



Northmount

119 - 149 East 13th Street, North Vancouver

PUBLIC ART CALL FOR EXPRESSIONS OF INTEREST

Millennium Northmount (2021) Limited Partnership

Submission Deadline for Artists: Midnight, October 30, 2022

August 22, 2022

Public Art Consultant: Durante Kreuk Ltd.
Contact: Stephen Vincent - stephen@dkl.bc.ca

Project No. 17039

Project Overview

INTRODUCTION

The development site is located on the traditional unceded Coast Salish territory of the Skwxwú7mesh (Squamish), Tsleil-Waututh, and xʷməθkʷəy̓əm (Musqueam) Nations. These peoples have lived on this land since time immemorial, with archaeological evidence dating back 8000 years. These Nations are related but are politically and culturally separate, with some overlap in traditional territories. The Squamish speak Skwxwú7mesh Snichim, while the Musqueam and Tsleil-Waututh both speak hə́nqəmiṇə́h.

Northmount, located at 119 – 149 East 13th Street, is a mixed-use development in the heart of Central Lonsdale in the City of North Vancouver. This project includes ground level retail facing 13th Street, with townhouses facing the lane. There is a 18 story residential building with commercial space on the mid-rise and roof-top amenity space. All the parking associated with the building will be in the parkade below.

This selection process is an open call for expressions of interest from Artists/artist teams. From the submissions received a selection panel will short-list 3 artists to prepare a concept proposal from which the panel will select one Artist/artist team for the commission. This document describes the site context, the public art opportunity, site for the artwork, the budget, submission requirements, the selection process and an anticipated timeline.

PROJECT STATISTICS

Project Name & Address:

Northmount
119 - 149 East 13th Street, North Vancouver

Project Description

- Mixed-Use Commercial & Residential Development
- Building A: 18 storey
 - Building B: 7 storey

PROJECT TEAM

Project Owner:

Millennium Northmount (2021) Limited Partnership

Public Art Consultant:

Durante Kreuk Ltd.

Art Consultant:

Aartplace

Project Architect:

Chris Dikeakos Architects

Project Landscape Architect:

Durante Kreuk Ltd

PUBLIC ART ALLOCATION

Total for Artwork Budget \$129,700.00
Plus GST

All amounts shown in Canadian Dollars (CAD)

Project Overview

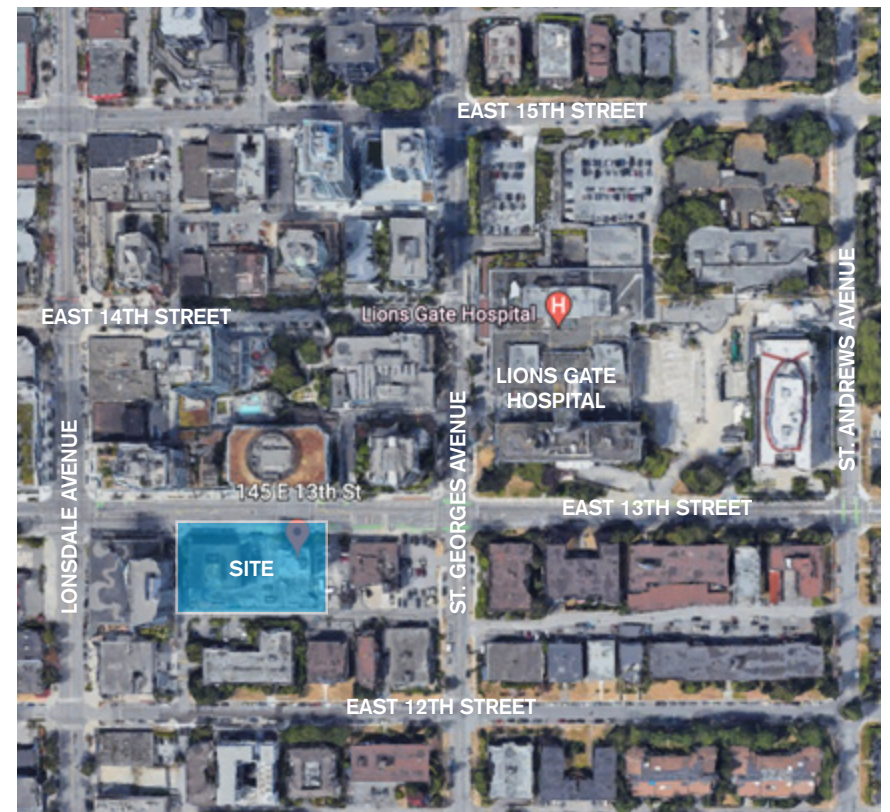
SITE CONTEXT

Located at East 13th Street between Lonsdale and St. Georges Avenue, this project is in the Central Lonsdale neighbourhood of the City of North Vancouver. This area is the civic and commercial core of the City and has important sites such as the Lions Gate Hospital, North Vancouver City Hall, and more.

With a high concentration of retail, amenity services and key transportation connections, this area is undergoing an important transition with several new developments, and many recently completed public art installations. A short half block walk west of the project site leads to Lonsdale Avenue, which has cafes, restaurants, grocery stores, shops, and additional transit connections. Overall, it is a very walkable and livable neighbourhood, with many amenities easily accessible to residents.

While there are many opportunities for residents to stay in the neighbourhood, the location is also convenient for those who would like to venture out into the north shore mountains, into the City of Vancouver, or beyond. For many, this would be one of the primary things that would attract people to live in North Vancouver.

LOCATION



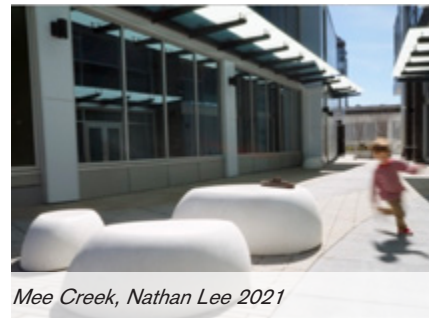
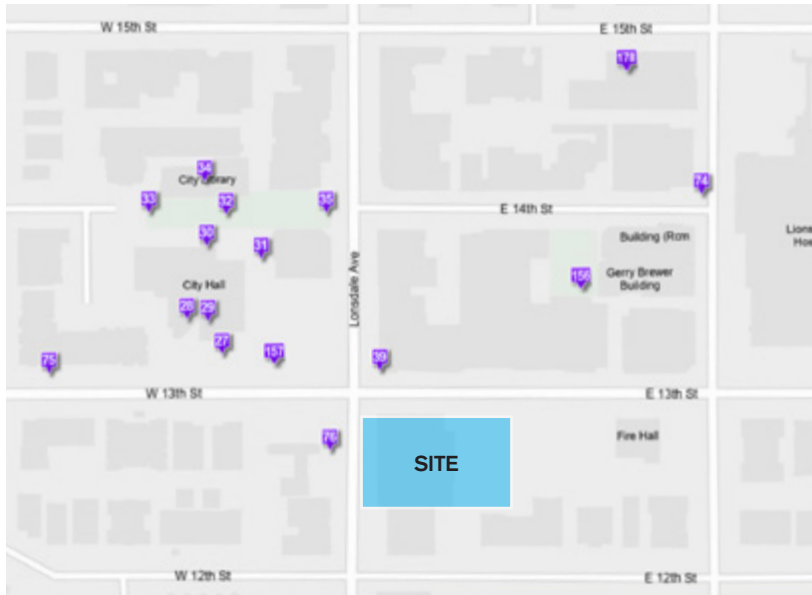
Project Overview

PUBLIC ART CONTEXT

Artworks in North Vancouver's public art collection are located on both public and private property, and are free and accessible to the public.

"Each public art piece is an original, one-of-a-kind work that creatively reflects North Vancouver's unique culture, heritage and natural environment. A distinctive cultural asset, public art provides a deep-rooted sense of place and serves as an artistic legacy for future generations. Public art in North Vancouver is realized through three distinct program streams: civic, developer and community public art. " - NVRC

For more information on public art in North Vancouver including a map of all public art - including the artworks in proximity to the project site presented in the images below - please refer to the NVRA website. www.nvrc.ca/public-art



Project Overview

ARCHITECTURE

The ground floor of the development consists of two retail and residential components that are split in the middle of the project with a pedestrian passageway linking 13th Street to the Lane on the south boundary of the site. The passageway varies in width from its narrowest point at 18 feet to its widest point 60 feet for the plaza fronting 13th Street. Both the primary residential and office lobbies are accessed from the mid-point of this passageway to the east and wide sides of the passageway respectively. The full remaining frontage along 13th Avenue is occupied by commercial retail units (CRU) which may ultimately vary in width and have depths from 38 to 80 feet. A series of eight townhouses front the lane and are split by the pedestrian passageway. Level two consists of office use forming both the west and east side podiums with a bridge connection between the two office portions. Levels 4-6 consist of the tower residential floor plate with the attached residential podium extension to the west. The podium residential bridges over top of the office and passageway below. Level 7 is the main amenity level for the development and consists of outdoor terraces, pool and whirlpool areas and indoor amenity housing fitness change rooms, yoga studio, amenity lounge spaces and change rooms. A covered walkway connects the main residential tower with the amenity space building on the other side of the pool area. Levels 8 - 15 are the typical tower floor plates consisting of a 9 unit plate with units ranging from 1 bedroom, 1 bedroom plus den, 2 bedroom and 3 bedroom plus den units. Generous balconies are provided for all units.



Upper Image: East 13th Street looking east

Lower Image: Lane looking east

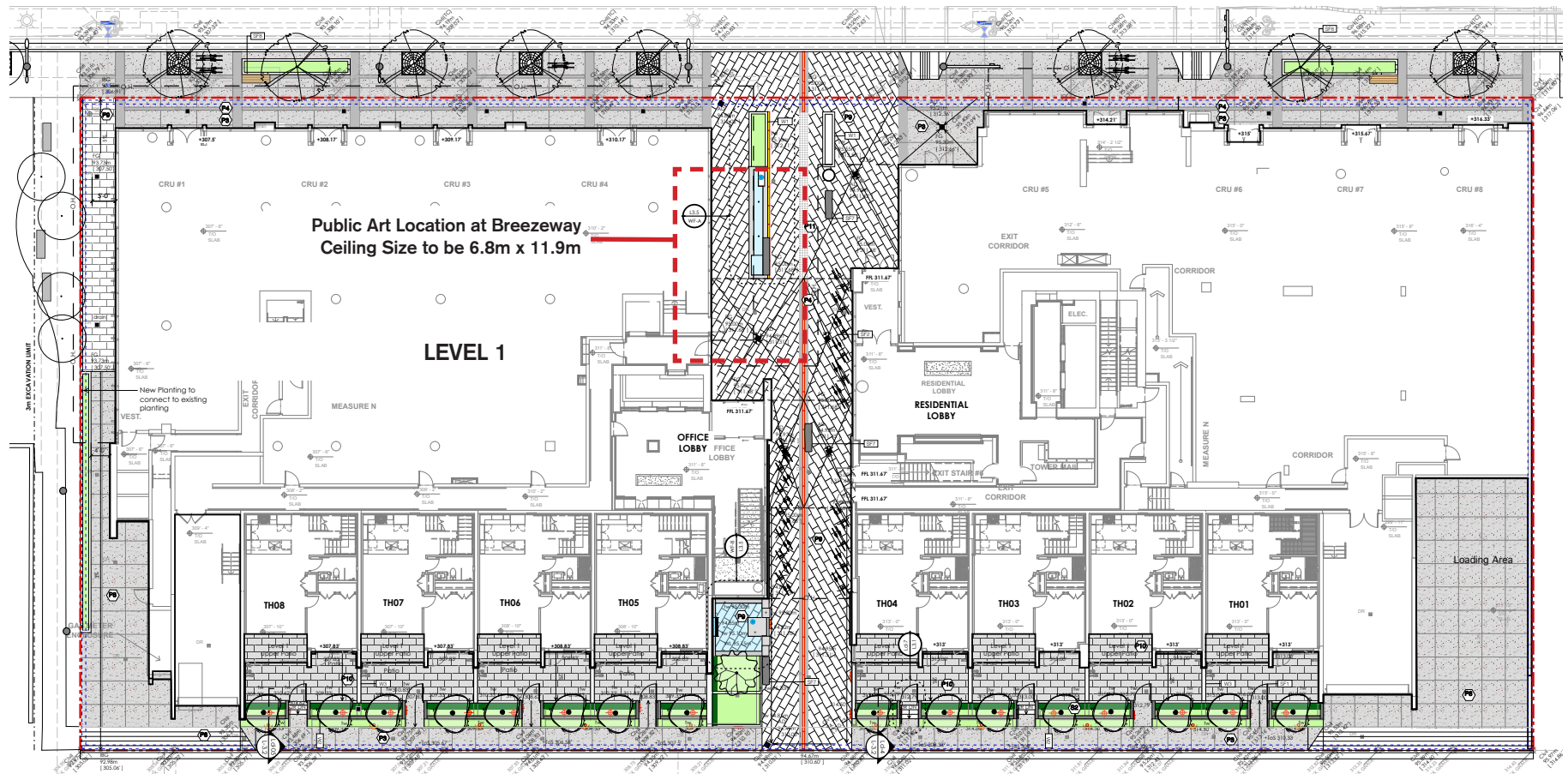


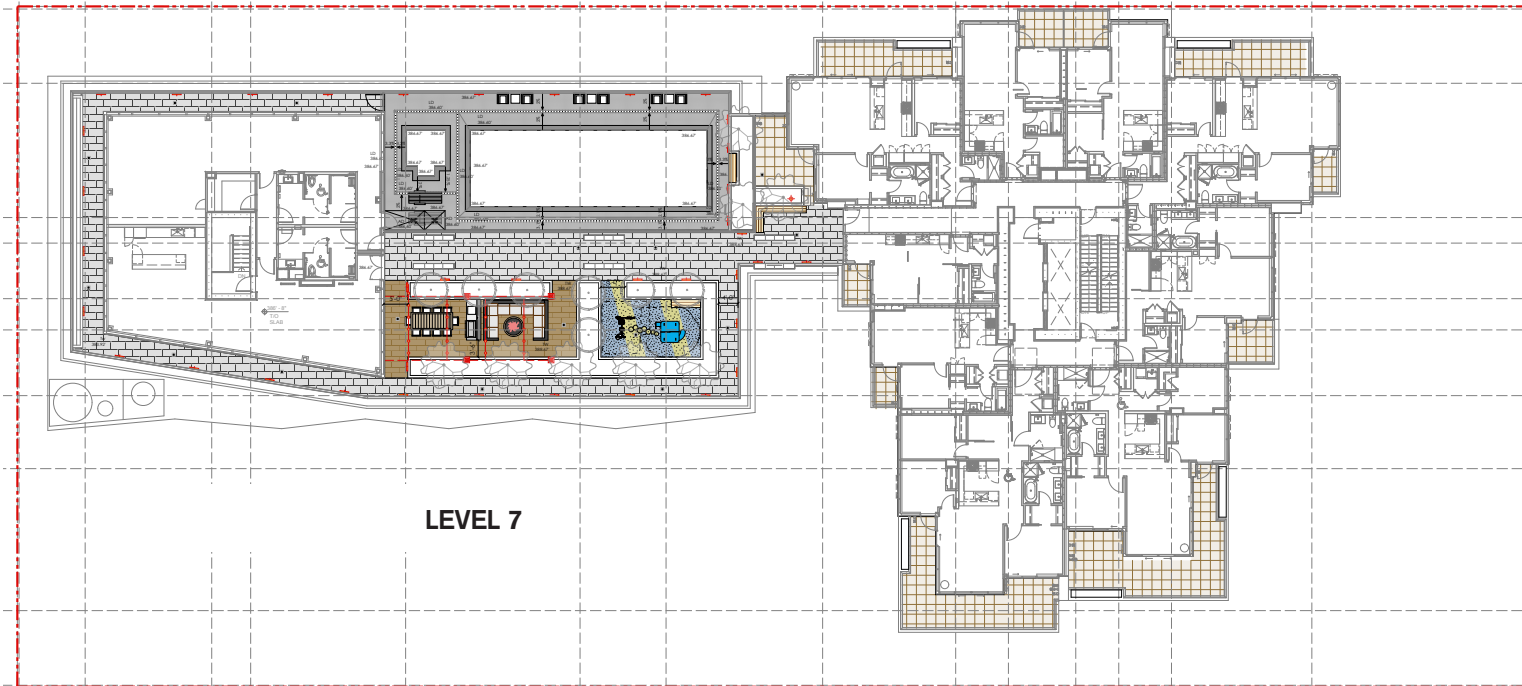
Project Overview

LANDSCAPE

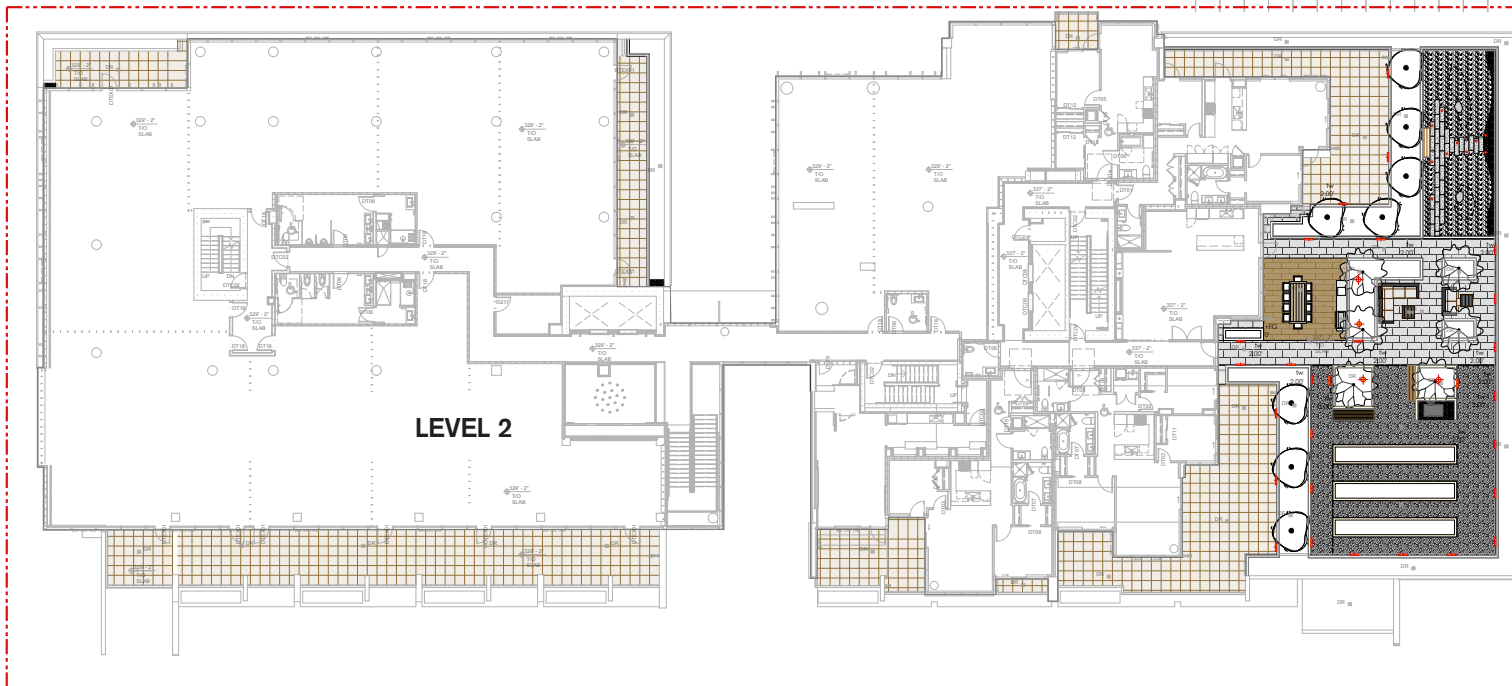
An open plaza with seating opportunities that support the CRU functions and act as a gathering space. It enhances the north south connections through the site and uses unique paving in addition to a concrete band that acts as a continuation of the side walk into the plaza with in ground lights inviting users into the space and providing a safe and fun gathering space. Water features and planting create add to pleasant environment for the users. On the lane side, private patios are provided for the townhouses and are screened using planting, hedging and small trees enhancing the character of the lane.

On the second and fourth levels planting and hedging is used in addition to the architectural screens to provide privacy to the patios. On the second floor an extensive green roof is proposed on the east side of the building. Located on level seven, a large amenity area is provided that houses different activities including kids play area, lounge area, outdoor dining as well as a pool and a hot tub. The planting pallet includes many native species with a mix of evergreens and perennial creating year round interest. All landscape work on the project site are to be confirmed by the City of North Vancouver.





LEVEL 7



LEVEL 2

Public Art Opportunities

PUBLIC ART VISION & OBJECTIVES

The City of North Vancouver is “committed to creating art in public places to celebrate and stimulate the cultural spirit and identity of the community” and to enrich the experience of the public realm for the immediate community and broader public.

- To contribute shared assets to the neighbourhood through contributing art works that become, and remain, relevant community features which engage a diverse public audience over time.
- To facilitate the development of projects that reflect the identity and historical and cultural significance of the area.
- The creation of opportunities for artists to expand their art practices, engage new audiences and address new ideas and media in the public realm, including the possibility of integrating their work with built elements in innovative ways.

The following criteria should also be considered to guide the Artist:

- Artwork reflects a professional practice, demonstrates excellence, quality, and innovation
- Impact, memorability, and landmark potential
- Contributes to the City’s character
- Provides opportunities for engagement and/or sense of discovery
- Relationship to the site and context
- Seasonal and day/night cycles considered
- Position to provide maximum experience for pedestrians
- Complements the pedestrian environment
- Design for outdoor conditions, safety, durability and resistance to vandalism

POTENTIAL LOCATIONS FOR PUBLIC ART

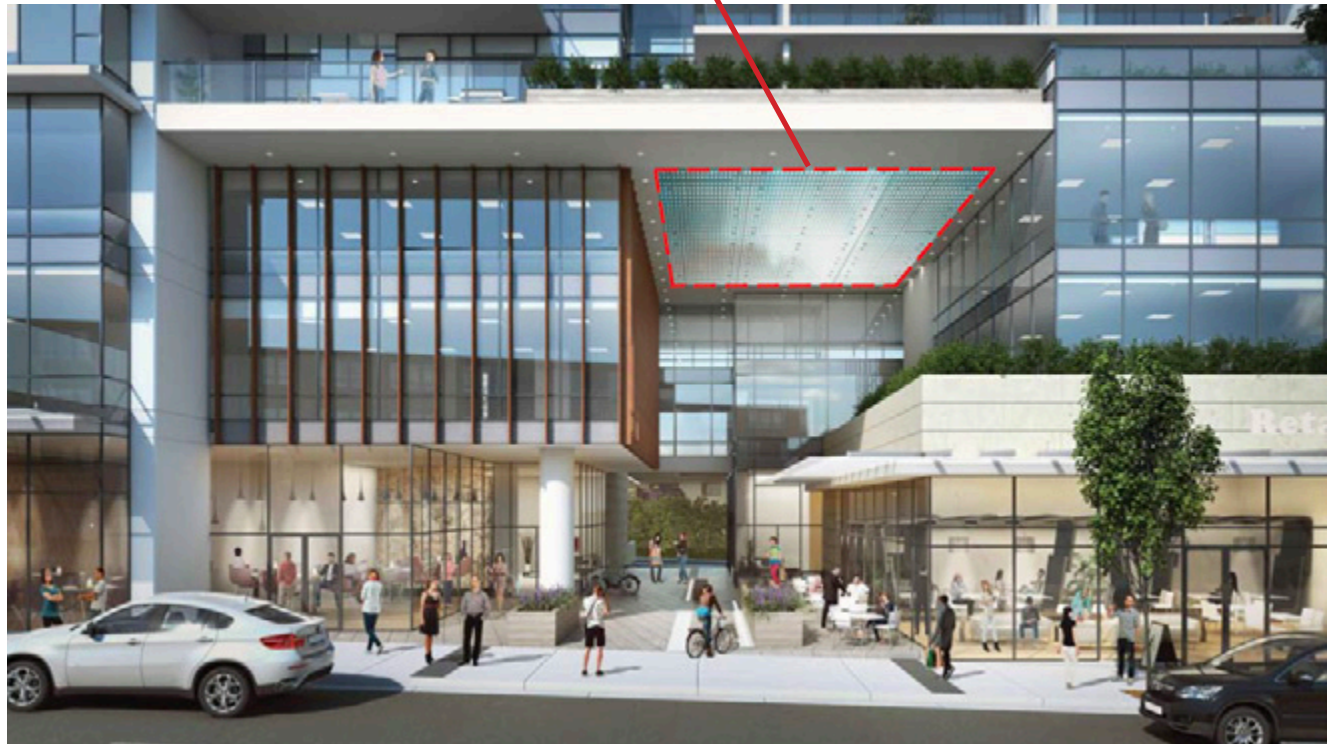
In addition to the project vision and objectives, the team has identified a location for the art work. From the outset of the project, one of the main objectives was to provide an exciting and interesting space through the breezeway, that connects 13th Street with the lane way. The ceiling of the breezeway (Level 3) has been identified as an effective way to assist with this task. This location is highly visible from the street and plaza space and located on private property. The art is envisioned to have a lighting / sculptural component to ‘animate’ the space.



Public Art Location

Public Art Opportunities

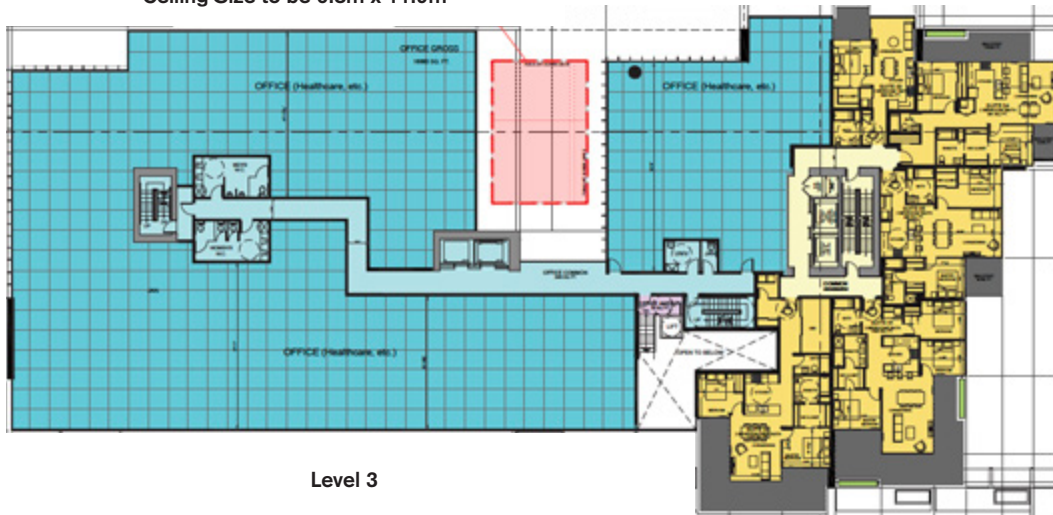
Public Art Location at Breezeway Ceiling



Public Art Location at Breezeway Ceiling Size to be 6.8m x 11.9m

EAST 13TH STREET

Public Art Location

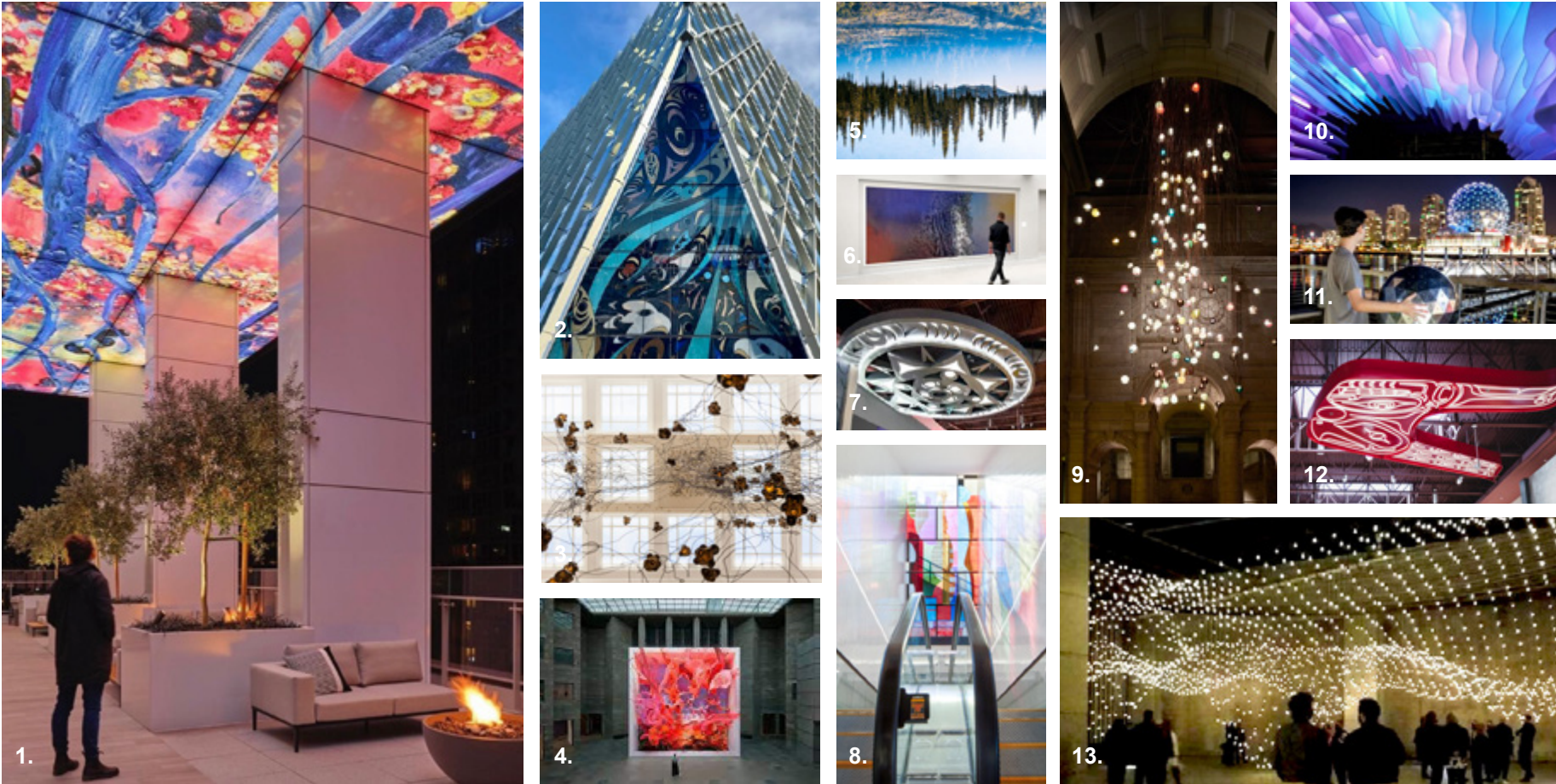


Level 3

Public Art Opportunities

PRECEDENT IMAGES

Precedent images provided here, are examples of ceiling art to guide concept development. Artists are strongly encouraged to propose unique, creative concepts.



1. Viewpoint, Ben Reeves, Vancouver, BC. 2. Sea to Sky, Thomas Cannell, Richmond, BC. 3. 57.157, Bocci, Canada House, London, UK 4. Quantum Memories, Refik Anadol, Melbourne, Australia. 5. Her(e) on the Land #41, Josema Zamorano, Vancouver, BC. 6. Traverse, Breakfast Studio, NYC, US. 7. Sun Spindle Whorl, Bryce Williams at Tsawwassen Mills, Tsawwassen, BC; 8. Off Centre, Renee Van Halm, Joyce–Collingwood SkyTrain station, Vancouver, BC. 9. 28 Copper, Bocci, Victoria & Albert Museum, London, UK 10. The Herd, Nicholas Alexander, London, UK 11. OH!, Tangible Interaction, Vancouver, BC. 12. Sea to Sky, Holly (Williams) Campbell at Tsawwassen Mills, Tsawwassen, BC; 13. Pulse Topology, Rafael Lozano-Hemmer, Bentway, Toronto, ON. .

Public Art Process

OPEN / INVITATIONAL CALL TO ARTISTS

Artists/artist teams are invited to submit Expressions of Interest via an Open Call announced by the City of North Vancouver. In addition, the Selection Panel members will familiarize themselves with the project and may nominate Artists/artist teams to be considered for developing a concept proposal for the project.

To be considered, all applicants must be professional practicing Artist/artist team. Once the call is closed the Selection Panel will meet to review the submissions, and a maximum of 3 artists will be selected to develop and present a Public Art Concept Proposal. The Artists/artist teams will receive an honorarium of \$1,500.00 upon receipt and presentation of their Concept Proposals.

The selected Artists will be familiarized to the development, public art opportunity, project vision, and context; along with an opportunity to meet the design team. Artists will then be given 6-9 weeks to develop a Concept Proposal. The proposal should contain a brief history of the Artist's work especially as it relates to the proposed concept, a brief description of the concept, schematic visualization(s) or rendering(s) of the proposed work, an outline their proposed approach to fabrication and schedule, and a detailed budget.

Working collaboratively to build consensus, the Selection Panel and the Public Art Consultant will review and discuss the proposals received and determine which Artist will be commissioned through a voting process. The selected Artist/artist team is offered the art commission.

The remaining artists on the short-list will be ranked by the group and if the initial Artist/artist team declines the project, the second and third Artist/artist teams will be approached, one at a time, in the ranked order. The selected final Artist is awarded the commission.

EXPRESSION OF INTEREST REQUIREMENTS

- Expressions of interest accepted in digital format only
- Cover letter briefly outlining approach to public art, site, and public art opportunity - 1 page max
- Current CV
- Maximum of 10 digital images (this may include video and audio clips) of past/current work
- Image list of past work/current work including:
 - Title,
 - Medium,
 - Date,
 - Dimensions,
 - Budget (if applicable and brief description of the artwork
 - Brief description of the artwork,
 - Collaborator names (if applicable)
- Two references who can speak to your abilities, skills, accomplishments and ability to project manage and meet deadlines
- Contact information



Public Art Process

ROLE OF THE ARTIST

The Artist(s) awarded a Public Art Contract will be responsible for the following:

- Creating a detailed budget for the artwork including all project costs.
- Developing a time line for artwork fabrication.
- Meeting with the project team members to discuss progress at important milestones.
- Working with the project team to refine artwork, artwork contours, adjacent relationships and technical considerations that affect other disciplines
- Oversee the fabrication and installation of their work.
- Provide drawings and project documentation as needed.
- Including a permanent plaque with artist name, artwork title and description of artwork. This is to be installed and included within the overall public artwork budget
- Provide final documentation of artwork; including information on materiality, the artwork title, artwork description, and photo documentation of installed artwork
- Create a maintenance manual for the City or strata corporation to use in the artwork's care.

SELECTION CRITERIA

The selection of artists or artist teams for this opportunity will be driven by the strength of their practice – their ideas and discourse, and how they relate with the context and the vision of this particular project.

Those eligible to be considered must be practicing Artists whose work reflects a professional practice, demonstrates excellence, quality and innovation. The Selection Panel will consider Canadian and International artists that align with these criteria, who may be established, in mid-career or emerging, and whose proposals demonstrate:

- A clear vision of the proposed final artwork.
- A high quality and innovative concept for this project.
- Artistic quality of past artworks illustrated through project experience/examples.
- An evident understanding of the built environment, public realm and the impact of art on the proposed site.
- An understanding of the project architecture, landscape-architecture, site and all aspects of the project's context.
- Artwork feasibility as it relates to fabrication/implementation, detailed budget and timeline, installation, safety and maintenance.
- Capacity, availability and commitment
- Experience working on projects of similar scale and scope may not be necessary and it would be considered an asset.

The final selected artist or artist team will enter into a contract with the developer to complete the proposed artwork on time and on budget prior to the project occupancy permits.

Schedule & Budget

TIMELINE

Call CirculatedEarly September 2022
Submission Deadline End of October 2022
Selection Panel Review & Short List End of October 2022
Request for Detailed Concept Proposals..... Early November 2022
Artist Concept Proposal PresentationsEarly January 2023
Artist Selected for Commission..... Early January 2023
Artist Contract..... March 2023
Public Artwork Completed & Installed.....February 2024
(Prior to Building Occupancy)

ARTWORK BUDGET

\$129,700 + GST

The Artwork Budget includes the artist fee, fabrication, storage (if required), delivery, installation, engineering certificates, construction coordination and site preparation, permits and insurance plus all applicable taxes (not including GST). The artist will be responsible for obtaining/carrying general public liability insurance and include the Owner as a named insured on the policy.

All amounts shown in Canadian Dollars (CAD).

Submission Instructions

Submissions are due by midnight on October 30, 2022.

Contact: Stephen Vincent
Via email: info@dki.bc.ca 10MB Maximum File Size
Subject Line: Millennium Northmount Public Art EOI



Eva Pacheco + students; Crochet Canopy, Málaga, Spain.