



**Staburn Property Group Ltd.
Request for
Expressions of Interest & Call for
Qualifications**

July 2014

Request for Expressions of Interest & Call for Qualifications

I. INTRODUCTION

Staburn Property Group is seeking an artist or a team of artists to create artwork associated with the development of a new mixed-use complex location in the Lower Lonsdale neighbourhood of North Vancouver. This request for Expressions of Interest and Call for Qualifications has been prepared to solicit responses from artists experienced with budgeting, fabrication and working with design teams.

This Call does not require the preparation of a proposal. Staburn is not asking for concepts at this stage and those proponents who enter concepts or discuss them in their Letter of Interest will have their entries returned and will not receive further consideration.

This is an open competition for artists residing in British Columbia and Alberta. Proponents outside of BC and Alberta will not be considered and will have their entries returned.

2. CITY OF NORTH VANCOUVER

The City of North Vancouver's Community Vision is to be a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of its community. By addressing social, economic and environmental concerns as stated in this Vision, the City hopes to become a more sustainable community. The concept of sustainability is an important integrating theme for the Community Plan. The City believes that mature communities require public amenities such as parks, pathways, benches and street landscaping which enhance the quality of the built environment. Public art should be added to these amenities not only because it

invests a space with placemaking qualities and culture, but also because it has the capacity to interpret the historic, social, cultural and narrative nuances that may exist in a functional urban environment. Successful public art programs can help communities interpret their environment and develop a sense of pride and ownership for their public places and their neighbourhoods.

3. THE SITE

The site is located between 1st and 2nd streets, on the west side of Lonsdale Avenue. It falls within the Lower Lonsdale Development Guidelines as well as the Lower Lonsdale Heritage Character Area. The site is unique in its shape as the lower portion of the site is only 50' wide and separated from its neighbour to the west by an atypical L-shaped lane. A Heritage building, the 1904 McDowell Block, anchors the south end of the site as well as the southern entrance to the pedestrian lane, and will be fully restored during the construction process.

4. THE PROJECT

The project is a six-storey mixed-use building with commercial retail space on the ground floor along West 1st, Lonsdale, and West 2nd, commercial office space on the 2nd-4th floors at the south end of the site, and four levels of residential on the upper four floors, accessed from West 2nd Street. The overall density is approximately 3.57 FSR.

The project has been designed to appear as a number of

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different building segments, evolving from the heritage McDowell Block building at 1st & Lonsdale, up to a more contemporary look at the corner of 2nd & Lonsdale. The project features extensive use of heritage architecture including brick, strong cornice lines, and pillars, with more contemporary thin black mullions and glass on the higher floors and at the corner of 2nd & Lonsdale.

The use of different building elements helps to provide some separation between building uses, with flexibility in storefront and awning design to provide individuality to the retail tenants, large windows in the commercial office portion and an accentuated building element to highlight the central portion of the site and the entrance to the Mews.

5. THE LANDSCAPE PLAN

The public realm has been designed to continue the strong and formal geometry of Lonsdale Avenue Streetscape Guidelines. New street trees will be planted along Lonsdale and West 2nd Street, highlighting the building's architectural features as well as the entrance to the Mews. At the corner of 1st & Lonsdale the existing corner rain garden and Magnolia tree will be maintained and rehabilitated. The commercial storefronts will feature outdoor dining areas on free-standing wooden decks, delineated by planter pots and railings where restaurant uses exist, including the large-format restaurant at the corner of 2nd & Lonsdale.

A pedestrian Mews will connect Lonsdale Avenue to an L-shaped pedestrian lane that provides access to West 1st Street, the rear north/south lane, and the pathway system to

Jack Loucks Court. It will feature hardscape landscape features and bollards at the entrances, with built-in planters at the pedestrian entrance/exit of the parkade. Along the western portion of the Mews plants will cascade over the southern building face from the building amenity garden on level 1. The covered portion of the Mews, adjacent to the commercial office lobby, will feature touch-sensitive lighting built into the paving treatment and have a double-height ceiling of over 18 feet.

A common amenity garden will be located on level 1, above the main vehicular parkade entrance and the P1 level. Flowering deciduous trees and formally clipped hedges will line the edges and hardscape landscaping with hexagonal pattern will align along a central axis with to the building geometry. A public amenity area will feature a BBQ, lounge chaises and ample gathering space.

The hexagonal paving pattern will carry up the building on the large south-facing terraces and private roof decks. An extensive green roof will cover the majority of the roof not included in private areas. Built-in planters, 600mm tall, will provide privacy and screen rooftop utilities with shrubs and ornamental trees.

6. PROJECT OBJECTIVES

The City of North Vancouver policy is based on the principle that the best possible and most successful public art projects are those which are "integrated" into the fabric of the community.



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The Mission Statement for the City of North Vancouver public art program is to celebrate and stimulate the cultural spirit of the community through the creation of public art.

The goals are to:

1. Advance the City of North Vancouver as an arts and cultural destination.
2. Maintain the Public Art Master Plan and ensure that it is revisited every five years.
3. Support a funding strategy that ensures that resources for creation and maintenance of public art are available.
4. Incorporate the ideas and work of various artistic disciplines (including visual, literary, performing) in the implementation of the public art policy.
5. Provide public art which provides a sense of discovery.
6. Public Art which enhances the project.
7. Provide high quality art which is sustainable.
8. Collaboration with the urban design team to enhance the site in a manner which celebrates the present and the past

7. HISTORY

Moodyville was the main centre of activity on the North Shore until 1901 when the mill closed. For two decades after B.C. entered Confederation in 1871, the Moodyville mill was the largest single source of export revenue in the province. Electricity arrived in 1882, giving Moodyville the first electric lights on the west coast north of San Francisco. With the aid of

lights, lumber sawn in the mill at Moodyville was loaded onto waiting ships day and night. Longshoremen and sawmill workers of Native, Kanaka (Hawaiian), British, Chinese and Chilean origin toiled round the clock. Until the turn of the 20th century, Moodyville was a flourishing settlement with a hotel, church, Masonic lodge, library, post office, telegraph service, school, and newspaper.

In 1906, electricity and telephone service arrived at the Lonsdale town site.

Due to North Vancouver's unique geographic position of being enclosed on three sides by water and blocked by mountains on the fourth side, access to the rest of Vancouver was initially restricted. In 1866, the first ferry service was established, allowing access across the inlet. Between 1900 and 1958, freight and passenger ferry service from Lower Lonsdale avenue allowed direct connection to the rest of the Lower Mainland. The construction of the Second Narrows Bridge, which later became replaced by the Ironworkers Memorial Bridge, and the Lions Gate Bridge increased the North Shore's accessibility but also caused ferry revenues to plummet and its eventual demise. The discontinuance of Lower Lonsdale's ferry service meant a loss to the neighbourhood's unique transportation system;

The Wallace Shipyard, named after its original owner and operator, Alfred Wallace, opened in 1906 and grew into one of the most prominent industrial sites in Canada. Over the course of its operation, the Shipyard changed names several times

from Wallace Shipyards to Burrard Dry Dock, Burrard-Yarrows



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and eventually Versatile Pacific.

By 1910, the Hotel North Vancouver in the City had been open for 8 years; the first local bank a branch of the Bank of North America had been operating for 5 years; a newspaper, the Express, had been publishing for 5 years; and streetcar service operated by the B.C. Electric Railway Company had been in operation since 1906. By 1912, the streetcar system, which ran until 1947, serviced Lonsdale Avenue and the Lynn Valley and Capilano town sites.

Artists are encouraged to investigate further North Vancouver history to develop their proposal.

8. ARTWORK LOCATION

It is intended that the artwork will be an iconic piece which will help bring attention and sense of place to the Mews. Artwork may be situated along a large four-storey concrete wall at the north end of the L-shaped pedestrian lane (above the pedestrian entrance to the parkade) or be featured in the over-height ceiling portion of the covered Mews.

Artists should keep in mind that if the artwork proposed includes lighting, that the lighting may be turned off at certain times of the night to protect the enjoyment of both the residential units in Wallace & McDowell as well as neighbouring buildings.

Artists may choose either or both locations for their artwork (pages 10-12). There is opportunity for the artists to be creative at how they treat these wall, be it murals, cutout

steel attachments, tile and/or mosaics.

9. SELECTION PROCESS

This project is a two stage process. In the first stage, up to five artists will be shortlisted on the basis of their experience working in collaboration with urban design teams and on the following criteria:

- Artist quality as presented in visual documentation of past work;
- Proven ability to work within a proposed budget.
- Good communication skills and a desire and ability to work with others.
- Availability to work within scheduled time frame.

Stage two will require shortlisted artists to attend an orientation meeting and to meet with the urban design team.

Up to five artists or artist teams will be shortlisted and will receive a fee of \$250.00 (exclusive of GST) to prepare a proposal.

Selected artists will enter into contract agreement with Staburn Properties Group Ltd.

10. PROJECT BUDGET

A Public Art budget of \$65,550 has been designated for this project. The artist will be responsible for a General Public Liability insurance policy in the amount of five million dollars (\$5,000,000). Premium for this coverage will be assumed as the cost of doing business and part of studio overhead.

Call for Qualifications
Staburn Property Group Ltd

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12. SUBMISSION OF CREDENTIALS

Artists interested in this project must prepare and submit the following:

1. A Letter of Interest, no more than one page in length, that explains the artist's particular interest to work on a collaborative project.
2. A current resume
3. 15 digital or printed images of the artist's work, submitted separately.
4. A numbered image list with the artist's name and a size, location, and if a commissioned project, the commission contract cost.
5. Artists applying as a team may submit up to 20 images of each artist's work.
6. Please list at least two commissioning agencies and one design professional (architect, landscape architect, engineer, graphic designer, etc) who have an intimate knowledge of your work and working methods. Please include relevant contact information.

12. SELECTION PANEL

Staburn will work with the Arts Office of North Vancouver to appoint an artist selection panel. It is the intention that this panel will be made up of a member from the Public Art Advisory Committee, a local resident, a professional artist, and two members of the project team. The panel will review application materials and select an artist or team of artists for the project.

13. PROJECT SCHEDULE

JULY 18 The Call is Posted

AUGUST 22 All submittal material must be received by 2:00 pm.

AUGUST 29 All submittal materials will be reviewed by the Selection Panel. Up to five artists will be shortlisted.

ARTISTS MUST BE AVAILABLE TO ATTEND AN ORIENTATION MEETING AFTER AUGUST 29.

OCTOBER 1 Proposal Presentation

All qualifications must be sent to Leesa Strimbicki at uam@telus.net.

For further information please call Leesa Strimbicki at 604.430.1467



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Site Context

NORTH WEST ARIAL VIEW



Request for Expressions of Interest Call for Qualifications

Site Context

**Call to Artists
Wallace & McDowell**



Request for Expressions of Interest Statement of Qualifications

Building Profile



Request for Expressions of Interest Call for Qualifications

Building Profile

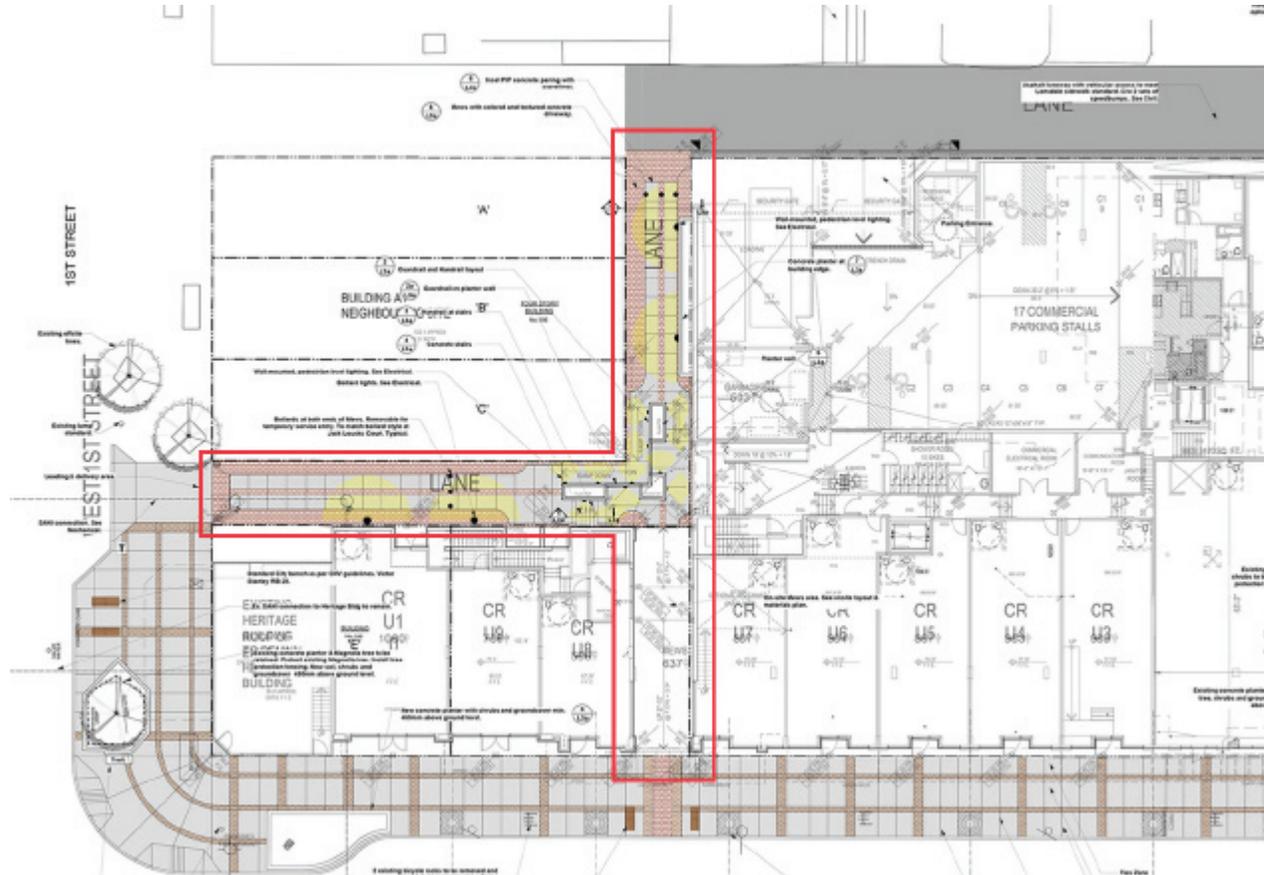
**Call to Artists
Wallace & McDowell**



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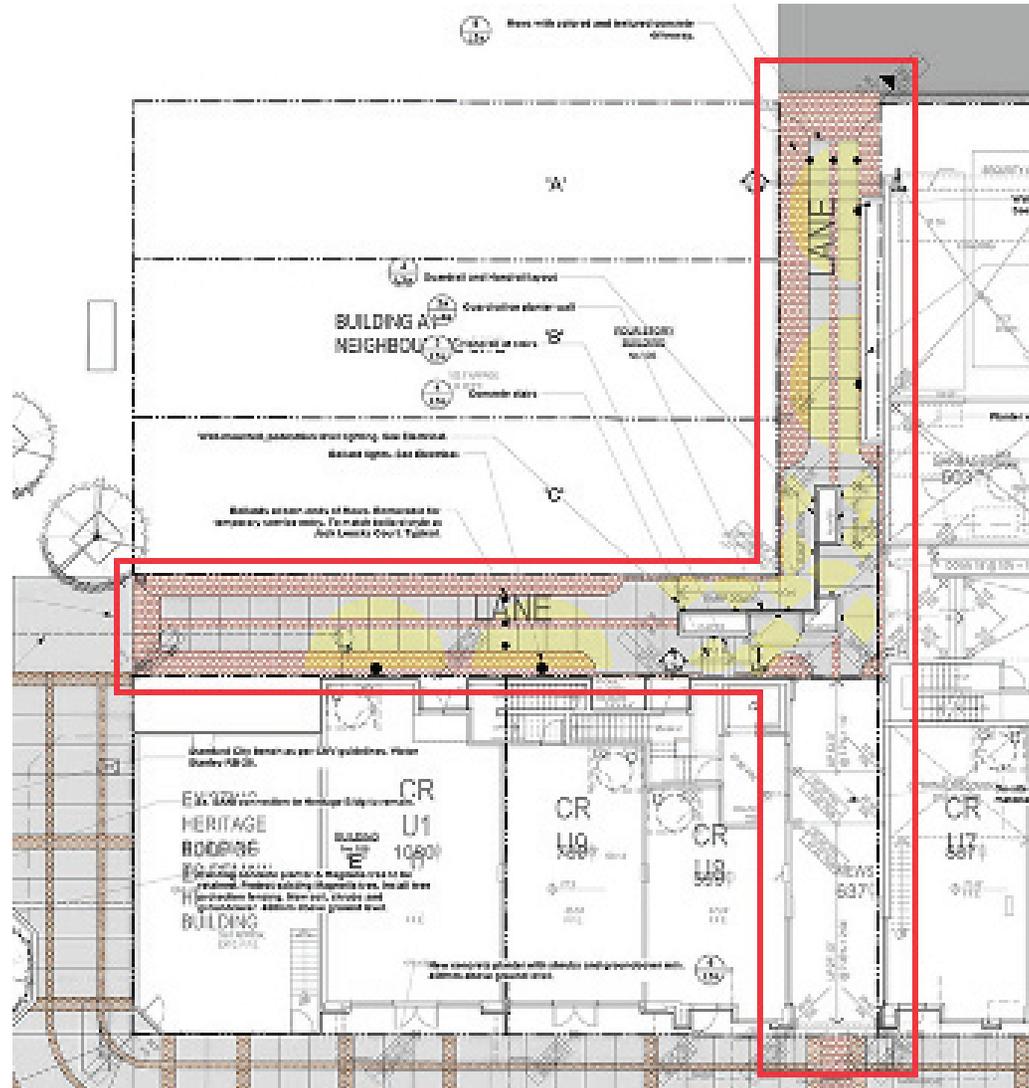
Location for Artwork

**Call to Artists
Wallace & McDowell**



Request for Expressions of Interest Call for Qualifications

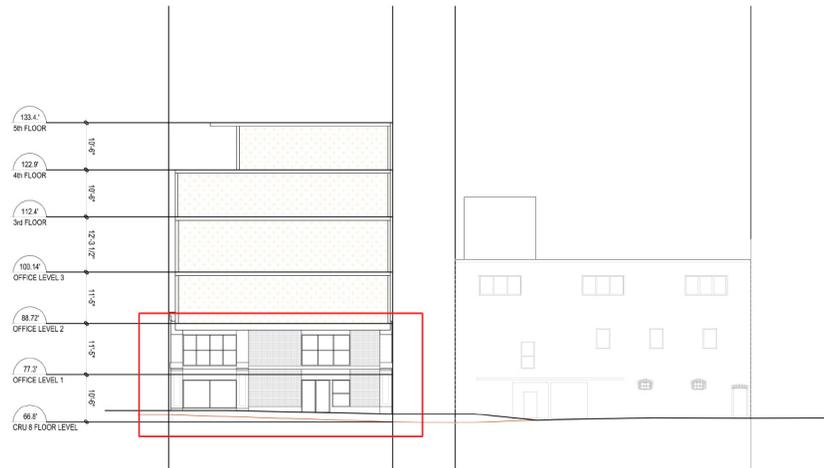
Location for Artwork



Call to Artists Wallace & McDowell

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Elevation



Covered portion of Mews:
637 sq. ft. = 13'0" x 49'0"



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**Call to Artists
Wallace & McDowell**

Request for Expressions of Interest Statement of Qualifications

Elevation



Outlined Area:
~ 940 sq. ft = 43'5" x 21'7"



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