



PUBLIC ART CALL FOR EXPRESSIONS OF INTEREST

POLYGON - ELLE

114-132 WEST 15TH STREET, NORTH VANCOUVER, BC

Submission Deadline | April 17th, 2023

CALL FOR ARTISTS

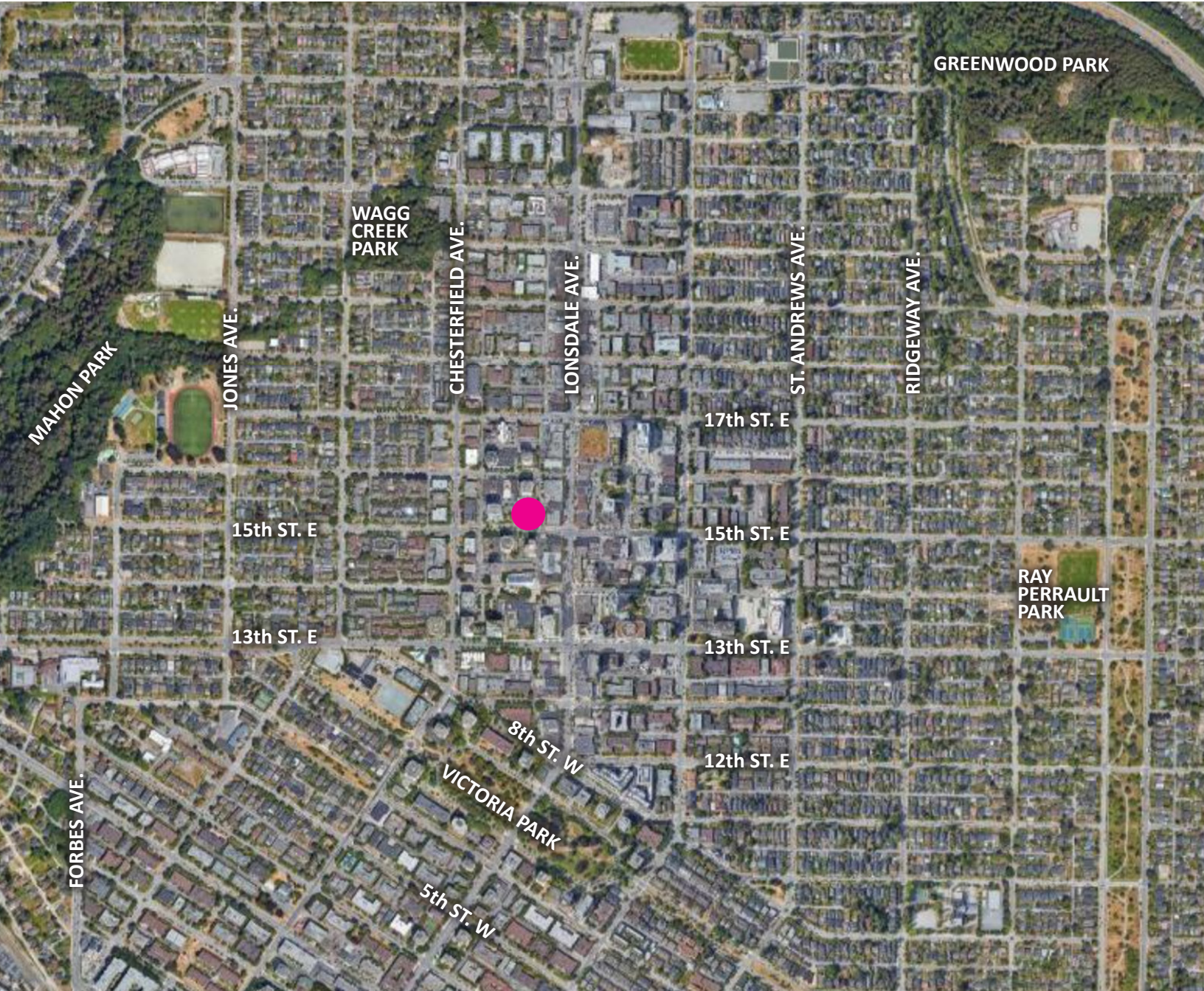


Rendering of Polygon - Elle development

Polygon Development, in partnership with the City of North Vancouver, invites expressions of interest from experienced, professional Canadian and US artists or artist teams to create a public artwork that activates the corner of 15th Street and the north south lane. The public art has the potential to extend and consider an optional secondary public art opportunity identified as the glazing on the building facade fronting the lane. The primary public art opportunity allows for a wide range of possibilities and approach, media and form, including the integration of seating with the landscape and hardscape design, and lighting.

PUBLIC ART BUDGET	\$306,000.00
ELIGIBILITY	Open Call for experienced, professional Canadian and US artists or artist teams
DEADLINE FOR SUBMISSIONS	Monday, April 17th, 2023 at 9:00am PDT
PROJECT COMPLETION	2026
Please send all submissions to:	Elle@ballardfineart.com

CONTEXT MAP



Aerial map showing the Site within the North Vancouver context

PROJECT DESCRIPTION



Rendering: View from West (15th Street)

Elle is a multi-family, mixed-use development situated on a 25,206 sq ft site in Central Lonsdale, North Vancouver. Located at 114-132 West 15th Street, the redevelopment of the site is an exciting opportunity to contribute to the vibrant urban fabric of this key North Shore neighbourhood. The site is located in close proximity to a number of existing businesses, services, and institutions, contributing to the area's livability while minimizing negative impacts on the environment. Situated along a frequent transit corridor that promotes walking and cycling as active and healthy modes of transportation, Elle is part of a welcome densification of the Central Lonsdale enclave.

Elle features a single 22-storey tower with a 2-storey commercial and office podium. The site is within one block of Lonsdale Avenue, which is the cultural, commercial, and institutional hub of the community. Located within a ten-minute walk to an array of other essential services and amenities, including the Lions Gate Regional Hospital, City Hall, the newly built public library, Harry Jerome Community Recreation Centre, and RCMP headquarters, the types of housing units, totaling 136, will cater to a range of needs.

Approximately 28% of units will be sized between 600 to 700 sq.ft., and another 57% of the units will be sized between 900 to 1,000 sq.ft. At grade level, the building features attractive, vibrant, and pedestrian-friendly street front retail uses and a greatly improved public realm which will revitalize the aging commercial streetscape on West 15th Street and contribute to the overall amenity and economic vitality of Central Lonsdale. The addition of residential uses will generate spin-off benefits and increase the consumer base for local shops and services in the Town Centre.

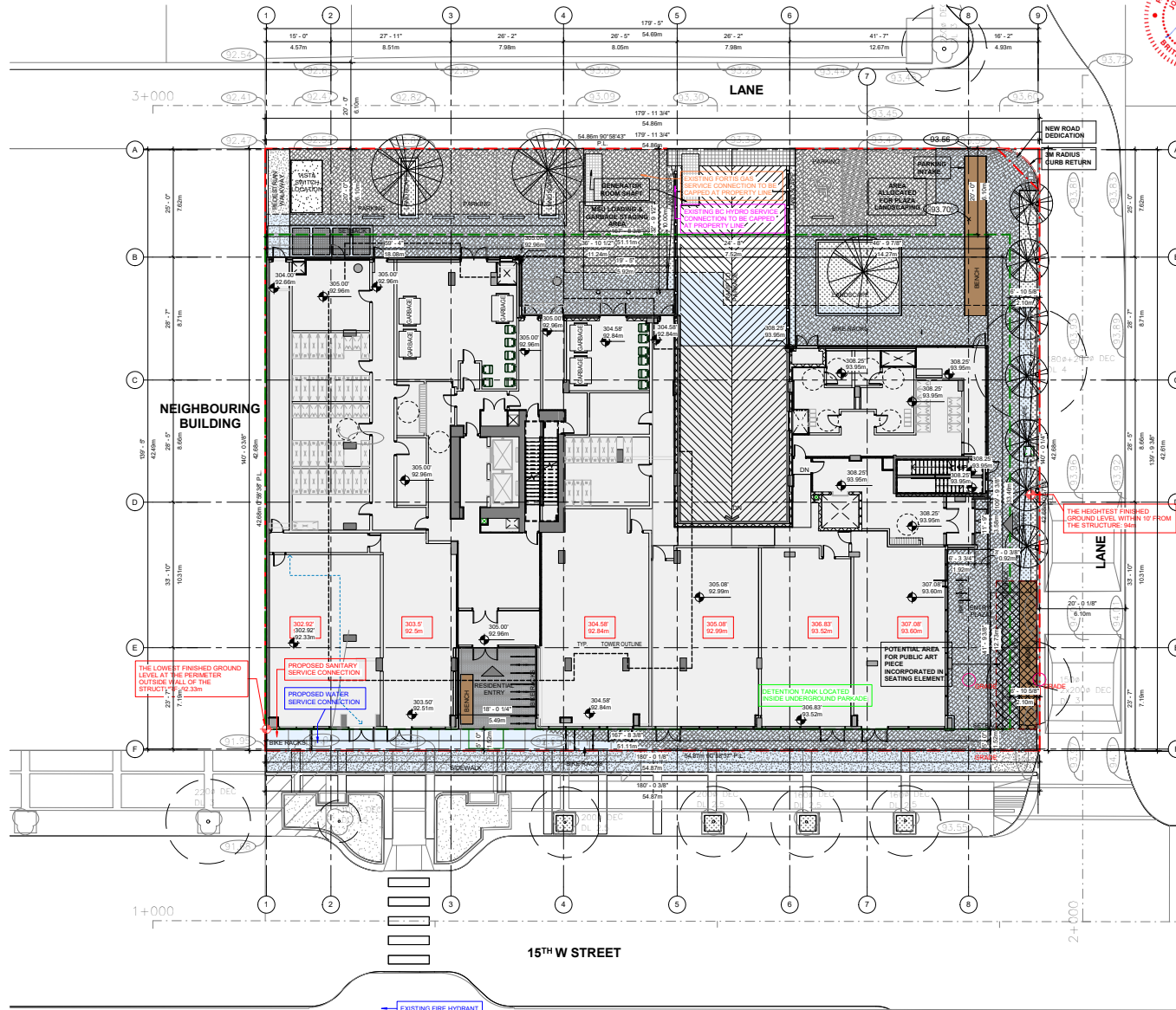
In addition to residential, Elle provides approximately 7,000+ SF of retail space and approximately 15,000+ SF of office space to the Central Lonsdale area in close proximity to Lions Gate Hospital and the North Vancouver City Library, which will generate new job opportunities and provide convenience to the neighborhood. Polygon Development 359 Ltd.'s vision aims to ensure the office space is mainly used for medical/ dental clinics, with a strong incentive to bring back the existing Persian grocery store.

The on-site indoor and outdoor amenities, as well as off-site public realm improvements, will establish the project as a desirable address in this up-and-coming area. Enhancing the development's livability for all residents and visitors, and in keeping with Polygon Development 359 Ltd.'s company values of trust, care, and forward-thinking, Elle will inspire and foster a variety of activity, contributing to the vibrancy of this important North Vancouver neighbourhood.



Rendering: View from 15th Street

SITE PLAN



ByLaw 6700
 "Average Grade" means the average of:
 (1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and
 (2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 8.29 square metres (100 square feet) and window wells).

HIGHEST POINT: 84 m=308.39'
 LOWEST POINT: 82.33 m=272.92'
 AVERAGE GRADE: 83.17 m=276.66'



TRUE NORTH ANGLE FROM PROJECT NORTH: 0.97°

EXISTING FIRE HYDRANT

PUBLIC ART OPPORTUNITY

Following thoughtful site analysis, the primary public art opportunity (1) has been identified as the corner of the laneway and 15th Street. The public art has the potential to extend and consider an optional secondary public art opportunity identified as the glazing on the building facade fronting the lane.

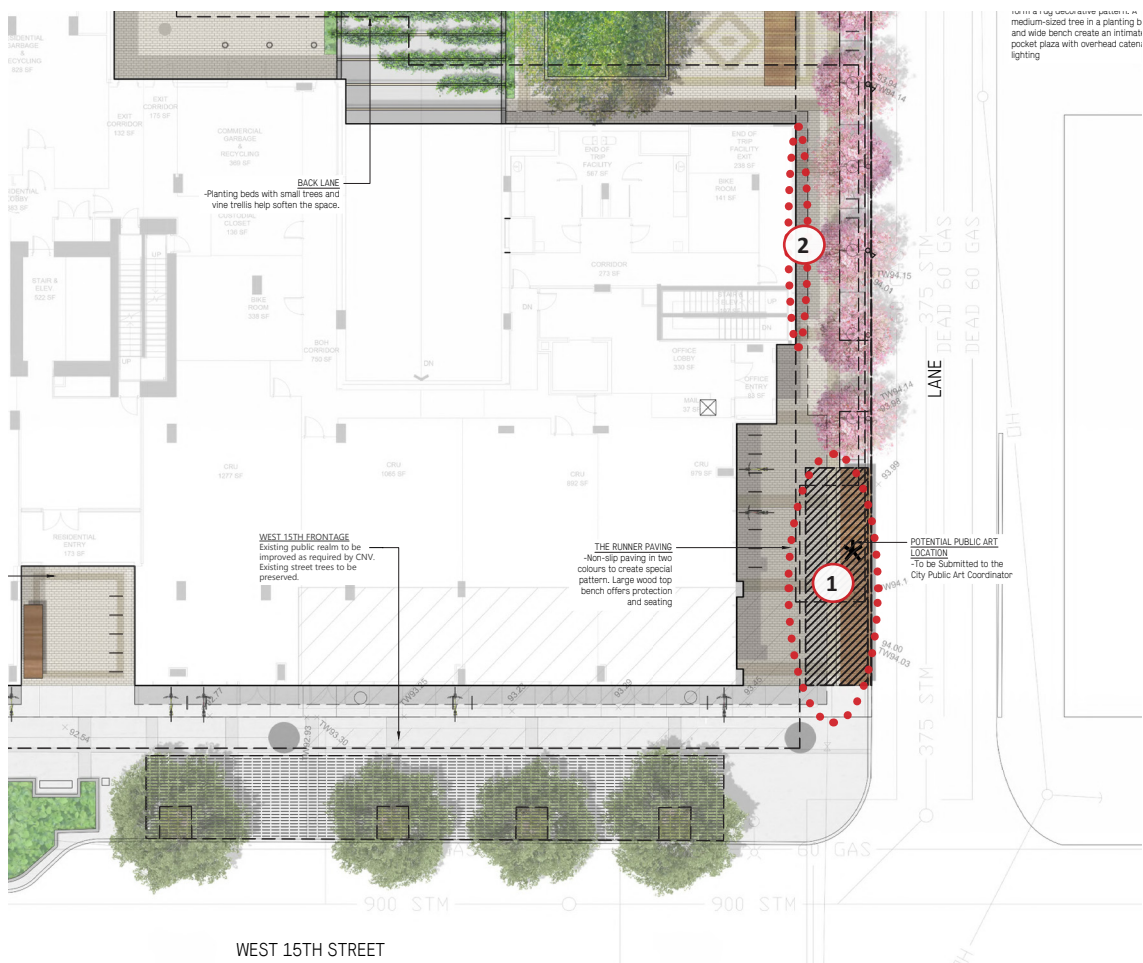
(1) Primary Public Art Opportunity:

Corner at 15th Street and north south laneway

(2) Secondary Public Art Opportunity:

Curtain wall facade fronting north south laneway

The primary public art opportunity site location at the south east corner of the property offers high visibility and accessibility with multiple engagement opportunities for a diverse array of audiences, including pedestrians, cyclists, and motorists. The primary public art opportunity allows for a wide range of possibilities and approach, media and form, including the integration of seating with the landscape and hardscape design, and lighting.



Long-term maintenance and public safety will be key considerations for an artist. Selected early in the development process, the artist will have the opportunity to become an integral member of the design team, and will be given as much creative license as possible to activate the space, integrating art to the site and its community context in a meaningful and engaging way.

The public art will be carefully considered, in keeping with the vision of the development as well as the City of North Vancouver's public art program. In partnership with the City of North Vancouver, Polygon Development 359 Ltd. proposes to host an enduring public artwork as part of the Elle development that speaks to diverse audiences, inviting engagement and dialogue while celebrating and enhancing local culture.



DETAILS & REQUIREMENTS

The amount designated for the public artwork is \$306,000.00 and includes the artist fee, artwork materials and fabrication, detailed design drawings, engineering drawings and certificates, construction coordination and site preparation (including any foundation work, attachment structural requirements specifically required for the artwork), lighting (specific to the artwork), artwork insurance, artwork storage (if required), transportation, installation, any travel related expenditures, professional photo documentation, plus applicable taxes. The artist selected will be responsible for a general public liability insurance policy and WCB insurance should that be required. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

SELECTION PROCESS

The selection process is a two-stage open call to local, regional, Canadian and US professional artists or artist teams with a voting selection panel. All stages of the selection process will be facilitated by Ballard Fine Art Ltd.

In stage one of the selection process, artists will submit an Expression of Interest (EOI) for consideration by the selection panel. Upon the close of the open call, the selection panel will meet to review all submissions and determine a shortlist of 4 artists to develop a concept proposal for the public art opportunity.

In stage two, the shortlisted artists will be invited to develop and present a concept proposal to the selection panel. The shortlisted artists will be oriented to the public art opportunity, project, site, and community contexts, with an opportunity to meet with the developer and design team. Each shortlisted artist will be paid an honorarium of \$1,500 for their work, paid upon receipt and presentation of the concept proposal.

EXPRESSION OF INTEREST REQUIREMENTS (DIGITAL FORMAT ONLY)

- i) Cover letter briefly outlining the artistic approach to the site and public art opportunity (500 words maximum)
- ii) Current CV (2 pages maximum)
- iii) Maximum of 10 high quality digital images of past work submitted as a folder link from WeTransfer, Dropbox, GoogleDrive, and/or OneDrive etc.
- iv) Annotated image list of past work including: title, medium, date, dimensions, budget, corresponding image number, and brief description of the artwork (30 word maximum)
- v) Complete artist contact information

Please email submissions by **Monday, April 17th, 2023 at 9:00am PDT** to:

Elle@ballardfineart.com

Subject Line: Polygon Elle - Public Art EOI Submission- Artist Last Name(s)

Please note: Incomplete submissions will not be accepted. Due to the number of submissions received, only shortlisted artists will be contacted. If no submission warrants consideration, Anthem reserves the right not to award the commission.

PUBLIC ART TIMELINE

Detailed Public Art Plan Submission.....	March 2023
Artist Expression of Interest Posted.....	March 2023
Artist Submissions Due.....	April 2023
First Selection Panel Meeting – Review Artist Submissions.....	April 2023
Short-listed Artists’ Invitation.....	April 2023
Artists Orientation Meeting.....	May 2023
Second Selection Panel Meeting – Artist Presentations	July 2023
Final Artist Selection.....	July 2023
Artist Contract.....	August 2023
Art Installation.....	July 2026

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE