

S

PRELIMINARY PUBLIC ART PLAN - PAC PRESENTATION

Pine & W 11th

June 16th 2025



EXPANDED FIELD

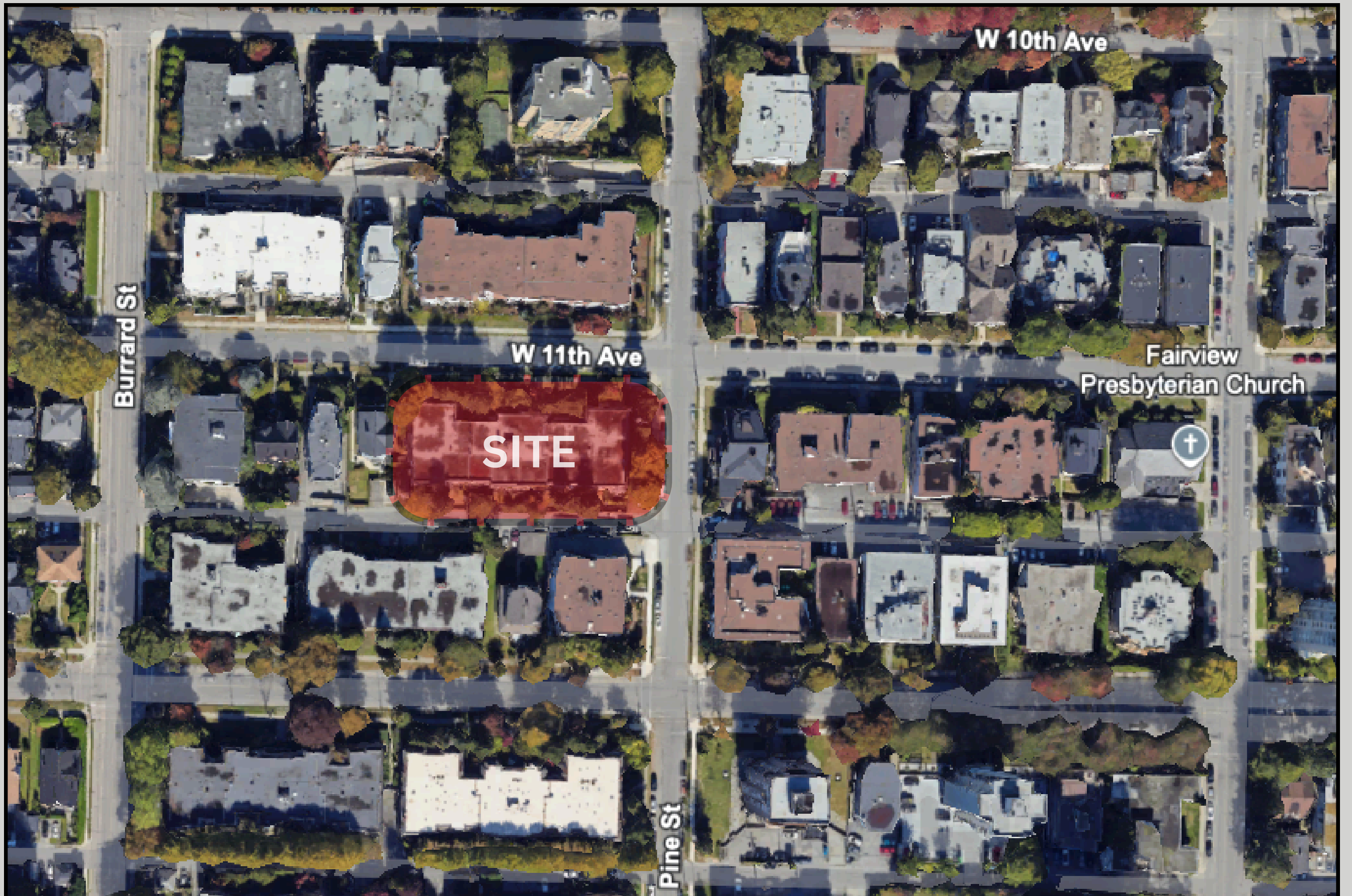
PROJECT STATISTICS

| | |
|----------------|--|
| CIVIC ADDRESS | 1726 WEST 11TH AVENUE, VANCOUVER BC |
| USE | MARKET & BELOW MARKET RENTAL, RETAIL |
| TOTAL FSR | 6.8 |
| TOTAL DENSITY | 213,749 SQ FT |
| SOCIAL HOUSING | 33,555 SQ FT |
| TOTAL UNITS | 282 |
| ZONING | RM-3 |
| USE STATEMENT | RESIDENTIAL - 100% SECURED MARKET RENTAL HOUSING. 20% OF WHICH TO BE SECURED AT BELOW-MARKET AFFORDABLE RENTS. |

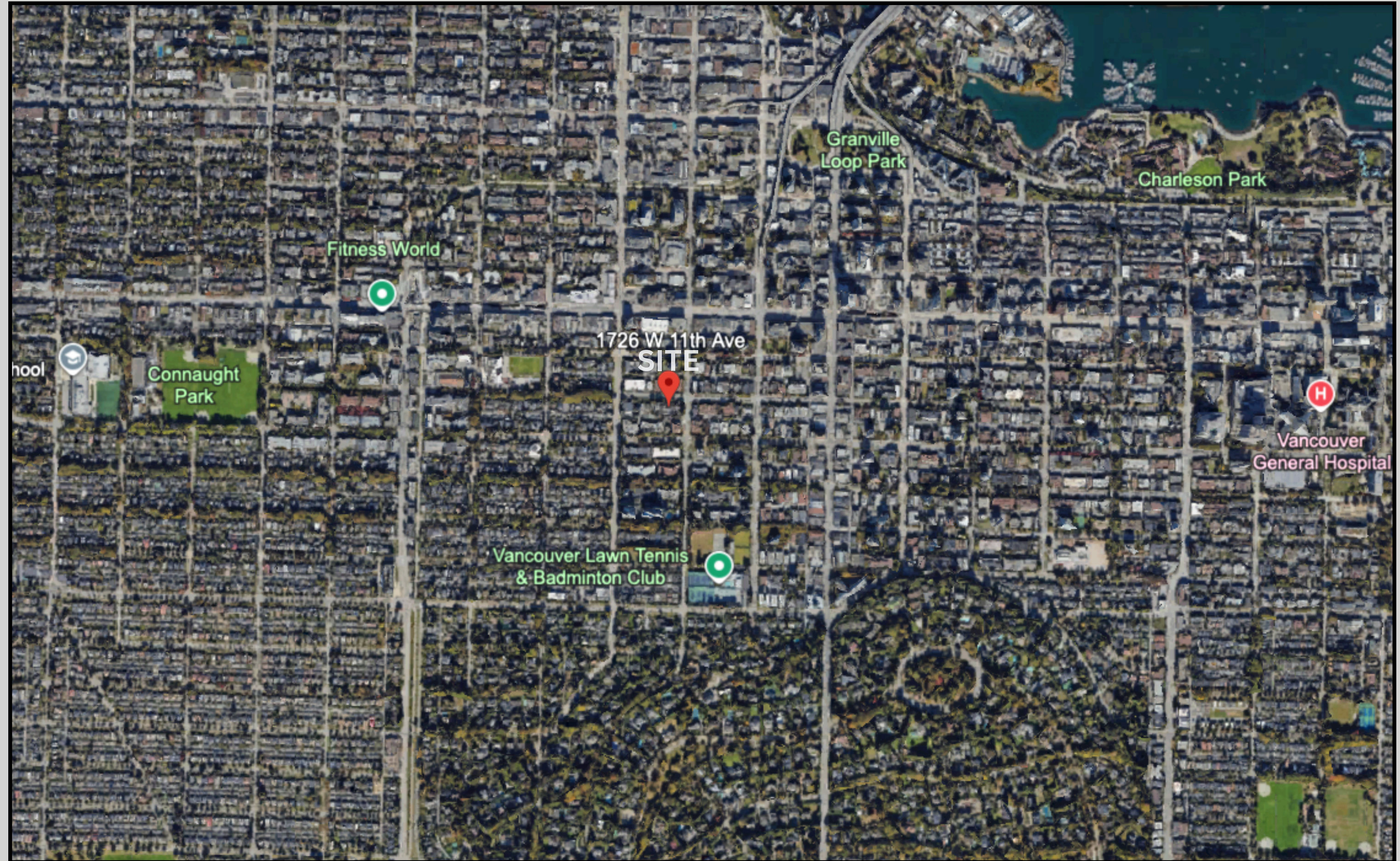
The site is a consolidation of 5 residential lots, totalling approximately 31,250 SQ.FT. The project site is located at the corner of 11th Avenue and Pine Street - 2 blocks South of West Broadway and 1 block East of Burrard Street, with a municipal lane running East-West along the South property line. The West property line is shared with an adjacent property.



LOCATION



LOCATION



CULTURE/SHIFT

The City of Vancouver's council-adopted *Culture/Shift* formalizes Vancouver's goals for arts and culture for 2020–2029. It identifies key strategic directions to transform how arts and culture are integrated into every facet of the city. It establishes a framework with strategic directions and actions to align and increase:

- Support for art and culture
- Champion creators
- Build on our commitments to Reconciliation and Equity
- Introduce bold moves to advance community-led cultural infrastructure
- Position Vancouver as a thriving hub for music

Wesgroup's contribution toward public art for this project represents a significant investment in Arts & Culture. In keeping with the aims of *Culture/Shift*, the project team will collaborate with stakeholders to maximize the impact of this contribution by focusing on artist-centered practice. Moreover, this plan aspires to diversify art opportunities and the breadth of representation of artists and other professionals in ways that inform & engage communities.

| | | | | |
|----|---|--|--|---|
| D1 | Arts & Culture at the Centre of City Building | G1. Elevate Role & Increase Investment | G2. Artist-Led Initiatives | G3. Advance the <i>Vancouver Music Strategy</i> to Support the Diverse Spectrum of Music Activities |
| D2 | Reconciliation & Decolonization | G1. Centre Musqueam, Squamish, & Tsleil-Waututh Visibility & Voice on the Land & Across the City | G2. Increase Investment & Leadership Opportunities for Musqueam, Squamish, Tsleil-Waututh, & Urban Indigenous Arts & Culture | G3. Support Right Relations Between Non-Indigenous & Indigenous Peoples |
| D3 | Cultural Equity & Accessibility | G1. Advance Equitable & Accessible Funding, Leadership, & Organizational Practices | G2. Improve Access for Vancouver Audiences to Experience Arts & Culture | G3. Prioritize Intangible Cultural Heritage & Promote Cultural Redress |
| D4 | Making Space for Arts & Culture | G1. Implement Cultural Space Targets | G2. Expand Planning Tools & Reduce Regulatory Barriers | G3. Support Community-Led Ownership & Community-Led Projects |
| D5 | Collaboration & Capacity | G1. Support Opportunities to Build & Strengthen Community Partnerships Within the Field | G2. Work with City Partners to Align Work to Leverage Investment | |

*"Site-specific works pose questions springing from a place. They may meditate on the value, temporality, and labour of construction sites, or explore the migration of ancestral medicines and cultural practices in Chinatown. Monumental works offer passersby a range of invitations, from purposefully absurd bronzes of banana slugs at play to a series of house posts in Stanley Park re-marking these lands as a Musqueam, Squamish, and Tsleil-Waututh. Each work invites passersby to pause, wonder, and reflect on their own experience, in that moment, of the particularities of that place. **These works interrupt our daily lives and make space for meaning.**" – Culture/Shift, page 19*

RENDERINGS



W 11th Ave





Lane

Pine Street



Pine Street

W 11th Ave

POTENTIAL PUBLIC ART LOCATIONS

Corner Plaza at Pine and West 11th

This prominent corner plaza, located outside the commercial unit, offers a unique opportunity for a three-dimensional art piece. This space could be utilized for an interactive installation that serves both as public art and functional seating, such as a sculptural bench or stools. The integration of seating elements would activate the plaza, encouraging community engagement and creating a visually compelling focal point for pedestrians.

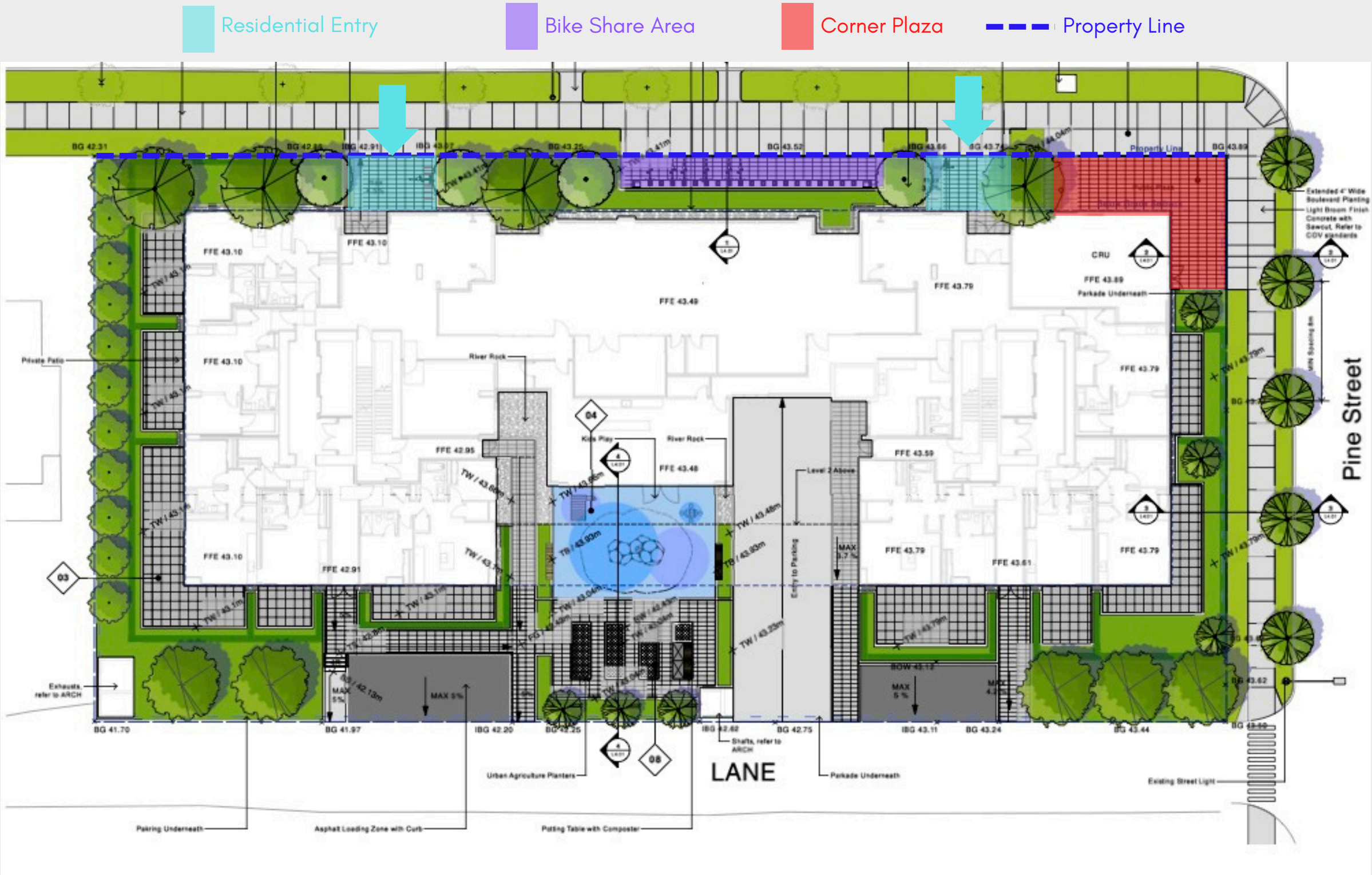
Bike Share Area

The bike share rack area offers an opportunity for a public art installation that combines both form and function. This space can feature an artistic canopy that not only activates the area but also provides weather protection for the bikes. By shielding the bike racks from rain and snow, the canopy could improve usability for riders and reduce maintenance costs for the system, encouraging greater adoption of bike-sharing in the neighbourhood.

The art could also extend to the architectural elements that frame this area. The fenestration and paneling of the amenity and residential spaces above provide a complementary backdrop for the canopy design. The interplay of materials, colours, and patterns in the canopy could be harmonized with the building's modern façade, creating a cohesive and visually striking statement. This integration would enhance the sense of connection between the public art, the building's architectural design, and the surrounding urban environment.

Lobby Entrances

The two lobby entrances offer an ideal canvas for mosaic art installations as part of the ground plane. These pieces could add texture, color, and a sense of place to the entrances, welcoming residents and visitors while enhancing the building's identity. As durable and vibrant features, the mosaics would contribute to the project's aesthetic and cultural impact.



PUBLIC ART OPPORTUNITIES



Residential Entry

Bike Share Area

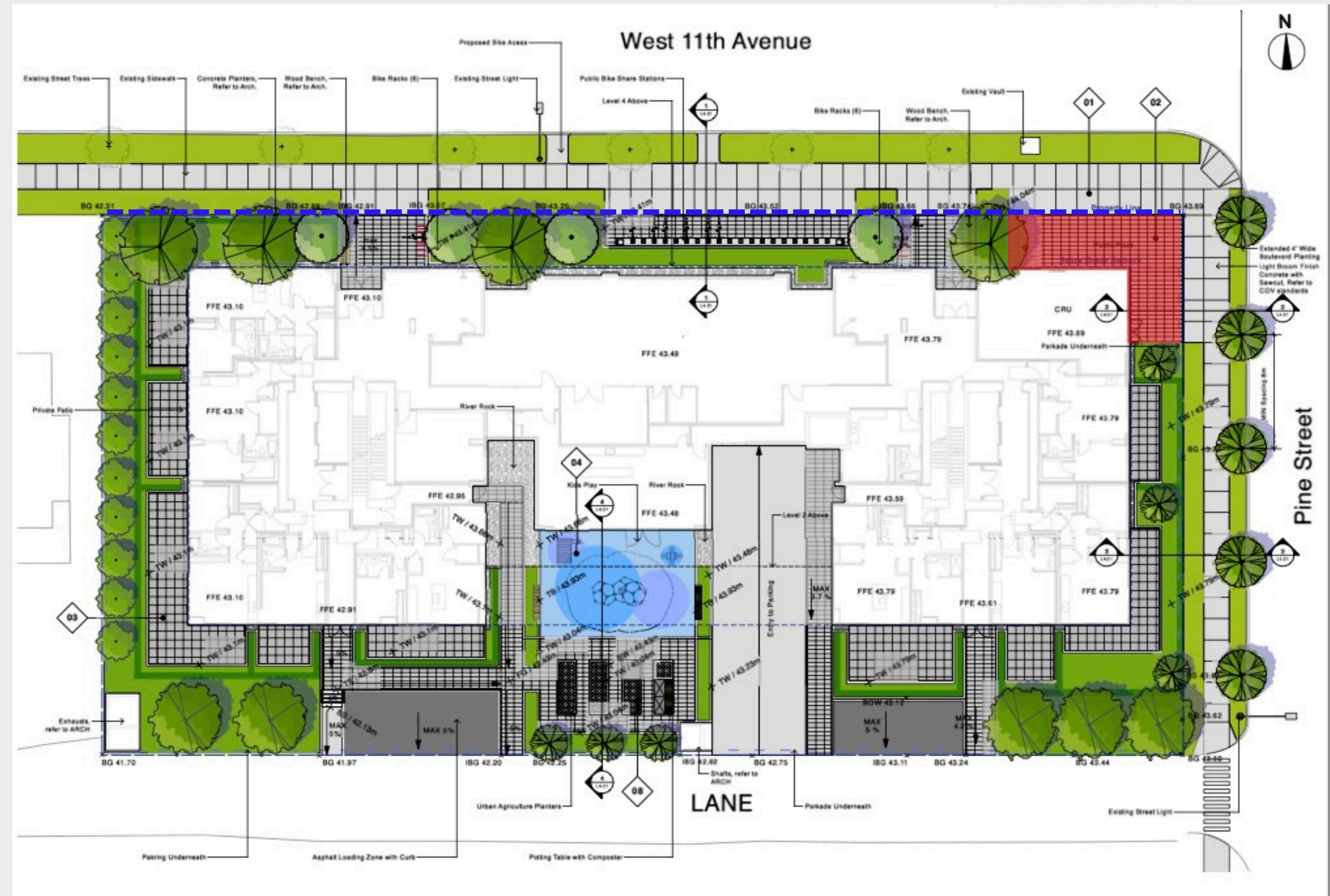
Corner Plaza

Corner Plaza

The identified art locations offer an opportunity to create a sustainable and resilient cultural sector for future generations by focusing on Reconciliation, equity, and access and by positioning arts and culture at the centre of city building.

We are inviting artists to reimagine the concept of public seating through innovative and functional artwork. This opportunity aims to merge creativity with utility, encouraging the creation of a seating installation that enhances this commercial plaza.

Selected works should inspire interaction, foster community engagement, and contribute to the visual and cultural identity of the location. Works must prioritize durability and safety while reflecting artistic excellence. This commercial location envisions a coffee shop patio that provides the chance to shape how people experience and connect within shared spaces.

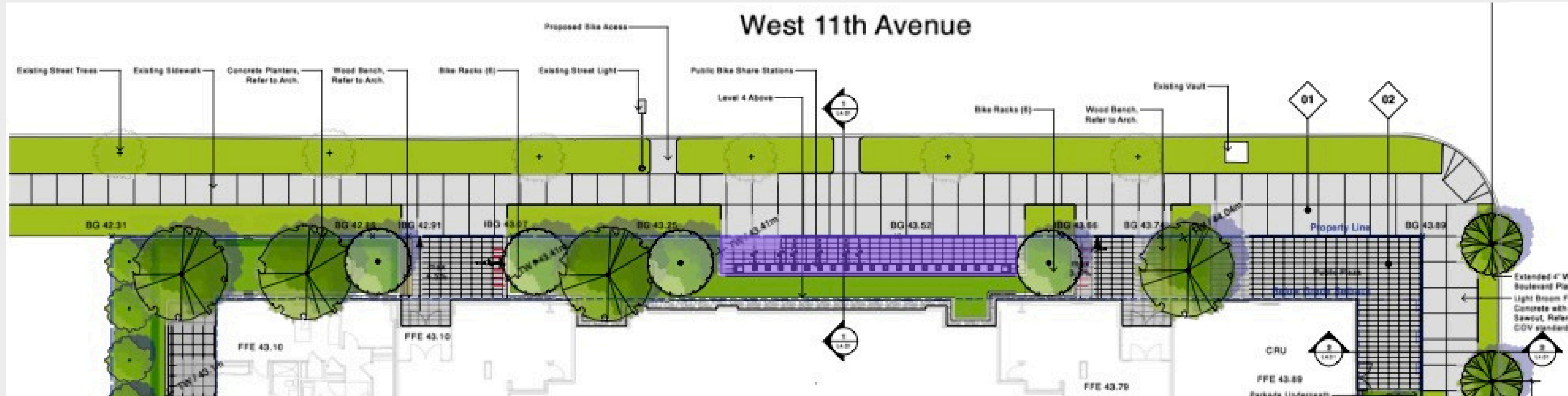


Corner Plaza



PUBLIC ART OPPORTUNITY

Bike Share Area



The bike share station presents an exciting opportunity for a public art installation that seamlessly blends creativity with practicality. The location envisions an artistic canopy that not only enlivens the space but also serves as a functional shelter, protecting bicycles from rain and snow. This addition would enhance the user experience by making the bike racks more accessible in all weather conditions, while also reducing system maintenance demands. By encouraging greater participation in bike-sharing, this installation could foster a more sustainable and active neighbourhood.

Beyond its practical benefits, the canopy could serve as a focal point for placemaking, transforming the area into a notable and inviting public space. With its artistic appeal and thoughtful design, the canopy could encourage people to gather, linger, and use the bike share station as a natural meeting point before setting off on their journey. Whether it's a shaded spot to pause during a bike ride, a rendezvous location for friends, or a landmark within the urban fabric, the canopy would foster a sense of community and connection. By integrating seamlessly with the surrounding architecture and streetscape, it could create a cohesive and dynamic environment that invites interaction and elevates the neighbourhood's character.

The artistic canopy has the potential to transcend its functional role by integrating seamlessly with the architectural elements of the surrounding built environment. The fenestration and paneling of the amenity and residential spaces above offer a natural canvas for extending the artistic vision. By echoing the building's materials, colors, and geometric patterns, the canopy could forge a strong visual dialogue with the modern façade, enhancing the overall aesthetic coherence of the space. By embedding the canopy's design within the architectural language of the building, the art could act as a unifying element that blurs the boundaries between public space and private structure. This thoughtful integration would not only create a visually striking statement but also enhance the relationship between the public art, the architecture, and the surrounding urban environment.

PUBLIC ART OPPORTUNITY

Bike Share Area



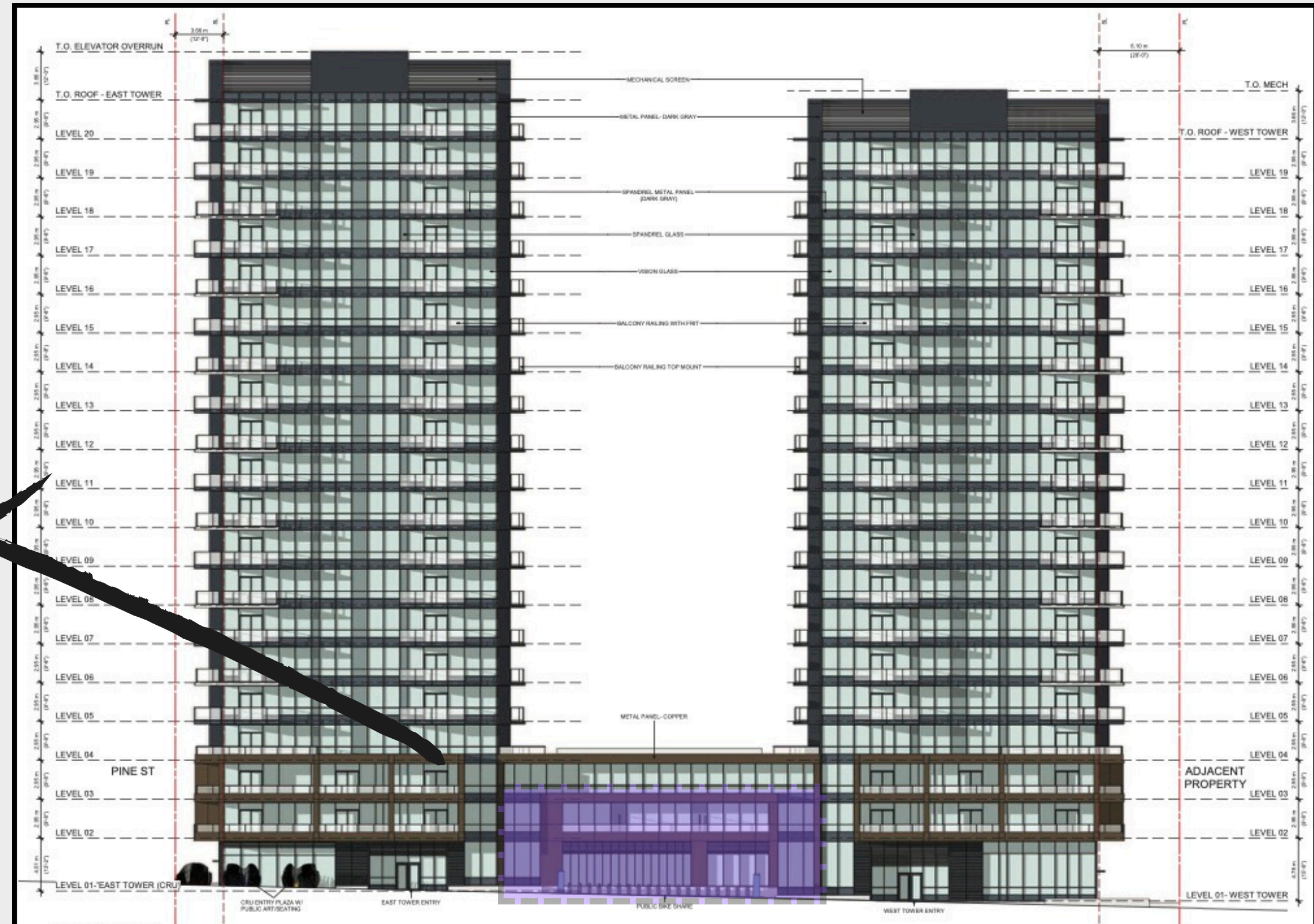
PUBLIC ART OPPORTUNITY

Bike Share Area



PUBLIC ART OPPORTUNITY

Bike Share Area



PUBLIC ART OPPORTUNITIES

Lobby Entrances



The two lobby entrances present a unique opportunity to incorporate mosaic art installations into the ground plane, transforming these transitional spaces into vibrant, welcoming focal points. These mosaics could weave together texture, color, and intricate patterns, creating a rich visual tapestry that not only enlivens the entrances but also establishes a strong sense of place. Thoughtfully designed, the mosaic artworks could reflect the local culture, history, or natural surroundings, offering residents and visitors a meaningful connection to the community while enhancing the building's character.

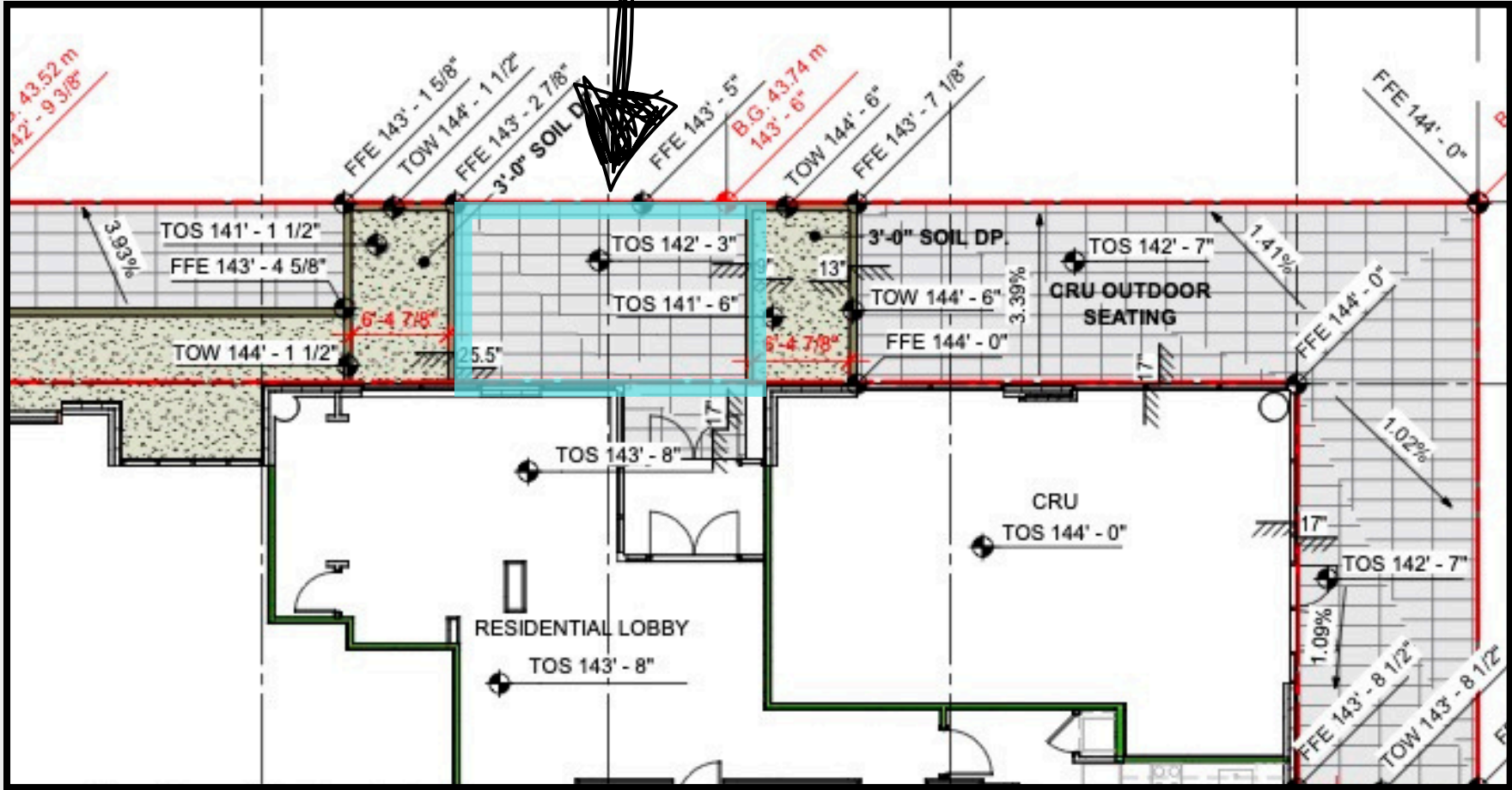
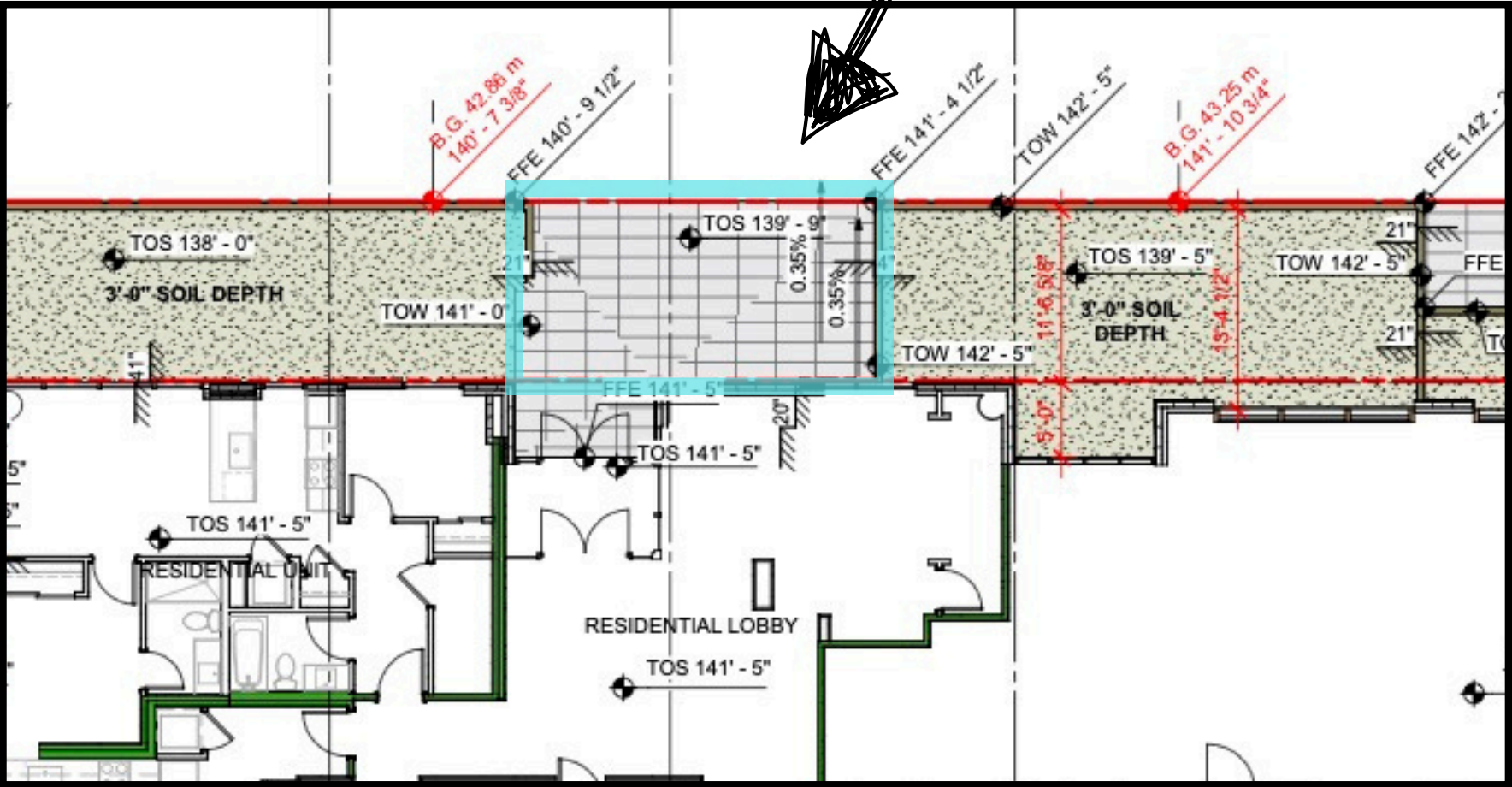
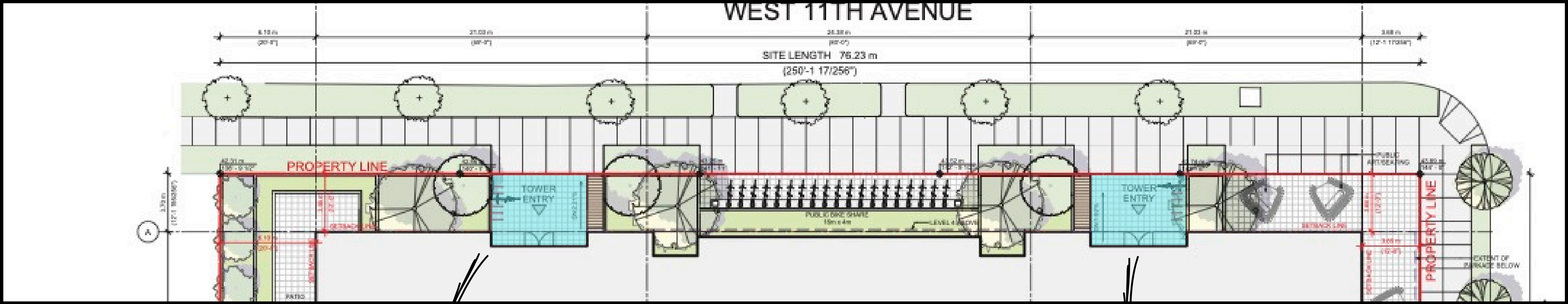
Beyond their aesthetic appeal, mosaics are inherently durable and capable of withstanding high foot traffic, making them an ideal choice for these high-use areas. The interplay of tiles, glass, or natural stone could introduce a dynamic quality that changes with the light throughout the day, ensuring the artwork remains engaging over time. By drawing attention to the entrances, the mosaics could serve as both wayfinding elements and iconic features, strengthening the identity of the building as a welcoming and distinctive landmark.

These installations could also foster a deeper sense of engagement, sparking conversations and creating memorable experiences for those who encounter them. Whether depicting abstract designs, community-inspired themes, or nature motifs, the mosaics would elevate the lobbies from purely functional spaces to vibrant hubs of creativity and cultural expression, leaving a lasting impression on all who pass through.

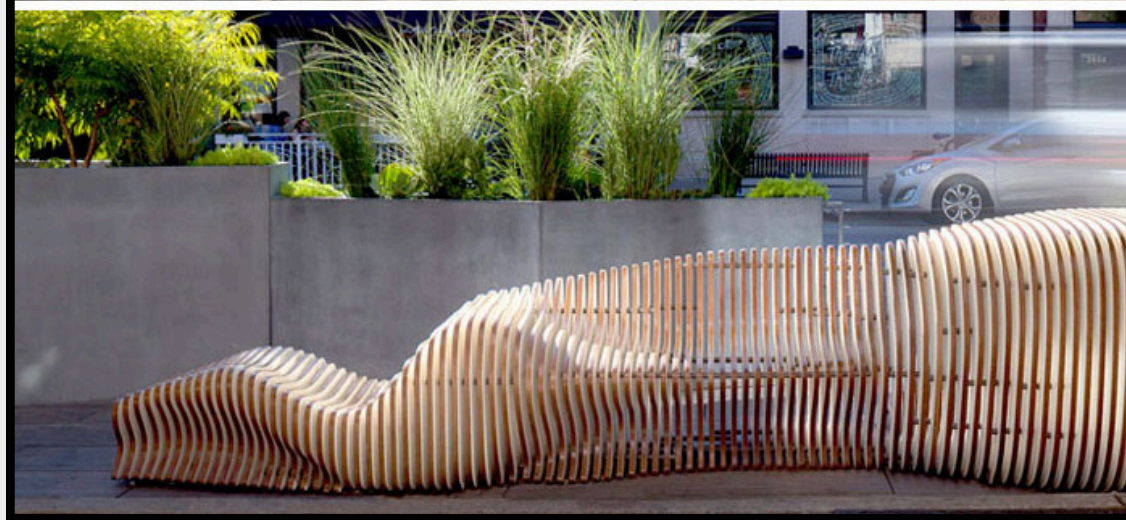
***Durability and safety would be key considerations, with materials selected for their ability to withstand heavy foot traffic and ensure a non-slip surface.*

PUBLIC ART OPPORTUNITIES

Lobby Entrances



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



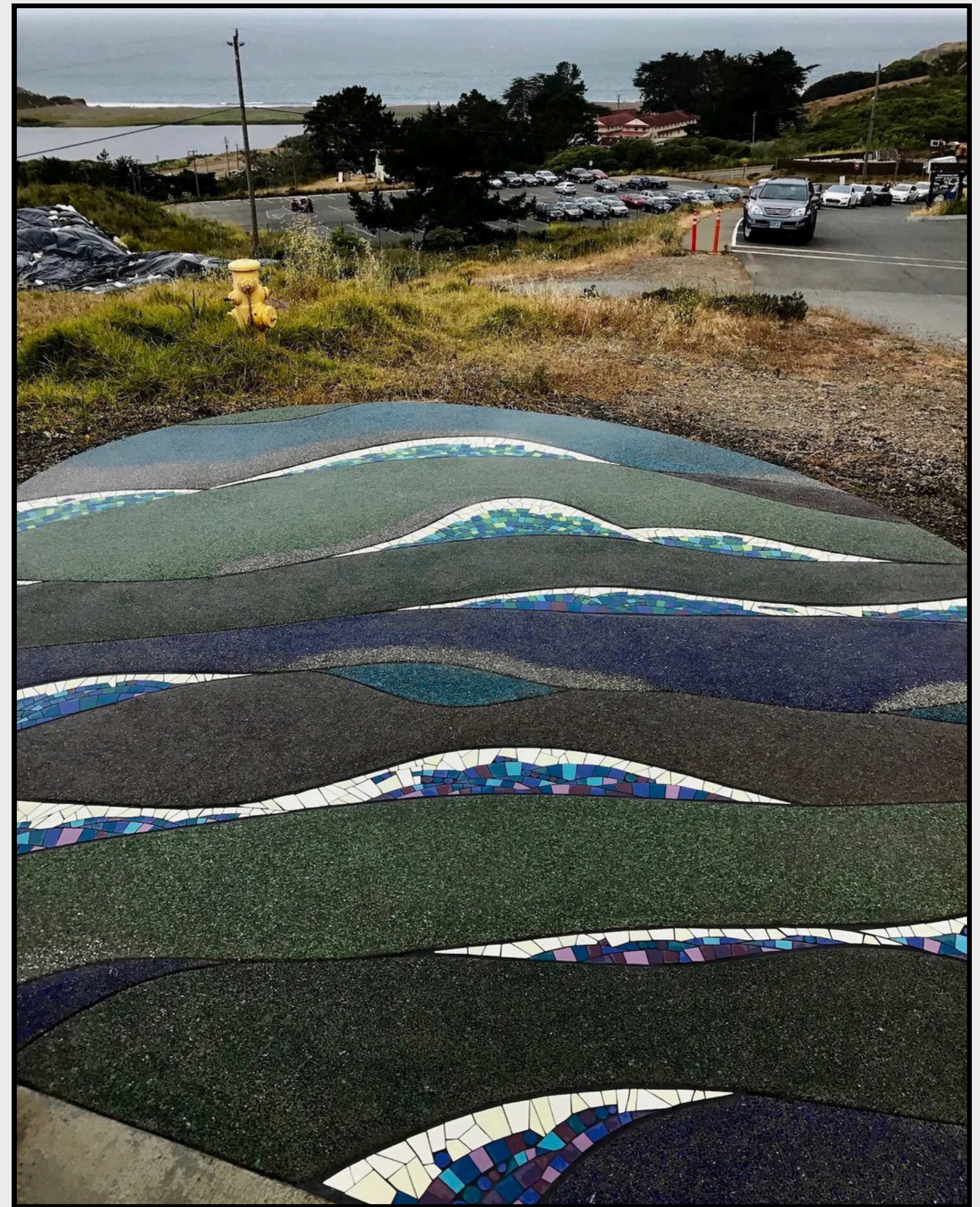
PUBLIC ART PRECEDENT

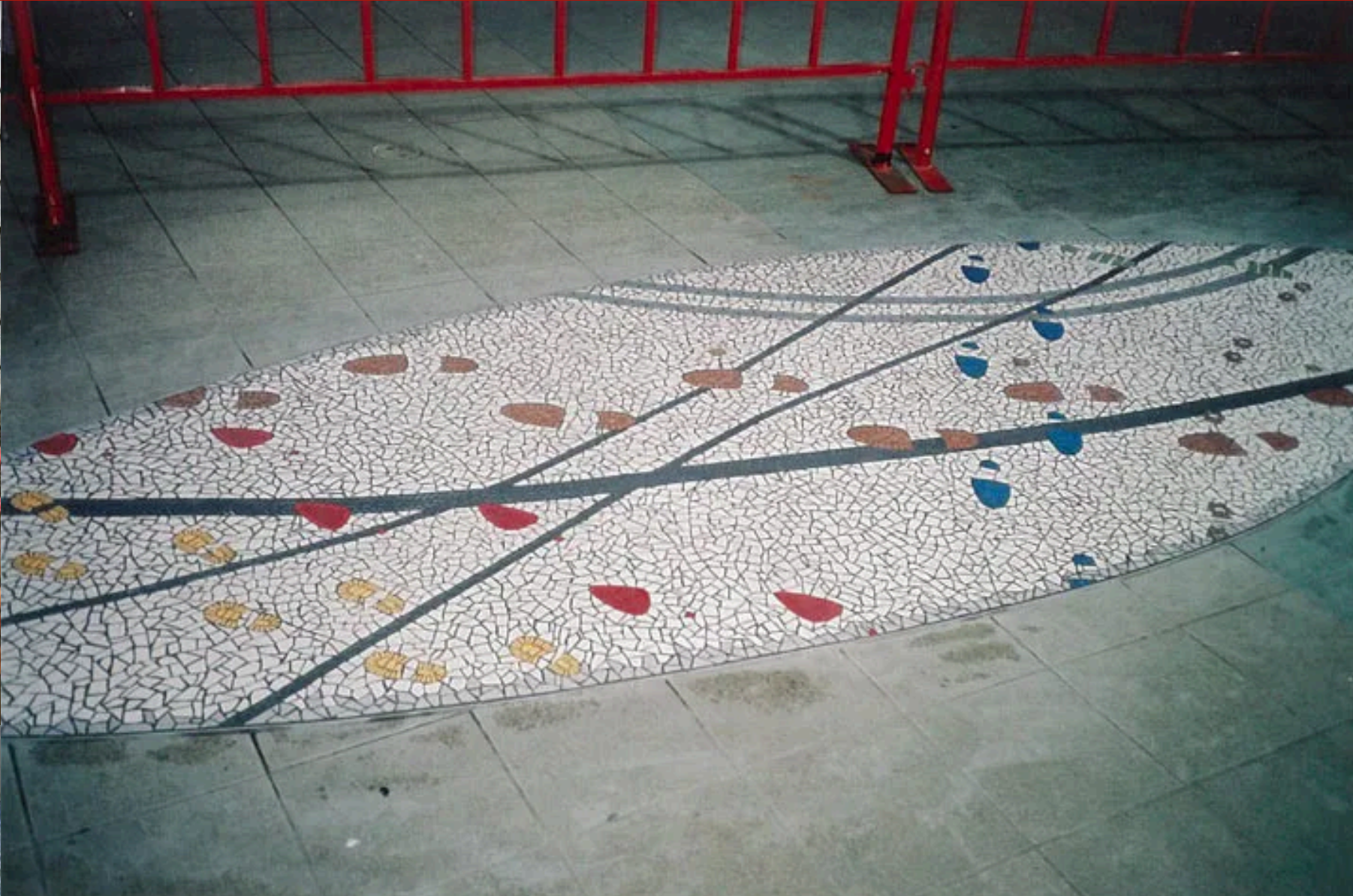


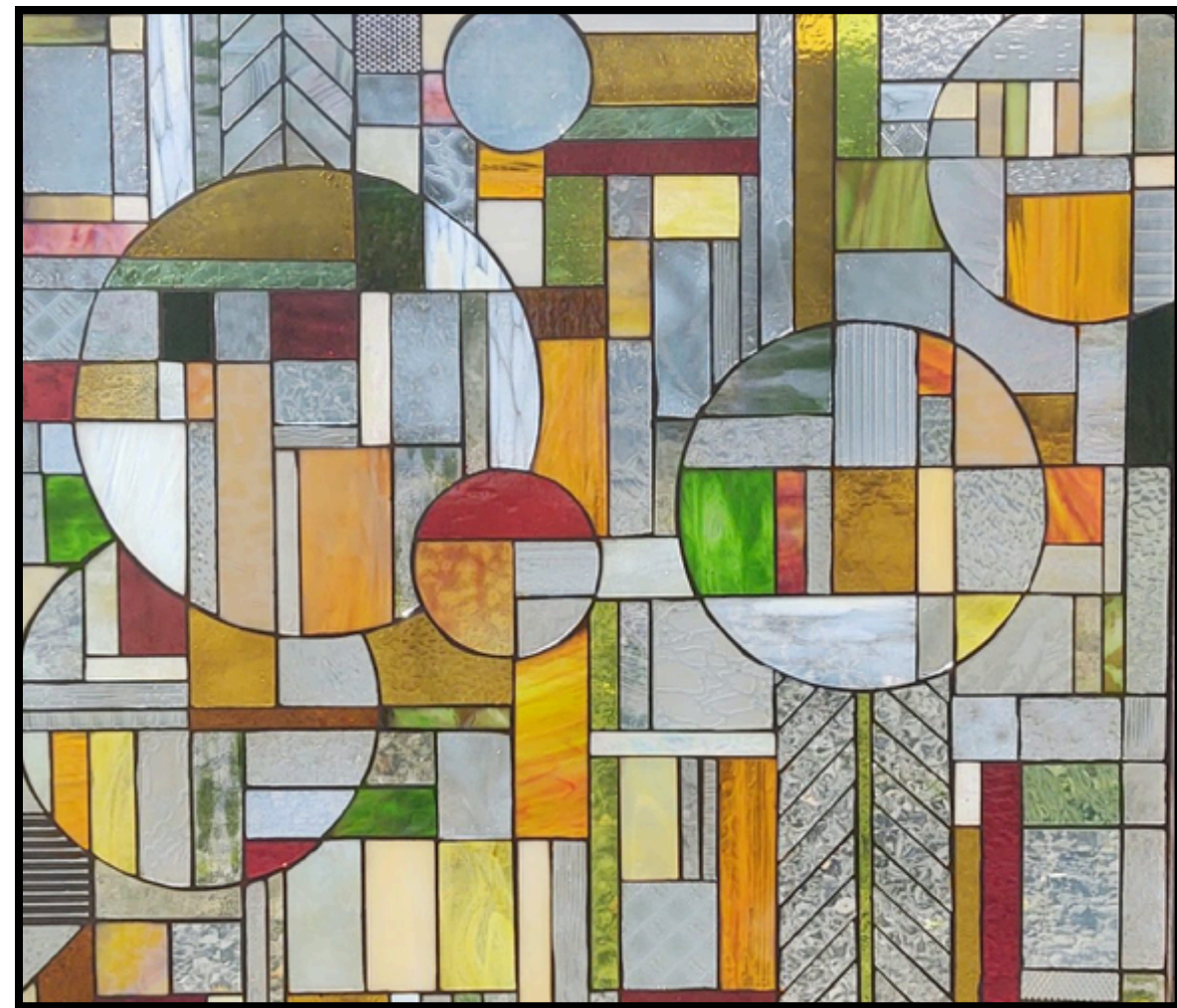
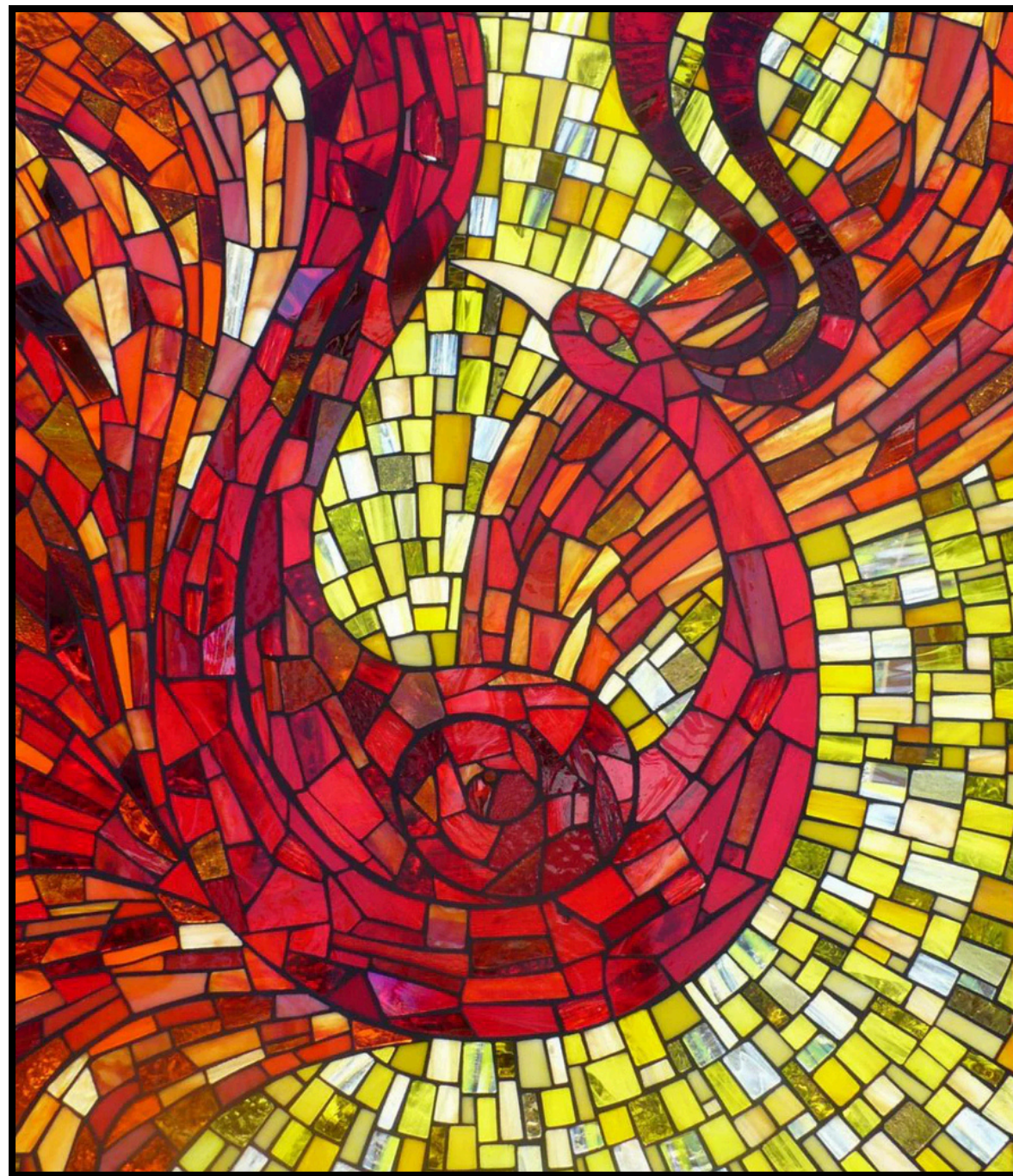
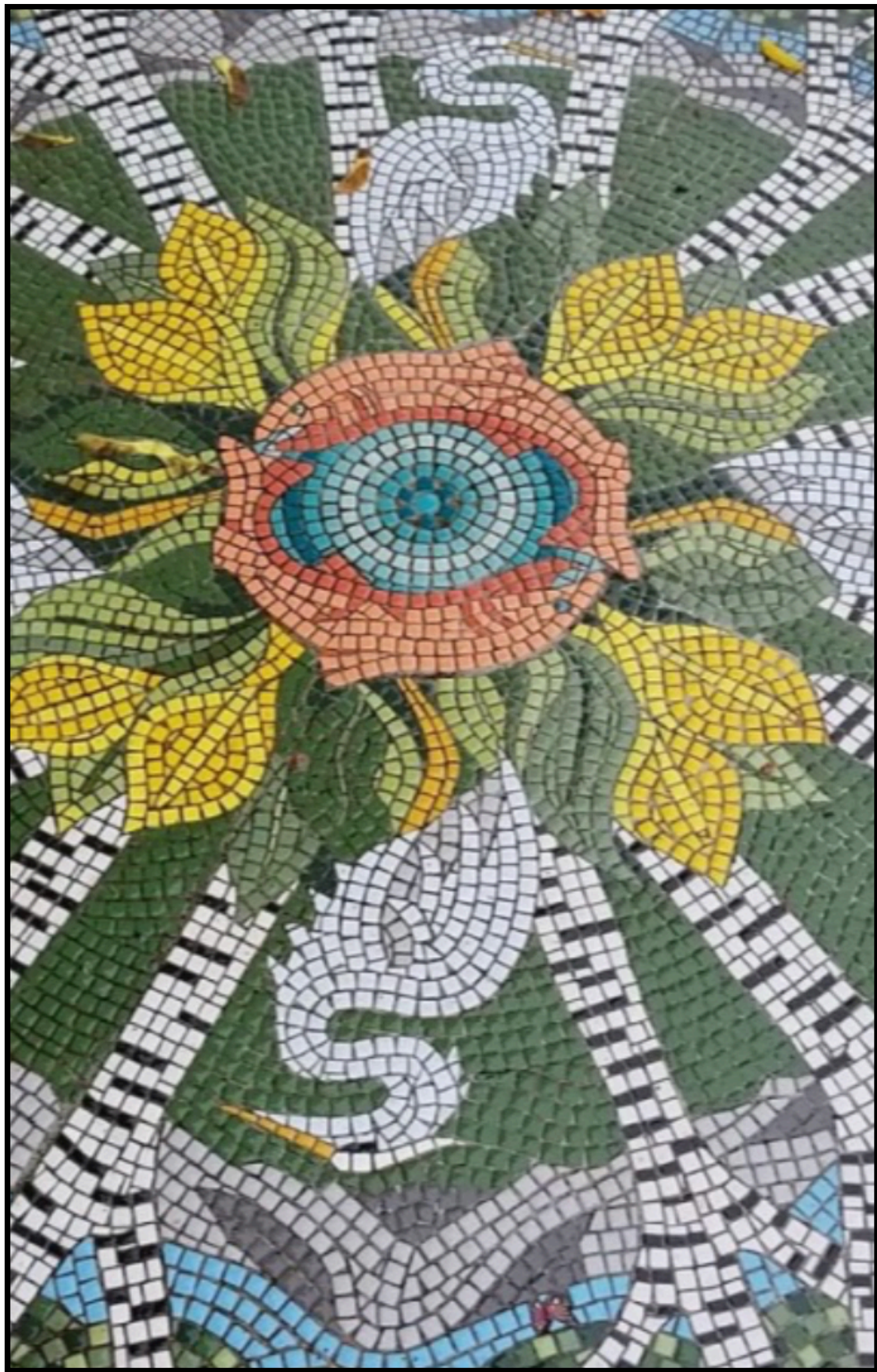
PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT







PUBLIC ART BUDGET

The total Public Art Budget for the development project complies with the City of Vancouver *Public Art Policy and Procedures for Rezoned Developments*, applying a public art contribution based on \$1.98 per square foot of all eligible FSR. An estimated Public Art Budget of **\$356,784** is based on the eligible project development.

The budget contemplated herein assumes the selected artist would produce a work that encapsulates either one or several of the opportunities identified in this preliminary public art plan. It assumes a single artist would be selected for this project rather than multiple artists.

| Total Public Art Budget | |
|----------------------------------|-----------------------|
| Artwork Design and Production | \$237,534 |
| Artist Honoraria | \$0 |
| Selection Panel Honoraria | \$3,000 (3 x \$1,000) |
| Travel and Accommodation | \$0 |
| Community Advisors | \$3,000 (3 x \$1,000) |
| Public Art Consultant | \$57,500 |
| Developer's Contingency (5%) | \$17,839 |
| Civic Program Contribution (10%) | \$35,678 |
| Plaque(s) | \$2,000 |
| Photos | \$500 |
| Selection Cost | \$119,250 |
| Total | \$356,784 |

ARTIST SELECTION

SELECTION PROCESS

All stages of the selection process will be facilitated by Christina Hirukawa of Expanded Field. To fulfill the public art requirements for this development in accordance with the City of Vancouver's Public Art Policy, we suggest a **direct commissioning process**. This approach allows the Art Selection Team to engage an artist directly, ensuring the process meets the City's public art standards and is reviewed by the Public Art Committee.

This approach is particularly well-suited for projects with modest public art budgets, as it avoids the cost-intensive procedures typically associated with a more traditional long-list artist selection processes. Traditional public art selection methods often involve extensive administration, several artist concept presentations, and panel deliberations, which can significantly diminish the available budget for the actual artwork.

By opting for a direct commission, we can maximize the resources allocated to the creation, fabrication, and installation of the artwork itself, ensuring a higher proportion of the budget directly benefits the final piece and the local artist.

Direct commissioning also provides an opportunity to streamline the selection process, fostering a more collaborative relationship between the project team and the selected artist from the outset. This efficiency not only ensures the timely delivery of a high-quality artwork but also allows the artist to fully align their creative vision with the unique context and goals of the development.

By leveraging the direct commissioning process, we aim to deliver a thoughtful, site-specific artwork that enhances the public realm and reflects the distinct character of our project while ensuring the art budget is used to its fullest potential. This approach supports the City of Vancouver's goal of integrating meaningful and accessible public art into urban spaces, even within the constraints of limited budgets.

COMMUNITY CONSULTATION

Community consultation and public engagement will be thoughtfully considered throughout the project. A non-voting community advisory will be established and consist of three or four representatives from the neighbourhood. The role of the community advisory will be to provide feedback and commentary the selection stakeholders and the selected artist. The advisory will meet with the commission selection team and ultimately with the artist where they will provide perspectives on their personal experiences and relationship to the site, their history in the neighbourhood, and their insights into the community's aspirations around public art in advance of the development of the artist concept proposals.

Critically, the establishment of a non-voting community advisory be invited to offer perspectives that may inform the work(s) of art. The consultation with the community advisory body will provide guidance and unique insight. The aim will be to have at least two touchpoints with the community advisory during the selection and conceptualization process.

SELECTION

DIRECT COMMISSION APPROACH

This direct commission offers a flexible and inclusive framework, allowing the selected artist to participate without the typical barriers of upfront budgeting and fabrication planning. Instead, the process centres on supporting the artist’s practice and working collaboratively to realize a compelling public artwork that reflects their unique creative voice.

Expanded Field intends to grant this opportunity to an emerging artist, with a strong focus on mentorship and capacity-building. By streamlining the process, we ensure the majority of funds are directed to the artist, maximizing the impact of this commission both for the individual and for the broader cultural landscape.

This opportunity is designed to:

- Mark a significant milestone for the selected artist, ideally their first public art commission or a meaningful debut within the City’s public art collection, aligning with the City’s commitment to equity and representation.
- Ground the project in the artist’s existing body of work, encouraging them to create a site-responsive work that resonates with the character of the neighbourhood and expands the possibilities of their practice in a public context.

Selected artists will work directly with Expanded Field throughout the development of the commission. Where needed, Expanded Field will provide mentorship and support to guide the artist through the fabrication process, helping translate their practice into a durable, site-responsive work. This may include assistance with materials research, production planning, and technical coordination, ensuring the artist is set up for success regardless of prior public art experience.

COMMUNITY ADVISORS

Expanded Field will work closely with the City to guide the artist selection process, ensuring transparency, inclusivity, and ongoing communication. To broaden our reach and deepen representation, we are engaging the following advisors to help identify emerging artists and communities that may not currently be within our immediate network:

- **Kristin Cheung** – Vancouver Outsider Arts Festival: A local arts activator focused on supporting artists from underrepresented backgrounds.
- **Karla Verschoor** – Inclusion BC Executive Director
- **Tasha Faye Evans** – Coast Salish Educator & Creative Consultant: Dedicated to increasing opportunities for emerging Indigenous artists.
- **Vanessa Fajemisin** (she/her) – Co-Director, Black Arts Centre: Committed to advancing equity in the arts by supporting diverse artistic voices.

SELECTION PROCESS

To ensure an accessible and low-barrier approach, the selection process will begin with identifying a longlist of eligible artists. From there, a shortlist of five artists will be invited to participate in informal conversations with the panel. These will not be formal presentations; rather, they will be discussions focused on the artist’s practice to date and how a public art commission could offer an opportunity to further explore their work.

This process is intentionally designed to remove barriers for emerging artists, create space for meaningful dialogue, and foster a new generation of public artists whose practices are rooted in community, place, and creative exploration.

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PUBLIC CALL

This opportunity will be publicly posted on Akimbo, BC Arts Alliance, Instant Coffee, and the City of Vancouver’s artist opportunities page, ensuring it reaches artists well beyond our existing networks. The call is intentionally low-barrier and inclusive: artists may either self-nominate or be recommended by members of the advisory panel outlined above.

The application itself is capped at one page and asks only for:

- a. A short artist bio with contact details and links (or social handles) to view your practice;
- b. Up to three images (or links to images) of recent work;
- c. Three sentences describing why the project interests you.

No lengthy proposals, budgets, or fabrication details are required at this stage. This streamlined format is designed to welcome emerging and under-represented voices, making it easy for any artist who sees a connection to the site to put their name forward for consideration by our diverse selection panel.

INCLUSIVE DUAL-APPROACH:

We are operating a supportive dual-action approach- to ensure a fair and inclusive artist selection process. This includes a public open call—listed on platforms such as Akimbo, BC Arts Alliance, and Instant Coffee—that allows for self-nomination and encourages submissions from artists who may not be connected to existing networks. Alongside this, a diverse and equity-focused panel will help identify and nominate artists whose practices align with the project’s goals. Panelists include Kristin Cheung (Vancouver Outsider Arts Festival), Tasha Faye Evans (Coast Salish Educator and Creative Consultant), and Vanessa Fajemisin (Co-Director, Black Arts Centre). Together, these two strategies work in tandem to surface new voices, reach underrepresented communities, and provide emerging artists with the opportunity to access public art in a meaningful and supported way.

SELECTION

DIRECT COMMISSION ARTIST SELECTION PROCESS

The selection of the public artist for this project will be conducted through a direct commissioning process, ensuring efficiency and alignment with the project’s specific artistic and functional objectives.

Process Overview:

- **Identification of Artist Criteria:** The project team will define clear criteria for the selection of the artist, focusing on their ability to meet the thematic, technical, and contextual requirements of the commission. This includes evaluating their past work, reputation, and expertise in creating site-specific or functional public art.
- **Review of Artist Portfolios:** A curated review of potential artists’ portfolios will be conducted, leveraging research, industry recommendations, and knowledge of regional talent. To ensure an accessible and low-barrier approach, the selection process will begin with identifying a longlist of eligible artists. From there, a shortlist of five artists will be invited to participate in informal conversations with the panel.
- **Artist Recommendation and Approval:** Based on the portfolio review, the project team will recommend a single artist for the commission. This recommendation will be submitted to stakeholders for approval, ensuring the chosen artist aligns with the broader goals of the project and any community or organizational priorities.
- **Commissioning:** Once approved, the artist will be engaged through a formal artist agreement outlining the project scope, deliverables, timeline, and budget. This ensures clarity and mutual understanding between the commissioning body (Sightline) and the artist.
- **Community Engagement with Consultation Advisors:** The chosen artist or artist group will collaborate with the Community Consultation Advisors to gather feedback on preliminary concepts. Advisors will review initial ideas, offering insights to ensure the artwork reflects community values, aesthetics, and functional needs. Feedback will be integrated into the design, fostering community buy-in while maintaining the streamlined nature of the direct commissioning process. This targeted engagement ensures the final artwork resonates with the Fairview neighbourhood while aligning with project goals.

This approach guarantees a streamlined and targeted process that prioritizes quality, equity, relevance, and the timely delivery of a successful public art project.

EXPANDING ARTISTIC SELECTION APPROACH COMMITMENT TO INCLUSIVITY & BROADER ENGAGEMENT

Open Access Public Art Program - A barrier-free way to select artists in British Columbia

Why This Matters - Many artists are excluded not because they lack talent, but because the process was not made for them. This includes artists with disabilities, neurodivergent artists, self-taught artists, Indigenous artists, and people from other marginalized communities. We hope to implement a program that is built to change that.

Stage 1: Discovery - Finding Artists in New Ways

Referrals from People Who Know the Artist's Work - We reach artists through community leaders, support workers, teachers, and other artists. They can refer someone they know who makes meaningful creative work but may not think of themselves as an "artist."

Multiple Ways to Apply - Artists can apply in the format that suits them best.

Accepted formats include:

- Short videos or audio recordings
- Phone calls or voice messages
- Sketches or physical examples
- One-on-one help with online forms
- Applications in other languages, with translation support

No formal training or resume is required. We just want to understand the person and their creative practice.

Stage 2: Engagement - Building Relationships Early

Open Information Sessions - Before asking artists to commit, we hold casual info sessions. These are offered online and in-person with full accessibility, such as captions, interpretation, and plain language.

Exploration Phase - A small group of applicants is invited to explore the opportunity further. Artists can:

- Meet with mentors or support staff
- Learn about budgets, timelines, and processes
- Ask questions in a safe setting
- Share early ideas without pressure

This helps level the field for those who are new to public art.

Stage 3: Selection - Transparent, Inclusive, and Flexible

Community Input - Final artist decisions can include public voting, advisory input, or artist talks. We make these events accessible and welcoming. That might mean small gatherings, online voting, or informal group discussions.

Advisory Circles with Lived Experience - Each project includes a group of community members with direct experience of exclusion. These individuals help shape how decisions are made and ensure that equity stays at the centre.

EXPANDING ARTISTIC SELECTION APPROACH COMMITMENT TO INCLUSIVITY & BROADER ENGAGEMENT

Open Access Public Art Program - A barrier-free way to select artists in British Columbia

Stage 4: Support - After the Artist is Selected

Accessibility Help from Day One - Each selected artist is matched with a support person.

They help with:

- Project coordination
- Communication with teams
- Accessibility planning for the final artwork
- Navigating any systems that feel unfamiliar

Ongoing Mentorship and Flexibility - Artists can work at their own pace (within reason) and are supported if their needs change. Mentors are available to help with technical tasks, budgeting, and collaboration.

Built-In Budget for Access - Accessibility is not treated as a bonus. It is planned from the start.

Budgets include:

- Honorariums for community advisors
- Support staff and translation
- Equipment, transportation, or care needs
- Extra time for slower workflows or health-related breaks

Long-Term Plan: Building a More Inclusive Art Culture

We will co-design this process with people most affected by systemic barriers. This includes:

- Artists with disabilities
- Indigenous and radicalized artists
- Queer and trans artists
- People with limited income, housing, or education access

This is not a one-time program. It is a shift in how we work

POTENTIAL ARTISTS

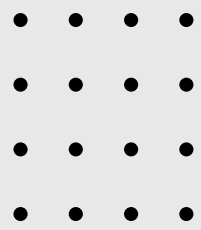
- Brent Comber (Vancouver) – Site-specific wood sculptor and furniture designer
- Erin Partridge (Victoria) – Public space ceramic artist
- Chris Dahl (Squamish) – Indigenous sculptor and installation artist
- Lori Weidemann (North Vancouver) – Interactive sculpture artist
- Nick Saly (Richmond) – Functional metal sculptor
- Antoine Abyar (Surrey) – Urban design and installation artist
- Olinda Casimiro (West Vancouver) – Public art sculptor with innovative metal fabrication skills
- Nancy Keating (Vancouver) – Public art mosaic specialist with complex architectural projects

EMERGING ARTISTS

- Yao Zeus Mohammed – Vancouver-based designer and artist known for bold, patterned work; founder of the African Fashion Arts Movement (AFAM)
- Dorcas Markwei – Illustrator and designer whose vibrant work explores themes of cultural identity and everyday life
- Carla Tak – Lower Mainland-based multidisciplinary artist focused on gestural abstraction and psychological landscapes
- Natoya Ellis – Jamaican-Canadian illustrator and printmaker whose work centers on folklore, Black identity, and ancestral memory
- Eric Cheung – Vancouver artist and designer integrating public space, architecture, and interactive technology
- Bracken Hanuse Corlett – Wuikinuxv and Klahoose artist known for digital media, painting, and performance rooted in Indigenous futurism
- Graham Landon – Lower Mainland based sculptor and carpenter focused on wood-based work

TIMELINE

- PUBLIC HEARING – DECEMBER 10 2024
- PRELIMINARY PUBLIC ART PLAN PRESENTATION – JUNE 2025
- DP ISSUANCE – FALL 2025
- SELECTION PROCESS COMPLETION – Q3 2025
- ARTIST CONTRACT – Q4 2025
- OCCUPANCY – TBD



Sightline Properties



EXPANDED FIELD
Christina@Expanded-Field.com

