

**DOMUS**

DOMUS HOMES  
**PUBLIC ART CALL FOR EXPRESSIONS OF INTEREST**

1612 ST. GEORGES AVENUE, NORTH VANCOUVER, BC

DEADLINE: MAY 29, 2026

# CALL FOR ARTISTS



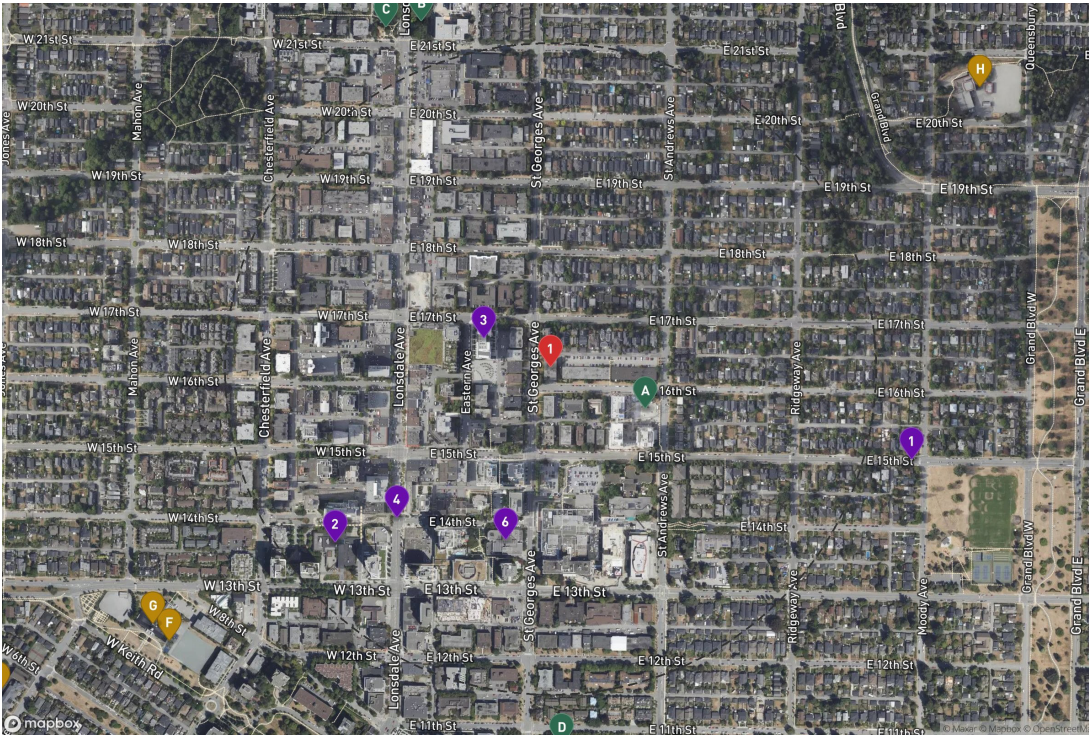
*Rendering view from St. Georges Avenue*

Domus Homes, in partnership with the City of North Vancouver, invites expressions of interest from experienced artist or artist teams to create a public artwork for its new 6-storey residential development at 1612 St. Georges Avenue. Situated at the corner of St. Georges Avenue and East 16th Street in the heart of the Central Lonsdale neighbourhood, the project presents a distinctive opportunity for an integrated public artwork that will contribute to the vitality of this growing community.

The site location and public art opportunity invites the artist or artist team to consider a two dimensional media; the building architecture features metal “screens” and the exterior cladding employs a natural palette of white, greys, and wood tones. Artists are encouraged to respond to these cues through material, colour, finish, and pattern.

<b>PUBLIC ART BUDGET</b>	<b>\$88,800.00</b>
<b>ELIGIBILITY</b>	<b>Open call for experienced artist or artist team</b>
<b>DEADLINE FOR SUBMISSIONS</b>	<b>Friday, May 29th 2026 at 9:00 AM PDT</b>

# CONTEXT PLAN



- SUBJECT SITE**
- 1 DOMUS HOMES - 1612 ST. GEORGES AVE
- CONTEXT ARTWORKS**
- 1 NATHAN LEE, MEE CREEK (2020)
- 2 RAY NATRAORO & VICTOR HARRY, THE CHIEF (2012)
- 3 JUSTIN LANGLOIS, WHERE ELSE WOULD YOU RATHER BE? (2021)
- 4 ROBERT CRAM, HERICUM CONTINUUM (2026)
- 5 JACQUELINE METZ & NANCY CHEW, TÊTE-À-TÊTE (2026)
- 6 SINAMKIN JODY BROOMFIELD, STRENGTH AND REMEMBRANCE (2019)
- PARKS**
- A TOPO PARK
- B RODGER BURNES GREEN
- C REY SARGENT PARK
- D ST ANDREWS PARK
- E CRICKMAY PARK
- SCHOOLS**
- F QUEEN MARY ELEMENTARY SCHOOL
- G QUEEN MARY ELEMENTARY SCHOOL
- H QUEENSBURY ELEMENTARY SCHOOL
- I RIDGEWAY ELEMENTARY SCHOOL
- J ST. EDMUND'S ELEMENTARY SCHOOL
- COMMUNITY CENTRES**
- K SILVER HARBOUR SENIOR CENTRE
- L HARRY JEROME COMMUNITY RECREATION CENTRE
- M MEMORIA COMMUNITY CENTER
- 1110M WALKING RADIUS

# PROJECT DESCRIPTION



*Rendering view from the corner of St. Georges Avenue and East 16th Street*

The proposed 6-storey purpose-built rental building by Domus Homes consists of 80 residential units, including 8 mid-market rental homes, and a large rooftop amenity. Prominent exterior staircases create an "inverted" private domain with open-air hallways that encourage neighbourly encounters.

Designed by Stuart Howard Architects, the West Coast contemporary architecture is inspired by mass timber construction, characterized by a natural exterior palette of whites, greys, and wood tones, and accented by bronze screens and enclosures throughout. At the heart of the project is a generous 1,675-square-foot central landscaped courtyard fronting St. Georges Avenue. Evoking a commons, this courtyard blurs the lines between public and private spaces, offering visual permeability to the street and fostering connection with a dedicated children's play area.

The development utilizes a "double fronting" layout to maximize natural light and ventilation, while preserving a significant Douglas Fir on the site's corner. Located centrally in the vibrant Central Lonsdale neighbourhood, it is well-served by transit, shops, services, and community amenities.



# PUBLIC ART OPPORTUNITY

Following a site analysis with the Domus Homes project team and the City of North Vancouver, two site locations have been identified for the public art. The elongated planter and the adjoining privacy screen situated along St. Georges Avenue (Site #1) and a series of four residential gates situated along East 16th Street (Site #2). Both sites offer excellent public visibility, accessibility, and engagement for diverse, multigenerational audiences including residents, visitors, and passersby. The public artwork will provide a significant contribution to the Central Lonsdale neighbourhood public realm.

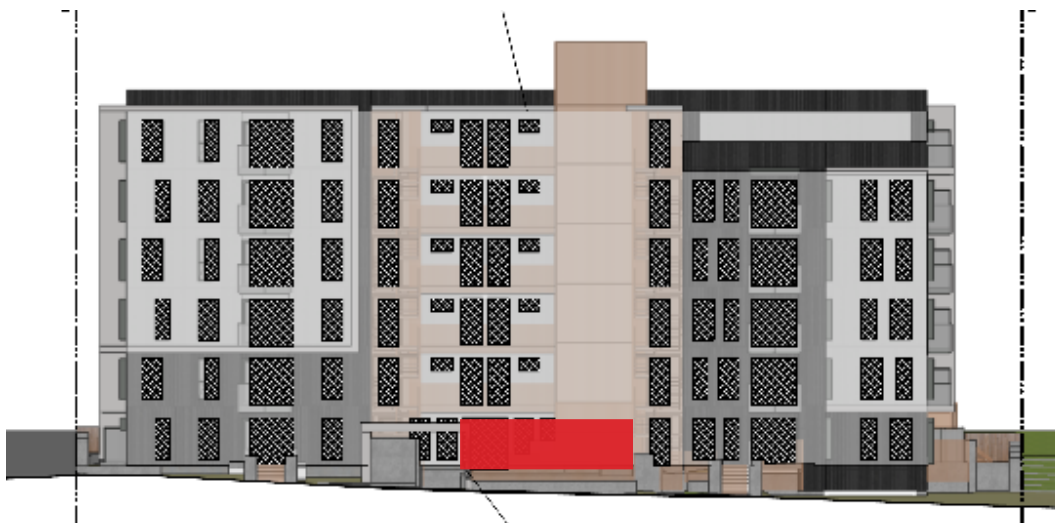
One artist will address both site locations for a cohesive public art intervention. The two identified site locations provide a unique opportunity for public art, offering artists an integrated approach across a diverse range of material and form. Site #1 consists of a planter and adjoining metal screen fronting St. Georges Avenue, adjacent to the central courtyard. The planter measures approximately 3'3" wide by 30' long, with the metal screen adjoining at the back edge of the planter. Site #2 consists of a series of four residential entrance gates fronting East 16th Street 4' high by 4'4" wide. Longevity of materials, long-term maintenance, and public safety will be important considerations for an artist.



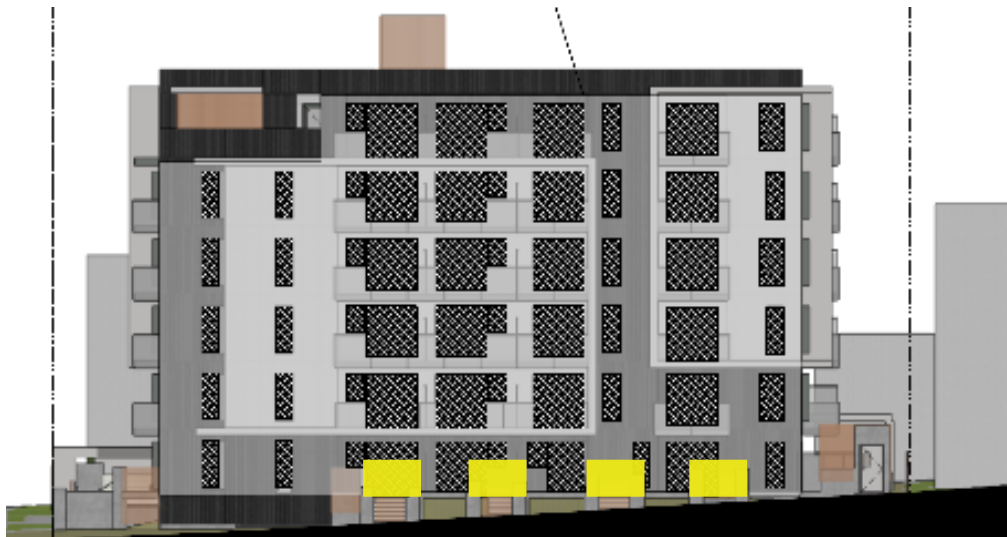
*Rendering with red bounding indicating site location.*

The selected artist will be given as much creative freedom as possible to activate the identified site locations with a cohesive public art intervention. An artist will be selected early in the development process, working in close collaboration with the project design team for meaningful integration with the architecture and landscape expression, contributing to the project in a significant and impactful way.

The artwork will be experienced primarily by pedestrians moving along the sidewalk edge. The location invites consideration of close-range viewing, oblique viewing angles from pedestrians approaching from either direction, day and night legibility, sequential experience along the 30-foot planter length, and the relationship to surrounding architectural elements and landscaping. The building architecture features metal "screens" and enclosures throughout with a consistent aesthetic signature, and the exterior cladding employs a natural palette of white, greys, and wood tones. Artists are encouraged to respond to these architectural cues through material, colour, finish, and pattern. The artwork should read as a deliberate threshold that creates a sense of separation and privacy while remaining welcoming and legible from the street. Design must address public safety concerns, particularly climbing deterrence, given proximity to the children's play area and public sidewalk. Materials, finishes, and construction must be appropriate for exterior installation in Vancouver's coastal climate with consideration for long-term maintenance.



*West elevation along St. George's Ave - Site #1 indicated in red.*



*South elevation along East 16th Street - Site #2 indicated in yellow.*

# PUBLIC ART OPPORTUNITY SITE PLAN



Art Opportunity Site map (see legend).

# PRECEDENT IMAGES

## GATES



*Crystal Przybille, River, 2025. Surrey.*



*Sonny Assu, Gates.*



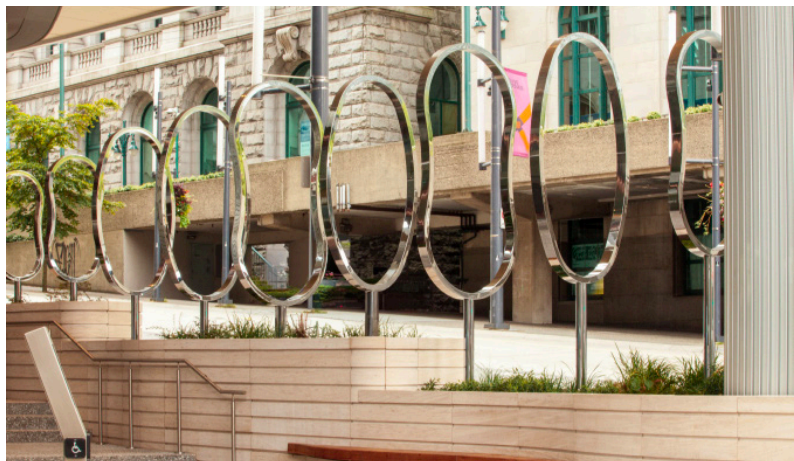
*Erica Stocking, Yellow Fence, 2009. UniverCity, SFU, Burnaby.*

1612 ST. GEORGES AVENUE | PUBLIC ART CALL

## PLANTERS AND SCREENS



*Vito Acconci, Fence on the Loose, 2012. Toronto.*



*Babak Golkar, A Parallax View, 2022. 320 Granville Street, Vancouver.*



*Catherine Woo, Cascade, 2019. Perth, Australia.*

**BALLARD FINE ART**  
ART ADVISORY

# DETAILS & REQUIREMENTS

**The public artwork budget is \$88,800.00.** The budget includes the artist fee, artwork materials and fabrication, detailed design drawings, engineering certificates, construction coordination, and site preparation artwork insurance, artwork storage (if required), transportation, installation, any travel related expenditures, plus applicable taxes. The artist selected will be responsible for a general public liability insurance policy and WCB insurance should that be required. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

## SELECTION PROCESS

All stages of the artist selection process will be facilitated with Ballard Fine Art, public art

### Stage One

Artists will submit an Expression of Interest (EOI) with the established criteria for consideration by the selection panel. The selection panel will review the artist EOI submissions and determine a shortlist of 3 artists who will be invited to develop an artwork concept proposal.

### Stage Two

The shortlisted artists will be invited to participate in a project orientation meeting with the developer and design team. The orientation meeting will provide artists an opportunity to review and discuss the public art opportunity and site locations in detail. Following the project orientation meeting, the shortlisted artists will develop their artwork concept to be submitted and presented to the selection panel.

Each shortlisted artist will be paid an honorarium of \$2000.00 for their work, paid upon receipt and presentation of the concept proposal.

## EXPRESSION OF INTEREST REQUIREMENTS (DIGITAL FORMAT ONLY)

- Cover letter briefly outlining the artistic approach to the site and public art opportunity (500 words maximum)
- Current CV
- 10 (maximum) high quality digital images of past work submitted as a folder link from WeTransfer, Dropbox, GoogleDrive, and/or OneDrive etc.
- Annotated image list of past work including: title, medium, date, dimensions, budget, corresponding image number, and brief description of artwork (30 word maximum)
- Complete artist contact information

Please email submissions by **Friday, May 29th, 2026 at 9:00 AM PDT** to:

Jessica Evans | [jessica@ballardfineart.com](mailto:jessica@ballardfineart.com)

Subject line: Domus- St Georges- Public Art EOI Submission- Artist Last Name(s)

Please note: incomplete submissions will not be accepted. Due to the number of submissions received, only shortlisted artists will be contacted. If no submission warrants consideration, Domus Homes reserves the right not to award the commission.

# TIMELINE

## TARGET PROJECT TIMELINE

Development Permit Approval .....	June 2025
Construction Start.....	March 2026
Construction Completion.....	March 2028
Occupancy.....	April 2028

## TARGET PUBLIC ART TIMELINE

Artist Expression of Interest Posted .....	May 2026
Expression of Interest Closes.....	May 2026
Shortlist Review by Selection Panel.....	June 2026
Artist Selected .....	June 2026
Artwork Installation .....	March 2028

\* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE