



October 1, 2019

## **RE: Community update on District of West Vancouver arts facilities planning process**

### **Arts & Culture in West Vancouver**

Arts and culture are vital to the social and economic health and well-being of West Vancouver. The District has a variety of facilities and offers programs that contribute to that vitality. Investment in the arts and culture sector is a priority for the municipality in order to stimulate further growth.

### **Arts & Culture Strategy**

In June 2018, the District completed a five-year [Arts & Culture Strategy](#). The strategy lays a foundation for the advancement of arts and culture and sets the stage for future initiatives, including detailed planning for enhanced facilities and programs.

One of the priorities identified in the strategy was for the District to complete a comprehensive Arts & Culture Facilities Plan. The facilities plan would consider District, public and privately-owned exhibition, performance, workshop/studio, programming and storage spaces, in order to identify the arts and culture sector's current and future facility needs.

### **Arts facilities planning**

In July 2018, a committee of Council, the Arts Facilities Advisory Committee (AFAC), was formed to guide the process and support arts facilities planning. AFAC was tasked with developing a needs assessment and comprehensive long-term plan that considered the demands for arts and culture programming and services. They considered: growth and evolution of artistic practices and audiences; types of spaces and opportunities for co-location; physical, administrative and governance needs; and capital and operating funding requirements. [The Arts & Culture Facilities Plan](#) was completed in June 2019 and is a thorough, data-driven analysis of existing services, programs and facilities that anticipates the arts sector's needs for the next 20 years.

One of the plan's recommendations was to build new facilities to replace existing deteriorating buildings (Art Museum, Silk Purse and Music Box) that are not suitable for long-term arts and culture use. The plan identified two development options.

Option 1: two arts facilities—an art museum and a community arts centre, for a combined total of 25,000 sq. ft.

Option 2: one combined arts and culture centre in a 21,000-sq.-ft. facility.

The District has applied for federal funding to restore the Ferry Building at the Ambleside Landing area. The result of the funding application is anticipated to be announced in November/December 2019.

The District and AFAC are now working with Cornerstone Planning Group to lead and develop a site identification and feasibility analysis to advance this recommendation.

### **About the Arts Facilities Site Identification Analysis (September 2019 to January 2020)**

The Arts Facilities Site Identification Analysis is the first step in the business case development phase. It constitutes a high-level review of existing land options, or new development opportunities, available in the Ambleside area that can accommodate either Option 1 or 2 on either one or two sites. To complete the analysis, AFAC and the consultant will undertake the following tasks:

- develop a framework of core principles to guide the Arts Facilities Site Identification Analysis
- develop a high-level analysis and assessment of the siting options in the Ambleside area; Ambleside extends west from 11th Street to 23rd Street and north to Inglewood Avenue
- review different land options in the Ambleside area (eight to 12 sites)
- recommend options identifying one preferred option for a single building (21,000 sq. ft.) and one preferred option for two buildings (12,000 sq. ft. and 13,000 sq. ft.); documented considerations should include, but not be limited to:
  - determining site area requirements to accommodate the different options, assuming current floor area ratios or site capacity projected in the Official Community Plan (OCP) for Ambleside
  - estimating parking and loading requirements as per the West Vancouver zoning bylaw
  - determining site access for pedestrians, transit, private vehicles and service vehicles
  - considering relationships to other services and amenities that will improve community life and enhance opportunities for social interaction and business development

- considering access to public transit, walkability and proximity for West Vancouver residents and employees
  - creating massing diagrams to show the size of the facility in relationship to the site and the Ambleside area
  - considering climate change elements and sea level rise on the waterfront
  - aligning with existing municipal studies such as the Ambleside Waterfront Plan; the Economic Development Plan and Visitor Strategy; the OCP; and municipal zoning requirements
  - probable construction class-D costing for each preferred site option, which may also include on-site and off-site parking structures, site re-work allowance, demolition costs, lease termination, neighbouring shoring encroachment costs and business interruption costs
  - identifying land value
- present findings at a community workshop
  - analyze and consider community feedback received through meetings with AFAC, stakeholder meetings, the community workshop and public correspondence
  - bring forward recommendations to Council in January 2020

Upcoming AFAC meetings are on Wednesday, October 2, and Wednesday, October 16, at 9:15 a.m. at West Vancouver Municipal Hall, 750 17th Street. AFAC meetings are open to the public and we encourage all stakeholders and the general public to attend.

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