



PERIDOT

119-125 E 2nd St, North Vancouver

Public Art Call: Expression of Interest (EOI)

Submission Deadline, Friday November 17, 2023

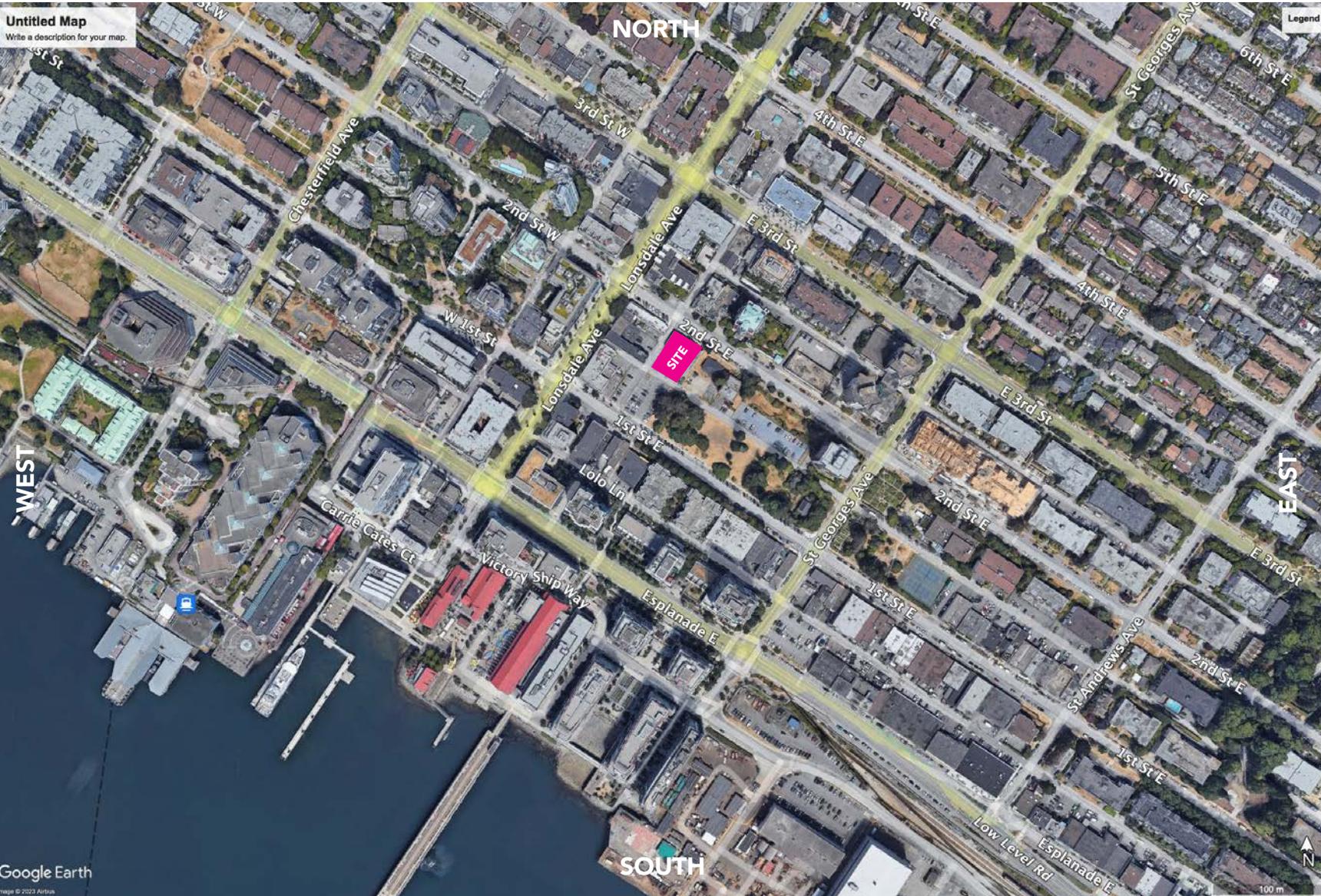
public.
Art Consulting

PUBLIC ART OPEN CALL

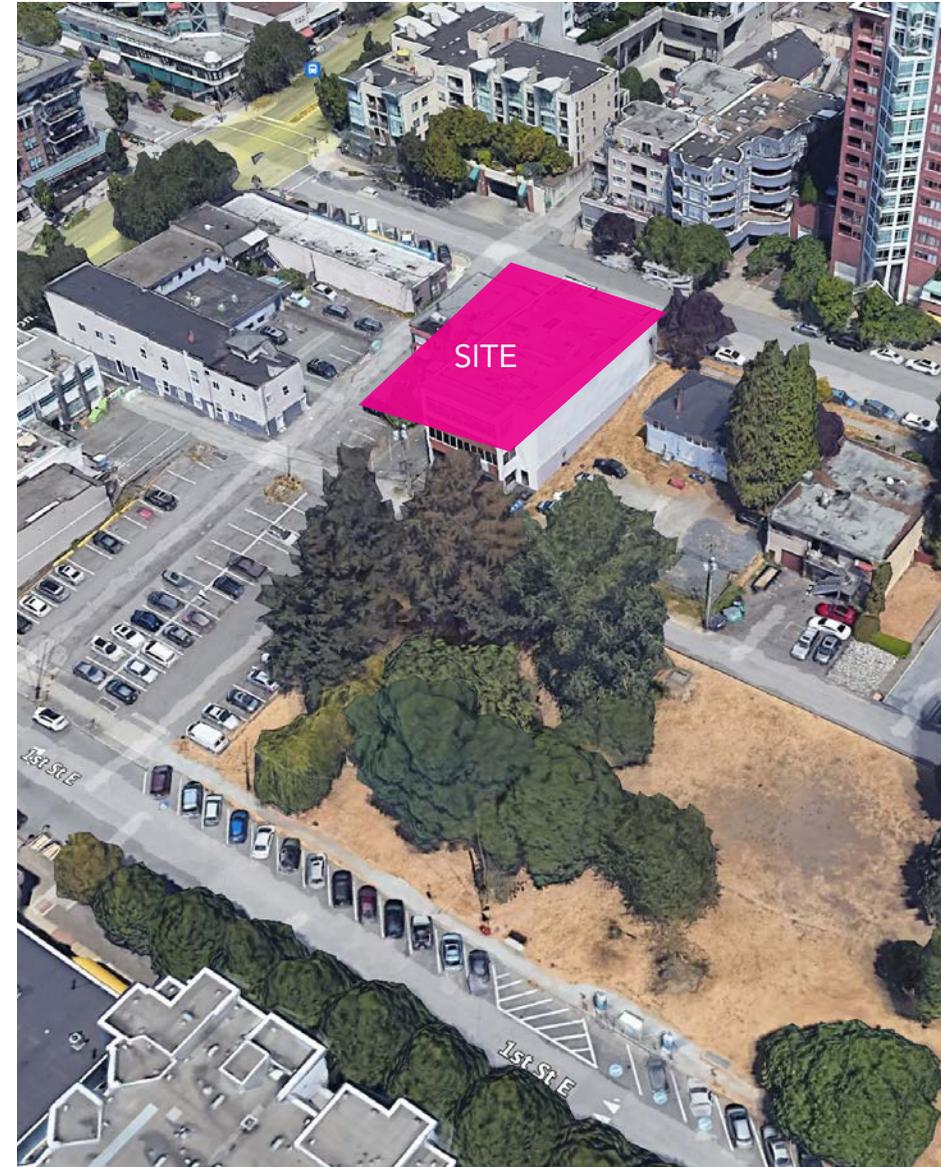
Staburn East Second Limited Partnership, in partnership with the City of North Vancouver, is excited to invite expressions of interest (EOI) from experienced, professional artists or artist teams to create a public artwork at 119-125 E 2nd St, North Vancouver.

- PUBLIC ART BUDGET: \$119,300.00
- ELIGIBILITY : Open to all professional artists or artist teams
- SUBMISSION DEADLINE: Friday November 17, 2023, 10:00 am (PT)
- PROJECT COMPLETION: Late 2026
- DIRECT SUBMISSIONS TO: alison@publicconsulting.ca

CONTEXT MAP



Approximate site location highlighted



view of the site looking north

PROJECT DESCRIPTION

119-125 East 2nd Street is a mixed-use retail, office and residential development proposed on a mid-block property on East 2nd Street located between Lonsdale and St. Georges Avenues in the City of North Vancouver.

The property, on the south side of East 2nd Street, is located in the heart of the Lower Lonsdale community in close proximity to the Shipyards District, Lonsdale Quay Market, the Seabus and Lonsdale Quay Bus Exchange and the retail high street of Lonsdale Avenue itself. The project site is adjacent to the North Shore Women's Centre, located in an historic building on a City-owned property to the east.

The site slopes considerably from north to south allowing for parkade and loading access to the building at the current grade from the south lane, one level below the East 2nd frontage.

DESIGN AND MATERIALITY

The ground floor of the development consists of two retail-commercial components separated by a dramatic 2-storey building lobby. This lobby space will primarily provide access to the residential portion of the building with some space to be shared with the office entry component of the project. The north side of the building along East 2nd Street will consist of between 2 and 4 retail CRUs. These spaces will be approximately 17m in depth and offer generous ceiling heights to accommodate a variety of uses. The south side of the ground floor includes approximately 343 m² (3,423 sq. ft.) of office space that will offer southern exposure, outdoor terraces and views as it will be positioned 1 storey above the lane and parkade entrances.



Rendering of Peridot from the street looking south, showing laneway

A two elevator core and scissor stair will provide access from the lobby to the residential building and 3 storey parkade below. These elevators will also be able to provide access to the office space located at the south side of the ground level.

Level two consists of 3 residential units along with a generous residential amenity space on the north-west corner. The large amenity space has been designed to provide a community gathering space for the residents of the building and also includes generous outdoor terrace space.

Levels 3-6 have been designed around a 5 unit per floor pattern that offers a mix of smaller one bedroom units together with larger two and two bedroom plus den units. Level 7 has been additionally setback on both the north and south sides and will offer 4 unique and larger 2 and 3 bedroom units. The roof plan has been developed with large private outdoor terraces and an extensive green roof. Mechanical overruns and equipment will be located in the centre of the building and will be screened on allsides by landscaping in order to be sensitive to both building residents and neighbours.

Materials for the project will include high performance low E glass window wall designed in coordination with the BCBC Step Code requirements. The building will also feature painted and sealed concrete, stone and metal cladding.

LANDSCAPE DESIGN

The landscape has been designed to complement the vibrant local lifestyle of Lower Lonsdale, using high quality pavements, feature walls, site furniture and fixtures. The ground level design incorporates the vertical green by using cable trellis systems and climbing vines, along western and southern lanes.

New street trees are proposed to match the existing street tree species. Proposed trees will safely separate the pedestrian and vehicle movement at East 2nd Street while providing a softer streetscape with seasonal interest.

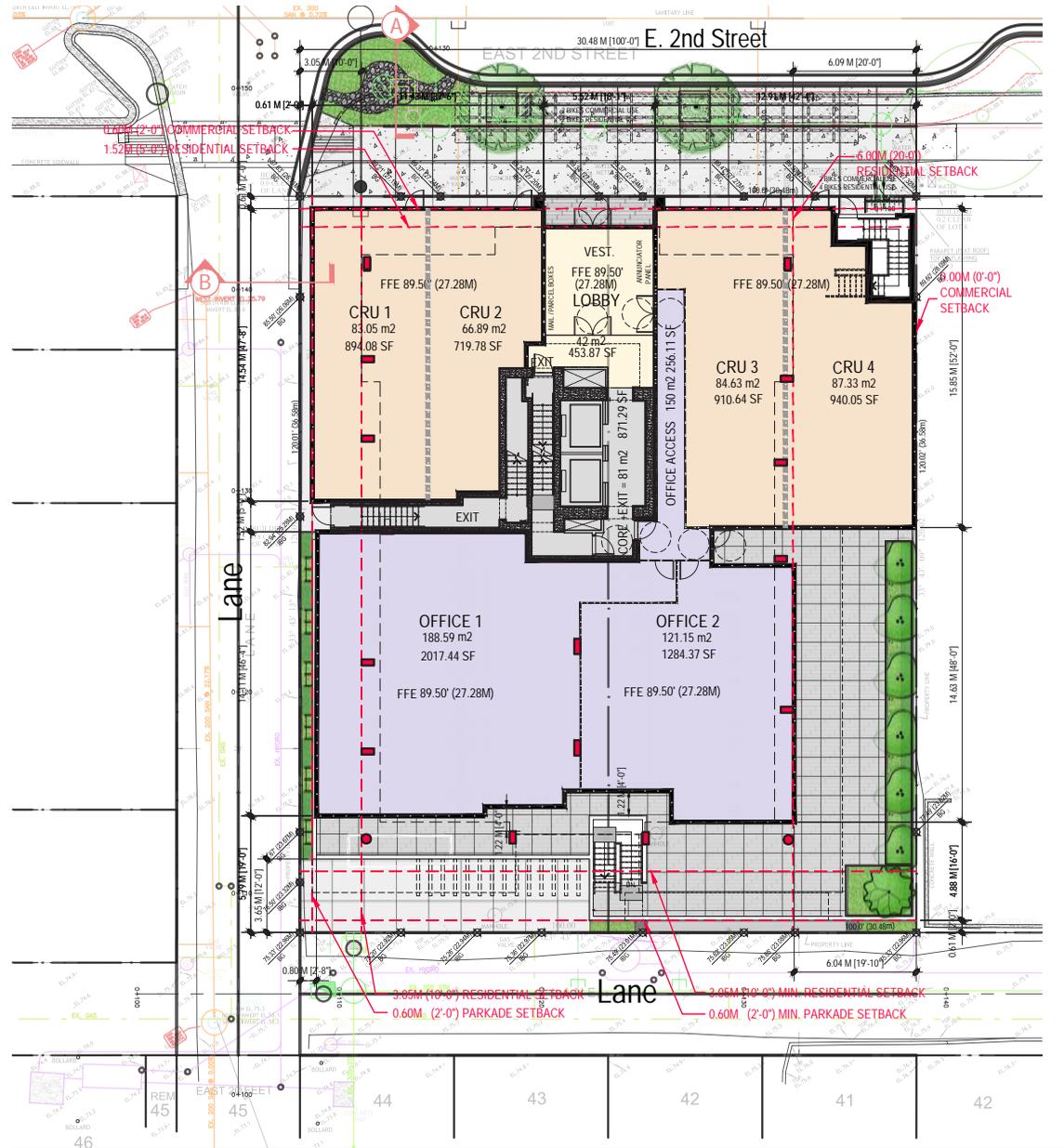
On upper levels attention has been paid to keep the waterfront views intact. Intensive and extensive green roof, evergreen planting with flowering shrubs, metal planters and opaque glass privacy screens allow for private and amenity patios with a modern appearance.

A bird friendly plant pallet offers a mix of native, adaptive, and drought tolerant plant material. Evergreen and deciduous shrubs, perennials, grasses and a range of Sedum species, will comprise the majority of the plant palette. This will provide seasonal interest and a variety of habitat, and as a result long-term and short-term ecosystem services for the residents and the community.



Rendering of Peridot from the street looking south

SITE PLAN



PUBLIC ART OPPORTUNITY

Peridot presents the opportunity to realize a distinct public artwork in the Lower Lonsdale neighbourhood which will contribute to reinforcing a strong sense of place as detailed in the guiding principals of the 2014 Official Community Plan (OCP).

In discussion with the Staburn Team and The City of North Vancouver planning department, it has been determined that the public art shall be located on the west side façade fronting the lane which connects E 2nd Street and the Lane at the south edge of the site. The street frontage along E 2nd Street will be activated by retail spaces which will invite interest along the block and increase traffic both along the street and in the lane-way.

The public art is envisioned as a site specific two or three dimensional work integrated or attached to the facade of the building. This site offers the opportunity for artists to consider a range of possibilities in form and media including lighting.

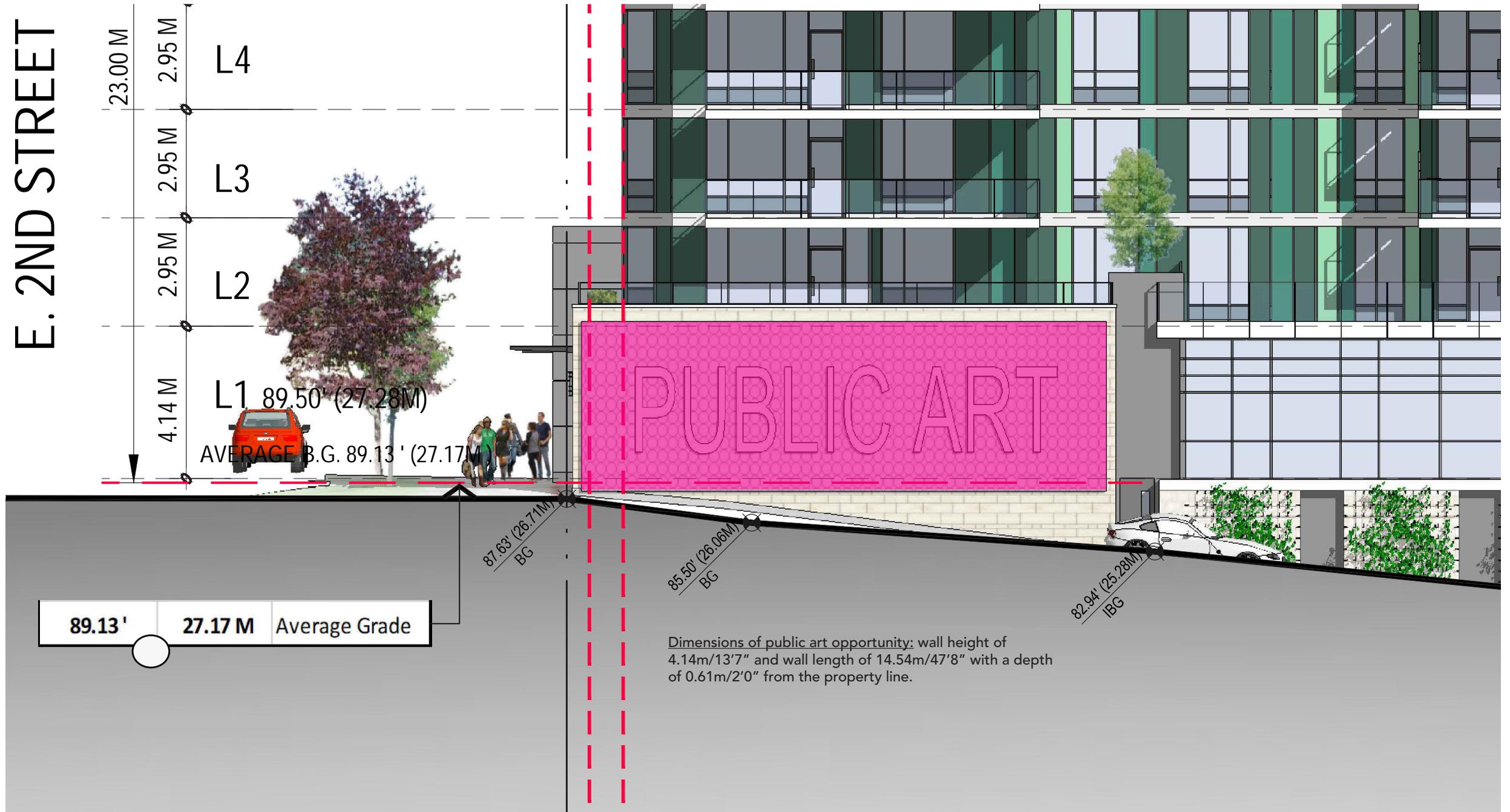
This public art opportunity thoughtfully responds to public realm considering the surrounding area, architecture, pedestrian and vehicular traffic and offering a unique opportunity for public engagement, with high accessibility and visibility.

Ensuring public safety and creating a work requiring minimal conservation intervention will also be critical considerations for the artist.



West Elevation for Peridot, showing the location of the public art opportunity

E. 2ND STREET



EOI DETAILS & SUBMISSION REQUIREMENTS

The amount allocated for the public artwork is \$119,300 and includes the artist fees, fabrication of the work, storage, transportation, installation, engineering certificates, construction coordination and site preparation including any foundation work or attachment required for the artwork, lighting specific to the artwork, final documentation including professional images of installed artwork and insurance including general liability and WCB as required, plus applicable taxes.

SELECTION PROCESS

The selection process will be a two-stage Open Call/Expression of Interest (EOI) to professional artists or artist teams with a Selection Committee consisting of five voting members. All stages of the selection process will be facilitated by Public Art Consulting.

In stage one the Selection Committee will be oriented to the project, the neighbourhood and the public art opportunity. From the submissions received through the EOI process, Public Art Consulting will compile a list of eligible artists or artist teams. From the submissions, the Selection Committee will determine a short list of four artists or artist teams who will be invited to each develop and present a Public Art Concept Proposal.

In stage two, shortlisted artists will be oriented to the project, the neighbourhood and the public art opportunity with a chance to ask questions of the developer and project design team to aid in development of the Public Art Concept Proposal. Following the artists presentations (via zoom), the Selection Committee will select one artist or artist team to complete a public artwork for the site.

ARTIST FEES

Artists and artist teams invited to present a concept proposal will be paid an honorarium of \$1,500 for their work. The honorarium will be paid upon receipt and presentation of the Public Art Concept Proposal.

EXPRESSION OF INTEREST REQUIREMENTS (In Digital Format)

- Artist CV
- Biography (maximum 200 words)
- Summary of artist practice and/or intention for the site (maximum 150 words)
- Up to 6 images of previous work with accompanying annotated list of artwork details including: title, medium, date, dimensions, budget
- Complete artist contact information and confirmation of availability for the indicated dates

Deadline for submissions is Friday November 17, 2023 at 10:00 a.m. (PT)

For any questions regarding the application process, please email alison@publicconsulting.ca

Incomplete submissions will not be accepted. If no submission warrants consideration, Staburn East Second Limited Partnership reserves the right not to award the commission.

FINAL SELECTION CRITERIA

- Responsiveness to the site, architecture and building
- Consideration of the socio-political and historical context of the work
- Feasibility in realizing the project in relation to the budget, timeline, execution and past evidence of ability to execute complex projects
- Conceptual rigour
- Close alignment between concept and the physical manifestation of the vision driving the work
- Minimal safety and maintenance concerns
- Originality and innovation

TIMELINE

Rezoning Enactment	May 2023
DP Issuance	Q4 2024
Construction Start	Q4 2024
Occupancy	Late 2026
Open Call (EOI) open	October 16, 2023
Submission Deadline	November 17, 2023
Selection Panel Meeting #1	November 20 - 24 ,2023
Shorlisted Artist Invitations	November 27, 2023
Artist Orientation Meeting	December 2023
Artist Concept Presentations	Late Feb/March 2023
Final Artist Selection/Contract	March 2023
Artwork Installation	Late 2026

* Dates are best estimates targets and are subject to change