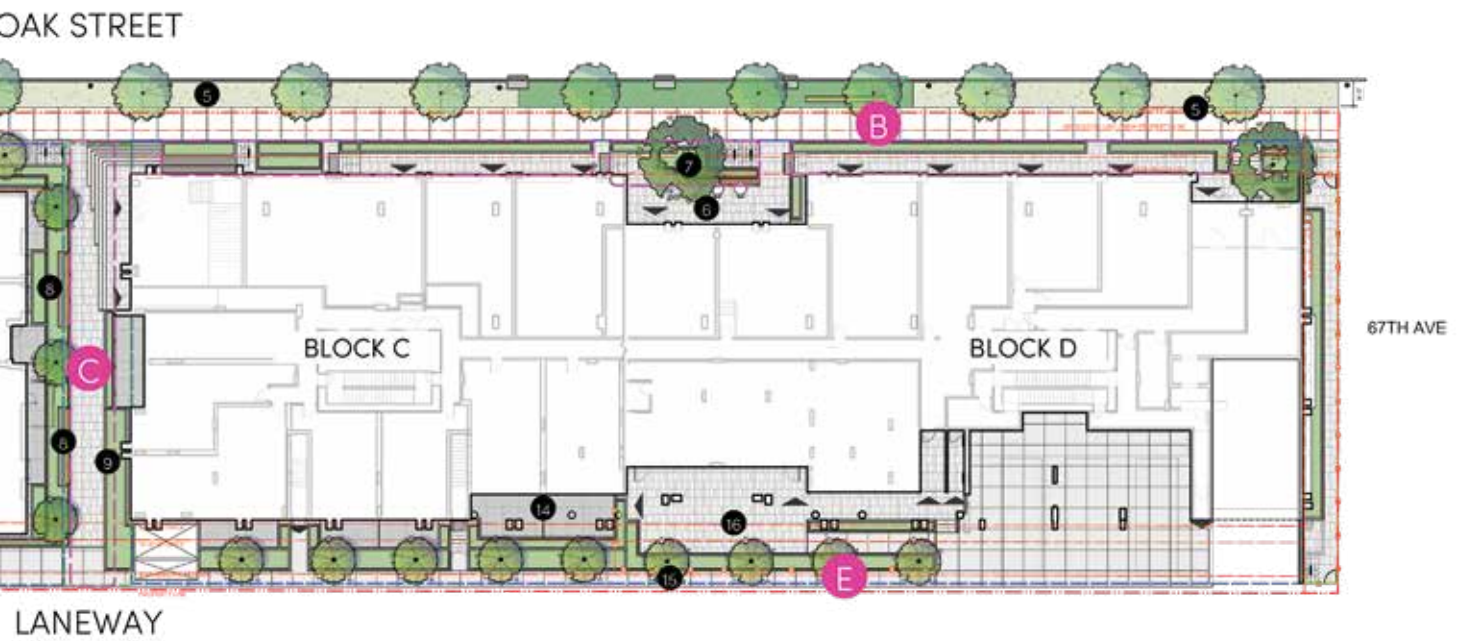
BLOCK D

BLOCK C



OAK STREET ELEVATION

Credit - LOCI Landscape Architect



BLOCK B

BLOCK A



Credit - LOCI Landscape Architect
+ Arno Matis Architecture Inc.



Looking south-west down Oak Street at West 64th Avenue

Credit: Arno Matis Architecture Inc.



Artwork Opportunities

1 Public Art Site 1 – the “planter” at the south face of Building A and Oak St

Considered a Primary Art Site

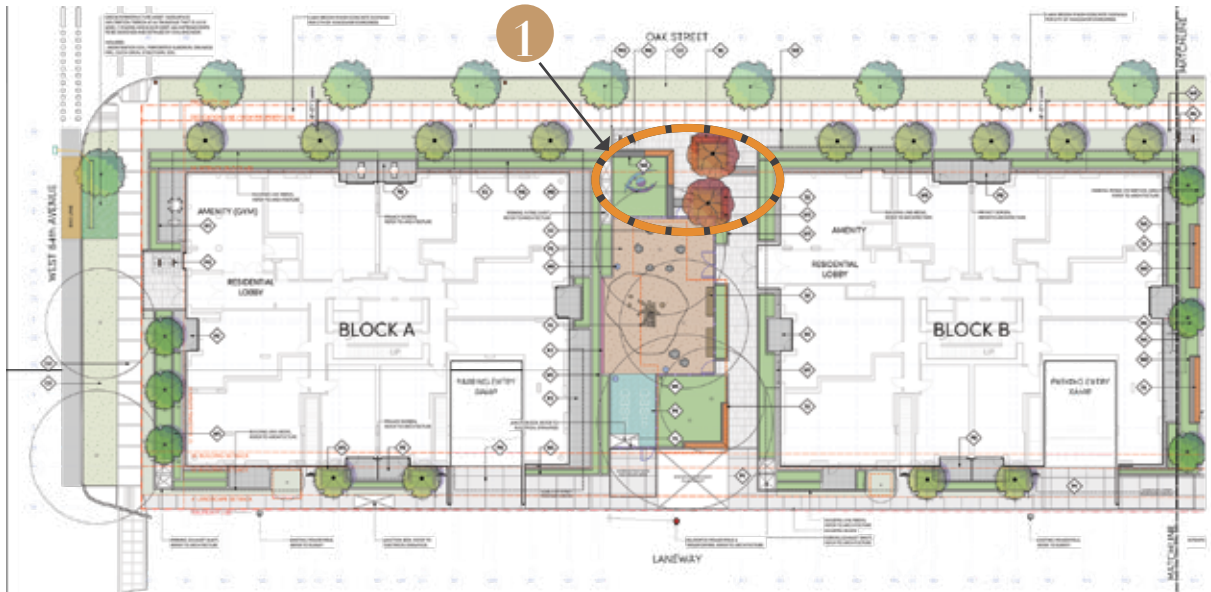
Opportunities and Limitations – The location is suitable for a 3-dimensional work of some size and or multiple smaller works occupying the plaza, landings, and planters . There is no underground parking garage impeding the depth of the foundation for the artwork. In addition,

Integration Considerations—The planter at the southeast corner of the Playground may remain or not. There are four existing trees in the pocket park. The Landscape Architect and Artist will work together to integrate the landscape plan and proposed artwork to support the viewing, engagement, and use of the plaza.

Adjacent Uses – Children’s park, sitting area, Oak Street sidewalk, Amenity Space between buildings A and B, Entrance to Residential Lobby Building B

Sight Lines – good sight lines from across the street through street trees, Oak Street sidewalk approaching from north and south, limited views from west looking east. Visible from residential units above and Amenity space to the south

Shadowing – Morning sun. In shadow for much of the day during the year.



Detailed Public Art Plan

2 Public Art Site 2 – the mid-block pedestrian connection between the Lane and Oak St and Building B and C

Considered a Secondary Art Site

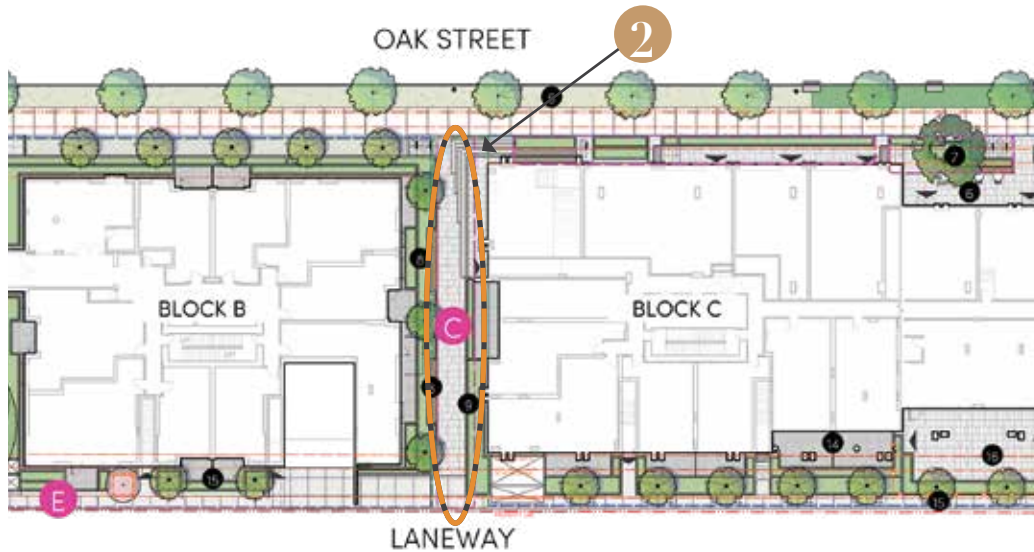
Opportunities and Limitations – This location is limited to a paving pattern which could extend to the property lines on the west and east.

Integration Considerations— The Landscape Architect and Artist will work together to integrate the landscape plan and proposed artwork.

Adjacent Uses – Residential

Sight Lines – good sight lines walking through the passageway and from residential units above

Shadowing – Morning sun. In shadow for much of the day during the year.





OAK TERRACED PLANTERS



OPEN AREA WITH POCKETS OF GREEN SPACE



FOUNDATION PLANTING



ARCHITECTURAL STEPS



BLOCK PEDESTRIAN ACCESS



INTIMATE SPACES WITH VEGETATIVE BUFFERS



CHILDREN'S PLAYGROUND - INTERACTIVE SENSORY WALL



SEATING OPPORTUNITIES IN GREEN SPACES



3 Public Art Site 3 – the plaza between Building C and D on Oak St.

Considered a Primary or Secondary Art Site

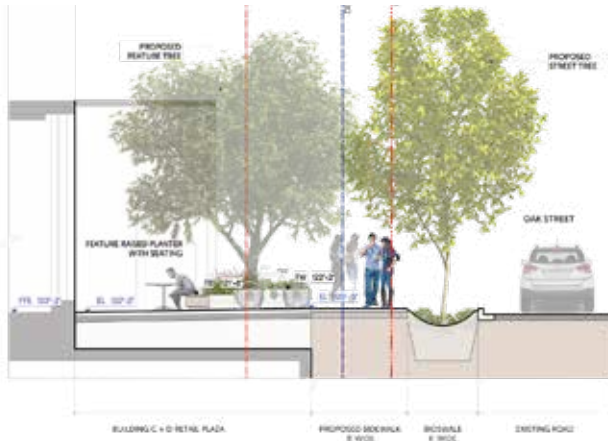
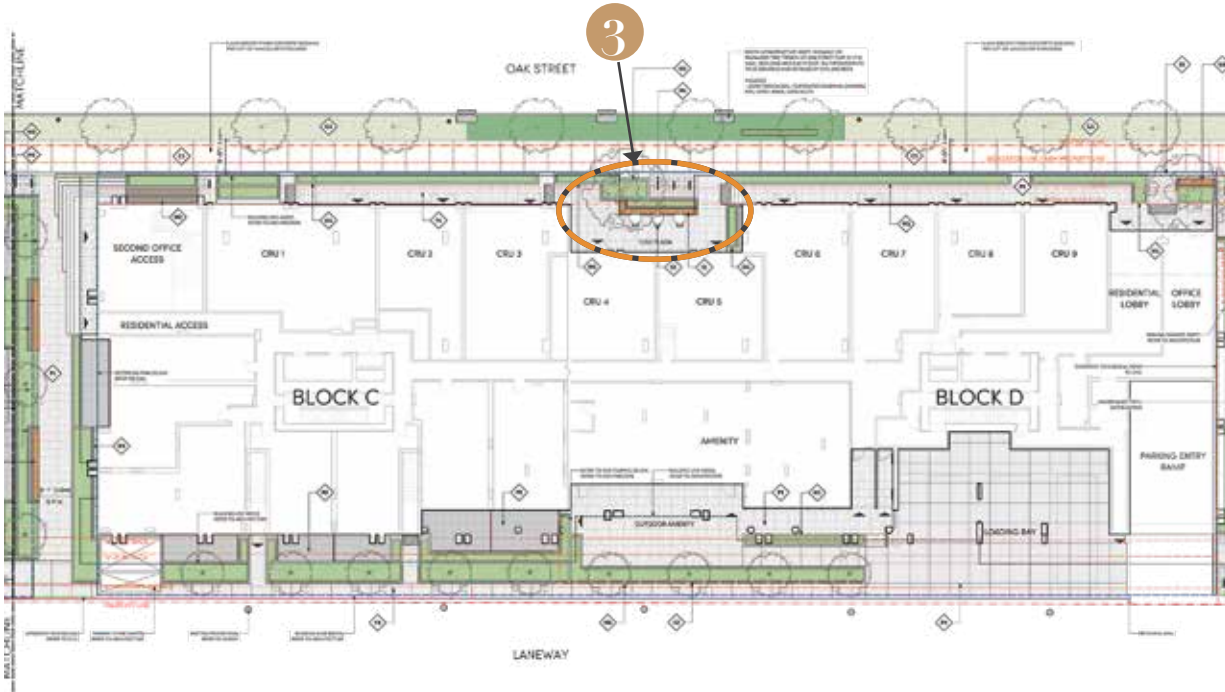
Opportunities and Limitations—The location is suitable for a 3-dimensional work of some size. The underground parking garage will limit the depth of the foundation for the artwork. The artwork may occupy the planter to gain height.

Integration Considerations—The planter may remain or not. The artwork will replace the specimen tree. The Landscape Architect and Artist will work together to integrate the landscape plan and proposed artwork to support the plaza’s viewing, engagement, and use.

Adjacent Uses – Retail

Sight Lines – good sight lines from across the street through street trees, Oak Street sidewalk approaching from north and south, the CRU walkway, and the adjacent retail stores

Shadowing – Morning sun. In shadow for much of the day during the year.



TREES



Acer palmatum 'Sango-itaku'
Coral Bark Japanese Maple



Cornus controversa
Giant Dogwood



Ginkgo biloba
Maidenhair Tree



Magnolia kobus
Kobus Magnolia



Parrotia persica
Persian Ironwood



Stewartia pseudocamellia
Japanese Stewartia

SHRUBS



Arbutus Unedo
Strawberry Tree



Buxus microphylla 'Winter Gem'
Winter Gem Boxwood



Gaultheria Shallon
Salal



Juniperus conferta
Blue Pacific Juniper



Osmanthus x burkwoodii
Burkwood Osmanthus



Skimmia japonica
Japanese Skimmia



Taxus x media 'Nictai'
Hick's Yew

PERENNIALS/GRASSES/ GROUNDVERS/FERNS



Alchemilla mollis
Lady's Mantle



Arctostaphylos uva-ursi
Bearberry



Asarum caudatum
Western Wild Ginger



Blechnum spicant
Deer Fern



Carex elata 'Aurea'
Golden Sedge



Carex flacca
Blue Sedge



Cornus unasclorensis
Western Bunchberry



Deschampsia cespitosa
'Wronschleier'
Tufted Hair Grass



Dicentra formosa
Pacific Bleeding Heart



Echinacea purpurea 'Rubinstern'
Ruby Star Coneflower



Fragaria virginiana
Common Strawberry



Epimedium x youngianum 'Niveum'
Barrenwort



Euphorbia amygdaloides var.
robbiae
Wood Sedge



Miscanthus sinensis
Maiden Grass



Nepeta fassenii
Eastern Catmint



Pachysandra terminalis
Japanese Spurge



Penstemon alpestrisoides



Polystichum munium
Western Sword Fern

Art Work Objectives

The *Marpole Community Plan* sets out the **architectural character** for the Oak Neighbourhood. It states the neighbourhood character *“should echo the optimism of its postwar past. Contemporary materials might predominate in combination with traditional materials and the building details might reflect that of movement inspired by the automobile era.”* (page 29).

Culture Shift, the City’s policy has no such overriding thematic direction. In alignment with the City’s cultural policy, the public art call will invite artists to engage in research and determine the content and thematic approach of their artistic concept fitting to their practice. The artist will respond to the context of the proposed development in a way that ‘fits’ either in relation to, or in contrast to the setting. The artwork theme or story will be discovered and defined by the artist as a result of their research and creative process for the project.

The goals and objectives for the art work(s) are for one or a series of site-specific permanent artworks to be installed, such that:

- The artwork is deemed to be a “permanent work” with a life expectancy of a minimum of 10 years.
- Artists may replace or use materials shown in the Landscape Architects’ design. The artwork budget will be augmented accordingly.
- The artwork must be conceptualized and designed to suit the circumstances of its site and audience.
- In developing their proposal, the Artist will be sensitive to the design intentions of the Developer and the Marpole Community Plan
- Artist will, in developing their proposal, consider the context, the architectural and landscape design, and the limits of the budget and schedule provided in the Terms of Reference.

In developing their proposal, the Artist will consider the context and the technical requirements of their proposed work with regards to:

- Public safety, vandalism, on-going and long-term maintenance protocols and accessibility for maintenance through the phases of design,
- Fabrication and installation. (This includes attention to climbability, slip hazards, sharp points and edges etc.)
- Meet all applicable British Columbia Building and Fire Code standards.
- Letters of Assurance may be required for structural integrity and any other engineering facet of the project.

The selected Artist(s) will be expected to participate in collaborative design development, incorporating information into the Artist’s technical documentation for the artwork and informing the project construction documents as needed.

EQUITY



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 is a process of replacing policies, practices, attitudes, and cultural messages that reinforce differential outcomes or fail to eliminate them.**

Selection Process

Introduction

The City of Vancouver Equity Framework has informed the design of the artist call and selection process.

The selection panel is composed of knowledgeable members of the community. The artist call will be public to reach out to a diverse community of qualified, local artist practitioners interested in site-specific work and this particular project's potential conceptual and artistic opportunities. The process, will efficiently and effectively, employ the input and guidance of the panel and artists to define the recommended public art project. Selection Panel meetings will be observed by City of Vancouver public art staff.

Artist Call

A two-staged process for site-specific artwork(s) is proposed: a request for qualifications and expressions of interest followed by an invitation to submit a proposal.

Stage 1 – A public call

Qualified, professional artists living and working in British Columbia will provide an expression of interest and qualifications. The Selection Panel shortlists up to five artists to be invited to submit a public art proposal.

In the case where the Selection Panel finds that no qualified artists have submitted an Expression of Interest Selection Panel Members may elect to propose artists they individually believe are qualified for the project. In this case, the Panel as a whole will review the long-list and short-list

Stage 2—Proposal

The shortlisted artists are invited to prepare, submit and present their public artwork proposal. The Selection Panel ranks the submissions.

The Project Team reviews the top-ranked proposal to inform the Owner about the requirements for integrating the artwork proposal into the project design.

The Owner enters into contract negotiations with the Artist.

Should contract negotiations with the artist of the top-ranked proposal fail, the Owner may enter negotiations with the artist of the second-ranked proposal.

The Panel as a whole may elect to recommend that none of the proposals are worthy of realization.

Proposed Selection Panel Composition

Detailed Public Art Plan

Selection Panel

To be equitable and reflective of the community's vision the selection panel will include multiple diverse voices who are part of and/or very knowledgeable about the community – as it is now and as it is envisioned.

The Selection Panel will be comprised of a diverse group of qualified citizens who will provide informed feedback throughout the artist call and proposal selection phases of work. The five-person panel will include four community members /art professionals and one member from the design team. The panel will be diverse in gender, race, culture, background, and training.

Each panel member will have significant knowledge about Marpole's history, culture, and values. In addition, they will have each contributed, some very significantly, to the development of the *Marpole Community Plan* and/or engagement with the community. The individual and shared knowledge of the Panel will inform the next steps in developing the *Public Art Project Terms of Reference* and the selection process.

In addition to four public panel members, the project's landscape architect will represent the project. His background and experience with the project will help inform the panel about the landscape design and integration of a proposed public art concept into the project.

A confidential long-list of proposed panel members is provided by separate attachment

Project Advisors

Non-voting advisors, namely the City of Vancouver Public Art staff and the Project Manager will be invited to inform and observe Selection Panel meetings and discussions.

The public art consultant will coordinate all communications between the parties and facilitate all meetings of the Selection Panel with the support of an administrative assistant.

Preliminary Selection Criteria

The Panel will determine the criteria and scoring they will use for each stage of the selection process and will include the following considerations.

For the short-listing artists to be invited to submit a proposal, the selection panel will consider the following:

- a) Artist's qualifications and proven capability to work cooperatively within an integrated team
- b) Artist's capacity and demonstrated experience to work in demanding environments with communities and other design professionals
- c) Compatibility of the artist's material expression with the project's – matching or contrasting

For the ranking of the recommended artists proposals, the selection panel will consider the following:

- a) Appropriateness of the approach to the project terms of reference, including the City's and project goals
- b) Artistic merit of the approach
- c) Degree to which the proposal is responsive to the site and community-responsive
- d) Probability of successful completion and technically feasible
- e) Environmental sustainability of the proposed artwork
- f) Public Safety
- g) Ease of maintenance
- h) Life expectancy

Note: The panel is not responsible for ensuring the technical viability of the proposed public art projects or the accuracy of the artists' budgets.

Draft Project Schedule

(subject to adjustment)

ACTIVITY	DATE
Present Detailed Public Art Plan to the City of Vancouver Public Art Committee	July 2024
Assemble Selection Panel and Advisors	July 2024
Prepare Draft Terms of Reference	July-August 2024
Panel Member project and context briefing	Early August 2024
Public Call for Request for Expressions of Interest	September 2024
Short-listed artist project and context briefing	October 2024
Proposal Preparation by invited artists	October - December 2024
Presentation and interview	Early January 2025
Technical Review and project integration discussions	Mid January 2025
Artist Contracted	Late January 2025
Detail development, design integration	TBD
Artwork Fabrication and Installation	TBD

Public Art Project Budget

(subject to adjustment)

DESCRIPTION	AMOUNT	TOTAL
Public Art Project Budget	\$395,636	
Selection Process Budget		
Call and selection process expenses	\$2,000	
Selection Panel and Community Advisor honoraria	\$5,500	
Artist honoraria	\$12,000	\$19,000
Public Art Planning and Project Delivery Budget		
Public art project budget		
Public art consulting, documentation, facilitation and procurement process contingency	\$56,000	
Owner's work and contingency	\$44,136	\$320,636
Total Public Art Project Budget		\$395,636

Conclusion

The detailed public art plan sets out the road map to procure, in a fair and equitable manner, the public artwork at 8233 Oak Street, DP-2023-00474. The procurement process is designed to provide community input throughout the process. Four knowledgeable community members and art professionals and one design team member will serve on the selection panel to inform the terms of reference, select the short-listed artists and rank the artwork proposals. The artist call is public, inviting qualified professional artists living and working in the lower mainland to submit their interest and qualifications. The opportunity is strategically defined, as opposed to descriptive, with the goal of aligning the artists' conceptual and practice explorations to that of the project.

A well-crafted, engaging artwork will significantly enhance the experience, especially that of the pedestrian, of the public realm along Oak Street. The developer and design team look forward to welcoming the artist/artist on to the team, and integrating the artist's proposed artwork and completing the urban design of the development. The public art plan, when realized, will deliver an enduring addition to the City's public art collection and contribute in a meaningful way to the experience of the public realm along Oak Street between W 64th and W. 67th Ave.

Appendix

City of Vancouver Public Art Policy and Guidelines for Rezoned Developments, Appendix C– Public Art Checklist Form submitted May 2023

Detailed Public Art Plan



PUBLIC ART CHECKLIST

Please contact the Public Art Program Manager prior to submission. (Met on Zoom, May 12, 2023)

PROJECT DETAILS:	
Checklist Submission Date	May 16, 2023
Project Name	HOLM
Project Address	1012 W. 64th Ave., 8029-8225 Oak Street, Vancouver, BC
Project Location	Marpole Area Plan – 6.3 Sub -Area
Legal Description of Site	LOT 1-12 EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS All of Lot 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

PROJECT CONTACTS:	
PROJECT OWNER	Enrich Oak North LP and Enrich Oak South LP
Owner Contact Name	Milton Sorokin
Telephone	(604) 279-8808 & Cell: 604-720-0186
Email	milton@enrichdevelopments.com
PROJECT DEVELOPER	Enrich Oak North LP and Enrich Oak South LP
Developer Contact Name	See above
Telephone	See above
Email	milton@enrichdevelopments.com
COV REZONING PLANNER	Robert White
Telephone	604-873-7484
Email	robert.white@vancouver.ca

PROJECT CONSULTANTS:	
PUBLIC ART CONSULTANT	Lynne Werker
Telephone	(778)855-7446
Email	lynne@lynnewerker.com
PROJECT ARCHITECT	Arno Matis Architecture inc
Telephone	(604) 708-0188
Email	amatis@arnomatisarchitecture.com
LANDSCAPE ARCHITECT	LOCI
Telephone	(604) 763-2886
Email	mike@locidesign.ca
DESIGN CONSULTANT	N/A
Telephone	
Email	



PUBLIC ART CHECKLIST

PROJECT DESCRIPTION:
Brief description of the proposed development (residential, commercial, etc.)
The proposed mixed-use development is comprised of four buildings: A, B, C, D.
Buildings A and B are six stories each and are solely residential use. A pocket park with a children's playground is proposed between the two buildings. Buildings A and B have discreet parking garages to enable the maintenance of existing trees in the pocket park.
Buildings C and D have 2 story commercial podium located on top of a parking garage. Building C has five stories of residential and Building D has six set back on top of the commercial podium. A public plaza is located between buildings C and D and at the south corner of Building D.
The consolidated site occupies more than a traditional block along Oak St. which has quite a slope down travelling south. The public realm focuses on east west block penetrations between the building blocks located to provide pedestrian links from the lane to Oak Street and across. The project's proposed urban design supports the Marpole Plan of vibrant neighbourhood centres, focus activity and intensity and connected public places.

Relevant planning or other studies or conditions pertinent to the project site (point form)
<ul style="list-style-type: none"> • Culture Shift • Marpole Area Plan – 6.3 Sub -Area

PUBLIC ART ALLOCATION CALCULATION:	
PUBLIC ART OPTION (applicable to re-zonings referred to public hearing after July 31, 2014)	
Option A Elected	90% of budget applied to public art for development; 10% program contribution: Public Art Plan reviewed by Public Art Committee
Option B	80% of budget contributed to City's Signature Projects Fund

FSR AREA CALCULATION:	
Total Floor Space Ratio Area	222,022 SF (20,634 Sq. Meters)
Dedicated Social Housing FSR	N/A
Eligible FSR Rate	N/A
Public Art Rate	\$1.98 per ft ² (\$21.3125 per m ²)
Total Public Art Budget	\$439,603.56 (based on 222,022sf)
10% Program Contribution – Option A (applicable to re-zonings referred to public hearing after July 31, 2014)	\$43,960.36

Draft Detailed Public Art Plan



PUBLIC ART CHECKLIST

PROPOSED PROJECT SCHEDULE:	
Date of Public Hearing	N/A (completed)
Rezoning Enactment Date	Pending DP Approval
Development Permit Application Date	April 20, 2023
Development Permit Issuance	Pending

City of Vancouver, Cultural Services, Public Art Program
Suite 501, 111 West Hastings Street, Vancouver, British Columbia
V6B 1H4 tel: 3-1-1, Outside Vancouver 604.873.7000 fax:
604.871.6005
website: <http://www.city.vancouver.bc.ca/publicart>

References + Credits

1. *8029-8225 Oak St +1012 W64th Avenue DP Submission Revision 3 03.2024 (Design Rationale)*, Arno Matis Architecture + Urbanism
2. *1012 W64th Avenue & 1012 W64th Avenue, Vancouver, BC Canada – Residential/Commercial/Office Development Permit 3 – Revised, 03.27.2024*, (Drawing set) Arno Matis Architecture + Urbanism
3. *FRANK 1012 W64th Avenue & 1012 W64th Avenue, DP Prior To, 24-03-18*, LOCI Landscape Architecture and Urban Design
4. *CULTURE | SHIFT Blanketing the City in Arts and Culture*, City of Vancouver 2020
5. *City of Vancouver Public Art Policy and Guidelines for Rezoned Developments, 2014*
6. *City of Vancouver Marpole Community Plan, 2014*
7. *City of Vancouver Marpole Neighbourhood Social Indicators Profile 2020*
8. *The City of Vancouver Equity Framework, July 2021*
9. *City of Vancouver, Public Art Registry*
10. *City of Vancouver Archives*

CREDITS

All drawings were extracted and adapted for the purpose of the detailed public art plan from the development permit submission sets prepared by Arno Matis Architecture + Urbanism and LOCI Landscape Architecture and Urban Design.

Project Team

Developer

Enrich Developments Ltd

Architect

Arno Matis Architecture Inc.

Landscape Architect

LOCI Landscape Architecture and Urban Design

Marketing Consultant

Manuela Marketing

Public Art Consultant

Lynne Werker



LYNNE WERKER
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