



CALL FOR EXPRESSIONS OF INTEREST

ST. GEORGES PUBLIC ART

206 East 12th Street, North Vancouver, BC

Deadline November 3, 2025

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city
of north
vancouver



RF PROPERTIES

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TABLE OF CONTENTS

- 1.0 PROJECT OVERVIEW 4
 - 1.1 PROJECT STATISTICS 4
 - 1.2 SITE CONTEXT 5
 - 1.3 LOCATION 5
 - 1.4 PUBLIC ART CONTEXT 6
 - 1.5 ARCHITECTURE 7
 - 1.6 LANDSCAPE 8
- 2.0 PUBLIC ART OPPORTUNITIES..... 9
 - 2.1 PUBLIC ART VISION + OBJECTIVES 9
 - 2.2 POTENTIAL LOCATIONS FOR PUBLIC ART 9
- 3.0 PUBLIC ART PROCESS 11
 - 3.1 OPEN/INVITATIONAL CALL TO ARTISTS 11
 - 3.2 SELECTION PROCESS 11
 - 3.3 SELECTION PROCESS 12
- 4.0 SCHEDULE 12
 - 4.1 TIMELINE..... 12
- 5.0 PUBLIC ART BUDGET 13
 - 5.1 BUDGET 13
- 6.0 PUBLIC ART REQUIREMENTS 13
 - 6.1 EXPRESSION OF INTEREST REQUIREMENTS 13

1.0 PROJECT OVERVIEW

1.1 PROJECT STATISTICS

PROJECT NAME

St. Georges

PROJECT ADDRESS

206 East 12th Street, North Vancouver, BC

PROJECT DESCRIPTION

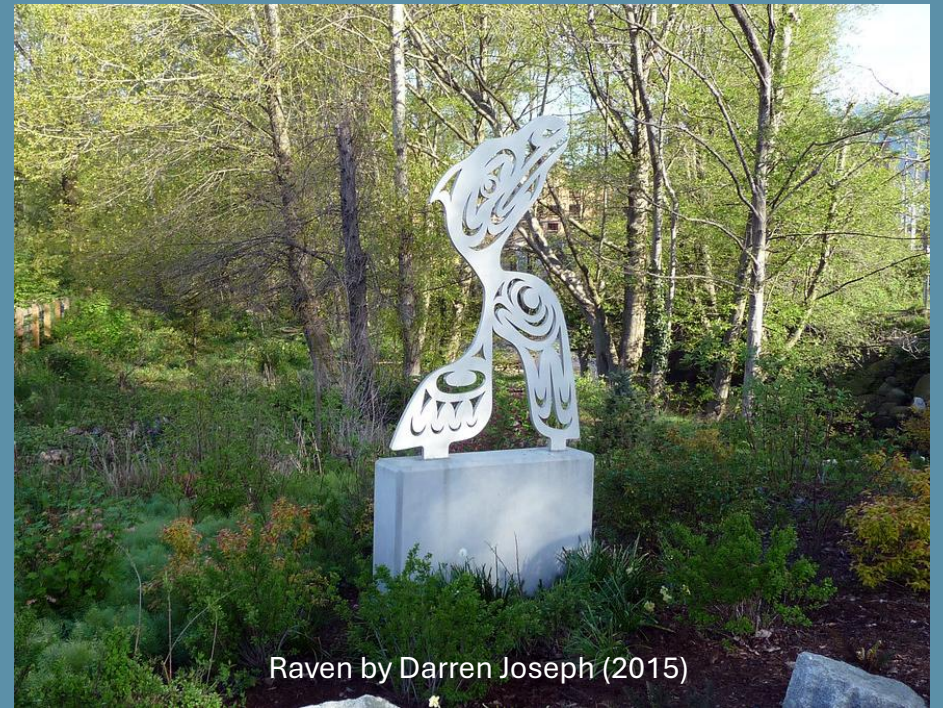
Six-Storey Purpose Built Rental Building

TOTAL AREA OF DEVELOPMENT

1,387.20 m² (14,932 ft²) Gross Site Area

TOTAL PUBLIC ART ALLOCATION

\$60,000.00



Raven by Darren Joseph (2015)



Nebula Garden by Claudia Cuesta (2014)

1.0 PROJECT OVERVIEW

1.2 SITE CONTEXT

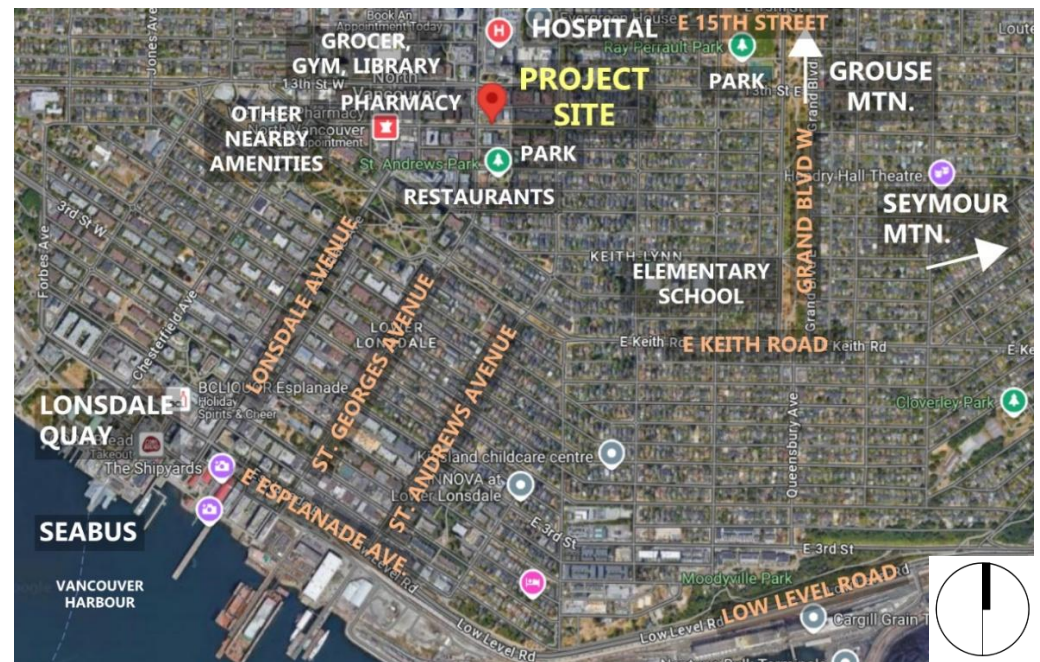
This project is located in the Lonsdale neighborhood of the City of North Vancouver, at the intersection of East 12th Street and St. Georges Avenue.

The site rests on the traditional, unceded lands of the Coast Salish peoples, specifically the Skwxwú7mesh (Squamish), and Tsleil-Waututh, who have called this land home for over 8,000 years, with archaeological evidence confirming their deep-rooted connection to the area. While these Nations share historical ties, each is politically and culturally distinct, with some overlap in their traditional territories. The Skwxwú7mesh people speak Skwxwú7mesh Snichim, and Tsleil-Waututh speak hən'qəminəm'.

Lonsdale is a dynamic and well-connected neighborhood, offering an abundance of amenities and services. Residents will have easy access to gyms, grocery stores, restaurants, convenience stores, a hospital, a public library, parks, and more, making it an incredibly walkable community. The convenience of these services within walking distance enhances the quality of daily life.

Beyond the local amenities, Lonsdale's prime location also provides quick access to the North Shore mountains, the City of Vancouver, and the broader region, making it an ideal base for outdoor enthusiasts and urban explorers alike. This unique blend of convenience and natural beauty is one of the key reasons why so many are drawn to live in North Vancouver.

1.3 LOCATION



1.0 PROJECT OVERVIEW

1.4 PUBLIC ART CONTEXT

The City is dedicated to establishing art spaces across North Vancouver to "celebrate and stimulate the cultural spirit and identity of the community". Artworks are situated on both public and private properties, strategically placed to ensure they are accessible and enjoyed by the public.

The public art program is comprised of three main program streams: civic, community and developer-generated public art. The developer public art program requires developers to commission site specific artwork integrated into the development project.

The map below includes existing artworks installed near the project site. More information is available using the link: <https://www.cnv.org/Parks-Recreation/Arts-Culture/Public-Art>



178. Mee Creek by Nathan Lee (2021)



82. St. Andrews Park by B Pechet + S Robb (2002)



74. Witness by Katherine Kerr (2000)



156. Strength + Remembrance by Jody Broomfield (2019)



77. Whatever the Weather by Mia Wienberg (2017)



92. Shattered Sphere by Brent Comber (2018)

1.0 PROJECT OVERVIEW

1.5 ARCHITECTURE

The project consists of a six-storey, purpose-built rental building located within the OCP Land Use Designation of Residential Level 5: Medium Density Apartment (R5). It is designed to accommodate 58 units, including 1-bedroom, 1-bedroom with den, 2-bedroom, and 3-bedroom units. In accordance with the CMHC requirements, the building features adaptable and wheelchair-accessible units, with 11 of the 56 units meeting these specifications.

The main entrance is located on the south side of the ground floor, accessible via East 12th Street, with a set of stairs and an accessible ramp leading to the lobby and lounge area. The ground floor also houses the Indoor Bike and Lounge Amenity for residents. Each of the eight units on this floor includes a private patio, with the 3-bedroom units featuring a wraparound patio. All upper-level units provide balconies. Additionally, the rooftop offers an expansive outdoor area with a barbecue and dining, lounge, and additional seating spaces, providing residents with easy access to amenities directly from the building.

The architectural cladding echoes the natural beauty surrounding it. The cladding materials in gray and white reflect the region's misty mornings and snow-capped peaks. The woodgrain cladding evokes the warmth of the coastal forest, while the brick draws from the rugged rock formations. Together, these materials create a harmonious connection between the building and Vancouver's dynamic landscape.

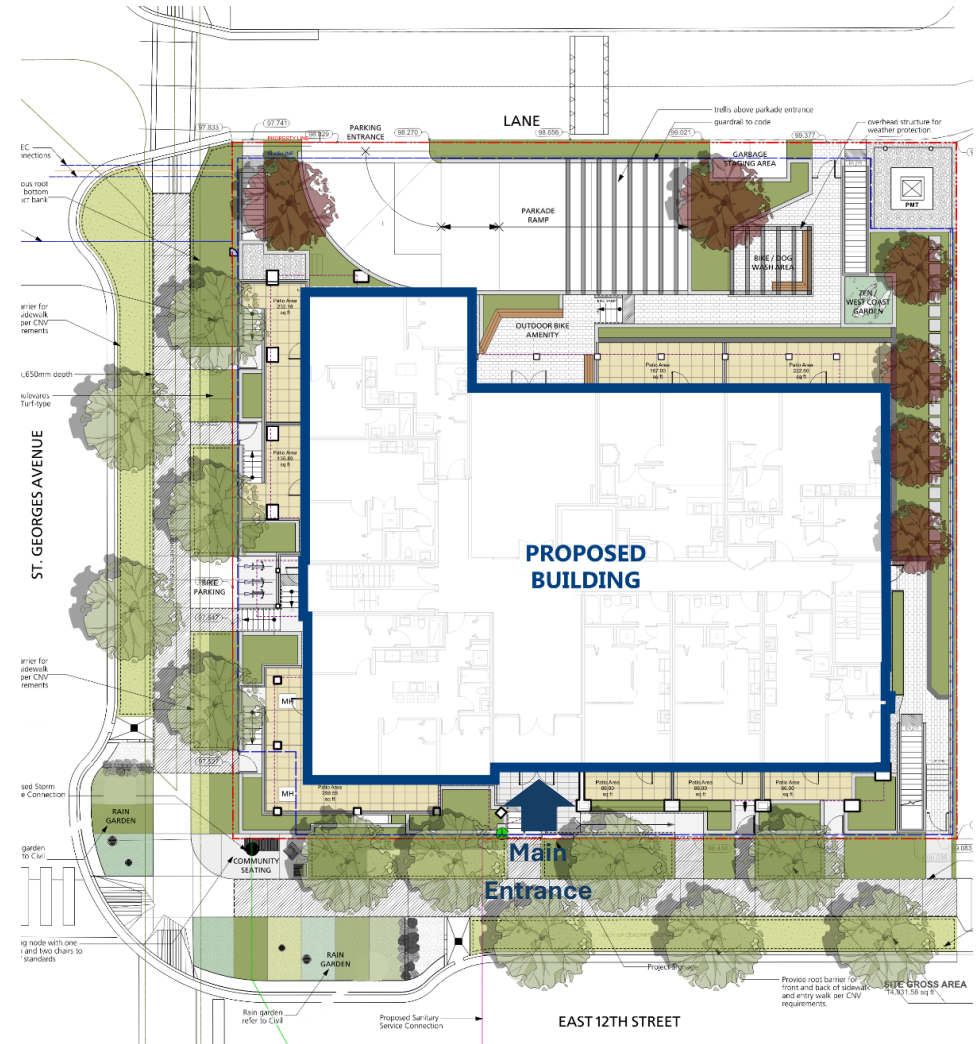
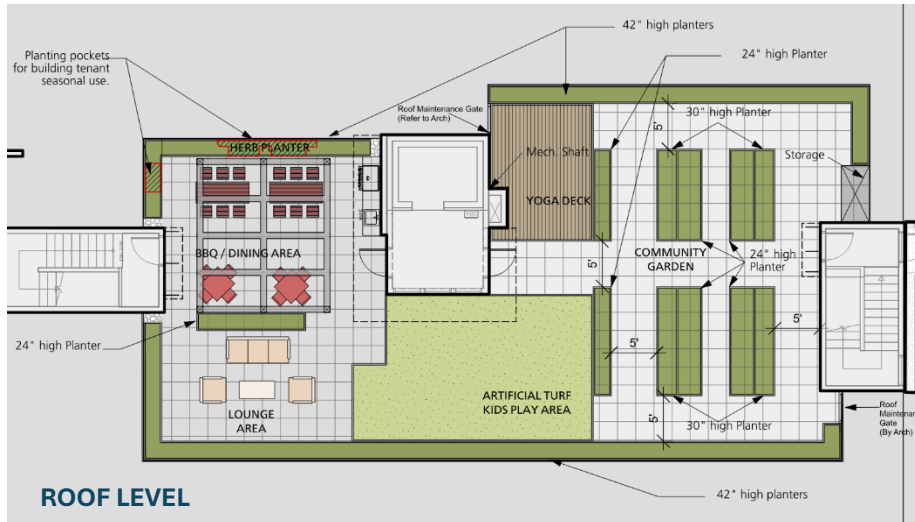


1.0 PROJECT OVERVIEW

1.6 LANDSCAPE

The property line runs approximately 12' to the building's exterior on all sides, with the exception of the north elevation, which has a 23' setback that accommodates the parkade ramp to the rear of the building. As a result, much of the north side is hardscaped and includes an outdoor bike amenity, a bike and dog wash area, and a garbage staging zone. The other setbacks feature residents' patios, walkways covered with pavers, and CIP stairs for access. The roof level is also paved and includes decking for a Yoga area. Planters and a community garden are made available to occupants, and there is a generously sized synthetic lawn for a kid's play area.

In terms of landscaping, the site design includes a variety of softscape elements such as grasses, shrubs, and several tree species, including Vine Maple, Japanese Maple, and Shadblow Serviceberry. Additionally, there are rain gardens and zen rock gardens throughout the property.



2.0 PUBLIC ART OPPORTUNITIES

2.1 PUBLIC ART VISION + OBJECTIVES

North Vancouver has a rich Indigenous heritage, a deep connection to the natural environment, and a growing, diverse population. This initiative is an opportunity to create a sense of pride linking the project site to the area's history and enhance the spirit of the community.

- Contributing art pieces that become lasting, meaningful features of the neighborhood, engaging diverse audiences over time.
- Supporting projects that reflect the area's identity and its historical and cultural significance.
- Offering artists opportunities to expand their practices, reach new audiences, and explore innovative ideas and media in the public space, possibly integrating their work with architectural elements.

The following criteria should be considered in guiding the artist for public art projects:

- The artwork should reflect a professional standard, demonstrating excellence, quality, and innovation.
- It should have impact, memorability, and potential as a landmark and contribute to the character of the City.
- The artwork should provide opportunities for public engagement or a sense of discovery.
- Consideration of its relationship to the site and surrounding context and attention to seasonal and day/night cycles.
- Positioning the artwork to maximize pedestrian experience and compliment the pedestrian environment.
- The design must account for outdoor conditions, safety, durability, and resistance to vandalism.

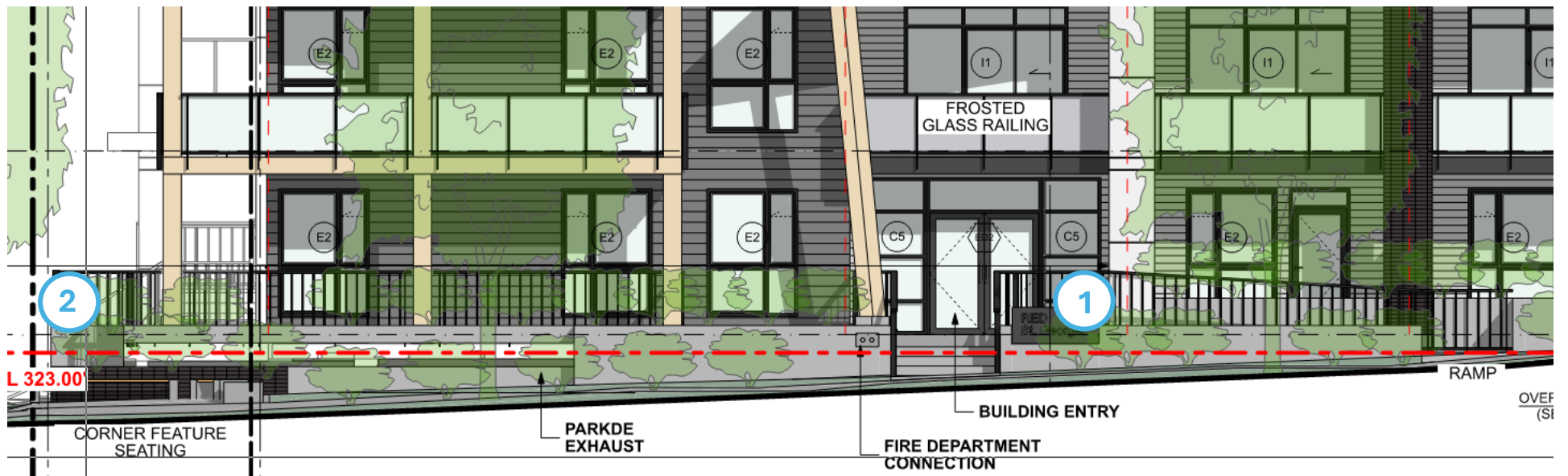
2.2 POTENTIAL LOCATIONS FOR PUBLIC ART



Slueth of Bears by V & E Dam de Nogales (2020)

The team has selected the primary entrance along East 12th Street as the ideal location for the public artwork, capitalizing on its strategic position in a high-traffic area. This prominent setting offers visibility, ensuring the artwork will engage pedestrians, residents, and commuters. Its location makes it an ideal platform for meaningful public interaction, where the artwork can become a part of the daily life of those who pass by.

An additional location to consider is at the southwest corner of the site. This location also offers high visibility to passers-by, particularly considering its position relative to the intersection of St. Georges and East 12th Street.



3.0 PUBLIC ART PROCESS

3.1 OPEN/INVITATIONAL CALL TO ARTISTS

This is an Open Call for professional artists or artist teams from Canada to submit Expressions of Interest for a public art project. The Selection Panel may also nominate artists for consideration.

After the call closes, up to three artists will be chosen to develop Public Art Concept Proposals and receive an honorarium. The selected artists will be introduced to the project, its vision, and the design team, and given a timeframe to submit their proposals, which should include a project description, visualizations, fabrication approach, schedule, and budget.

The Selection Panel will review and vote on the proposals to select the final artist. If the chosen artist declines, the next ranked artist will be approached. The selected artist will be awarded the commission.



Pebble Mosaic by Glen Anderson (2003)

3.2 SELECTION PROCESS

The Public Art Consultant team will oversee all stages of the selection process. The process will consist of a Two-Stage invitation to professional artists, with a Selection Panel involved in the decision-making. The five-member panel will include two local arts professionals with expertise in contemporary art practice and an understanding of the challenges surrounding public art. The third panel member will be a representative from the North Vancouver Public Art Committee. The remaining two members will include a project designer (such as an architect or landscape architect) and the property owner or their representative.

Selection Process: Stage I

- A Selection Panel will be formed to review the project and recommend three artists for proposal development.
- The panel will meet to review submission and, through a voting process, create a shortlist of three artists.

Selection Process: Stage II

- The three shortlisted artists will be invited to submit a detailed Public Art Concept Proposal to the Selection Panel.
- Artists will be briefed on the project, including the vision, context, and public art opportunity, and meet the design team.

3.0 PUBLIC ART PROCESS

3.3 SELECTION PROCESS

Selection Process: Stage II (Continued)

Artists will have time to prepare their proposals, which should include a brief history of their work, a description of the concept, schematic visualizations, a fabrication approach, schedule, and a detailed budget.

- An artist presentation fee of \$1,500 will be provided upon submission and presentation of the proposals.
- The Selection Panel and Public Art Consultant team will review the proposals collaboratively and select the artist through voting or consensus.



Coho Creek Spirits by Ken Clark (2005)

4.0 SCHEDULE

4.1 TIMELINE

Open Call Circulated	October 10th, 2025
Submission Deadline	November 3 rd , 2025
Selection Panel Meeting	November/December 2025
Presentations	December 2025
2025 Public Artwork Completed + Installed Prior to Building Occupancy	April 2026

5.0 PUBLIC ART BUDGET

5.1 BUDGET

Total Public Art Budget \$60,000.00

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).



Strength & Remembrance by Jody Broomfield (2019)

6.0 PUBLIC ART REQUIREMENTS

6.1 EXPRESSION OF INTEREST REQUIREMENTS

- A maximum of 8 digital images (including video and audio clips, if applicable) showcasing past or current work.
- A list of past/current works, including the following details:
 - Title
 - Medium, date
 - Dimensions
 - Budget (if relevant) and a brief artwork description
 - Collaborators' names (if applicable)
- A cover letter (1 page maximum) briefly describing your approach to public art, the site, and the public art opportunity.
- Two references who can speak to your skills, accomplishments, and your ability to manage projects and meet deadlines.
- A current CV.
- Expressions of interest will only be accepted in digital format.
- Contact details.

Please have digital submissions directed to Celena Aujla by the submission deadline date. November 3, 2025

Contact information: celena@rfproperties.ca.

