



W 42ND AVENUE & ALBERTA STREET DETAILED PUBLIC ART PLAN

WEST: 5780 ALBERTA ST. (PREV. 325 - 341 W42 AVE.), VANCOUVER, BC

EAST: 277, 289 & 291 W 42ND AVENUE, VANCOUVER, BC

May 26, 2022

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PROJECT DETAILS

WEST SITE:

PROJECT ADDRESS	5780 Alberta St. (Prev. 325- 341 W 42nd Avenue, Vancouver, BC
LEGAL ADDRESS	Lots 17 to 22, Block 858 District Lot 526 Group 1 New Westminster District Plan 7737
TOTAL FSR AREA	131,399 sq. ft.
TOTAL PUBLIC ART CONTRIBUTION	\$260,170.02

EAST SITE:

PROJECT ADDRESS	277, 289 & 291 W 42nd Avenue, Vancouver, BC
LEGAL ADDRESS	Lot 17 to 29, Block 858 District Lot 526 Group 1 New Westminster District Plan 7737
TOTAL FSR AREA	129,297 sq. ft.
TOTAL PUBLIC ART CONTRIBUTION	\$256,008.06

TOTAL COMBINED FSR AREA	260,696 sq. ft.
TOTAL COMBINED PUBLIC ART BUDGET*	\$516,178.08

*Note: Subject to Pooling Agreement with the City of Vancouver

PROJECT CONTACTS

PROJECT OWNER | W42 GENERAL PARTNER CORP.

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INTRODUCTION



View of the W 42nd Avenue & Alberta Street site

The W 42nd Avenue & Alberta Street development, situated within Vancouver's Oakridge neighbourhood, presents a unique opportunity to feature a dynamic public artwork. The development aspires to establish a welcoming public realm, creating numerous opportunities for diverse community interaction. Marcon is committed to hosting an engaging public artwork that speaks to the spirit and character of the site's historic neighbourhood.

To ensure the highest quality and creativity of the public artwork, Marcon has chosen to pursue the Option A selection process, engaging the services of Ballard Fine Art Ltd. to provide public art consultation. Marcon's intention is to pool the public art budget and opportunity with their neighbouring site to the east on W 42nd Avenue to engage a single artist or artist team for a more substantive public artwork that serves the two sites and activates their shared public realm. Marcon looks forward to working with the City of Vancouver and the selected artist to facilitate a notable public artwork that will contribute to the artistic cultural landscape of Vancouver in a meaningful and enduring way.

CONTEXT MAP



Context map showing location of the W 42nd Avenue & Alberta Street development within Vancouver's Oakridge area

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PROJECT DESCRIPTION



The W 42nd Avenue & Alberta Street development - East Tower Entrance View

W 42nd Avenue & Alberta Street is an 18-storey (+1 storey amenity) residential rental building situated within Vancouver's historic Oakridge neighbourhood. Featuring 100% secured rental housing, with a minimum of 20% residential area provided as below-market rental, for a total of approximately 215 residential rental units, W 42nd Avenue & Alberta Street will be an inclusive and diverse addition to this iconic area. The West project site totals 1,784.1m² (19,203.9 sq. ft.) and is located at the northeast corner of W42nd Avenue & Alberta Street, bordered by a lane to the north and a neighbouring development site to the immediate east.

Proposed as an adjacent development, W 42nd Ave (East) is similarly an 18-storey residential building + partial 1-storey common amenity, with 100% secured rental housing and a minimum 20% of residential area provided as below-market rental for a total of approximately 211 rental units. The East site is 1,784.5 m² (19,208.18 sq. ft.) and located mid-block on the north side of W 42nd Avenue between Alberta Street and Columbia Street, bordered by a lane to the north and single-family dwellings to the east. To the south across W 42nd Avenue is Columbia Park, and to the west, across Alberta Street, are further single-family dwellings.



The W 42nd Avenue & Alberta Street development - West (left) and East (right) Towers



The W 42nd Avenue & Alberta Street development - East Tower

The building typology of the both the West and East developments is a tower atop a 4-storey podium, with 18 storeys of residential units and a 1-storey amenity over 3 levels of underground parking. The West Tower is located at the SW corner of the site, with the main residential entry from the west side on Alberta Street and ground-oriented units along W 42nd Avenue & Alberta Street. The East Tower is located at the SE corner of the site, with the main residential entry from the south side on W 42nd Avenue and ground-oriented units along W 42nd Avenue as well as the Active Link. Together they form a cohesive architectural design with a shared public realm.

Each proposal aims to achieve a mix of 35% family-orientated units, one outdoor amenity on the podium at 4th floor connected with an indoor amenity, and a larger indoor and outdoor amenity space on the top floor. The sites are well-served by public transit with the Canada Line Oakridge-41st Avenue Station one block to the west, and a R4 RapidBus stop one block to the north on W 41st Avenue. This location is also well situated for a bike route: W 42nd Avenue is a “local street bikeway” and there is painted bike lane along Cambie Street. Responding to the City of Vancouver’s objectives and policies for secured rental housing, transit-orientated development, and sustainability, together Marcon’s proposed W 42nd Avenue & Alberta Street (West) and W 42nd Avenue (East) developments will create a distinctive, welcoming presence and offer a connected public realm within the Oakridge community.



East Tower



West Tower

PUBLIC REALM



Aerial view of the Oakridge neighbourhood

Situated in the lively Oakridge neighbourhood, W 42nd Avenue & Alberta Street is envisioned as a warm, animated, transit-oriented, and family-friendly development focused on sustainability and quality of life with park connections, tree-lined streets, and proximity to an abundance of urban amenities.

The streetscape design along Alberta Street aims to encourage activity and social interaction, animating the public realm near Columbia Park and supporting a connected and welcoming environment. West 42nd Avenue is further reinforced as a tree-lined pedestrian connection intersecting Alberta Street and the proposed on-site greenway, creating opportunities for a pocket public space at the East lobby entry on W 42nd Avenue that speaks to the adjacent park site and the lane to the north. Overall, the streetscape design on the ground floor of both sites reinforces the City's blue-green system along Alberta Street and continues with a mid-block connection from West 42nd Avenue to the lane and beyond to West 41st Avenue. Wider sidewalks, continuous tree cover, and seating in the public realm all contribute to a vibrant pedestrian experience. The street trees and plantings lining both Alberta Street and W 42nd Avenue further contribute to softening the public realm on the street and demarcating the transition between public and private spaces. Private patios and stoops are accessible from the sidewalk and add "eyes on the street," further delineating public and private spaces at the same time that they facilitate connectivity.

Fluid and flexible movement from inside to outside is encouraged on Level 5 and the roof levels of both buildings, with multiple “sweet spots” that punctuate the indoor and outdoor spaces. The upper Level 5 decks of both the West and East Towers provide substantial shared amenity space overlooking Columbia Park and are mirrored in their configuration, providing ample sunlight in the afternoon. Spaces for urban agriculture have been allocated on Level 5 and on the Tower roofs with outdoor patio space, communal dining tables, and an outdoor kitchen. Shared social spaces on the roof decks extend everyday life outdoors and support a range of everyday programs: dining al fresco, growing food, playing, fitness, and relaxing. The outdoor spaces are flexible and can also be a venue for special events: birthday parties, holiday celebrations, special meetings, and other gatherings. Meanwhile, at the ground plane, an open and transparent architectural lobby expression allows for clear lines of sight in and out the waiting areas and outdoor spaces, while private patios act as extensions of the interior space, affording residents a degree of outdoor privacy otherwise difficult to achieve in a multi-family dwelling.

Adjacent to Columbia Park, a peaceful park that features a playground, wading pool, and large open fields, W 42nd Avenue & Alberta facilitates direct park connections, and is also within walking distance of Tisdall Park to the southwest and the celebrated Queen Elizabeth Park to the north—Vancouver’s horticultural jewel. The 52-hectare park is home to the stunning Bloedel Conservatory and features a gorgeously landscaped quarry garden, an arboretum with a vast collection of exotic and native trees, sculptures, and diverse recreational offerings such as tennis, lawn bowling, and pitch & putt. At 125m above sea level, Queen Elizabeth Park is the highest point in Vancouver and makes for spectacular views of the park, city, and mountains on the North Shore, providing the perfect setting for fine dining at Seasons in the Park, a picnic, or stargazing.



Queen Elizabeth Park Gardens



Inside the Bloedel Conservatory, Queen Elizabeth Park



The Oakridge Centre redevelopment, rendering

W 42nd Avenue & Alberta Street is only a few blocks away and a short walk from Oakridge Park, the former Oakridge Centre, which is currently home to shops, services, offices, and community space and is undergoing a major redevelopment and expansion that will transform the 28-acre shopping mall site into a mixed-use “city centre” with 4.5 million sq. ft. of experiential retail, office, residential, parks, and civic space servicing the broader Oakridge neighbourhood. The site is also located nearby Langara College and the historical Langara Golf Course to the south.

Centrally located within Oakridge, W 42nd Avenue & Alberta Street is well-connected by car, public transit, and bike routes. With the Oakridge-41st Avenue Station one block to the west on the SkyTrain’s Canada Line, which runs from Vancouver’s Waterfront to the Vancouver International Airport in Richmond, as well as good bus links, the site’s location makes it easy to commute to the downtown core as well as to get to schools, shopping, cultural venues, and other attractions throughout the city.

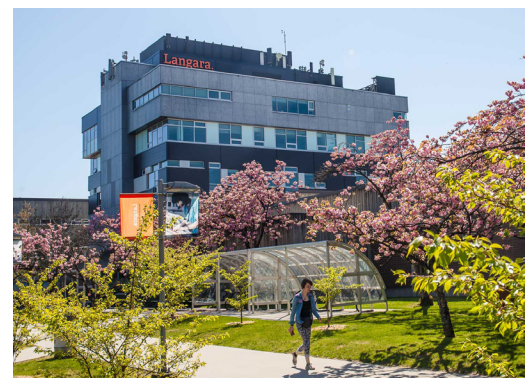
Designed to meet the needs of its growing Oakridge community, W 42nd Avenue & Alberta Street’s public realm will provide a dynamic backdrop for everyday life. Encouraging social interaction and engagement on a variety of scales, the project’s design will facilitate an animated and interconnected public realm and enhance livability for residents, visitors, and passersby alike.



Oakridge-41st Avenue Station



Cambie Corridor



Langara College

COMMUNITY CONTEXT

The W 42nd Avenue & Alberta Street site, located in what we now call Oakridge, is situated on the traditional and unceded territory of the Coast Salish peoples, where for thousands of years prior to colonial settlement the area's First Nations thrived on abundant natural resources. Oakridge was one of Vancouver's last developed regions; while the neighbouring communities of Marpole and Kerrisdale experienced steady growth between 1908 and 1929, the area of Oakridge remained relatively undeveloped, save for the occasional school, hospital, or golf course, until the early 1950s. With the end of the Second World War came an increased demand for housing and amenities, and Vancouver's major landholder, the Canadian Pacific Railway (CPR), opened the lands to development. This included the construction of many single-family homes as well as Vancouver's first shopping centre, Oakridge Mall, built on a 32-acre plot of land at 41st and Cambie, and officially opened in 1960.

In 1948, BC Electric acquired the land at Oak Street and West 41st Avenue to establish a depot for its new network of trolley buses; an important part of the city's history, it was around this time that the name "Oakridge" started to be used to describe the neighbourhood. This late 1940s post-war boom also saw the city's Jewish community move from Strathcona to Oak Street, with a number of major Jewish community facilities formed along this increasingly bustling corridor. These included the orthodox synagogue Schara Tzedek (a new facility for the congregation previously located in Strathcona), conservative synagogue Beth Israel, and the new Talmud Torah Jewish day school. In 1962, the Jewish Community Centre (JCC), which had previously been located at Oak and 11th Avenue since 1928, opened at Oak and 41st Avenue, and continues to provide leadership in, and access to, cultural, recreational, educational and social activities for all denominations.



Newly constructed Jewish Community Centre, Vancouver, BC, 1962



Langara Golf Course Field House, Vancouver, BC, 1985



Langara Golf Course



Queen Elizabeth Park, Vancouver, BC



The Heather Garden at VanDusen Botanical Garden, Vancouver, BC



VanDusen Botanical Garden Visitor Centre, Vancouver, BC

Today, even as one of Vancouver's youngest communities, Oakridge is a vibrant, bustling area featuring a diversity of amenities. With a variety of residential neighbourhoods, a shopping mall currently undergoing exciting redevelopment, Langara College, and Langara Golf Course, residents value the area's distinct single-family neighbourhoods, classic bungalow homes, greenspaces, and its variety of convenient shopping areas. Currently, the city is conducting a "master planning" process for the Oakridge Centre area, potentially increasing retail, residential, commercial, office and community uses on the site, increasing civic connectivity and further animating this evolving neighbourhood. Well-connected to transit, Oakridge's accessibility has expanded even more with the construction of the Canada Line along Cambie Street, which was completed in August 2009. Two stations, Oakridge – 41st Avenue Station and Langara – 49th Avenue Station, also lie within Oakridge.

PUBLIC ART CONTEXT

The public art offered by Marcon's W 42nd Avenue & Alberta Street development has the potential to converse and engage with the wider public art context of the Oakridge neighbourhood, as well we as the City of Vancouver, in innovative and lasting ways, activating and energizing the public realm. The area's vibrant cultural heritage and unique local history provide a rich creative backdrop and subsequently an exciting context for public art, allowing for the building of a strong and cohesive identity within the local community and beyond. The City of Vancouver's public art program supports excellence in public art of many kinds, from emerging to established artists in new and traditional media, each reflecting ingenuity of artistic expression and civic pride.

A varied collection of public artworks exists in the areas surrounding W 42nd Avenue & Alberta Street, including South Cambie, Shaughnessy, and Riley-Park/Little Mountain. Many of the closest public artworks to W 42nd Avenue & Alberta Street are sited within the Van Dusen Botanical Gardens as part of their Art in the Garden programme. The majority of these pieces were part of the International Stone Sculpture Symposium, held in the summer of 1975. Artists were invited to spend the summer in the gardens carving their work, choosing their site and their stone. Numerous other public artworks in the garden continue to be erected, leading to an engaging and varied collection.

A number of additional artworks exist in green spaces nearby to W 42nd Avenue & Alberta Street, particularly at Queen Elizabeth Park. The Queen Elizabeth Park's most famous sculpture is perhaps Knife Edge-Two Piece by internationally renowned British sculptor Henry Moore. An additional bronze sculpture, Photo Session, by J. Seward Johnson, is also located in the park. Love in the Rain, a sculpture by Bruce Joyce, is installed at the lookout above the Quarry Garden. In adjacent Hillcrest Park, Geyser for Hillcrest Park, inaugurated in 2012 by Vanessa Kwan and Erica Stocking, references both the natural and man-made elements of Hillcrest Community Centre. Another work in Hillcrest Park is Spindle Whorls by Squamish artist Aaron Nelson-Moody. Constructed in conjunction with the 2010 civic Olympic Program, Nelson-Moody's work sees five spindle whorls cast in white concrete on stainless steel mounts.

The existing public artworks located in the vicinity of W 42nd Avenue & Alberta Street create an interwoven dialogue that reflects the rich historical, social and economic diversity of the area, acknowledging the unique experiences of the surrounding residents. Following is a list of additional works located in W 42nd Avenue & Alberta Street's public art context, by neighbourhood.



Myfanwy MacLeod and Shannon Oksanen, Playtime, 2016. Vancouver, BC



Vanessa Kwan & Erica Stocking, Geyser for Hillcrest Park, 2012. Vancouver, BC



Lyse Lemieux, Family: Five Figures For A Triangle, 2020. Vancouver, BC



J. Sedward Johnston Junior, Photo Session, 1984. Vancouver, BC



Germaine Koh, SeaSawSeat, 2018. Vancouver, BC



Rebecca Bayer, WHERENESS, 2016. Vancouver, BC



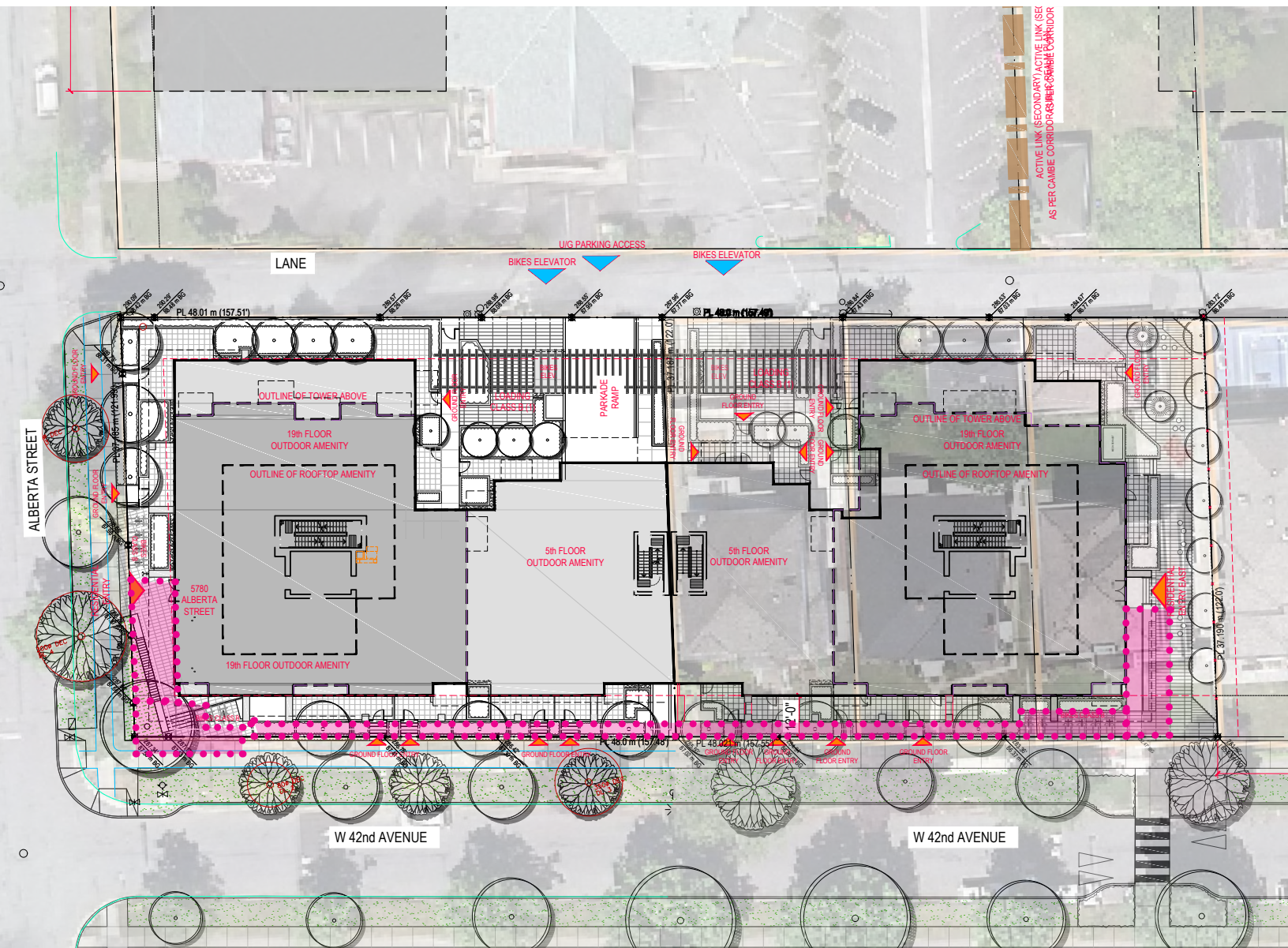
Whess Harman, Rewilding: "You Want To Return To The Land But Does The Land Want You?", 2019. Vancouver, BC



Aaron Nelson-Moody, Spindle Whorls, 2010. Vancouver, BC

PUBLIC ART OPPORTUNITY

Following detailed site analysis with the design team and the City of Vancouver, a broad and expansive public art location has been identified to offer high visibility, accessibility and engagement opportunities for a diverse multigenerational audience including residents, visitors, pedestrians, parkgoers, cyclists, and motorists. The public art is envisioned to support cohesion between the two buildings, contributing to a vibrant public realm and offering meaningful community connections.



Site Plan of W 42nd Avenue & Alberta Street showing approximate locations for public art opportunity in pink

Offering an openness for an artist to consider, the potential public art locations are broadly identified as the landscape areas and elements of the building façade fronting 42nd Street, including the glazing at the lobby entrances. The corner of W 42nd Avenue and Alberta Street is key site location, given its proximity to Columbia Park. An artist may consider multiple “sites” as an expanded series or sequence of related works in a wide range of approaches and form including integration with the landscape hardscape and architectural features.



Rendering of W 42nd Avenue & Alberta Street showing approximate locations for public art opportunity in pink on the west site

An artist will be provided with as much creative licence as possible to activate selected locations, integrating art to the landscape and architectural design as well as the community contexts in a meaningful and lasting way. An artist will be selected early in the process with an opportunity to become integral members of design team and work in close collaboration with Marcon, the architect and landscape architect. The public art will be carefully considered, in keeping with the vision of the development as well as the City of Vancouver Public Art Program. Marcon proposes to host an enduring artwork that speaks to diverse audiences, inviting engagement and dialogue on multiple levels while celebrating local culture.



Rendering of W 42nd Avenue & Alberta Street showing approximate locations for public art opportunity in pink on the east site

PRECEDENT IMAGES



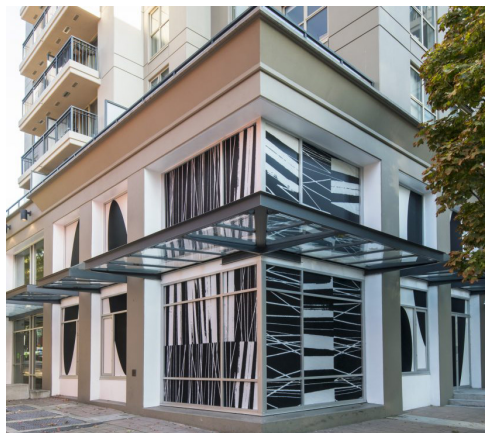
Adad Hannah, *Growth Rings*, 2018. Burnaby, BC



Adad Hannah, *Growth Rings*, 2018. Burnaby, BC



Gunilla Klingberg, *Brand New View*, 2009. Bodensee, Germany



Lyse Lemieux, *FULL FRONTAL*, 2017-18. The Contemporary Art Gallery, Vancouver, BC



Julian Hou, *Crossroads*, 2021. Burnaby, BC



James Harry, *XWEMELCH'STN - VINYL*, 2019. West Vancouver, BC



Devon Knowles, *Walking Spectrum*, 2022. Vancouver, BC



Sanaz Mazanani, *Rolling Reflection*, 2020. San Francisco, CA



Shannon Oksanen, *Mother and Child*, 2021. Vancouver, BC



Cliff Garten Studio, *Bright Waters*, 2022. Burnaby, BC



Masako Miki, *Holographic Entities Reminding of the Universe*, 2021. San Francisco, CA



James Harry, *Wuxus*, 2020. North Vancouver, BC



Steven Brekelmans, *Natural Resources (Log Benches)*, 2018. Burnaby, BC



Thomas Cannell, *Vitality*, 2011. Burnaby, BC

PUBLIC ART BUDGET

The total public art contribution for the W 42nd Avenue & Alberta Street development project adheres to the City of Vancouver Public Art Policy, calculated at \$1.98 per each sq. ft. contributing to the FSR calculation. An estimated total public art contribution for the West site is **\$260,170.02** based on the eligible project FSR of 131,399 sq. ft. An estimated total public art contribution for the East site is **\$256,008.06** based on the eligible project FSR of 129,297 sq. ft. Subject to a Pooling Agreement with the City of Vancouver, the total combined public art budget is **\$516,178.08**.

The total public art budget will be allocated to administrative costs, the public artwork, developer contingency, interpretive signs or plaques, photo documentation, and the 10% civic program contribution paid to the City of Vancouver.

Administrative costs will include art consultant fees, the artist selection process, and artist, selection panel, and advisory honorariums. The amount allocated for the public artwork includes the artist fees, artwork fabrication, storage, transportation, installation, engineering certificates, construction coordination and site preparation, lighting, a Maintenance Manual, and insurance, plus applicable taxes.

BUDGET ALLOCATION

Public Artwork	\$365,000.00
Public Art Administration	\$77,617.80
Public Art Consultation	\$51,617.80
Selection Process and Honoraria	\$26,000.00
Artist Honoraria (\$5,000 x 4)	\$20,000.00
Selection Panel Honoraria (\$1,200 x 3)	\$3,600.00
Community Advisory Honoraria (\$800 x 3)	\$2,400.00
Plaque	\$2,000.00
Photo Documentation	\$2,000.00
Professional Photographic Licenses	\$5,000.00
Developer's Contingency	\$12,942.48
10% Civic Program Contribution	\$51,617.80
TOTAL Public Art Contribution.....	\$516,178.08

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

TIMELINE

TARGET PROJECT TIMELINE

Rezoning Application	June 2020
DP Application.....	June 2021
Public Hearing.....	April 13, 2021
DP Issuance	TBD
Building Permit Application	TBD
Construction Start.....	TBD
Construction Completion.....	TBD
Occupancy.....	TBD

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Presentation.....	May 2022
Detailed Public Art Plan Presentation.....	July 2022
Selection Panel Meeting – Review Long List of Artists.....	August 2022
Short-listed Artists’ Invitation	August 2022
Community Consultation.....	August 2022
Artist Orientation Meeting	September 2022
Selection Panel Meeting – Artist Presentations	December 2022/January 2023
Final Artist Selection	December 2022/January 2023
Artist Contract.....	January/February 2023
Art Installation.....	TBD

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the W 42nd Avenue & Alberta Street public art selection process with the goal of establishing meaningful dialogue with the broader Oakridge community to inform the public art process; generating meaningful input from a wide range of community members, groups, and stakeholders for greater understanding of local interests and aspirations; as well as weaving outcomes and feedback into the Public Art Project Terms of Reference provided to shortlisted artists.

Established early in the public art process, the community engagement strategy will be multi-layered and inclusive, and may include a combination of the following:

- Small, informal coffee meetings hosted by the art consultant with members of the local community for feedback and input on the public art opportunity
- A public Open House (online or in-person) to share the public art approach, facilitate dialogue, and invite input and feedback
- Consultation with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sə́lilwətaʔ (Tsleil-Waututh) Nations to foster dialogue, facilitate collective understanding, and develop a deeper understanding of Indigenous knowledge, history, protocols, art, and culture
- The establishment of a non-voting community advisory to provide input and commentary to the selection panel and shortlisted artists as they develop their concept proposals, with consideration of the relationship of W 42nd Avenue & Alberta Street to its surroundings. The community advisory would consist of a representative from the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sə́lilwətaʔ (Tsleil-Waututh) Nations, a local neighborhood resident, and a representative from the Oakridge Community, who will play an integral role in the selection process, providing a voice for the community as well as guidance regarding opportunities for the celebration of the work upon completion. Advisors will be paid an honorarium of \$800 for their work

Potential groups to engage in the community consultation process:

Marpole Neighbourhood House
Jewish Community Centre
Marpole Oakridge Community Association
Marpole Oakridge Family Place
Marpole BIA
Local artists and residents

PROPOSED COMMUNITY ADVISORS

Ocean Hyland, Artist, Tsleil-Waututh Nation
Hope Forstenzer, Director, Art Gallery, Jewish Community Centre
Nilda Borrino, Executive Director, Marpole Neighbourhood House

ALTERNATES

Aaron Nelson-Moody, Artist, Squamish Nation
Whess Harman, Curator, grunt gallery

The community consultation and engagement strategy is intended to provide a framework for considering the rich cultural and historical context of Oakridge, and will be further adapted based on feedback and initial public engagement with some of the groups identified as part of the public art process.

SELECTION PROCESS

All stages of the selection process will be facilitated by public art consultant Ballard Fine Art. The community advisory will provide commentary and feedback during this process.

The selection process will be a two-stage invitational to professional artists/artist teams with a selection panel. The selection panel will consist of 5 members and will include 3 members from the Vancouver Art Community and 2 members from the W 42nd Avenue & Alberta Street design team. Members of the selection panel, excluding members from the W 42nd Avenue & Alberta Street design team, will be paid an honorarium of \$1,200 for their work.

PROPOSED SELECTION PANEL MEMBERS

Grace Ulu, Artist, Musqueam Nation
Marina Roy, Artist, Associate Professor, Art History, Visual Art & Theory,
The University of British Columbia
Makiko Hara, Independent Curator
Nic Paoletta, VP of Development, Marcon Developments
Bryce Rositch, Principal, Rositch Hemphill Architects

ALTERNATES

Crystal Sparrow, Artist, Musqueam Nation
Tom Hsu, Artist
Alex Morrison, Artist

STAGE ONE

In stage one of the selection process, the selection panel will be oriented to the Albert St. and W42nd Avenue development project, the public art opportunity, and the community context. With an opportunity to meet with the community advisory, Ballard Fine Art and the selection panel will conduct in-depth research and nominate a longlist of 18-20 suitable artists or artist teams for consideration. The selection panel will collectively discuss the merits of the nominated artists' past work and potential fit with the respective public art opportunity. Upon review, the selection panel will determine a shortlist of 4 artists to develop a concept proposal.

STAGE TWO

In stage two, the shortlisted artists will be invited to develop a concept proposal. The shortlisted artists will be provided with an in-depth orientation to the project and site, the public art opportunity, and the community contexts, and will have an opportunity to meet the design team and community advisory. The shortlisted artists will be provided with an honorarium of \$5,000 for their work, paid upon receipt and presentation of their concept proposal.

Following the selection panel's review of the shortlisted artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, the Alberta St. and W42nd Avenue owner and design team will have an opportunity to review the nominated artist's concept. The final artist/artist team selected will enter a contract agreement with Marcon Developments Ltd. to complete the proposed artwork on time and budget.

SHORTLISTED ARTISTS PUBLIC ART PROPOSAL TO INCLUDE

- i) Written Public Art Proposal (1-2 pages)
- ii) Visual Aids (Rendering/Models)
- iii) Detailed Public Art Budget to establish feasibility
- iv) Project Timeline
- v) Details of all proposed materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements to establish feasibility
- vi) CV and examples of past projects

ARTIST/ARTIST TEAM SELECTION CRITERIA FOR STAGE TWO

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site, its local area and unique community contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, and maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

Following the selection panel review of the artist proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, Marcon, the design team, and Vancouver Art Community selection panel members will have an opportunity to review the nominated artist's concept and provide a written response to each, conveying any specific technical or ideological issues. These comments will then be addressed by the selection panel as a whole. The final artist/artist team selected will enter a contract agreement with Marcon to complete the proposed artwork on time and budget.

Please note: If no submission warrants consideration, Marcon Developments Ltd. reserves the right not to award the commission.

Please direct any questions to:

Ballard Fine Art Ltd.
604 922 6843 | info@ballardfineart.com

REFERENCES

Cambie Corridor Plan- Oakridge Municipal Town Centre.

Cambie Corridor Public Realm.

Family Room: Housing Mix Policy For Rezoning Projects. 2016.

Green Buildings Policy for Rezoning. 2018.

High-density Housing for Families with Children Guidelines. 1992, amended 2020.

Moderate Income Rental Housing Pilot Program. 2018.

Oakridge. *City of Vancouver*. <https://vancouver.ca/news-calendar/oakridge.aspx>

Rental Incentive Guidelines. 2012, updated 2019.