

DISTRICT OF WEST VANCOUVER
750 17th STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Attachments for item 4.
provided under separate cover

Date: October 13, 2015 File: 2520-16
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

RECOMMENDED THAT:

The Ambleside Waterfront Concept Plan (attached as Appendix A to the report dated October 13, 2015) be endorsed for stakeholder and community consultation.

Purpose

The purpose of this report is to:

- Provide Council with an overview of waterfront planning and its associated implementation successes over the last 40 years;
- Demonstrate the consistency of the Ambleside Waterfront Concept Plan (attached as Appendix A) with Council's adopted OCP Guiding Principles and the previous plans, policies and studies they reflect; and
- Seek Council's approval to consult with stakeholders and the community regarding the details and priorities of implementing the Concept Plan.

1.0 Background

1.1 Prior Resolutions

At the March 11, 2013 Council meeting Council directed staff to implement items described in the report titled "Ambleside Activation Public Engagement Summary and Recommendations for Next Steps" dated February 20, 2013. Implementation items included adopting the Waterfront Guiding Principles as OCP Policy and establishing a specific Ambleside Waterfront Community Use Zone (completed June 2013).

At the December 3, 2012 Council meeting Council directed staff to commence public consultation on the Waterfront Plan and potential implementation

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

Page 2

strategies for the Waterfront and Ambleside Village Centre, as described in the report titled "Ambleside Waterfront and Village Centre Public Engagement", dated November 22, 2012.

At the October 15, 2012 Council meeting Council directed staff to prepare a public engagement plan based on the initiatives described in the report titled "Ambleside and Ambleside Waterfront Activation", dated October 10, 2012.

At the July 23, 2012 Council meeting Council endorsed the Waterfront Guiding Principles and Draft Waterfront Plan in principle, and directed staff to commence preliminary consultation and implementation initiatives, as described in the report titled "Ambleside and Ambleside Waterfront Plan Consultation and Implementation," dated July 10, 2012.

1.2 History

The 1975 Property Acquisition Policy formalized a municipal commitment to acquiring and optimizing waterfront land for the public's use and enjoyment. Successive Councils have reaffirmed this commitment, and community engagement has informed the numerous plans, policies, and studies that have been conducted over the last 40 years:

- 1975 Waterfront Property Acquisition Policy
- 1977 Reaffirmation of Waterfront Property Acquisition Policy
- 1981 Design Implementation Plan for Ambleside
- 1982 Ambleside: The North/South Connectors
- 1983 Ambleside by the Sea Waterfront Review (Phase 1)
- 1985 Ambleside by the Sea Waterfront Review (Phase 2)
- 1988 Reaffirmation of Waterfront Property Acquisition Policy
- 1991 Waterfront Directions Study: Ambleside to Dundarave
- 2004 Engineering Advisory Committee Recommendations
- 2005 Ambleside to Dundarave Shoreline Planning Framework
- 2005 Arts & Culture Strategy
- 2006 Ambleside Park Vision Plan

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

Page 3

2006 Arts, Culture and Heritage Facility Study
2008 Ambleside Village Centre Strategy
2008 Shoreline Preservation Plan (updated 2012)
2009 West Vancouver Strategic Plan
2012 Parks Master Plan
2013 Ambleside Village Centre Streetscape Standards
2013 Urban Land Institute: Ambleside Redevelopment Site
2013 Ambleside Waterfront Park Dedication (Bylaw No. 4755)
2013 Waterfront Guiding Principles (OCP) and Rezoning (CU-5)

A synopsis of the above work and its evolution towards the 2015 Concept Plan is attached as Appendix B.

Together, these plans, policies and studies represent a body of community planning work and public involvement related to the waterfront in Ambleside. They have also provided the basis for an ongoing range of municipal initiatives that have allowed the community to enjoy the waterfront – its gathering spaces, playgrounds, seawalk, and facilities – as they do today. Recent successes include:

- Near complete property acquisition (with the recent acquisition of 1454 Argyle Avenue, 30 of the 32 private lots between 13th and 18th streets are now publicly-owned)
- Investment in cultural activities (e.g. Harmony Arts Festival dates back 25 years) and special events (e.g. Community Day, concert series)
- Facilitating community gathering spaces (e.g. farmers' markets, rebuilt picnic shelter)
- Shoreline protection (e.g. Lawson Creek bridge, shoreline enhancement, Lawson Pier adjustment, habitat stabilization)
- Connectivity improvements (shoreline trail constructed between 15th and 18th Streets, Spirit Trail constructed through Ambleside Park up to 13th Street)

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services

Page 4

Subject: **Ambleside Waterfront Concept Plan**

- Recognition of heritage resources and the waterfront's historical role in the community (e.g. Ferry Building, Navvy Jack House)
- Accessibility upgrades (e.g. washrooms at John Lawson Park, upgraded trails, wheelchair accessible picnic tables)
- Park renewal and improvements (e.g. John Lawson Park playground, water play area, seating options)
- Creation of a new waterfront park adjacent to Millennium Park (includes allotment gardens, Painters' Landing, community lawn, waterfront walkway)

The attached Concept Plan (Appendix A) evolves these previous studies and public works into an integrated vision for the Ambleside waterfront by bringing together key elements of previous studies and implementation initiatives. It is anticipated that the Concept Plan will now be used as the foundation for new municipal projects that will in turn further increase the public's enjoyment of this unique area and revitalize Ambleside as a whole. The details and priorities of implementing the Concept Plan will be guided by further stakeholder and community consultation.

2.0 Policy

2.1 Policy

Appendix B summarizes the range of policy and planning documents related to the Ambleside Waterfront area. Most recently, the Waterfront Guiding Principles were the subject of community consultation between 2010 and 2013, and were formally adopted after Public Hearing as OCP Policy in 2013. These 11 principles capture the most consistent values and objectives to emerge from four decades of waterfront planning and community consultation. They are attached as Appendix C.

2.2 Bylaw

The Ambleside Waterfront Community Use Zone (CU-5) forms part of the District's Zoning Bylaw (Bylaw No. 4662).

3.0 Analysis

3.1 Discussion

The attached Concept Plan is the result of 40 years of acquiring, planning, and improving a publicly-owned waterfront. Consistent values and objectives span

987632v1

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

Page 5

this history, which are captured in 11 Council-adopted OCP Guiding Principles. The constituent parts of the Concept Plan are discussed below under the sub-titles of these 11 principles. Together, these constituent parts comprise an integrated vision of a successful and vibrant waterfront.

It is recognized that the vision represented in the Concept Plan is broad and high-level, and that implementation will necessarily be phased and incremental. The intention is to move the Concept Plan forward in consultation with stakeholders and the community to determine the details and priorities of implementation.

i. Public Ownership:

Increasing public access, use, and enjoyment of the publicly-owned waterfront informs all aspects of the Concept Plan. An increased range of open spaces, community activity nodes, and distinctly-themed zones (heritage, kids, green, arts, and marine) provide a variety of experiences and meeting places for all users along the waterfront.

ii. Waterfront Destination:

Unique waterfront features include pier enhancements, beach and shoreline access and viewpoints, and a continuous seawalk. Enhanced north-south connections better integrate Ambleside's waterfront and commercial precinct, with a range of distinct "plazas" anchoring street ends and providing physical and visual access to the ocean.

iii. Continuous Public Walkway:

Two east-west paths – the Spirit Trail along the Argyle road alignment (bicycles and pedestrians) and the waterfront seawalk pathway (pedestrians only) – connect different components of the waterfront and help promote active living and environmentally-friendly transportation.

iv. Shoreline Edge:

The shoreline remains in a natural state with the District continuing its successful beach restoration, foreshore enhancement and tidal protection work on an on-going basis. Storm-water management and day-lighting Lawson Creek enhance environmental stewardship.

v. Arts and Culture:

Arts and culture are a character-defining element of the waterfront, with public art features used to animate green spaces and link different portions of the seawalk.

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services

Page 6

Subject: **Ambleside Waterfront Concept Plan**

Enhanced special event and festival space is provided with a new stage in John Lawson Park and the various street end “plazas”.

vi. Community Arts:

New community arts buildings are clustered near the Ferry Building, supporting improved community arts education and development programs adjacent to a vibrant “Arts Plaza” at the foot of a “Festival Street” (14th Street). A previously identified site for the Centre for Art, Architecture and Design is acknowledged in the Concept Plan, with further analysis and consultation on this project to be continued through a separate process.

vii. Heritage Values:

The community’s historical link to their waterfront is preserved and fostered. The historic Ferry Building and Navy Jack House (proposed future Nature House) bookend a central green open space between 14th and 18th Streets, the latter also forming part of the westernmost “Heritage Plaza”. The Silk Purse and Music Box structures are to be removed and replaced with new arts program buildings (see above) to enable enhanced programming opportunities.

viii. Waterfront Related Commercial Activities:

Appropriate commercial activities help enliven the waterfront and create opportunities for the community to experience and enjoy this unique setting in different ways. These include opportunities such as a seaside bistro and boat rental facilities located in the area around the new/enhanced Hollyburn Sailing Club structure, and seasonal food services.

ix. Accessibility:

Improved north-south connections to the Town Centre and two continuous east-west paths (including the Spirit Trail) enhance access and connectivity both to and through the waterfront for all abilities and for a range of modes. Expanded pier functions allow for potential water ferry/taxi service, new boat moorage and further consideration to activate the pier for community events and programming to make it accessible for all. Parking is provided at each end (at 13th and 17th Streets), with analysis of parking redistribution strategies within the wider Ambleside area (e.g. parallel, angled, punch-out, underground) to accompany the phased closure of Argyle to vehicles. The phased vehicular closure of Argyle would also result in the removal of the current public boat ramp.

x. Sailing Club:

Sailing Club functions are maintained as a valued waterfront use helping to

Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

connect the “Marine” and “Arts” zones. A new/enhanced Hollyburn Sailing Club structure allows for expanded use and enjoyment, providing for opportunities such as boat rentals, food services, community space, and public facilities.

xi. Building Scale and Character:

The Concept Plan is a plan for an open waterfront that optimizes green space and public realm improvements (such as pathways and plazas). Limited buildings help animate this open space and provide services for the community’s enjoyment (e.g. food and beverage) and are to be designed with a scale and character that responds sensitively to their context.

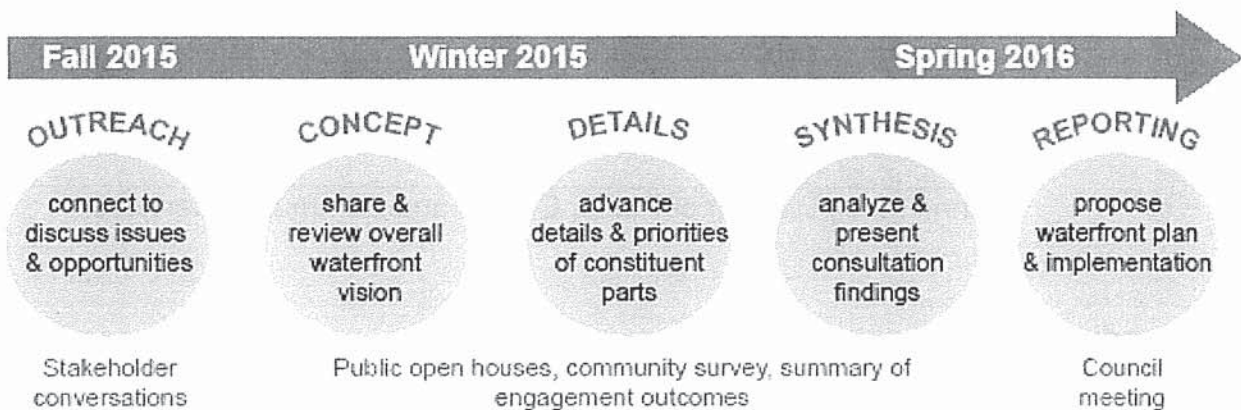
3.2 Sustainability

An integrated vision for the waterfront helps sustain West Vancouver residents’ quality of life, while different components of the Waterfront Concept Plan advance the social, environmental, and economic well-being of the community.

3.3 Consultation

Public consultation has been undertaken at various times over the last four decades to inform waterfront initiatives, studies and policies. Most recently, there was public consultation as part of the Ambleside Village Centre Strategy (2004 – 2008) and during the development of the District’s Strategic Plan (2009). Public consultation specifically regarding the draft Waterfront Plan was undertaken between 2010 and 2013, leading to a Public Hearing for the adoption of the Waterfront Guiding Principles as OCP Policy in 2013.

To now advance the details and priorities for the implementation of the Ambleside Waterfront Concept Plan, a stakeholder and community consultation program is proposed as generally shown below. An interdisciplinary team from Planning, Parks, Engineering, and Communications will lead the consultation.



Date: October 13, 2015
From: Jim Bailey, Director of Planning and Development Services
Mark Chan, Director of Corporate Services
Raymond Fung, Director of Engineering and Environment Services
Anne Mooi, Director of Parks, Culture and Community Services
Subject: **Ambleside Waterfront Concept Plan**

The key outcome of the consultation will be input on the details and priorities of implementing the Concept Plan. Staff expect to report back on the consultation results and revised plan in Spring 2015.

3.4 Communications Process

A comprehensive communications process will accompany consultation. This will include the use of the District website, social media, newspaper advertisements, posters, as well as direct notification to stakeholder and resident groups.

4.0 Options

4.1 Council may:


(as recommended)

- Endorse the Ambleside Waterfront Concept Plan for consultation with stakeholders and the community.


(or alternatively)

- Request further information or provide alternate direction (to be specified).


Author:




Jim Bailey, Director of Planning and Development Services



Mark Chan, Director of Corporate Services



Raymond Fung, Director of Engineering and Environment Services



Anne Mooi, Director of Parks, Culture and Community Services

Appendices:

- A. Ambleside Waterfront Concept Plan
- B. Synopsis of Waterfront Plans, Policies and Studies (1975-2015)
- C. Waterfront Guiding Principles (OCP Policy BF-C 4.7)

SYNOPSIS OF WATERFRONT PLANS, POLICIES AND STUDIES (1975-2015)

1975 Acquisition of Ambleside Waterfront Lands Policy

Since 1950, consecutive Councils have taken steps to increase public access to the shoreline lands. Cottages and houses were removed to create Ambleside Park (mid 1950's), to accommodate the Hollyburn Sailing Club (mid 1960's) and to develop John Lawson Park (mid 1950's to late 1960's).

In 1975, the Council of the day formalized the municipal commitment to acquiring public waterfront land for the public's use and enjoyment. The 'Acquisition of Ambleside Waterfront Lands Policy' directs the municipality to acquire all private property from 18th street to Ambleside Park that is between the B.C. Railway right-of-way and the high water mark.

1977 Reaffirmation of Ambleside Waterfront Lands Policy

On November 14, 1977 Council reaffirmed its policy to acquire all private property from 18th street to Ambleside Park that is between the B.C. Railway right-of-way and the high water mark as long range policy.

1981 Design Implementation Plan for Ambleside

While this study and plan focuses on the commercial core of Ambleside, recommendations for the waterfront include:

- Establishing a heritage square at the foot of 14th street (on the site of the former bus depot)
- Creating mid-block pedestrian only areas in the 1300 and 1400 block of Bellevue and closing 14th street between Marine Drive and Bellevue Avenue
- Creating a visual linkage between Municipal Hall and Ambleside waterfront by planting ornamental trees (similar to those in front of Municipal Hall) along 17th street to John Lawson Park
- Providing additional waterfront-serving parking in adjacent commercial areas

1982 Ambleside: The North-South Connectors

The premise of the study is that north-south streets from 13th to 17th bind the residential areas of the slopes of the mountains to the commercial and social areas of Ambleside and have the potential to connect to the rich resources of the hillside. Study recommendations include:

- Closing 14th street between Marine Drive and Bellevue Avenue to cars and creating a 'Galleria' that includes commercial, civic, and social uses, and that provides a connection to a Heritage Square at foot of 14th street

- The north-south connections to the seaside at 14th 15th 16th & 17th streets should end with ‘character areas’ (plazas) that encourage a mix of people
- Preserving and developing existing views to the water at street ends
- Creating additional parking spaces and dividing parking between on-site and grouped parking areas to encourage greater intensity of use at grade for commercial activities rather than for car storage
- Reducing the rail right-of-way and providing dense plantings to reduce visual domination

1983/5 Ambleside by the Sea Waterfront Review (Phase 1 and 2)

Phase 1 of the Review is a discussion paper focused on establishing long-term goals and possible future uses for the lands identified in the acquisition policy. The underlying premise is that the waterfront must be determined comprehensively, both in terms of the various parts of the shoreline and in relation to the surrounding commercial/residential area. Phase 2 focuses on the physical planning for the waterfront area between 13th and 18th streets, south of Argyle Avenue.

The paper presents the following principles: a public promenade and related facilities; development of variety of parks and recreation facilities; numerous opportunities for pedestrian connections to the waterfront; uses and facilities compatible with the waterfront setting and designed to integrate the waterfront with the surrounding Ambleside village. More specific recommendations include:

- Creating enclaves on the waterfront lands between 13th and 18th streets that differ in character from Ambleside Park and the seawalk to the west
- Creating a sheltered place for public viewing of park and inlet (e.g. tea-house, restaurant) at the foot of 16th street
- Providing for a limited number of uses in buildings at the foot of 14th and 15th streets (e.g. restaurants, fisherman’s wharf, arts and crafts displays, archives and marine education, outdoor dining, boat rental and related sales)
- Creating a major park at the foot of 15th street to complement and tie into John Lawson Park and act as a locally oriented counterpoint to Ambleside Park and public square
- Create a public square at the foot of 14th street with multiple uses, including civic and marine, and with a heritage theme
- Closing 14th street from Argyle Avenue to Marine Drive
- Creating a small boat centre and pier oriented facility with buildings surrounding a public square at the foot of 13th street

1988 Reaffirmation of Ambleside Waterfront Lands Policy

The Council of the day reaffirmed the 1975 Ambleside Waterfront Lands Policy

1991 Waterfront Directions Study: Ambleside to Dundarave

The study was commissioned by the Parks and Recreation department and resulted in a master plan for the waterfront from Ambleside to Dundarave, including concept plans for 11 subareas (precincts). Principles of the study include:

- *Local, not regional emphasis* – maintain uses in the park that are of local appeal
- *Optimized, not maximized, parking* – ensure that park space is not eroded over time through the integration of new parking lots
- *Community linkages* – ensure strong visual and pedestrian linkages between the waterfront and upland areas
- *Building on historic features* – consider existing elements that form historic linkages with the past in the design of the new park system
- *Multiple use of open space* – design open spaces so that they support a variety of activities
- *Strengthen park edges* –strengthen the interrelationship between the park and through both visual and programming needs;
- *Variety and diversity along the Edge* – create a series of precincts within the park, each having a subtly distinct character of their own, yet contributing to the cohesion of the waterfront
- *Design for the whole community* – consider the elderly and people with disabilities; provide meeting places and sport facilities that appeal to youth
- *Incremental growth* – as land becomes available for public acquisition
- *Allow for future opportunities* – provisions for a ferry connection in the future; bike path along BC rail right of way; promote strong, positive relationship with the Squamish Nation
- *Regeneration of a natural landscape* – ensure that areas of the site are developed in a way that a naturalization of the landscape can be present as a contrast to the man made, more urbanized elements

2004 Engineering Advisory Committee Recommendations

Directed by Council, and under the guidance of the Engineering Advisory Committee, a report was prepared with recommendations on actions by the Municipality to reduce erosion, preserve habitat and best manage maintenance costs for the Ambleside and Dundarave waterfront areas.

The report titled, 'Ambleside-Dundarave: Long-Term Shoreline Planning Framework' (2005) and the formation of the West Vancouver Shoreline Preservation Society (WVSPS) in 2005 were the catalysts for a move to action

(from more than 30 years of study) marked by formalization of a Shoreline Protection Plan (SPP).

2005 Arts & Culture Strategy, 2005 – 2014

The adopted, community wide, Arts and Culture Strategy had two specific recommendations related to the waterfront:

- *Commit to a cultural and heritage precinct along the Argyle Waterfront from 14th – 19th streets*
 - Outline implementation strategies for the Argyle waterfront
 - Incorporate the Ferry Building Gallery, Silk Purse Arts Centre and a heritage enclave in the planning for the precinct

- *Address the need for new or improved cultural spaces*
 - Form a partnership with the Friends of the Ferry Building Gallery to advance a visual arts gallery expansion proposal
 - Establish a heritage enclave on the Argyle waterfront between 17th and 18th streets to include the plans for the restoration of Navy Jack House, the evaluation of relocation options for Gertrude Lawson House
 - Continue consultation with the Community Arts Council to identify medium to long term strategies to address facility issues
 - Demolish the Music box on Argyle, recognizing the need for seasonal on-site Festival Headquarters
 - House Cultural Services and the Harmony Arts Festival at the Civic Community Centre

2006 Ambleside Park Vision Plan

The Ambleside Park Vision Plan provides a planning framework to enhance the Park for visitors and to ensure a good fit as land uses change over time in Ambleside Village and on Squamish Nations Land. The Vision for Ambleside Park includes:

- Reconfiguring the Hollyburn Sailing Club to enhance its visibility and role in the community
- Reconfiguring the public boat launch to allow pedestrian access along the waterfront
- Realigning 13th street creating a large area at the waterfront for a new public boat launch and to improve sightlines down 13th
- Rebuilding the concession and washrooms and incorporating a beachfront restaurant, change rooms, washrooms, youth space and offices
- Closing Argyle Avenue between 13th and 14th streets to vehicles

- Improving waterfront walkway by increasing accessibility and providing more seating and viewing opportunities
- Creating a continuous bike route along the roadway paralleling CN tracks through the Park
- Improving circulation for pedestrians, cyclists, vehicles and dog walkers

2006 Arts, Culture and Heritage Facility Study

The Arts, Culture and Heritage Facility Development Study builds on the 2005 Arts and Culture Strategy to determine strategies for concentrating a successful arts, heritage, and cultural precinct along the Argyle Avenue waterfront. The guiding principles of the study include:

- Ensuring the public waterfront is the focus of all planning decisions in the area
- Clustering Public Activities along Argyle Avenue to create an attraction (grouping arts and cultural uses together; allowing for limited commercial retail and restaurants; providing a range of outdoor spaces to support public activity)
- Defining the character of Argyle Avenue as a pedestrian “mews” (making it a walkway/bikeway while allowing for emergency and service vehicle access as well as limited parking)
- Establishing strong community connections between the precinct on Argyle, the waterfront, and Ambleside Park and Village
- Accommodating outdoor arts and cultural community events (providing larger outdoor gathering spaces at street ends and redesigning the foot of 14th street to be closed to traffic for major outdoor community events)
- Developing the 1400 and 1500 blocks of Argyle as the heart of an ‘Arts Village’ (including public access and viewing to studios and galleries and central hub with retail and food and beverage services)

2008 Shoreline Protection Plan (updated in 2012)

The ultimate goal of the Shoreline Protection Plan is to recreate a naturally self-sustaining shoreline to address the impacts of development, climate change and sea level rise.

2008 Ambleside Village Centre Strategy

While the Strategy’s primary focus is the Ambleside commercial area, it includes specific strategies pertaining to the waterfront:

Strategy 5.4 Continue to develop an Argyle Waterfront Plan in coordination with the Village Centre objectives

- Provide for a continuous walk in proximity to the water.

- Enhance natural shoreline by providing planting and beach restoration
- Provide for improvement and expansion of the Ferry Building Gallery
- Consider updating (and possibly relocating) the Silk Purse gallery and arts centre
- Consider small-scale food services and arts related retail as accessory uses in support of waterfront arts facilities and public enjoyment of the seaside venues.
- Reduce or eliminate the impact of vehicular access on Argyle by:
 - providing a multi-user (non-automobile) path
 - considering eliminating, over the long term when other facilities are provided, public parking and vehicular access on all or parts of Argyle (1400, 1500 and 1700 blocks)
- Continue the current waterfront acquisition policy
- Improve functionality of the Boat Ramp/Sailing Centre
- Consider future ferry and train connections

Strategy 5.2.6 Strengthen connection between the waterfront and Village Centre, with increased cultural & recreational activity and stronger functional links

- Retain the ability to utilize municipal streets i.e. 14th and 17th, as the District deems appropriate, including closing of a street or streets on an infrequent basis in order to host community events
- Encourage commercial activities on the north/south streets to increase pedestrian interest and activity and to draw people both to and from the waterfront
- Use arts and culture as a vehicle for linking the commercial area to the waterfront
- Use the north/south streets and maintain landscaping to provide visual access to the waterfront

2009 West Vancouver Strategic Plan

Vibrancy, through public access to the Ambleside waterfront, was one of the most pervasive themes expressed through the public consultation phase of the West Vancouver Strategic Plan. Key recommendations from the consultation included opening visual corridors to the water at street ends and enlivening the waterfront with alternative food service. Those public sentiments are captured in the Balanced Scorecard of the Strategic Plan through Strategic Initiative 1.4.2. 'Implement the Ambleside Town Centre Strategy'.

2012 Parks Master Plan

The 2012 Parks Master Plan sets clear direction for the management, protection and enhancements of community engagement within West Vancouver’s parks, trails, and open space.

Specific goals of the Parks Master Plan in relation to the waterfront are as follows:

- Promote connectivity among natural areas, parks, open space, trails, the waterfront, creeks, and other destinations.
- Celebrate and revitalize the waterfront for the enjoyment of all residents.

Specific recommendations of the Parks Master Plan in relation to the waterfront are as follows:

- Determine and provide the appropriate amenities at waterfront parks and shoreline access parks by considering the capacity of each site and the amount of use, with amenities potentially including signs, washrooms, picnic tables, garbage cans, walkways, gathering areas, and parking.
- Protect and increase access to and along the waterfront.
- Support arts in waterfront parks, provided that the core values of the Parks Master Plan are respected and structures are in scale with the context.

2013 Ambleside Village Centre Streetscape Standards

The Ambleside Village Centre Streetscape Standards provide a cohesive and unified framework for ongoing and long-term maintenance, renovation and development of the public realm within the Ambleside Village Centre Area. The standards are described as primarily relating to the pedestrian public realm including sidewalks, boulevards, crosswalks, furnishings, street trees, street plantings, rain gardens, pedestrian lighting, signage and public art opportunities.

While the primary focus is the Ambleside Village Centre, there are specific references to the waterfront.

- The ‘Waterfront Connection’ as a design principle:
 - The public realm design will physically, visually and thematically reinforce the Village’s relationship to the waterfront
- The ‘Waterfront Oriented Village’ as an opportunity:
 - Establish a coherent and authentic village character that promotes Ambleside Village Centre as a unique waterfront destination with local retailers and cultural attractions as a counterpoint to the ‘franchise’ shopping experience of Park Royal.

- Provide designated sites for existing cultural and community events, which take place in the area, in order to ensure that these on-going gatherings are well supported by infrastructure.
- Reinforce visual and physical connections to the waterfront. Widen north south sidewalks, especially south of Marine Drive and create places to rest and enjoy views.

2013 Urban Land Institute Ambleside Waterfront Redevelopment Site

The District of West Vancouver was host to the Urban Land Institute (ULI) Technical Assistance Panel on a re-envisioning of the Hollyburn Sailing Club building and uses on the site. Four principles identified as the most important to be adhered to in the development of design concepts for the site are:

- Increase and enhance public access to the waterfront
- Minimize multi-modal conflict and improve pedestrian and cycling connectivity
- Expand function of sailing club to include complimentary public uses (food and beverage, public rentals, art gallery, multi-use)
- Reclaim as much of Argyle as possible for active transportation and extension of Spirit Trail

Recommended directions include:

- Moving the Hollyburn Sailing Club within an expanded multi-use building west of the Ferry Building that becomes part of a multi-use ‘marine centre’, and:
 - Moving the Club fleet east of 14th to share expanded public boat launch
 - Extending beachfront walkway between 13th and 14th
 - Prioritizing Argyle for active transportation (eliminating cars along the majority of street)
 - Phasing in public boat launch for use by non-motorized craft only
 - Gradual reduction of private boat storage
- Enhancing the built component of the ‘Community Anchor’ west of 14th as identified in Waterfront Plan
- Consideration of an expanded precinct west of the Ferry Building devoted to cultural, event, hospitality and small scale artisan studios/galleries/cottage industries
- Consideration of a smaller new building east of the ferry building (‘Eco Adventure Centre’) to increase activation of the waterfront while providing stronger definition of the ‘festival square’

2013 Parks Dedication Bylaw No. 4755, 2013 (Ambleside Waterfront)

Dedicates 40 lots as park (the lots are on Argyle Avenue between 13th street and 18th street).

2013 Waterfront Guiding Principles (OCP) and Rezoning (CU-5)

The eleven OCP Guiding Principles are reproduced as APPENDIX C.

Permitted uses under CU-5 zoning include parks, playgrounds, and park accessory uses of a bistro restaurant, arts and culture facilities, and recreation equipment rental.

This page intentionally left blank

This page intentionally left blank

ADOPTED WATERFRONT GUIDING PRINCIPLES (OCP POLICY BF-C 4.7)

Public Ownership: Public ownership of the waterfront from 13th to 18th Streets is a community value, and the District should continue to acquire the remaining privately-owned waterfront lots for public use as opportunities become available. Public uses unique to the waterfront setting might include walkways, bikeways, open space, recreation, event space, arts and cultural facilities, waterfront and arts related commercial, food services, picnic areas, and children's play areas. Privately owned lands may continue to be used for residential purposes.

Waterfront Destination: The Argyle Waterfront should be managed as an urban waterfront destination adjacent to the Ambleside business area serving as the premier open space for community use and enjoyment by all.

Continuous Public Walkway: A continuous public walkway for pedestrians and cyclists should be provided as a primary use and recreational function through the waterfront area. Consider eliminating, over the long term, when other facilities are provided, public parking and vehicular access on all or parts of Argyle Avenue. A secondary pedestrian only path adjacent to the water will further build upon the variety of experiences along the waterfront.

Shoreline Edge: An enhanced shoreline should be established which may include seawalls but also features a naturalized edge and shoreline protection to benefit the upland area, protect against sea level rise and be ecologically productive.

Arts and Culture: Arts and culture should serve as a driver for Ambleside revitalization and for linking the waterfront to the commercial area. Arts and cultural facilities are recognized as an important waterfront use, but should be secondary to the overall waterfront park use.

Community Arts: Community arts development and programming should be an integrated use within the waterfront area. This could include the relocation of functions to a new building (1600 Block of Bellevue Avenue) and/or improvements to buildings (Ferry Building Gallery, Silk Purse, Music Box and John Lawson Studios).

Heritage Values: Heritage values of the Navy Jack House and the Ferry Building should be preserved. Residential use of the Navy Jack House should be maintained while also allowing for other uses within the building.

Waterfront Related Commercial Activities: Waterfront related commercial activities, including boat rental, waterfront and arts related commercial and food services, have a role in creating diversity and enhancing vibrancy and vitality along the waterfront and should be encouraged.

Accessibility: Public street ends (where the street meets the water) provide both physical and visual accessibility to the waterfront for those of all abilities and should be enhanced. Future transit and ferry connections should be explored and encouraged.

Sailing Club: Sailing Club activities (i.e. youth programming, small non-motorized boat launching) are a valuable community asset along the waterfront and future relocation should improve the functionality of the Sailing Centre and open up the waterfront to public access.

Building Scale and Character: Building scale and character should reflect and capitalize on the waterfront landscape and location, i.e. buildings nestled into the larger landscape and waterfront environment.