



HOST CONSULTING INC. & FIRST UNITED

# FIRST UNITED

## DETAILED ART PLAN

320 E. HASTINGS STREET, VANCOUVER (FIRST UNITED ADDRESS)  
438 GORE AVENUE, VANCOUVER (HOUSING ADDRESS)



A territorial statement from HOST Consulting Inc.:

We are honoured to be working on a project that takes place in our shared ancestral territories of the Musqueam, Squamish, and Tsleil-Waututh Nations. It is an honour for us everyday to walk the same lands, learn the same songs, and use the same medicines that our ancestors have used for generations. Our work is grounded in who we come from, and who we are. We raise our hands to our beautiful communities.





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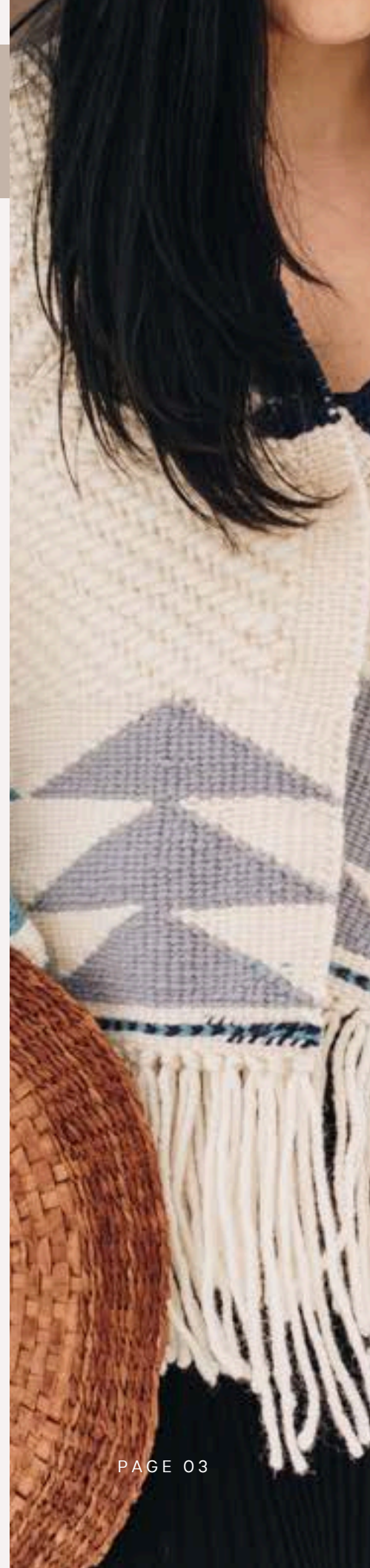
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ARTIST SELECTION AND TIMELINE



CHINOOK, TRANSLINK SEABUS, SIOBHAN JOSEPH, 2018

## PROJECT DETAILS AND CONTACTS



### PROJECT NAME:

FIRST UNITED Redevelopment

### PUBLIC ARTWORK BUDGET

\$499,500.00

### PROJECT ADDRESS

320 E. Hastings Street, Vancouver  
438 Gore Avenue, Vancouver

### ART CONSULTANT

HOST Consulting Inc.

### PROJECT OWNER

FIRST UNITED Church Community Ministry Society, Inc.

### ARCHITECT

Design Architect: NSDA Architects  
Project Architect: Arcadis Architects Inc.

### CONSTRUCTION & ENGINEERING

Construction team: ITC  
Structural Engineers: Glotman Simpson



# HOST CONSULTING

Ta newyap / ʔi ce:p ʔəw ʔəy ʔaʼ

HOST Consulting is a public art consultancy comprised of Faith Sparrow-Crawford, Salia Joseph, and Jade George, who are members of each of the three Host Nations of Greater Vancouver: Musqueam, Squamish and Tsleil-Waututh (MST). HOST consulting advocates for Indigenous representation through public art consulting and facilitation work in decolonial dialogues.

HOST Consulting grew from a vision of wanting to see more of our design and artists being held up and celebrated on their own land. Our mandate at HOST is for MST community members to see themselves reflected back on their territory. It is important for MST youth and future generations to walk their lands and know that they are home, and to recognize our unique and distinct Salish

designs and be proud of who they are and where they come from.

HOST is in a unique position as an entirely Indigenous women-led consultancy composed of members of the very MST communities that they serve. This gives a key foundation for understanding the histories of these lands, the protocols that govern them, and a deep drive to work in a way that will make their communities proud. HOST intends to fill a gap and avoid the need to reach outside of our communities for public art services that we can and should be doing in house. As our nations strengthen, we continue to prove to our own communities that we are capable, bright people and we are connected to many skilled practitioners of various backgrounds in our communities.

Chen kwenmentumi / hay čxʷ ǵə for your time







# PART I: CONTEXT



## THE PARTNERSHIP

To address the critical housing, health, and social justice needs of Vancouver’s Downtown Eastside community, FIRST UNITED is partnering with Lu’ma Native Housing Society to redevelop its site at 320 East Hastings.

FIRST UNITED is partnering with HOST Consulting Inc. to facilitate the public art consulting and help strengthen relationship-building with the local Host Nations in the Greater Vancouver area. HOST will also run the public art calls for artists processes as well as artist selection panels. The latter will include representatives from FIRST UNITED and Lu’ma as well as Host Nation and art experts (see page 20 for more details).



Lu’ma Native Housing Society





# PART I: CONTEXT

## FIRST UNITED

For over 140 years, FIRST UNITED CHURCH Community Ministry Society (commonly known as FIRST UNITED) has sought to build better futures in Vancouver's Downtown Eastside (DTES) by providing essential services, community connection, and healing. FIRST UNITED is an inner-city ministry of the United Church of Canada committed at its heart to the struggle for social justice, offering programs of advocacy and healing in Vancouver's DTES.

*"Shoulder to shoulder with our community, we operate from a harm reduction perspective and as a faith-based service provider, we welcome and affirm individuals from all walks of life without exception. At our core is the mission, ministry, and call to social justice of the United Church of Canada. We strive to be a respectful resource to our neighbors in the DTES and those who are in need of a welcoming place to be, to find support, and to feel safe by providing sanctuary in the heart of our city." – FIRST UNITED*

FIRST UNITED's services are accessible to low income, under-housed and homeless individuals living in Vancouver's DTES, regardless of age, race, gender, ethnicity, ability, or faith. Operating from a harm reduction perspective, FIRST UNITED upholds the values of dignity, belonging, and justice in their work—treating everyone with dignity and value, creating and facilitating spaces where all are welcome and feel a sense of belonging, and fighting for justice to break cycles of oppression.

FIRST UNITED believes that housing is a human right for everyone and will continue to advocate and support members in the DTES to fulfill their vision for a neighborhood where everyone's worth is celebrated and all people thrive.

FIRST UNITED honours that they do their work on the unceded lands of the Musqueam, Squamish, and Tsleil-Waututh (MST) peoples and solemnly acknowledges the interconnected histories of colonization and systemic racism that affect generations of Indigenous people living in this territory and urban Indigenous peoples from other territories, including members of the FIRST UNITED community. FIRST UNITED's deep commitment to reconciliation has informed the planning, implementation, and design of their project in ways that they hope will inspire how others approach development and community projects in the future.

FIRST UNITED has:

- Performed extensive consultations with the FIRST UNITED community and added new services and spaces to address their needs.
- Incorporated Indigenous cultural elements into the design of the building in a culturally respectful and appropriate way informed by direct consultation and input from Luugigyoo Dr. Patrick Stewart, Nisga'a architect, and Xalek/Sekyu Siyam Chief Ian Campbell.
- Ensured that the building's dedicated Sacred Space and Outdoor Gathering Area are suitable and welcoming for traditional indigenous ceremonies.
- Partnered with Lu'ma Native Housing Society to maximize the potential of their site and provide safe, secure, below-market housing for Indigenous people.



## LU'MA NATIVE HOUSING SOCIETY

Over the past 40 years, Lu'ma has developed, owns and manages more than 1,250 affordable housing units. Recognizing that housing alone will not solve the challenges faced by Indigenous community members, they offer a wide range of programs, services and initiatives that aim to alleviate poverty, improve the overall health of the urban Indigenous community and respond to the evolving needs of Indigenous peoples.

Through advisory boards and Federal Government partnerships, Lu'ma has advised community development plans and dispersed funding to projects aimed at alleviating poverty and homelessness for more than 20 years. The support services, subsidies and supplements, mentorship, outreach, housing and healthcare programs they offer provide resources, care and support in a culturally safe and appropriate manner.

Their focus on building culturally safe, supportive and dignified housing environments where residents feel they belong aligns well with the vision for FIRST UNITED's redevelopment (described in the overview below). During the redevelopment design and planning process, Lu'ma secured a number of exceptions to standard BC Housing design guidelines in order to better accommodate the unique cultural and community needs of Indigenous nations, communities and organizations. This included expanded laundry facilities as well as larger and more numerous amenity spaces for family, community and cultural gathering, and on-site service provision.



*RICHMOND URGENT PRIMARY CARE CLINIC, MACK PAUL, 2022*







## PROJECT OVERVIEW

FIRST UNITED offers direct services to meet the immediate needs of their community, but in the face of the housing and homeless crisis, overdose crisis, and affordability crisis, those needs outgrew their facility at 320 East Hastings Street. Originally built as a church in 1965, the facility's increasing maintenance needs presented a drain on their resources and a further constraint on their ability to meet the urgent needs of their DTES neighbours.

Lu'ma Native Housing Society and FIRST UNITED have partnered to redevelop the site into a multi-storey, purpose-built space with four floors (40,000 square feet) of programs and services operated by FIRST UNITED and seven floors (103 units) of affordable, below-market native housing operated by Lu'ma.

FIRST UNITED is leasing two air space parcels, both operated by Lu'ma, to support the housing development. The housing portion of the project is being funded by CMHC, BC Housing and the City of Vancouver. FIRST UNITED's First Forward Campaign will raise the \$37 million needed to fund the non-residential services portion of the project.

This dynamic new building will be a cornerstone hub for community, housing and a place of support and gathering. The project is also looking to strengthen relationships with the local First Nations as well as urban Indigenous populations in Vancouver making it a welcoming and holistic space.



The FIRST UNITED redevelopment project already has strong buy-in from municipal, provincial, and federal governments and agencies. Their Redevelopment Advisory Team includes some of the city's top developers, community engagement specialists, and consultants, including representatives from BJW Investments, NSDA Architects, Arcadis Architects, Ideaspace, CitySpaces, Norton Rose Fulbright, Stirling LLP and Manning Elliott. FIRST UNITED is particularly grateful for the insight and participation of Indigenous consultants Chief Ian Campbell and Luugigyoo Dr. Patrick Stewart, as well as Cory Douglas who created a digital Welcome Figure to include in the Development Permit submission.



IMAGE CREDIT: ARCADIS ARCHITECTS



## PROJECT SITE AND DESIGN

Revitalizing the corner of Hastings and Gore is a community-informed neighborhood rejuvenation that centres reconciliation and healing. The site of the new FIRST UNITED building is part of an area known by the Musqueam, Squamish and Tsleil-Waututh (MST) as K'emk'emelay, meaning "place of broadleaf maple trees." It was once a rich and vibrant trading area which sustained Indigenous peoples with an abundance of wildlife, marine life, forests, and marshlands.

Luugigyoo, Dr. Patrick Stewart, Nisga'a architect, and Xalek/ Sekyu Siyam Chief Ian Campbell have offered significant guidance in the design of the new FIRST UNITED building, and FIRST UNITED is proud to be incorporating the following:

- The sloping wall of FIRST UNITED on Gore Avenue will be a copper-coloured metal wall laid in a horizontal pattern alluding to the traditional plank houses of the Coast Salish. Copper is an important material to many northwestern Indigenous cultures, especially in the north and central regions of BC
- Three House Posts carved by MST carvers will be placed at the main entrance to FIRST UNITED
- Vertical sunscreens on the western elevation will have custom fabricated panels featuring laser-cut indigenous images
- The entrance to the residential tower will feature panels with commissioned art by an MST artist, and there will also be commissioned art panels along the Hastings Street façade
- The building colours have been chosen in consultation with Indigenous consultants to reflect traditional colours used by the Musqueam, Squamish, and Tsleil-Waututh peoples
- A woven brickwork pattern designed by Musqueam artist Debra Sparrow will wrap the outdoor deck and adorn the building's light well
- A totem pole carved by master carver Bernie Williams (Skundaal) of the Haida Gwaii Nation set in a feature stairwell on level one
- Art installations by MST, Urban Indigenous and DTES artists will be commissioned for interior spaces, including the dining hall
- The Sanctuary will feature a façade on the glass windows that span levels three and four as well as a solid wood door carved on both sides
- Additional interior design touches led by Patrick Stewart Architects and landscaping detail by Matthew Thomson Design



**S7I:Ł QƏÝ (SERPENT HOUSE POST), BRENT SPARROW OF MUSQUEAM NATION, UBC, VANCOUVER 2016**

## PART II: CRITICAL APPROACH



### THE UNITED CHURCH OF CANADA, FIRST UNITED AND INDIGENOUS COMMUNITIES

As an Indigenous consultancy we are conscious about who we work with to ensure that our values are aligned and complementary. Indigenous peoples have complex and nuanced relationships with religious institutions and churches due to our extensive histories of Indian Residential Schools and the legacy of violence, abuse and destruction that they have inflicted on our communities. The United Church of Canada has solemnly recognized and apologized for its role in colonization and the operation of Residential Schools and has made the call to Truth and Reconciliation, and to social justice, a cornerstone of its mission.

As an inner-city community ministry focused on essential services, advocacy and care, FIRST UNITED has worked very hard to align their work with this call to reconciliation. We are aware that their vision is for their new building to be a welcoming place, and that they are committed to ensuring that Indigenous people feel welcomed, seen, and respected in this space.



**IMAGE CREDIT: ARCADIS ARCHITECTS**

These are all values that have been carefully considered by FIRST UNITED while planning their redevelopment, which is located on unceded Musqueam, Squamish and Tsleil-Waututh Territory and is heavily populated by Urban Indigenous people from all over Turtle Island. FIRST UNITED is transparent about the need for safe spaces for Indigenous people and have engaged with HOST in an effort to make these spaces in a culturally relevant and sensitive way. It is of utmost importance to ensure that many Indigenous people are hired, consulted with and have their voices heard in the process of this development and can be at the forefront of consideration when figuring out the best ways to work with, celebrate, and help represent the needs of the community.





### INTERSECTIONAL COMMUNITY ENGAGEMENT

As members of the Host Nations, we at HOST know the importance of consulting with and reaching out to the artists of this territory to ensure their essential voices contribute to the creation of this art plan. Artists play an important role in the ultimate direction of the creative, artistic, and cultural attributes of this development.



Additionally, we are very conscious of the fact that this redevelopment is in the heart of the DTES and that this special place is home to a plethora of different Indigenous peoples from all over Turtle Island. The DTES has a rich history of being a gathering of nations that opens its arms to native peoples from all backgrounds—it is a community that doesn't turn its back on anyone. As consultants who do not live in this neighbourhood and are on the outside of the DTES' web of kinship, it will be imperative that we consult with artists from the area who can share with us experiences where they felt honoured and held up, as well as times when they felt subordinated and silenced. We want to take this feedback and use it as an opportunity to create a blueprint that ensures the residents are heard, cared for, and valued in their community.



**IMAGE CREDIT: PEBBLES WILLEKES**

There is a commonly used phrase amongst Indigenous peoples stating “nothing about us without us” that highlights the importance of ensuring that Indigenous people are consulted from the beginning of these processes and that non-Indigenous people aren't speaking to matters that they do not understand. FIRST UNITED is practicing this by ensuring that Indigenous voices are involved in this process from the beginning, and HOST is practicing this value by making sure that actual residents of the DTES—who have lived experience in this community—have a voice and feel heard in this process.



## INDIGENOUS REPRESENTATION IN THE CITY

### *MST REPRESENTATION*

FIRST UNITED approached HOST because of their deep investment in situating themselves on MST territory. They want to uphold the nations on whose lands the project takes place and it is for that reason that they approached HOST Consulting. As members of the three Host Nations, HOST is committed to working with the three communities and ensuring that their artists, stories, and design forms are represented on their own territories.

### *SALISH ART REVIVAL*

Part of HOST's mandate is aiding and elevating the revitalization of Salish design. For generations the aesthetic of Northern Formline was given preference by art galleries and collectors of Northwest Coast Art, particularly in the city of Vancouver. Salish art was seen as simple, less detailed, and deemed less valuable than Northwest Coast artforms. As a result, many Salish artists were unable to make a living by practicing their traditional art forms and were subsequently pressured to adopt Northern Formline design approaches, leaving behind centuries old Salish designs.

In the last decade there has been a significant revitalization of Salish design. Many artists have refused this dichotomy of high and low art that put Salish design and northern Formline at odds with each other and into a contrived hierarchy. It is within HOST's mandate to promote, elevate, and highlight artists revitalizing Salish design forms. This not only refers to artists working in carving and painting, but in wool and cedar weaving as well.



***BLANKETING THE CITY, DEBRA SPARROW, 2018***

### *URBAN INDIGENOUS POPULATIONS*

We see the value in including the presence and representation of Urban Indigenous peoples and artists so as to better reflect the broadness and richness of cultures that exist within the DTES.

We believe this will be beneficial for the development team to continue thinking about as the project progresses, and to consider rotating art programs that can engage the Urban Indigenous populations. Currently, plywood backing for art mounting has been planned in select areas of FIRST UNITED's space, along with accent lighting designed to illuminate art which will allow for this possibility to be later explored and re-envisioned.



## PUBLIC ART IN THE PRIVATE DEVELOPMENT SECTOR



**IMAGE CREDIT: ARCADIS ARCHITECTS**

This project is very unique in that FIRST UNITED and its partners are choosing to undergo a public art program of their own volition. City of Vancouver Public Art Policy (adopted by City Council on July 23, 2014) applies to all floor areas contributing to the floor space ratio (FSR) calculation of any residential, commercial, institutional or industrial rezoning. However, FSR floor areas dedicated to Social Housing are exempt from the budget calculation. Despite these exemptions, the project team's investment in public art is so deep that it is considered a priority for the site.

The FIRST UNITED, Lu'ma and HOST project team believes that art plays a significant role in understanding the community you are representing and serving – art acts as a language to instill connection to place and each other. Working with multiple artists is an opportunity to tell a fulsome story with nuance and diversity. This approach also employs members of the community with whom the project looks to serve and honour, thus passing the pen to artists who will write the true and lasting vision for the site and the continued impact it will have on its residents.





## PUBLIC ART IN VANCOUVER'S DOWNTOWN EAST SIDE

Low income neighborhoods are not seen as high priority or high value in the development sector in the City of Vancouver, a sector that has a huge influence on the public art realm. If you look at a map of public art in the City you will see that the largest concentration of public art tends to be in higher income neighbourhoods, leaving major gaps in areas like East Vancouver and the DTES.

The development's location in Vancouver's DTES, a heavily racialized and stigmatized area, is an important backdrop for public art at the site. Residents of the DTES should live in dignity connected to the lands and places they call home; art can be used to tell a story of community and belonging as a way to rewrite this narrative of stigma and oppression.



*WƏL MÍ CT QPƏƏT TƏ ɁNIMƏɁ, DIAMOND POINT., 2020*

## PUBLIC ART VISION AND GOALS

### ARTIST-LED APPROACH

Another fundamental and driving aspect of HOST Consulting's methodology is to be artist-led, which means that work with artists will be done through a collaborative approach, providing agency in the project to center artist voices, and contribute creative direction and visioning for the project. Standard public art strategy cannot be applied to this project as it is very unique and will require radical thinking and ongoing reciprocity with artists and members of the nations in new and exciting ways.

To elaborate, an artist-led approach means involving artists earlier on in the process as a means to prioritize the artist, their best interests, and well-being. As consultants, we recognize that we have our own gifts and experience, but an artist will always have their own unique and valuable perspectives about a project site.



*XWEMELCH'STN, JAMES HARRY, 2019*



## PUBLIC ART OPPORTUNITIES AND BUDGET

### OPPORTUNITY #3A, #3B, #3C: MST HOUSEPOSTS

**BUDGET:** \$456,000 (includes artist fees, materials, fabrication/production, insurance, administration, shipping, installation and final reporting)

**INSTALLATION DATE:** October 2025 - January 2026

The primary public art opportunity is sited at the main entrance to the FIRST UNITED Church redevelopment on Hastings Street. This opportunity is well situated for three House Posts from each of the Musqueam, Squamish and Tsleil-Waututh Nations in traditional or contemporary media. These three House Posts will create a welcoming sense of arrival for all visitors and residents.



*"WELCOME FIGURE", BRENT SPARROW, 2018*



**IMAGE CREDIT: ARCADIS ARCHITECTS**

### OPPORTUNITY #1 SOLAR SHADES (DESIGN ONLY)

**BUDGET:** \$20,000

**DESIGN DEADLINE:** September 20, 2024

This design-only opportunity is sited along the Gore Avenue edge of the development. An artist(s) will have the opportunity to create a design that will be integrated into the aluminum solar shade feature of the building. The opportunity is open to a wide range of approaches. The artist will work closely with the design team throughout the design and production of the work.





## OPPORTUNITY #2 PANELS (DESIGN ONLY)

BUDGET: \$23,500

DESIGN DEADLINE: October 15, 2024

This design-only opportunity is sited on the exterior cladding of the development on Gore Avenue and Hastings Street. An artist(s) will be selected to create a design which will be installed on the panels.

Architectural design provides for art panels as a component of the building envelope. Nine (9) panels are planned on the East Hastings Street side and three (3) panels are located at the entrance to the residential tower.

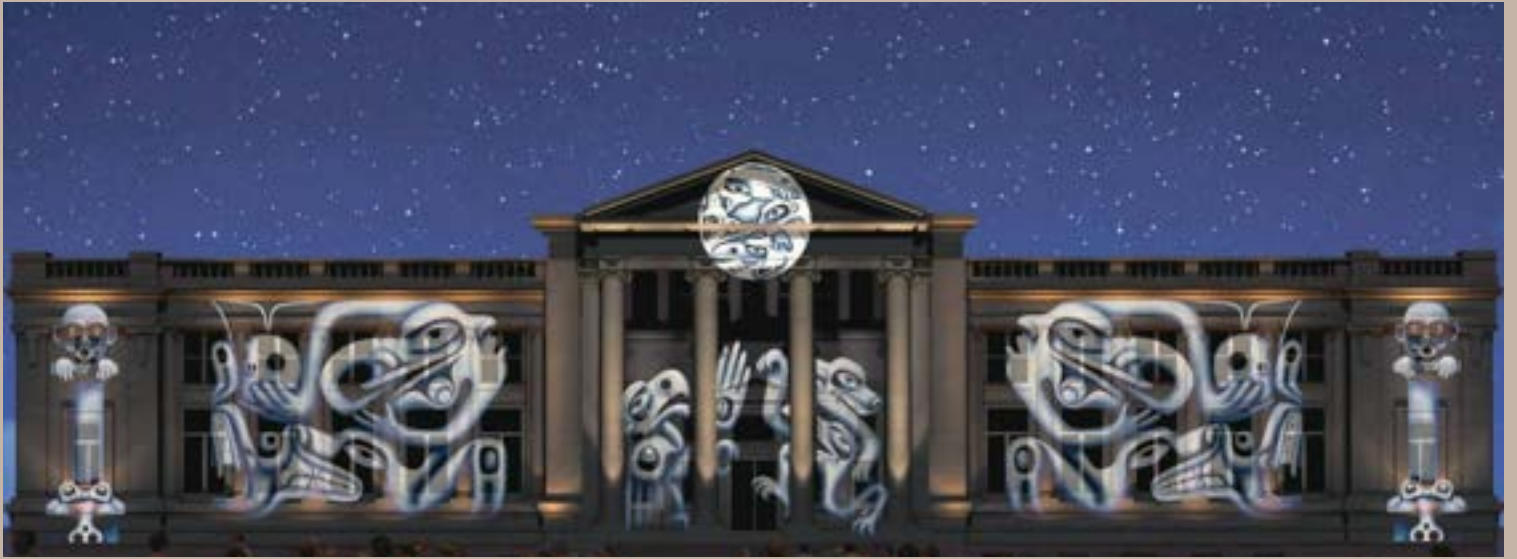
## PRECEDENT IMAGES



*THE STORY OF LIFE, SUSAN POINT, 2014*



# PART III: PUBLIC ART 2024-2025



*FACADE FESTIVAL PROJECTION, SHAWN HUNT, 2017*



*SEA TO SKY, KELLY CANNELL, 2017*



*FLIGHT, SUSAN POINT, 1995*



*BLANKETING THE CITY, VANCOUVER MURAL FESTIVAL - DEBRA SPARROW, 2020*



## PART IV: ARTIST SELECTION AND TIMELINE



HOST Consulting operates under a community and artist-led approach. This process places the agency and direction of art projects in the hands of artists who have a unique understanding of space and whose intimate understanding of their own practices provides valuable input on art planning. As such, our approach is fluid and contextual. Although we are committed to keeping processes open and intuitive, there are a number of artist selection approaches that are standard and will be used throughout the public art process for these opportunities.

Each unique art opportunity requires a selection process that is appropriate and relevant to the project. HOST will approach artist selection using a variety of strategies and will utilize an appropriate selection process for each opportunity depending on the context. Depending on the scale and scope of the project, the selection process may be one or two phases. The following is a list of different selection strategy options that HOST could choose from:

### EOI - EXPRESSION OF INTEREST

‘Expression of interest’ is the most common type of artist call within MST communities and is useful when the project does not require a specific type of art practice. This process allows for an openness to a variety of artistic approaches, practices, inspirations and styles that artists may propose. All of the applications that meet the requirements of the EOI are shared with an external jury who will select artists through a transparent process.

### INVITATION TO APPLY

An ‘invitation to apply’ approach requires a thorough understanding of the type of art practice required to suit the specific public art opportunities at hand. For this process, artists are invited to apply for a public art opportunity and would prepare an application that meets the requirements outlined in the Artist Terms of Reference. The artist applications would then be reviewed by an external jury who will shortlist artist(s) for the project through a transparent process.

This is an approach best suited to an opportunity that requires a specific art practice. This approach can streamline the artist selection process and can be tailored to the projects’ specific needs.

### DIRECT ARTIST INVITATION

In some instances there may be an art opportunity that is created with a specific artist in mind. In these instances, a specific artist or artist team would be approached and given the opportunity to participate in this project. Should they decline the invitation, an alternative artist or artist team may be approached, or another selection process may be used to fulfill the projects’ needs. The direct artist invitation process respects artist time and labor, which can be onerous during the artist selection process. If a situation arises in which it is clear that a particular artist best suits the project, it is unnecessary to have an artist or multiple artists put in the valuable time and labor required to complete an EOI process. If that is the case, artist invites can be clear and the rationale can be laid out so that there is transparency within the greater community on how and why this artist was selected.





# PART IV: ARTIST SELECTION AND TIMELINE



## SELECTION PANEL/JURY

HOST Consulting is a non-voting body that will facilitate all aspects of the selection process. The selection panel/jury for each art opportunity will be composed of 5-7 individuals from diverse backgrounds. It is important to note that selection panels for the FIRST UNITED project will always have an MST majority to ensure that MST perspectives and expertise on their own designs and artworks are centered.

The proposed makeup for a FIRST UNITED Selection Panel is as follows:

- One expert from Musqueam who has knowledge and expertise in Coast Salish culture and/or art practices
- One expert from Squamish who has knowledge and expertise in Coast Salish culture and/or art practices
- One expert from Tsleil-Waututh who has knowledge and expertise in Coast Salish culture and/or art practices
- One art professional who has knowledge and expertise in issues of art in public spaces with experience in working with Indigenous artists. This could include a Musqueam, Squamish or Tsleil-Waututh curator, or a member from an art organization/collective with pre-existing relationships with MST
- One representative from FIRST UNITED
- One representative from Lu'ma Native Housing Society

## TIMELINE

Please refer to the Redevelopment Timeline section of the FIRST UNITED website for a detailed timeline of this project development: <https://firstunited.ca/first-forward-redevelopment>





# REFERENCES



City of Vancouver Public Art Policy, adopted by City Council, 2014

FIRST UNITED case for support, 2023

FIRST UNITED capital campaign and redevelopment: <https://firstunited.ca/first-forward-capital-campaign>

