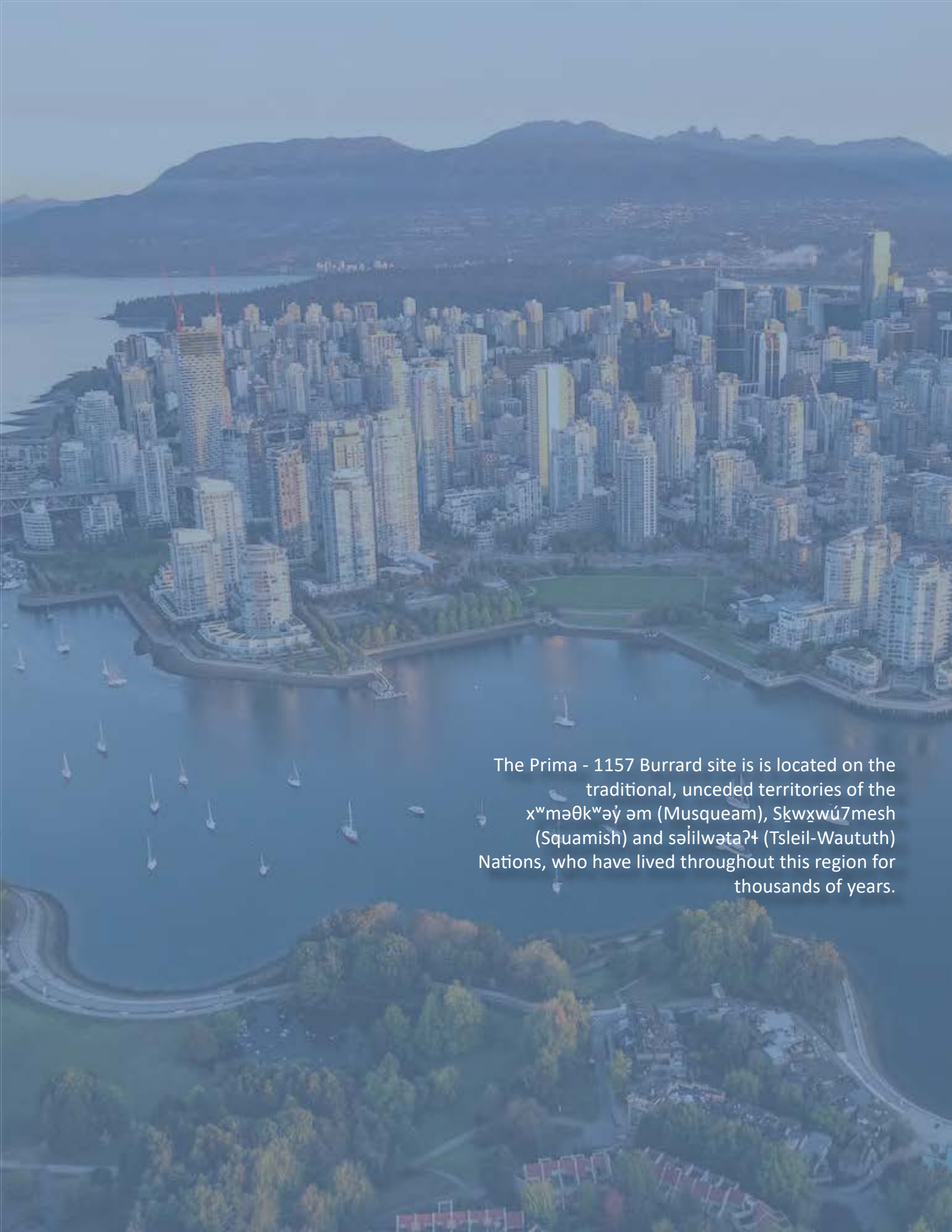




PRIMA PROPERTIES
DETAILED PUBLIC ART PLAN

1157 Burrard
VANCOUVER, BC

SEPTEMBER 23, 2022



The Prima - 1157 Burrard site is located on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətaʔt (Tsleil-Waututh) Nations, who have lived throughout this region for thousands of years.

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PROJECT DETAILS

PROJECT ADDRESS 1157 Burrard Street

LEGAL ADDRESS Lot A, Plan 822, Block 10, DL 185

PUBLIC ART BUDGET \$571,889.34

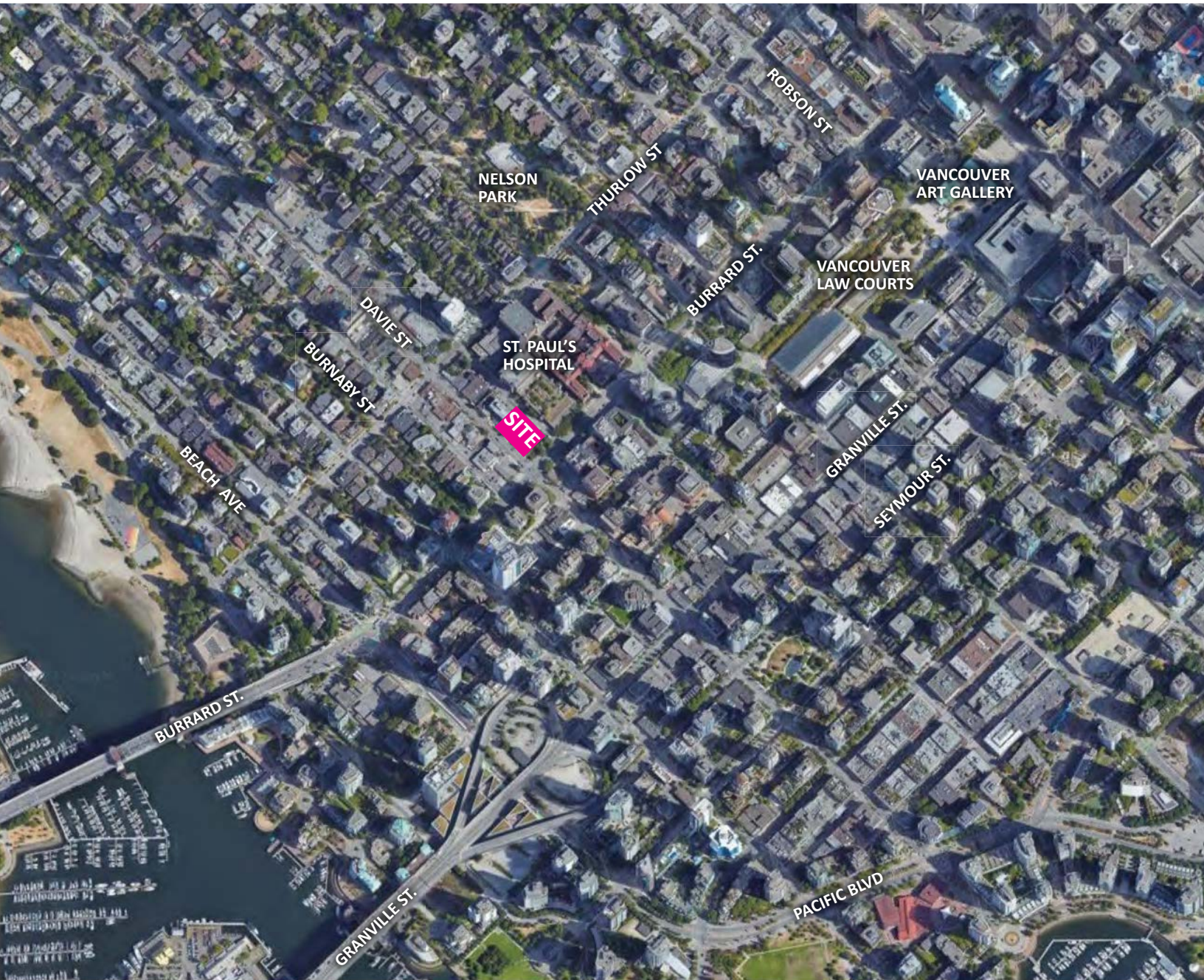
PROJECT OWNER | PRIMA PROPERTIES (135) LTD.
1670-1066 W Hastings St
Vancouver, BC V6E 3X1
604.684.0255
David J. Buddle | Vice President
david@primaproperties.ca

PROJECT ARCHITECT | MERRICK ARCHITECTURE
839 Cambie Street, Suite 300
Vancouver, BC V6B 2P4
604.683.4131
Gregory Borowski | Principal
gborowski@merrickarch.com

LANDSCAPE ARCHITECT | GROUNDSWELL
2705 Main Street
Vancouver, BC V5T 3E9
604.880.7229
Jennifer Stamp | Principal
jennifer@groundswelllandscape.com

PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.
#450-319 West Pender Street
Vancouver, BC V6B 1T3
604.922.6843
Jan Ballard | Principal
jan@ballardfineart.com

CONTEXT MAP



Context map showing location of the 1157 Burrard development within Vancouver's Downtown District

INTRODUCTION



Rendering: View of the 1157 Burrard Project from Davie Street looking east



Rendering: View of the 1157 Burrard Project from Davie Street looking North

1157 Burrard, ideally located within Vancouver’s downtown core, presents the unique opportunity to feature a dynamic public artwork. The development aspires to establish a welcoming public realm, creating numerous opportunities for creative community and cultural interaction. Prima is committed to hosting an engaging public artwork that speaks to the diverse spirit and character of the site’s historic neighbourhood.

To ensure the highest quality and creativity of the public artwork, Prima has chosen to pursue the Option A selection process, engaging the services of Ballard Fine Art Ltd. to provide public art consultation. Prima looks forward to working with the City of Vancouver and the selected artist to facilitate a notable public artwork that will contribute to the cultural landscape of Vancouver in a meaningful and enduring way.

PROJECT DESCRIPTION



Rendering: View of the 1157 Burrard Project corner plaza and front entrance

1157 Burrard is a landmark mixed-use 47-storey “Higher Building” located in Vancouver’s downtown core, at the bustling intersection of Davie Street and Burrard Street, the city’s principal north-south ceremonial corridor. Uniquely situated at the gateway to the West End/Davie Village, the heart of the City’s LGBTQ2s+ Community, 1157 Burrard is adjacent to the current site of St. Paul’s Hospital. The development features a total FAR of 288,830 sq. ft and building height of 469 ft., plus appurtenances. With 260 residential units in the tower, 50 additional residential units in the podium, ground level commercial space, 37-space public childcare facility, 286 vehicle stalls, and 660 bicycle spaces, 1157 Burrard will also house a +/-17,000 sq. ft. Arts + Culture Hub and Multipurpose Space. A plaza at the corner of Davie and Burrard Streets animates the neighbourhood, supporting community interaction and offering a place to gather and move from Burrard through to Davie Village. Importantly, the project adds housing to an established community well served by transit, services, and amenities in close proximity to jobs, therefore supporting local businesses and alternative forms of transportation.

1157 Burrard is inspired by the Westcoast environment and the regional precedent of the nearby former BC Hydro Building—the Electra—located at Nelson and Burrard Streets. The Electra, built in 1957, was cutting-edge for its time, making reference to the Northwest/Pacific coast landscape in its iconography and indoor/outdoor design. With respect to the building massing, the project offers a flatiron shape approaching the site from the south along Burrard Street, with an exceptionally slender profile. The balconies on the south prow twist upwards towards the west, providing a dynamic sense of direction, as though inviting visitors into the West End. Meanwhile, the building profile facets out towards Burrard Street, cupping the view towards the mountains to the north and subtly embracing the groundplane below.

In concert with the Sustainable Design Strategy, the project proposes a kaleidoscope-like west façade, responding in an ever-changing way to solar orientation like a sunflower. The west elevation is conceived of as an abstracted and pixilated Westcoast landscape--sea to sky--that appears under south and west sun, and disappears when the sun passes by. Vertical recoiling exterior solar control blinds are colour-keyed to the Westcoast landscape and present their full aspect in the afternoon, disappearing again in the evening and morning. User controls permit further changes as the blinds respond to solar and wind sensors in an ever-changing mosaic – a first in North America for solar shading in a highrise application. At the groundplane, a corner plaza welcomes visitors from Burrard Street up Davie and into Davie Village. The Corner Plaza allows for flexible uses to support the animation of this arrival and entry point to the West End.



Visual aid: View of the 1157 Burrard Project Solar Blind Transition

The project proposes leadership in Sustainable Design through exceeding the City of Vancouver’s sustainable design targets and showcasing environmental sensitivity. The proposed dynamic west solar-control blinds provide an attractive and considered way to showcase the project’s response to solar heat gain management in the low west sun orientation. Solar sensors ensure that the blinds respond in real time to actual solar exposure, rising and falling according to the sun’s incidence, and permitting user over-ride as residents wish. The exterior-insulated terracotta tile and triple-glazed curtain wall system provide an exceptionally robust envelope, augmented by thermally separated balconies that as a combined system greatly diminish heat gain and loss. Air-tightness and passive insulation characterize the envelope. The building’s central energy plant further augments the effective energy management of the project. Features such as a super-efficient central heat-exchange plant are complemented by high performance fancoils offering heating and cooling to the units at a greatly-reduced demand. These systems are accompanied by opening windows and doors, allowing user control and ‘switch off’ when the systems are not required. Combined, these sustainability efforts support a building which has a modeled reduction of 45% in total energy use relative to the 2014 Vancouver Building By-Law. Relative to the latest version of the City’s Green Buildings Policy for Rezonings, the proposed design also exceeds all applicable Thermal Energy Demand Intensity (TEDI), Total Energy Use Intensity (TEUI), and Green House Gas Intensity (GHGI) performance criteria.

Thoughtfully reflecting the needs of its vibrantly diverse Downtown Vancouver community, 1157 Burrard seeks to support the City’s goals of creating developments that encourage a sense of belonging and connection to place while improving equity and access to services. Prima is committed to fostering a high-quality and engaging development that will enhance the neighbourhood character by providing successful and desirable places to live, work, and play, increasing community connectivity and enhancing livability.



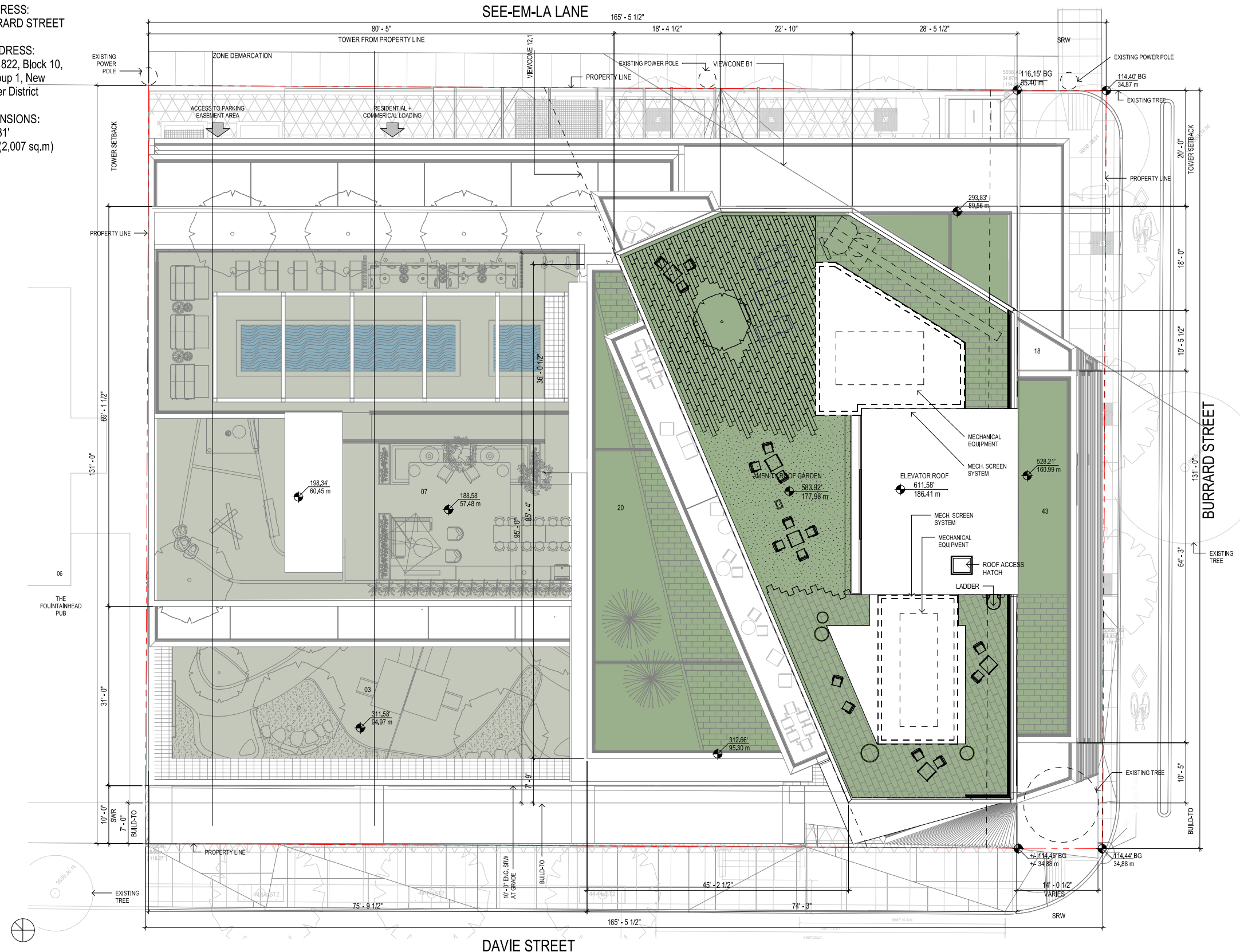
Visual aid: View of the 1157 Burrard Project from Davie Street looking east

SITE PLAN

CIVIC ADDRESS:
1157 BURRARD STREET

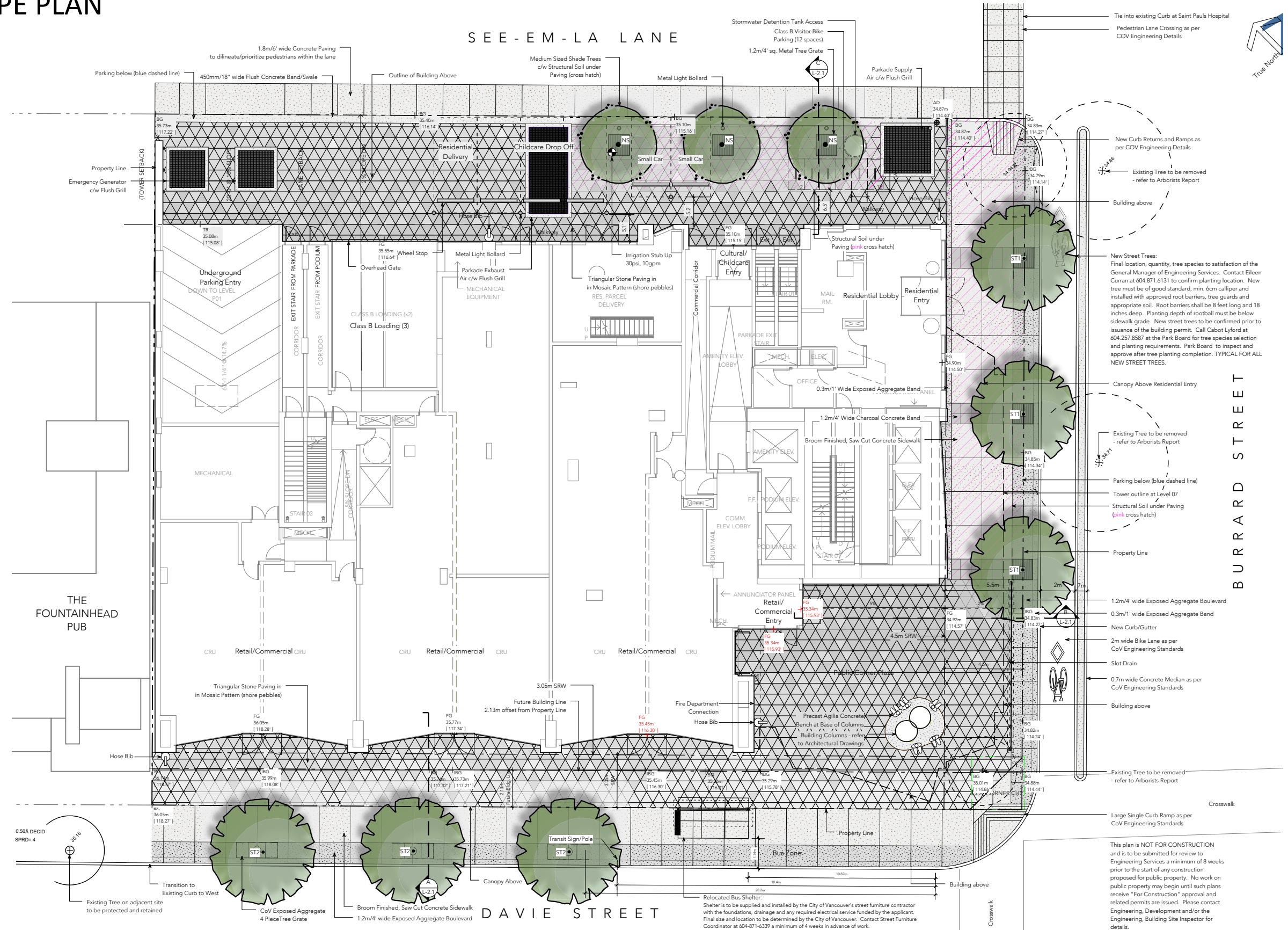
LEGAL ADDRESS:
Lot A, Plan 822, Block 10,
DL 185 Group 1, New
Westminster District

SITE DIMENSIONS:
165'-5" x 131'
21,605 SF (2,007 sq.m)



1 SITE PLAN
1/8" = 1'-0"

LANDSCAPE PLAN



- Tie into existing Curb at Saint Pauls Hospital
- Pedestrian Lane Crossing as per COV Engineering Details
- New Curb Returns and Ramps as per COV Engineering Details
- Existing Tree to be removed - refer to Arborists Report
- Building above
- New Street Trees: Final location, quantity, tree species to satisfaction of the General Manager of Engineering Services. Contact Eileen Curran at 604.871.6131 to confirm planting location. New trees must be of good standard, min. 6cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of rootball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at 604.257.8587 at the Park Board for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion. TYPICAL FOR ALL NEW STREET TREES.
- Canopy Above Residential Entry
- Existing Tree to be removed - refer to Arborists Report
- Parking below (blue dashed line)
- Tower outline at Level 07
- Structural Soil under Paving (pink cross hatch)
- Property Line
- 1.2m/4' wide Exposed Aggregate Boulevard
- 0.3m/1' wide Exposed Aggregate Band
- New Curb/Gutter
- 2m wide Bike Lane as per CoV Engineering Standards
- Slot Drain
- 0.7m wide Concrete Median as per CoV Engineering Standards
- Building above
- Existing Tree to be removed - refer to Arborists Report
- Crosswalk
- Large Single Curb Ramp as per CoV Engineering Standards

This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and/or the Engineering, Building Site Inspector for details.

PUBLIC REALM

Situated at the confluence of a number of diverse neighbourhoods, 1157 Burrard is envisioned as a warm, animated, and transit-oriented development that provides a number of public benefits. Focused on sustainability and quality of life with park connections, tree-lined streets, and proximity to an abundance of urban amenities, 1157 Burrard is set to foster a variety of social activity, increasing community connectivity while enhancing neighbourhood character. With the guidance of the City of Vancouver’s Official West End Community Plan (2013), Prima will work with the surrounding community to instill a notable pride of place, maintaining and supporting a strong residential character while also creating new and adaptable public spaces that respond to the neighbourhood’s needs and aspirations.

1157 Burrard’s landscape plan is imagined as part of the broader Westcoast environment concept of the project. At grade, the Public Realm is imagined as a beachfront washed by the tide. Different strata from the tidal movement define the approach to the corner plaza, the shopfronts and the commercial and residential lobbies. The ‘inside-outside’ idea of the BC Hydro Building is captured in the Commercial Lobby and backdrop where the exterior tidal strata paving continue inside, and the three-story back wall forms a cliff face, subtly twinkling by night. The Daycare roof at L3 provides an instructive and imaginative play and learning environment for the children and staff, as well as a visually interesting field of view for both neighbours, as well as the users and residents above. The Residential Amenity roof at L7 features a naturalistic children’s play environment, urban agriculture beds, formal planting, and an outdoor garden and dining area. An infinity edge swimming pool fed by filtered and collected rainwater completes the array of residential amenities provided in the interior at this level.

The project anticipates enhancing the Davie Street and Burrard Street Public Realms through introduction of a weather-protected corner plaza to Burrard and Davie, introduction of new street trees/greening and improved paving. In keeping with the importance of accessible streets to both the City and Davie Village, 1157 Burrard will also repair and improve the laneway through provision of new Retail uses, a Childcare Entrance, Daycare parking, underground bike and car parking access, as well as loading for commercial and residential uses.



Nelson Park

Alongside bustling street activity created from commercial uses surrounding the development, including new pocket parks and patios created to bring people together outside during the COVID-19 pandemic, a number of additional parks and plazas in the area create flexible, public spaces for leisure and gathering. Nelson Park, just a few blocks north of the development, is the largest non-waterfront park in the Downtown core. At just under 3 acres in size, Nelson Park includes an off-leash dog park, community garden, pathways, and passive open space encircled by mature trees. A small playground supplements a larger one on the adjacent school grounds (Roberts Annex Elementary). Nelson Park is also the site of the West End Farmer’s Market, which runs from May-October. Sunset Beach, and the greater shorelines of English Bay, provide easy access to ocean waterfront several blocks southwest of the development. Robson Square, a provincial landmark designed by renowned architect Arthur Erickson and built between 1979 and 1983, is located to the east of the development. With the central part of the property made up of publicly accessible plazas, nooks, gardens, and walkways on several elevations, Robson Square also features a seasonal ice rink that in the warmer months serves as a stage for street-dancing and other activities.

Downtown Vancouver and its arterial roads of Robson, Georgia, and Burrard, among others, solidify the urbanity of this culturally-diverse community. Extremely well-connected to Vancouver and beyond, the area, a “walker’s paradise” is served by two of the SkyTrain’s rapid-transit lines, including the Expo Line and Canada line. Providing a range of sustainable transit options is a key point of the West End Plan, and over the course of the past several years, much has been done to improve accessibility and safety between parks, schools, transit, shops, services, and other key destinations in the area. Today, an open, connective network allows for ease of flow between the various enclaves of this lively neighbourhood, with particular attention given to infrastructures for sustainable modes of transportation.

Designed to meet the needs of its diverse Downtown community, 1157 Burrard will facilitate a ground plane that is cohesive and legible. Providing an active, animated backdrop for day-to-day life, 1157 Burrard will contribute in a meaningful way to this historic district. Thoughtfully considering the surrounding context, 1157 Burrard will become an important part of Downtown Vancouver’s public network, creating a welcoming and accessible destination for all.



Coffee Shop located in the West End



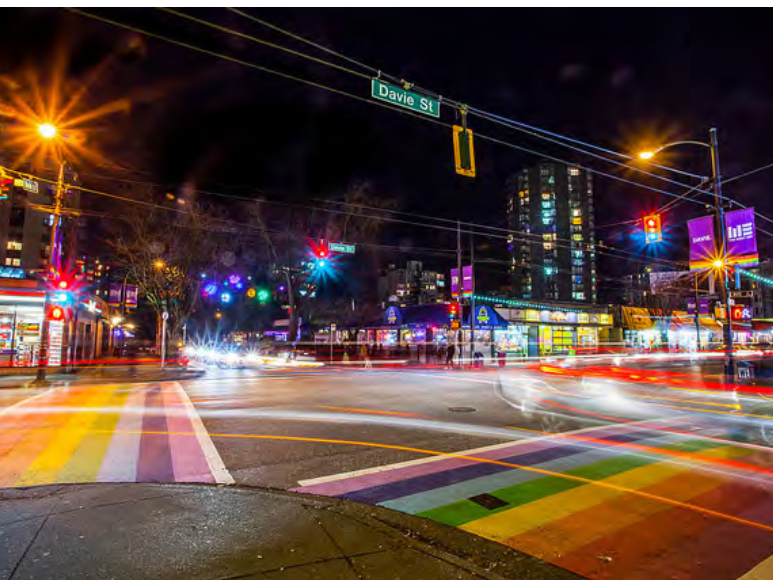
Robson Square

COMMUNITY CONTEXT

1157 Burrard is located in the heart of Vancouver’s Downtown, at the gateway to the City’s vibrant Davie Village and West End neighbourhoods. Situated on the traditional and unceded territory of the Musqueam, Squamish and Tseil-Waututh peoples, the site is positioned in one of Vancouver’s most historically rich areas, with a distinctive community that fosters an exciting mix of people and places, contributing to the city’s vitality and resilience. The West End, adjacent to the Downtown core business and financial districts, is an urban oasis, with traffic-calmed streets punctuated by landscaped traffic islands, sidewalk bollards, mini-parks and a number of important residential heritage buildings, including The Manhattan, The Beaconsfield, The Beverly, and The Queen Charlotte.

Since time immemorial, the land now known to many as Vancouver was home to the ancestors of several Coast Salish Nations, many of whose descendants still inhabit the area today. The 1157 Burrard site is located on the unceded territories of the xʷməθkʷəy̓ə m (Musqueam), Skwxwú7mesh (Squamish), and Sel̓íl̓wítulh (Tseil-Waututh) Nations, whose communities thrived on an abundance of natural resources in the area for thousands of years. Each of these Nations celebrates their own unique culture and history, while remaining intrinsically linked to each other via family, social life, traditions, protocols, and language. The mid-1850s saw the first European occupation settlement, but it was not until the Canadian Pacific Railroad arrived in the 1880s that the City’s population substantially grew with new industry and building activity throughout Vancouver’s West End and Downtown, including many warehouses, as well as shipyards, a lumber mill, and the Boeing Seaplane factory and test site in Coal Harbour.

As the area continued to develop, English Bay became a popular recreational destination, connected to the rest of the West End by wooded trails. A series of bathhouses and a long pier, since demolished, animated the area and aided in its establishment as a neighbourhood of large houses and grand estates. The First World War resulted in demographic changes, with a number of large, old houses being converted into divided suites as workers and new immigrants moved into the area. Most estates were redeveloped, and many three-storey wood framed apartment buildings were built in the 1920s and 1930s.



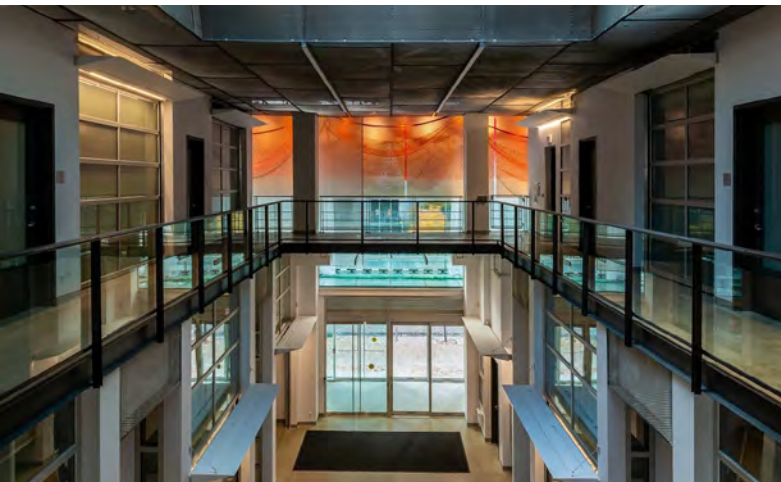
Davie Village rainbow crosswalk



Alvin Kanak, Inukshuk Monument at English Bay

In the 1950s, zoning changes allowed for increased building height and density to encourage those who might be inclined to move outside the city to stay in the area. The subsequent influx of residents contributed to the West End's cultural diversity, and also resulted in the growth of a large LGBTQ2S+ community in the area. Though many of the West End's heritage buildings have been removed or repurposed over the course of the past 80 years, in 1986 City Council created the Vancouver Heritage Register to identify and protect sites that hold heritage value. Currently, 121 such sites exist, contributing to the community's sense of place and cohesion.

Today, the area is recognized for its unique and inclusive social identity, with an eclectic mix of residents, housing, restaurants, and shops that contribute to the beloved character of the neighbourhood. Set against a distinct cultural backdrop, the West End houses a number of creative venues and events including Howe Street Studios, a 10,800-square-foot artist production facility owned by the City of Vancouver and operated by artist-run centre 221A. The space was designed by Merrick Architecture, the Architects for the 1157 Burrard Project. Used for visual arts production and beyond, the studios include two kiln-compatible spaces as well as two sound-isolated studios designated for audio practice. The West End and neighbouring Downtown areas are surrounded by world-class beaches and parks, including Stanley Park and the Seawall, Lost Lagoon, and Devonian Harbour Park; greenspace is never more than a few minutes away, contributing to the livability of this high-density zone.



Howe Street Studios designed by Merrick Architecture



Pride Festival in Davie Village



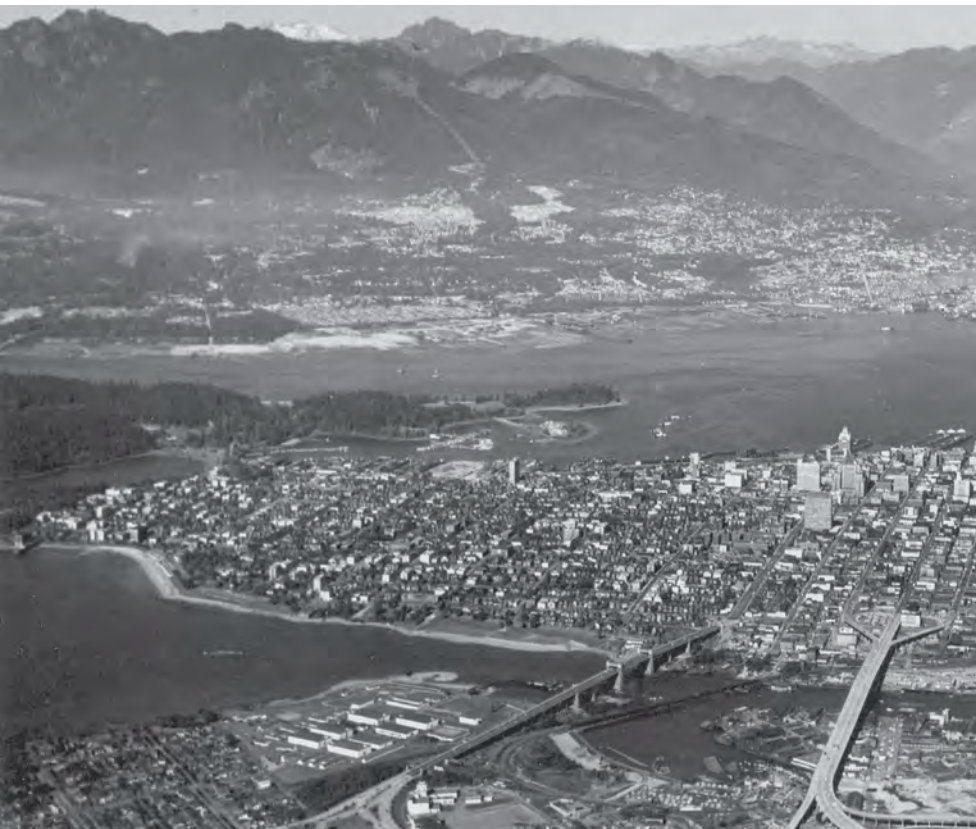
English Bay Waterfront

SITE HISTORY

The 1157 Burrard site, located on the northwest corner of Burrard Street and Davie Street has a long and varied history, having been entirely redeveloped three times over the last century. Prior to the First World War, a row of single-family houses and a mixed-use residential/commercial building were constructed along Burrard Street, similar to what occurred throughout the West End and what is now known as 'Downtown South.' The mixed-use structure was located on the southeast corner of the site and was originally home to a grocery store; it would have been one of the few early retail establishments in the surrounding area, which remained almost exclusively residential through the beginning of the twentieth century.

As Davie Street established itself as a commercial corridor through the interwar era, additional businesses were attracted to the area, including Strand Fish & Chips, which opened on the corner of the site in 1928. In addition to the residential units that remained on the site, a produce stand and drugstore also operated on the site during this first mixed-use configuration.

In 1940, the site's first major redevelopment occurred as the original buildings were cleared and a Safeway grocery store, designed by one of the city's most prolific architectural firms, Townley, Matheson and Partners, was constructed. The Safeway store operated on the site until the late 1960s, when the site was again cleared for its second major redevelopment, this time for a Shell Service station. The station was open by 1971 and remained on the site until the late 1980s, when a new mixed-use commercial development, including a service station, was constructed. This site configuration remained until 2007, when the building and station were demolished. A community garden was installed on the cleared site, in anticipation of a future redevelopment after the soil remediated.



Aerial View of Downtown Vancouver looking North, 1957



Davie Street, 1995

The dynamic evolution of the 1157 Burrard Street site reflects the constant growth of Downtown Vancouver over the past century, signifying the West End as one of Vancouver’s most diverse and vibrant communities. In acknowledging the importance of both the past and future of the 1157 Burrard site, Prima has looked to a number of city documents in conceiving of the development, including the West End Community Plan and Higher Buildings Policy. Notably, the West End Community Plan outlines seven key principles to help guide change and growth of the community, which have been absorbed into 1157 Burrard’s planning process:

1. Achieve a green, environmentally sustainable urban pattern.
2. Support a range of affordable housing options to meet the diverse needs of the community.
3. Foster a robust, resilient economy.
4. Enhance culture, heritage and creativity.
5. Support a range of sustainable transportation options, including those that already exist.
6. Protect and enhance civic places, public parks and green linkages.
7. Foster a resilient, sustainable, safe and healthy community. Given its proximity to the Downtown Business District, the West End Community Plan considers the Burrard Corridor as one of the transition areas that is well served by transit, amenities and services. As such, the plan permits additional residential development in this area.



West End Community Centre



Davie Village Neon Sign



West End Farmer's Market

PUBLIC ART CONTEXT

Public art has the power to punctuate everyday environments, energizing public space and inspiring community participation in the creation of our urban landscape. The public artwork for 1157 Burrard seeks to underline these values, integrating seamlessly into the wider public art context of the Downtown Vancouver community and beyond.

Arts + Culture Hub and Multipurpose Space

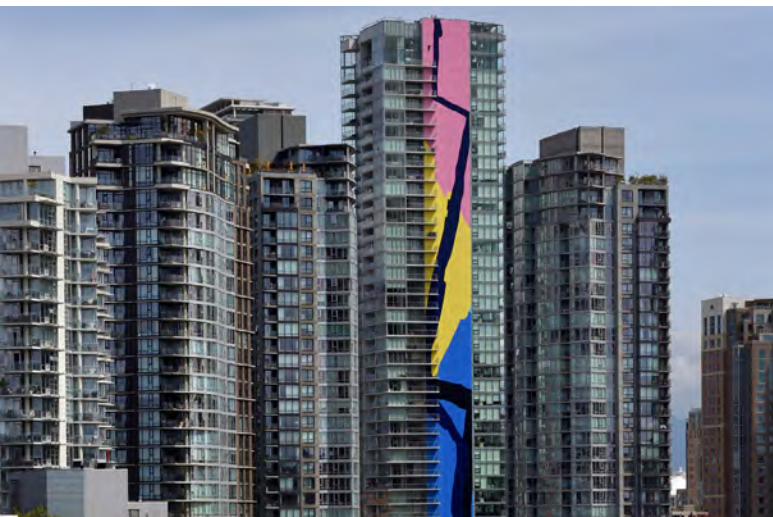
Prima's 1157 Burrard project is proposing a large (+/-17,000 sq. ft.) Arts + Culture Amenity and Multipurpose Space, located on the 2nd and 3rd Floors. The proposed amenity will be a cultural hub made available for literary, visual, digital, media, and performing arts organizations including festivals and cultural heritage groups, among others. Prima is currently finalizing its Community Amenity Contribution with City Planning. The intention is to prioritize literary-focused arts and culture organizations for this space when it is ready to be tenanted. As with all City-owned spaces, a non-profit organization will be selected as the operator.



Lyse Lemieux, Personnages, 2021. 889 Pacific Street, Vancouver, BC



Germaine Koh, Set Pieces, 2019. 1283 Howe Street, Vancouver, BC



Elizabeth McIntosh, Finger Paint, Vancouver, BC



Sonny Assu, TAG, The Mark building, Vancouver, BC

1157 Burrard is positioned to contribute to the shaping of this neighbourhood in a significant and exciting way, and particularly in relation to the number of public artworks energizing the Downtown area. Alongside the Vancouver Art Gallery and its outdoor public project space Offsite, additional recent artworks in the City of Vancouver’s collection, including Lyse Lemieux’s *Personnages* and Germaine Koh’s *Life Under the Marquee* and *Set Pieces* in the current location of 221A’s Howe Street Studios, among many others, will contribute to the greater cultural make-up of this diverse neighbourhood in meaningful and lasting ways.



Mosaic tiling by B.C. Binning for the BC Hydro Building, *The Electra*, in Downtown Vancouver

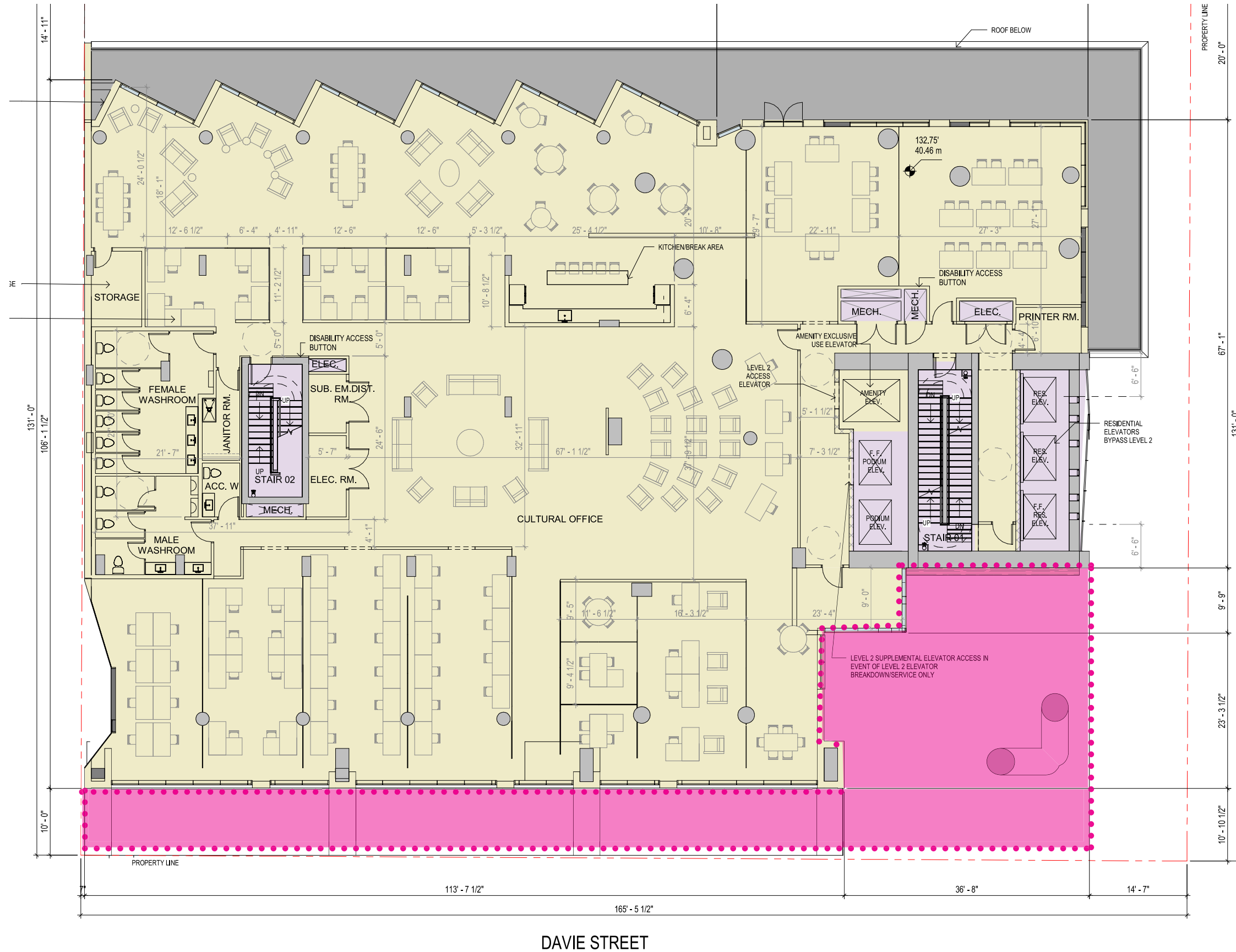
PUBLIC ART OPPORTUNITY

Following detailed site analysis with the Prima design team and the City of Vancouver staff, the prime site location for the public art has been identified as the prominent corner Plaza at Burrard Street and Davie Street with the potential to expand along Davie Street. The intention of the public art opportunity is to offer artists an open and expansive public art site that provides high public visibility, accessibility and engagement opportunities for a diverse multigenerational audience including residents, visitors, pedestrians, cyclists, and motorists.

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.



1157 Burrard Project rendering with the public art opportunity highlighted in Pink



BURRARD STREET

DAVIE STREET

1157 Burrard Development rendering with the public art opportunity highlighted in Pink

The generous plaza space measures approximately 40ft deep x 50ft wide with multiple opportunities for an artist to consider including the facade wall at the lobby entrance, as well as the soffits and seating for an integrated approach. Expanding along Davie Street, an artist may also consider the canopy fronting Davie Street and open landscape areas. If selected as an opportunity, an artist may work with the proposed soffit material.

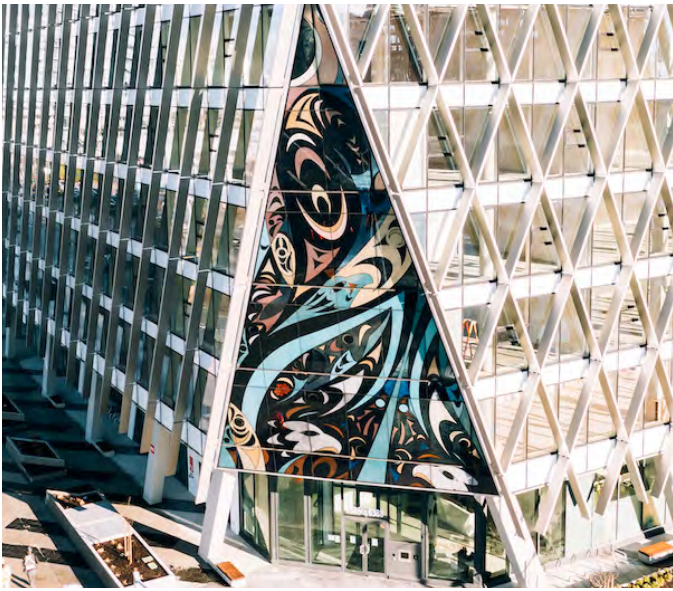
As key focal point situated at the corner of Burrard and Davie Streets, public art at the corner plaza area will greatly contribute to a sense of arrival and “gateway” to Davie Village and the lively West End neighbourhood. As key central community social gathering space, public art at the plaza space will support social activity and contribute to a vibrant public realm, offering meaningful community connections. The proposed Arts and Culture Hub will be a key contextual consideration for the artist in the development of their public art concept proposals.

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 an integral member of the design team, working in close collaboration with Prima, 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. Prima proposes to host an enduring artwork that speaks to diverse audiences, inviting engagement and dialogue on multiple levels while celebrating local culture.



Rendering: View of the 1157 Burrard Project corner plaza and front entrance

PRECEDENT IMAGES



Thomas Cannell, *Sea to Sky*, 2022. 6388 No. 3 Rd, Richmond, BC



Sanaz Mazinani, *Rolling Reflections*, 2020. San Francisco



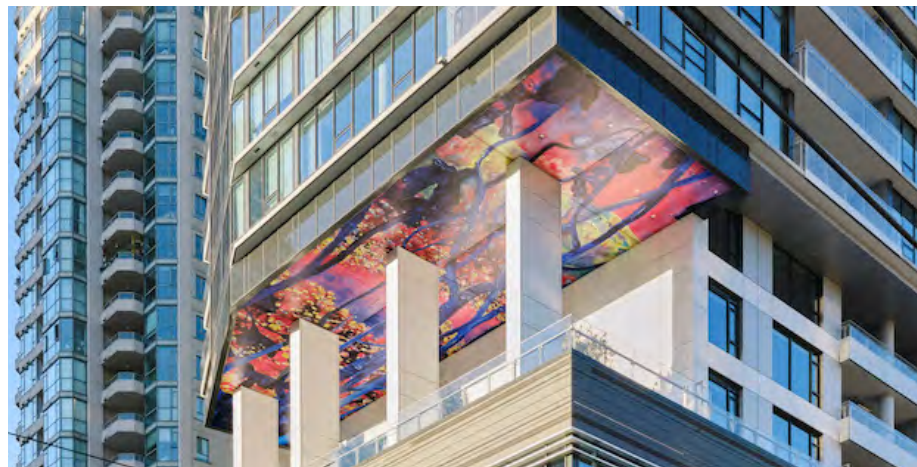
Gunilla Klingberg, *Wheel of Everyday Life*, 2022. Vancouver, BC



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



B.C. Binning, *The Electra - the BC Hydro Building*, 1957. Vancouver, BC



Ben Reeves, *Viewpoint*, 2022. Vancouver, BC

PUBLIC ART BUDGET

The total public art budget for the 1157 Burrard development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.98 x each square foot contributing to the FSR calculation. An estimated Total Public Art Budget of **\$571,889.34** is based on the eligible project FSR of 288,833 square feet.

The total public artwork budget will be allocated to administrative costs, the public artwork, developer contingency, interpretive signs or plaques, and 10% art fund fee 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, final documentation, professional images of completed work and insurance, plus applicable taxes.

| | |
|--|---------------------|
| Public Artwork..... | \$410,000.00 |
| Public Art Administration..... | \$91,850.00 |
| Public Art Consultant..... | \$68,000.00 |
| Selection Process and Honoraria..... | \$23,850.00 |
| Artist Honoraria (\$6,000 x 3)..... | \$18,000.00 |
| Community Advisory (\$750 x 3)..... | \$2,250.00 |
| Selection Panel Honoraria (\$1,200 x 3)..... | \$3,600.00 |
| Photo Documentation Licenses..... | \$3,000.00 |
| Plaque | \$1,500.00 |
| Developer’s Contingency..... | \$8,350.41 |
| 10% Civic Program Contribution | \$57,188.93 |
| TOTAL PUBLIC ART BUDGET | \$571,889.34 |

PROJECT TIMELINE

TARGET PROJECT TIMELINE

| | |
|--------------------------|---------------------|
| Rezoning Enactment | January 2023 |
| Public Hearing | October 2021 |
| DP Application | Submitted June 2022 |
| DP Issuance | June 2023 |
| Construction Start | 2023 |
| Occupancy | Late 2026 |

TARGET PUBLIC ART TIMELINE

| | |
|---|---------------------|
| Preliminary Public Art Plan Presentation | July 2022 |
| Detailed Public Art Plan Presentation | October 2022 |
| Selection Panel Meeting – Review Long List of Artists | November 2022 |
| Short-listed Artists’ Invitation | November 2022 |
| Community Consultation | January 2023 |
| Artist Orientation Meeting | January 2023 |
| Selection Panel Meeting – Artist Presentations | February 2023 |
| Artist Contract | February/March 2023 |
| Art Installation | Late 2026 |

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

COMMUNITY ENGAGEMENT STRATEGY

Community consultation and public engagement will be thoughtfully considered throughout the 1157 Burrard public art selection process. A non-voting community advisory will be established and consist of three representatives from the broader downtown and local West End communities. The relationship of the 1157 Burrard public art to its surroundings and West End users will be a central consideration by the advisory members.

The advisory members will include a representative from the West End or Davie Village community, a local neighbourhood resident, and a representative from the Squamish, Musqueam or Tsleil-Waututh nations. The role of the community advisory representatives will be to provide feedback and commentary to the selection panel and shortlisted artists. The advisory will meet with the selection panel to provide insights into the community aspirations around public art and potential artists. In addition, the community advisory will meet with the shortlisted artists during the artist orientation meeting and provide input towards the development of the artist concept proposals.

The community advisors 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 \$750 for their work.

Smaller informal coffee meetings may be hosted by the consultant with members of the local community for further feedback and input on the public art opportunity.

Proposed Community Advisors

T'uy't'ananat Cease Wyss, Squamish Nation, Artist & Neighbourhood Resident
Siobhan Powlowski, Executive Director, Gordon Neighbourhood House
Don Wilson, Owner & General Manager, Little Sisters Book Store

Alternates:

Winston Xin, Artist
Zachary Longboy, Artist & Independent Curator

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 artist/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 Prima design team. Members of the selection panel, excluding members from the Prima design team, will be paid an honorarium of \$1,200 for their work.

Proposed Selection Panel Members:

Tom Hsu, Artist & Neighbourhood Resident

Kay Higgins, Artist

Olivia George, Artist, Tsleil-Waututh Nation

David J. Buddle, Vice President, Prima Properties

Gregory Borowski, Principal, Merrick Architecture

Alternates:

Germaine Koh, Artist, Howe Street Studios

Xwalactun (Rick Harry), Artist, Squamish Nation

Shaun Dacey, Director/Curator, Richmond Art Gallery

Kathy Slade, Artist & Author

Stage One

In stage one of the selection process, the selection panel will be oriented to the 1157 Burrard 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 long list of 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 short-list of 3 artists to develop a concept proposal.

Stage Two

In stage two, the short-listed artists will be invited to develop concept proposals. The shortlisted artists will be provided with an in-depth orientation to the project and site, the public art opportunities, and the community context. In addition, the artists will be invited to meet the design team and community advisory.

The short-listed artists will be provided with an honorarium of \$6,000 for their work, paid upon receipt and presentation of their concept proposal. 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, the project owner, 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, notifying 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 Prima to complete the proposed artwork on time and budget.

The Short-listed Artists' Public Art Proposals are to Include

- i) Written public art proposal (1-2 pages)
- ii) Visualization tools (renderings and/or models)
- iii) A detailed public art cost estimate
- iv) Project timeline (duration)
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements
- 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 and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation safety, maintenance
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

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

Please direct any questions to:
Ballard Fine Art Ltd.
604 922 6843 | info@ballardfineart.com