

Open

February 2026

DETAILED  
PUBLIC ART PLAN

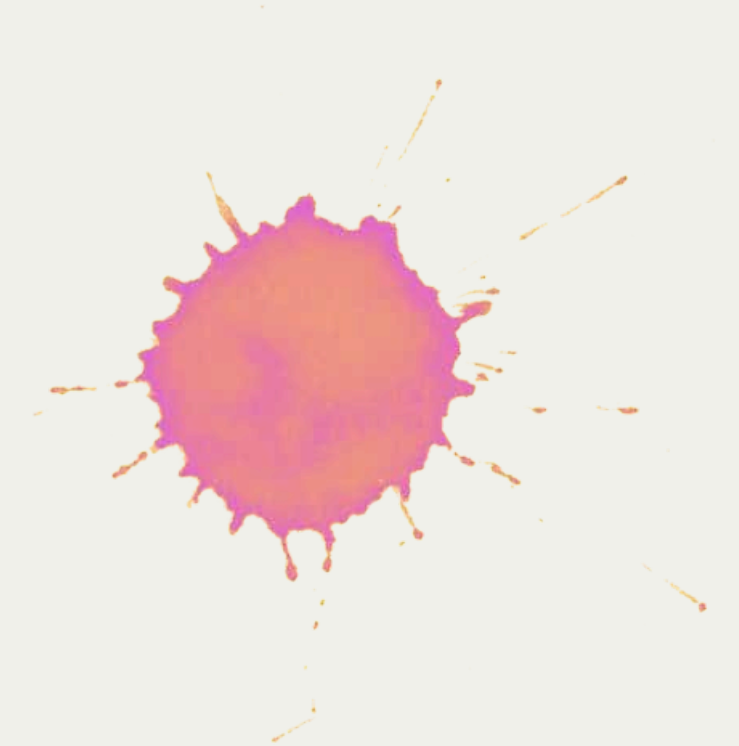
7018

Main

Street

Detailed Public Art Plan

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Artist Bio

**Open Projects Corp**

# Project Team

**Project Owner** Open Projects Corp

Lead: Shawn Oh

**Project Architect** Integra Architecture

Lead: Colin Truong

**Project Landscape** Perry and Associates

Lead: Michael Patterson

## **Project Schedule**

DP Submission: October 2024

Construction Start: Q1 2026

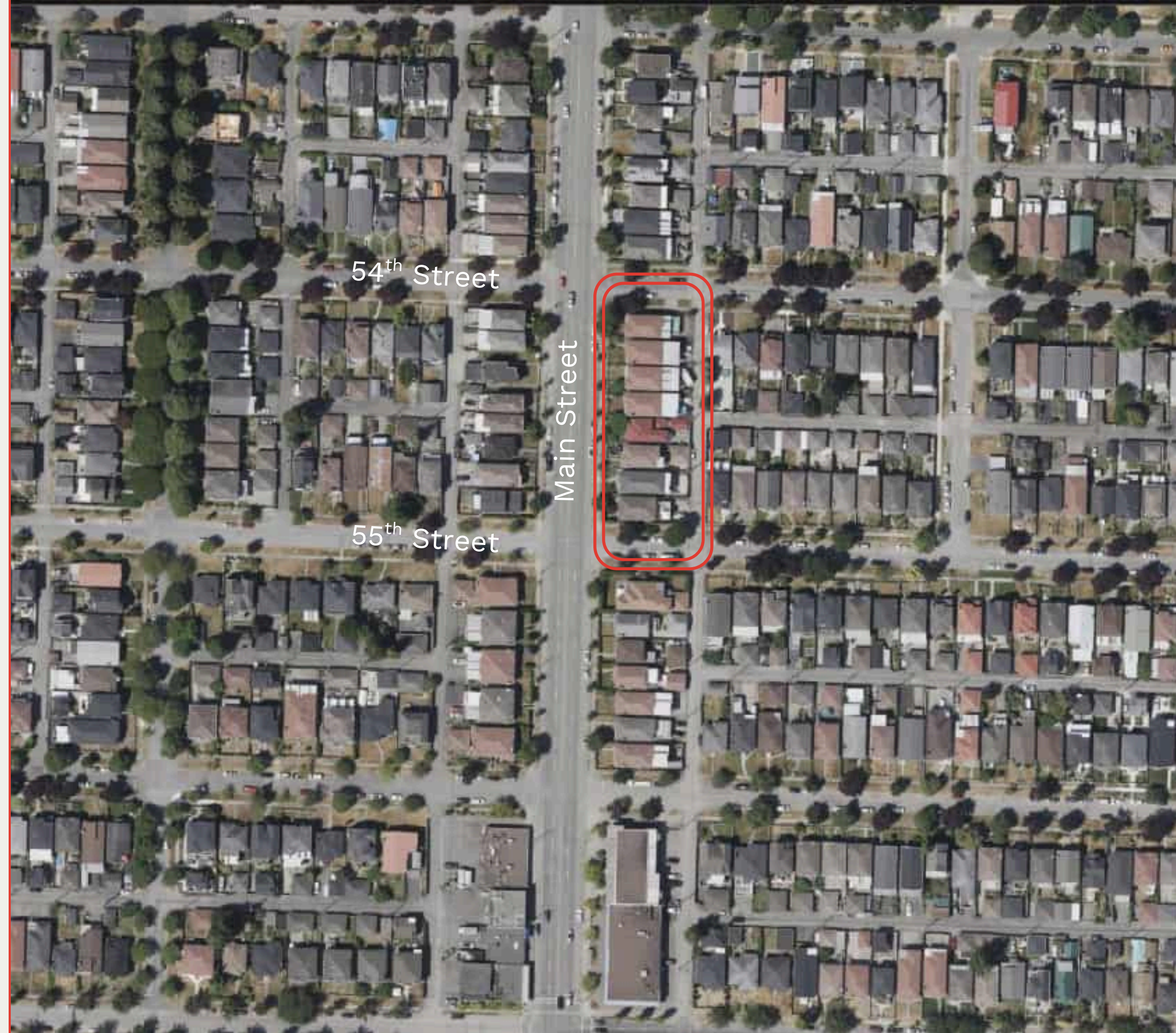
Construction Completion: Q3/Q4 2027



Open Projects Corp

# Location

7018 MAIN STREET VANCOUVER, BC  
Between 55th and 54th Street





Open Projects Corp

# Renderings















**Open Projects Corp**

# Art and Place

## South Main Street's Art History

The area around 7018 Main Street in Vancouver, situated in the heart of the historic Fraser Street corridor, carries a rich and complex artistic narrative deeply intertwined with the South Asian diaspora's cultural experience. This neighborhood, particularly prominent in Vancouver's Mount Pleasant area, has been a significant settlement zone for Indian immigrants since the early 20th century, with waves of migration transforming the urban landscape both culturally and artistically.

The artistic heritage of this area reflects a profound journey of cultural preservation and transformation. South Asian artists, particularly those of Punjabi and Sikh descent, have used visual arts as a powerful medium to navigate identity, displacement, and belonging. From traditional folk art practices brought from Punjab to contemporary mixed-media installations exploring the experiences of an immigrant, the artistic expressions in this neighborhood have been a testament to resilience and cultural continuity.

Local artists like Lawrence Paul Yuxweluptun, Jaswant Goundh, and Eri Ishii have been instrumental in creating public art that speaks to the Canadian experience, often incorporating elements of traditional iconography with contemporary urban or political aesthetics. Their works frequently explore themes of migration, colonialism, and the complex narratives speaking to the communities of Main Street. The area around Main Street has become a canvas where these stories are told through murals, sculptural installations, and community-driven art projects that celebrate the rich cultural tapestry of Vancouver's multicultural community.

The artistic landscape here is not just a reflection of aesthetic beauty, but a profound dialogue about belonging, memory, and the continuous process of cultural negotiation. Each artwork becomes a historical marker, documenting the transformative journey of Canadians in this vibrant urban setting.

# Art Opportunity

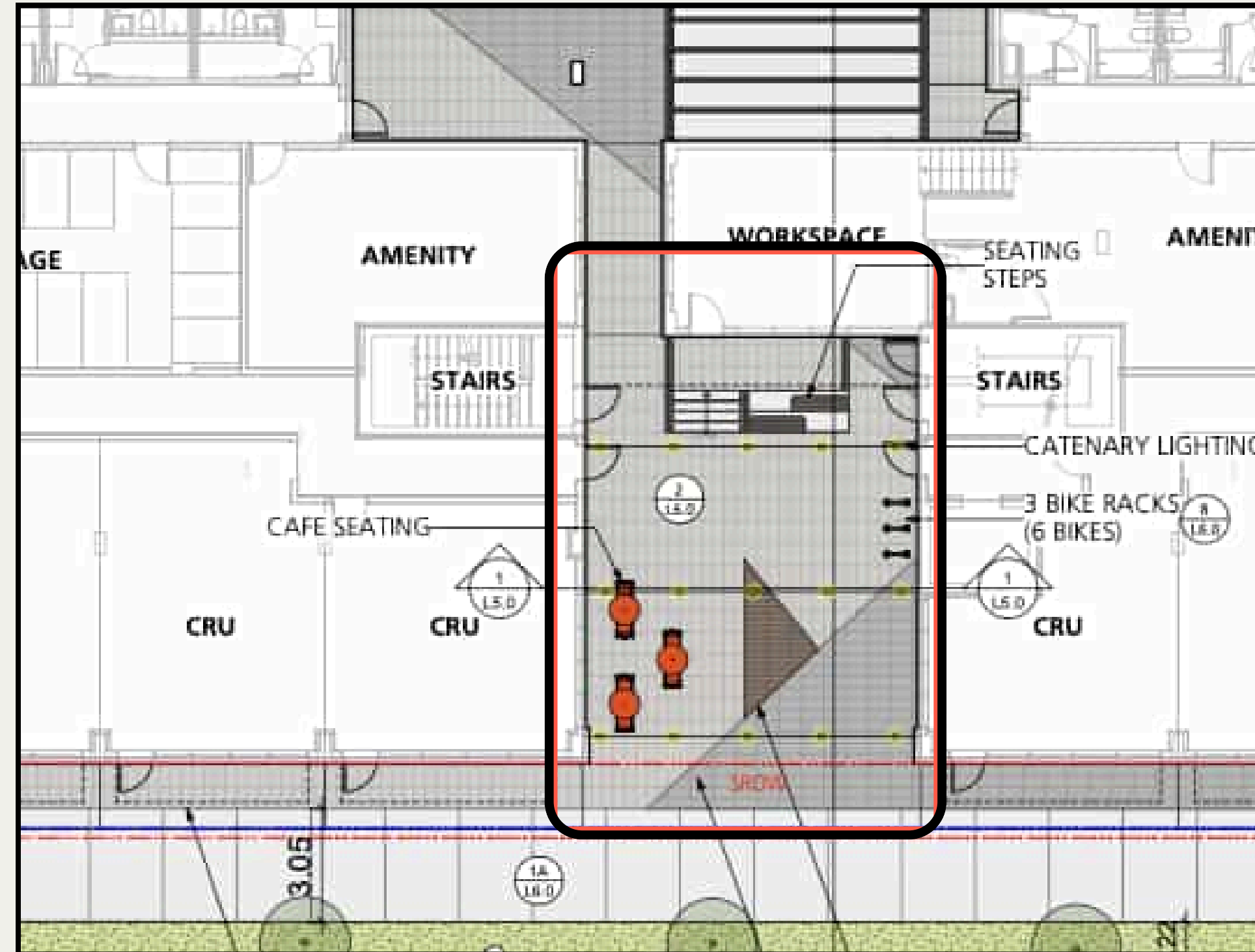
## Art in the Heart of Connection

The breezeway between Building 1 and Building 2 presents an exciting opportunity to integrate public art into a lively, multi-use space that bridges two key areas of the development. This open-air pedestrian passageway, located just a few meters from nearby café seating, is ideally positioned to become a focal point for interaction and engagement.

The sheltered, open-to-above design provides a unique canvas for a variety of art forms, from murals and sculptures to interactive installations that encourage touch and exploration. With its proximity to the café, the art can serve as a central element, drawing parents, children, residents and café-goers to pause, engage, and connect in the space.

Natural light enhances the breezeway experience, allowing the artwork to evolve visually throughout the day, while the steady foot traffic ensures that the piece becomes a memorable part of daily routines. It could evoke moments of delight as children pass by on their way to play or provide a reflective pause for someone enjoying a coffee nearby.

By thoughtfully integrating seating and gathering spaces within the breezeway, the area could become more than just a passage, it transforms into a dynamic social hub, enriched by the proximity of amenities and the energy of the surrounding community. This art location provides an opportunity to create public art that not only beautifies the environment but also fosters meaningful connections among residents, families, and visitors.



# Art Opportunity

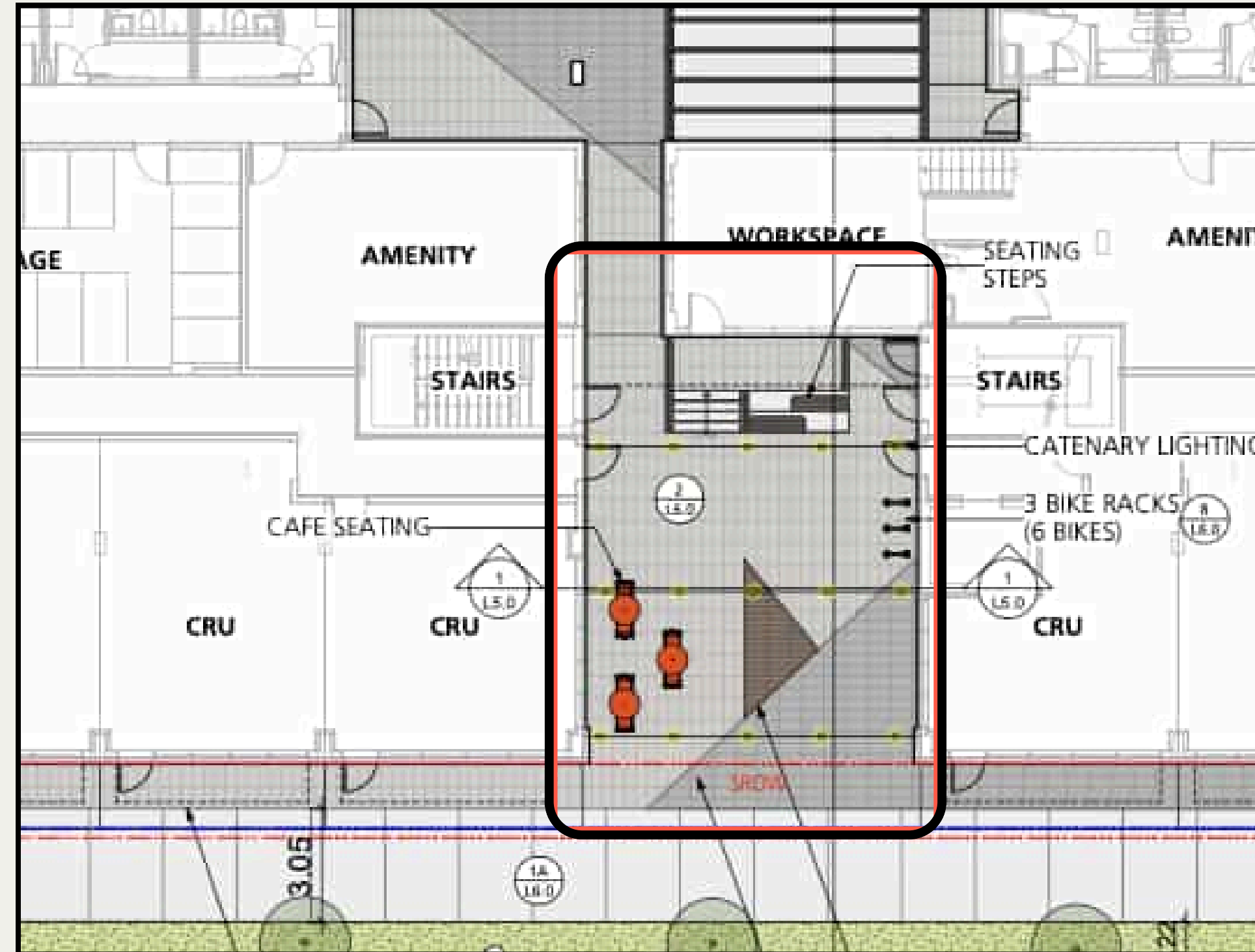
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# Art Plaza

The East–West breezeway entry forms a semi-enclosed civic threshold that functions as circulation, gathering space, and visual anchor. The primary entry measures approximately:

- 28 ft 10 in wide
- 37 ft 3 in deep
- 14 ft clear height

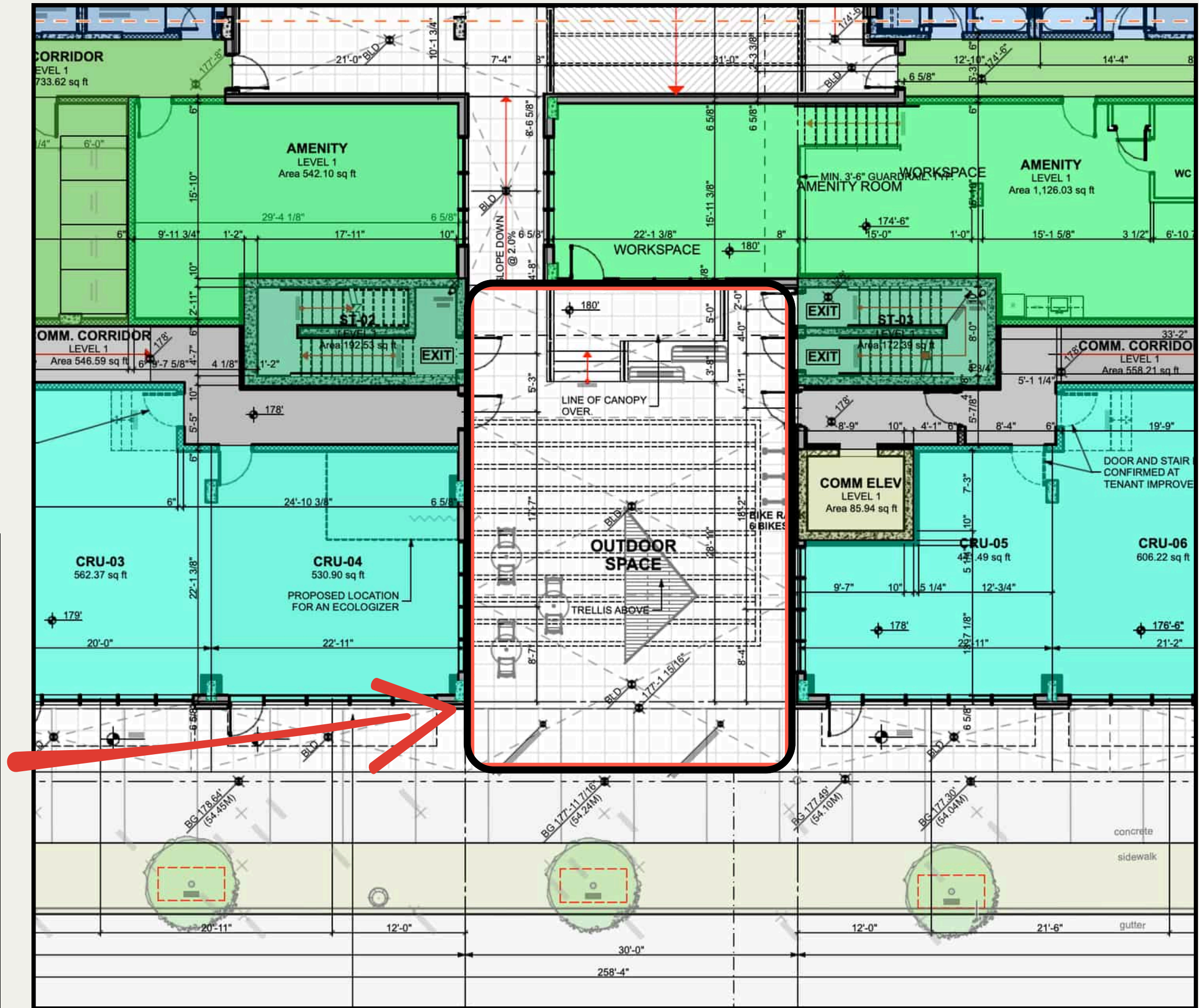
Creating a volume capable of supporting architecturally important public art while maintaining pedestrian intimacy.

These dimensions exclude the adjacent public sidewalk and boulevard interface, which significantly expand the perceived scale and create a welcoming public approach. The transition from sidewalk to breezeway establishes a strong gateway condition and enhances the civic presence of the entry.



# Art Plaza

The project offers limited street frontage due to a tight property line condition along the building edge. As a result, the proposed plaza space presents a meaningful opportunity to introduce public art in a location where it can have presence and impact.





# 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 \$206,615 is based on the eligible project development.

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

Strategic approaches could include:

- Collaborating with emerging or mid-career artists who bring innovative perspectives
- Focusing on intricate, detailed craftsmanship over monumental size
- Utilizing sustainable or locally sourced materials
- Integrating interactive or performative elements that extend the artwork's impact

A \$200,000 investment in local art can produce a work that tells a rich local story, creates a moment of pause and reflection for residents, and demonstrates a genuine commitment to supporting the regional arts ecosystem.

## Proposed Public Art Budget

Artist Selection (3 x \$1000)	\$3,000
Proposal Concept Fees (3 x \$4000)	\$12,000
Plaques, Brochure, Events	\$2,500
Travel and Accomodation	\$0
Consultant Fees	\$33,900
Developers Contingency (5%)	\$10,330
Civic Programme Contribution	\$20,661
Total Selection Cost	\$82,391
<b>Total</b>	<b>\$206,615</b>

# Artist Selection

## Selection Process

All stages of the selection process will be facilitated by Christina Hirukawa of Expanded Field. Open Projects Corp 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 Open Projects Corp. The art professionals on the panel will be paid a \$1,000 honorarium for their work.

## 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 several representatives from the neighborhood. The role of the community advisory will be to provide feedback and commentary 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 neighborhood, 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.

## POTENTIAL COMMUNITY CONSULTATION ADVISORS

- Punjabi Market Regeneration Collective
- Riley Park-Little Mountain Neighborhood Association
- South Main (SoMa) Business Improvement Association
- Vancouver Dialogues Project

## Selection Requisites

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.

# Artist Selection

For the project, we carefully considered the unique characteristics and opportunities presented by the location. Central to our vision was the creation of a public plaza that serves as a welcoming space, leading seamlessly to an essential community feature, the central breezeway. Recognizing the potential for this space to foster interaction and engagement, we felt it would be beneficial to begin with a diverse longlist of individuals whose practices could inspire and activate the space.

In curating the shortlist, we emphasized concepts of relational aesthetics as a core factor, prioritizing work that invites interaction and fosters community connection. Additionally, we sought to support a variety of artists, focusing on those whose practices are rooted regionally or nationally. To provide net-new experiences, our consultancy group also explored artists working at the intersection of industrial design and architecture, practitioners whose work is deeply reflective of and responsive to the type of engagement envisioned for this site. This approach ensures the creation of a dynamic and inclusive space that encourages meaningful public use and interaction.

## Suggested Artist Long-List

- Heidi Rey – Studio Heidle
- Adhoc Architectes
- UOAI
- Christian Huizenga
- Germaine Koh
- Colleen Heslin
- Scott Sueme
- Suchi Reddy
- Lucien Durey
- Jesse Mah
- Daniel Ching
- Mustaali Raj

## Suggested Art Selection Panel

1. Keerat Kaur
2. Todd Evanger
3. Ruth Beer

Alternatives:

1. Erika Wong
2. Alan Storey

# 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.

# INCLUSIVITY & BROADER ENGAGEMENT

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### 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

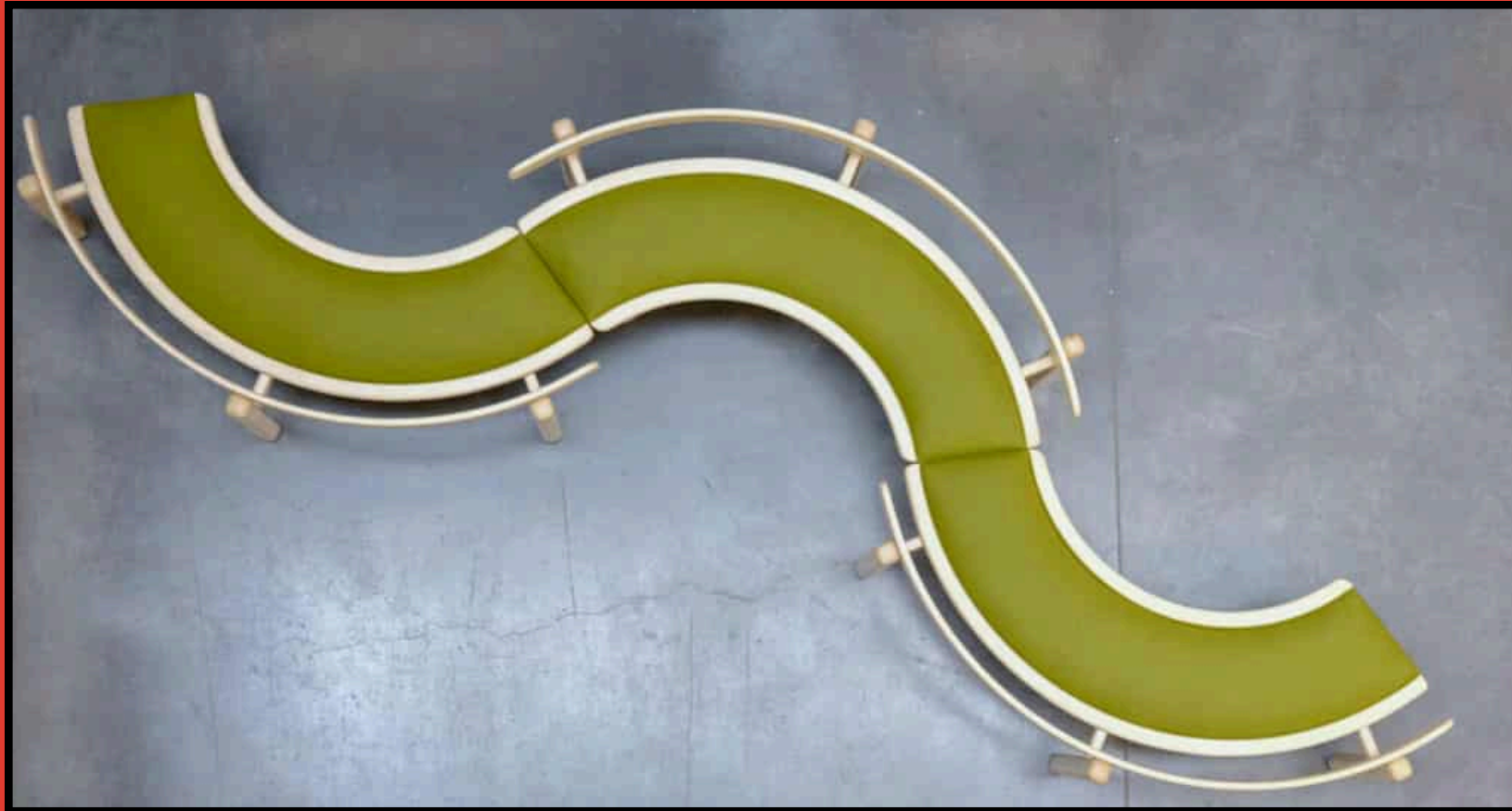
*Long-Term Plan: Building a More Inclusive Art Culture*

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.



## Heidi Rey – Studio Heidle

Heidi Rey is an emerging artist and industrial designer based in Vancouver, whose practice thoughtfully integrates relational aesthetics, architecture, and industrial design to create engaging and interactive works. A graduate of Emily Carr University of Art and Design, Heidi has quickly garnered attention for her innovative approach, earning accolades such as the prestigious Western Living Award.

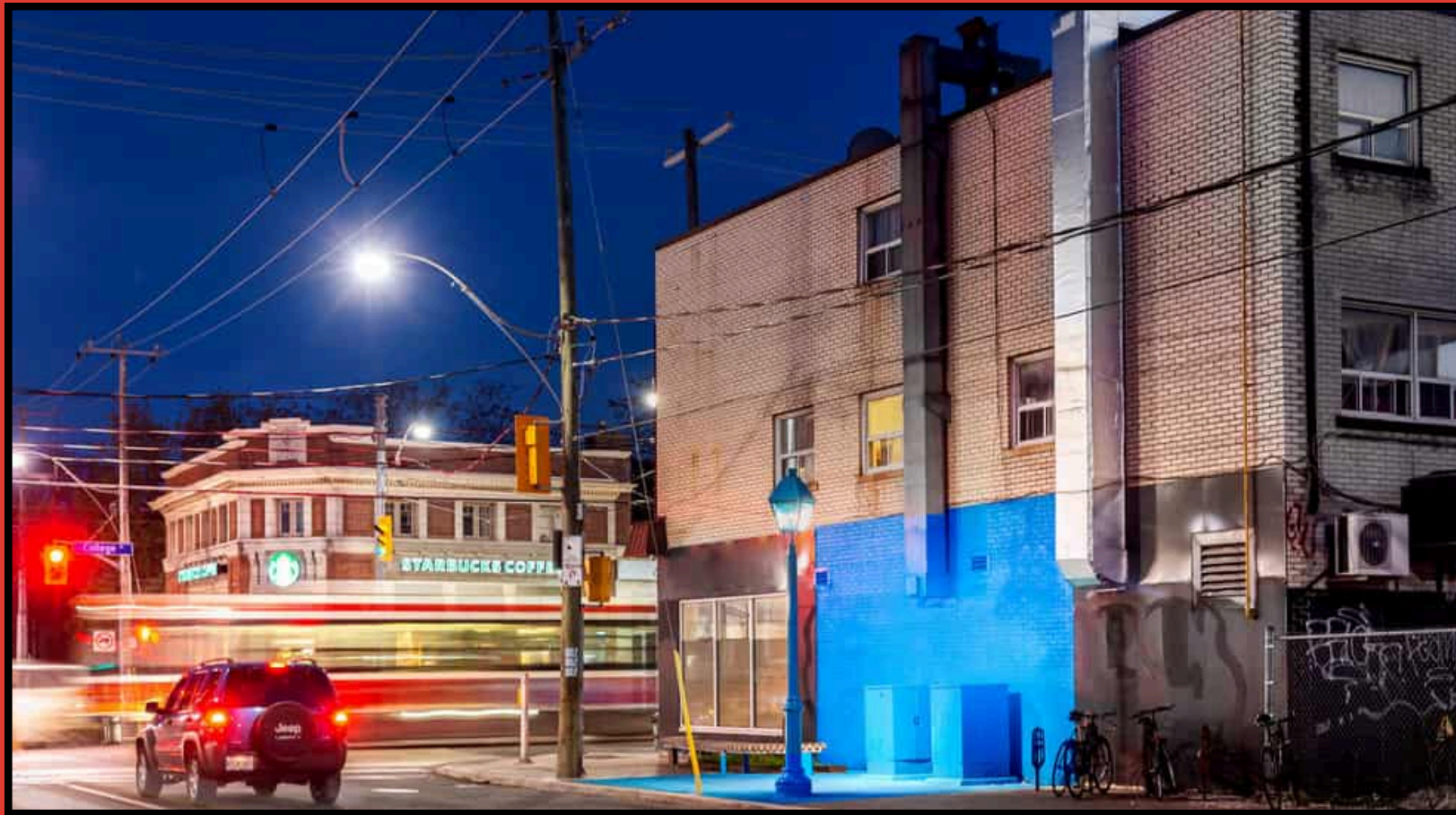
Deeply connected to Vancouver's creative community, Heidi draws inspiration from the city's unique interplay of natural and urban elements, reflecting these influences in her work. Her designs prioritize functionality and engagement, offering fresh perspectives that align with the vision of inclusive and dynamic public spaces. Heidi's ability to blend creativity with purpose makes her a compelling contributor to contemporary public art and design.

## Adhoc Architectes

Adhoc Architectes is a multidisciplinary design studio celebrated for its innovative approach to public art and architecture, blending design with urban engagement to create inclusive and transformative spaces. One of their standout projects, The Kitchen Table, exemplifies their ability to reimagine public space. Installed in Gatineau, Québec, this award-winning project used the concept of a communal kitchen table to foster connection and interaction, transforming an urban park into a vibrant, participatory gathering place.

The installation seamlessly integrated seating, greenery, and communal space, reflecting Adhoc Architectes' commitment to thoughtful design and sustainability. Their work embodies an understanding of relational aesthetics and the social potential of public art, making them an ideal fit for the Main Street public plaza project. Their ability to create spaces that are not only visually striking but also deeply rooted in community engagement aligns perfectly with the vision for this site.





## UOAI

UOAI is a dynamic design studio specializing in projects that explore the interplay of architecture, art, and public space. Their work is characterized by a thoughtful integration of form, function, and interaction, creating environments that encourage exploration and connection.

One of their standout projects, The Blue Room, is a compelling example of their ability to transform spaces into immersive public art experiences. Located at the Bonaventure Metro in Montreal, this vibrant installation uses bold geometry, light, and color to create a contemplative yet engaging environment for public interaction. The work underscores UOAI's talent for reinterpreting urban spaces in ways that are accessible, inspiring, and memorable.

With a strong foundation in designing for public engagement, UOAI's approach aligns seamlessly with the goals of the Main Street site. Their expertise in creating site-specific works that elevate everyday environments positions them as a strong candidate for this public art opportunity.

## Christian Huizenga

Christian Huizenga is an innovative artist and designer whose practice spans public art, sculpture, and design, focusing on the interplay of materiality, space, and audience engagement. His work often transforms industrial and everyday materials into compelling installations that encourage exploration and provoke thought about the environment and human interaction with it.

One of Huizenga's standout projects, SHEATH, showcases his talent for creating sculptural forms that challenge perceptions of space and surface. Through precise material manipulation and bold geometric designs, his work transforms spaces into immersive experiences that invite public engagement. Projects such as Rift and SPLICE further illustrate his ability to craft pieces that are deeply rooted in context, blending conceptual rigor with visual impact. With a portfolio that bridges fine art and design, Christian Huizenga's practice is well-suited to public art opportunities. His ability to integrate site-specific concepts with innovative material use makes him a strong candidate for projects aiming to activate and transform urban spaces.





## Germaine Koh

Germaine Koh is a Canadian visual artist based in Vancouver, renowned for her conceptually driven work that explores the significance of everyday actions, familiar objects, and common places. Her practice often involves transforming ordinary environments into interactive spaces that encourage public engagement and social interaction.

One of Koh's notable public art installations is SeeSawSeat, a hybrid between a bus bench and a teeter-totter located near the Sunset Community Centre in Vancouver. This playful piece invites users to engage in a balancing act, transforming the routine act of waiting for a bus into an opportunity for communal play and connection. By integrating elements of play into public infrastructure, SeeSawSeat exemplifies Koh's ability to reimagine urban spaces to foster community interaction.

Koh's extensive experience in creating site-specific, socially engaged artworks makes her an exceptional candidate for public art opportunities. Her innovative approach to transforming everyday objects and spaces into platforms for interaction aligns seamlessly with projects aiming to activate and enrich public environments.

## Colleen Heslin

Colleen Heslin is a Vancouver-based artist celebrated for her innovative exploration of color, texture, and materiality. With a background in painting and textiles, Heslin's practice often merges fine art traditions with contemporary techniques, creating works that are both visually striking and conceptually layered. Her public art projects emphasize material experimentation and a deep engagement with site-specific contexts.

Heslin's approach to public art reflects her ability to translate her studio practice into larger-scale works that resonate with diverse audiences. By incorporating elements like hand-dyed fabrics, transparent materials, and abstract forms, her pieces transform urban environments into dynamic spaces of contemplation and interaction.

With a strong foundation in craft and a commitment to creating works that engage both visually and conceptually, Colleen Heslin brings a unique perspective to public art. Her ability to balance aesthetic refinement with innovative approaches makes her an exceptional choice for projects that aim to inspire and connect communities.





## Scott Sueme

Scott Sueme is a Vancouver-based artist whose practice bridges contemporary abstraction and public art, creating works that celebrate color, form, and spatial relationships. Born and raised in the Hastings Sunrise neighborhood, Sueme draws inspiration from the dynamic interplay between natural and urban landscapes, translating these influences into bold, geometric compositions that engage viewers through their vibrant simplicity and thoughtful balance.

With a background in graphic design and mural painting, Sueme has successfully brought his artistic vision to public spaces, transforming walls and surfaces into dynamic canvases that invite community interaction. His work emphasizes accessibility and inclusivity, fostering a sense of place and connection in the urban environment.

Sueme's ability to scale his practice from intimate studio works to large-scale public installations demonstrates his versatility and commitment to creating meaningful experiences for diverse audiences. His deep ties to Vancouver and his skill in crafting site-responsive art make him a compelling contributor to public art projects that aim to enrich and activate shared spaces.

## Suchi Reddy

Suchi Reddy is an internationally acclaimed artist and architect whose practice focuses on the intersection of art, design, and technology to create impactful public art installations. Founder of Reddymade Architecture and Design, Reddy is renowned for her innovative, human-centered approach that emphasizes the emotional and sensory experiences of those interacting with her work.

Reddy's public art projects are characterized by their bold use of form, light, and color, often incorporating advanced materials and technologies to foster engagement and dialogue. Her notable works include large-scale installations that transform public spaces into immersive environments, exploring themes of connectivity, sustainability, and the shared human experience.

With a deep understanding of spatial dynamics and a commitment to creating inclusive and accessible works, Reddy's projects enrich urban environments while resonating with diverse audiences. Her ability to blend conceptual rigor with innovative design solutions positions her as a leading figure in the realm of public art, making her an exceptional choice for projects that aim to inspire and connect communities.





## Teresita Fernández

Teresita Fernández creates immersive installations that transform spaces through carefully orchestrated experiences of light, color, and material. Her work often explores landscape, perception, and cultural references through sophisticated material explorations. A U.S.-born visual artist known for large-scale, immersive public installations that explore themes like landscape, identity, perception, and place. Her work often uses materials like polished metal, glass, and charcoal to reflect both the natural environment and cultural histories, especially those tied to land and power.

She has created public works across the U.S., including at New York's Madison Square Park and the U.S. Olympic & Paralympic Museum. Her ability to weave together beauty, meaning, and context makes her a strong choice for public art in Vancouver—a city known for its relationship with nature, its diverse communities, and its complex histories.

Her work would not just decorate the city, but invite people to engage with it more deeply.

## Thaddeus Wolfe

An emerging American artist known for his striking, one-of-a-kind glass sculptures. He has gained attention for pushing the boundaries of traditional glassmaking through experimental mold-blowing and casting techniques. His work often features rough, angular forms with surfaces that resemble geological formations, almost like crystal growths or volcanic rock. These pieces are finished with bold, unexpected color combinations that feel both natural and otherworldly.

While deeply rooted in craft, his sculptures also carry the conceptual weight of contemporary art, making them suitable for both design collectors and public audiences.

Wolfe offers an opportunity for cities to invest early in a career that's clearly gaining momentum. His accessible price point—relative to more established artists, means that a substantial, visually impactful public piece could be commissioned within a modest budget. A Wolfe installation would bring vibrant energy and material richness to a public space, offering a contemporary contrast to natural surroundings like those found in Vancouver, while still resonating with the raw, geological textures of the Pacific Northwest.



## Collaboration: Lucien Durey x Jesse Mah

Expanded Field Arts values the creation of new artistic partnerships to inspire compelling, innovative work. Pairing Lucien Durey's narrative-driven approach with Jesse Mah's expertise in design and materiality offers an exciting opportunity to create a public art installation that is both conceptually profound and technically accomplished. This collaboration promises to harmonize storytelling with form, resulting in a site-specific work that engages and captivates the public while showcasing the strengths of both artists.

### Lucien Durey

Lucien Durey is an interdisciplinary artist whose practice spans sculpture, installation, and performance, often incorporating found objects, archival materials, and narrative elements. Based in British Columbia, Durey's work is deeply rooted in a sense of place and history, exploring themes of memory, identity, and the passage of time. His public art projects are characterized by their thoughtful engagement with the environment and community, transforming everyday materials into meaningful and evocative installations. Durey's ability to weave storytelling into his practice makes him an exceptional contributor to public art opportunities. His work creates spaces for reflection and dialogue, enriching urban environments with layers of narrative and cultural resonance.

### Jesse Mah

Jesse Mah is a designer and maker whose work bridges industrial design, architecture, and sculpture. Based in Vancouver, Mah specializes in creating objects and installations that prioritize materiality, craftsmanship, and functionality. His public art practice reflects a deep sensitivity to context, blending innovative design with the natural and built environments. Mah's projects often highlight the interplay between form and function, creating spaces that invite interaction and engagement.

With expertise in fabrication and a keen eye for detail, Mah excels at producing works that are both conceptually rich and impeccably executed, making him an ideal collaborator for complex public art installations.



## Collaboration: Daniel Ching x Mustaali Raj

A collaboration between Mustaali Raj and Daniel Ching offers a compelling synergy of art and design, blending Mustaali's expertise in storytelling through intricate, culturally rich visual art with Daniel's ability to craft interactive, community-focused spaces. Mustaali's emphasis on geometry, pattern, and cultural narratives would provide a deeply meaningful aesthetic framework, while Daniel's skill in creating functional, inviting environments ensures the art resonates with its surroundings and the public. Together, they could create a site-specific project that seamlessly integrates artistic expression with spatial design, offering an immersive and engaging experience that celebrates both individual stories and collective connection. This partnership would set a new standard for collaborative public art that is as thought-provoking as it is accessible.

### Daniel Ching

Daniel Ching is a multidisciplinary designer based in Vancouver, British Columbia, whose work merges creativity and functionality to craft visually compelling, community-oriented designs. With a background in industrial design and an innate understanding of urban spaces, Daniel specializes in projects that integrate art, design, and technology to transform environments and enhance public engagement.

Daniel's approach is rooted in a deep respect for place-making and storytelling. His designs often draw inspiration from Vancouver's rich cultural diversity and natural landscapes, reflecting the city's unique character. Through thoughtful material selection, innovative processes, and sustainable practices, Daniel's works invite interaction and create a sense of connection within the community.

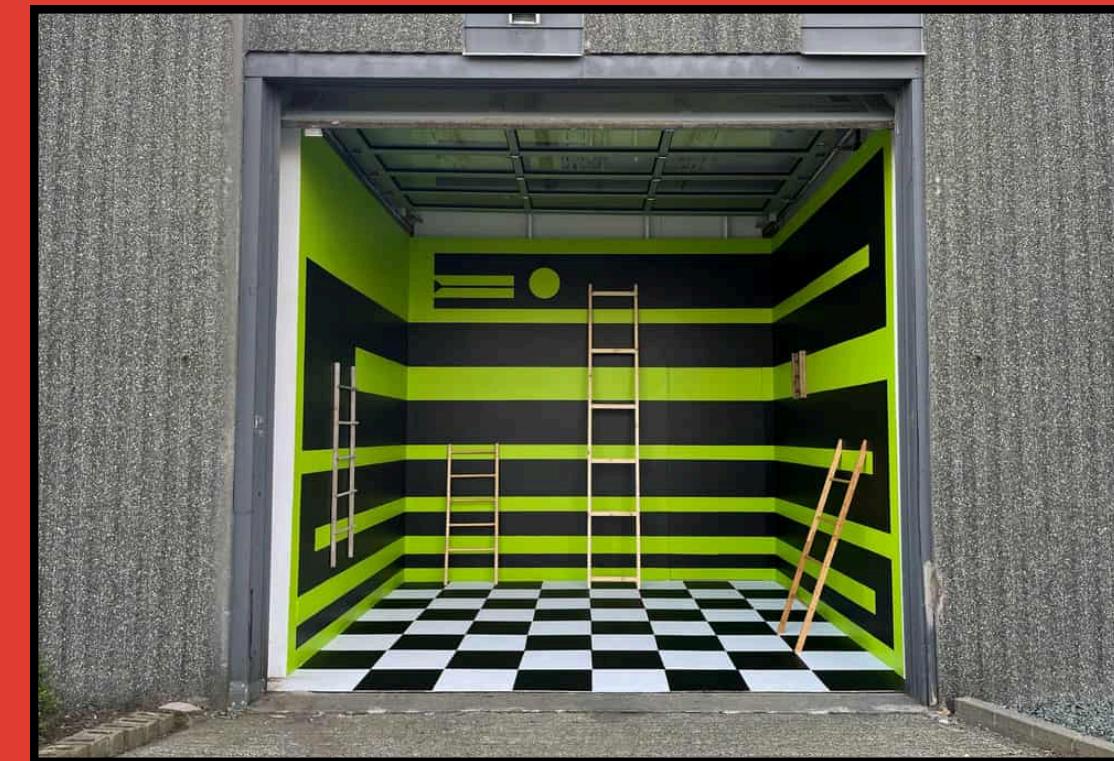
His projects span across public art installations, architectural collaborations, and custom-designed pieces that explore the intersection of form and purpose. Daniel's ability to seamlessly incorporate light, texture, and interactivity into his work makes his designs both memorable and impactful. With a growing portfolio of public art projects, Daniel continues to redefine the role of design in creating meaningful and inclusive urban experiences.

### Mustaali Raj

Mustaali Raj is a contemporary artist and designer based in Vancouver, British Columbia, whose multidisciplinary practice bridges fine art, design, and architecture. Drawing inspiration from his diverse cultural heritage and the dynamic urban landscapes of Vancouver, Mustaali creates thought-provoking works that explore themes of identity, community, and spatial interaction.

With a background in visual art and architecture, Mustaali seamlessly blends traditional craftsmanship with modern techniques, incorporating elements like geometry, pattern, and light into his work. His projects range from large-scale public art installations to intimate sculptural pieces, often encouraging viewers to reflect and engage with their surroundings in new ways.

Mustaali's work is deeply rooted in storytelling and cultural dialogue, celebrating the intersection of individual and collective histories. He frequently collaborates with architects, urban planners, and community groups to create site-specific works that respond to the unique character of their environments. His installations are known for their innovative use of materials, striking visual impact, and ability to evoke a sense of wonder and connection.



February 2026

# Thank You

Expanded Field Arts

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