

ARAGON

PROPERTIES LTD.

ARAGON PROPERTIES

PRELIMINARY PUBLIC ART PLAN

2851 EAST 49TH AVENUE, VANCOUVER

DECEMBER 5, 2024

BALLARD FINE ART

ART ADVISORY

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PROJECT DETAILS

PROJECT ADDRESS

Building: 2581 East 49th Avenue, Vancouver, BC
Townhouses: 2838-286 East 49th Avenue, Vancouver, BC

LEGAL ADDRESS

Lots 15 to 20 of Block 9 North West 1/4 of District Lot 337 Plan 8117; PIDs 010-240-535, 008-071-594, 010-240-560, 004-912-616, 003-896-251 and 010-240-837

PUBLIC ART BUDGET

\$200,580.34

FSR:

101,303.2 sq.ft

PROJECT TEAM

PROJECT OWNER | ARAGON (EAST 49TH) PROPERTIES LTD.

1628 W 1st Ave #201
Vancouver, BC V6J 1G1

Lenny Moy | President
lmoy@aragon.ca

PROJECT DEVELOPER | ARAGON PROPERTIES LTD.

1628 W 1st Ave #201
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DESIGN ARCHITECT | YAMAMOTO ARCHITECTURE

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Darryl Dy | Architect
info@yamamotoarchitecture.com

LANDSCAPE ARCHITECT | ETA LANDSCAPE ARCHITECTURE

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Vancouver, BC V6J 1H4

Daryl Tyacke | Landscape Architect
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PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.

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Jan Ballard | Principal
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CONTEXT MAP



Context map showing location of the E49th development



- 1 SUBJECT SITE
 - 2 DR. GEORGE M. WEIR ELEMENTARY SCHOOL
 - 3 KILLARNEY COMMUNITY CENTRE
 - 4 KILLARNEY SECONDARY SCHOOL
 - 5 KILLARNEY PARK MENNONITE CHURCH
 - 6 KILLARNEY PARK PRESCHOOL
 - 7 KILLARNEY COMMUNITY LUTHERAN CHURCH
 - 8 TABERNÁCULO BÍBLICO BAPTIST CHURCH
 - 9 GRACE COMMUNITY BAPTIST CHURCH
 - 10 KINGDOM HALL OF JEHOVAH'S WITNESSES
 - 11 SIR CHARLES KINGSFORD-SMITH ELEMENTARY SCHOOL
-  BUS STOP
 -  SUBJECT PROPERTY
 -  500M WALKING CIRCLE
 -  FTN BUS ROUTES
 -  BIKE ROUTE
 -  PARKS / GREEN SPACES



SITE PLAN



EAST 49TH AVENUE

SITE PLAN

PROJECT DESCRIPTION



Rendering: View of the Lobby Entrance - South Elevation

2821-2869 East 49th Avenue is a 5-storey market rental residential development located in the heart of the Killarney neighbourhood, resting proximally along the border between Vancouver and Burnaby. The development is one of eight newly proposed neighbourhood builds, largely 4-6 storey mixed use residential buildings, set to provide greater housing density throughout the surrounding the area. With a total site area of 46,198 sq. ft, 2821-2869 East 49th will allocate a total of 40% of the units towards supporting family housing, 26% of which are two bedrooms, while 14% are three-bedroom townhouses. The site is an ideal location for residents given the proximity to a wide array of community resources such as the community centre, various schools, transit lines and local retail.

The development is comprised of a series of apartments fronting East 49th avenue, as well as 20 townhouses running adjacent to the lane. Running parallel between both the apartments and townhouses is a semi-private courtyard space, enhancing the overall livability and spaciousness of the development. As well, a large outdoor amenity space is provided at the corner of L1, situated to surround the two existing trees on site; these trees offer increased shade and will support anticipated lounge and gathering activities within the space.



Rendering: View of the apartment along East 49th Avenue

A key development feature includes the preservation of existing mature trees present on site which impacts the overarching footprint, necessitating adaptations to the massing strategy as well as the building form and height. Horizontal breaks are incorporated into the middle of the build on both the North and South sides, the southern-most break allowing retention space for a prominent Douglas Fir. Contemporary in its expression, the project design remains simple and refined whilst responding to the pre-existing aesthetic language of the surrounding neighbourhood. Varying textures, patterns, and materials are employed throughout the architectural program to create visual interest, bolstered in part by the proposed art screens that will be incorporated along the vertically stacked building balconies.

Well-served by bus and rapid transit options, 2821-2869 East 49th is south of the Expo Line's Joyce Collingwood Station, connecting the development to greater Vancouver looking north-west and Burnaby to the east. The development is situated with an active area boasting a variety of local amenities and green spaces, with Metrotown and its many offerings a mere 10-minute drive east.



Rendering: View of the townhouses along the lane



Renderings, left to right: View of the apartment balconies, view of the building from south-east and north-west aerial perspectives

PUBLIC REALM

2821-2869 E 49th Ave is envisioned as an accessible and diverse new transit-oriented community, offering thoughtfully designed and functional spaces set to contribute to the growth of this key Vancouver enclave. Enhancing public life while encouraging intergenerational interaction and well-being, particularly as it relates to the neighbouring school and community centre, the architecture and landscape design prioritise a human-scaled experience. Providing outdoor social spaces as well as pedestrian and bike paths that connect to the wider network of neighbouring greenways, public transit routes, and road infrastructure, 2821-2869 E 48th will build upon Killarney’s rich social, historic, and cultural fabric. The development supports the ever-changing needs of the surrounding neighbourhood, fostering an inclusive and vibrant public realm for residents and visitors alike.

2821-2869 E 49th Ave will contribute to the vitality of the community context by incorporating active uses and high-quality building design, befitting its unique location at the heart of Killarney. Acknowledging the diversity of its vibrant, walkable neighbourhood, the development’s unique siting adjacent to Killarney Secondary School and Killarney Community Centre will have a lively impact on the ground plane. Alongside bustling street activity spurred from these amenities, a dog park, pool, ice rink, green space, and running track also activate the site. In addition, a number of further parks in the area create flexible, public spaces for leisure and gathering. These parks include Nanaimo Park and Earles Park, as well as the expansive Fraserview Golf Course, Champlain Heights Park, and dog-friendly Everett Crawley Park slightly further south.



Vancouver Public Library, Collingwood Branch



Killarney Community Centre Pool



Nanaimo Park



Killarney Street

2821-2869 E 49th Ave and its arterial 49th Avenue location is a vibrant, urban and culturally-diverse community. Extremely well-connected to Vancouver and beyond, the area is served by buses, including an upcoming rapid-transit line along 49th Ave, as outlined in the Vancouver Plan (2022), which would connect the University of British Columbia Campus to Metrotown in Burnaby. As a transit-oriented rental development, 2821-2869 E 49th Ave supports the Vancouver Plan's three "Big Ideas": 1) Equitable housing and complete neighbourhoods for all 2) An economy that works for all and 3) Climate protection and restored ecosystems.

Designed to meet the needs of its diverse Killarney community, 2821-2869 E 49th Ave will facilitate a ground plane that is cohesive and legible. Providing an active, animated backdrop for day-to-day life, 2821-2869 E 49th Ave will contribute in a meaningful way to this beloved district while increasing housing choices for rental households. Thoughtfully considering the surrounding context, 2821-2869 E 49th Ave will become an important part of Killarney's public network, creating a welcoming and accessible destination for all.



Killarney Community Centre



Frasierview Golf Course



Killarney Secondary School

COMMUNITY CONTEXT

Since time immemorial, the x^wməθk^wəy əm (Musqueam), Skwx wú7mesh (Squamish), and Selíí witulh (Tsleil-Waututh) Nations have lived on, and stewarded, the lands on which the City of Vancouver was built. The history and culture of the Musqueam, Squamish, and Tsleil-Waututh peoples is a living one—Vancouver, and 95% of British Columbia, are situated on the unceded territory of Canada’s First Nations, and the protection of this cultural heritage and visibility is paramount as City policy changes and grows.

2821-2869 E 49th Ave is located within Vancouver’s Killarney neighbourhood, bounded by East 41st Avenue and Kingsway to the north, Boundary to the east, Elliott Street and Vivian Drive to the west, and the Fraser River to the south. Within the canon of City Planning, Killarney was one of Vancouver’s last developed regions. The first European settler, William Rowling, arrived in 1868, to a vast forest of hemlock and cedar providing a rich ecosystem in which the local Indigenous peoples existed. The area’s largest salmon stream was Still Creek, which flowed where Killarney Park can now be found. A surveyor in the British military, Rowling received the only land military grant in Vancouver for his service, and settled with his family along the 3.5km stretch of riverfront along the Fraser. In 1878, George Wales was the first European to land in northern Killarney, buying 221 acres for \$1 an acre. The remaining land was auctioned off in 160-acre parcels in 1888, and by 1890, the No. 1 Road (now 45th Avenue) and the No. 2 Road (now 54th Avenue) were built along the properties’ northern boundaries. In 1891, an integral transportation route was built: the interurban line. With tracks following along current day Vanness Avenue and crossing Kingsway at Central Park, the interurban route connected the growing community to neighbouring villages and spurred both residential and commercial development.



Killarney Secondary School Site, 1950's



Still Creek, 1970's



Interurban Railway Car



Aerial view from Killarney neighbourhood looking North

Between 1892 and 1929, Killarney was considered a part of the District of South Vancouver, with much of the area devoted to farmland. In 1913 Westminster Road was paved and renamed Kingsway, and gradually businesses along this major arterial connector began to flourish. When the bog area south of No.1 Road (now 45th Avenue) was drained and developed at Killarney Street, and the new high school and community centre were built in the late 1950s, the area became known as Killarney. This likely had to do with the large influx of Irish Canadians who made the area home.

With the end of the Second World War came an increased demand for housing and amenities, and Vancouver's major landholder, the Canadian Pacific Railway (CPR), opened the lands to development. In the 1970s, the southern part of the area was transformed into Champlain Heights, a residential neighbourhood with cul de sacs and winding roads meant to slow traffic and provide much needed housing for the City's growing population. Killarney has always been a diverse neighbourhood with a variety of housing types; in fact, Vancouver's first cooperative housing development, DeCosmos Village, was built in Killarney in 1970.

Today, even as one of Vancouver's youngest communities, Killarney is a vibrant, diverse area featuring a wide array of people and amenities. With a variety of residential neighbourhoods, residents value the area's distinct single-family neighbourhoods, classic bungalow homes, and greenspaces, alongside new densification and shopping opportunities, including the burgeoning River District. The public art opportunity at 2821-2869 E 49th Ave seeks to engage a wide range of audiences on a multitude of levels, playing an integral role in this exciting new development. 2821-2869 E 49th Ave will foster neighbourhood creativity, dialogue, and connectivity, enhancing community identity while supporting the vitality of this rapidly growing area.



Central Park



Joyce Collingwood Station



Dr. George M. Weird Elementary School

PUBLIC ART CONTEXT

Public art plays a key role in energizing public space, inspiring thought and dialogue, and transforming sites of work, live, and play into welcoming, engaging, and enjoyable environments. The public artwork for East 49th seeks to underline these values, integrating seamlessly into the wider public art context of both the Killarney and greater Vancouver communities.

The City of Vancouver’s Public Art Program works with artists, communities, City departments, and developers to commission extraordinary public artworks that animate the vision and values of urban life. 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

Given the site’s position along the City’s boundary, it presents a unique opportunity to enliven an area largely untouched by public art. Situated alongside Killarney Park, hosting both Killarney Community Centre as well as Killarney Secondary School, the local context boasts a high degree of foot traffic and interaction despite the residential landscape. East 49th is positioned to contribute to the burgeoning cultural development of this neighbourhood in a new and exciting way. While the immediate surroundings throughout the Killarney neighbourhood remain pre-dominantly empty, key public artworks north of the site include Charms by Vanessa Brown, Still Here by Carmen Rosen, and 108 Steps by Khan Lee.



Brent Sparrow, *Bright Futures*, 2010. Vancouver, BC



Carmen Rosen, *Still Here*, 2016. Vancouver, BC



Vanessa Brown, *Charms*, 2021. Vancouver, BC



Khan Lee, *108 Steps*, 2018. Vancouver, BC



Mosaic at Killarney Park, artist unknown


PUBLIC ART OPPORTUNITY

Following detailed site analysis with the Aragon design team, the primary public art opportunity has been identified as the series of metal screens fronting the building's residential balconies. Each panel is estimated to measure 9' wide and 4' tall, for a total of 28 art screens across the expanse of the building. Due to the integrated nature of the opportunity, Aragon and the project design team will collaboratively support the artist and help manage the fabrication and installation process. A design fee will be provided to the selected artist, including the artist fee, concept development, detailed design, engineering and project oversight; the remaining funds will be dedicated to the artwork fabrication. As a key design component of the building, the proposed opportunity offers a high degree of visibility with strong engagement opportunities for both residents, visitors, and passerby alike.

Public art at the proposed site location offers a unique and dynamic opportunity for public engagement, providing a significant contribution to the experience and enjoyment of the public realm. Elevated from the ground plane, the screens are highly visible with sight lines for pedestrians, cyclists, and vehicles travelling along East 49th Avenue. The screens allows for maximum accessibility from passersby, creating an inspiring wayfinding element which contributes to the visual interest and placemaking for the neighbourhood. Situated in the heart of Killarney, the public art will support both quiet and bustling moments, while enhancing the flow and integration between the sequence of public spaces, activating and energizing this neighborhood. The dynamic public art opportunity will be a first of its kind for the neighbourhood, igniting the cultural vibrancy of this lively residential community.

The artist will be given as much creative license as possible to activate the identified site location with a public artwork that offers continued engagement in a meaningful and lasting way. The artist will be selected early in the development process with the opportunity to become an integral member of the design team. The public art will be carefully considered, in keeping with the vision of the development as well as the City of Vancouver Public Art Program and its commitment and investment in visual art.

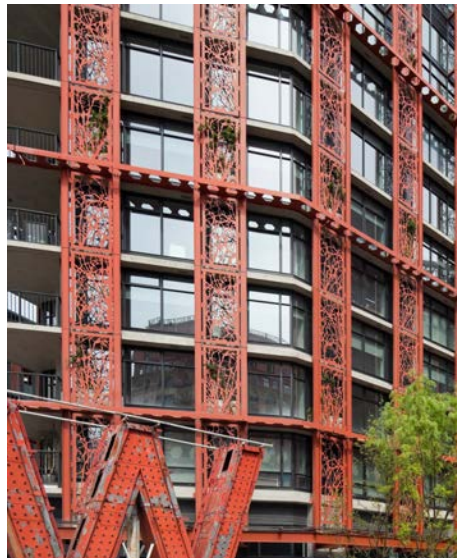


 *Public Art Opportunity*



Public Art Opportunity

PRECEDENT IMAGES:



PUBLIC ART BUDGET

The total public art budget for the East 49th 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 \$200,580.34 is based on the proposed project FSR of 101,303.2 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.

BUDGET ALLOCATION

Public Artwork	\$135,000.00
Design, Consultation and Construction Management Fee (Artist).....	\$32,000.00
Fabrication and Installation	\$103,000.00
Public Art Administration	\$38,400.00
Public Art Consultation	\$21,000.00
Selection Process and Honoraria	\$17,400.00
Artist Honoraria (\$4,000 x 3)	\$12,000.00
Selection Panel Honorarium (\$1,000 x 3).....	\$3,000.00
Community Advisory (\$800 x 3)	\$2,400.00
Photo Documentation License	\$2,000.00
Plaque	\$2,000.00
Developer’s Contingency	\$3,122.34
10% Civic Program Contribution	\$20,058.00
TOTAL Public Art Contribution	\$200,580.34

Note: All cost savings or unused funds remaining from the administration and developer’s contingency portion of the budget will be put towards the artwork.

TIMELINES

TARGET PROJECT TIMELINE

Public Hearing	September 2023
Rezoning Enactment Date	October 2023
DP Application.....	December 2023
DP Issuance	October 2024
Occupancy.....	September 2026

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation.....	January 2025
Detailed Public Art Plan Presentation.....	March 2025
Selection Panel Meeting – Review Long List of Artist	April 2025
Short-listed Artists’ Invitation	April 2025
Artists Orientation Meeting.....	May 2025
Selection Panel Meeting – Artist Presentations	June/July 2025
Final Artist Selection	June/July 2025
Artist Contract.....	August 2025
Art Installation.....	TBD

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the East 49th project's public art selection process. A non-voting community advisory will be established and consist of three representatives from the wider Killarney community.

The role of the community advisory representatives will be to provide feedback and commentary to the selection panel and shortlisted artists. The advisory will meet with the selection panel to provide insights into the community aspirations around public art and potential artists. In addition, the community advisory will meet with the shortlisted artists during the artist orientation meeting 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 an honorarium of \$800 for their work, with additional funds commensurate with the scope of work.

Proposed Community Advisors:

Chris Parker, Principal, Killarney Secondary School
June Yee, President, Killarney Community Centre Society
Thomas Cannell, Artist, Musqueam Nation

Alternates:

TBD, Collingwood Library
TBD, Collingwood Neighbourhood House

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 invitation 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 Aragon design team. Members of the selection panel, excluding members from the Aragon design team, will be paid an honorarium of \$1,000 for their work.

Proposed Selection Panel Members:

Lenny Moy, Founder and President, Aragon Properties
Taizo Yamamoto, Owner, Yamamoto Architecture
Grace Ulu, Artist, Musqueam Nation
Germaine Koh, Artist
Sandeep Johal, Artist

Alternates:

Christian Zenga, Artist
Kelly Cannell, Artist, Musqueam Nation
Janet Wang, Artist

Stage One

In stage one of the selection process, the selection panel will be oriented to the Aragon 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. The final artist/artist team selected will enter a contract agreement with Aragon 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
- 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 direct any questions to:

Ballard Fine Art Ltd.
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