



PUBLIC ART CALL FOR EXPRESSIONS OF INTEREST

1441 St Georges Avenue
North Vancouver

Submission Deadline: November 15th, 2018

All submissions and inquiries are to be emailed to:
Kimberly Simpson, Durante Kreuk Ltd
kimberly@dkl.bc.ca
604-684-4611

CHARD DEVELOPMENT LTD

**Public Art Consultant:
Durate Kreuk Ltd**



INTRODUCTION

1441 St. Georges Avenue is a mixed-use, purpose-built rental redevelopment in the heart of Central Lonsdale in the City of North Vancouver. This project includes upgrading an existing 16-storey building constructed in 1968 and constructing a 23-storey infill rental building. A total of 255 secured rental units – studios, one, two and three bedrooms, and over 20,000 sq.ft of commercial space will be constructed on this site, which will include 14 secured rental units for the YWCA, a mid-block pedestrian walk-way and plaza, public art and rooftop residential amenities.

The 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 opportunities and possible sites for the artwork, the budget breakdown, submission requirements, the selection process and an anticipated timeline.

SITE CONTEXT + PUBLIC REALM

Located in the Central Lonsdale neighbourhood of the City of North Vancouver, this project by Chard Development is situated in the City of North Vancouver's civic and commercial core. The project site is bounded by East 15th Street to the north, St Georges Avenue to the east and a rear lane to the south. Located east of Lonsdale Avenue the project site is across the street from Lions Gate Hospital. The eastern portion of the site consists of an existing 16-storey purpose built rental tower with a 2-storey commercial podium and parking facility. On the western portion of the site the project includes a 23-storey mixed-use rental building seated atop a double height retail podium with at-grade retail, and an inter-block pedestrian connection and plaza. The existing 16-storey purpose-built rental tower and 2-storey podium will be upgraded to a sustainable level.

This site location marks the subtle transition between two distinct areas, bridging between a commercial zone along Lonsdale Avenue and residential zone to the east. East 15th Street will be improved with additional retail to assist with the linkage between Lonsdale and the Lions Gate Hospital. Direct frontage along East 15th Street as it connects to Lonsdale Avenue fosters opportunities for commercial activity. The commercial portion of this project is designed to maximize flexibility in the division of units.

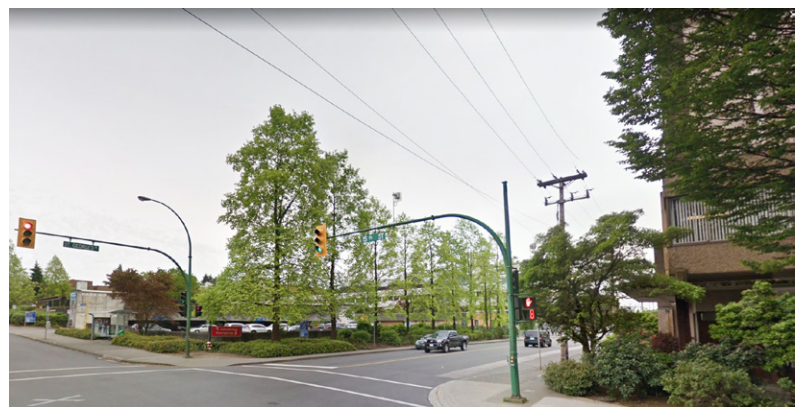
The ground floor of the project is predominantly commercial use and provides access to the residential lobbies in each building. The landscape takes its direction from the guidelines for Central Lonsdale Public Realm development.

A mid block pedestrian walkway connects the existing and new tower. This pedestrian way is animated by ground floor uses on the western and eastern buildings, entries to the buildings and bike storage areas. This animated passage links to the existing mid block connection to the south. The goal is to further reinforce and enhance the pedestrian experience at grade. The inter-block connection and plaza are provided as a public amenity space for residents, visitors and the community.

This neighbourhood is very walkable and the project's central location east of Lonsdale Avenue offers residents immediate access to transportation and neighbourhood amenities such as cafes, restaurants, grocery stores and shopping.



Looking south from the corner of E 15th St and St Georges Avenue.



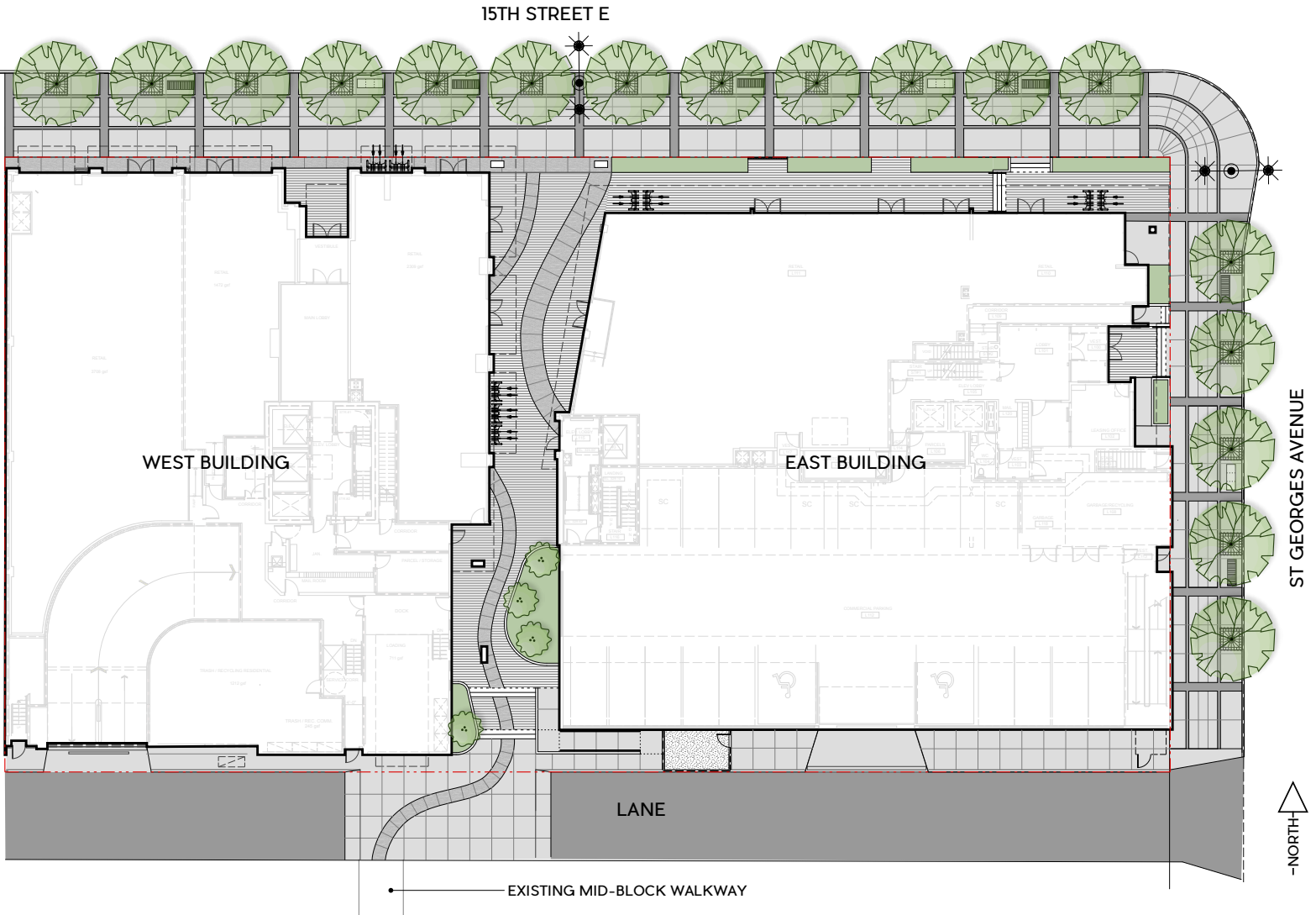
Looking south towards Lions Gate Hospital from the corner of E 15th St and St Georges Avenue.

These views taken from Google Streetview represent the current streetscape condition of the project site, the public realm streetscape will be renewed and enhanced with the development of this project in accordance with the City of North Vancouver's Central Lonsdale Public Realm Development Guidelines.

CONTEXT PLAN



LANDSCAPE PLAN





Views of the existing 16 storey tower from Google Streetview. The existing tower built in 1968 will be fully upgraded inside and out for sustainability. The architectural form will be preserved and new weatherproof cladding will transform this 1960's timepiece into a contemporary, revitalized version of itself.

The rezoning of 1441 St Georges Avenue allows for a net gain of 175 purpose-built rental units within the Central Lonsdale neighbourhood. The project contributes to a diverse housing continuum through a range of unit types and tenures, aligning with the City's 2014 Official Community Plan and recently endorsed Housing Action Plan.

A mix of unit types include studios, one-bedroom, two-bedroom and three-bedroom units, with indoor and outdoor amenity spaces to encourage active healthy lifestyles and social interaction/community building. The provision of family friendly housing is a primary objective of this proposal with a net increase of 84 two-bedroom units and 20 three-bedroom units. This increase in purpose-built rental housing provides a multitude of housing options for individuals and families to live within close proximity to transit, schools, neighbourhood amenities and shopping.

ARCHITECTURE

The project is composed of a strong commercial base facing East 15th Street and two towers, 23-stories and 16 storeys, stepped back on all sides. The commercial facade of the new west podium is framed by a strong masonry element. The prominence of the commercial mass is countered by the calmer residential mass clad in a window wall system. The vertical frame highlights the signature corner and shows its presence facing to the major junction of Lonsdale Avenue. For the existing east podium, the glass spandrel of storefront with wood grain soffit under the canopy animates the streetscape. A feature wall along the mid-block walkway with glazing elements creates a visual interest. Also, with proposed upgrades to the exterior shell, the retained East tower's upgrades create a contemporary quality.



Rendering of 1441 St Georges - Looking south at E 15th St frontage, at the renewed existing east tower, new west tower and commercial storefronts.

A fitness room, media room, gathering lounge and roof top outdoor decks are provided in the west tower as a shared amenity space for residents in both buildings. In the west building there is an indoor amenity room and outdoor amenity space exclusively for the YWCA tenants. This is a multi-purpose space intended to be the social gathering for the YWCA families living in the development. All the items one would expect in a backyard are proposed; kid's play area, urban agriculture and social gathering spaces. The existing parkade on level 2 of the east building will be re-purposed into a full level of bicycle lockers for commercial and residential use.

PUBLIC ART CONTEXT

The artworks in North Vancouver’s public art collection are located on both public and private property, within the public realm 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



The Lady, Myfanwy McCleod, 2017



My People Will Rise Up, Marianne Nicolson, 2009



Storytelling, Rebecca Bayer & Imu Chan, 2016



Lost Cows of Lilloet, Nathan Lee & Matthew Thomson, 2015



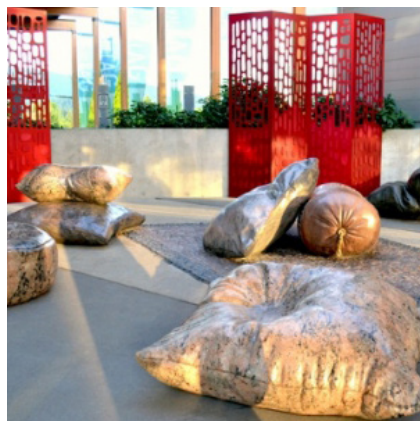
GroundWaterSeaLevel, Germaine Koh, 2014



Bourgeoning, Illarion Gallant, 2016



Sacred Mountains, Jody Broomfield, 2015



Living Lounge, Paul Slipper & Mary-Ann Liu, 2014



Whatever the Weather, Mia Weinberg, 2016

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.

PUBLIC ART OPPORTUNITIES

The priority location for the public art work is in the mid block walkway. This site would be an ideal location for public art as it will activate and highlight the burgeoning mid block pedestrian network through Central Lonsdale. An artwork in this location could draw people into the space and visually reinforce this fine grain pedestrian network. The key audience for this public art project is the pedestrian. As such the human scale and pedestrian speed should be a point of primary consideration so that the work is visible and engaging to those travelling by foot.

In terms of media and form there is a range of opportunities that present themselves. The artwork could be a stand alone piece, serving as a landmark or gateway into the space. Alternatively, a series of stand alone works could lead one further into the pedestrian space, creating a sense of discovery or rhythm. The artist could utilize the columns in the south of the pedestrian space as a canvas or structure for the work. The artwork could be light based and could transition throughout the space or form a singular focal point. The artwork could be integrated with the two-storey east building facade or could also be integrated with the paving/ground plane and planting. Artists will be welcome to propose different approaches to the public art project.



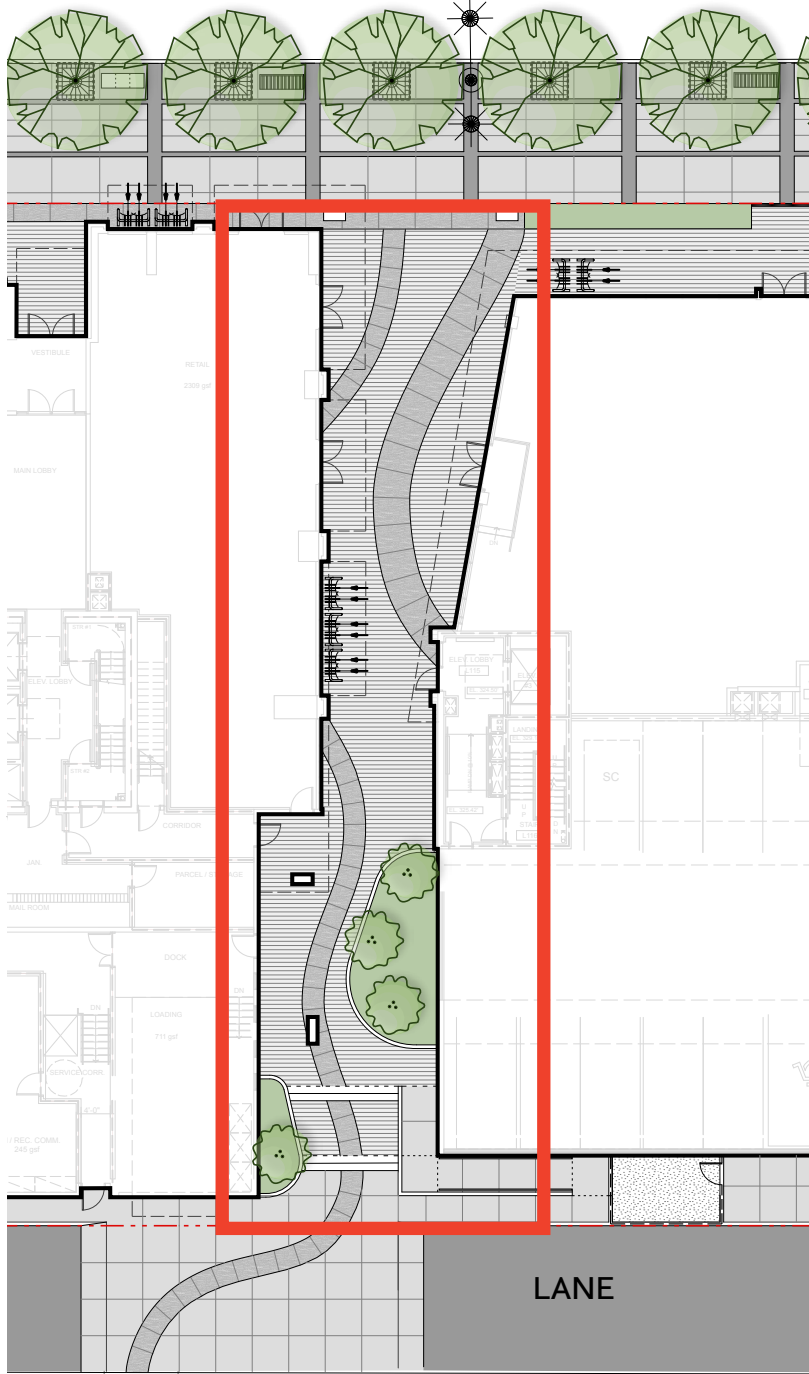
Google Streetview looking west down the lane towards the mid-block connection.



Google Streetview looking south down the existing mid-block pedestrian connection to the south of the site.

LOCATION FOR PUBLIC ART

15TH STREET E

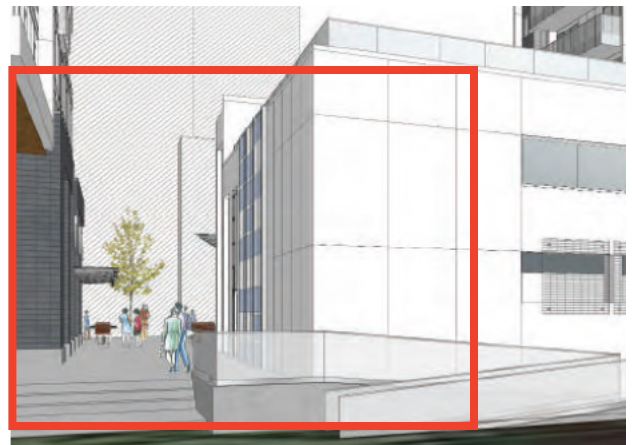


EXISTING MID-BLOCK WALKWAY

Plan view of the mid block walkway



Perspective rendering looking south through the mid block pedestrian connection from 15th Street



Perspective rendering looking north through the mid block pedestrian connection from the lane.

OPEN CALL TO ARTISTS

Artists/artist teams are invited to submit Expressions of Interest via this open call. Those artists eligible to be considered must be a professional practising artist based in Western Canada.

Once the call is closed the selection panel will meet to review the submissions and will select a short-list of three artists/artist teams. The three short-listed artists/artist teams will then be invited to develop concept proposals for the public art and present their concept proposal to the selection panel, for which they will be paid a \$1,500 honorarium.

The selection panel will review the concept proposals and will recommend one artist/artist team to be awarded the public art commission. The artist selection panel will be comprised of two local arts professionals, a North Vancouver Public Art Committee Member, a project designer (Architect, Landscape Architect) and the owner or owner's representative will make up five member panel.

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

- Creating a budget for the artwork including all project costs and contingency.
- Developing a timeline for artwork fabrication.
- Meeting with project team members to discuss progress at important milestones.
- Oversee the fabrication and installation of their work.
- Provide drawings and project documentation as needed.
- Create a maintenance manual for the owner to use in the artwork's care.

EXPRESSION OF INTEREST REQUIREMENTS

- 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
- Two references who can speak to your abilities, skills, accomplishments and ability to project manage and meet deadlines
- Contact information

All submissions and inquiries are to be emailed to:
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604-684-4611

ARTWORK BUDGET

\$64,000 CAD + GST

The Artwork Budget of \$64,000 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.

TIMELINE

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|-------------------|--|
| September 2018 | Call Circulated |
| November 15, 2018 | Submissions Deadline |
| November 2018 | Selection Panel Review and Short-listing |
| February 2019 | Artist Concept Proposal Presentations |
| February 2019 | Artist Selected for Commission |
| March 2019 | Artist Contract |
| Fall 2020 | Public Artwork is Installed |