CASCADIA

BUILDING YOUR FUTURE

Call for Expressions of Interest
2525 Lonsdale - Public Art



Expression of Interest Deadline
January 8th, 2027 (midnight)

Project Team

Project Owner:
Cascadia 1560213 BC Ltd

c/o Cascadia
2525 Esplanade West
North Vancouver
V7M 0E9

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Architect:
Integra Architecture Inc.

Landscape Architect:
Perry + Associates

Public Art Consultant:
src Projects
David Youngson, Principle

srcprojects@telus.net
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CASCADIA, Our Foundation

Today, Cascadia is an award-winning developer of multifamily, commercial, mixed-use, and specialized community projects. Its homeowners, partners, and communities continue to benefit from the company's early foundation in luxury custom homebuilding. In that setting, success depended on understanding highly specific needs, recognizing what a home must make possible for the people within it, and creating residences with permanence, character, and respect for their surroundings.

Now that very custom discipline continues to shape Cascadia's approach at a larger scale. Every site, program, and design decision is treated as particular rather than repeatable. There is no formula, no complacency, and no assumption that what succeeded before should simply be reproduced. Instead, Cascadia brings care, discernment, and exacting consideration to each project, creating legacy living environments that serve their occupants with distinction and contribute meaningfully to the neighbourhoods they enhance.

INNOA



Sunnyvale 223rd



Public Art in North Vancouver

North Vancouver has a rich history in creating public spaces that celebrate and encourage the cultural diversity of the community through public art.

The North Vancouver Recreation & Culture Commission (NVRC) manages the City's extensive 'Public Art Collection' throughout both the City and District of North Vancouver. The NVRC encourages professional artists to participate in enriching the community's public spaces (*nvrc.ca/public-art/public-art-calls).*

This public Art project for the Cascadia Green Development project at 2525 Lonsdale is open to all professional artists living in the province of British Columbia.

Public engagement discussions on the future of Central Lonsdale Avenue highlighted the need for a diversity of year round uses, more green spaces, places to sit and reflect, with opportunities to engage with the built environment.









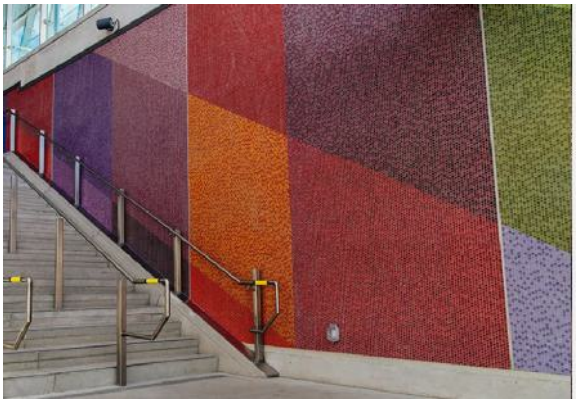
Public Art Project Description

This project proposes a 6-storey development delivering 66 rental units, including 7 mid-market rental units with rooftop amenity at 2.60 FSR. The projects aligns with and responds to policy directions/guidance provided in the City of North Vancouver Official Community Plan, various City of North Vancouver housing policy statements (including 2021 Housing Needs Report), the Metro 2050 Regional Growth strategy, Province of BC housing targets, and the City of North Vancouver Housing Accelerator Fund agreement with the Government of Canada.

The site at NW corner of Lonsdale and 25th Avenue, 2525 Lonsdale, includes frontage on both Lonsdale and 25th Avenue. The project is within 2 blocks of the recently opened Harry Jerome Community Centre. The new community centre will enliven street activity for both vehicle and pedestrian traffic.







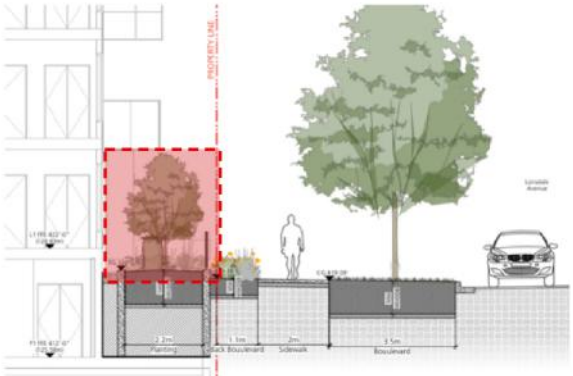


The potential opportunities will range from a stand - alone artwork situated in a garden setting, to integrated options that could be considered in coordination with landscape elements. Works will be considered first the degree they enhance the public realm, foster community engagement, and reflect the identity of the local community. The artwork should encourage conversation and contribute to Upper Lonsdale's evolving sense of place.

Opportunities for Public Art

Public Art site opportunities include the pedestrian street level as well as aspects of the building facade.





Typical Section at Lonsdale





Opportunities for Public Art

1) Lonsdale Garden Frontage
2) 25th Avenue Garden Frontage
3) Building East Facade

The building exterior has been designed to reflect the natural environment of the base of the North Shore Mountains

Professional artist and artist teams from British Columbia are invited to participate in this project.

Project Context

It is gratefully acknowledged that this project site is located on the traditional,unceded Coast Salish territory of the Skwxwú7mesh (Squamish) Nation and səlilwətaɬ (Tsleil-Waututh) Nation, who have lived throughout this region since time immemorial.

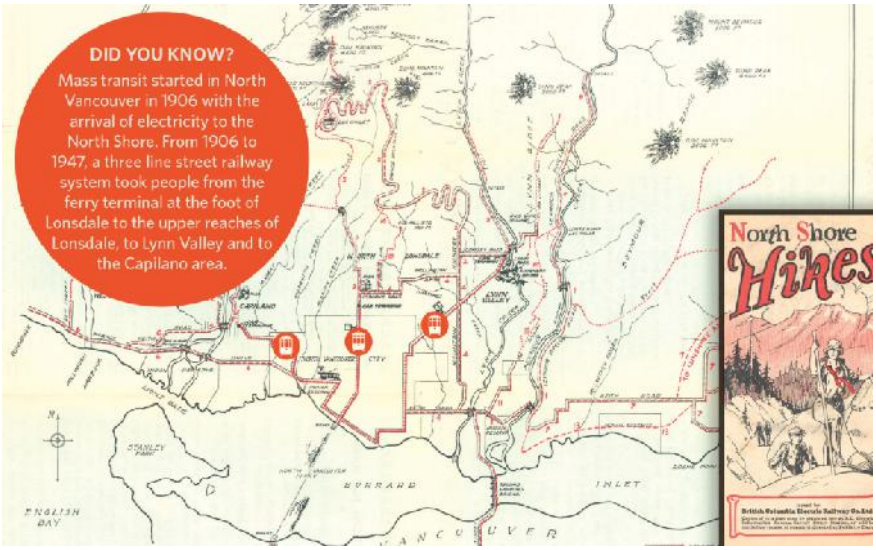
2525 Lonsdale is at the North West corner of the cross roads of the Trans Canada Highway (TCH) North Vancouver's key North/South transportation artery of Lonsdale. Lonsdale Avenue predates the national highway.

Recent discoveries in the Upper Lonsdale area have identified an ancient settlement of Japanese people that were living in the forest with their families prior to heavy European development of the area. (Source: *lonsdaleave.ca*)

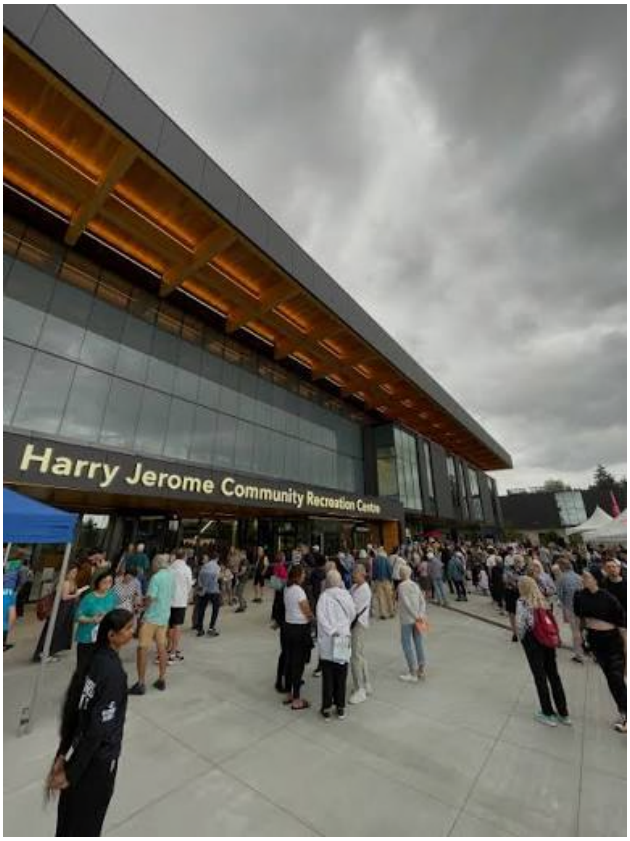




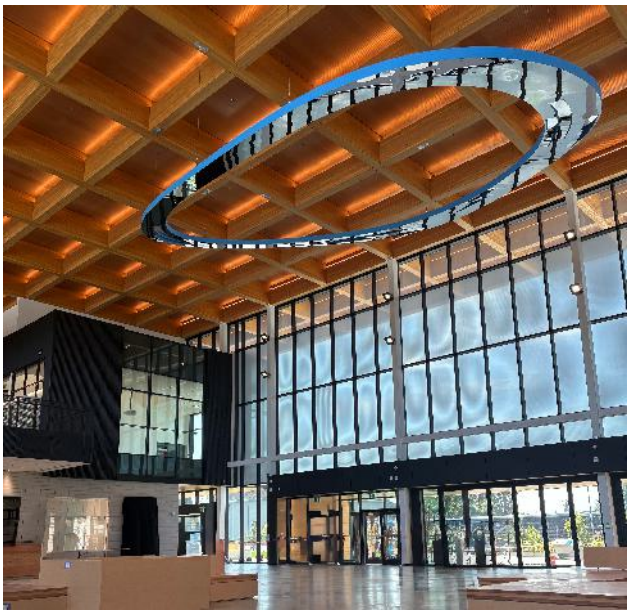
Historically Lonsdale Avenue (predating the TCH by 50 years) has evolved from foot path and rudimentary roads for hikers and loggers in the North Shore mountains to a trolley line for Street Car 153 from 1906 to 1947 Source: North Vancouver Museum and Archives



Today this neighbourhood is evolving with the redevelopment of the Harry Jerome Community Centre. This project will enliven the neighbourhood with increased active pedestrian traffic.









Public Artworks Budget * **$48,000**

*The artwork budget includes but is not limited to:
Artist fees, studio overhead, consultant fees, artwork fabrication, site preparation, travel, transportation, installation, all taxes, and General Liability Insurance.

Eligibility
This public art call invites expressions from professional British Columbian Artists or Artist Teams that have proven experience installing high impact public artworks.

Selection Process
The Public Art selection process will be undertaken by an Artist Selection Panel and will occur in two phases. The Selection Panel will be comprised of individuals representing the following areas:

NV Public Art Advisory Committee
Developer's Representative
Project Architect
Two ArtsProfessionals.

Step I – Submission of Expression of Interest
Eligible artists (or artist teams) are welcome to submit an Expression of Interest (EOI) for consideration. The Artist Selection Panel will review all eligible submissions with the intention of short-listing up to three artists to continue with the process.

Step II – Short-List Artist Concept Proposals
Short-listed artists will be invited to a project orientation meeting to learn more specific details about the development and the potential art locations. The short-listed artists will prepare a detailed concept proposal complete with images, narrative and proposed budget.

Artists will present their concept directly to the Selection Panel and will receive a short-list fee in the amount of $1000.

Note: the Artist Selection Panel reserves the right not to award the commission, If there are no awards submissions or concepts that merit further consideration will be reviewed.

Timeline

Call for Artists	November 2nd, 2026
Artists Submission Deadline	January 8th, 2027
Selection Panel Review / Short-list	January 29th, 2027
Short-List Artist Orientation	February 26th, 2027
Artist Concept Proposal Presentations	March 25th, 2027
Artist Contract	April 15th, 2027
Public Art Installation	May, 2028

SUBMISSION REQUIREMENTS & INSTRUCTIONS
Eligible professional artists are invited to respond to this Call for Expression of Interest by submitting the following information:

1. Letter:Briefly outlining the artistic approach to this opportunity (1 page max).
2. Artist CV: With complete contact information (2 pages maximum)
3. Digital Images: Up to 10 images highlighting artist's past public art or related artwork.
4. Image Reference Sheet: Include each artwork title, date, dimensions, value, & description.
5. Artist Contact Information: Phone, Email, Address, Website.
6. Package: Combine the above items into one PDF File (sized: 5-10 MB max)

Deadline: January 8th, 2026

E-mail to: srcprojects@telus.net

Subject: 2525 Lonsdale

Attention: David Youngson