



NOTICE OF MEETING

Public Art Committee

AGENDA

DATE: Monday, April 16, 2012
TIME: 4:30 pm
PLACE: Committee Room No. 1
Third Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Wendy Jao at 604.871.6355 or e-mail wendy.jao@vancouver.ca*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/ctyclerk/civicaencies/civicindex.htm>*
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Roll Call

Approval of Minutes

Leave of Absence Requests

1. Introduction

Roundtable introductions of Committee members and staff and a review of orientation materials.

2. Crofton Manor, 2803 West 41st Avenue - Detailed Public Art Plan

Jan Ballard, consultant, will present a Detailed Public Art Plan for a new seniors' residential building by Revera Development (*attached*). Seeking approval.

3. Major Artwork Donation

On January 16, 2012, the Public Art Committee recommended accepting A-Maze-ing Laughter, an artwork sited in Morton Park by Vancouver Biennale, as a long-term loan. The term of the loan was to be consistent with other loans under negotiation between Park Board, the City and Vancouver Biennale. It now appears the artwork may be offered to the City as a gift. For information.

4. Re-structuring Public Art Program Funding

On February 21, 2012, the Public Art Committee Council Liaison, Councillor Deal, received Council support for a motion asking staff to review and report back on expanded funding strategies for the public art program (*attached as Appendix A*). For information.

5. Project Updates

Staff will update members on the new civic arts advisory committee process and on other projects in development.

6. Other Business

Next Meeting:

DATE: May 14, 2012
TIME: 4:30 pm
PLACE: Committee Room 1
Third Floor, Vancouver City Hall

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Crofton Manor

Retirement Residential Re-development Project

Detailed Public Art Plan
Submitted by Ballard Fine Art Ltd.
April 16, 2012



Preliminary Architectural Rendering

Developer: Revera Inc.
Municipal Address: 2803 41st Ave W, Vancouver BC
Architect: Number Ten Architectural Group Ltd.
Landscape Architect: LADR Landscape Architects Inc.
Art Consultant: Ballard Fine Art Ltd.

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Art has the power to punctuate otherwise uneventful daily activities. Crofton Manor, a retirement residence located at 2803 W 41st Ave, Vancouver, BC in the heart of Kerrisdale presents the opportunity to provide an exciting public artwork for the community. Revera is committed to making this an inspiring and engaging public art installation.

Revera has chosen to pursue the **Option A** selection process to ensure the highest quality and ingenuity of the public art.

Revera is looking forward to working with the City of Vancouver and the chosen Artist to install an artwork that will be cherished by the community for generations.

PROJECT DETAILS

Project Address: 2803 W 41st Ave, Vancouver, BC

Leal description: Lots 1, 2 and 3 Block 7, District Lot 200A, Plan 197 and
Lots 4, 5 and 6 Block 7, District Lot 200A, Plan 17529

Total FSR area: 126,871

Public Art Budget: \$229,636.51

PROJECT CONSULTANTS

Project Owner:

Revera Inc.
55 Standish Ct, 8th Floor
Mississauga, Ont. L5R 4B2

Attention: Rudiger Hanel
Office 289-360-1371

Project Architect:

Number Ten Architectural Group Ltd.
#112-826 North Park St.
Victoria, BC V8W 3B4

Attention: Barry Cosgrave
Office 250-360-2106
bcosgrave@numberten.com

Project landscape Architect:

LADR Landscape Architects Inc.
#2B-495 Dupplin Rd.
Victoria, BC V8Z 1B8

Attention: Bev Windjack
Office 250-589-0105

Project Public Art Consultant:

Ballard Fine Art Ltd.
4725 Willow Cr. Rd.
West Vancouver, BC V7W 1C3

Attention: Jan Ballard
janballard@shaw.ca
Office 604-922-6843

PROJECT DESCRIPTION

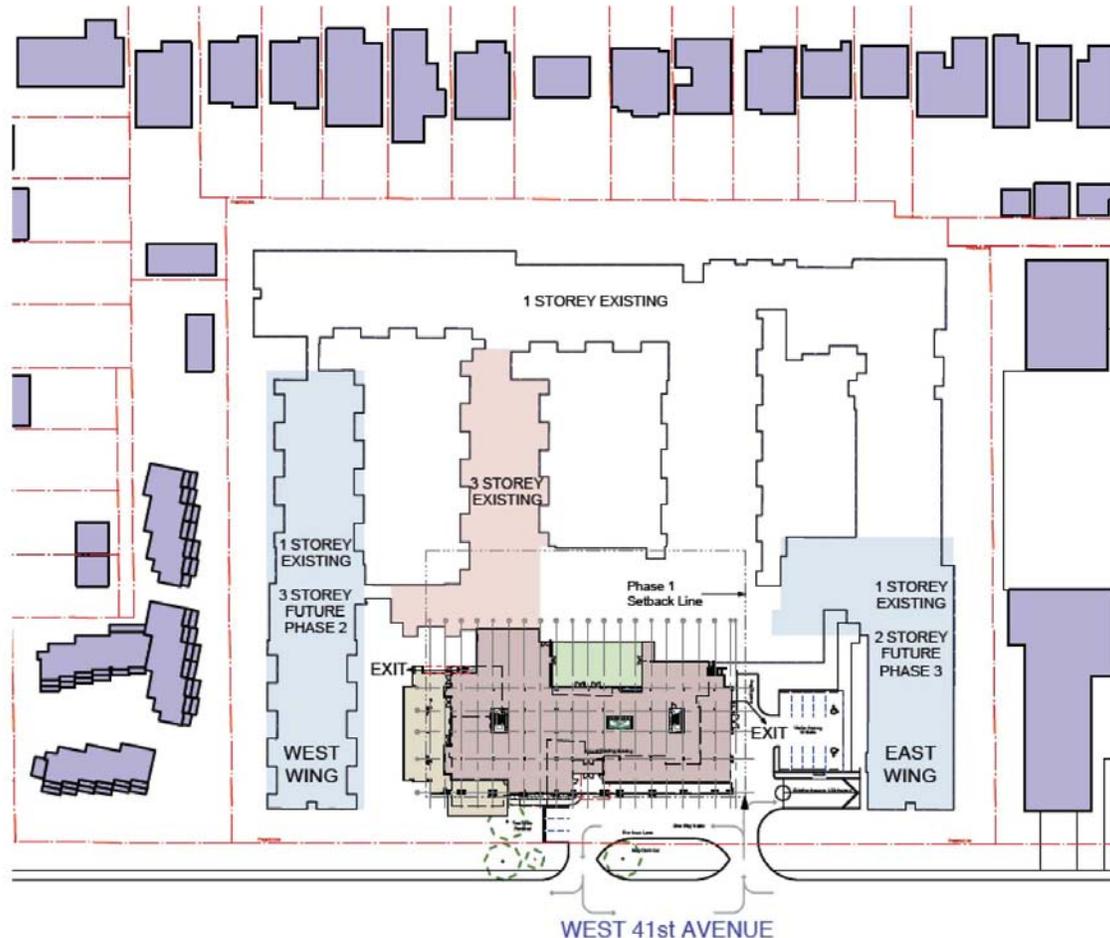


Preliminary Architectural Rendering

Building

Kerrisdale's Crofton Manor is known as one of Vancouver's finest retirement communities. Nestled within a six acre setting comprised of lush courtyards and mature gardens, this residence creates an undisputed resort setting. The vision of Revera is to elevate Crofton Manor to one of the best seniors communities in western Canada. The new development will offer a continuum of care and allow residents to live how they want in an interesting environment while remaining engaged with the community.

Designed by Number Ten Architectural Group Ltd., the proposed re-development will increase the density in a multi storey format. The long term vision of the property includes 3 phases of expansion, approved by the City Council as part of the rezoning application. This Detailed Public Art Plan has been conceived with the longer term expansion phases in mind to provide the optimal artwork for the project.



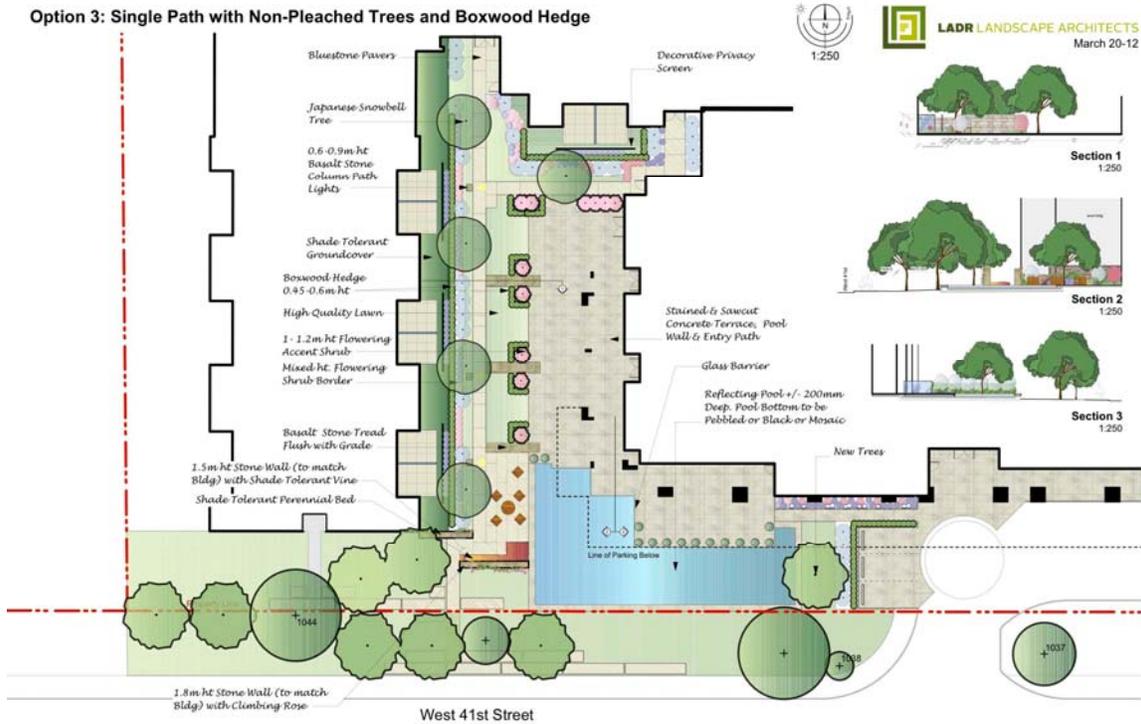
Preliminary Architectural Rendering

These 3 phases of re-development will increase the existing residence by 126,871 sq.ft. Phase 1 (approx. early 2013 start) of the re-development will include a 6 storey expansion at the front of the site and create approximately 74 new apartment suites on the upper floors. This will require the rebuilding of the ground floor offices, lobby and most of the home's amenity space. Phase 2 (approx. early 2015 start) will add approximately 18 assisted living units in a 2nd storey addition to the East Wing. Phase 3 (approx. late 2016 start) will add 48 units in 2nd and 3rd stories to the western retirement wing.

The Architecture can be described as traditionally inspired with an elegant and fresh contemporary update, appropriate to the "north-west coast" lifestyle.

The design takes its influence from the neighbourhood context of large stately heritage homes built in the Arts & Crafts / Baronial styles, which were imported from Europe. The building references Voysey's "Country House" massing and Greene and Greene's "Craftsman" detailing, adapted to the "north-west coast".

The "base" of the building, a heavy stone colonnade, grounds it on the site. It is detailed with trellises, wood soffits and glass canopies to provide a welcoming human scale. The "body" of the building, while simple in massing, is textured with balconies, railings and window details. The traditional "roof" form of the building, with gables and verandahs, features Art & Crafts details; wood brackets and soffits.



Preliminary Landscape Rendering for West Courtyard

Landscape Plan

The landscape architect LADR has proposed traditional landscape forms and natural materials to compliment the architectural design and heritage of the area.

The south western front of Crofton Manor has been identified as the best location for the Public Art opportunity. The proposed landscaping of this general site location is projected to include a large shallow reflecting pool that extends out from under the south edge of the terrace and a hedge that runs parallel to and west of the central walkway. A reflecting pool would enhance the streetscape and create a physical but transparent barrier between the street and the terrace while inviting views into and from the site. Expanded paving, new trees and benches may also be considered, providing an opportunity for pedestrian respite and further enhance the streetscape. The preliminary rendering above outlines other details of the proposed landscaping.

General plantings may include ornamental grasses, boxwood and indigenous ground cover as well as a traditional green grass lawn in keeping with the neighbourhood look and appeal.

Guiding Principles

- Reflect the vision and spirit of Revera's Retirement Communities
- Integrate well to the architecture and site
- Suitable scale of artwork in relation to location placement, architectural scale and street view considerations
- Provide a Public Art installation in accordance with the City of Vancouver's Public Art Plan Guidelines
- Strive for the highest quality of Artist expression and standards
- Provide an artwork that is dynamic, facilitating excitement, curiosity, contemplation and dialogue for the residents of Crofton Manor as well as passers-by and co

Public Art Locations



Preliminary Architectural Renderings



Preliminary Architectural Renderings

The optimal site location for the Public Art is along the south west front of the building, facing 41st Ave. This site opportunity stretches from the western corner of the building to the main building entrance, and includes the proposed reflecting pond in front of the outdoor bistro patio area. This site location presents 3 key areas which offer ideal art placement: the western corner of the building, west of the building front entrance and the reflecting pond.

This south west site location at the front of the building is best suited for a landmark feature. It is highly visible from 41st Ave offering motorists, pedestrians, cyclists, as well as residents and visitors of Crofton Manor the best opportunity to engage with the artwork, thereby providing the maximum public benefit. In addition, an artwork in any of the 3 designated areas would greatly enhance the visual appeal of the building.

Careful consideration will be given to specific site placement of the chosen artwork in its relation to the architecture and landscape plan. The Artist will provide input as to the optimum art placement within the proposed site location.

Thematic Considerations

Crofton Manor Retirement Residence is located in the heart of Kerrisdale, a charming village in the west side of Vancouver. The central theme of the artwork will explore the rich social, cultural and economic history of the Kerrisdale community. This theme is to serve as a mere guide to allow Artistic inspiration, expression and creativity.

Kerrisdale stretches roughly from West 33rd Ave to the north, Granville Street to the east, West 57th Street to the south, and Blenheim Street to the west. It has a vibrant history beginning with the Musqueam peoples, descendants from the cultural group known as the Coast Salish who first inhabited the area. The Musqueam peoples moved throughout their traditional territory using the resources the land provided for fishing, hunting, trapping and gathering; to maintain their livelihood.

The first European settlers were the Irish McCleery brothers, who came to the area in 1867 to farm. The CPR constructed a railway know as the "Sockeye Special" from Vancouver to Lulu Island running through the heart of Kerrisdale providing transportation for the first influx of people. Kerrisdale acquired its name in 1905, when the BC Electric Railway took over the line from the CPR, by one of the area's earliest residents, who named the tram stop at Wilson Road (now 41st) "Kerrisdale" after her old family home in Kerrydale, Scotland. By 1912, Kerrisdale was a developing community with a hub of commercial activity centered on 41st Avenue, boasting a City Hall, general store, post office, hardware store, real estate office and street car service.

Kerrisdale has maintained its village character since its early settlement days. Today it is predominantly an affluent neighbourhood with a cultural mix of peoples consisting of young families as well as university students and retirees. It continues to be a vibrant neighbourhood with small businesses and boutique shopping centered along 41st Avenue.

The chosen Artist will be given as much creative licence to develop an artwork that reflects the neighbourhood context while respecting the site limitations and use. The Artist will conduct their own research of the neighbourhood in developing a proposal for an art piece that will have significance to the community and do so with a theme that has layers of meaning giving the piece longevity. The rationale for the artwork will be derived from its context in place and time.

The Public Art Budget

The budget for the Public Art for the Crofton Manor development project adheres to the City of Vancouver Public Art Policy, calculated as \$1.81 x each square footage contributing to the FSR calculation. A total budget of \$229,636.51 is based on the project development increased FSR of 126,871 covering all 3 phases of the Crofton Manor project.

At least 80% of the art budget is designated for the artwork. This amount is \$183,709.21, rounded up to \$185,000 and includes Artist fees, travel, design, artwork fabrication and installation. The Artist will be responsible for a general public liability insurance policy. Premium for this coverage will be assumed as a cost of doing business and part of the studio over head.

Approximately 18% of the total Public Art budget is dedicated to administration. This fee of \$40,043.51 includes art consultation, the art selection process and honoraria costs as well as a small contingency. Please note that any unused funds remaining from the administration this budget will be put towards the artwork.

2% of the total Public Art budget is to be paid to the City of Vancouver Public Art Fund. This amount is approximately \$4,593.00.

Public Artwork		\$185,000.00
Public Art Administration		
Public Art Consultant	(\$18,000.00)	
Selection Process and Honoraria	(\$ 8,000.00)	
Shortlisted Artist Fees	(\$ 9,000.00)	
Contingency Fee	(\$ 5,043 .51)	
		\$ 40,043.51
City of Vancouver (2%)		\$ 4,593.00
TOTAL Budget		\$229,636.51

The Public Art Timeline

Estimated Target dates

Preliminary Art Plan	March 1, 2012
The Detailed Public Art Plan	March 30, 2012
City Public Art Committee Presentation	April 16, 2012
Call to Artist Posted (LOI)	February 15, 2016
Artist Submission Deadline	March 31, 2016
Review of Artist Proposals	April, 2016
Shortlist of 3 Artists selected	May, 2016
Shortlisted Artist's Concept Proposal Presentations	June, 2016
Final Artist Selection from Shortlist	June, 2016
Artist Contract	June, 2016
Art Installation In phase 3	Prior to Occupancy Permits

The Projected Draft Project Timeline

Construction Phase 1 early 2013-late 2014; Phase 2 early 2015 start (12 month construction); Phase 3 late 2016 start (16 month construction). Call to Artists currently envisioned around Q4 2016. Please note estimated dates are subject to change with notice.

The Selection Process

All stages of the selection process will be facilitated by Jan Ballard of Ballard Fine Art Ltd.

The selection process will be a 2 stage Limited Open Call to professional Artists in BC. In addition, Jan will research and invite a selection of professional Artists with experience in public art practice to participate in the Expression of Interest.

A selection panel will be established to develop a shortlist of 3 Artists. The panel will select the final Artist and the artwork proposed for the Crofton Manor project. The Artist selection panel will consist of 5 members including: Design Team (1), the Vancouver art community, including one professional Artist (2), a member of the Kerrisdale business community (1) and a representative from Revera (1).

Members of the selection panel, excluding members of the Design Team and Revera, will be paid a \$1,500 honorarium for their participation.

In Stage 1, the selection committee will shortlist 3 Artists from the Letter of Interest (LOI). The selected 3 Artists will be required to sign an Agreement and be provided with an honorarium of \$3,000 to prepare and develop a detailed concept proposal with budgets. The honorarium will be paid upon receipt and presentation of the final concept proposals in February 2013.

1. Shortlist Selection Criteria

- i) High quality, innovation and creativity of proposed artwork
- ii) Experience working on projects of similar scale and diversity of scope
- iii) Understanding of the project architecture and site
- iv) Artistic quality of artwork presented in the documentation of past work
- v) Realistic approach to budgeting and planning
- vi) Availability

Stage 2 of the selection process is the final selection of an Artist from the short list after thoughtful review of the concept proposals presented. The final Artist selected will enter a contract agreement with Revera to complete the proposed artwork on time and budget prior to the Crofton Manor occupancy permits.

2. Final Selection Criteria

- i) Quality, creativity and clarity of vision of the Concept Proposal
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Demonstrated feasibility in terms of budget, timeline, implementation, safety, maintenance and site consideration
- iv) Experience and ability to collaborate and work with the project team

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

Credits

All architectural drawing and renderings are provided by Number Ten Architectural Group and all landscape drawing and renderings are provided by LADR Landscape Architects.

Please direct any questions to:
Jan Ballard
Ballard Fine Art Ltd

o: 604-922-6843

c: 604-612-6645

e: janballard@shaw.ca

Cllr Deal's Motion (Item 4 refers)

Motion to investigate alternative models for public art funding in Vancouver

Moved by Councillor Deal
Seconded by Councillor Louie

WHEREAS Vancouver prides itself on being a creative city, and

WHEREAS public art is a vital part of the City's rich cultural landscape and animates and enlivens the public realm, and

WHEREAS public art programs provide an important opportunity for local artists, and

WHEREAS public art plays an important role in creating an identity for neighbourhoods and the City as a whole, and

WHEREAS robust public art programs can contribute to the economic vitality of the City through increased tourism, and

WHEREAS the City of Vancouver's current model for funding public art could do more to encourage private investment in public art in addition to the requirement of developers under existing policy and can result in the lack of adequate distribution of public art in the neighbourhoods, especially outside the downtown core,

THEREFORE BE IT RESOLVED THAT Council request staff to report back with recommendations for ways to re-structure the City Public Art Program to stimulate additional investment in public art in Vancouver, including consideration of;

1. Existing best practices in civic and private public art investment and management,
2. Creating a civic public art fund which
 - a. developers may pay into as part of their public art commitment;
 - b. outside of the developer contribution policy, generates tax receipts for individuals, foundations or corporations who make donations;
3. Working with the Park Board to ensure that Public Art policies are consistent on City and Park Board property and encourage community-based art-making practices and projects;
4. Working with neighbourhoods to identify potential future sites for public art in neighbourhoods throughout the City;

5. Other measures that can position Vancouver as a global leader in the commissioning of public art.
6. FURTHER BE IT RESOLVED THAT the Public Art Committee and development community be consulted in the formation of the staff recommendations and that these recommendations be referred to the newly created Arts and Culture Advisory Council.