



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 25, 2016

From: Jane Fernyhough
Director, Arts, Culture and Heritage Services

File: 11-7000-09-20-129/Vol
01

Re: Oris Development (River Drive) Corp. Donation of Public Artwork Water #10

Staff Recommendation

That the donation of the artwork *Water #10* by Oris Development (River Drive) Corp. to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Oris Development (River Drive) Corp. Donation of Public Artwork Water #10", dated February 25, 2016, be approved.

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering and Public Works	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

As part of the Parc Riviera development at 10111 River Drive, the developer proposes to donate the public artwork *Water #10* to the City for permanent placement at its present location at the Cambie Road Drainage Lift Station at 7691 River Road. This report presents for Council's consideration the proposed public artwork, artist and location.

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.

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

2.4. Vibrant arts, culture and heritage opportunities.

Analysis

Richmond Public Art Program

The Richmond Public Art Program sets a framework for creating opportunities for people to experience art in everyday life, encouraging citizens to take pride in public cultural expression. The Program also complements the character of Richmond's diverse neighbourhoods through the creation of distinctive public spaces. Donations of artwork to the City are an important part of Richmond's growing Public Art Collection.

Development Proposal

Parc Riviera is a multi-phased mixed-use commercial and residential development currently under construction, located along the North Arm of the Fraser River on River Road between No. 4 Road and Shell Road. The development team for the project is a partnership between David Chung of Dava Developments and Parc Riviera Project Inc., owner of the property, and Dana Westermarck of Oris Consulting, applicant and development consultant for the project.

Council approved the development's rezoning application (RZ 07-380169) on October 11, 2011, and the Phase I development permit (DP 11-564405) on August 29, 2012.

As a condition of rezoning, the developer agreed to voluntarily contribute \$574,695 (based on a rate of \$0.60/ft² established by the maximum Floor Area Ratio (FAR) at the time of the rezoning application) towards Public Art.

Water #10 Background

The artwork *Water #10* by artist Ren Jun (Attachment 1) was installed at the Cambie Road Drainage Lift Station at 7691 River Road as part of the Vancouver International Sculpture Biennale 2009-2011 (Vancouver Biennale). A chronology of its history in Richmond is as follows:

- October 26, 2009: Council approved “Additional Art Works for City of Richmond Public Art Program Participation in the Vancouver International Sculpture Biennale, 2009-2011”, including *Water #10*, by artist Ren Jun (China) for a location adjacent to the Cambie Road Drainage Pump Station at the Middle Arm Waterfront Greenway.
- February 3, 2010: *Water #10* was installed by the Vancouver Biennale.
- April 11, 2011: Council received the report on “Results from Public Consultation on Acquiring Biennale Artwork”. The artwork *Water #10* received the second highest total votes in support for inclusion in Richmond’s permanent art collection: 344 in favour of 1,992 total responses to the survey, “Opportunity to Acquire Vancouver Biennale Artwork”.
- August 4, 2011: purchase of *Water #10* from Vancouver Biennale for \$448,000 by David Chung, Parc Riviera Project Inc. for the purpose of fulfilling the Public Art requirement for the Parc Riviera rezoning. It was anticipated that the remainder of the public art contribution funding would be required for relocation, foundations, site preparation and maintenance (Attachment 2).
- October 11, 2011: letter of intent from David Chung to relocate the artwork to the Parc Riviera Project site (Attachment 3).
- October 2011: City Council approved Oris Development Corporation’s application to rezone 1880 No. 4 Road; and 10071, 10091, 10111, 10131, and 10311 River Drive from “Industrial Storage District (I5)” to “Comprehensive Development District (CD/209)” (RZ 07-380169). Included in the proposal was the creation of two parcels to be transferred to the City as fee simple lots for park purposes (Tait Waterfront Park).
- November 14, 2011: Council approved “Request to Extend Temporary Exhibition of Public Artwork *Water #10*” at its present location at the Cambie Road Drainage Lift Station at 7691 River Rd.
- June 18, 2015: a Public Open House was held on the Tait Waterfront Park concept, to gain public input towards the development and refinement of the design plan.
 - Interest in the process was strong and response to the park concept proposal was generally favourable; and
 - Mixed support was shown for the proposed art sculpture (*Water #10*). Some participants did not want any large public art located within the park. Others were receptive of the art piece but would rather it be moved to a location along the park entrance on River Road. This location was suggested to allow more space for the playground area, to permit more uninterrupted play.

Public Art Advisory Committee Review

On October 13, 2015, staff provided the Richmond Public Art Advisory Committee (RPAAC) an update on the donation of the *Water #10* artwork, originally proposed for a new location in the new Tait Waterfront Park, and noted that the applicant has offered to keep it at its current location at the Cambie Pump Station. The Committee was very supportive of this and noted that this site has already been viewed and approved by the artist and the City. The RPAAC recommended that a conservator and appraiser be retained to assess this artwork.

Staff Comments on Proposed Artwork Donation to the City

Following the recommendation by RPAAC, staff retained a conservator and an appraiser to report on *Water #10*. The conservation report by Nadine Power Fine Art Conservation notes that the work is in good overall condition. Dust, grime and biological growth near the base of the sculpture should be removed with a light power washing (Attachment 4). The appraiser, Beth Noble, concluded that the estimated fair market value of the proposed donation is \$448,000 CAD, which was the purchase price paid by David Chung, including HST. The engineer responsible for the installation of the artwork at the Cambie Pump Station location has been retained to assess the condition of the structural support, and has reported that the work is in generally good condition.

City staff support acceptance of the donation and recommend that the artwork remain at its current location.

Cost of the artwork donation

The developer has agreed to provide a voluntary contribution of \$574,695 (based on a rate of \$0.60/ft² established by the maximum FAR at the time of the rezoning application) towards Public Art. The cost of *Water #10*, the purchase price without the HST, is \$400,000. The balance of the remaining funds from the contribution is \$174,695. Of this amount, \$148,000 will be allocated by the Developer to a new artwork to be integrated with Tait Waterfront Park, at the direction of the City. The remaining \$26,695 will be deposited to the Public Art Provision for City Administration of the Public Art Program.

A tax receipt for the donation will not be issued as the donation of the artwork is in exchange for the commitment made to a voluntary contribution for public art through the development approvals process.

Financial Impact

The artwork will require minimal periodic washing and maintenance, at an approximate cost of \$300 per cleaning every two years. City funds would be allocated out of the Public Art Program's annual operating budget.

Conclusion

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. The proposed artwork *Water #10* by Ren Jun and donated by Oris Development represents a significant gift to the City of Richmond. It is a continuing show of support by developers for the importance of public art to neighbourhoods and the City.



Eric Fiss
Public Art Planner
(604-247-4612)

- Att. 1: Description of *Water #10* and Location
2: Receipt for Purchase of *Water #10*
3: Letter from David Chung
4: Conservation Report

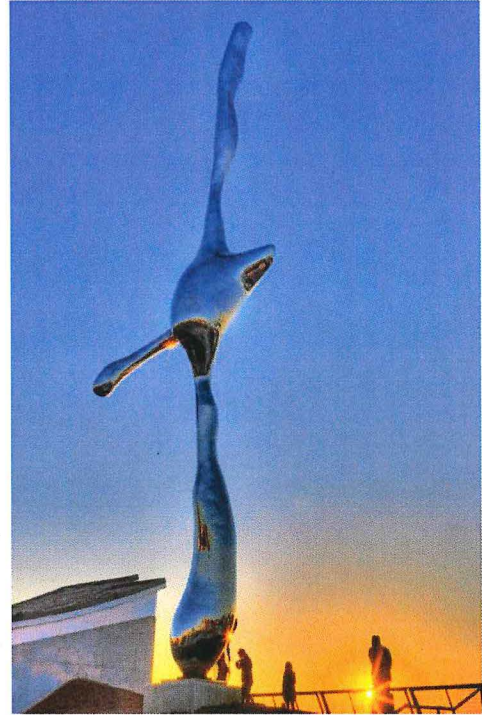
Description of *Water #10*

Artwork: *Water #10*

Description: An elegant, monumental, stainless steel sculpture, *Water #10* was one of two large scale sculptures created especially for the 2009-2011 Vancouver Biennale. It explores the essence of pure forms; water and mercury while stopped in motion. The work reflects confidence, freedom and fluidity.

Artist: Ren Jun (CHINA, born 1961-)

Artist Bio: Ren Jun graduated from the Xi'an Academy of Fine Arts, Shaanxi Province, China. Jun represents the energy and opportunity of a young generation of artists working in a 'New China', with a shifting focus away from the urban metropolis. His early works embody a spirit of heroism that reflects the political, cultural and economic characteristics of a transient Chinese society shaped by historic contradictions. His recent body of work takes a dramatic departure in form and inspiration. He draws inspiration from nature and uses it as a springboard for an exploration of the human spirit. Jun's sculptures are a visual challenge of pure form, a conversion of his philosophical reflection into a visual symbol.



His monumental sculptures have been exhibited across China, including many of the newly emerging industrial cities. Jun made his North American debut with the Water Series, a pair of elegant amorphous stainless steel sculptures which are on display in Vancouver and Richmond.

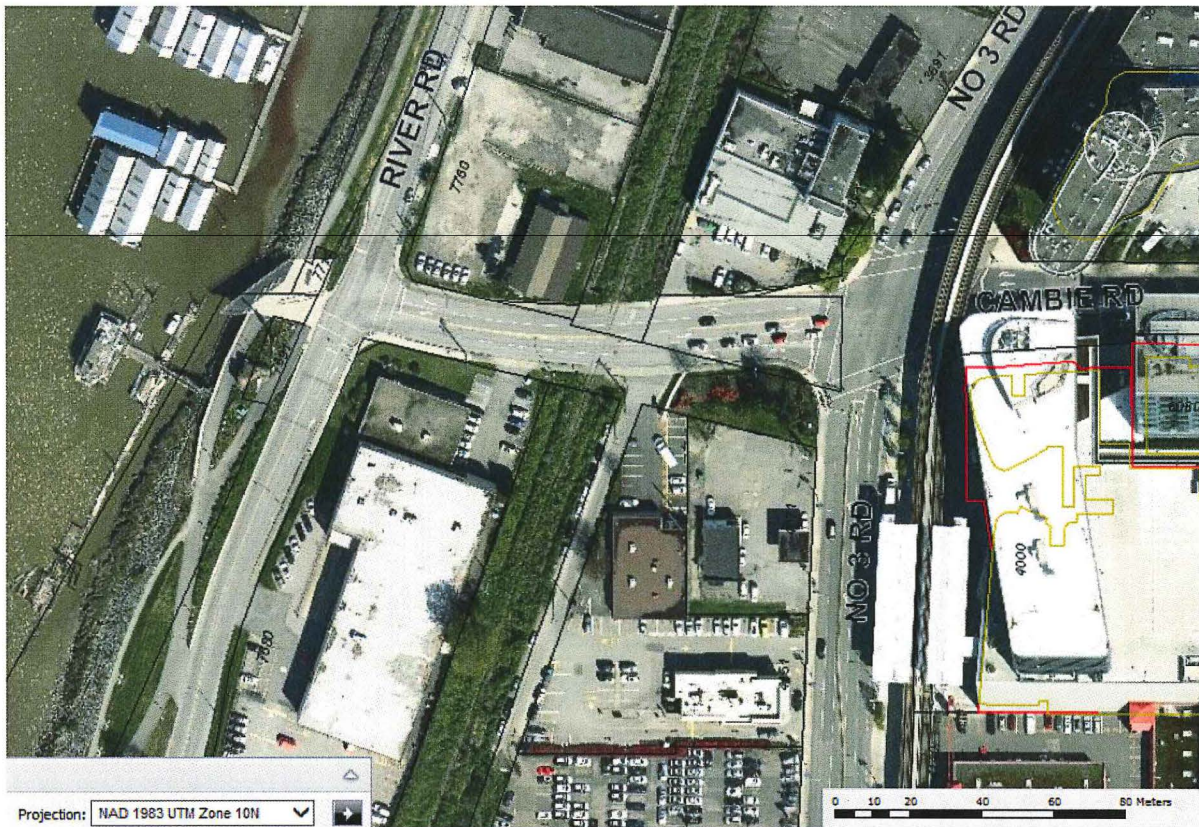
Media: High Quality Stainless Steel

Size: 650cm (H) x 420cm (D) x 600cm (W) (255in x 165in x 236in)

Weight: 88181bs, 4000kg

Value: \$448,000

Location



Cambie Drainage Pump Station 7961 River Road

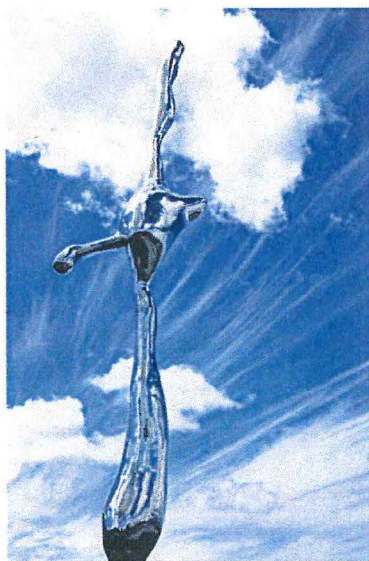


View from River Road

VANCOUVER
SCULPTURE
PERFORMANCE
NEW MEDIA
BIENNALE

August 4, 2011

Receipt
For Purchase of:



Artwork: *Water #10*

An elegant, monumental, stainless steel sculpture, *Water #10* was one of two large scale sculptures created especially for the 2009-2011 Vancouver Biennale. It explores the essence of pure forms; water and mercury while stopped in motion. The work reflects confidence, freedom and fluidity.

Artist: Ren Jun (CHINA, born 1961 -)

A graduate of the Xi'an Academy of Fine Arts, China, Ren Jun is a successful and respected sculptor of large-scale works which span cities from South to North of China. Ren Jun represents a nationalist pride more recently referred to as Cultural Imperialism. This recent work is a dramatic departure in form and inspired by the growth and expansion of China as it takes its place in the world as a leading economic and cultural power.

Media: High Quality Stainless Steel

Size: 650cm (H) x 420cm (D) x 600cm (W) (255in x 165in x 236in)

Weight: 8818lbs, 4000kg

Reference #27 in Vancouver Biennale 2009-2011 Catalogue: Page 60

Purchase Price: \$400,000 CDN (sculpture only) + HST (12%)

Paid in Full: \$448,000 CDN

Purchaser: River Drive Four Road Project Inc
Shell Corporate Centre
228 - 2680 Shell Road, Richmond, BC V6X 4C9


Barrie Mowatt
Founder + President

NB: De-installation, transfer and re-installation costs are at the purchaser's expense.



August 25th, 2011

Mr. Eric Fiss, MAIBC, MCIP, LEED AP
Public Art Planner
Arts, Culture, and Heritage Services
CITY OF RICHMOND
6911 No. 3 Road,
Richmond, B.C.
V7E1T6

Dear Eric,

RE: Public Art Planning Process – Parc Riviera Multi-Residential Project
File Number: RZ 07 380169

I, David Chung, am the president of River Drive Four Road Project Inc. which is the landowner and developer of Parc Riviera. In response to your e-mail dated 26th July, 2011, River Drive Four Road Project Inc. confirms our commitment to complete the Public Art Process requirements as set forth by the Richmond Public Art Advisory Committee.

We have completed the purchase of the sculpture, Water #10 by Jun Ren, from the Vancouver International Sculpture Biennale in July 2011 for the purpose of fulfilling our Public Art requirement for the Parc Riviera Project Rezoning. The invoice of the purchase has been attached for your reference. The remaining balance of the total Public Art Contribution will be spent on additional Public Art for the site.

It is our intention to relocate, at our cost, Water #10 to the Central Park of the Parc Riviera Project, which will be dedicated to the City of Richmond. The exact location is planned to be near the Dyke, and in-line with McLennan Road, subject to the approval of the City of Richmond. The relocation of Water #10 is intended to take place sometime before December 31, 2011.

We have responded to your comments:

1. We will contact Jun Ren regarding our siting proposal and inquire as to his availability.
2. We have revised the transportation and installation costs to \$50,000.
3. Insurance and Maintenance Costs are estimates, but the budget reflects a 3 year period until we turn the Park over to the city after development is complete.
4. Transfer of Ownership indeed does occur after installation and work is completed and accepted.
5. At the moment, we do not know how the remainder of the Public Art contribution will be spent. We will work this out as a part of the Public Art Process we are committed to long before we want to be building on the last two phases.

228 – 2680 Shell Road, Richmond B.C. - tel: 604.273.6266 - fax: 604.273.6121



Additionally, we respectfully request that the formal review of our Public Art Plan by the Direct Commission Review Panel Process and subsequent Public Art Advisory Committee and Urban Development Staff occur after the rezoning process is completed in light of time constraints.

Should you have any questions or require further clarification, please do not hesitate to contact me at (604) 721-9868 or by e-mail at david.chung@davadevelopments.com.

Yours Truly,
River Drive Four Road Project Inc.
Per:

A handwritten signature in black ink, appearing to read "David Chung", written over a horizontal line.

David Chung, River Drive Four Road Project Inc.
President

Cc:	Mr. Brian Jackson	Director of Planning	City of Richmond
	Mr. Francisco Molina	Senior Planner	City of Richmond
	Mr. Dana Westermarck	President	ORIS Development (River Drive) Corp.
	Mr. Nathan Curran	Finance Coordinator	ORIS Development (River Drive) Corp.
	Mr. Joseph Fry	Principal	HAPA Collaborative

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NADINE POWER FINE ART
CONSERVATION

427 Ashley St. Coquitlam, BC, V3K 4B2
778.688.4894

**Title: Water
#10**

Artist: Jun Ran

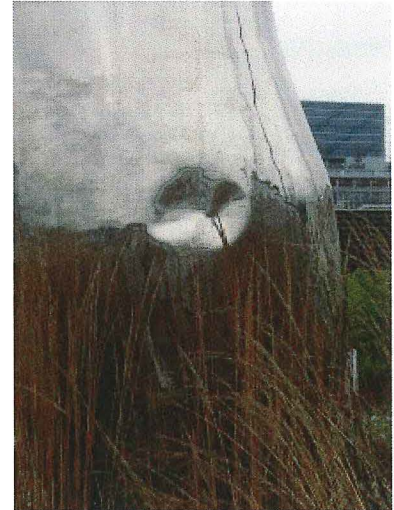
Media: Stainless Steel

Dimensions: Unavailable

Date of Installation: 2009

Date of Condition Report: January 28, 2016

Location: 7411 River Rd.



Catalogue Description

The stainless steel sculpture is inspired from pure forms; liquid water or mercury stopped in motion to reveal its shape as a drop of spill caught in the air. Though weighing three tons with no angles, or hard edges, the form flows visually and appears light and fluid.

This artwork is a temporary installation and was part of the Vancouver International Biennale 2009-2011. The work is currently being acquired into the City of Richmond collection.

Condition

This work is in good overall condition.

- There is considerable dust and grime overall with minor scratches noted around the bottom of the work.
- A large dent, measuring approximately 6 inches in diameter is observed on the north side of the work near the bottom.
- Water streaks are also noted overall.
- Biological growth and general grime is observed around the base and lower 3-5 feet of the work.

Required Maintenance

This work requires cleaning

- Light power-washing (at lowest setting) will likely remove most dust and grime
- If a detergent is required, use a mild detergent such as Orvus paste or dish detergent with microfiber cloth. DO NOT SCRUB. Rinse thoroughly.
- Scrub cement base with exterior wash such as CLR or TSP to remove biological growth.