

S

DETAILED PUBLIC ART PLAN

Pine & W 11th

September 2025



EXPANDED FIELD

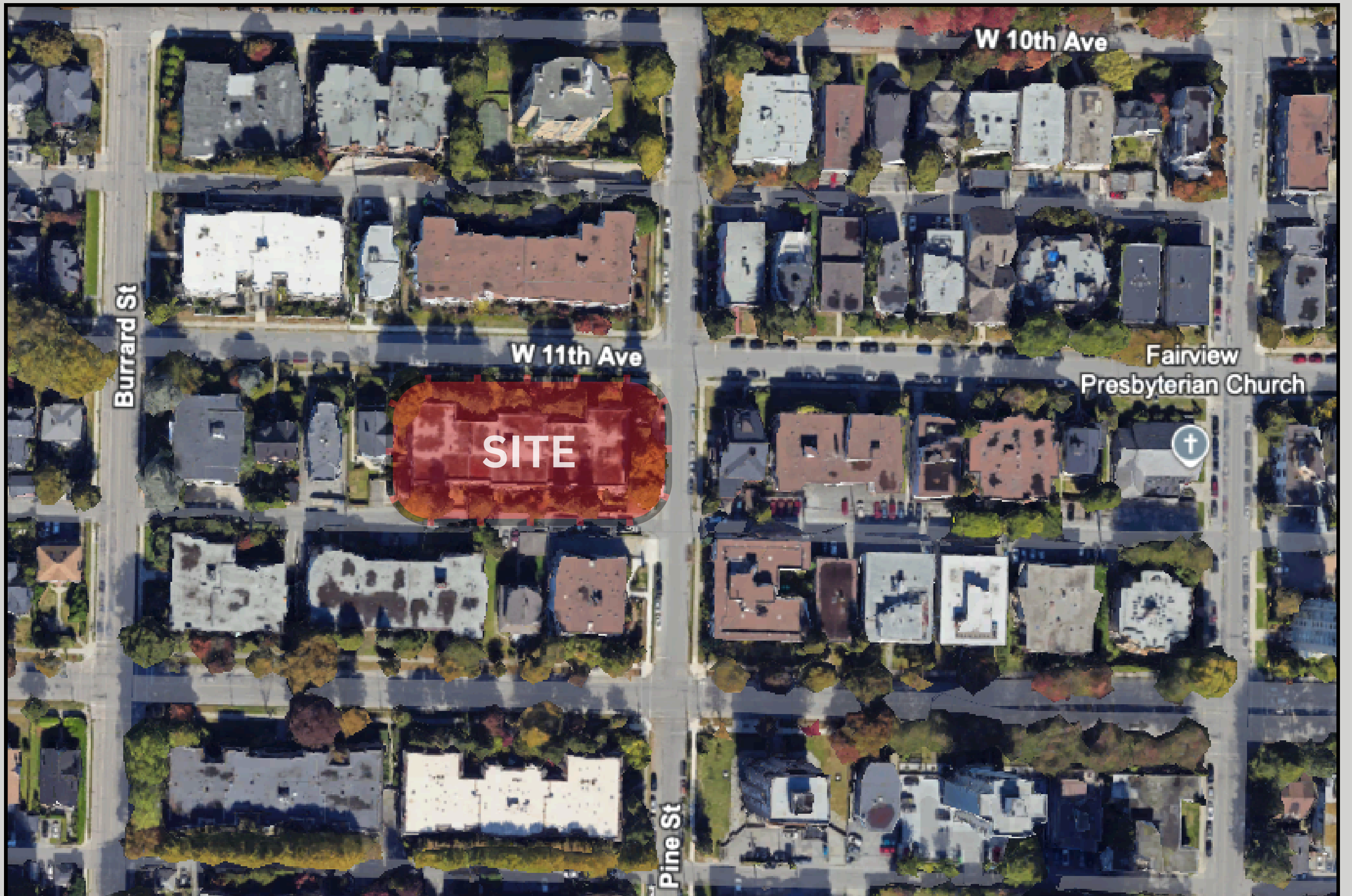
PROJECT STATISTICS

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.

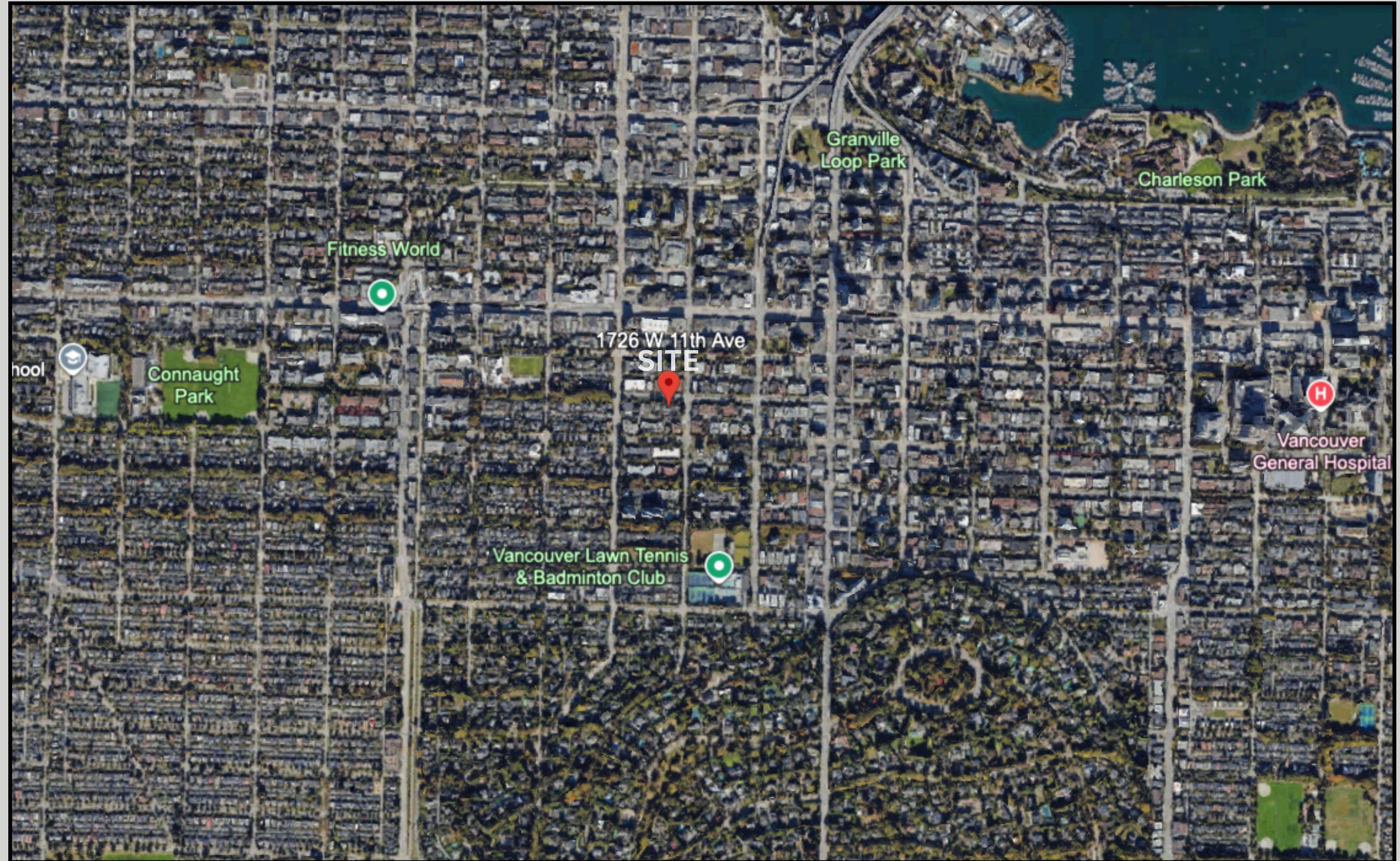
The site is a consolidation of 5 residential lots, totalling approximately 31,250 sq.ft.. The project site is located at the corner of 11th Avenue and Pine Street – 2 blocks South of West Broadway and 1 block East of Burrard Street, with a municipal lane running East-West along the South property line.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



LOCATION



LOCATION



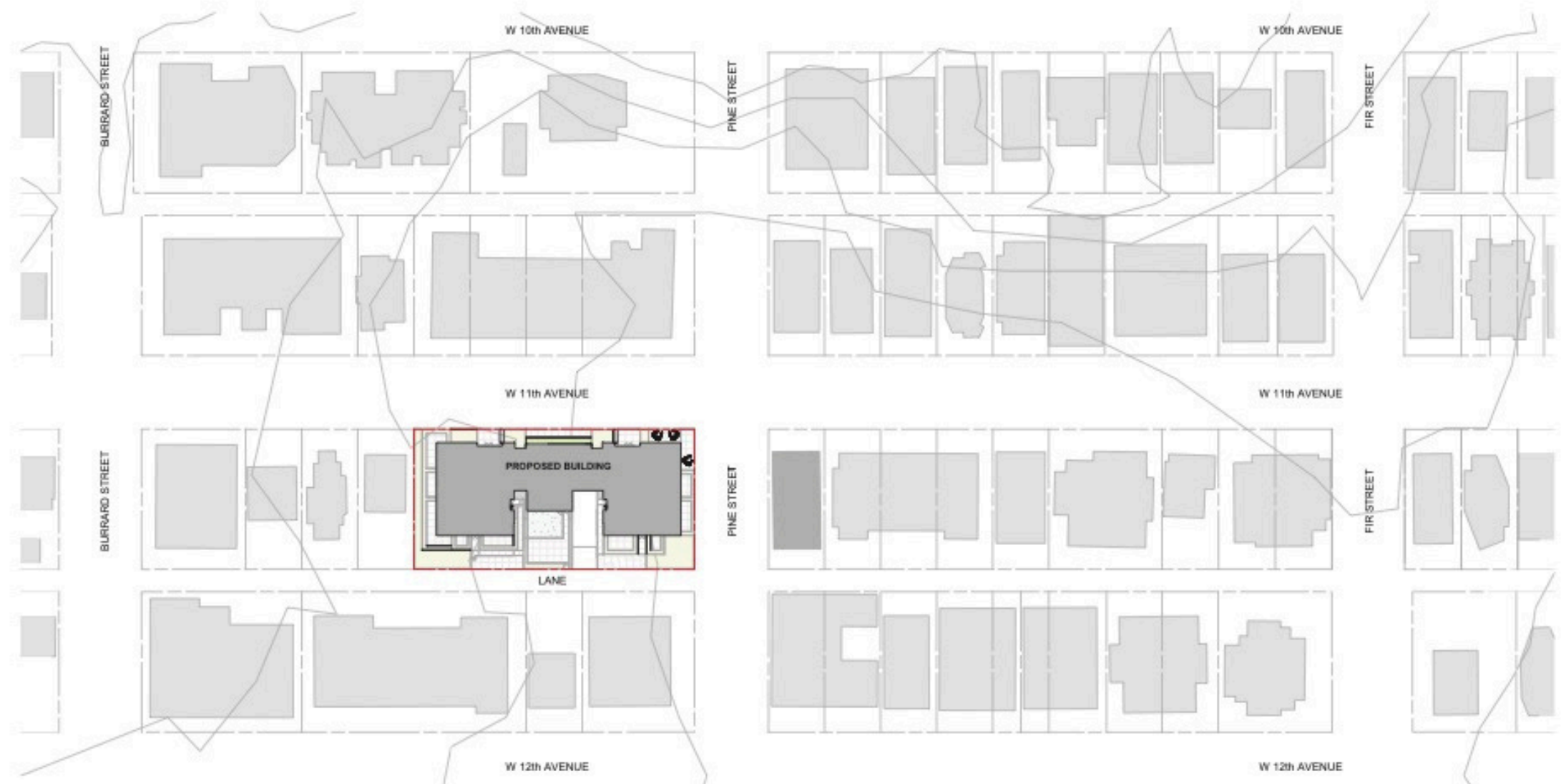
LOCATION AND DEVELOPMENT CONTEXT

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.



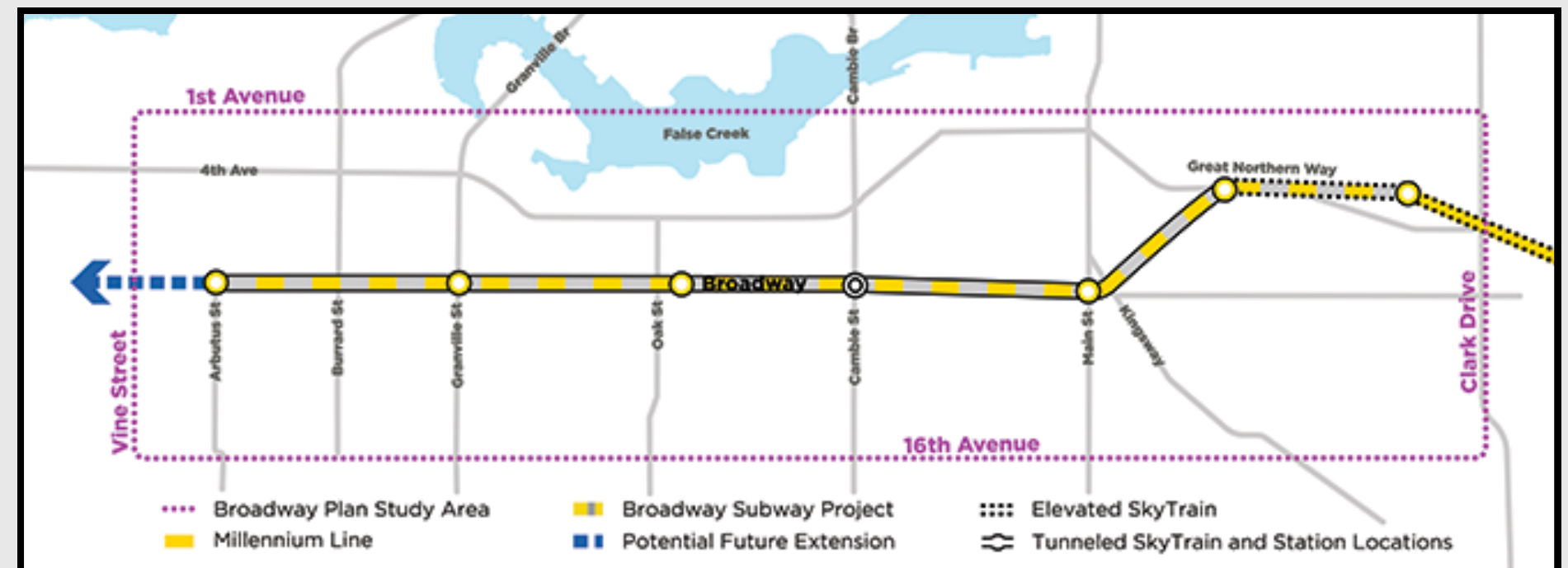
PROJECT TEAM

- **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

Sightline’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.

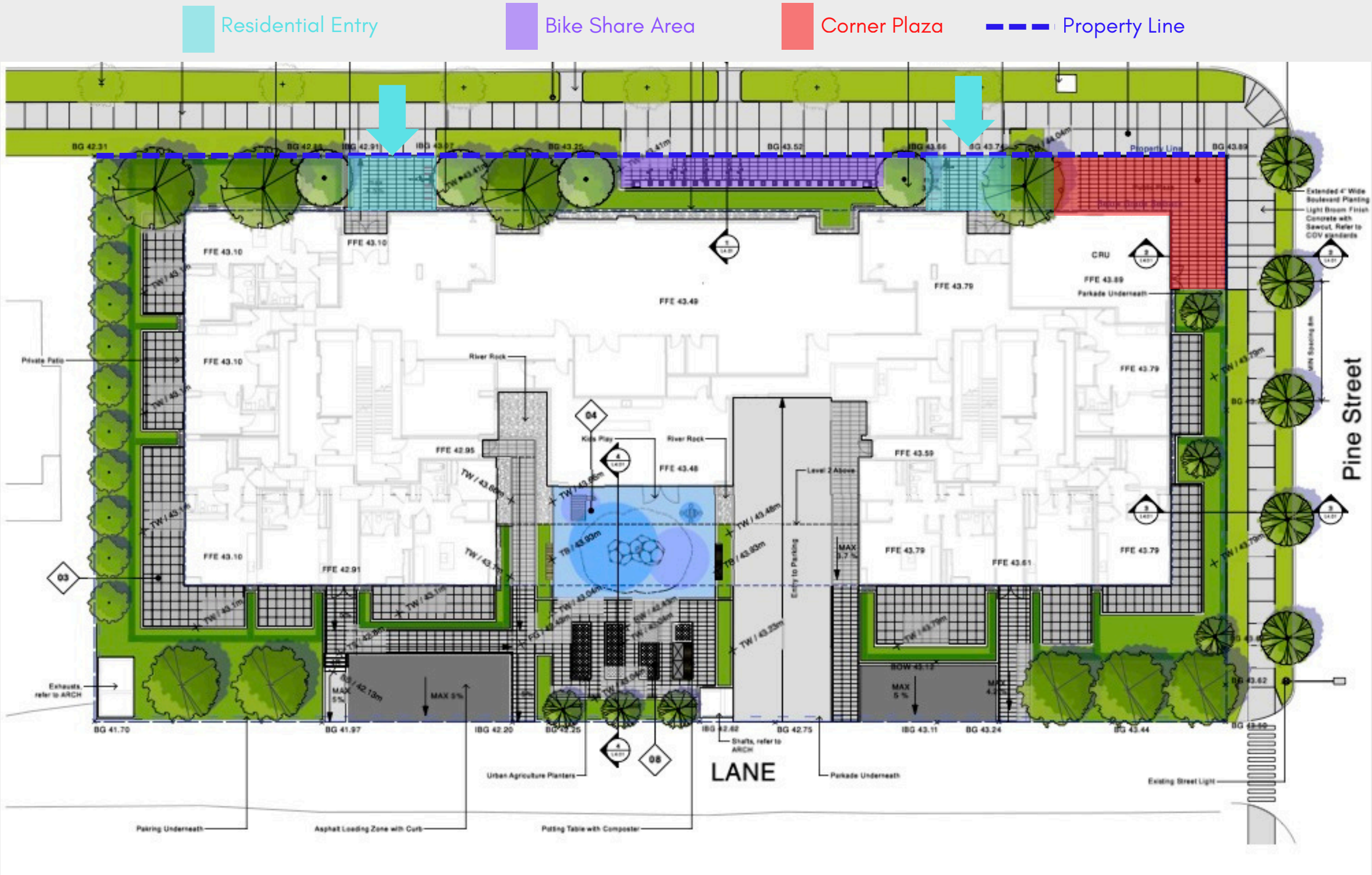
Bike Share Area

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, colour, 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

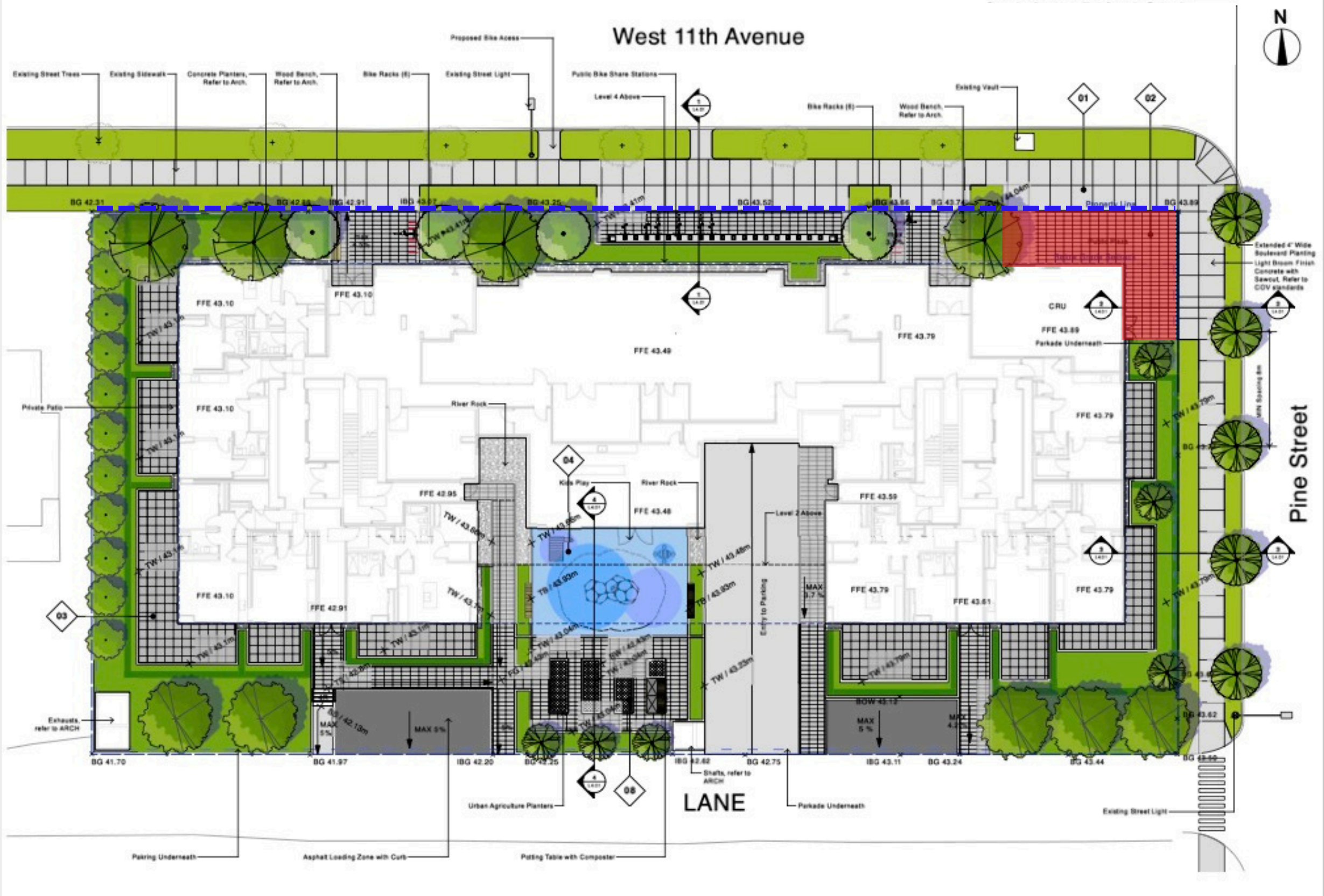
a socially-vibrant place". Moreover, it provides further guidance to "integrate public art that express the location's uniqueness"

focusing on Reconciliation, equity, and access and by positioning arts and culture at the centre of city building.

and the facade surrounding the plaza. **Artists are strongly encouraged to take advantage of multiple planes available to them at the corner plaza.** Given its location and visibility, the corner plaza should be considered a prime location for public art.

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.



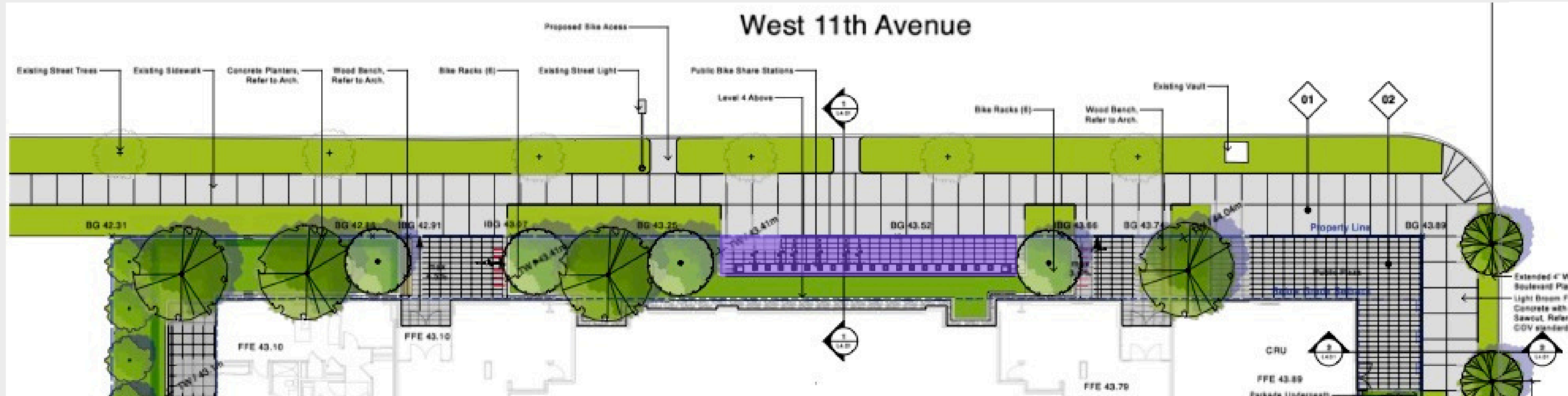
PUBLIC ART OPPORTUNITY

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, colours, 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



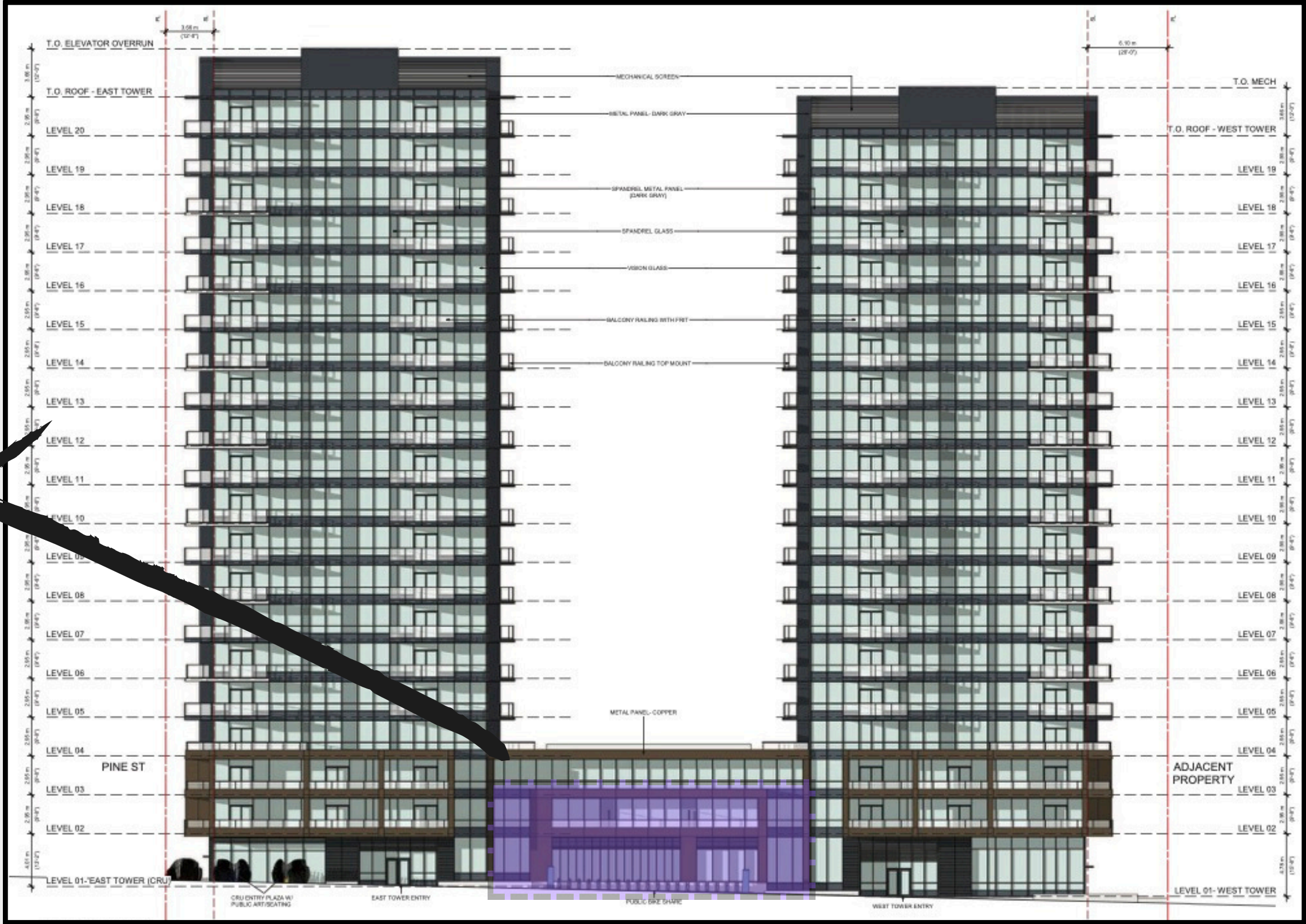
PUBLIC ART OPPORTUNITY

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, colour, 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.

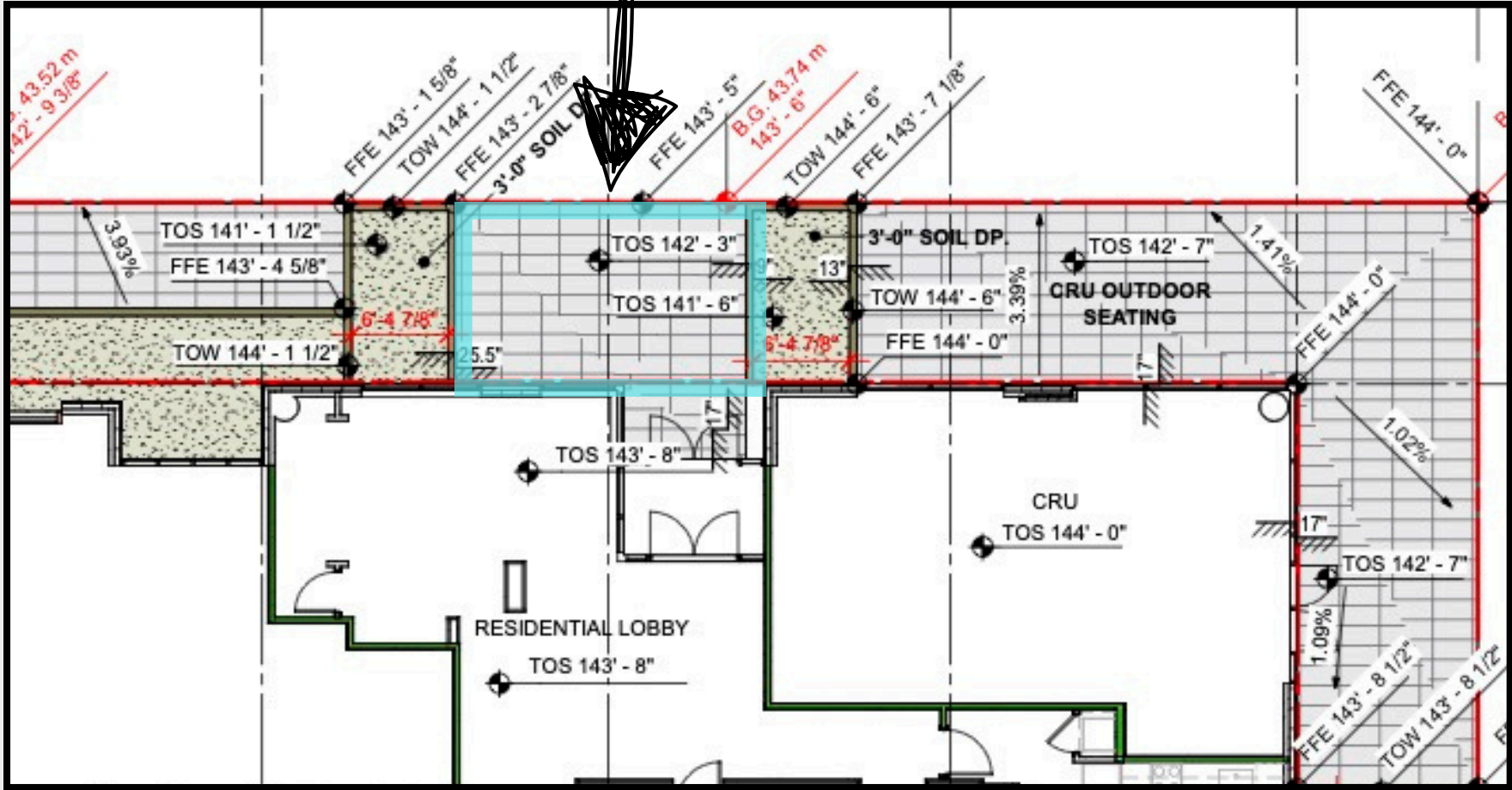
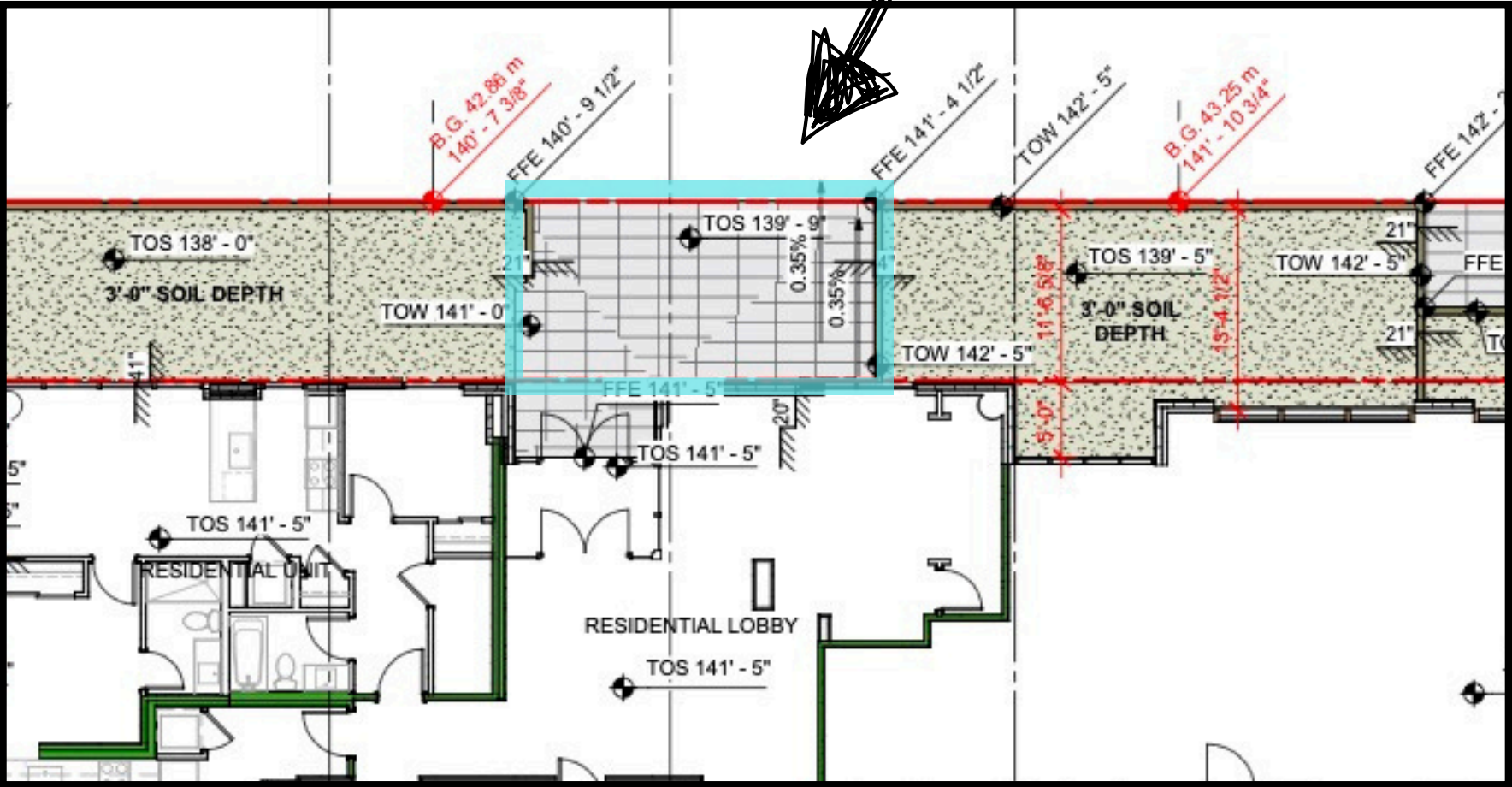
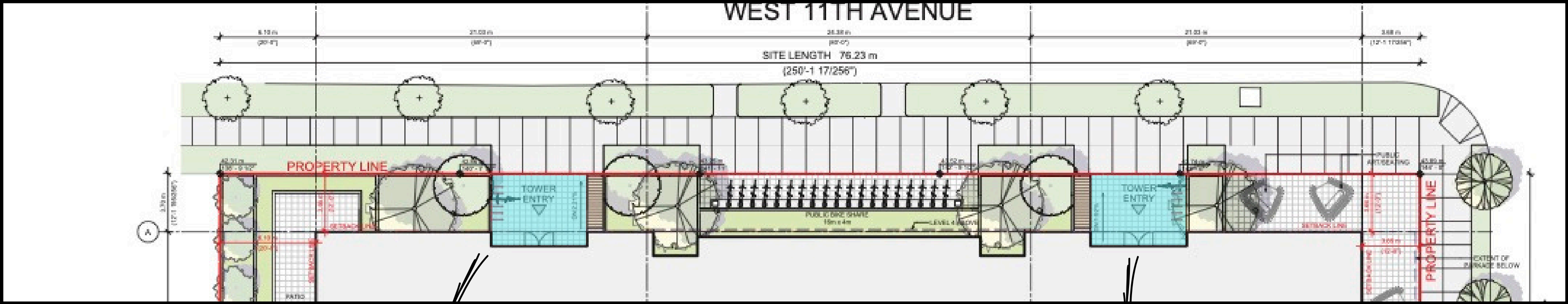
Beyond their aesthetic appeal, mosaics are inherently durable and capable of withstanding high foot traffic, making them an ideal choice for these high-use areas. The interplay of tiles, glass, or natural stone could introduce a dynamic quality that changes with the light throughout the day, ensuring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

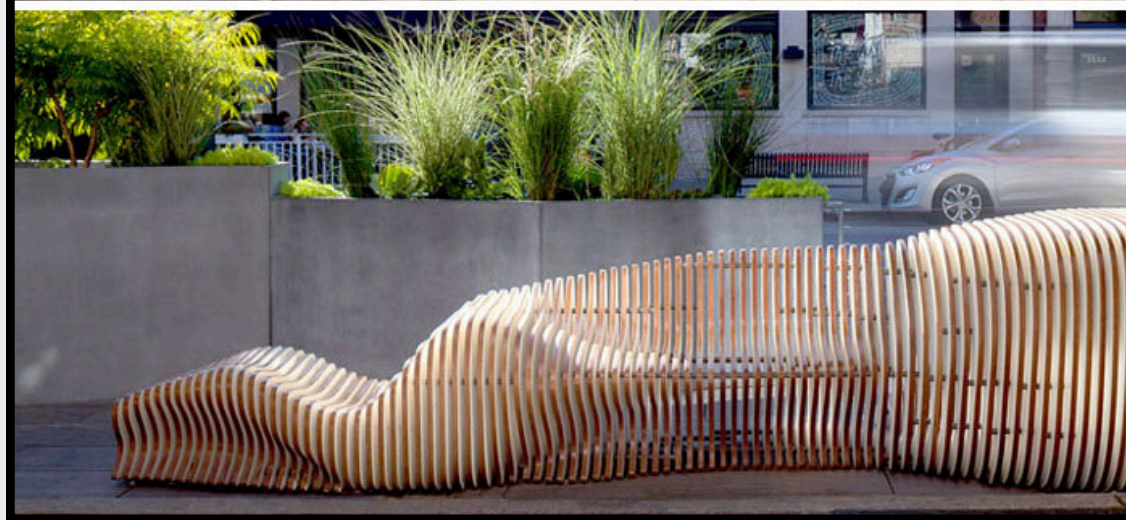
***Durability and safety would be key considerations, with materials selected for their ability to withstand heavy foot traffic and ensure a non-slip surface.*

PUBLIC ART OPPORTUNITIES

Lobby Entrances



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



PUBLIC ART PRECEDENT



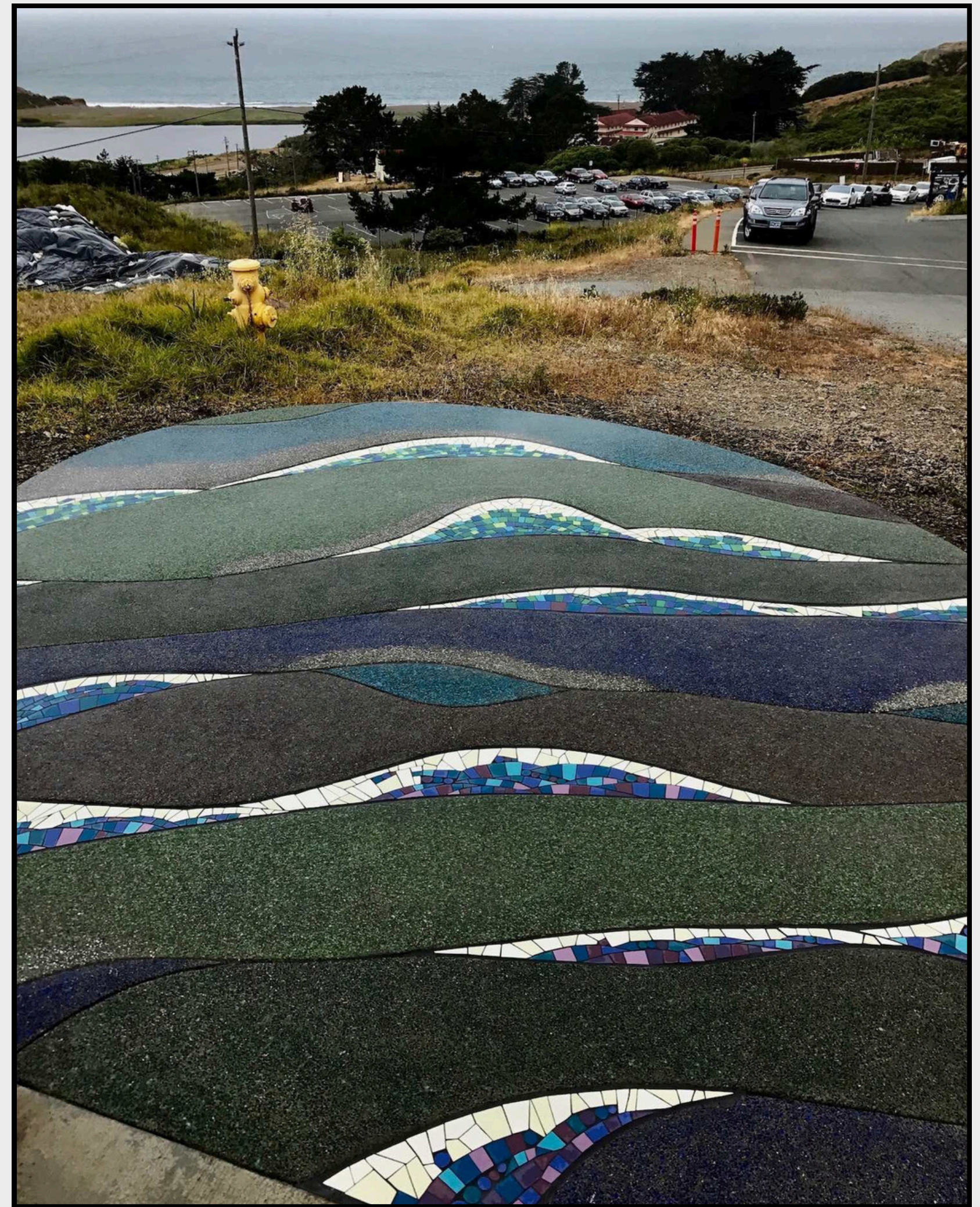
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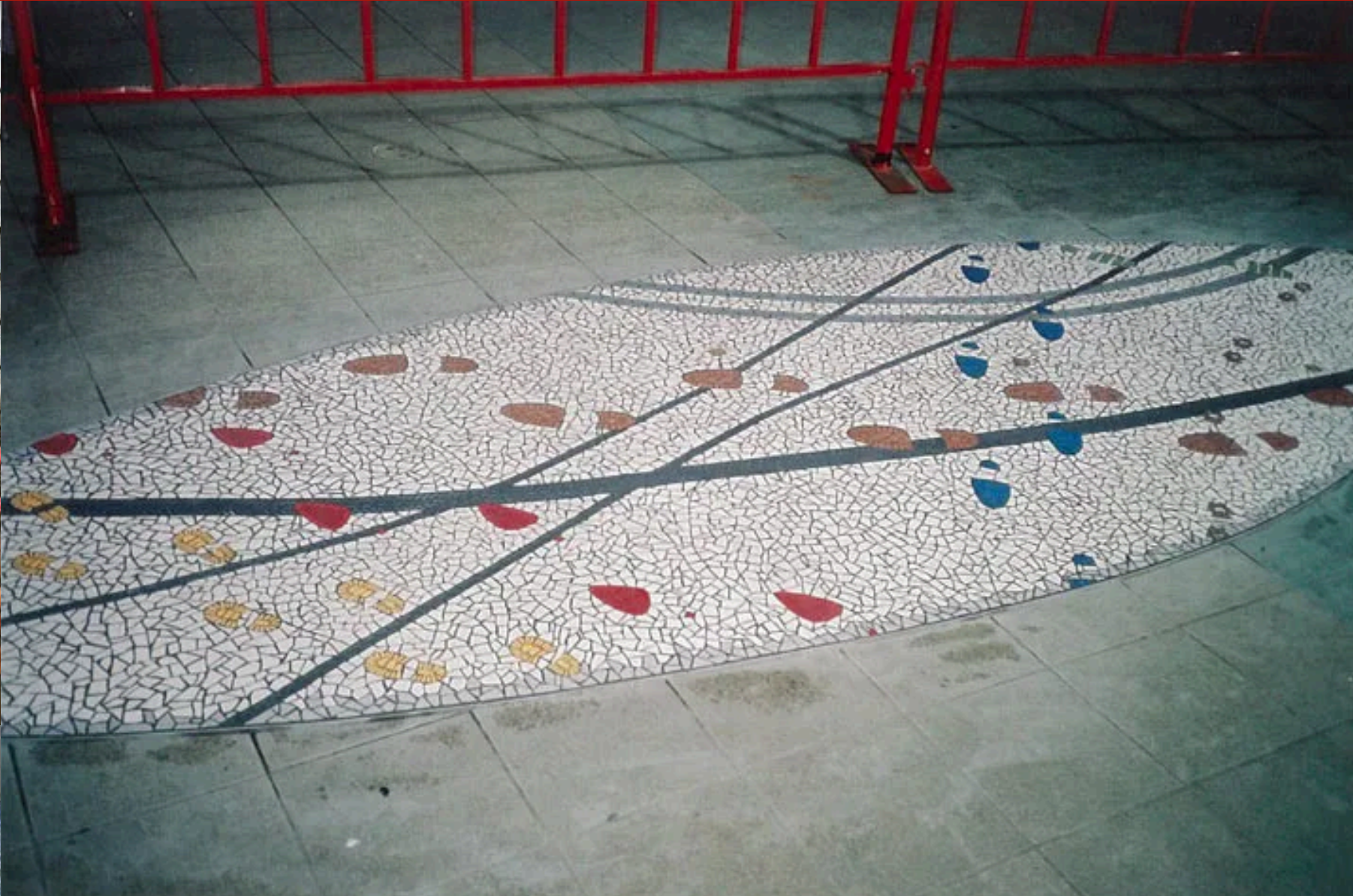


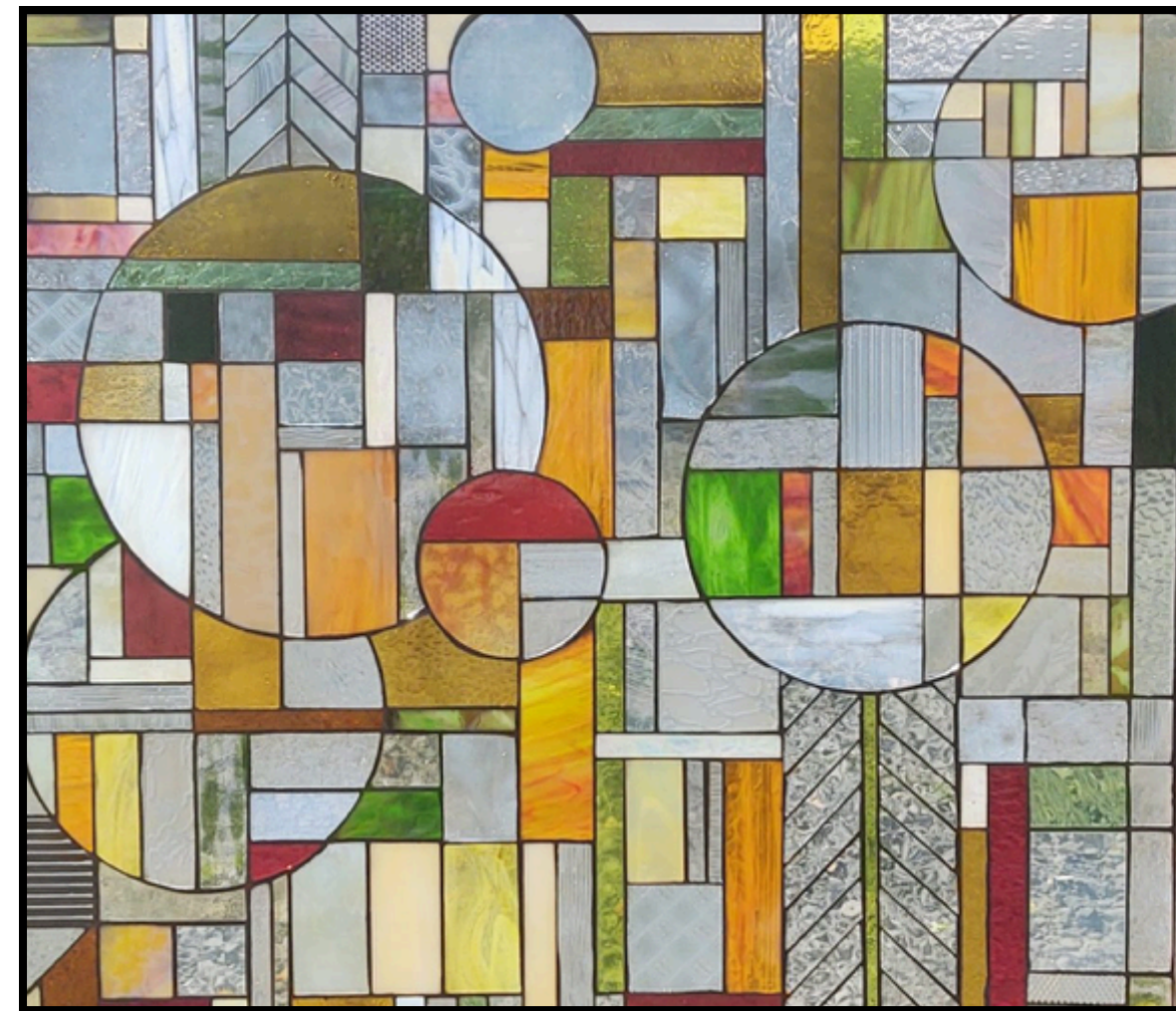
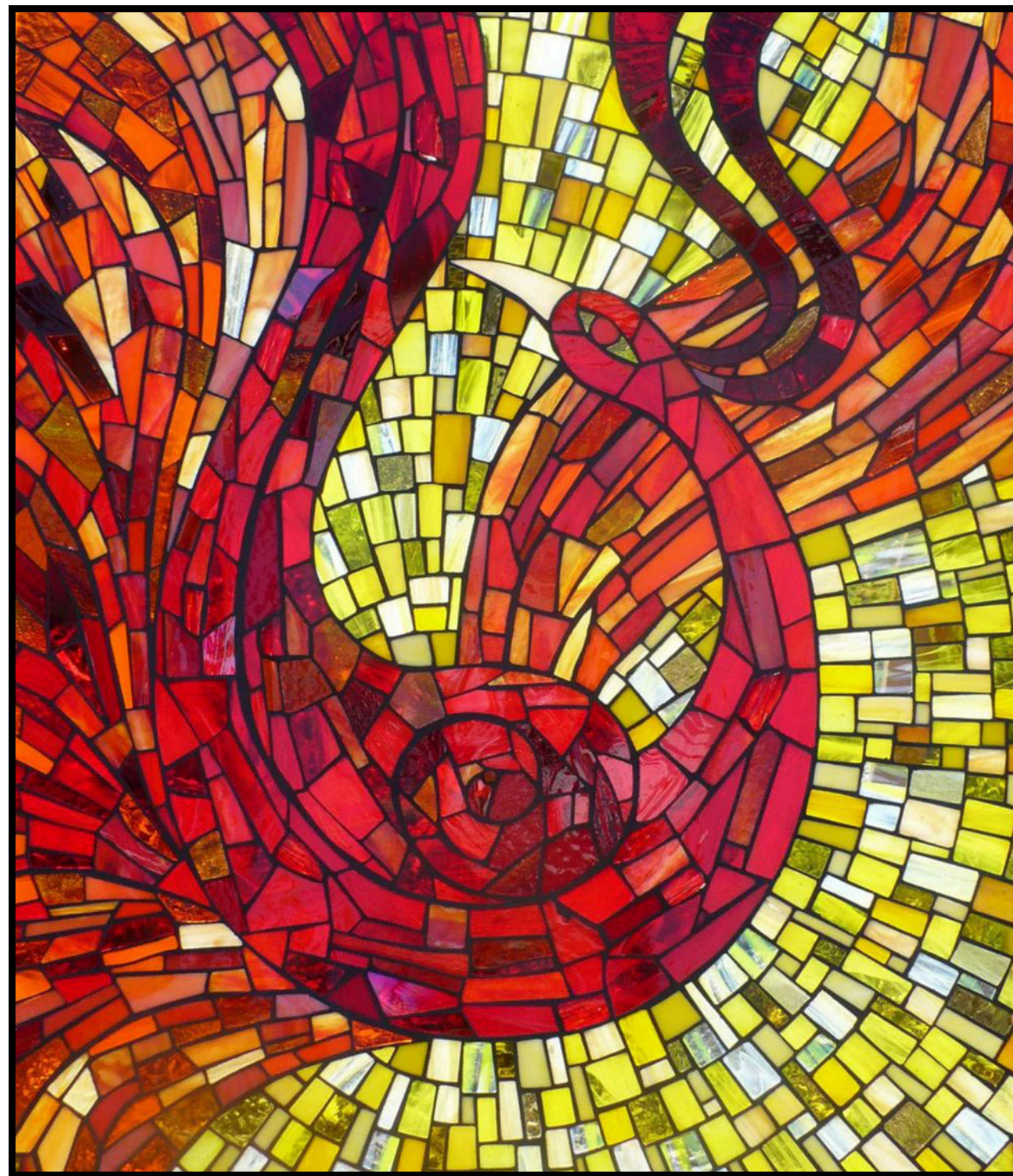
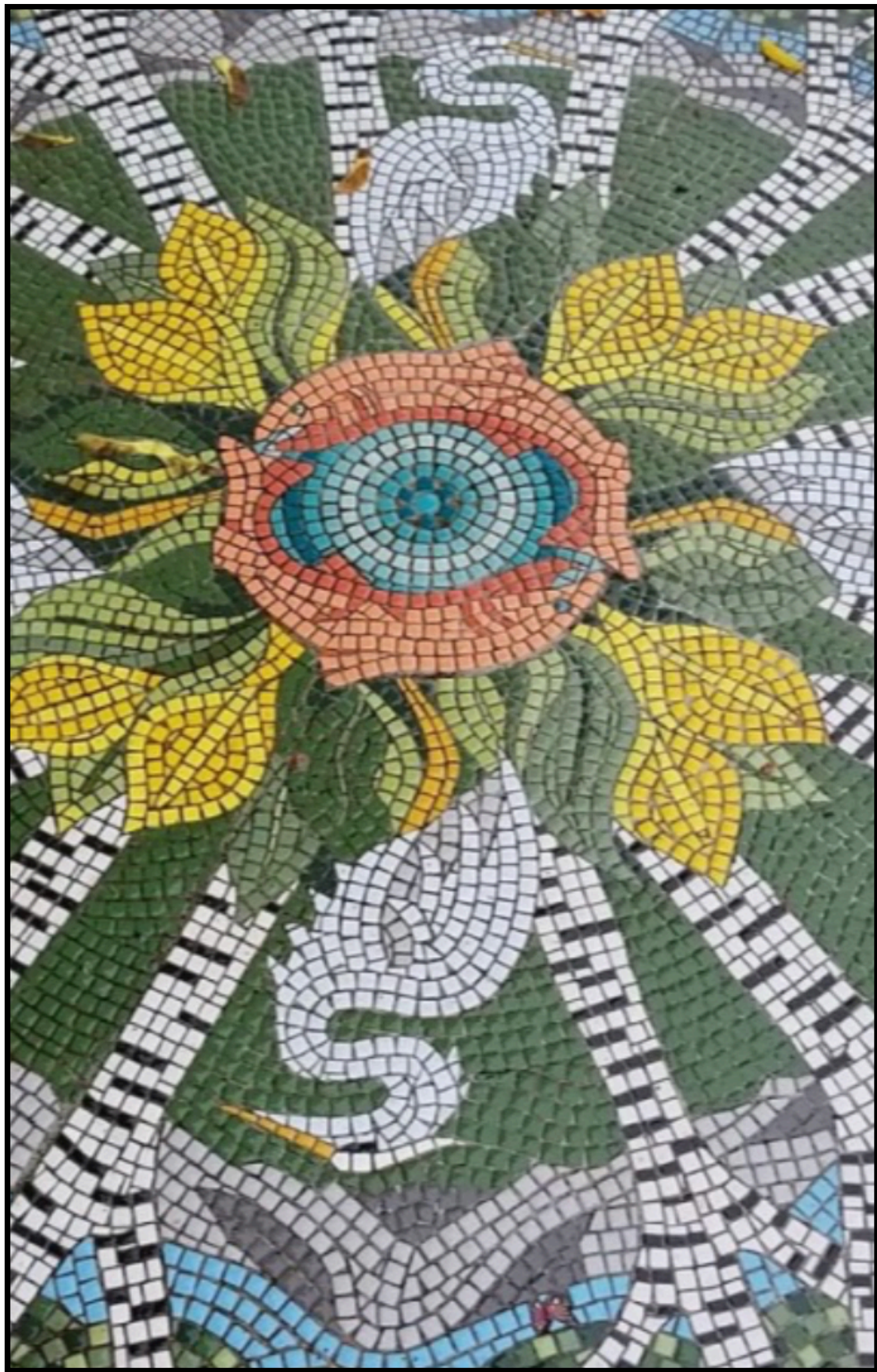
PUBLIC ART PRECEDENT



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	\$226,767
Artist Honoraria	\$12,000 (3 x \$4000)
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	\$130,017
Total	\$356,784

SELECTION

SELECTION PROCESS

All stages of the selection process will be facilitated by Christina Hirukawa of Expanded Field. Sightline and Expanded Field will nominate a five-member selection panel that will consist of three local artists or art professionals, one member of the project design team in addition to a volunteer from Sightline. The art professionals on the panel will be paid a \$1,000 honorarium for their work.

COMMUNITY CONSULTATION

Community consultation will be thoughtfully considered throughout the project. A non-voting community advisory will be established and consist of 1-2 representatives from the neighbourhood, with deliberate effort to include individuals from marginalized communities. The role of the community advisory will be to provide feedback to both the selection panel and shortlisted artists. The advisory will meet with the selection panel and with the shortlisted artists 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 is to offer perspectives that may inform the work(s) of art. The aim will be to have at least two touchpoints with the community advisory during the selection and conceptualization process, with additional opportunities for engagement available to ensure meaningful participation from all community members, regardless of background or circumstance.

POTENTIAL ART SELECTION COMMITTEE

1. Sightline Team Member
2. Architectural Team Member
3. Kristin Cheung (she/her) – Vancouver Outsider Arts Festival: A local arts activator focused on supporting artists from underrepresented backgrounds.
4. Tasha Faye Evans (she/her) – Coast Salish Educator & Creative Consultant: Dedicated to increasing opportunities for emerging Indigenous artists.
5. Vanessa Fajemisin (she/her) – Co-Director, Black Arts Centre: Committed to advancing equity in the arts by supporting diverse artistic voices.



STAGE ONE

OUTREACH FOR PRELIMINARY PROPOSALS

The public art consultant will conduct a broad search for preliminary proposals, reaching out through public art, design, and architecture platforms, as well as other relevant communication channels and professional networks. The opportunity will be shared widely with artists of all backgrounds and locations, including local and national candidates.

In addition to this broad outreach, the Community Advisory Committee (CAC) will play a key role in recommending artists whose practices reflect important community values and perspectives. Their guidance, alongside input from the Selection Panel and public art consultant, will ensure that the process foregrounds community priorities. Advisors will first be oriented to the development project, the public art opportunity, and the community context to shape their recommendations.

At this stage, artists will be asked to submit a preliminary concept along with their qualifications. Expanded Field will review all submissions for eligibility and completeness, retaining only those that meet the requirements and demonstrate satisfactory quality. Expanded Field, together with the Selection Panel, will then analyze the submissions, incorporating feedback from the CAC on community relevance. Through discussion, the panel will evaluate the alignment between the artists' profiles and the opportunity, and will select a shortlist of three artists to advance to Stage Two.



STAGE TWO

DETAILED PUBLIC ART CONCEPT PROPOSALS

In Stage Two, the three shortlisted artists will be invited to develop and present detailed Public Art Concept Proposals. Each artist will receive an in-depth orientation to the project and site, including the public art opportunity and the broader community context. The shortlisted artists will also have opportunities to engage directly with the design team and the CAC, ensuring their proposals are informed by community priorities and perspectives.

Each shortlisted artist will receive an honorarium of \$4,000 for their work, paid upon submission and presentation of their concept proposal.

COMMUNITY 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.

****Recommendation:** From this list, two (2) community advisors will be invited to support the process and ensure that local values, cultural perspectives, and accessibility priorities are reflected in the public artwork.

COMMUNITY ENGAGEMENT

COMMUNITY CONSULTATION – ART CREATION

Our intention is for community advisors to be accessible throughout the process to support the artist in deeply connecting their work to the neighbourhood’s history, culture, and lived experience. These advisors serve as a bridge between the artist and community, helping to ground the artwork in local context and ensure it resonates meaningfully with the people and place it represents.

SELECTION REQUISITIES

Artists will be expected to provide a body of work that illustrates their experience in developing work in the proposed mediums, that illustrate their expertise and how to approach the site and the opportunity.

Shortlist: Three artists or artistic teams will be shortlisted for a preliminary interview.

Shortlisted teams will be provided a walk-through of the site and additional materials to prepare for the preliminary interviews.

Proposal Stage: Each artistic team will be given a full interview and project proposal review with the selection panel, the developer, architect and landscape architect.

Artistic Contract Stage: Following the success of this, the selected artist will then be provided a contract to commence their 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

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 process 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 propose 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 to help flesh out a cohesive proposal
- Learn and build 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

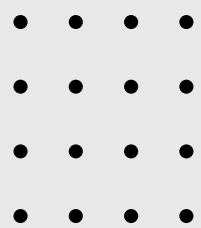
Long-Term Plan: Building a More Inclusive Art Culture

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

We are committed to removing barriers that may prevent participation from marginalized groups throughout this process. When selecting artists, panel members, and community representatives, we will actively work to include historically underrepresented voices, particularly those with connections to the neighbourhood's cultural heritage.



Sightline Properties



EXPANDED FIELD
Christina@Expanded-Field.com

