



**JIM PATTISON
DEVELOPMENTS**

OPEN CALL FOR EXPRESSION OF INTEREST FOR PUBLIC ART

CLIENT

JIM PATTISON DEVELOPMENTS

PROJECT ADDRESS

351 WEST 3RD STREET
NORTH VANCOUVER, BC

ISSUED ON

Date

DUE ON

August 6th, 2024

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1.0 OPEN CALL

Jim Pattison Developments, in coordination with the City of North Vancouver's Developer Public Art Program, is seeking Expressions of Interest from Canadian professional artists, to create original site-specific public artwork at a development project located at 351 West 3rd Street in North Vancouver. Artists with experience working in the Skwxwú7mesh (Squamish) Coast Salish style are encouraged to apply. Strategically positioned at the western gateway to Lower Lonsdale, where Forbes Avenue intersects with 3rd Street, this endeavor opens doors for a fresh public artwork, poised to elevate the architectural essence of the proposed development while supplanting a mural slated for removal as part of the site's revitalization.

The inclusion of public art in the project aims to leverage the expansive solid surfaces found at the podium, particularly along the southern lane frontage and the exposed facade facing Forbes Avenue and adjacent Skwxwú7mesh (Squamish) Nation properties.

Additionally, the northwest corner of the site offers a unique opportunity to mark the entrance to the Lower Lonsdale neighborhood from the west, presenting an inviting canvas for a creative solution that serves as a distinctive gateway at the primary intersection of the site

Public Art Budget: \$65,000
Deadline: August 6th, 2024
Project Completion: January 2027
Eligibility: Canadian professional artists or teams

1.2 EXPRESSION OF INTEREST REQUIREMENTS

Respondents should provide the following information:

Cover letter outlining practice and approach as an Artist, as well as approach to the given public art opportunity (350 words)

Current CV

Maximum of 10 digital images of past / current work, accompanied with a list of artwork details including: title, medium, date, dimensions, budget, and brief descriptions (30 words)

Complete Artist contact information

Digital submission as a link from Dropbox, Google Drive, OneDrive, etc. is preferred.

Direct email submissions to:

aurion@mgba.com

Subject Line: 351 West 3rd Street – Artist Last Name

Note: Incomplete submissions will not be accepted. Only Artists who have been shortlisted will be contacted. JPD reserves the right to not award the commission if no submission warrants consideration.

1.3 ARTIST BUDGET CONSIDERATIONS

Shortlisted Artists will be invited to develop concept proposals. The artwork budget includes costs for artist to execute on their concept proposals. This includes:

Artist fee

Detailed design drawings

Fabrication

Storage (if required)

Delivery

Installation

Engineering Certificates

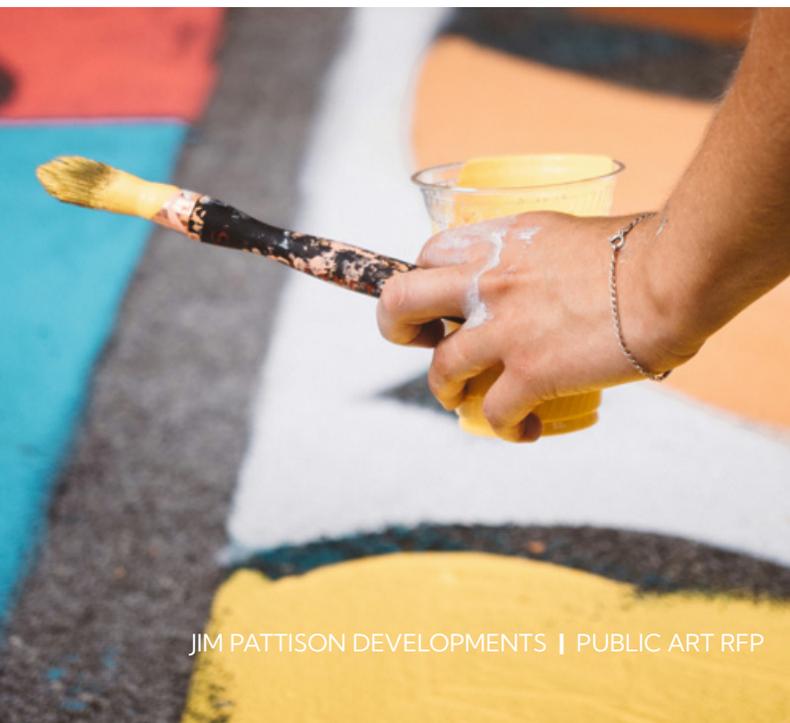
Construction coordination and site preparation

Permits

Insurance

All applicable taxes (not including GST)

General public liability insurance, with owner named in the insurance policy, and WCB insurance (premium for this coverage will be assumed as a cost of doing business and part of studio overhead).



2.0 PROJECT OVERVIEW

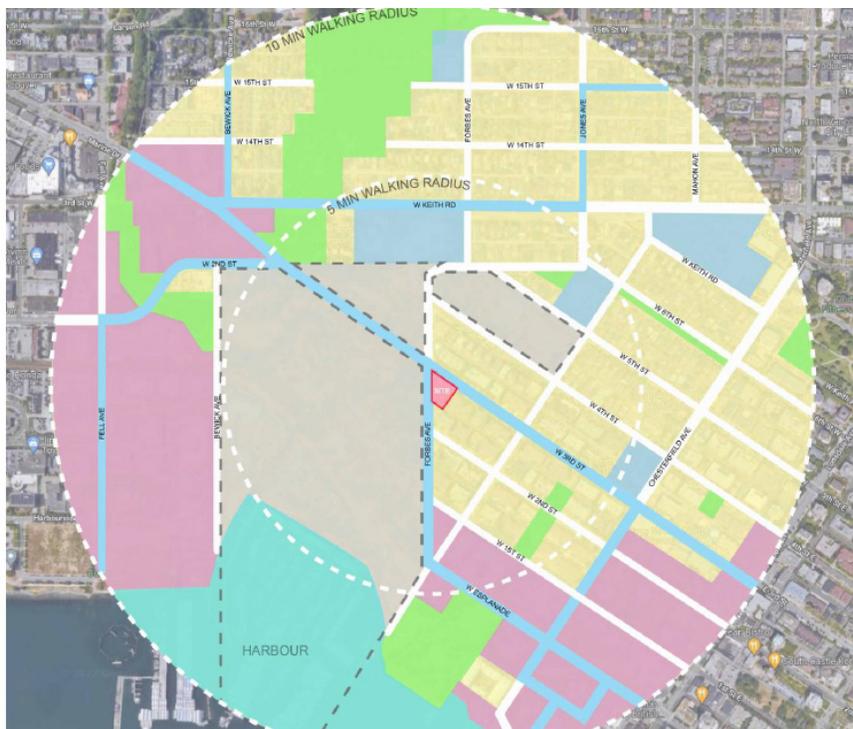
2.1 NEIGHBOURHOOD CONTEXT

Situated as a visual gateway into the Lower Lonsdale area from the west, the site boasts a dynamic architectural corner due to its steep grade and trapezoidal shape. This unique feature creates a striking presence for traffic heading east along 3rd Street or south on Forbes Avenue. The abrupt elevation change from 3rd Street to the lane below unveils a vast canvas ripe for public art opportunities, reminiscent of the location’s previous mural adorning the Husky development from years past.

Both street fronts will undergo widening, enhancing the pedestrian environment along these corridors. Along Forbes Avenue, a protected bike lane, new boulevard, and sidewalk will be established on the project’s west side. Meanwhile, 3rd Street will be widened while preserving the existing vehicular lane configuration. A heightened landscape buffer will grace this primary entrance to the development, offering flexibility for potential road expansion in the future as the neighborhood evolves over time.

Expanding the vibrant public art scene of the Lower Lonsdale area, the project construction and this art opportunity presents an ideal chance for street revitalization along both 3rd Street and Forbes Avenue. The site is also situated at the boundary between the City of North Vancouver and the Squamish Nation, situated to the southwest across Forbes Avenue. This location presents a unique opportunity to showcase Skwxwú7mesh culture and incorporate elements of local history into the immediate context of the site.

LOCATION MAP



ZONING MAP

- PARKS
- TRANSIT ROUTE
- SCHOOL / INSTITUTIONAL
- COMMERCIAL / MIXED USE
- RESIDENTIAL
- SQUAMISH NATION

2.2 PROJECT DESCRIPTION

The 351 West 3rd development stands as a 5-storey transit-oriented market rental project, strategically positioned at the juncture of 3rd Street and Forbes Avenue, marking the westernmost boundary of the Lower Lonsdale neighborhood.

This initiative replaces the former Husky gas station and seamlessly integrates with the surrounding mid-rise multi-family buildings, steeped in local history. With a pressing need for rental accommodations, the building will introduce 53 new units comprising 1, 2, and 3-bedroom apartments, catering to diverse living preferences. Enriching the living experience, the structure will boast an indoor amenity area along Forbes Avenue and a rooftop garden accessible to all residents.

2.3 GUIDING PRINCIPLES

Carefully contemplate the distinctive historic, social, and cultural backdrop of North Vancouver's Lower Lonsdale community.

Carefully contemplate the distinctive historic, social and cultural backdrop of the Squamish Nation.

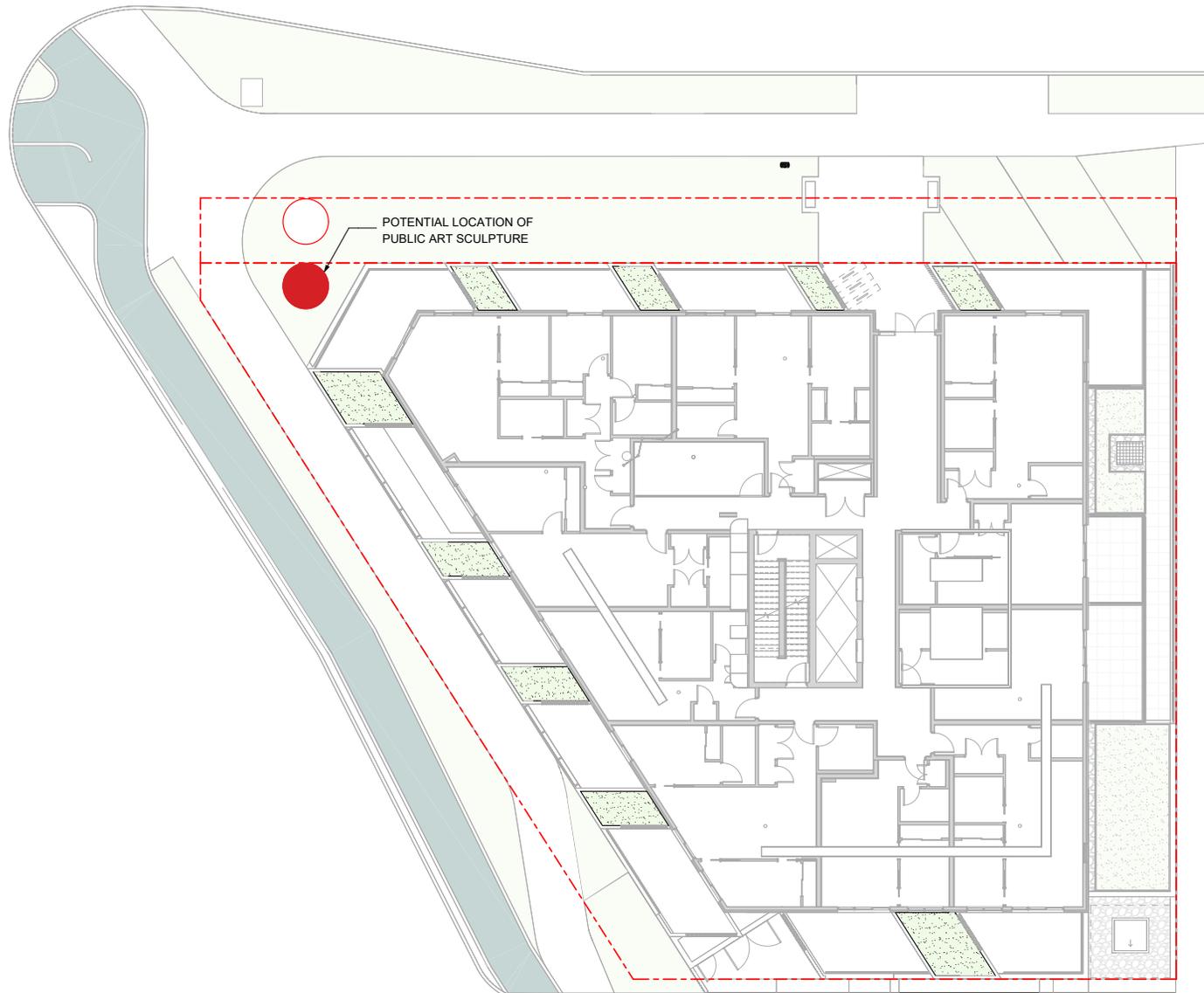
Ensure prominent public visibility and easy accessibility to cater to a wide range of audiences.

Pursue excellence in artistic expression and adhere to the highest standards of quality.

Create a public artwork that is vibrant, interactive, and aligns with the principles outlined in the City of North Vancouver's public art program and guidelines.



SITE PLAN



3.0 COMMUNITY CONTEXT

3.1 HISTORY OF THE AREA

For centuries, the ancestors of the Skwxwú7mesh (Squamish), Tsleil-Waututh, and X'muzk'i'um (Musqueam) peoples thrived in the North Shore and Burrard Inlet region. They relied on the abundant resources of the area, including fish, sea life, and the mountains for hunting, gathering, and spiritual practices. In the 19th century, the focus on logging paved the way for European settlement and population growth, marked by the establishment of the first sawmill on Burrard Inlet in 1862.

The early 1900's marked a rise of Lonsdale as the focal point of the burgeoning North Vancouver community. During World War II, Burrard Dry Dock, played a pivotal role in manufacturing naval vessels and one-third of all cargo ships produced in Canada. The opening of the Lions Gate Bridge in 1938 further spurred growth, as housing development surged to accommodate workers and their families. These developments played a crucial role in establishing North Vancouver as the vibrant, livable, and sought-after community it is today.

3.2 PRESENT DAY AND FUTURE

The City of North Vancouver embodies a vibrant, urban, and multicultural environment, with immigrants comprising over a third of the population in 2021. Boasting a diverse and well-educated populace of 58,120 (2021 census), the city stands out as one of Canada's most active and creatively engaged communities, with residents actively participating in a wide array of recreational and cultural endeavors.

Since 1988, the City of North Vancouver has championed arts and culture through its Cultural Plan, with a subsequent update in 2002, emphasizing the importance of fostering a distinctive and supportive arts community. The publication of the City of North Vancouver Official Community Plan in 2014 represents a culmination of public input and policy, charting a course for a future marked by vibrancy, diversity, and sustainability, resilient to climate change and other challenges, while ensuring prosperity without compromising the needs of future generations.



Nchemús | Aaron Nelson-Moody & Angela George

4.0 PUBLIC ART OPPORTUNITY

4.1 PUBLIC ART LOCATIONS

The objective of the public art initiative is to capitalize on the major intersection of Forbes Avenue and 3rd Street and make use of the expansive and highly visible wall spaces offered along the podium frontages of Forbes Avenue and the south lane.

The intersection location (Site 1) identified for this purpose is the northwest tip of the site, with the potential for a 3D form at this location to demarcate the neighbourhood entry.

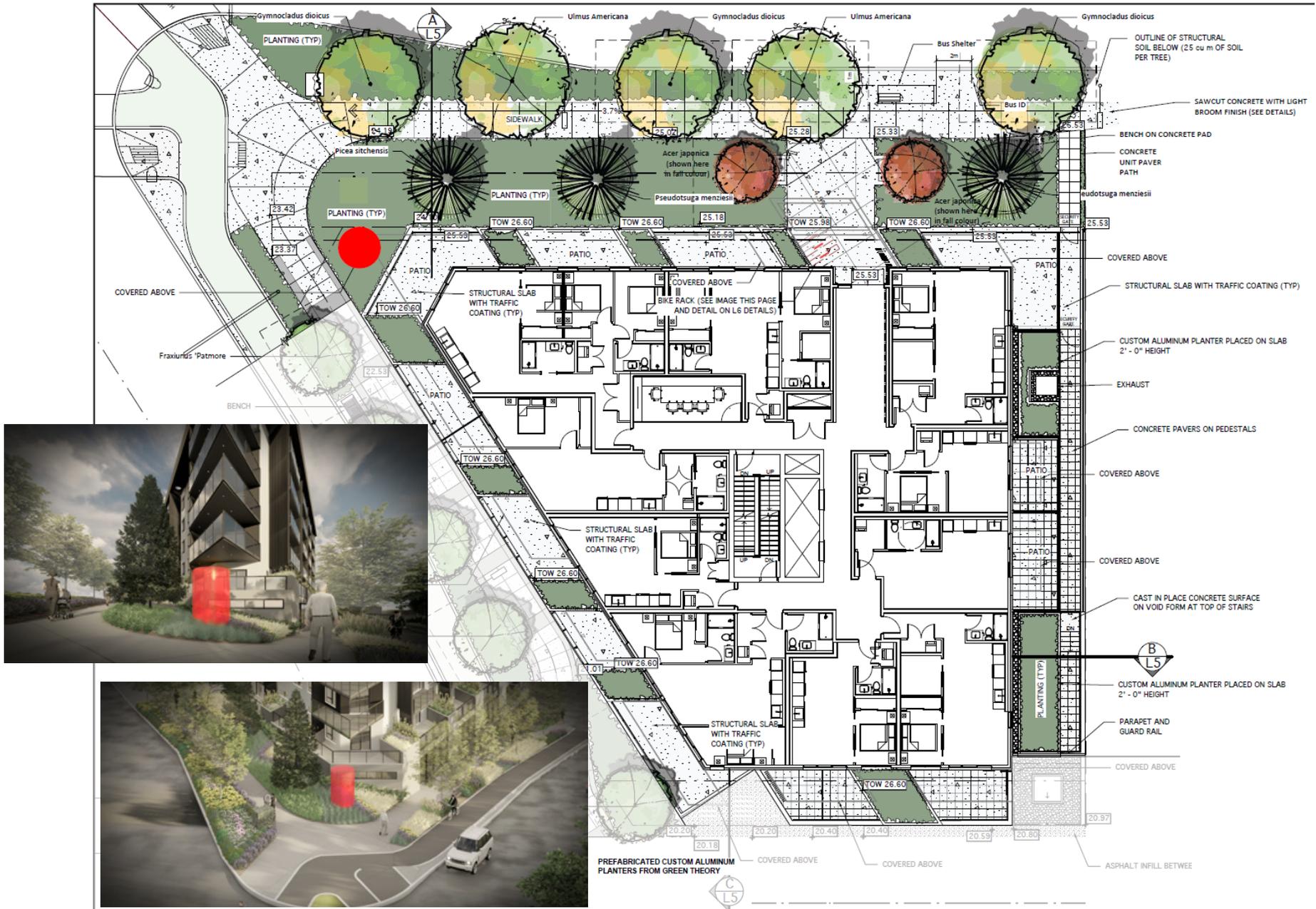
Additionally, artists may help lift the design of the wall expanses along Forbes Avenue and the lane (Site 2). This secondary site serves as a canvas for artists to present creative applications to the building itself.

There may be opportunity to include some of the mural into the interior space on the main floor lobby.

The selected artist or artist team will be granted creative license to activate these two linked locations at the project site. The artist will be selected early in the development process to possibly integrate the public art pieces during the construction phase of the project; the program offers the opportunity to integrate the art into the building architecture, which is poised to start construction in 2025.



LANDSCAPE PLAN



4.2 SELECTION PROCESS

The artist selection process for 351 West 3rd Street will be a two-stage open call to experienced, professional artists/artist teams with a voting selection panel. The selection panel will consist of 5 voting members, comprised of one local art professional, one representative of the Squamish Nation, two representatives from the 351 West 3rd design team, and 1 member of the North Vancouver Public Art Advisory Committee.

4.3 STAGE ONE

During the initial stage of the selection process, artists will be invited to submit an Expression of Interest (EOI) for review by the selection panel. The panel will carefully assess all EOI submissions, evaluating the artists' past achievements and their alignment with the specific public art opportunity. Following deliberation, the panel will select a shortlist of 3 artists to proceed with developing a concept proposal.

4.3 STAGE TWO

In stage two, the selected artists will be invited to develop and present a concept proposal to the selection panel. They will receive an orientation to the public art opportunity, project details, site specifications, and community context, including the chance to engage with the developer and design team. Each participating artist on the shortlist will receive an honorarium of \$1,500 upon submission and presentation of their concept proposal.

Upon reviewing the concept proposals from the shortlisted artists, the selection panel will recommend a final artist and artwork. Before formally notifying the nominated artist, Jim Pattison Developments will have the opportunity to review the proposed concept. Once confirmed, the selected artist will enter into a contract agreement with Anthem to execute the artwork according to the agreed timeline and budget.

Please note: If no submission warrants consideration, Jim Pattison Developments reserves the right not to award the commission.

Please direct any questions to:
MGBA, c/o Aaron Urion
aurion@mgba.com
(604) 484-8285

5.0 PROJECT SCHEDULE

TARGET PROJECT TIMELINE

Rezoning Completion	May 2024
Construction Start	January 2025
Construction Completion	January 2027
Occupancy	January 2027

TARGET PUBLIC ART TIMELINE

Detailed Public Art Plan Submission	April 2024
Artist Expression of Interest Posted	May 2024
Artist Submissions Due	August 2024
First Selection Panel Meeting – Review Artist Submissions	September 2024
Short-listed Artists’ Invitation	September 2024
Artists Orientation Meeting	September 2024
Second Selection Panel Meeting – Artist Presentations	October 2024
Final Artist Selection	December 2024
Artist Contract	January 2025
Art Installation	During Construction

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE