



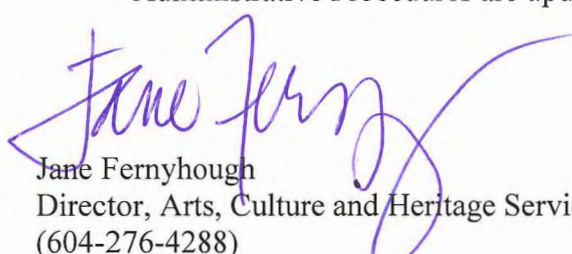
# City of Richmond

## Report to Committee

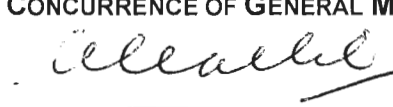
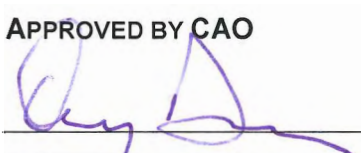
**To:** Parks, Recreation and Cultural Services Committee  
**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
**Date:** January 18, 2017  
**File:** 11-7000-00/Vol 01  
**Re:** City of Richmond Private Development Public Art Program Review

### Staff Recommendation

1. That the staff report titled "City of Richmond Private Development Public Art Program Review" dated January 18, 2017, from the Director, Arts, Culture and Heritage Services be received for information; and
2. That staff bring Public Art Plans for each individual private development project to Council for endorsement prior to implementation, and that the Public Art Program Administrative Procedures are updated to reflect this change.

  
Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 7

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Development Applications	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  DW	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On April 26, 2016, at the Parks, Recreation and Cultural Services Committee meeting, discussion took place regarding Council's input on private development public art contributions.

As a result of the discussion, the following referral motion was introduced, and at the May 9, 2016 Regular Council Meeting was approved:

*That staff review the City's Public Art Policy regarding a) developer voluntary public art contributions and b) the City's approval process for developer voluntary public art contributions on private property and report back.*

The Richmond Public Art Program includes policies and administrative procedures for four distinct major programs: Civic, Private Development, Community and Donations. An Educational Program has recently been added to increase public awareness, understanding, and enjoyment of the arts in everyday life and encourage public dialogue about art.

This report brings forward for information a summary of the staff review of the Private Development Program, focusing on the developer voluntary public art contributions and the approvals process for artwork located on private property, and provides recommendations for improvements to the administrative procedures to address questions raised by Council.

This report supports Council's 2014–2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

*2.1. Strong neighbourhoods.*

*2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

*2.4. Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

*3.2. A strong emphasis on physical and urban design.*

### Analysis

The intent of the Public Art Program is to animate the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. By placing artwork in our everyday

environment, the Public Art Program sparks community participation in the building of our public spaces, offers public access to ideas generated by contemporary art; celebrates community history, identity, achievements and aspirations; encourages citizens to take pride in community cultural expression, and creates a forum to address relevant themes and issues of interest and concern to Richmond's citizens

#### Public Art Program Policy Goals and Objectives

On July 27, 2010, Council endorsed the updated Public Art Program Policy. This Public Art Program Policy outlines the City's goals and process for selection of public art in the City. From the original policy endorsed in 1997, the Program Goals were expanded in 2010 to include commitments to community diversity and sustainability.

The updated Public Art Program Policy was developed through a review of Richmond's Program and of best practices of public art implementation in other communities. Through workshops with the Richmond Public Art Advisory Committee (RPAAC), community consultation and feedback from the Urban Development Institute, the following Policy Objectives were established:

- a) Increase opportunities for the community and artists to participate in the design of the public realm;
- b) Develop original site-specific works of art in order to contribute to cultural vibrancy;
- c) Select art through an arms' length process incorporating professional advice and community input that ensures the quality of art and its relevance to the community and site;
- d) Ensure that a public and transparent process is maintained to develop and accept public art;
- e) Enter into partnerships with private and public organizations to further public art in the City; and,
- f) Ensure that public art, and the environs of that art, are maintained in a manner that will allow for continued public access to, and enjoyment of, these artworks in appropriate settings.

Further excerpts from the Public Art Program Policy are provided for reference in Attachment 1.

#### Richmond Private Development Public Art Program

Adopted by Council in 1997, and updated in 2010, the Richmond Private Development Public Art Program encourages the private sector to support the integration of public artworks in the community as well as the collaboration of artists, design professionals and community members in the selection of that art. In the Development Permits Guidelines in the Richmond Official Community Plan, the Public Art Policy is identified as a development standard to be applied across the entire community to achieve a high standard of urban design for the public realm.

Since 1997, 57 private development public artworks have been installed in Richmond. An additional 19 artworks have been funded by private development contributions placed in the

Public Art Program Reserve to support the Community Public Art Program. A summary of the investment in public art in Richmond is as follows:

Programs	No. of Projects	Costs	Funding Source
Civic	50	\$3,875,989	City of Richmond
Private Development	57	\$4,649,187	Private Development
Community	19	\$584,000	Private Development
Donations	7	\$686,993	Private Sponsors
<b>Totals</b>	<b>143</b>	<b>\$9,796,169</b>	<b>City of Richmond and Private</b>

Highlights of the Private Development Public Art Program and a listing of projects completed under the Private Development Public Art Program are provided in Attachments 2 and 3, respectively.

#### Background on Private Sector Public Art Contributions

Public art is included as a key component in the Development Permit Guidelines of the Richmond 2041 Official Community Plan, to support the establishment of Richmond as a “premier, urban-riverfront community” characterized by outstanding public places and spaces where people can take pleasure in public life within walking distance of where they live, work, shop, learn and play. The intent of the Public Art Development Permit Guideline is to promote and facilitate the integration of public art throughout Richmond that expresses the ideas of artists and the community and create opportunities to participate in the design, look and feel of Richmond.

The Richmond Private Development Public Art Program consists of program goals, key policies and procedural guidelines, including contribution rates. In 1997, the rate for developer voluntary public art contributions was set at a flat contribution percentage of 0.5% of total project development cost. For ease of administration and to provide consistency and predictability for the development community, this rate was set at \$0.60 per square foot of maximum developable floor area, based on the typical construction costs of the day in 1997. The rate applied equally to all building types: residential, commercial and industrial.

#### Public Art Contributions and Other Community Amenity Contributions

Up until 2006, private developers were encouraged to provide a voluntary contribution to one of three community amenities: affordable housing, child care or public art—either only one, or a combination of contributions to two or all three—at the discretion of Council. At the time, the recommended rate for each of these programs was \$0.60 per square foot of developable floor area. Beginning in 2006, updated policies were established for each of these programs, in order to reduce competition for amenity contributions and to ensure independent sustainable funding for each distinct program.

The Child Care Development Statutory Reserve Fund was established in October 1994 for the exclusive use of child care development. In 2006, and as amended in 2012, 2014 and 2015, Council

adopted the Child Care Development Policy. Under this Policy, child care development funds are secured through the development application process through negotiation and density bonuses.

In 2007, Council adopted the Richmond Affordable Housing Strategy. The Strategy includes recommendations for regulatory tools and approaches to secure affordable housing contributions through the development process using a density bonusing approach. An Affordable Housing Reserve Fund has been established for cash contributions for the exclusive use of affordable housing.

In 2010, Council adopted the updated Public Art Program Policy, which reorganized the procedural guidelines and, in consultation with the Urban Development Institute, established guidelines for the contribution rate including an annual rate adjustment based on the Consumer Price Index. Additionally, separate rates were established for different types of building use: residential, Commercial and industrial, to reflect the differences in construction costs for these building types. Public art contributions are voluntary and are deposited to the Public Art Reserve for the exclusive use of public art capital projects. Development incentives, such as density bonuses, are not offered in exchange for the contributions.

The establishment of these separate strategies and reserve funds for Public Art, Child Care and Affordable Housing has ensured independent sustainable funding for each of these programs.

#### Public Art Contributions in Other Communities

Private sector public art programs are found in major cities throughout Canada, including in British Columbia, the municipalities of Vancouver, Nanaimo, City and District of North Vancouver, Burnaby, Surrey, District of Saanich and Whistler. For private development public art contributions, the standard in most North American municipalities with public art policies (including Vancouver, District of North Vancouver, Nanaimo, Toronto and Mississauga) is a 1% allocation for public art from a project's construction budget. Other local communities negotiate the public art contribution on a case by case basis with the developer.

#### Richmond Public Art Contribution Guidelines

In comparison to other communities, the recommended voluntary contribution rate for Richmond private development is set at 0.5% of construction cost in order to reduce the impact on housing affordability and encourage participation. The City issues guidelines for calculating the public art contribution based on an amount per square foot rate with annual Consumer Price Index adjustments. There are different rates based on building types (residential, commercial and industrial). The guideline rate for 2016 for residential uses is \$0.81 per square foot (\$0.43 per square foot for commercial and \$0.22 per square foot for industrial). The contributions from private developers are secured at the time of Rezoning or Development Permit approvals.

Certain types of development are exempt from participating in the program, including purpose-built non-market rental housing, subsidized social housing, community amenity spaces, community care facilities, congregate housing, child care, health services and educational uses. These exempt facilities are eligible to apply for public art project funding through the Community Public Art

Program, which is funded from contributions by private developers that are deposited to the Public Art Reserve, to improve the public realm and create a sense of place.

Public art contributions are voluntary. Development incentives are not offered in exchange for the contributions. When a private developer agrees to contribute to the Public Art Program, the developer has the option of either:

- going through a process of commissioning art of a value equal to the public art contribution;
- providing a cash contribution in lieu of artwork to the City's Public Art Reserve for city-wide programs; or
- a split of the contribution between the provision of artwork and a deposit to the Reserve.

For public art contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve for city-wide Public Art Programs. In implementing the Public Art Program, Council approved through bylaw, the establishment of the Public Art Statutory Reserve Fund, for the purpose of holding funds for expenditures related to public art capital projects. Recommended expenditures from the reserve fund are presented for Council approval as an integral part of the City's annual Capital Budget.

#### Private Development Public Art Approval Process for Artworks on Private Property

The Private Development Public Art Program is based on the Program Goals of the Public Art Program to develop original site-specific works of art that are selected through a public and transparent arm's-length process. Where private development funded artwork is to be placed on City land, the approval of Council is required to accept the artwork. For artwork to be located on private property, multiple stakeholders are involved in the process of artwork selection and review, including the developer, the design team and consultants, City staff, community representatives and Council's Public Art Advisory Committee. Additional background on the roles of the multiple stakeholders in the Private Development Public Art Approval Process for Artworks on Private Property is provided in Attachment 4.

The Public Art Program Administrative Procedures Manual is a companion document to the Public Art Program Policy, adopted by Council July, 27, 2010, and provides supplementary information on the administration of the Public Art Program.

A key component identified in the Procedures Manual is the requirement of a Public Art Plan, prepared by a qualified public art consultant retained by the private developer. The Public Art Plan includes information on site considerations, project themes, budget, artist eligibility and the selection process. The Public Art Plan provides the basis for the Terms of Reference for the Artist Call. To simplify the submission process for developers, the Public Art Plan Checklist for Rezoning and Development Applications is completed by the applicant for initial review of a project by City Public Art staff (Attachment 5).

The Procedures Manual includes a chart to show the Richmond Public Art Process (Attachment 6). The developer's proposed public art contribution is identified and secured through the Development Application process prior to the initiation of the public art process and preparation of the Public Art

Plan. Council's approval of the Development Application and acceptance of the Public Art Contribution—Step 5 in the current Richmond Public Art Process—typically occurs prior to preparation and review of the Public Art Plan—Steps 2 and 3, due to the timing of the development process.

In 2016, as a result of this referral, RPAAC reviewed and provided input in updating the Public Art Process Chart. Each step was examined and changes were made with some of the initial steps. The updated Chart includes a separate step to present Public Art Plans to Council (Attachment 7). The developer, typically represented by their public art consultant, will present the Public Art Proposal to Council for approval to proceed with the Artist Call. Early engagement by Council in the process will provide a) greater certainty for the Developer and b) assure the City that the intent of the Public Art Plan in terms of location, theme and vision for the art is on the right track to result in a successful work of public art.

The additional step for Council approval of the Public Art Plan would take place after Development Permit approval but prior to Building Permit issuance, and should not adversely impact the project schedule of the developer. The requirements would be secured through legal agreements through the Development Permit process.

### Recommendations

The current recommended voluntary contribution rate for public art, set lower than the 1% rate in other communities, has been successful in providing funding for significant artworks on private property and encouraging donations to the Public Art Reserve for sustainable City initiated projects. The development community has found this rate to be fair and effective in funding significant artworks that add value to the projects and enhance the City. No change in the public art voluntary contribution policy is recommended.

Based on the current review with staff and stakeholders of the Private Development Public Art Program, the approvals process could be improved by seeking Council approval on the public art project direction at an early stage in the artwork selection process. By reviewing Public Art Plans prior to the implementation of the artist selection phase, Council can provide feedback on the location, theme and type of artwork that may be anticipated. It is recommended that staff bring Public Art Plan Reports to Council, for each individual development, for endorsement prior to implementation of the Public Art Plan. The Public Art Program Administrative Procedures will be updated to include this step in the process.

### **Financial Impact**

No financial impact.

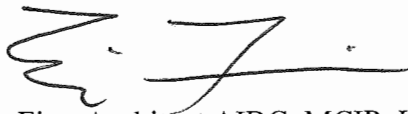
### **Conclusion**

The Richmond Private Development Public Art Program has greatly contributed to the cultural expression of the City. Richmond is recognized across Canada as a leader in working with the development community to place meaningful art in the public realm. Most recently, at the 2016

Creative City Network of Canada Summit, the Public Art Plan for the Quintet development by UEM Sunrise was recently honoured as one of Canada's outstanding public art projects of 2015.

Public Art Program staff have surveyed best practices in other Canadian municipalities and met with staff in other City departments to discuss options to improve the public art process for private development public art on private property. Recommendations for improvements to the public art process, including presenting Private Development Public Art Plans to Council for endorsement prior to implementation of the Private Development Public Art Plan, have been identified and will be implemented by staff.

Working with private development, the City has been able to achieve the key goals of the Public Art Program, to enhance the public realm and contribute to a vibrant and livable city.



Eric Fiss, Architect AIBC, MCIP, LEED AP  
Public Art Planner  
(604-247-4612)

- Att. 1: Richmond Public Art Program Policy: Goals and Objectives
- 2: Private Development Public Art Program
  - 3: Table of Private Development Public Art Projects 1997-2016
  - 4: Private Development Public Art Approval Process for Artworks on Private Property
  - 5: Public Art Checklist for Rezoning and Development Applications
  - 6: Current Richmond Public Art Process Chart: Civic, Private, Community
  - 7: Updated Richmond Private Development Public Art Process Chart



# Public Art Program Policy

Adopted by Council: July 27, 2010

The updated Public Art Program Policy was developed through a review of Richmond's Program and of best practices of public art implementation in other communities. Through workshops with the Richmond Public Art Advisory Committee (RPAAC), community consultation and feedback from the Urban Development Institute, the following Program Goals and Policy Objectives were established:

## 2. PROGRAM GOALS

2.1 The Public Art Program strives to:

- a) **Spark community participation** in the building of our public spaces, encouraging citizens to take pride in public cultural expression;
- b) **Provide leadership in public art planning** through civic, private developer, community and other public interest initiatives to develop the City's cultural uniqueness, profile and support of the arts;
- c) **Complement and/or develop the character of Richmond's diverse neighbourhoods** to create distinctive public spaces, which enhance the sense of community, place and civic pride;
- d) **Increase public awareness**, understanding, and enjoyment of the arts in everyday life, and provide equitable and accessible opportunities for Richmond's diverse community to experience public art;
- e) **Encourage public dialogue** about art and issues of interest and concern to Richmond residents; and
- f) **Encourage public art projects that work towards achieving a more sustainable community**, environmentally, economically, socially and culturally.

## 3. PROGRAM OBJECTIVES

3.1 The objectives of the Public Art Program are:

- a) **Increase opportunities for the community and artists** to participate in the design of the public realm;
- b) **Develop original site-specific works of art** in order to contribute to cultural vibrancy;
- c) **Select art through an arms'-length process** incorporating professional advice and community input that ensures the quality of art and its relevance to the community and site;
- d) **Ensure that a public and transparent process** is maintained to develop and accept public art;
- e) **Enter into** partnerships with private and public organizations to further public art in the City; and,
- f) **Ensure that public art, and the environs of that art, are** maintained in a manner that will allow for continued public access to, and enjoyment of, these artworks in appropriate settings.

3.2 The Public Art Program will maintain a continuous, consistent and affordable funding mechanism to support the City's commitment to public art.

## Private Development Public Art Program

The Private Development Public Art Program includes the following highlights:

- The total appraised value of the artworks in the public art collection is approximately \$9,764,169. This includes the Civic, Community and Donation Programs in addition to the Private Development Program.
- To date, the value of all private development public art commissions is \$4,636,735 for 57 public artworks located on both private property and on City-owned land where the ownership has been transferred to the City.
- Private Developer contributions also fund the Community Public Art Program, which has provided \$584,000 for 19 artworks, both permanent and temporary.
- Private development public art contributions are typically in-kind, for creation of artworks, with the contributions secured with Letters of Credit released upon completion of the artwork.
- Since 1997, more than 57 private development public artworks have been installed in Richmond, with artwork budgets ranging from \$20,000 to over \$200,000.
- Of the 57 total artworks sponsored by private development, 46 artworks have been located on private property and 11 on City-owned sites.
- Out of the total of 56 artists that have created the artworks, seven artists are either currently or have previously resided in Richmond and 36 artists are from other municipalities in the Metro Vancouver region.
- The private developer contributions to the Public Art Reserve have ensured a sustainable funding source for vital community programs and for artworks that enhance the public realm on City-owned property.
- Artworks have included free-standing sculptures, works integrated with buildings, two-dimensional artworks and functional artworks including benches and manhole covers.
- Artwork themes have encompassed history, nature, ecology and abstract imagery.

A summary table of private development public artworks in the City's collection to date is included in Attachment 3.

## Table of Private Development Public Art Projects 1997-2016

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
1998	Harmony	RFC Holdings Ltd.	City Centre	Alberto Replanski, Richmond	Private	\$40,000	
1999	Rising Tide	Cosmo Plaza	City Centre	Connie Glover, Surrey	Private	\$30,000	
2000	A Group of Seven	Hazelbridge Development Corp.	City Centre	Bill Jeffries and January Wolodarsky, Vancouver	Private	\$85,000	
2001	Ford Grove	Suncor Development Corp.	Shellmont	Douglas Taylor, Vancouver	Private	\$34,000	
2001	Look Up, Look Down	KBK No. 61 Ventures Ltd.	Shellmont	Nancy Chew, Jacqueline Metz, and Douglas Taylor, Vancouver	Private	\$72,000	
2002	Celebration: Seasons of Life in a Global Village	Polygon Development Ltd.	City Centre	David Fushtey, Vancouver	Private	\$80,000	
2002	Octopus' Garden	Westbank Projects Corp.	Thompson	Connie Glover, Surrey	Private	\$1800	

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2003	Pixel	The Fairchild Group	City Centre	Stephanie Forsythe and Bing Thom, Vancouver	Private	\$80,000	
2003	House of Roots	Perla Development Partnership	City Centre	Jeanette G. Lee, Vancouver	Civic	\$25,000	
2003	The Garden Gate	Polygon Development Ltd.	City Centre	Kirsty Robbins and Philip Robbins, Vancouver	Private	\$15,000	
2004	Katsura Gate	Cressey Development Corp.	City Centre	Bill Baker and Claudia Cuesta, Sechelt	Civic	\$80,000	
2004	The Bug Gate	Polygon Development Ltd.	City Centre	Kirsty Robbins and Philip Robbins, Vancouver	Private	\$15,000	
2004	The Lions	Polygon Development Ltd.	City Centre	Arthur Shu Ren Cheng, Surrey	Private	\$54,000	
2005	Turning Earth	Polygon Development Ltd.	City Centre	David Robinson, Vancouver	Civic	\$35,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2006	Breaking Ground	Polygon Development Ltd.	City Centre	David Robinson, Vancouver	Civic	\$40,000	
2006	Light Ring	Westbank Projects Corp.	Thompson	David MacWilliam and Marko Simcic, Vancouver	Civic	\$35,000	
2007	Habitat	Maclean Homes	City Centre	Monique Genton, Victoria	Civic	\$26,500	
2008	Flow	Century Group	City Centre	Cheryl Hamilton and Mike Vandermeer, Vancouver	Private	\$119,000	
2008	Human Nature	Chandler Development Group	City Centre	Paul Slipper, Vancouver	Private	\$90,000	
2008	miora vases	Am-Pri Construction Ltd.	City Centre	Tini Meyer, Abu Dhabi	Private	\$16,000	
2008	Sky River	Onni Construction Ltd.	City Centre	Jill Anholt, Vancouver	Private	169,000	

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2009	Fields	Rize Alliance Properties Ltd.	City Centre	Bill Baker and Claudia Cuesta, Sechelt	Private	\$60,000	
2009	Stillwater – a Wellspring of Life	Cressey Development Corp.	City Centre	Gwen Boyle, Vancouver	Private	\$175,000	
2009	Tsunami in Steel	Am-Pri Construction Ltd.	City Centre	James Kelsey, Port Orchard, WA	Private	\$30,000	
2009	Versante	Toyu Landsdowne Developments Ltd.	City Centre	Krzysztof Zukowski, Toronto	Private	\$109,500	
2010	High Forest	Wall Financial Corp.	City Centre	Charlotte Wall, Vancouver	Private	\$20,000	
2010	Water #10	Parc Riviera Developments	City Centre	Ren Jun, Xi'an, China	Civic	\$400,000	
2012	All Things Separate Yet Intertwined	First Capital Realty	Broadmoor	Blake Williams, Vancouver	Private	\$47,169	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2012	Perpetual Sunset	Minglian Holdings Ltd.	City Centre	Jinhan Ko and Kelly Lycan, Vancouver	Private	\$154,773	
2012	Ribbon	Centro Development Ltd.	City Centre	Toby Colquhoun, Vancouver, and Khalil Jamal, Richmond	Private	\$13,627	
2012	Saffron (S,M,L)	Ledingham McCallister Properties Ltd.	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$158,780	
2012	The Bee	Mini Richmond	East Cambie	Pete Sargent, Richmond	Private	\$8500	
2013	Made in China	Appia Group of Companies	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$85,000	
2013	Rookery and Roost	Oris Development Corp.	West Cambie	Erick James, Richmond and Vancouver	Private	\$170,000	
2013	Stillness & motion	ASPAC	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$125,000	

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2013	Tugboat	Legacy Park Lands Ltd.	Fraser Lands	Sara Graham, Port Moody	Private	\$36,000	
2014	Fish Trap Way	ASPAC	City Centre	Thomas Cannell and Susan A. Point, Vancouver	Private	\$157,000	
2014	Float	Centro Properties Group	Thompson	Mark Ashby, Nanimo, and Kim Cooper, Vancouver	Civic	\$25,755	
2014	Glass Garden	Townline Homes	Shellmont	Joel Berman, Richmond and Vancouver	Private	\$57,357	
2014	Orbit	Concord Pacific Developments Inc.	West Cambie	Ruth Beer and Charlotte Wall, Vancouver	Private	\$100,473	
2014	Rock, Water, Reeds	ATI Investments Ltd.	City Centre	Illarion Gallant, Victoria	Private	\$40,000	
2015	ebb & flow	Canada Sunrise Development Group	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$75,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2015	Sequence	Townline Ventures Granville Avenue	City Centre	Eliza Au, Richmond, and Nick Santillan, Vancouver	Private	\$67,937	
2015	tango	Polygon Development 275 Ltd.	City Centre	Javier Campos and Elspeth Pratt, Vancouver	Private	\$241,000	
2016	closer than	Fairborne Homes	City Centre	Bill Pechet, Vancouver	Private	\$161,500	
2016	Dream of the River	Oris Development Corp.	Steveston	Glen Andersen, Richmond	Civic	\$50,000	
2016	Layers	Am-Pri Developments Ltd.	West Cambie	Christian Huizenga, Vancouver	Civic	\$72,927	
2016	Poet's Promenade	Am-Pri Developments Ltd.	Steveston	Jeanette G. Lee, Vancouver	Civic	\$37,51	 <p>The moon moves swiftly but the tree tops still hold the rain.</p>
2016	Relief	Steveston Flats Development Corp.	Steveston	Leonhard Epp, Richmond and Nelson, BC	Private	\$15,448	
2016	Rookery and Roost Part 2	Elegant Development Inc.	West Cambie	Erick James, Richmond and Vancouver	Private		

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2016	Signal, Noise	Alexandra Road Limited Partnership	West Cambie	Mark Ashby, Nanaimo	Private	\$35,000	
2016	Snow/Migration	SmartREIT	West Cambie	Mark Ashby, Nanaimo	Private	\$140,000	
2016	Spirit of Steveston	Polygon Development 273 Ltd.	Blundell	Cheryl Hamilton and Mike Vandermeer, Vancouver	Private	\$165,738	
2016	Untitled [Nest for Owls]	Polygon Development 296 Ltd.	City Centre	Alyssa Schwann, Winnipeg, and Michael Seymour, Vancouver	Private	\$60,000	
2016	Upriver	Onni	City Centre	Rebecca Belmore, Montreal	Private	\$250,000	

## Private Development Public Art Approval Process for Artworks on Private Property

### City Council

City Council has a primary responsibility to approve the overall policy of the Public Art Program. The Public Art Policy may need to be reviewed periodically to ensure consistency with Council Term Goals and other overarching policies established by Council to guide strategic directions for the City.

In addition to establishing the overall intent, objectives and framework of the Program, Council approves neighbourhood Public Art Master Plans prepared by staff following community consultation, under the guidance of the RPAAC. These have included the Public Art Plans prepared for the Oval Precinct, City Centre Area, Alexandra Neighbourhood and Minoru Precinct. Staff are currently developing additional neighbourhood Public Art Plans for Capstan Village and the Steveston Waterfront Neighbourhood.

### Richmond Public Art Advisory Committee

The Richmond Public Art Advisory Committee (RPAAC) contributes to the Public Art Program by carrying out the following functions:

- advising City Council by providing informed comment through staff on the implementation of the Public Art Program through civic, private development and community public art initiatives;
- serving as a resource on public art to City Council, staff, residents and developers of land and projects within the City of Richmond;
- responding to public art issues referred to the RPAAC by Council;
- raising awareness and understanding of the importance of public art in the City;
- advising on strategies, policies and programs to achieve excellence in art in the public realm;
- proposing and supporting City programs, initiatives and events that advance public art in the City;
- reviewing and submitting recommendations to Council on public art project plans; and
- providing input to staff in the development of an annual Public Art Program report to Council, including an RPAAC annual work plan.

The expertise of the committee members adds insight and value to the public art process and demonstrates transparency and consistency in the public art process. The purpose of RPAAC is to provide sound, unbiased advice to Council, so it may take these recommendations into account in the approval process.

### Private Development

The success of the Richmond Public Art Program relies on the continued support and participation of the private development sector. On September 28, 2016, staff met with the Urban Development

Institute Richmond Liaison Committee to review the program and processes. In a follow-up survey to Richmond members of the Urban Development Institute, the following was reported:

- The majority of developers believe that participation in the public art program adds value to their development projects. They consider the current contribution rate fair and reasonable relative to rates in other Lower Mainland communities, though some commented that it has an impact on housing affordability.
- Artwork selection is typically managed by an independent public art consultant.
- Artwork is typically selected after the rezoning has been approved.
- Approval of the public artwork should be the responsibility of an arms' length process with the participation of the developer in the process, independent of Council.





City of  
Richmond

## Public Art Plan Checklist for Rezoning and Development Permit Applications

Community Services Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

[www.richmond.ca](http://www.richmond.ca)

Fax 604-276-4197

### Definition of Public Art

**Public art** is defined as artwork in the public realm, which is accessible physically or visually to the public and possesses aesthetic qualities.

**Public realm** includes the places and spaces, such as building facades, parks, public open spaces and streets, which provide physical or visual access to the general public.

### Richmond Public Art Program

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live, work and visit. By placing artwork in our everyday environment, the Public Art Program sparks community participation in the building of our public spaces, offers public access to ideas generated by contemporary art, celebrates community history, identity, achievements and aspirations, encourages citizens to take pride in community cultural expression and creates a forum to address relevant themes and issues of interest and concern to Richmond's citizens.

### Instructions

All Rezoning and Development Permit applicants are required to complete the following process:

- 1. Preliminary Public Art Plan** – Applicants are to review and complete the attached checklist, as a preliminary Public Art Plan. For large-scale developments, it is recommended that a consultant with expertise in public art administration be retained to assist the applicant. For complete details on the Public Art Plan see Sections 2 and 8 of the *Public Art Program Administrative Procedures Manual*, [http://www.richmond.ca/\\_shared/assets/adminprocedures32120.pdf](http://www.richmond.ca/_shared/assets/adminprocedures32120.pdf).
- 2. Supplemental Information** – The checklist is intended to assist in describing the basic elements of the Public Art Plan. If needed, additional descriptions or drawings should be provided to describe how the proposed development incorporates public art into the proposed development.
- 3. Submit Application** – Submit the completed checklist, drawings and supplementary information as part of the rezoning or development permit application.
- 4. Assessment** – City staff will review the checklist and discuss the proposal with the applicant. Following consultation with staff, the applicant will prepare and submit a Detailed Public Art Plan for review by the Public Art Advisory Committee and Council, as part of the application process.

Please consult City staff for questions about the completion of the checklist and the preparation of the Detailed Public Art Plan.

### For More Information

Please visit: [www.richmond.ca/publicart](http://www.richmond.ca/publicart)  
or contact

**Eric Fiss, Public Art Planner**  
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Community Services Division  
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Tel: 604-247-4612

Email: [efiss@richmond.ca](mailto:efiss@richmond.ca)

Please submit this completed form to the Development Applications Counter located at City Hall. **All materials submitted to the City for Development Applications become public property, and therefore, available for public enquiry.**

Please see the attached details on application information requirements.

## 1. Project Identification

**Project Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Planning Area:** \_\_\_\_\_

**Building Type:** \_\_\_\_\_

**Total Floor Area:** \_\_\_\_\_

## 2. Project Team

**Name of Developer:** \_\_\_\_\_

**Project Architect:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Public Art Consultant:** \_\_\_\_\_

## 3. Project Vision: Objectives for Public Art

Public art opportunities at the development should evoke some aspect including the social, political, historical, or physical context of the site through public art.

**Project Vision:**

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Indicate objectives of the public art program for this project (check relevant boxes):

- ☐ Create a suitable landmark for a major gateway entrance to the City of Richmond.
- ☐ Provide a significant profile for the development project.
- ☐ Animate public space related to the development.
- ☐ Integrate with the building and landscape design of the development.
- ☐ Engage children/youth/seniors/general public in the appreciation of art and culture.
- ☐ Respect the goals of the owner to create a sustainable development.
- ☐ Other: \_\_\_\_\_
- ☐ Add additional information on separate sheet, if required

## 4. Public Art Opportunities and Site Potential

Public art is a valuable contribution to be enjoyed and experienced in the public realm. Artwork must be located in areas offering the public a free and unobstructed experience of the artwork, with preference given to areas providing the greatest opportunities for interaction and accessibility.

Sites on the development that provide unique or unconventional public art opportunities are preferred. If the project is large enough, the plan should include a balance of different types of public art opportunities.

### Potential locations:

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*(Please attach an annotated Site Plan)*

## 5. Implementation

The plan should be drafted at the earliest possible stage to create a well-balanced program, which can be successfully integrated with the timing of the rest of the project. Single and multi-phased developments can offer a variety of art sites and opportunities if planned well in advance. The public art plan shall include a projected schedule for implementation.

### Estimated Schedule:

Contribution payment/rezoning adoption/DP issuance: \_\_\_\_\_

Construction start date: \_\_\_\_\_

Project completion/occupancy: \_\_\_\_\_

## 6. Calculation Method for Private Sector Public Art Budgets

To achieve the 0.5% flat rate Policy objective, the following table provides a guideline for public art contributions. Contributions are based on maximum developable floor area (FAR) and categorized by building type.

### Recommended Public Art Contributions by Building Type Effective January 1, 2017

Building Type	Recommended Public Art Contribution (\$/sq. ft.)
Residential (all construction types)	\$0.83
Commercial, Office	\$0.44
Industrial, Light Industrial	\$0.23

### Notes:

1. Rates to be adjusted annually based on Consumer Price Index
2. Applicable projects includes new construction and major additions for residential uses containing 10 or more units; and for non-residential units with a total floor area of 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>) or greater.
3. Purpose built non-market rental, subsidized social housing projects and/or units secured through the City's Affordable Housing Strategy, Community Amenity Space, Community Care Facilities, Congregate Housing, Child Care, Health Services and Educational uses are exempt from the calculation of residential floor area.

*See the Public Art Program Policy 8703 for a full list of exemptions and interpretation.*

## 7. Estimated Budget

The applicant must estimate the budget at the rezoning or development permit stage. Please see the Public Art Program Administrative Procedures Manual for eligible items for public art program budgets.

Once the budget is accepted, the applicant must document all invoices and cheques issued. At the completion of the project, the City will review the complete financial record.

<b>Public Art Contribution</b> (see Calculation Method, above)	Total contribution: \$ _____
<b>Administration Allowance</b> (15% of the Public Art Contribution): 5% for Public Art Program administration 10% for project management (public art consultant or Public Art Program)	Less 5% (\$ _____) Less 10% (\$ _____)
<b>Total for Public Art Project</b> (including all artist and consultants fees, engineering certificates, construction coordination, fabrication, site preparation, installation, insurance, contingency and all applicable taxes)	Art budget : \$ _____

## 8. Method of Artist Selection

The Richmond Public Art Program seeks to ensure fair, informed and competitive artist selection. Depending on the site opportunities and the budget allocation, artists may be selected through one of the following methods:

- ☐ Open competition – A widely publicized call with no specific recipient list. (Circle one of the following)
  - i. One Stage – Call for Concept Proposals to be reviewed by Selection Panel
  - ii. Two Stage – Call for Qualifications reviewed by a Selection Panel. Artists are shortlisted based on past work and invited to submit Detailed Concept Proposals and/or participate in the interview process for selection.
- ☐ Invitational competition – A call with a predetermined recipient list of specific and qualified artists, as determined through research by qualified arts professionals.
  - i. Artists selected based on past work and invited to submit Detailed Concept Proposals and/or interview process for selection
- ☐ Direct Commission – After consulting with curators and/or other art and design professionals, an invitation to submit a project proposal is issued to a specific artist or artist team. Recommendation is subject to an arms' length Review Panel. **Not recommended for artworks to be sited on City property (Streets, Parks, etc.).**

## 9. Potential Artists

Artists should be considered on the basis of past experience and the relationship of their experience and talents to the nature of the opportunity for public art in the development. Depending on the site opportunities and overall budget, local, regional, national and international artists may be considered.

## 10. Panel Composition

While the composition of the panel must have a majority of its members with professional art experience, the applicant is encouraged to be part of the selection process. Normally a panel will consist of three or five people with one member representing the local community. Please list your panel (complete or in part) here:

☐ Owner representative\*: \_\_\_\_\_

\*(i.e., development manager or project architect)



☐ Art or design professional\*\*: \_\_\_\_\_

\*\* (art educator, architect, landscape architect, etc)

☐ Art professionals (2): \_\_\_\_\_

☐ Community representative: \_\_\_\_\_

☐ Non-voting advisors\*\*\*: \_\_\_\_\_

\*\*\* (i.e., Community stakeholder, owner representative, development manager, project landscape architect and project architect)

## 11. Criteria for Selection

The selection criteria may vary slightly with each panel and with the type of panel (Selection vs. Review Panel). Please see the Public Art Administrative Procedures Manual (Section 4) for a complete list of standard criteria.

## 12. Public Relations Program

A public relations program goal is to help others understand, promote, appreciate and celebrate public art. Programs often include (but are not limited to) educational and promotional initiatives, signage and displays.

**Proposed Program:**

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## 13. Management of the Public Art Process

To manage the public art process, the developer has two options:

- ☐ The developer can engage the City of Richmond Public Art Program to manage the process.
- ☐ The developer can engage the services of a public art consultant\*. This is the recommended option for large developments or developments with multiple public art projects. Engaging a public art consultant can ensure a successfully executed public art plan.

Please see the Public Art Administrative Procedures Manual (section 8.3) for a complete list of Private Development Public Art Options.

*\*The art consultant is an independent agent who facilitates the plan, acts as the agent for the proponent and advocates for the artist(s) to achieve the successful integration of the artwork within the surrounding urban fabric.*

**Submitted by:** \_\_\_\_\_ **Title:** \_\_\_\_\_

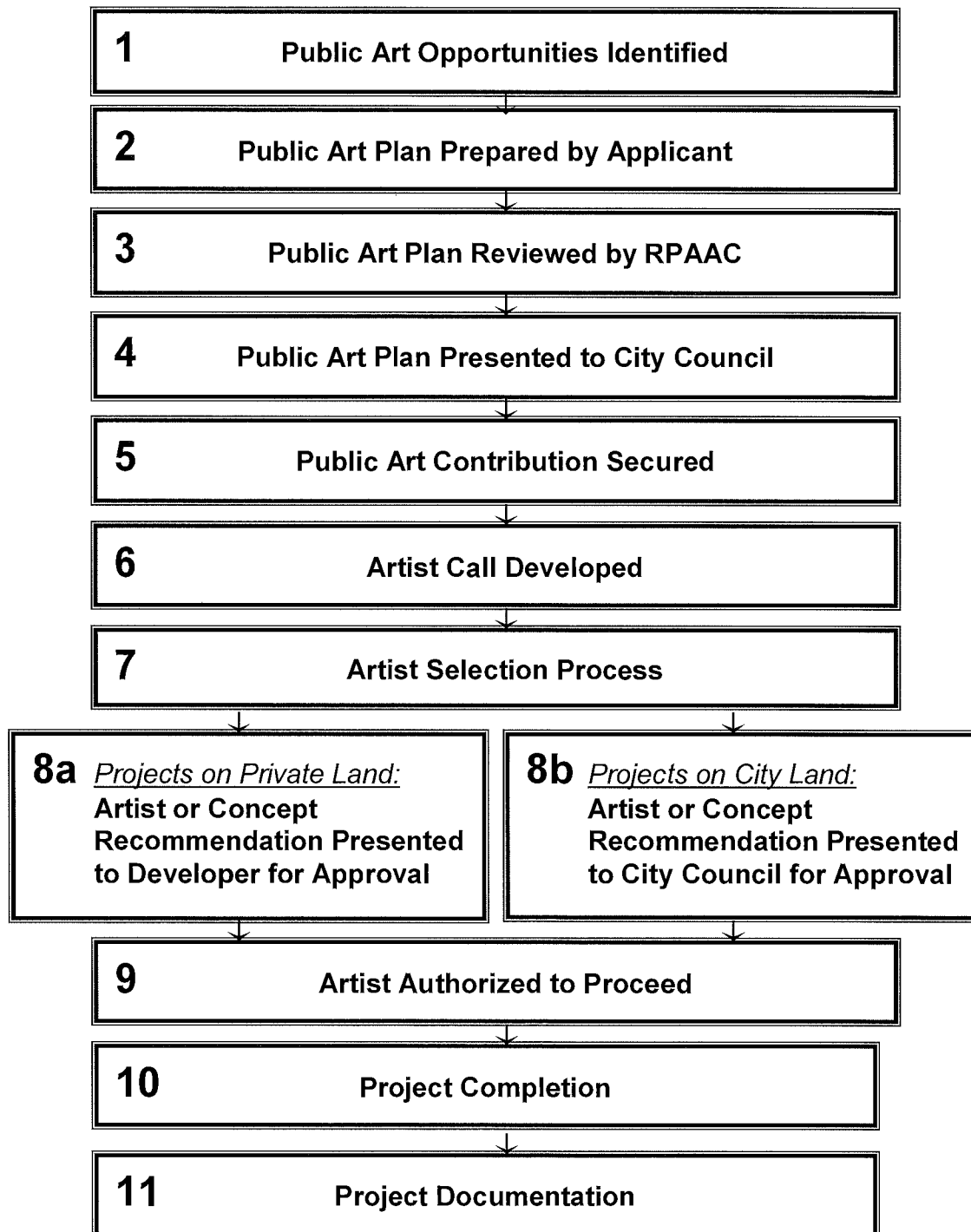
**Organization:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*Current*  
**Richmond Public Art Process**  
Civic • Private • Community



*Proposed Updated*  
**Richmond Public Art Process**  
**Private Development**

