



CALL FOR EXPRESSIONS OF INTEREST

CELO

140 West 19th Street, North Vancouver

Deadline for Submissions April 15, 2026

public.
Art Consulting

DETAILS

GWL Realty Advisors Inc., in partnership with the City of North Vancouver, invites expressions of interest from experienced, professional artists or artist teams to create a public artwork at 140 West 19th Street, North Vancouver.

TOTAL PUBLIC ART ALLOCATION:
\$136,00.00

ELIGIBILITY :
Open to all professional artists or artist teams

SUBMISSION DEADLINE:
Wednesday April 15, 2026 10:00 am (PST)

DIRECT SUBMISSIONS TO:
alison@publicconsulting.ca

PROJECT TEAM

PROJECT OWNER:

GWL Realty Advisors Inc.
1600 - 650 West Georgia Street
Vancouver, BC, V6B 4N7

PROJECT ARCHITECT:

Integra Architecture Inc.
2330-200 Granville Street
Vancouver, V6C 1S4

PROJECT LANDSCAPE ARCHITECT:

Perry & Associates
112 East Broadway
Vancouver, BC, V5T 1V9

PUBLIC ART CONSULTANT:

Public Art Consulting
1120 E Georgia Street, Unit #320
Vancouver, V6A 0A2

CONTEXT MAP



view looking northwest on West 19th Street



view looking east on West 19th Street

Approximate site of CELO, 140 West 19th Street highlighted

PROJECT DESCRIPTION



Rendering looking northwest from West 19th Street



Rendering looking northwest from West 19th Street

CELO, located at 140 West 19th Street, introduces 91 purpose-built rental homes ranging from studios to three-bedrooms, including adaptable units designed to meet the diverse needs of the neighbourhood. Positioned in the civic heart of the City of North Vancouver, the development is closely connected to City Hall, Civic Plaza, Ray Sargent Park, Wagg Creek Park, and the renewal of the Harry Jerome Community Recreation Centre. CELO is envisioned as a key contributor to the area's evolving residential and civic character.

The building provides 77 parking stalls, including visitor spaces, along with 137 bicycle parking spaces, six of which are designated for short-term use. These provisions are integrated with the broader mobility network of the neighbourhood, supporting multi-modal access while directly complementing the Green Necklace pathway system that links surrounding parks, civic spaces, and community destinations.

Architecturally, the project is defined by rectilinear block forms articulated at multiple scales. Balcony elements establish distinct patterns across the facade, breaking the massing into smaller components that suggest individuality while remaining cohesive with the surrounding residential context. The street frontage is carefully articulated to reflect the rhythm of the neighbourhood, while projected balconies establish a clear building base and step the form above the four-storey height line. Shifts and breaks in the building volumes reduce the overall apparent scale and reinforce a human-centred expression.

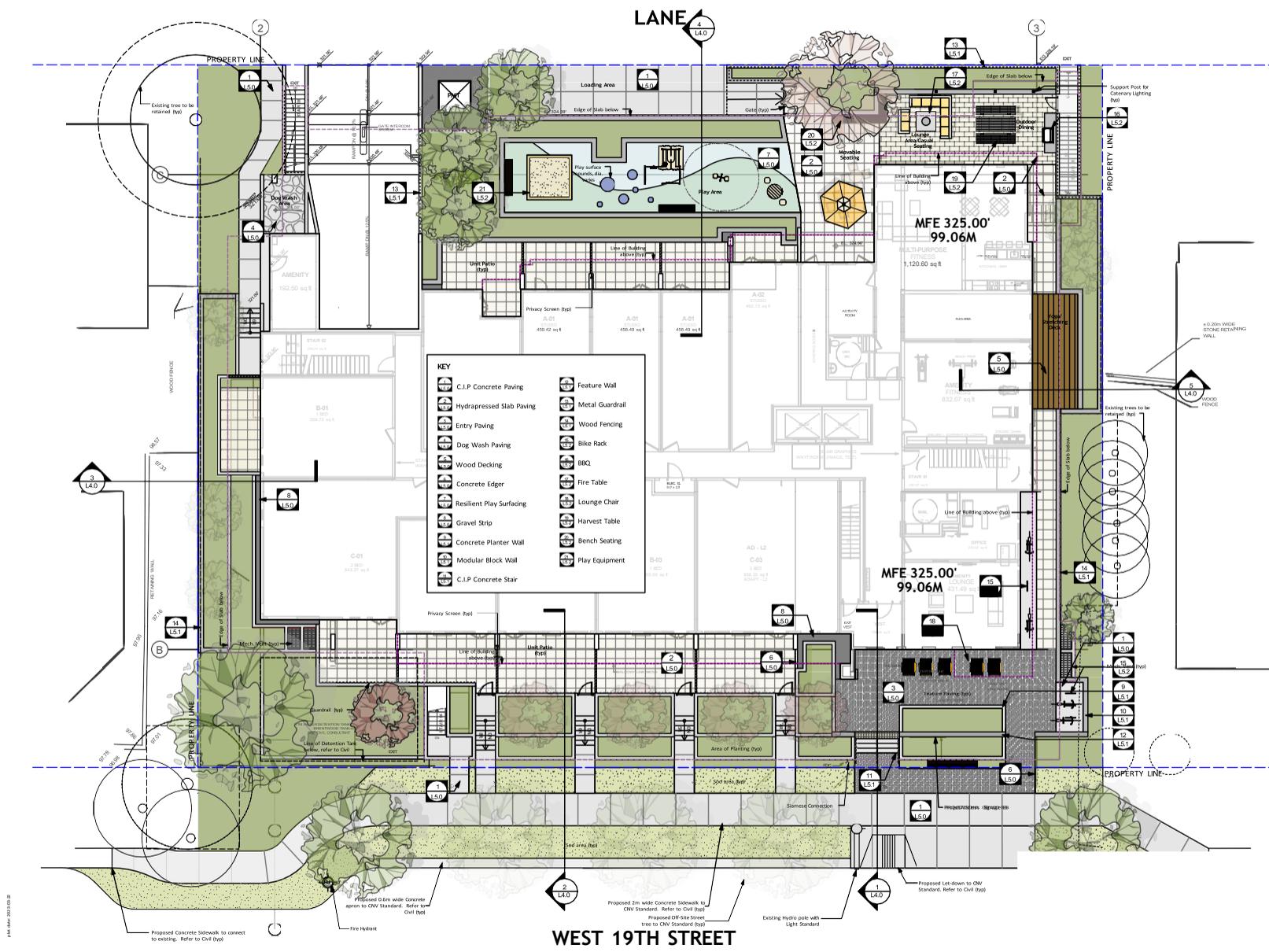
The material palette emphasizes quality and durability through contemporary means, limited to three primary colours for cohesion and refinement. Fibre cement panels and vertical metal siding are complemented by accent elements in woodgrain finishes or contrasting solid colour panels, providing warmth and visual interest within a controlled, modern framework.

Landscape and outdoor amenities are integrated as defining features of the project. A thoughtfully designed playground anchors the ground-level courtyard, complemented by outdoor amenity spaces that include a BBQ area with casual seating, fostering opportunities for gathering and connection. Ground-floor units are enhanced with extended patios that provide additional private outdoor space and reinforce a lively streetscape. Residents also benefit from a yoga and stretching deck adjoining the fitness amenity area, offering easy access to the outdoors and supporting health and wellness as part of daily life. Landscape screening along the lane enhances privacy, softens the building edge, and contributes to the residential fit of the project, while the protection and retention of mature on- and off-site trees preserve the established natural character of the area.

Situated within Central Lonsdale, the development is surrounded by key civic and cultural assets: the adjacent Harry Jerome Community Recreation Centre, City Hall and Civic Plaza just 500 metres south, and nearby parks including Victoria Park, Rey Sargent Park, Wagg Creek Park, and Greenwood Park, all within walking distance. Cultural institutions such as MONOVA: Museum of North Vancouver and the Polygon Gallery are located further south along the waterfront, extending the site's cultural context. Together, these elements position the 140 West 19th Street project as a contemporary purpose-built rental development that enhances neighbourhood livability, reinforces connectivity, and integrates harmoniously into the civic and cultural fabric of Central Lonsdale.



LANDSCAPE PLAN



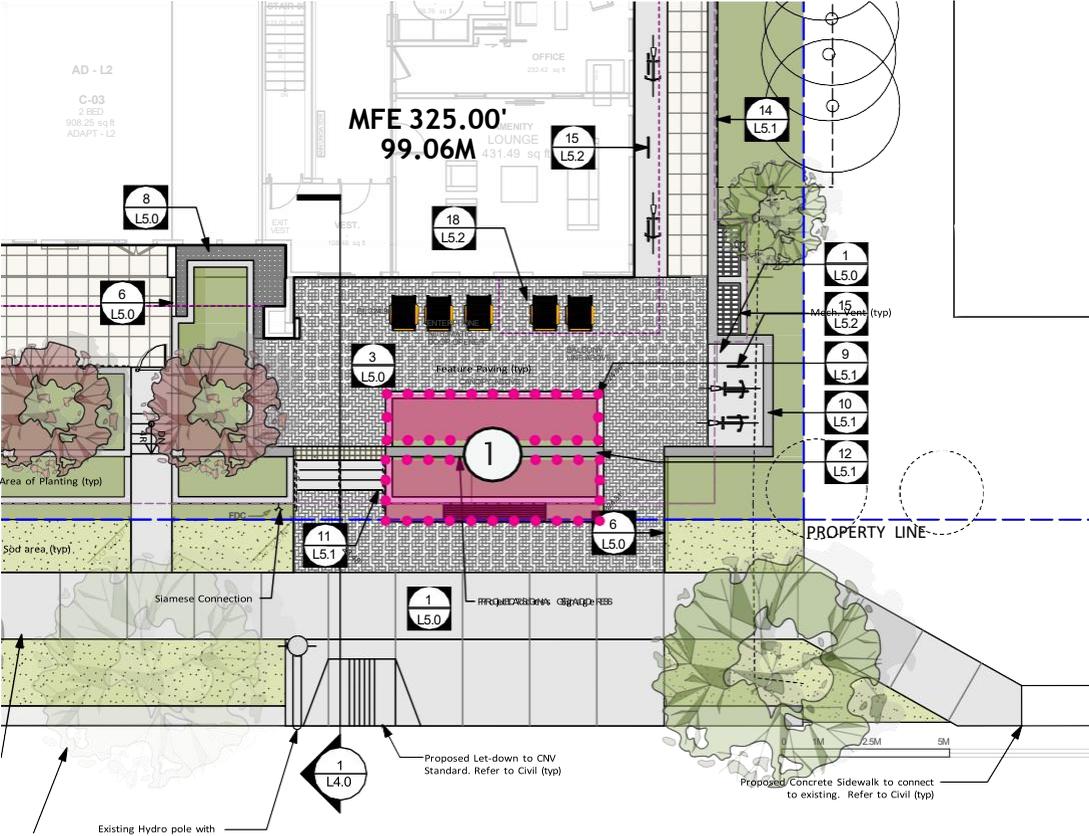
PUBLIC ART OPPORTUNITY

Following collaborative sessions with GWL and the design team, a single public art site has been identified at the entrance to the development, chosen for its accessibility and visibility, and offering a versatile platform for the selected artist or artist team to realize their vision through diverse approaches, media, and forms.

The vision for CELO integrates public art as a core element in the development, serving to energize the street, improve permeability at the entrance plaza, and connect the project within the wider community fabric, ensuring purposeful integration with the architectural and landscape features and positioning the artwork as a prominent layer within the overall design.

The public art for CELO will be developed in accordance with the City of North Vancouver’s Public Art Program, considering the site’s specific use and the broader objectives of the Lonsdale community and surrounding areas.

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



Landscape Plan showing approximate location of Public Art Site 1



Rendering showing approximate location of Public Art Site 1

1 PUBLIC ART SITE 1 Entrance Plaza

Positioned at the urban threshold, this area offers an accessible setting, ideal for a signature sculptural installation or a cohesive series of artworks. The site supports diverse artistic approaches, media, and forms, encouraging innovative integration with both the landscape and hardscape elements.

The Entrance Plaza has been prioritized for its potential to foster public engagement and social interaction. The envisioned artwork will serve as a focal point, drawing visitors into the site and encouraging dynamic community connections within this highly visible setting.

The placement of planting, as shown in the current design, may be reconsidered or adjusted to accommodate and enhance the public art installation, ensuring the artwork becomes an integral feature of the site. Selected artists will collaborate closely with the design team to ensure the seamless integration of the artwork, maximizing its visibility and impact.

PRECEDENT IMAGES



Images clockwise l to r: Douglas Coupland, *21st Century Rock Garden*, 2024, James Harry and Lauren Brevner, *Yéwyews*, 2023, Martha Sturdy, *Balanced Unbalanced*, 2024, Shanghai China, Masako Miki, *Holographic Entities*, Uber Headquarters, San Francisco, 2021, Veronica & Edwin Dam de Nogales, *Sleuth of Bears*, North Vancouver, 2020, Caroline Rothwell, *Trees (System)*, 2024, Sydney, Australia, Gathie Falk, *900 Oranges*, 2020, Vancouver.

Please note: precedent images are to be used as a guideline for the public art vision and are not a suggestion of artists or concepts

Public Artwork Allocation

\$136,000.00

PUBLIC ART BUDGET

The total public art budget adheres to the City of North Vancouver Public Art Policy.

The amount allocated for the public artwork 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, final documentation and insurance, plus applicable taxes.

OPEN CALL FOR EXPRESSIONS OF INTEREST & SUBMISSION REQUIREMENTS

This is an Open Call for Expressions of Interest for professional artists or artist teams.

The amount allocated for the public artwork is \$136,000 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 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 Open Call process, the Selection Committee will determine a short list of three artists or artist teams who will be invited to each develop and present a Public Art Concept Proposal.

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 Teams), 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 \$1,800 for their work. The honorarium will be submitted for payment 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)
- 5-10 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 Wednesday April 15, 2026 at 10:00 a.m. (PST)

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

Incomplete submissions will not be accepted. If no submission warrants consideration, the project owner reserves the right not to award the commission.

FINAL SELECTION CRITERIA

- Responsiveness to the site, architecture and building
- Consideration of the site specific 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
- Alignment with the goals of the City of North Vancouver and its Public Art Program
- Minimal safety and maintenance concerns
- Originality and innovation

TIMELINE

Rezoning Application	April 2023
Rezoning Enactment	December 2024
Construction Start	December 2025
Occupancy	April 2028
Submission Deadline	April 15, 2026
Artist Longlist Finalized	April 17, 2026
Selection Panel Meeting #1	April 2026
Shortlisted Artist Invitations	May 2026
Artist Orientation Meeting	May 2026
Artist Concept Presentations	June 2026
Final Artist Selection/Contract	June 2026
Artwork Installation	April 2028

* Dates are best estimates targets and are subject to change