



Three Shores Development

275 EAST 2ND

275 East 2nd Street, North Vancouver

PUBLIC ART CALL FOR EXPRESSION OF INTEREST

Submission Deadline for Artists:
Midnight November 30th, 2024

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Building Entrance

1.0 Project Team & Statistics

1.1 PROJECT TEAM

Project Owner:

Three Shores Development

Public Art Consultant:

Durante Kreuk Ltd.
Stephen Vincent - stephen@dkl.bc.ca
Nicole MacRae - nicole@dkl.bc.ca

Project Architect:

Integra Architecture Inc.

Project Landscape Architect:

Durante Kreuk Ltd

1.2 PROJECT STATISTICS

Project Name

275 East 2nd

Project Address

275 East 2nd Street, North Vancouver

Project Description

6 Story Purpose Built Rental Building

Public Art Budget

\$68,000 plus GST

Public Art Option

Open/Invitational Call

Public Art Schedule

- Artist Selection - FEBRUARY 2025
- Installation - FALL 2026

2.0 Project Overview

2.1 CONTEXT

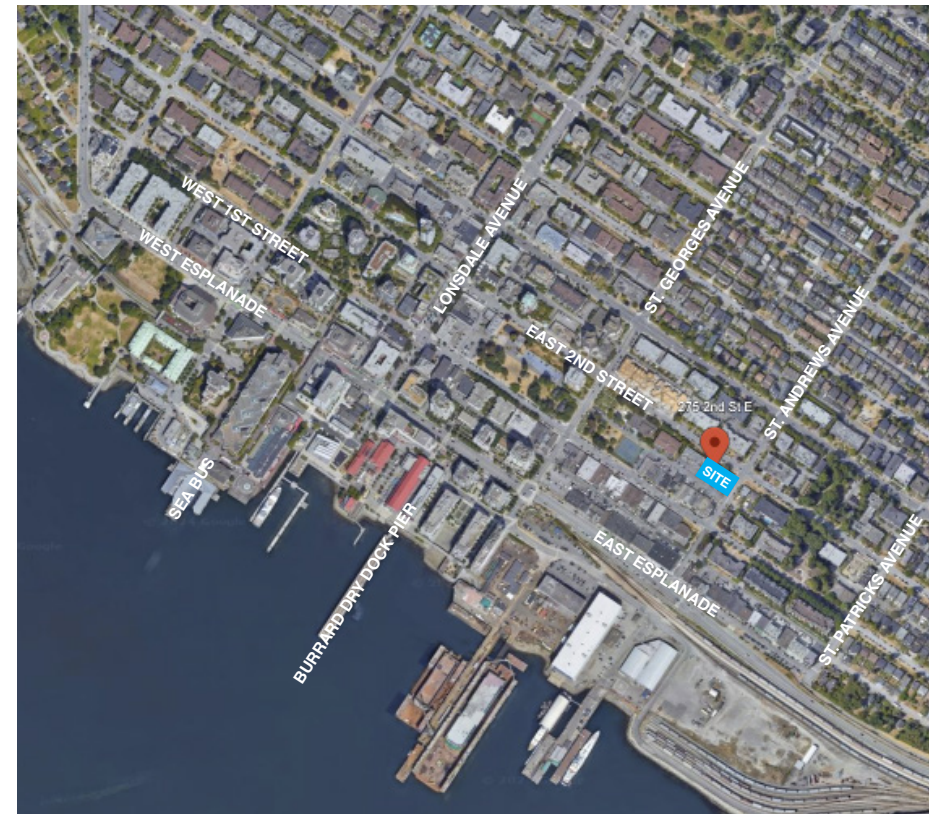
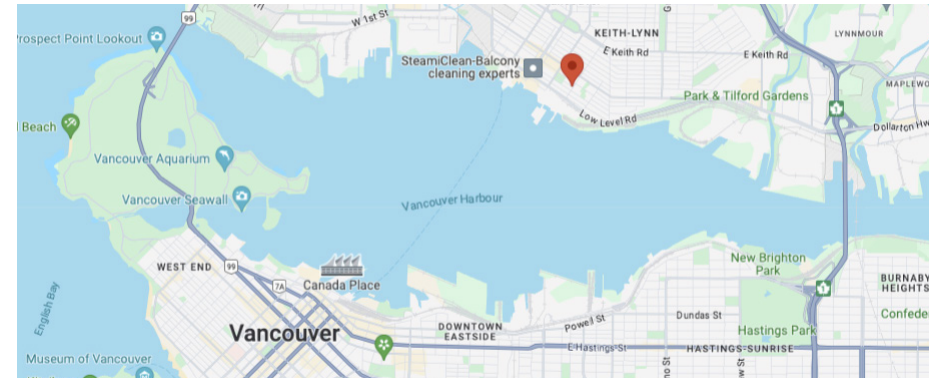
Firstly, it is important to acknowledge that the development site is located on the traditional unceded Coast Salish territory of the Skwxwú7mesh (Squamish), Tsleil-Waututh, and xʷməθkʷəy̓əm (Musqueam) Nations. These peoples have lived on this land since time immemorial, with archaeological evidence 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 hə́ŋqəmiṇəm.

Located at East 2nd Street at St. Andrews Avenue, this project is in the Lower Lonsdale neighbourhood of the City of North Vancouver.

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 two block walk west of the project site leads to Lonsdale Avenue, which has cafes, restaurants, 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.

2.2 LOCATION



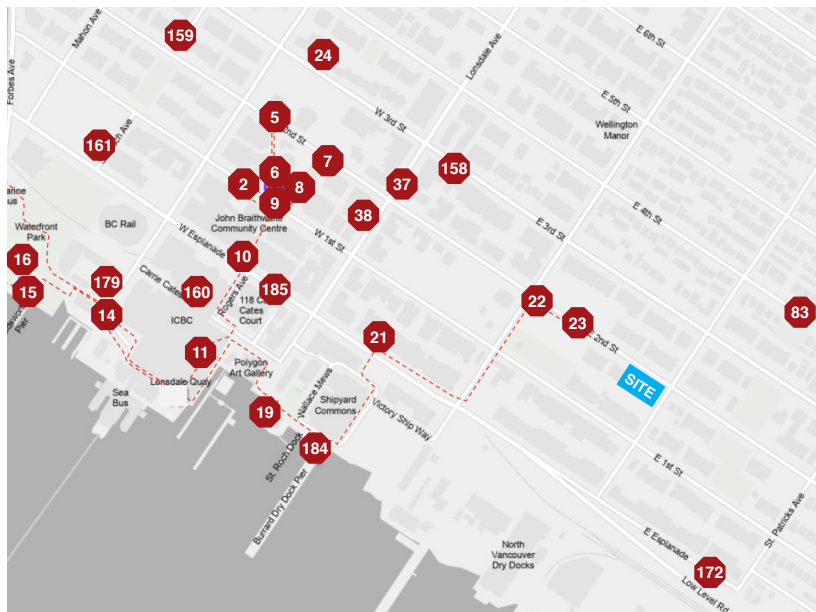
2.0 Project Overview

2.2 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



22. Friendship Gate, Cuban Cultural Exchange with Local Ceramic Artists, 2004



21. Launch, Elizabeth Roy, 2007

83. Storytelling, Imu Chan & Rebecca Bayer 2016



37. Lost Cows of Lillooet, Nathan Lee & Matthew Thomson, 2015



172. Essential Elements. P. Pierobon & S. Foyle, 2002



38. Bourgeoning, Illarion Gallant, 2016



5. Voyage, N. Chew & J. Metz, 2008

2.0 Project Overview

2.3 ARCHITECTURE

The development sits within the Residential level 5 OCP designation. Located within close proximity to the lower Lonsdale core, the site is within a 5 min walk of Lonsdale and a 10 min walk of the Lonsdale Quay.

A challenge with the location of this site is its steep grade change from East 2nd to the lane. The grade change from East 2nd to the lane is approximately 5.18m (17'-0"), which creates a unique and challenging site condition.

The building responds to these challenges by introducing loft-type lane units with patios and landscape facing the lane. This forms a soft landscape buffer between the lane and proposed development. Using the amenity space at the parkade level, we are activating the lane by creating a functional gym space and a design that breaks up the parkade and transitions the architectural language into the residential storeys above, with its accented horizontal features.

The proposed development will be a purpose-built rental, providing a range of unit types from studios to 3 bedrooms units contained within 5 residential floors plus a rooftop outdoor amenity space. The landscape is designed to maximize privacy from adjacent sites and East 2nd using privacy hedges. We are proposing 5 storeys instead of 6 to reduce the height impact around the existing area. All design decisions were filtered first to optimize views to the northern mountains, and views south to the city.

The design vision reflects the West Coast contemporary architecture synonymous with Integra Architecture. The use of planar and mass elements, accented natural materials, and transparency to connect indoor to outdoor spaces help ground this building.



Building Entrance



Southeast Corner

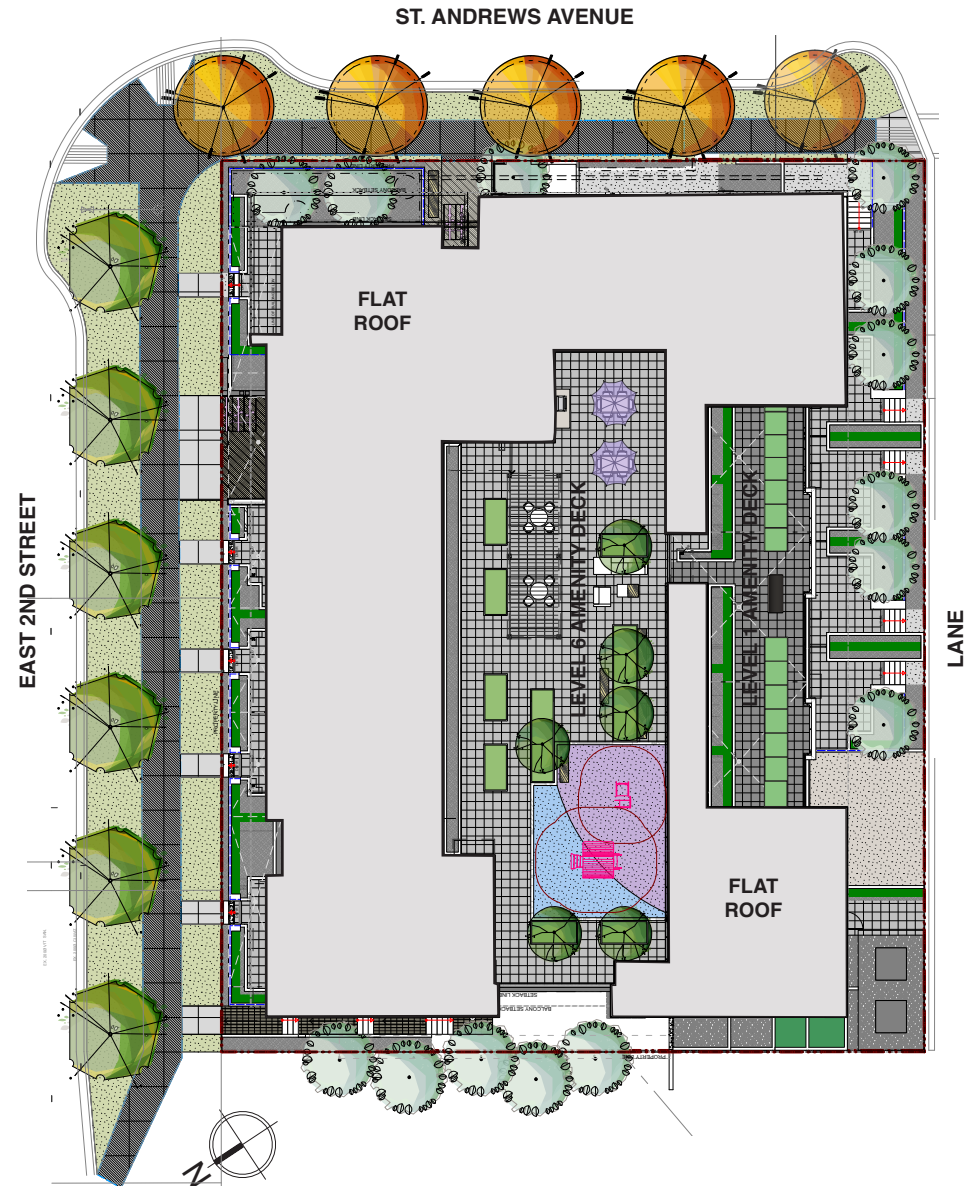
2.0 Project Overview

2.4 LANDSCAPE

Landscape begins in the lane on the ground plane of Level P1. The residential units located here each have a private entry with a spacious patio. The units are separated with a generous amount of planting material, in some cases in addition to the privacy screen.

Abundant planting material surrounds the entire building. New trees have been proposed on and offsite to provide a haven to encourage birds and other creatures. The main / lobby entrance is located at the front of the building facing 2nd Street on Level 1. The units on this side of the building also have large patios with additional planting material to provide privacy screening. At Level 1 facing the lane are private roof deck patios and an outdoor amenity space providing urban agriculture opportunities.

The Level 6 roof deck features several amenities to enjoy with family and friends. Nestled in the landscape are a kids play area on rubber surfacing, an outdoor barbeque, tables and chairs with umbrellas and lounge style furniture throughout provide opportunities for socializing, relaxing or outdoor dining. The trellis structure provides shelter from sun and rain, extending the use of the space.



3.0 Public Art Opportunities

3.1 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.

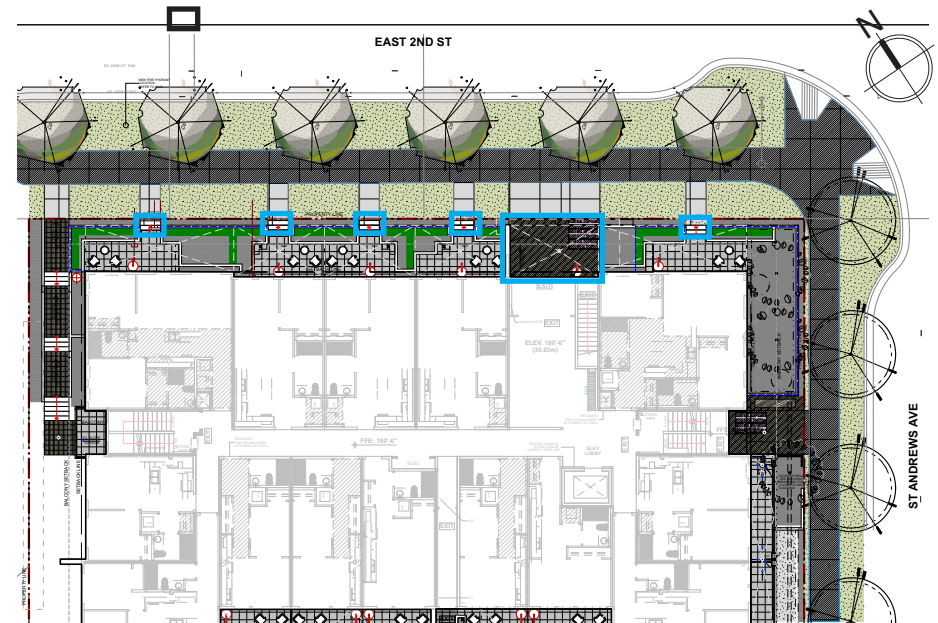
The following criteria should also be considered to guide the Artist for Public Art at the project:

- 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

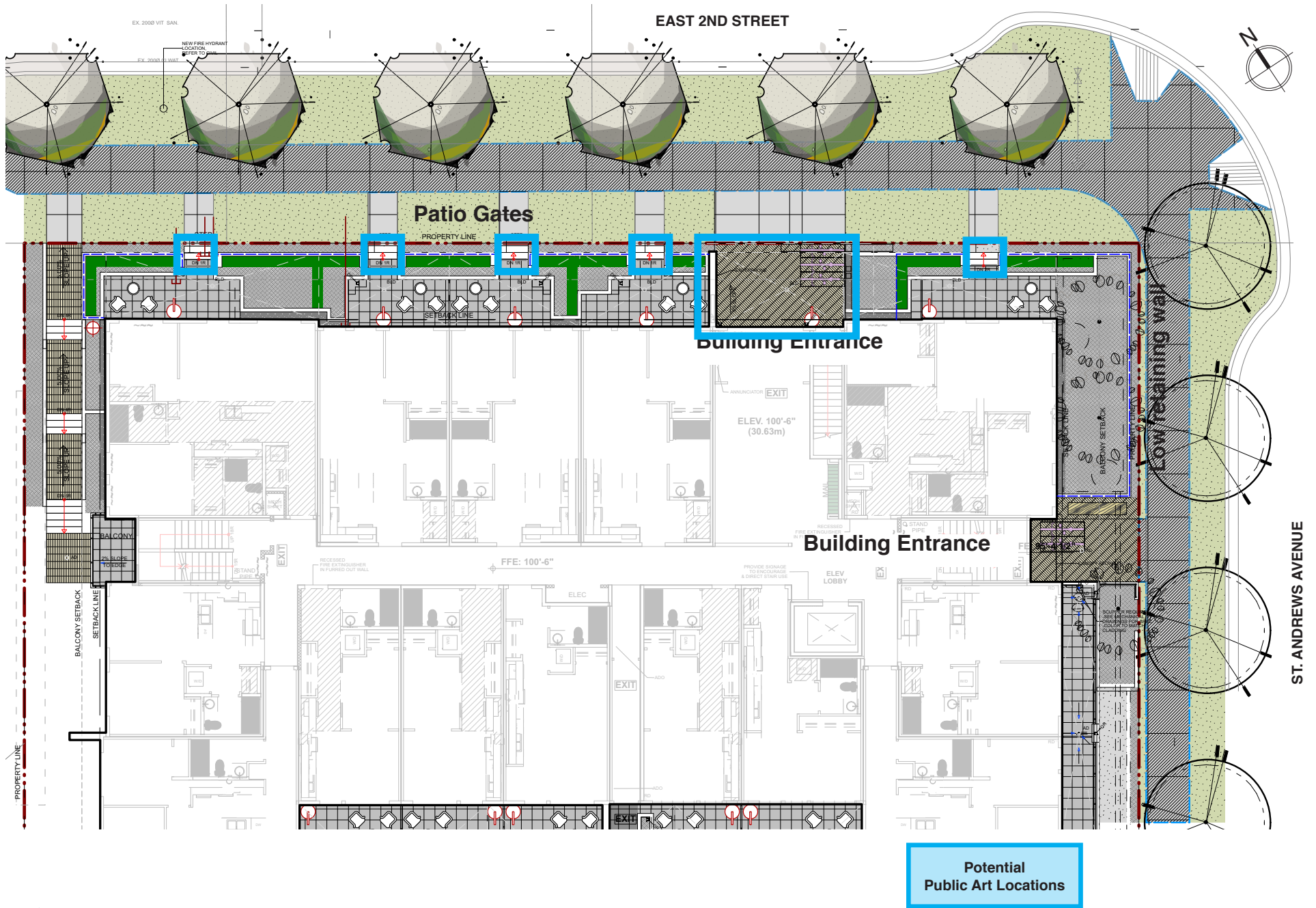
3.2 POTENTIAL LOCATIONS FOR PUBLIC ART

In addition to the project vision and objectives, the team has identified several possible locations for the artwork. The outward-facing location of the artwork interfaces between the public and private spheres. This edge was highlighted as the potential location for public art because the art is envisioned to encapsulate the message of the Three Shores film series, ‘Home is a People’. Our unique cultures, beliefs, views, and lives come together to form a shared culture out of our differences. That shared space is our home. Because, *home* isn’t four walls and a roof. Home *is a people*. (<https://www.threeshores.ca/films/featured>)

Within the highlighted area, multiple opportunities are available. For example, the five entrance gates of the patios on 2nd Street could be the focus. Another opportunity is the blank wall at the building’s main entrance.



Potential Public Art Locations

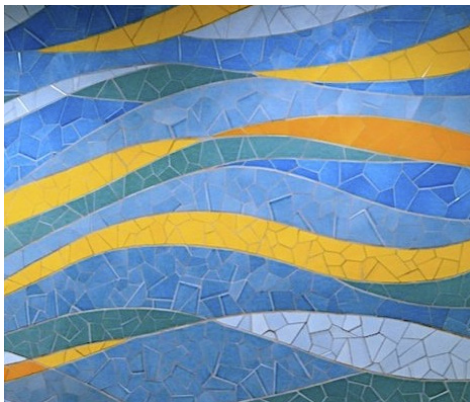
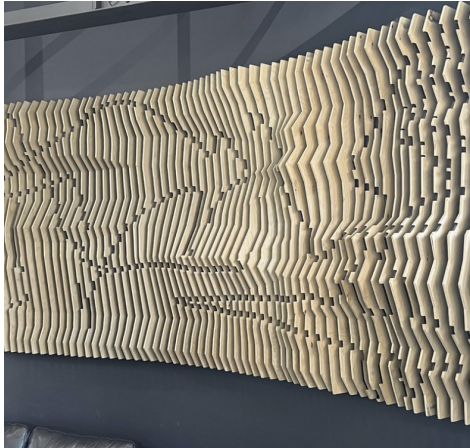


3.0 Public Art Opportunities

3.3 PRECEDENT IMAGES

These precedent images provide examples of art to guide concept development. The art must consider ease of maintenance to ensure long term continuity.





4.0 Public Art Process

4.1 ROLE OF THE PUBLIC ART CONSULTANT

The Public Art Consultant is responsible for all aspects of managing the public art project from the initial stage of the project through to the transfer of responsibility of the artwork to the owner and submission of final documentation to the City of North Vancouver. Responsibilities of the Consultant include development of this Plan, facilitation of the Artist selection process, coordination of Artist with the project architects, landscape architects (and other team consultants as required), and facilitation of artwork installation. The consulting team will work with the developer and City to secure all necessary approvals for the proposed artwork. In addition, they will develop an artwork commission contract for use by the developer, and will manage the contract during the fabrication phase of the artworks.

4.2 ROLE OF THE ARTIST

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

- Creating a 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.
- Oversee the fabrication and installation of their work.
- Provide drawings and project documentation as needed.
- Create a maintenance manual for the City or strata corporation to use in the artwork's care.

4.3 SELECTION PROCESS

All stages of the selection process will be facilitated by the Public Art Consultant team. The selection process will be a Two Stage invitation to professional artists with a Selection Panel.

The five member artist selection panel will be comprised of two local arts professionals who will have knowledge of contemporary art practice and an understanding of issues surrounding art in the public realm. The third member of the panel will be a North Vancouver Public Art Committee Member. A project designer (Architect, Landscape Architect) and the owner or owner's representative will make up the fourth and fifth panel members.

Art Professional

To be determined.

Art Professional

To be determined.

City of North Vancouver Public Art Committee Member

To be determined.

Project Architect

Integra Architecture Inc.

Owner Representative

Three Shores Development

4.0 Public Art Process

4.4 OPEN / INVITATIONAL CALL TO ARTISTS

Artists/artist teams are invited to submit an expressions of Interest via an Open Call.

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 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 months 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.

4.5 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)
 - Collaborator names (if applicable)
- Two references who can speak to your abilities, skills, accomplishments and ability to project manage and meet deadlines
- Contact information



4.0 Public Art Process

4.6 SELECTION PROCESS

The Public Art Consultant team will work collaboratively with the Project Team and the Selection Panel to achieve consensus in the selection of one artist or artist team for this project.

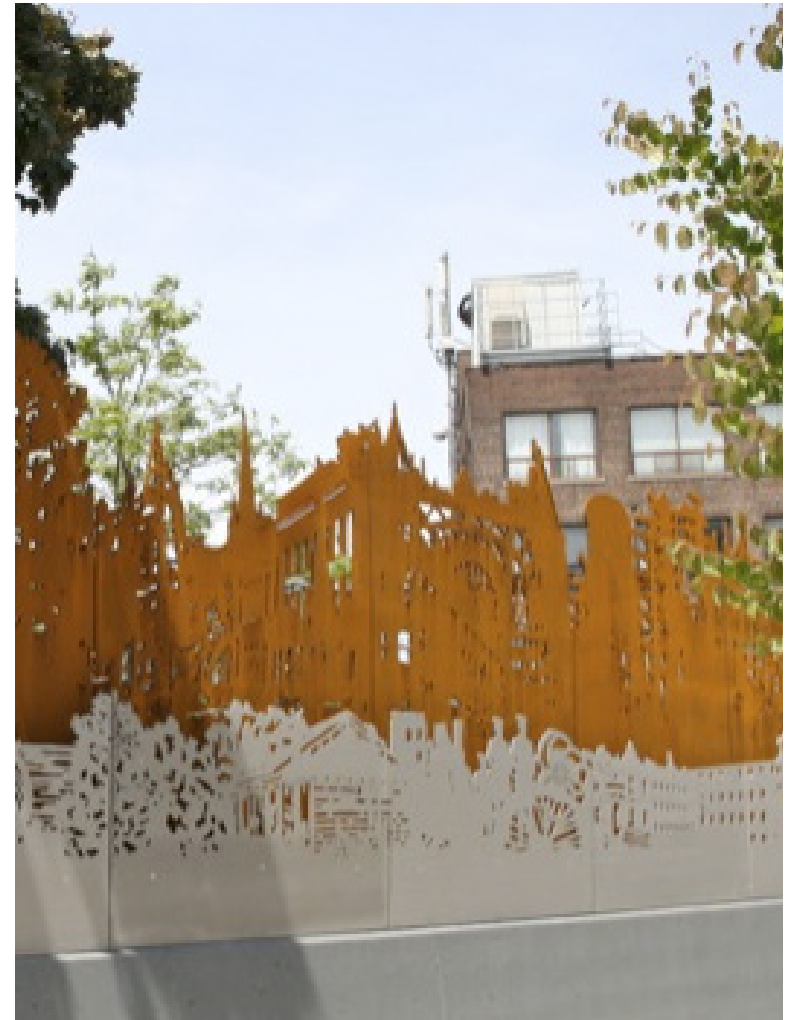
Selection Process | Stage One

- A Selection Panel will be assembled. The members of the Panel will familiarize themselves with the project, and each propose 3 Artists to be considered for developing a proposal for the project.
- The Selection Panel will have their first meeting to discuss long listed Artists. Through a voting process, a short list of 3 Artists will be determined.

Selection Process | Stage Two

- The three (3) shortlisted Artists will be invited to develop and present a detailed written Public Art Concept Proposal to be presented to the Selection Panel..
- Artists will be oriented to the development, the public art opportunity, the project vision, and the project context, with an opportunity to meet the design team.
- Artists will be given 6-9 weeks to develop their Concept Proposal, which 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, outline their proposed approach to fabrication and schedule, and a detailed budget. Artists will receive an honorarium upon receipt and presentation of their Concept Proposals.
- Working collaboratively to build consensus, the Selection Panel and the Public Art Consultant team will review and discuss the proposals received, and determine which Artist will be commissioned through a voting/consensus process.

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



5.0 Schedule

5.1 TIMELINE

Open Call submission deadline.....NOV 30th 2024

Selection Panel to short-list 3 artistsDEC 2024

Concept Proposal presentations

& Artist selected for commissionFEB 2025

Artist Contract.....APR 2025

Public Artwork is completed &

installed prior to Building Occupancy.....FALL 2026

6.0 Public Art Budget

6.1 ALLOCATIONS

Selection Process

Shortlisted Artist Presentation Fee (for each artist).....\$1200.00

Total for Artwork Budget..... \$68,000.00

Plus 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).

