

city  
of north  
vancouver



CONCERT®  
PROPERTIES

# NORTH HARBOUR™

PUBLIC ART CALL FOR EXPRESSIONS OF INTEREST  
OPPORTUNITY #1 - FELL AVENUE PLAZA

801,889,925 HARBOURSIDE DRIVE & 18 FELL AVENUE  
NORTH VANCOUVER, BC

Submission Deadline | June 12, 2023



North Harbour is located on the traditional and unceded territories of the Skwxwú7mesh (Squamish) & Səlilwətał (Tsleil-Waututh) Nations. Concert Properties is grateful to be on this territory, and is committed to building relationships between Indigenous communities, the City of North Vancouver, and future residents.

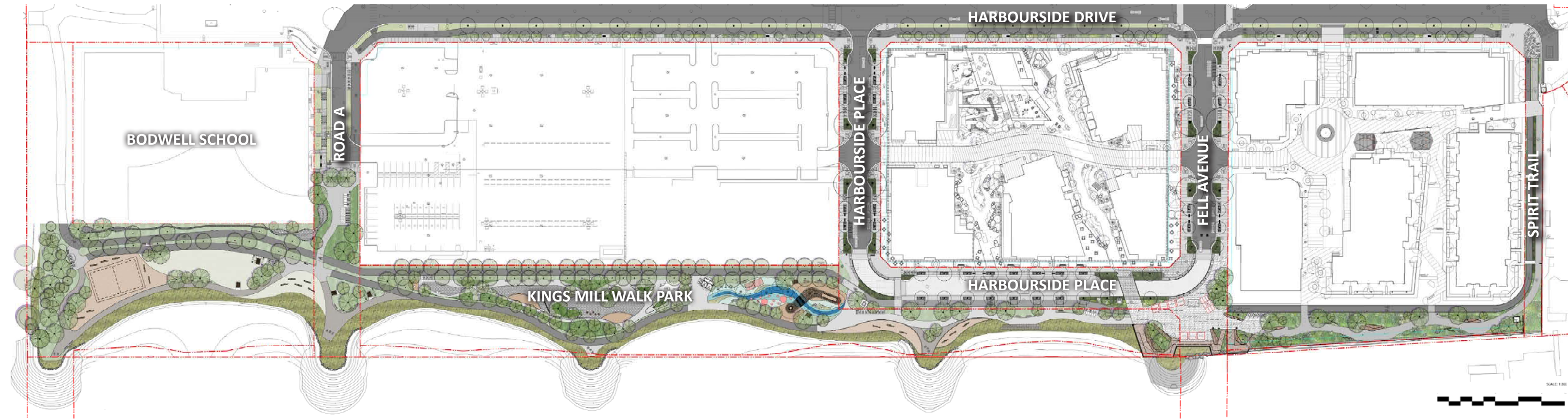
North Harbour rendering

## CALL FOR ARTISTS

Concert Properties., in partnership with the City of North Vancouver, invites expressions of interest from experienced, professional Canadian and International artists or artist teams to create a signature sculptural public artwork that activates the Fell Avenue Plaza at the North Harbour site. The primary public art opportunity allows for a wide range of possibilities in approach, media and 3-dimensional form to activate the space.

<b>PUBLIC ART BUDGET</b>	\$350,000.00
<b>ELIGIBILITY</b>	Open Call for professional Canadian and International artists or artist teams
<b>DEADLINE FOR SUBMISSIONS</b>	Monday, June 12, 2023 at 9:00am PDT
<b>PROJECT COMPLETION</b>	2025
<b>Please send all submissions to:</b>	northharbour@ballardfineart.com

# North Harbour Site Context



Context map of the North Vancouver Harbourside neighbourhood



North Harbour Phase 1 detail aerial view rendering

## PROJECT DESCRIPTION

North Harbour is a vibrant and complete community set to be realized over the course of four phases. Spanning roughly 12 acres in total, North Harbour is designed at a pedestrian-scale, with winding pathways, connections to the City's Kings Mill Walk Park, future Fell Street plaza space alongside innovative residential, commercial, and retail opportunities. Located south of Harbourside Drive, between Gostick Place and Bodwell School, North Harbour will be a key anchor to this burgeoning North Shore zone while maintaining quick access to all that the region has to offer.

North Harbour is comprised of a series of intimately-scaled midrise buildings that blend seamlessly with the surrounding oceanfront landscape, featuring terraced architecture that steps down toward the water. Separated into 4 Parcels, North Harbour offers roughly 17 buildings with a mix of residential living, including market condo and rental homes, and seniors living. Punctuated by retail and office space, North Harbour is a thoughtfully designed neighbourhood poised to become the North Shore's premier waterfront community.

The sites offer superb views of the North shore mountains, which, alongside with proximity to the water, adjacent industrial and marine uses, and the proximity to two creeks, contribute to the sites' unique setting. The heart of this mixed-use community is the central retail area along Fell Avenue and across Harbourside Place that serves to provide a retail amenity for North Harbour and the surrounding neighbourhoods. This retail corridor is anchored by a public plaza and waterfront terrace at the foot of Fell Avenue. A central "Mews" acts as the main connecting street within each of the parcels in addition to integral garden courtyards, that, taken together, provide a meandering series of visual experiences for pedestrians and cyclists. Harbourside Drive places storefront work opposite the commercial uses to the north.

The North Harbour community responds to the City's palette of character elements that include a 'working marine' vernacular, an 'urban village' vernacular, and an 'urban ecological' vernacular, all set to be integrated in varying degrees throughout the site.



Fell Plaza detail rendering

Adjacent to the 4 Lots is the City owned Kings Mill Walk Park. This is a central feature in organizing the community and integrating moments of rest and pause along the Spirit Trail adjacent to the waterfront.

Kings Mill Walk Park is a City-wide destination park that borders the North Harbour community while connecting to the regional, multi-use North Shore Spirit Trail. Offering stunning views across Burrard Inlet, the Park is being redesigned by the City. The Park redesign will explore options for shoreline and habitat restoration, mitigation of the effects of sea level rise, and new all ages play zone. Existing Park elements include open green space with picnic table and benches, a beach volleyball court, and an off-leash dog area are designed to be re-envisioned in the new space. The park is situated between two salmon bearing streams, Mackay Creek on the west, and Mosquito Creek on the east.



North Harbour detail rendering



Lonsdale Quay Shipyards, present day

## COMMUNITY CONTEXT

Today, the City of North Vancouver is a vibrant, urban, multi-cultural city, with 38% of its 58,120 residents made up of immigrants in 2021 (2021 Census). The diverse population includes large Iranian, Filipino, Chinese, and South Asian communities, with many new immigrants moving first to Central Lonsdale. In 1988, the City of North Vancouver developed a Cultural Plan (updated in 2002), providing a framework for arts and culture decision making and underlining the importance of creating a distinctive, supportive arts community. In 2014, the City published the City of North Vancouver Official Community Plan, a culmination of public input and policy to support an envisioned future of North Vancouver as a “vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable to prosper without sacrifice to future generations” by 2031.

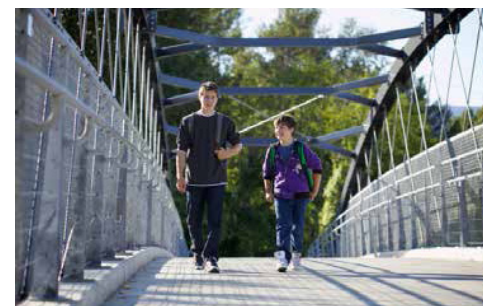
The City features many positive characteristics including its spectacular backdrop of the North Shore mountains, expansive waterfront views, educational facilities, recreational amenities, a growing economic base, and variety of housing choices. In addition to its well-established shipbuilding and waterfront industries, the North Shore serves as a hub for the film industry, tourism, and features the highly popular shopping and tourist destination, Lonsdale Quay Market and the Shipyards.

The City of North Vancouver is committed to fostering a creative community, enriched by the diversity of its people, landscape, and historical contexts to inspire innovation and reinforce sense of place. By providing opportunities to participate in creative or cultural activities, the City encourages a constructive framework for community members to engage, contribute to place-making, and enjoy a high quality of life. Lonsdale Avenue, located just east of the development, enjoys a variety of cultural institutions including the Centennial Theatre, Gordon Smith Gallery, Presentation House Theatre, Cityscape Community Art Space, the MONOVA: Museum of North Vancouver, and the Polygon Gallery, which serves as a vibrant waterfront cultural hub.

The North Shore Spirit Trail, envisioned as an accessible 35km greenway extending from Horseshoe Bay to Deep Cove, includes over six kilometers of residential, retail, and public spaces along North Vancouver’s waterfront. Featuring views of downtown Vancouver, the North Shore mountains, and access to the formerly industrial waterfront for the first time in a century, the Central Waterfront area is envisioned as a world-class waterfront destination featuring a progressive, exciting, and unique family, arts, and entertainment area.

The community of North Vancouver enjoys many visitors throughout the year drawn by the thriving restaurants and shopping, cultural institutions, and community events and festivals. Cultural celebrations and arts festivals have a multitude of benefits including fostering community congregation and connectivity, inspiring awareness and opportunities for local talent, and expressing diversity and uniqueness of the community. Some notable community festivals are the Spirit of the Season Festival, Movie Nights in the Civic Plaza, Hot Summer Nights, Rivers Day.

Public art plays an integral role in advancing these aims for both residents and visitors alike, particularly the celebration of culture and diversity, the engagement of its citizens, and the enhancement of communities and neighbourhoods. Kings Mill Walk Park has the potential to be rich with culture and celebrate local history. It is important that this is reflected in programming elements throughout the park. Public art will be integrated throughout the park as a means to express the traditional lands of the First Nations as well as the industrial context. Concert seeks to underline these goals through the creation of socially sustainable connected environments, speaking to audiences on a multitude of levels while transforming areas of live, work, and play into thriving and enjoyable spaces.



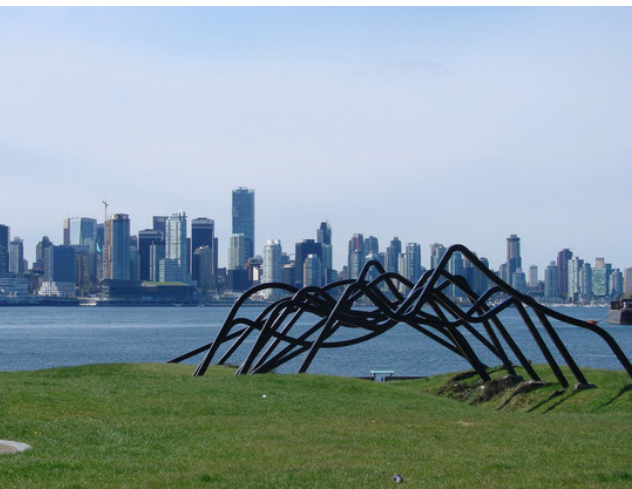
Images, clockwise from top left: Waterfront Park, present day; Spirit Trail, present day; Kings Mill Walk Park, present day; Mosquito Creek Marina, present day; Harbourside West Overpass, MacKay Creek, present day; Chief Ian Campbell, Knowledge Keeper Rebecca Duncan, and Janis Campbell of the Squamish Nation open Nchem?u’s Day, 2021; Volleyball Court, Kings Mill Walk Park, present day,

# PUBLIC ART CONTEXT

Public art has the power to punctuate everyday environments, animating public space and inspiring community participation in the creation of our urban landscape. Reflecting North Vancouver’s unique culture, heritage, and natural environment, the public artworks in the City’s Kings Mill Walk Park will operate within the City’s broader goal of building a sense of community identity and a deep-rooted sense of place through public art.

The public art generated by Concert’s North Harbour development project has the potential to engage the wider public art context of the Marine Drive neighbourhood, as well as the City of North Vancouver more broadly, activating and enlivening the public realm, especially when located in the public Kings Mill Walk Park. North Vancouver’s existing public art collection encompasses a range of styles and media, fostering engagement and social connectivity in sites as diverse as parks, plazas, civic buildings, commercial developments and integrated along nature trails and public walkways. The public artworks located in the area surrounding North Harbour reflect and express the region’s unique social, cultural, and historic context as well as its natural beauty.

Concert is committed to contribute a dynamic and enduring public artwork that speaks to diverse audiences, invites engagement, and enriches local culture.



Images, clockwise from top left: Dougals Sentf, Cathedral, 1986. Waterfront Park; Darren Joseph, Raven, 2015. Bewicke Ave; Myfanwy MacLeod, The Lady, 2017. E 13th St & Lonsdale Ave; Jody Broomfield, We Hold Our Hands Up to You – Wa chet k’ayáchtntumi, 2018. Mosquito Creek; Maskull Lasserre, Sky Harbour, 2020, W 13th St & Lonsdale Ave; Kevin Schmidt, Reckless, 2018, The Polygon Gallery; Wade Baker, Gateway to Ancient Wisdom, 2008. Mosquito Creek Marina; Wade Baker & Others, Spirit Trail Benches, 2008. Mosquito Creek;

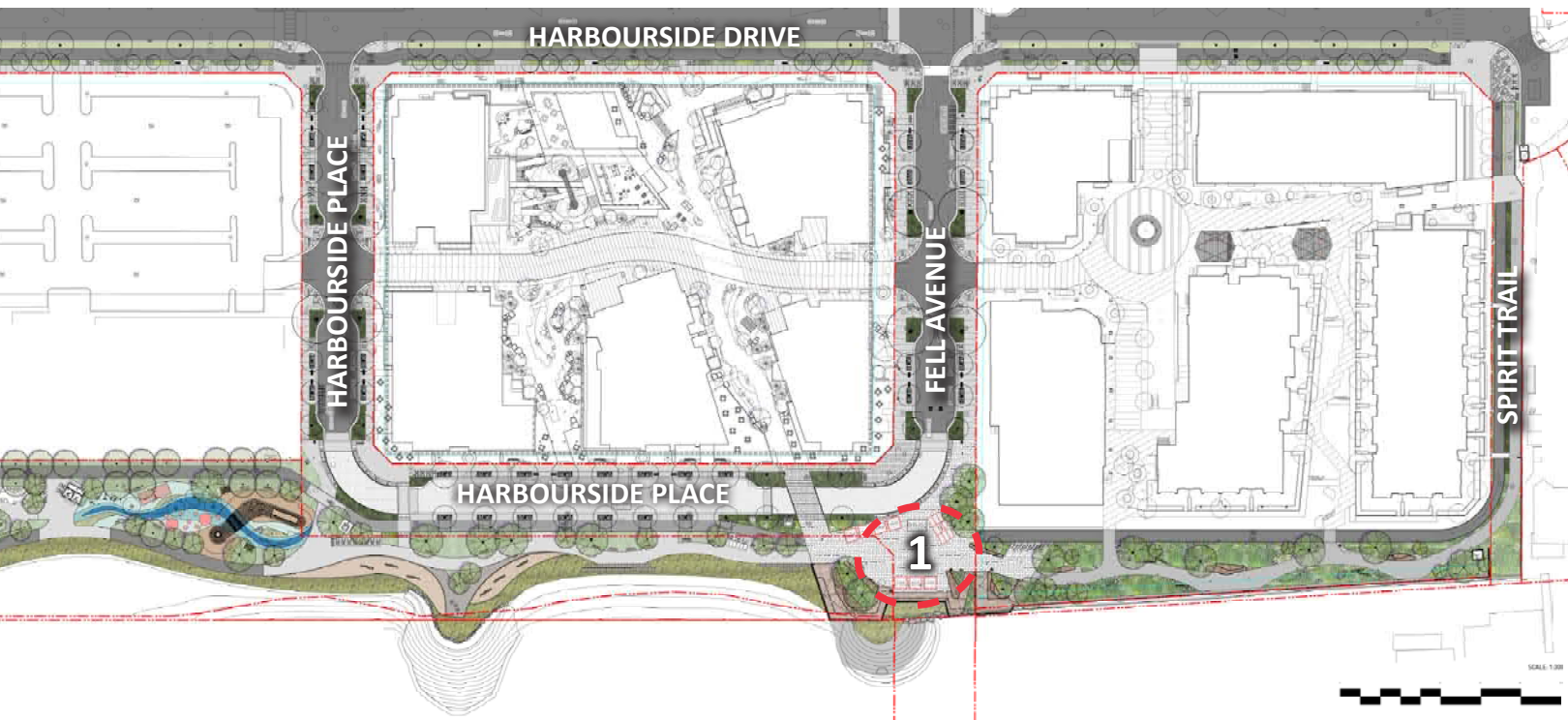


# PUBLIC ART OPPORTUNITY #1: FELL AVENUE PLAZA

The public art opportunity for the Fell Avenue Plaza is envisioned as a signature sculptural artwork. An artist may consider a wide range of possibilities in approach, media, and 3-dimensional form to activate the space.

Situated at the heart of this mixed use community within Kings Mill Walk Park, the Fell Avenue Plaza is a central social gathering space with direct connections to the expanded public realm and key community amenities including vibrant central retail area along Fell Avenue and Harbourside Place.

Fell Avenue Plaza will be a destination and rest stop along the regional Spirit Trail. This terminus is primarily hard surfaced in materials but is warmed with a heavy timber decking at the southern edge with key planted areas to break up this large expanse of pavers. This space can be programmed for small and medium events and could grow into larger ones by also occupying Harbourside Place as the road material here matches that of the plaza. This plaza was designed with a range of seating adjacent to the landscaping and incorporates both pole and catenary lighting to create a warmer, and more intimate feeling once the sun goes down. The view decks acknowledge this waterfront location and offer significant views to both the City scape to the south and the mountains to the north. Lions Lane on Lot C is visually continued with a paving pattern in the road acknowledging this site line that then terminates into the western edge of the plaza.



# DETAILS & REQUIREMENTS

The amount designated for the public artwork is \$350,000.00 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 International 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, design team and city representatives. 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, June 12, 2023 at 9:00am PDT** to:

northharbour@ballardfineart.com

Subject Line: Concert North Harbour - 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, Concert Properties reserves the right not to award the commission.

# PUBLIC ART TIMELINE

Detailed Public Art Plan Submission.....	April 2023
Artist Expression of Interest Posted .....	May 2023
Artist Submissions Due .....	June 12, 2023
First Selection Panel Meeting – Review Artist Submissions.....	June 2023
Short-listed Artists’ Invitation .....	June 2023
Artists Orientation Meeting.....	July 2023
Second Selection Panel Meeting – Artist Presentations .....	September 2023
Final Artist Selection .....	September 2023
Artist Contract.....	November 2023
Art Installation.....	2025

\* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE