

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
ARTS FACILITIES ADVISORY COMMITTEE (AFAC) MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, OCTOBER 30, 2019**

Committee Members: B. Brink; M. Evans; E. Fiss; R. Seyednejad; D. Tiffany; P. Tutsch; J. Webb (Meeting Chair); and Councillor C. Cameron. Absent: R. Brown; C. Stringer; and J. Wexler.

Staff: C. Rosta, Events & Festival Manager; D. Niedermayer, Senior Manager, Cultural Services; P. Fretz, Business Manager; I. Haras, Parks Planning & Development Manager; and L. de Jesus, Recording Clerk.

1. CALL TO ORDER

The meeting was called to order at 9:14 a.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 30, 2019, Arts Facilities Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the October 16, 2019, Arts Facilities Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Review Site Analysis Findings

- Q. Talbot-Kelly of Cornerstone Planning Group (Cornerstone) provided the committee with a project update. Cornerstone analyzed the AFAC's rankings for the District-owned sites. Cornerstone also ranked the sites separately and reviewed the comparison between their ranking and the committee's. Cornerstone will continue with high-level transportation analysis and further discussion with various District departments on the locations identified.
- The committee will determine which sites to advance with more detailed analysis.
- Cornerstone presented the top five District-owned sites as was ranked by the committee and Cornerstone pointing out that, at this time, each category was weighed equally:

AFAC Ranking		Cornerstone Ranking
1.	Ambleside Tennis Courts	Ambleside Tennis Courts
2.	Ambleside H Field	Ambleside H Field
3.	Memorial Park	John Lawson parking lot
4.	West Vancouver Community Centre (Seniors' Activity Centre, Tennis Courts, Gordon House)	West Vancouver Community Centre (Seniors' Activity Centre, Tennis Courts, Gordon House)
5.	John Lawson parking lot	Memorial Park

The top three sites determined by the committee will move forward with further analysis including real estate assessment, class D costing, detailed parking requirements and massing diagrams.

Committee discussed whether each site criteria should be weighed equally.

5. Review of Privately Owned Sites

- Cornerstone identified nine privately-owned sites, in no particular order. Five of the sites have the same owner:

Site	Potential Accommodation
1. Park Royal – Gateway (would rely on existing parking; 13,000 sq ft potential)	Community Arts Facility or Art Museum
2. 1400 block of Marine Drive	Consolidated facility
3. Edmonds Appliances (15th Street and Clyde Avenue)	Sites 3 and 4 could accommodate a consolidated facility
4. Kal Tire (next to Edmonds Appliances)	
5. 1590 Bellevue Avenue	Community Arts Facility
6. Fresh Street Market location (Marine Drive and 17th Street)	Consolidated facility or two separate buildings
7. Hollyburn Funeral Home (Marine Drive and 18th Street)	Owner not interested in developing
8. West Van Florist (Marine Drive and 18th Street)	
9. Masonic Hall (1763 Bellevue Avenue)	Community Arts Facility or Art Museum

Discussion ensued on each site, how and which facility option(s) it could accommodate.

- The OCP identifies two special sites 1400 block of Marine Drive and the Fresh Street Market location (Marine Drive and 17th Street).

- A committee member expressed concern regarding potential sites south of the train tracks with respect to access for emergency vehicles due to potential blocking by trains.

Action: Cornerstone will confirm process and timeline for remediating gas stations.

Cornerstone provided the committee with the ranking sheet for privately-owned sites. Members to complete and return to Cornerstone as soon as possible.

Cornerstone and staff to follow-up with the West Vancouver School Board.

6. Discussion re: Draft Report

Cornerstone will have a draft report prepared for the committee's review at the next meeting. The committee will assist with developing the material for the community groups workshop on November 20.

Action: Cornerstone will provide the committee with a copy of the Google snapshot of noted privately-owned sites as was presented at the meeting.

7. Other Business

A meeting between the Ambleside & Dundarave Ratepayers' Association and the AFAC and Cornerstone to be confirmed for either November 5 or 12. Once the date is set, meeting details will be circulated to the committee.

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

A. Frost inquired about the Park Royal site and whether Larco is prepared to provide funds for an arts and culture space even if additional density is not approved. A developer cannot specify the allocation of community amenity contributions as this is at the discretion of Council.

T. Dodd complimented the committee on the work done to date. He raised the subject of density swaps and potential gas station sites such as the OK Tire across the street from the West Vancouver Community Centre.

G. Nicholls inquired about the parking area located at the entrance of the south side of Ambleside Park. He suggested that there maybe flexibility in the area and there may be an opportunity to reconfigure the field locations.

P. Hill asked the committee if there is a significant bias or preference between Option 1 (two separate buildings with a total of 25,000 sq ft) or Option 2 (one combined building of 21,000 sq ft). While there are capital and operational implications between Option 1 and Option 2, there is no preference at this time has been determined and that all available sites and options are being considered for Council to consider in January.

B. Brink leaves the meeting at 10:48 a.m.

9. **ADJOURNMENT**

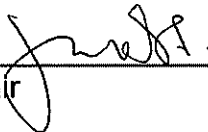
It was Moved and Seconded:

THAT the October 30, 2019, Arts Facilities Advisory Committee meeting (open session) be adjourned.


CARRIED

The meeting adjourned at 10:50 a.m.

Certified Correct:



Co-Chair



Committee Clerk