

S

# PRELIMINARY PUBLIC ART PLAN

Pine & W 11th

June 2025



EXPANDED FIELD

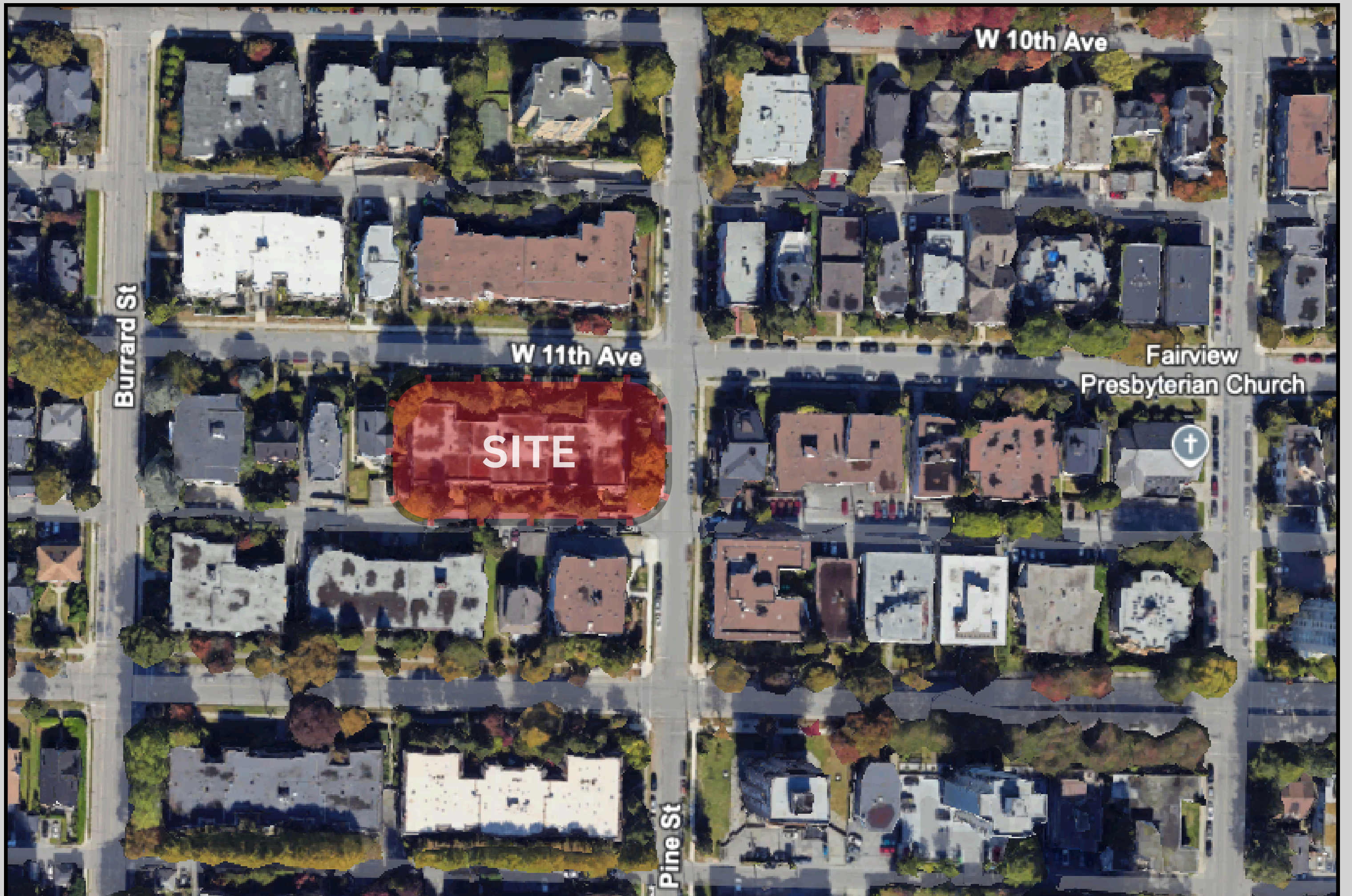
# PROJECT STATISTICS

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.

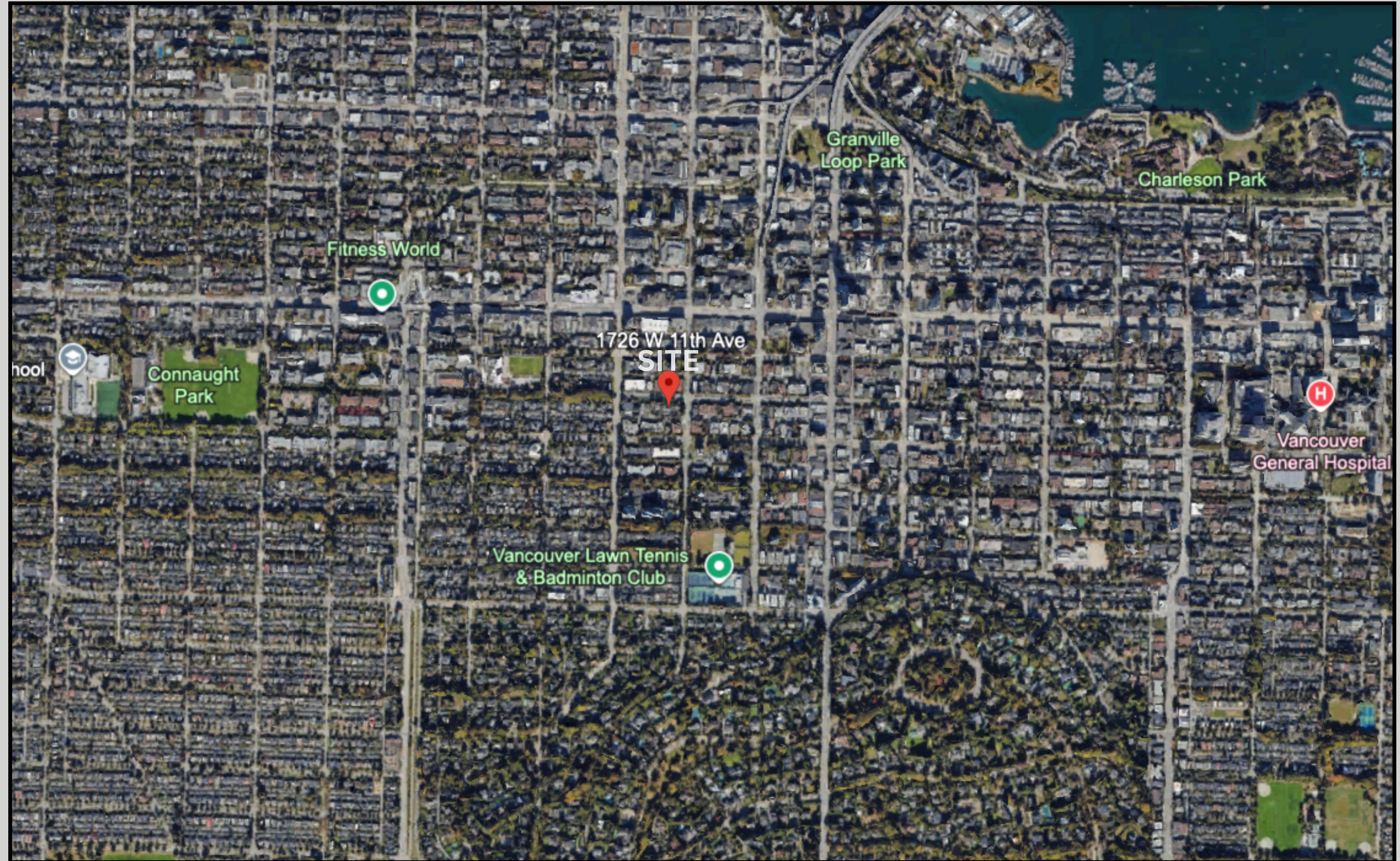
The site is a consolidation of 5 residential lots, totalling approximately 31,250 SQ.FT. The project site is located at the corner of 11th Avenue and Pine Street- 2 blocks South of West Broadway and 1 block East of Burrard Street, with a municipal lane running East-West along the South property line.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



# LOCATION



# LOCATION



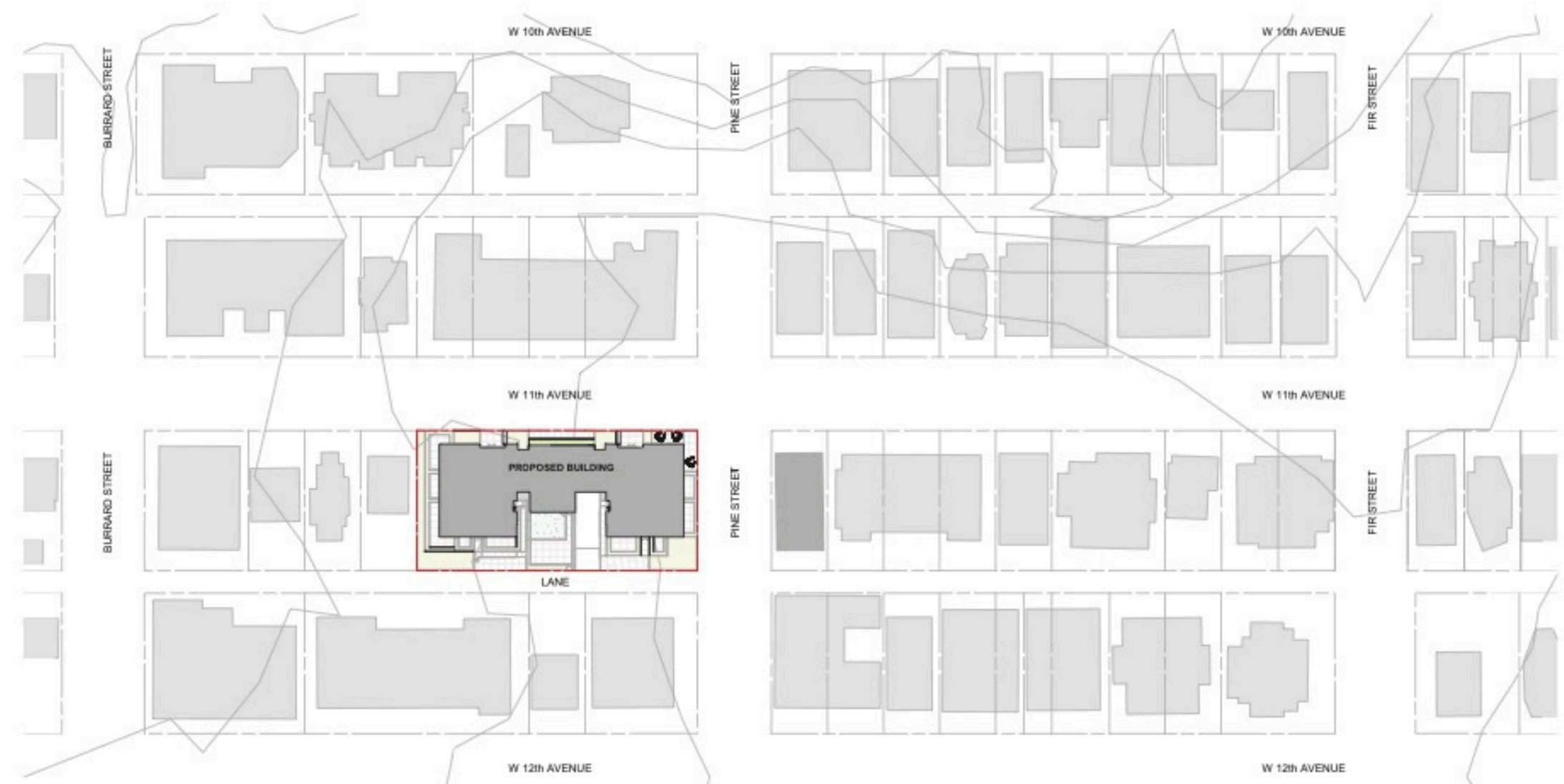
# LOCATION AND DEVELOPMENT CONTEXT

The project is located at the intersection of West 11th Avenue and Pine Street, situated in Vancouver's Fairview neighbourhood. This neighbourhood is characterized by predominantly aging, walk-up style multifamily buildings. These structures, while reflective of the area's earlier development patterns, blending the charm of the existing community with the potential for thoughtful, contemporary design.

## Neighbourhood Characteristics:

- **Residential Architecture:** Fairview features a blend of housing styles, including older low-rise apartment buildings, walk-up multifamily residences, and newer condominiums. This variety reflects the neighbourhood's evolution over time.
- **Commercial Amenities:** The area offers a range of amenities, with numerous shops, cafes, and restaurants, particularly along nearby West Broadway and Granville Street. These commercial corridors provide residents with convenient access to retail and dining options.
- **Cultural and Recreational Spaces:** Fairview is home to several cultural institutions and recreational facilities. The proximity to Granville Island, a hub for arts and crafts, theaters, and public markets, adds to the neighbourhood's cultural appeal.

Overall, Fairview offers a dynamic urban environment that balances residential living with commercial and cultural vibrancy all in close proximity to Vancouver's downtown core.



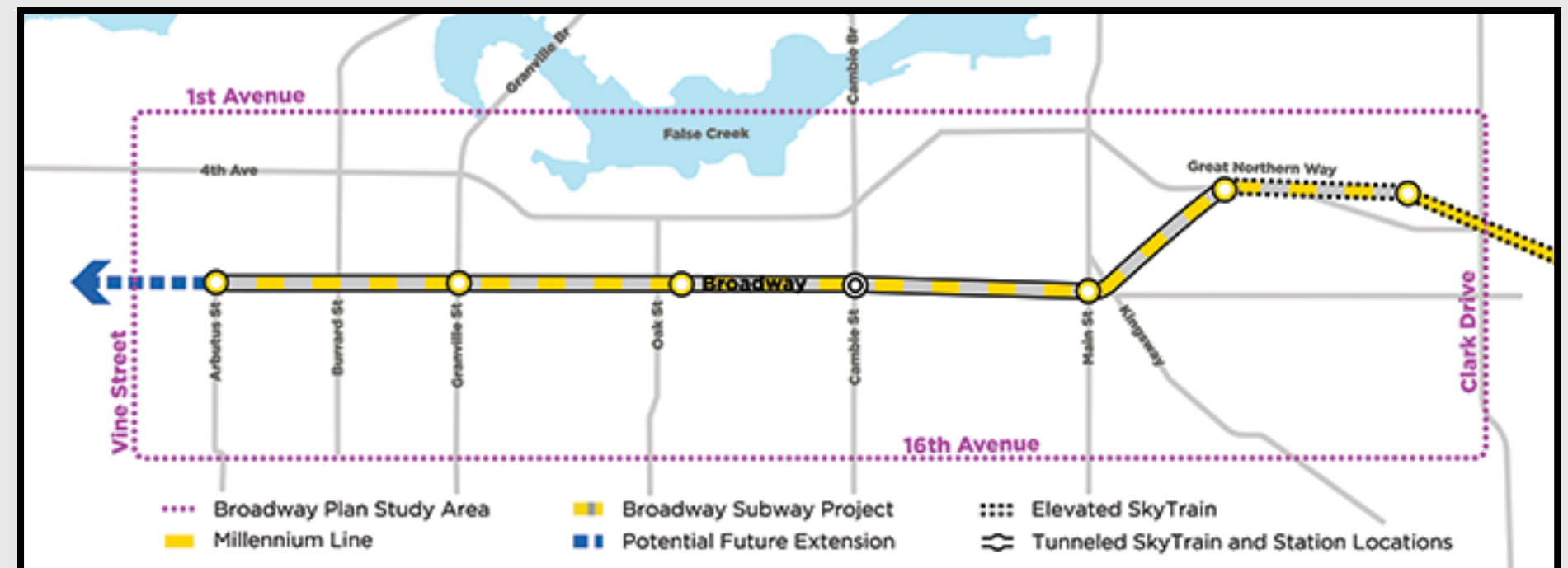
# PROJECT TEAM

- **Project Owner - Sightline Properties**
  - Lead: Jamie Vaughan
- **Architect - Ciccozzi Architecture**
  - Lead: Sophia Romero
- **Landscape Architecture - Durante Kreuk**
  - Lead: Peter Kreuk
- **Public Art Consultant - Expanded Field**
  - Lead: Christina Hirukawa

# KEY POLICY DOCUMENTS

- Broadway Corridor Plan (2022)
- Culture Shift: Blanketing the City in Arts and Culture (2019)
- Marking Space for Arts and Culture (2019)
- Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021)
- Employment Lands and Economy Review (2020)

The Broadway Plan area will continue to support a thriving arts community and be home to artists, diverse cultural traditions, growing cultural industries, signature public artworks, and a flourishing music scene. There will be increased visibility of the Musqueam, Squamish and Tsleil-Waututh Nations and urban Indigenous communities. The Broadway Plan will contribute to this success by supporting equitable distribution and access to arts, culture and heritage spaces to match growth and need.



# 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







Pine Street

W 11th Ave

# **PUBLIC ART CONTEXT**



*Centennial Rocket*  
1986



*Playtime*  
Myfanwy MacLeod, 2016



*Coming Home To*  
Robin Roberts, 2023



*Eagle Woman*  
Shain Niniwem Selapem Jackson, 2023



Blanketing The City  
Debra Sparrow, 2018



*Meristem*  
IE Creative, 2018



*Pressure Group 6*  
1982



*Refined*  
Jill Anholt, 2016

# 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.

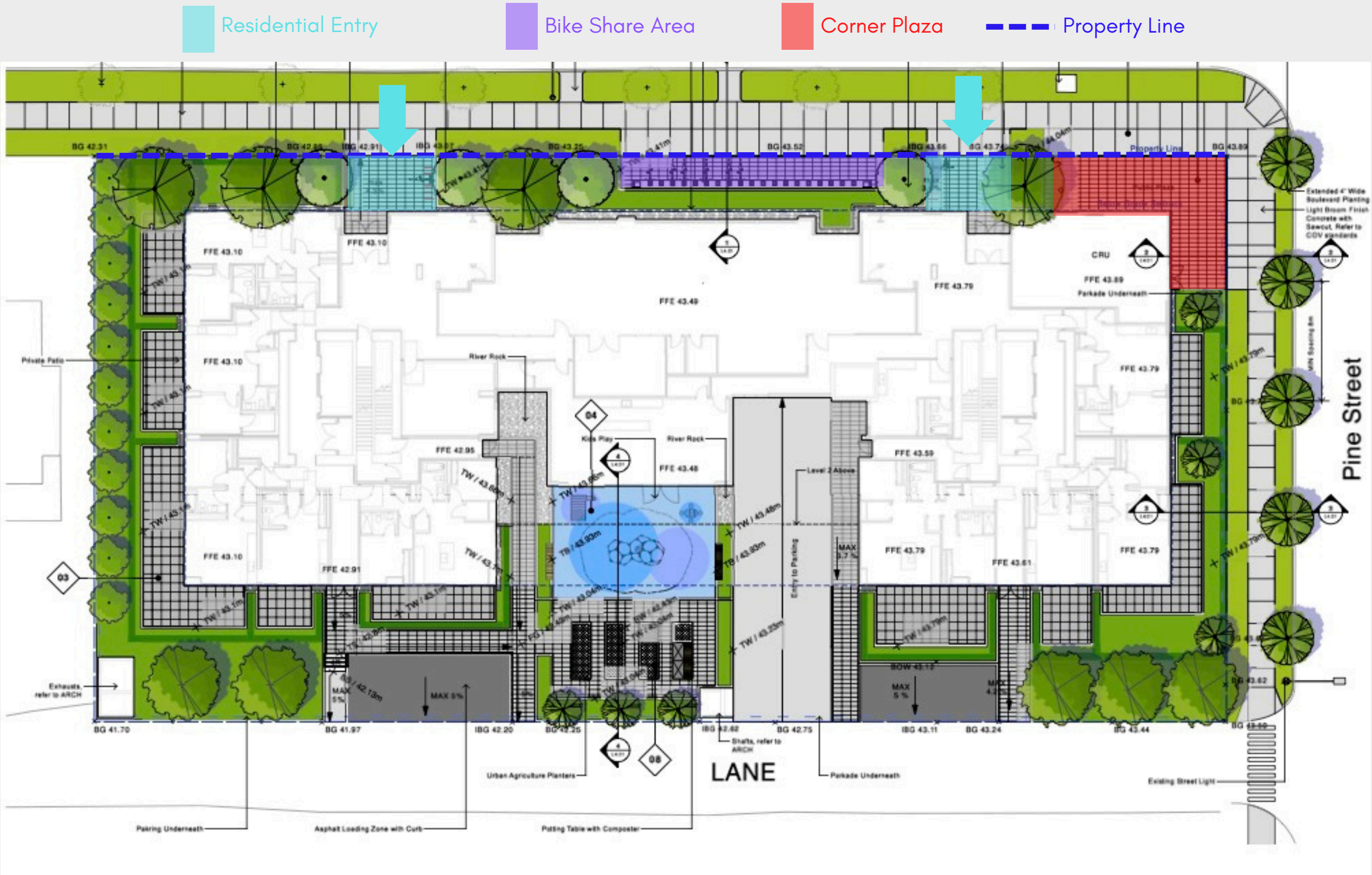
## Bike Share Area

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.

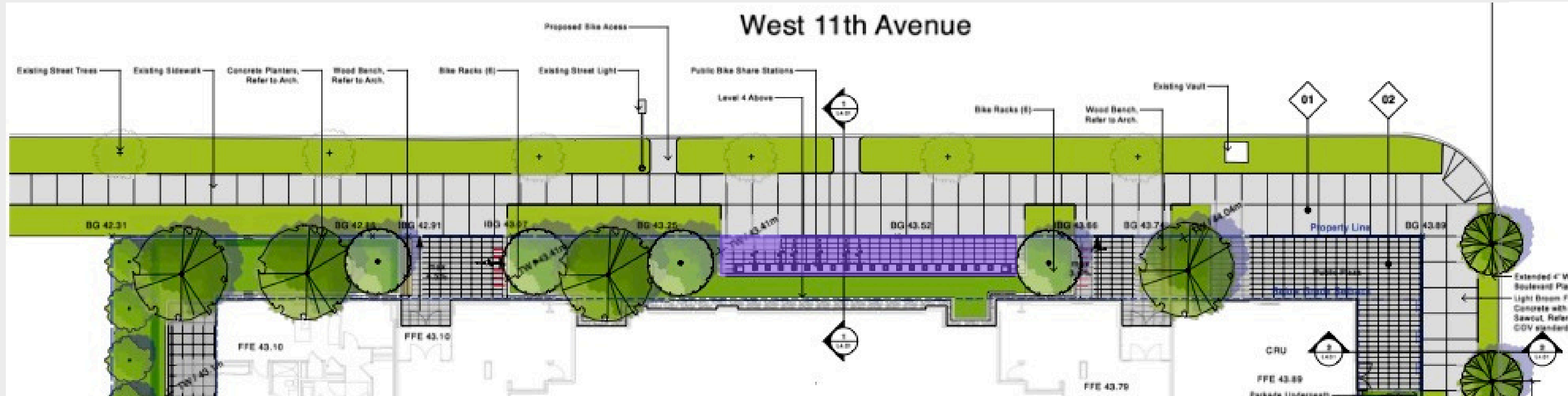
[illegible]

# 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



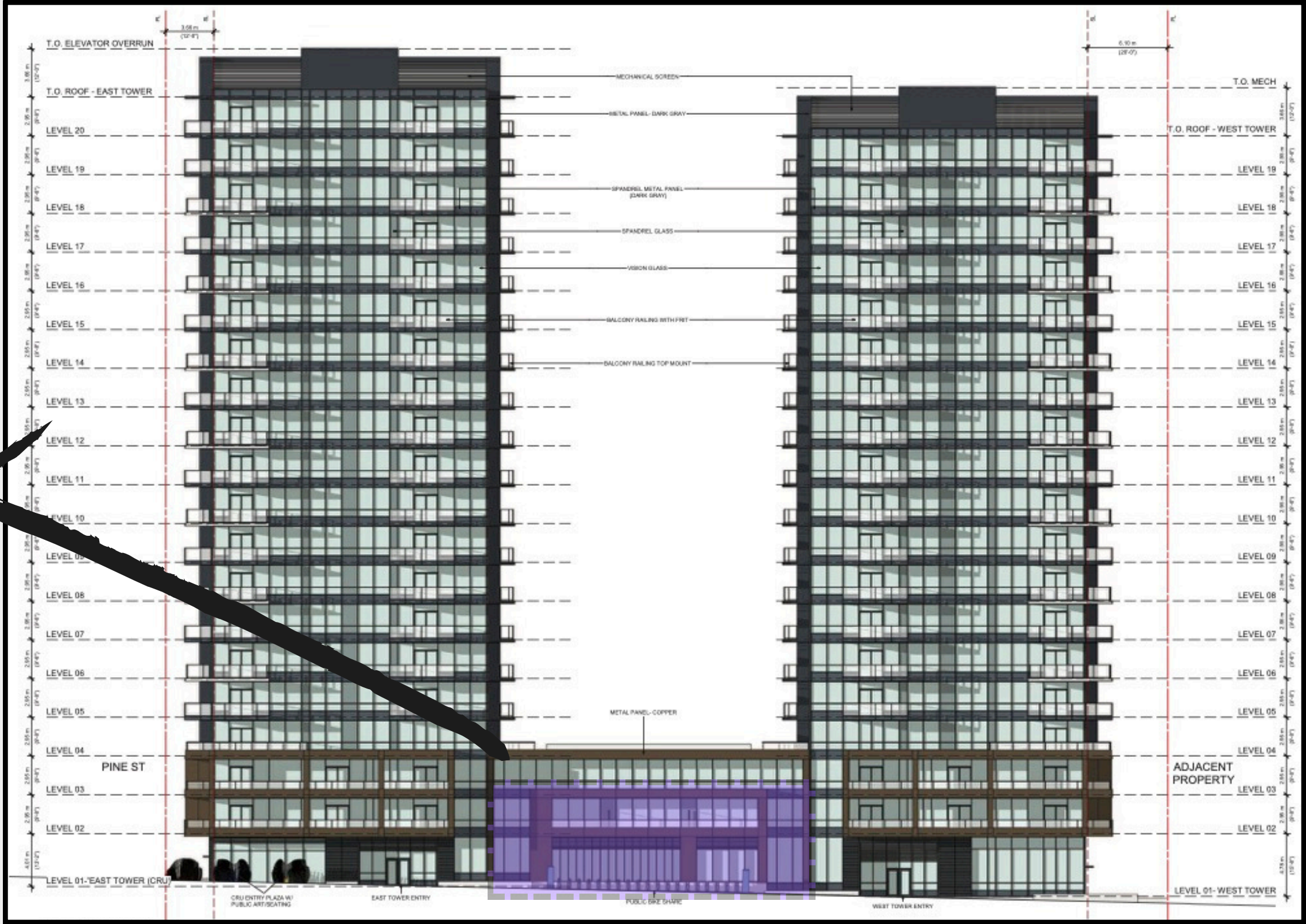
# PUBLIC ART OPPORTUNITY

## 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.

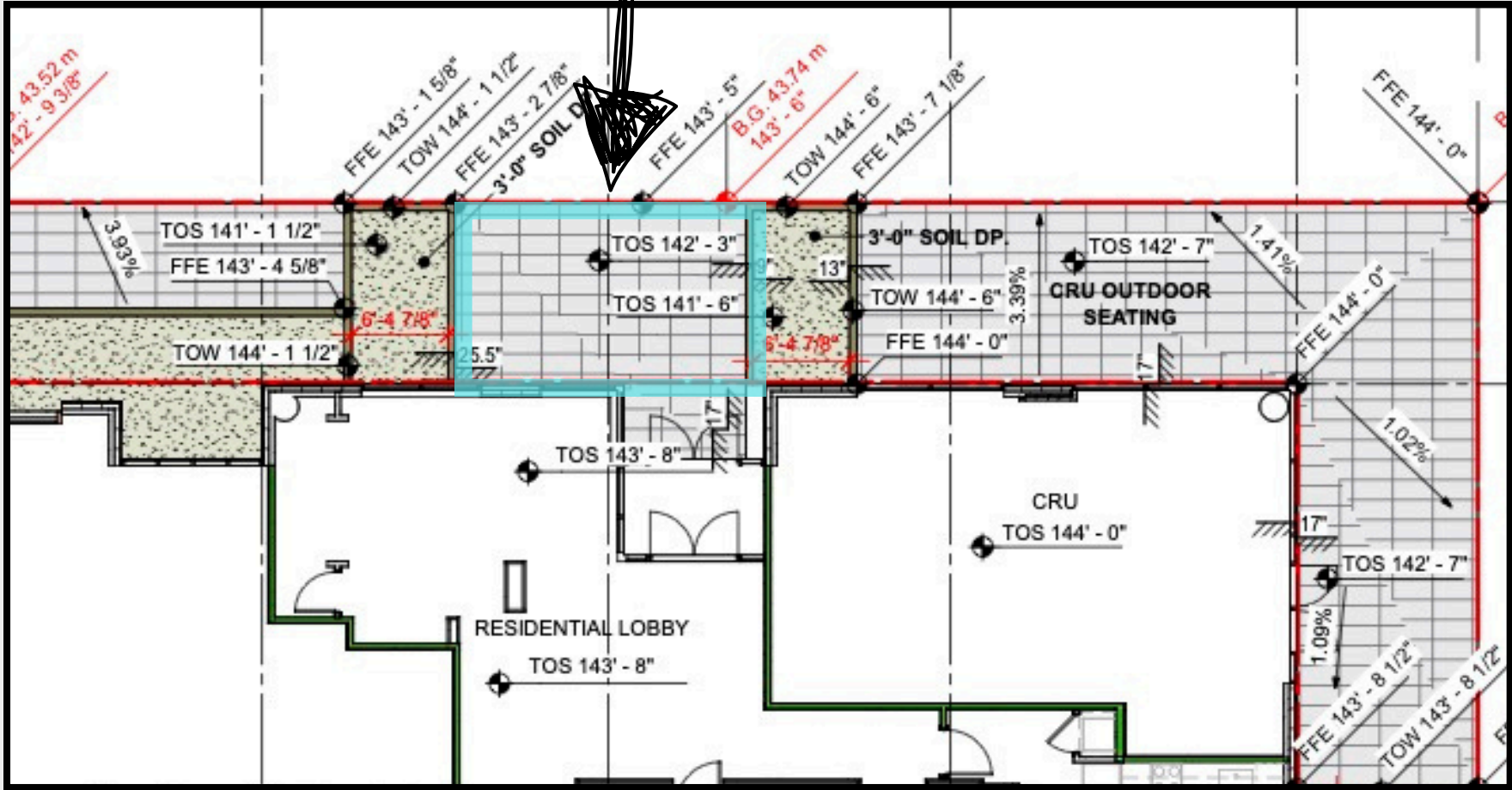
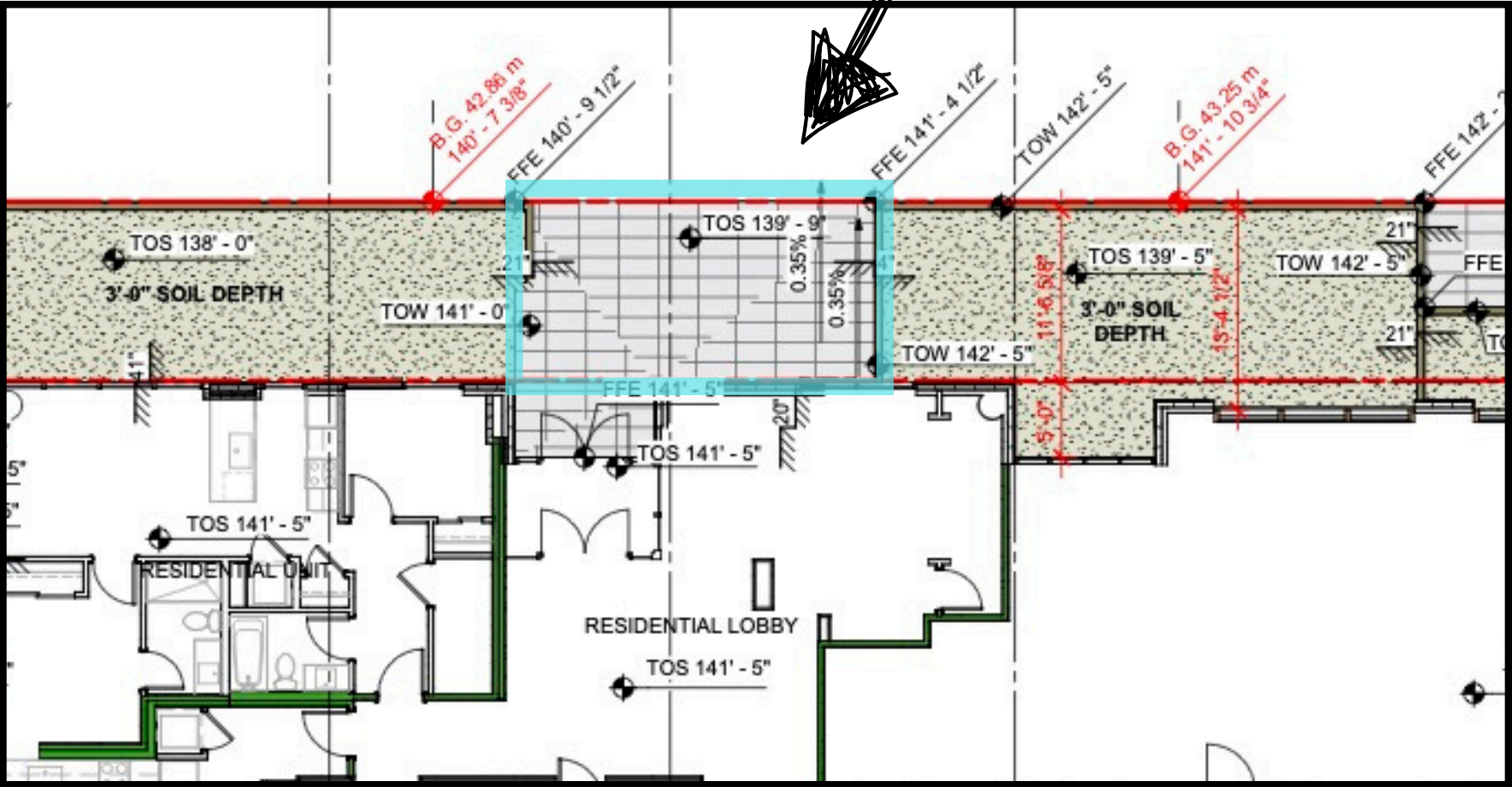
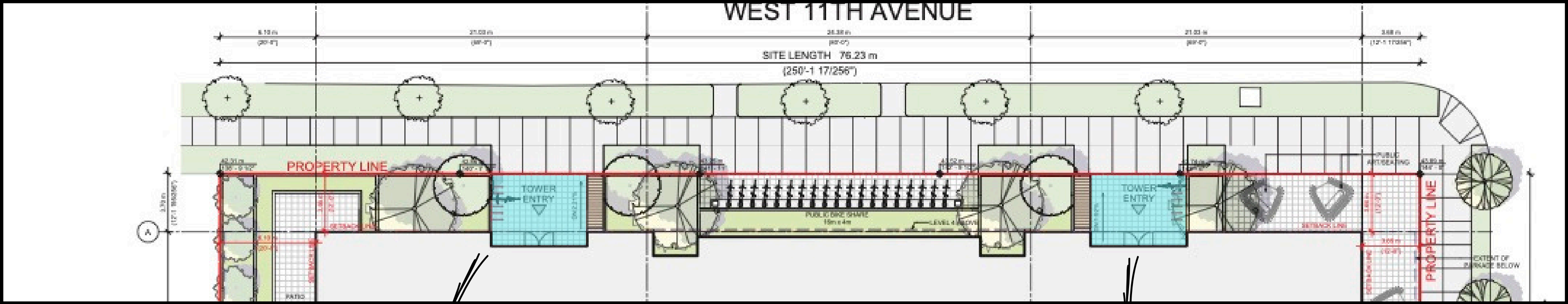
Beyond their aesthetic appeal, mosaics are inherently durable and capable of withstanding high foot traffic, making them an ideal choice for these high-use areas. The interplay of tiles, glass, or natural stone could introduce a dynamic quality that changes with the light throughout the day, ensuring 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.

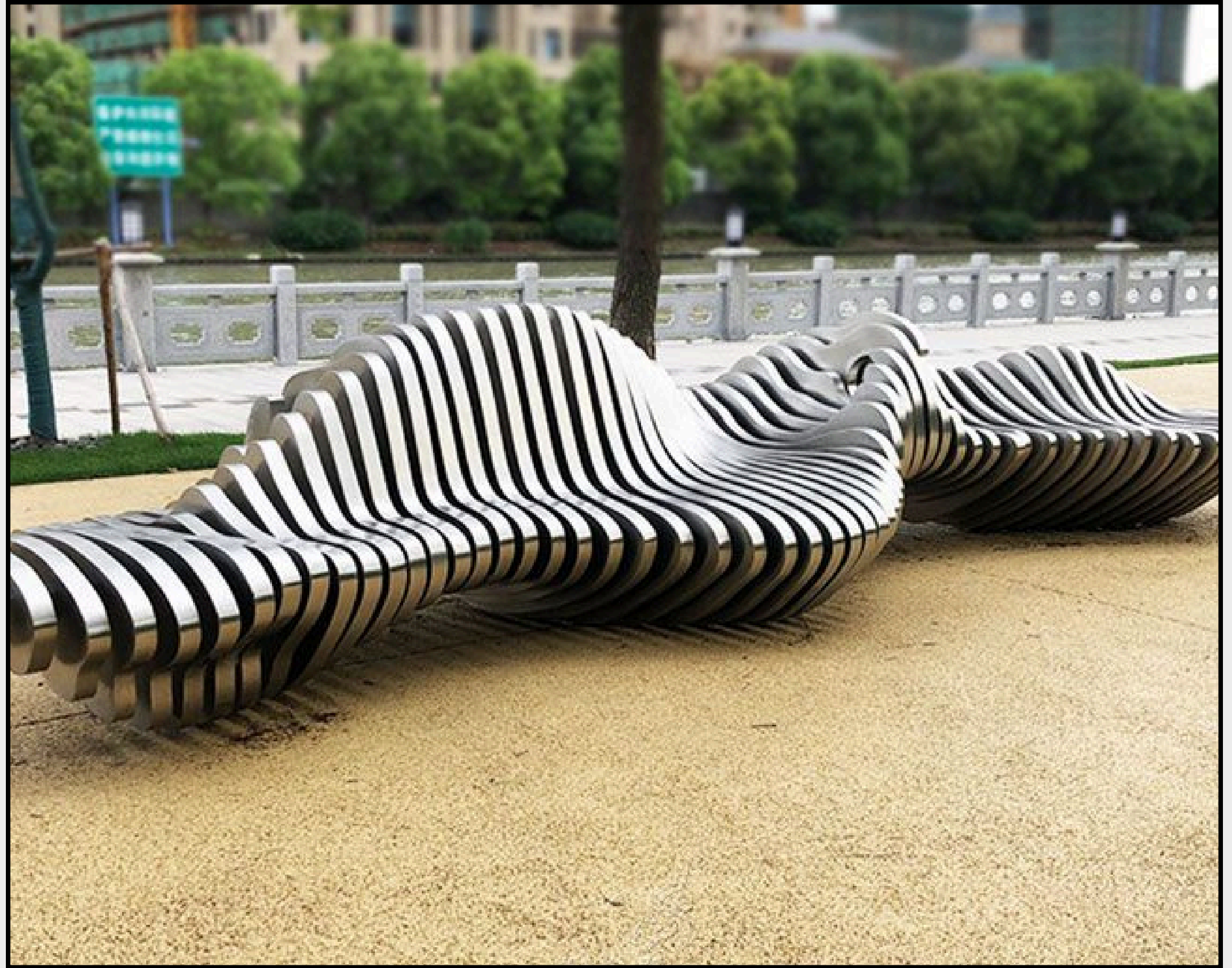
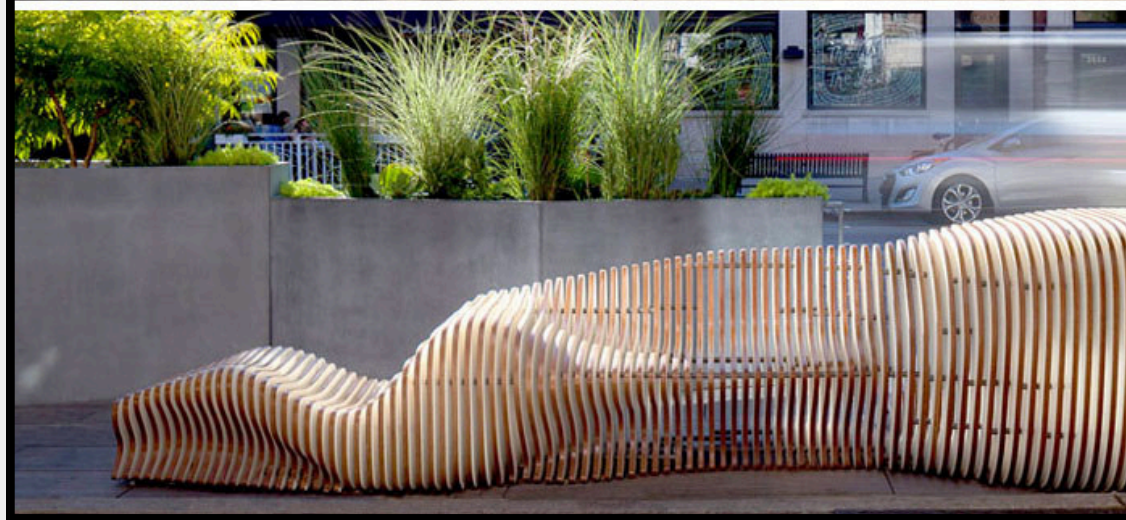
*\*\*Durability and safety would be key considerations, with materials selected for their ability to withstand heavy foot traffic and ensure a non-slip surface.*

# PUBLIC ART OPPORTUNITIES

## Lobby Entrances



# PUBLIC ART PRECEDENT



# PUBLIC ART PRECEDENT



# PUBLIC ART PRECEDENT



# PUBLIC ART PRECEDENT



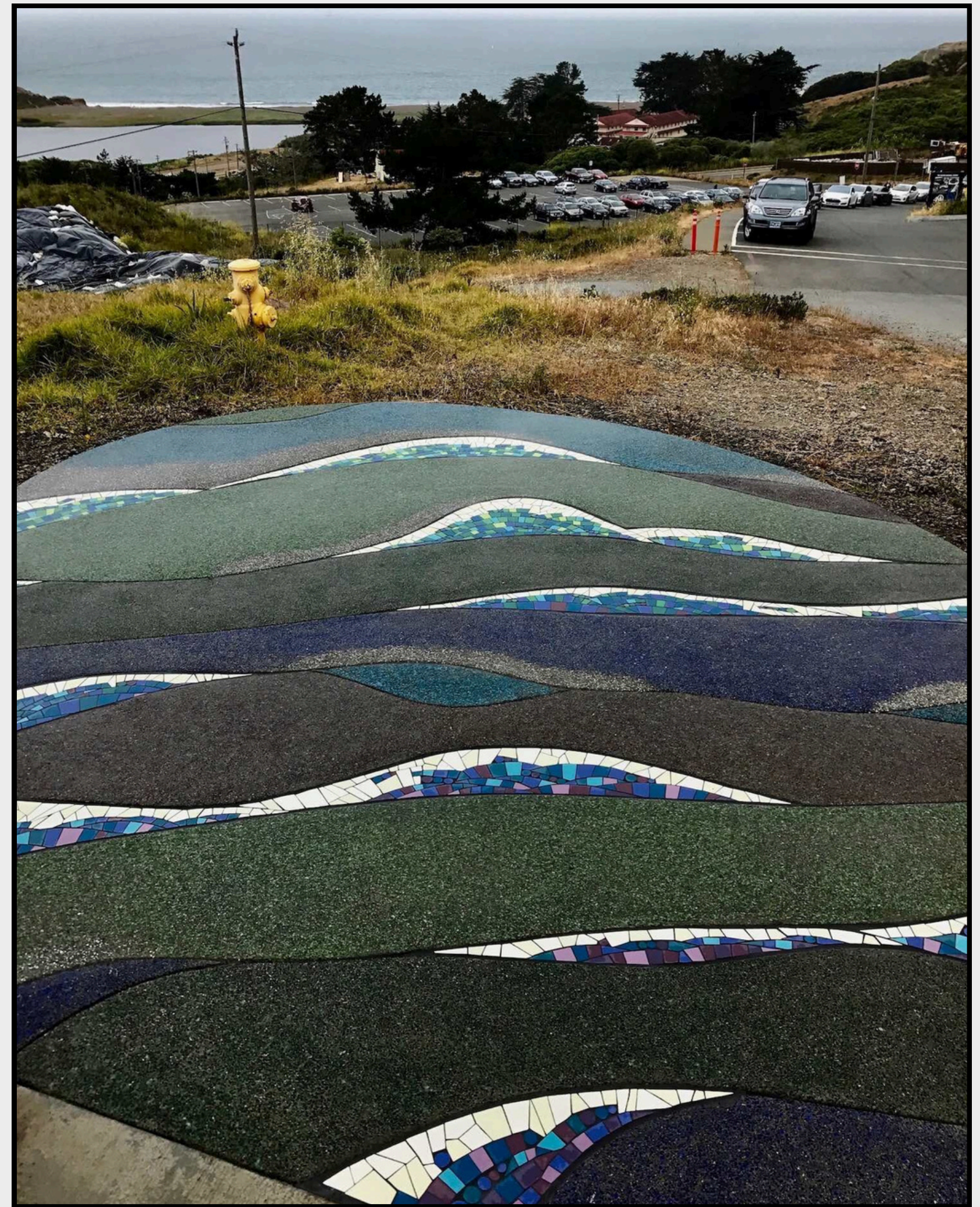
# PUBLIC ART PRECEDENT

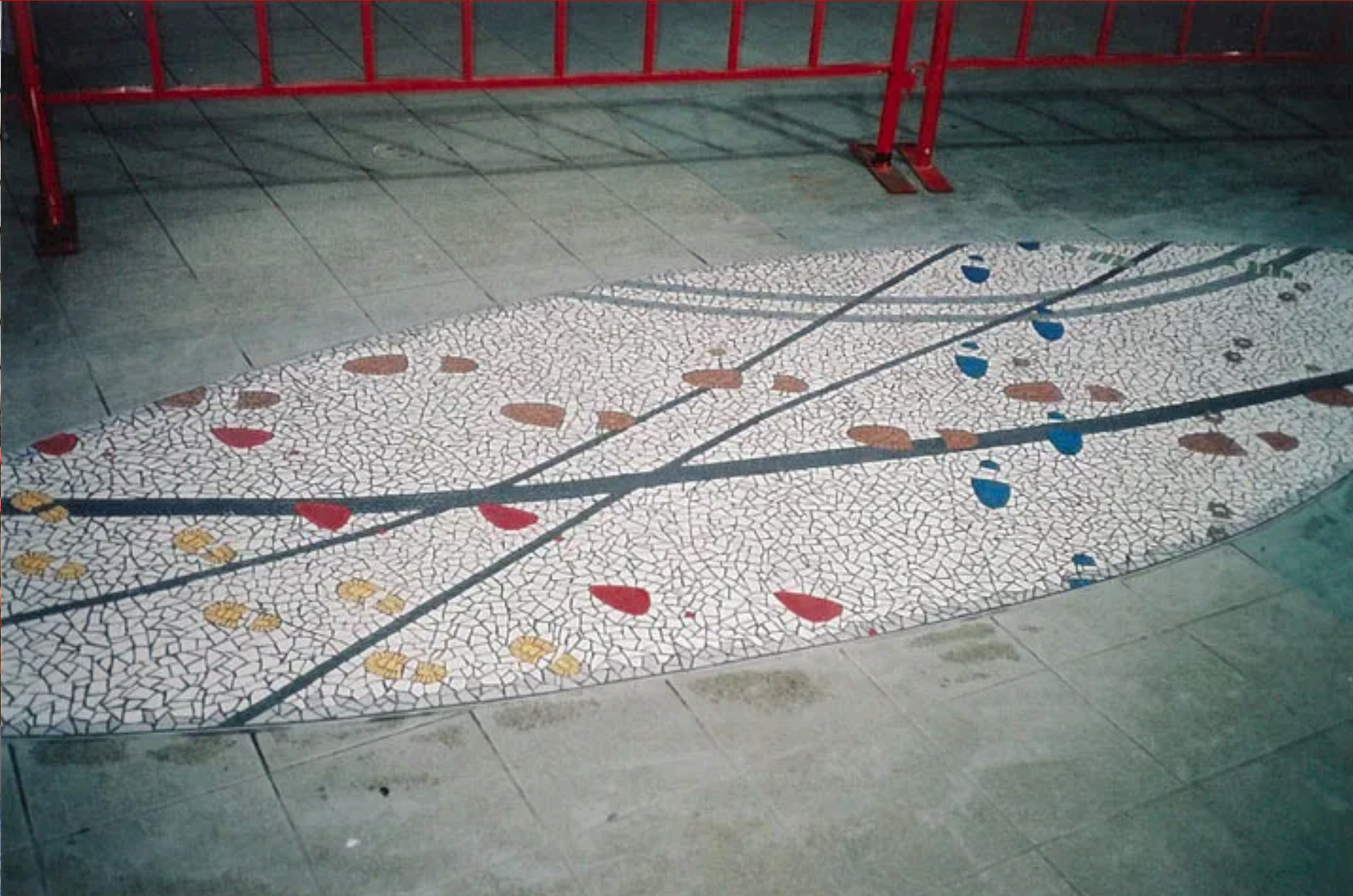


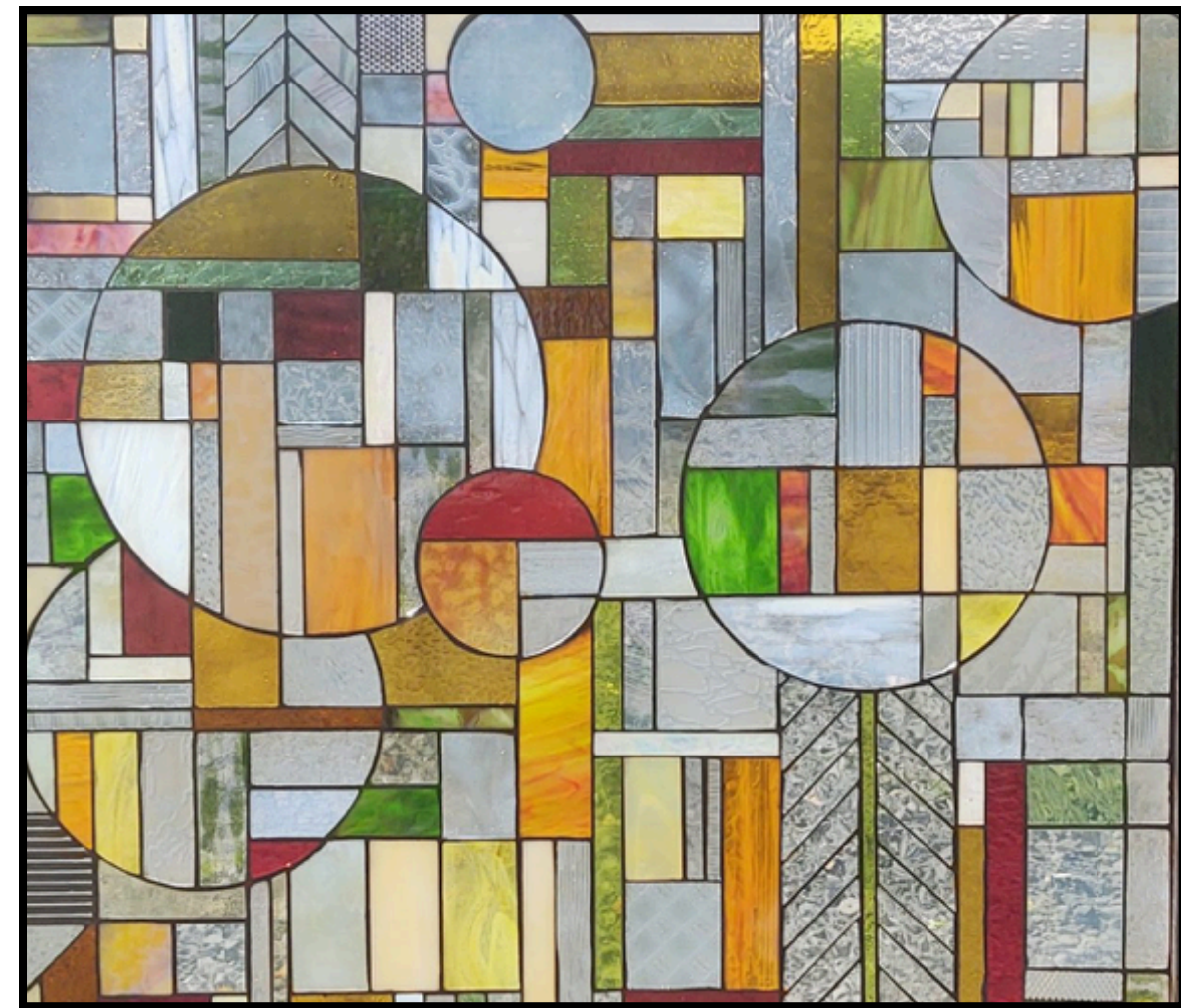
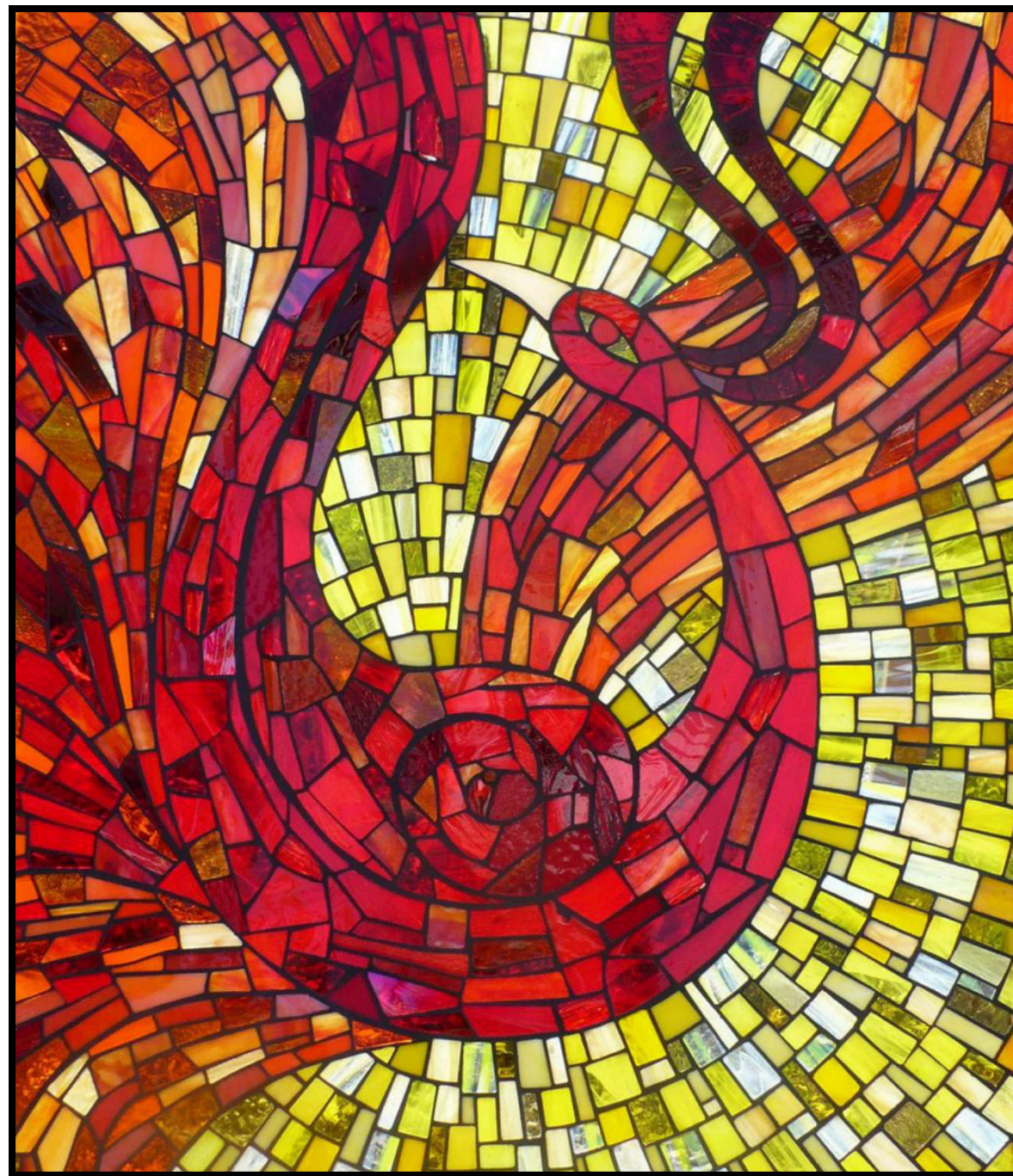
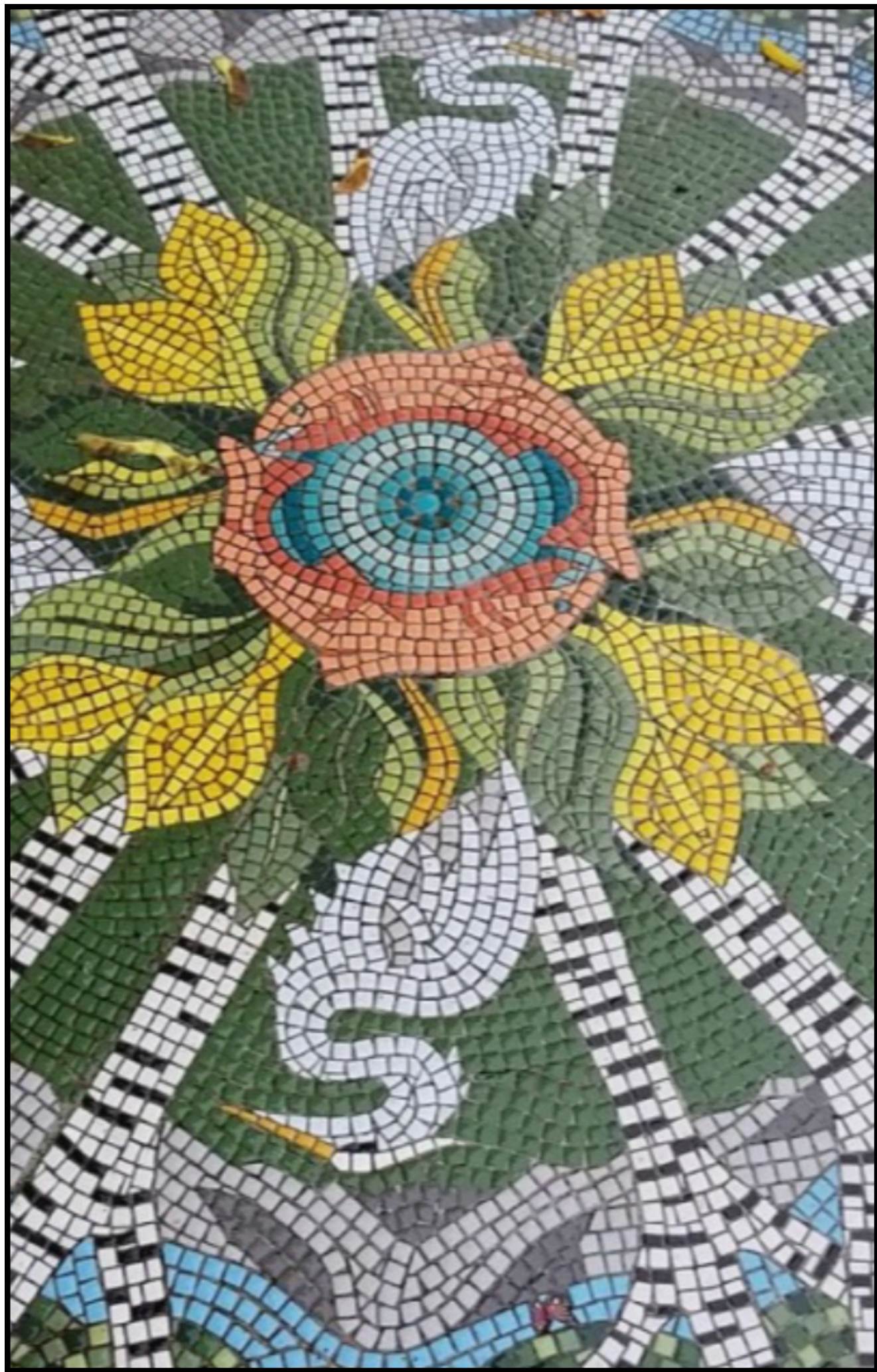
# PUBLIC ART PRECEDENT



# 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	\$238,767
Artist Honoraria	\$0
Selection Panel Honoraria	\$3,000 (3 x \$1,000)
Travel and Accommodation	\$0
Community Advisors	\$1,500
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	\$118,017
Total	\$356,784

# 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.

## POTENTIAL COMMUNITY CONSULTATION ADVISORS

- **Build a Better Fairview (BABF):** A collective of residents and local organizations dedicated to equitable and sustainable development in Fairview. Their involvement would ensure the art project aligns with community values and needs.
- **Fairview Community Association:** This association focuses on local events, news, and community engagement. Their insights could help the art project reflect the neighborhood's identity and foster community pride.
- **Mount Pleasant Neighbourhood House (MPNH):** Serving nearby communities, MPNH offers programs that foster connection and celebration of diversity. Their experience in community engagement can provide valuable input to ensure the art project reflects the area's cultural richness and is inclusive of people of all abilities and origins.

## 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 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 ARTIST SELECTION PROCESS

Artists will be selected through a direct commissioning process designed to streamline and focus the selection on a single candidate who aligns with the project’s goals and vision. This process replaces the traditional long-list and short-list procedures while maintaining a thorough and equitable evaluation of the artist’s qualifications and suitability for the project.

### **Artist Review:**

The project team will identify and review a select number of artists whose previous body of work demonstrates experience in the proposed mediums and expertise in creating site-specific public art. The review will prioritize local artists who showcase a clear ability to engage with the site’s context and meet the project's functional and aesthetic goals.

### **Artist Engagement:**

A single artist or artistic team will be directly engaged based on their demonstrated qualifications and suitability. The selected artist will be invited to conduct a site visit and meet with the developer, architect, and landscape architect to gain a comprehensive understanding of the project’s context and requirements.

### **Concept Development:**

The chosen artist will develop an initial concept for the project in collaboration with the project team. Feedback from the project stakeholders, including any community consultation advisors, will be integrated during this phase to ensure alignment with the broader goals and vision.

### **Artistic Contract Stage:**

Upon approval of the concept, the artist will be provided a formal contract to finalize the design, fabrication, and installation of the artwork. This contract will outline the scope, timeline, deliverables, and budget for the commission.

## Selection Standards

**Appropriate for public space:** the submission may reflect a broad range of imagery and styles appropriate for a public place. Imagery including artwork with religious and sexually explicit content is ineligible.

**Artistic excellence:** the submission must represent the artist’s own original work. The submission must reflect professional quality of craftsmanship, mastery of skills and techniques, and/or communication of a unique vision or perspective.

**Professional experience:** consideration will be given to applicants' professional practice and experience including education or training as an artist, exhibition record, previous commissions, participation in artist-in-residency programs, and other professional activities.

**Maintenance:** Low-cost maintenance should be a significant consideration in artwork selection. High maintenance costs create risk that the artwork may fall into disrepair or be deinstalled completely.

**Permanent:** Temporary installations will not be considered for this opportunity.

# 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. Priority will be given to artists with a proven track record of successfully completing similar projects and whose work aligns with the project’s vision.
- **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.

# POTENTIAL ARTIST

## BENCH OPTION

- Brent Comber (Vancouver) – Site-specific wood sculptor and furniture designer
- Erin Partridge (Victoria) – Public space ceramic artist
- Jacqueline Metz (Vancouver) – Architectural and landscape integration artist
- Bruce Voyce (Vancouver) – Mixed-media public artist
- Chris Dahl (Squamish) – Indigenous sculptor and installation artist
- Jill Anholt (Vancouver) – Urban design and public art specialist
- Douglas Coupland (West Vancouver) – Iconic public sculptor
- Lori Weidemann (North Vancouver) – Interactive sculpture artist
- Nick Saly (Richmond) – Functional metal sculptor
- Antoine Abyar (Surrey) – Urban design and installation artist

## CANOPY OPTION

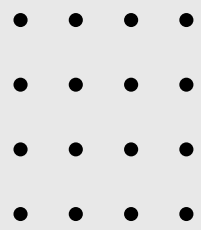
- Olinda Casimiro (West Vancouver) – Public art sculptor with innovative metal fabrication skills
- Bruce Voyce (Vancouver) – Experienced in large-scale urban design and sculptural installations
- Jacqueline Metz (Vancouver) – Known for architectural and landscape-integrated public art projects
- Nick Saly (Richmond) – Metal sculptor with expertise in functional urban design elements
- Chris Dahl (Squamish) – Indigenous artist with strong capabilities in outdoor sculptural work
- Jill Anholt (Vancouver) – Professional public artist specializing in urban infrastructure art
- Erin Partridge (Victoria) – Multidisciplinary artist with experience in interactive public installations
- Douglas Coupland (West Vancouver) – Renowned for unique sculptural interpretations of urban spaces
- Antoine Abyar (Surrey) – Contemporary artist with urban design and public art background
- Brent Comber (Vancouver) – Skilled in site-specific installations using innovative materials and forms

## MOSAIC OPTION

- Lynne Fernie (Toronto) – Award-winning mosaic artist with extensive public art experience
- Julie Bélanger (Montreal) – Contemporary mosaic artist specializing in architectural installations
- Nancy Keating (Vancouver) – Public art mosaic specialist with complex architectural projects
- Suzanne Daly (Halifax) – Renowned for intricate large-scale mosaic designs
- Helen Sinclair (Calgary) – Mixed media artist with significant mosaic installation expertise
- Sandra Dunn (Ottawa) – Public art creator with expertise in architectural tile work
- Shirley MacLachlan (Winnipeg) – Mosaic artist known for innovative spatial designs
- Kelly Borsheim (British Columbia) – Sculptural mosaic artist with architectural background
- Emma Neville (Toronto) – Contemporary mosaic artist specializing in public space interventions
- Cheryl Fortier (Quebec) – Experienced public art mosaic designer with complex geometric compositions

# TIMELINE

- **PUBLIC HEARING – DECEMBER 10 2024**
- **PRELIM. PUBLIC ART PLAN PRESENTATION – FEBRUARY 2025**
- **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

