



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

COUNCIL REPORT

Date:	July 30, 2019
From:	Ian Haras, Parks Planning & Development Manager Carolyn Kennedy, Park Planner Andrew Banks, Senior Manager of Parks
Subject:	Ambleside Waterfront Plan – Final Detail Design
File:	2150-01

RECOMMENDATION

THAT

1. the Ambleside Waterfront Plan – Final Detail Design as attached to the report dated July 30, 2019 be approved; and
2. staff be directed to develop a phasing and funding strategy for the implementation of the Ambleside Waterfront Plan – Final Detail Design and present to Council for approval, while recognizing the Arts Facilities Site Identification Analysis study needs to be completed and considered by Council.

1.0 Purpose

The purpose of this report is to seek approval of the Ambleside Waterfront Plan – Final Detail Design as attached to this report as **Appendix A**. In addition, this report recommends that Council direct staff to develop a phasing and funding strategy for the Ambleside Waterfront Plan - Final Detail Design for Council's approval.

2.0 Legislation/Bylaw/Policy

The 2012 Parks Master Plan (PMP) sets the direction for the management, protection, enhancement and community engagement within West Vancouver's parks and open spaces.

Section 3 of the PMP titled "Park Amenities and Use" provides guidance to park planning and design which is applicable to the Ambleside Waterfront Plan – Final Detail Design.

PMP Recommendation 3.1.2 states the following:

<p>Assess evolving trends and best practices, and design and build parks accordingly.</p> <ul style="list-style-type: none"> • Include amenities to appeal to different generations. • Assess interest in and provide opportunities for social gathering areas in parks.
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- Work with the police and social services agencies on park design to address safety and security concerns, balanced with environmental considerations.
- Design landscapes in parks that are appropriate to the setting, the park type, and maintenance practices, e.g., focus horticulture in destination parks, native planting in more natural areas, reduce maintenance where possible near natural areas, on park edges, or in less used locations within parks.
- Consider aesthetics in park design, balancing it with all other goals and recommendations.
- Encourage and support public art in parks and open spaces.

3.0 Official Community Plan (OCP)

The following sections of the OCP are applicable to the Ambleside Waterfront Plan – Final Detail Design:

- 1.6 OCP - Action and Vision
- 2.3.1 Emphasize Ambleside Municipal Town Centre as the heart of West Vancouver with commercial land uses, such as:
 - a. Retail, service and restaurants;
 - b. Arts and culture spaces;
 - c. Offices;
 - d. Civic services and facilities;
 - e. Visitor accommodation, such as boutique hotel(s); and
 - f. Waterfront recreation.
- 2.6.11 Update shoreline protection strategies and flood construction level requirements to further increase protection from sea level rise, reduce shoreline erosion, preserve and enhance habitat and improve public access.
- 2.7.1 Maintain and care for the District of West Vancouver's (District) valuable parks and open spaces with the following values:
 - a. Experience, appreciation, and understanding of the natural beauty, waterfront, watercourses and forests;
 - b. Recognition of the uniqueness, diversity and fun of parks;
 - c. Promotion and support of active living, health and social and spiritual well-being;
 - d. Inclusiveness, accessibility and respect for all people;

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- e. Welcoming atmosphere that fosters community interaction and involvement;
 - f. Public safety and security;
 - g. Prudent financial stewardship and management;
 - h. Sustainability for future generations; and
 - i. Parks as public land benefitting all people.
- 2.7.2 Provide for open space, public realm improvements and/or greenway trails through the town and village centres planning processes.
- 2.7.16 Provide access to beaches and stream corridors where environmentally appropriate.
- 2.7.17 Improve safety, universal accessibility, and signage/wayfinding to parks, open spaces, and trails for community members of all ages and abilities.

Additionally, the following policy titled Area-Specific Policies & Guidelines in Schedule ii of the OCP provided additional guidance for the design of the Ambleside Waterfront Plan:

Policy BF–C 4.7: Manage the Argyle waterfront in a manner which complements and enhances the Ambleside Village Centre.

4.0 Background

4.1 Previous Decisions

At the June 24, 2019 regular Council meeting, Council passed the following resolutions:

THAT

1. *the District of West Vancouver Arts & Culture Facilities Plan - Final Report (June 2019) be approved as set out in the June 7, 2019 report titled "District of West Vancouver Arts & Culture Facilities Plan - Final Report";*
2. *staff proceed to the business case development phase with a site location and feasibility analysis for both facility development options of two separate buildings with a total of 25,000 square feet (Option 1) and one combined building of 21,000 square feet (Option 2) as the first step in the recommendation for facility development outlined in the District of West Vancouver Arts & Culture Facilities Plan – Final Report;*
3. *general recommendations be implemented as outlined in the District of West Vancouver Arts & Culture Facilities Plan – Final Report to improve programs and services that include small renovations to District-owned facilities, to expand grant opportunities and to create a*

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facility rental database; and incorporating the financial requirements of these general recommendations into the District of West Vancouver's annual budgeting process; and

4. *a subcommittee of the Arts Facilities Advisory Committee be established to determine future uses of the Klee Wyck site and to bring forward recommendations to Council by December 1, 2019.*

At the July 24, 2017 regular Council meeting, Council passed the following resolution:

THAT the report titled "Ambleside Waterfront Plan: Status Update" dated July 6, 2017 be received for information.

At the December 5, 2016 regular Council meeting, Council passed the following resolution:

THAT the report titled "Ambleside Waterfront Concept Plan – Implementation Status Report" dated November 14, 2016 be received for information.

At the June 13, 2016 special Council meeting, Council passed the following resolutions:

THAT

1. *Council reaffirm the 11 Official Community Plan Principles related to the Ambleside Waterfront;*
2. *The Waterfront Concept Plan and Implementation Strategy (attached as Appendices A and B to the report dated May 27, 2016) be endorsed with further public and stakeholder consultation on:*
 - a. *Park design of the Heritage Plaza and Lawson Creek restoration;*
 - b. *Design, development and programming of a new Community Arts Building;*
 - c. *An Ambleside-wide parking strategy;*
 - d. *Design of any private sector proposal for the Seaside Bistro;*
3. *Council direct staff to proceed with the following projects prior to December 31, 2016:*
 - a. *Close vehicular access to the boat launch and explore alternative vehicle-accessible boat ramp locations;*
 - b. *As a pilot project, close Argyle Avenue to vehicular traffic between 13th and 14th Street;*
 - c. *Close the remainder of Argyle Avenue to vehicular traffic between 16th and 18th Street, recognizing the access needs of the current tenant at Navy Jack House;*

- d. Remove 1468 and 1472 Argyle Avenue;
- e. Complete consultation with arts stakeholders and the community to relocate Lawson Creek Studio users and remove Lawson Creek Studios;
- 4. Council direct staff to acquire the remaining two houses on Argyle Avenue;
- 5. Staff report back in the first quarter of 2017 with an update regarding implementation of the longer term projects outlined in the Waterfront Concept Plan.

At the October 28, 2015 special Council meeting, Council passed the following resolution:

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

4.2 History

The Ambleside Waterfront Concept Plan, attached to this report as **Appendix B**, was approved by Council in June of 2016. The following figure outlines the phases completed to date in the implementation of the Ambleside Waterfront Concept Plan.

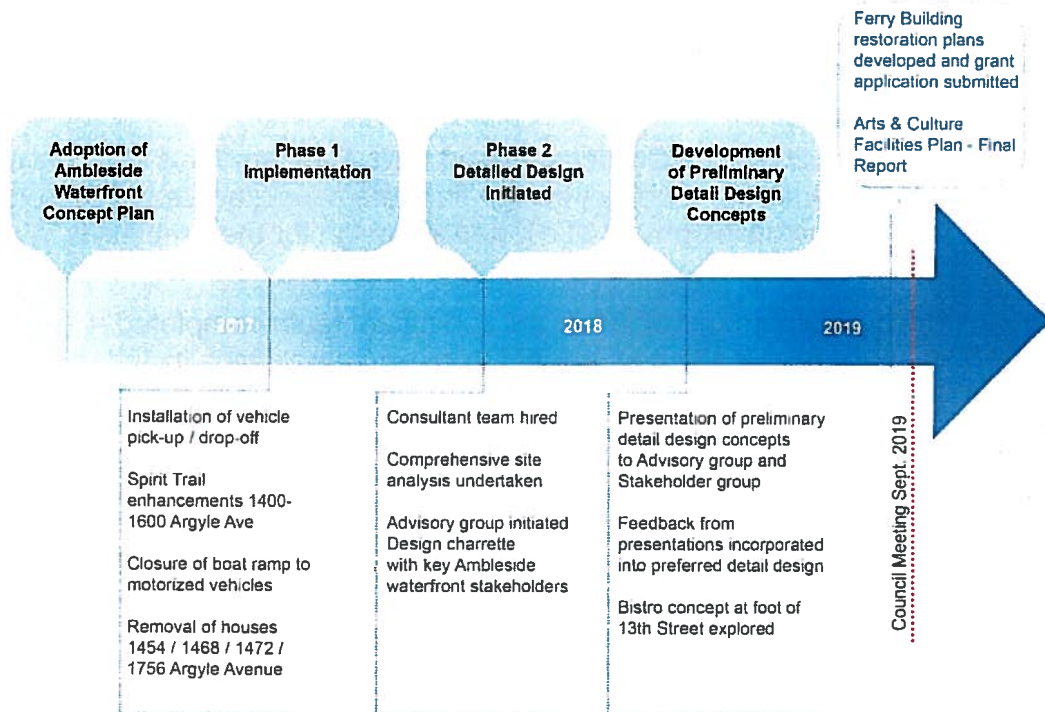


Figure 1: Key Events for Ambleside Waterfront Timeline

In late 2016 and early 2017, the first implementation phase of the Ambleside Waterfront Concept Plan was completed. This implementation phase consisted of the following:

- installation of a vehicle lay-by area at the entrance of Ambleside Park to allow for easier pick-up and drop-off for park users, those with mobility issues and users of the Hollyburn Sailing Club
- enhancements to the Spirit Trail at the 1400 and 1600 blocks of Argyle Avenue, with dedicated pedestrian pathways creating improved separation of pedestrians and cyclists
- closure of the boat ramp to motorized vehicles
- removal of houses at 1454, 1468, 1472 and 1756 Argyle Avenue to create additional parkland and enhanced access to the water



Figure 2: Enhancements to the Spirit Trail



Figure 3: Creation of Parkland at 1468/1472 Argyle Avenue

In May of 2017, the District engaged PWL Partnership, a Vancouver-based landscape architect design firm (the consultant team) to work with staff on the development of a detailed design for the Ambleside Waterfront Concept Plan.

During the summer of 2017, the consultant team completed a comprehensive site analysis of the project area which included geotechnical, environmental and archeological studies.

To further assist staff and the consultant team, an advisory group of five community volunteers was formed to act as a sounding board for the detailed design phase of the Ambleside Waterfront Concept Plan. This group referred to as the Ambleside Waterfront Advisory Group is modeled on the “Planning for Play” group of community volunteers that guided the award-winning design of the John Lawson Park playground.

In November of 2017, the consultant team and staff held a design charrette workshop for key Ambleside Waterfront stakeholders. The goal was to guide the detailed design and help strengthen the sense of place and continuity of design elements. There were 14 participants from the following stakeholder groups in attendance:

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- Ambleside & Dundarave Ratepayers' Association
- Ambleside-Dundarave Business Improvement Association
- Ambleside Artisan Farmers' Market
- Hollyburn Sailing Club
- West Vancouver Community Arts Council
- Ferry Building Gallery Friends Society

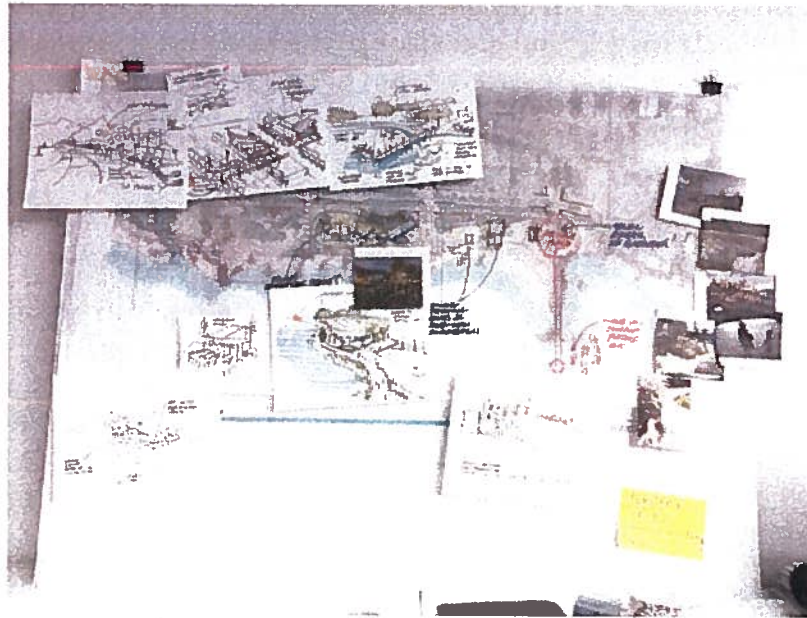


Figure 4: Charrette exercise drawings from the November 16, 2017 Ambleside Waterfront stakeholders' workshop

The information and comments from this charrette workshop were used by the consultant team to develop three preliminary design options for the Ambleside Waterfront Concept Plan which are attached to this report as **Appendix C**.

Presentation of Three Preliminary Design Options

On May 29, 2018, the three preliminary design options were presented to the key Ambleside Waterfront stakeholders who had attended the previous charrette workshop. There was acknowledgement at this meeting that the design options reflected the goals of the Ambleside Waterfront Concept Plan. There was a general preference among the stakeholders for Option 1 as it minimized the number of pathways through the site, thereby creating more usable open green space. Notes from this meeting are attached to this report as **Appendix D**.

Representatives of the Hollyburn Sailing Club were not able to attend the May 29, 2018 meeting of waterfront stakeholders and staff met with representatives on a different date to present the preliminary design

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options. The Hollyburn Sailing Club subsequently submitted their feedback to staff which is attached to this report as **Appendix E**.

Following the key Ambleside Waterfront stakeholders' meeting held on May 29, 2018, the three preliminary design options were also presented to the Ambleside Waterfront Advisory Group and to the Public Art Advisory Committee for feedback. These groups expressed that these design options were reflective of the community's expectations for the Ambleside Waterfront.

Based on feedback from the stakeholder workshops and the Ambleside Waterfront Advisory Group, Option 1 of the three preliminary designs was further refined by the consultant team during the summer and fall of 2018.

5.0 Analysis

5.1 Discussion

Ambleside Waterfront Plan – Final Detail Design

The goal of the Ambleside Waterfront Concept Plan is to create a signature waterfront park that is vibrant, beautiful and accessible for all and develop stronger connections to the Ambleside business area. The Ambleside Waterfront Plan – Final Detail Design builds upon the 2016 Ambleside Waterfront Concept Plan by defining the various park amenities such as plaza spaces, site furnishings, pathways, lighting, infrastructure improvements, public art opportunities and landscaping.

Since the original concept plan was adopted by Council in 2016, a number of initiatives for the Ambleside Waterfront have progressed that directly impact the Ambleside Waterfront Plan - Final Detail Design. These initiatives are the Ferry Building restoration project, the Arts and Culture Facilities Plan and the proposed bistro at the foot of 13th Street.

Ferry Building Restoration Project

The Ferry Building, a key and integral facility located within the Ambleside Waterfront requires restoration work to meet current and future needs of the District. To ensure the long-term viability of the Ferry Building and to meet the new coastal flood elevation regulations, this building is required to be raised. In addition, the building will incorporate gender-neutral publicly accessible washrooms for visitors to the building and to the waterfront. The construction specifics for this restoration project directly influence the landscape treatment of the proposed plaza in the Ambleside Waterfront Plan – Final Detail Design.

In February of 2019, Council approved a grant application to the federal government for the proposed restoration of the Ferry Building. The grant application required the submission of the construction specifics for this restoration project which was then shared with the consultant team. This enabled the consultant team to complete the park treatment details around

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the Ferry Building. It is anticipated that the federal government will make a decision on the grant application in the fall of 2019.

Arts & Culture Facilities Plan

The 2016 Ambleside Waterfront Concept Plan has a placeholder for a future arts facility to be located on the waterfront. The final report for the Arts & Culture Facilities Plan, as approved by Council in June 2019, recommends the development of business plans for two options through an Arts Facilities Site Identification Analysis study. Option 1 is for the construction of two separate buildings with a total of 25,000 square feet. Option 2 is for the construction of a single combined building of 21,000 square feet. Both options in the adopted Arts & Culture Facilities Plan proposed an arts facility building which would be larger than allowed by the current zoning in the Ambleside Waterfront area. Further, the placeholder area will have the additional challenge of addressing sea level rise and the corresponding Flood Construction Limit (FCL) requirements. The Ambleside Waterfront Plan – Final Detail Design will continue to have a placeholder for an arts facility until the completion of the Arts Facilities Site Identification Analysis study.

Bistro at the Foot of 13th Street

The 2016 Ambleside Waterfront Concept Plan had originally envisioned a modest bistro located at the foot of 13th Street on the waterfront east of the Hollyburn Sailing Club. Since 2016, staff have been researching the feasibility of this concept. Research indicates that a permanent building at this location is unlikely to be economically viable due to the limited area available, construction costs for a permanent bistro and issues associated with addressing sea level rise and the corresponding FCL requirements.

Staff are now exploring the concept of installing a temporary container restaurant. A container restaurant is a complete restaurant that is built within a standard-sized shipping container. It is not a permanent structure and requires minimal space in the public realm. A container restaurant would require utility connections such as water, sewer and electricity which can be discretely accommodated through landscape design. This information has been shared with the consultant team and is reflected in the Ambleside Waterfront Plan – Final Detail Design.

The consultant team has determined that a container restaurant can be placed on an extension to the proposed plaza at 13th Street and Argyle Avenue. This plaza extension would be located outside the fenced area of the Hollyburn Sailing Club.

Preliminary Costs

In April of 2018, staff completed a high-level preliminary costing of the complete Ambleside Waterfront Concept Plan from 13th to 18th Street on Argyle Avenue to assist the Financial Services Division in projecting future capital costs. At that time, the estimated cost was \$15 to \$20 million. This

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included park amenities and enhanced north-south connections from the Ambleside Waterfront to the Ambleside business area at 13th, 14th, 15th, 16th and 17th Streets on Argyle Avenue. Now that the Ambleside Waterfront Plan – Final Detail Design has been completed and there is certainty regarding aspects of the plan, staff have the opportunity to further refine costing and report back to Council with a phasing and funding strategy for the implementation of the Ambleside Waterfront Plan.

Next Steps

Development of the Ambleside Waterfront Plan – Final Detail Design is complete. As the implementation of the Ambleside Waterfront Plan requires a significant commitment of District resources, staff will develop a phasing strategy for Council's approval that will enable the District to complete the Ambleside Waterfront Plan over a number of years in a sustainable approach. This phasing strategy will take into consideration the other Ambleside initiatives that have a direct impact on the Ambleside Waterfront Plan such as the Arts Facilities Site Identification Analysis study, the Ambleside Park Master Plan and the Ambleside Local Area Plan. The phasing strategy will also consider the financial resources required to implement the Ambleside Waterfront Plan and a sustainable implementation timeline. Staff anticipate that this phasing strategy will be presented to Council in the spring of 2020 after the Arts Facilities Site Identification Analysis study has been completed for two art facility options on the Ambleside Waterfront. On approval of the phasing strategy, staff will incorporate this work into future District work plans and in the budget process for subsequent years.

5.2 Sustainability

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

5.3 Public Engagement and Outreach

Broad and extensive community consultation in the development of the Ambleside Waterfront Concept Plan occurred in late 2015 and early 2016, following the District's Community Outreach and Engagement Policy.

A community engagement plan was undertaken for the development of the Ambleside Waterfront Plan – Final Detail Design in consultation with the Community Engagement Committee.

The engagement plan for this phase consisted of engaging with key Ambleside Waterfront stakeholders through meetings and charrette workshops. In addition, staff and the consultant team met with the Ambleside Waterfront Advisory Group, which acts as a sounding board in the development of the detail design concepts, to seek their input. A listing of the engagement meetings and workshops is attached as **Appendix F**.

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5.4 Other Communication, Consultation and Research

The District's website provides ongoing updates to the community as the Ambleside Waterfront Plan is implemented.

The consultant team and staff met with the Public Art Advisory Committee to seek their input in the development of the Ambleside Waterfront Plan – Final Detail Design and will continue to seek their input in subsequent phases of this project.

A District staff steering group with representation from Parks, Culture & Community Services; Communications & Community Relations; Engineering & Transportation; Financial Services; and Planning & Development Services has met on a regular basis to review progress and to ensure collaboration between the various divisions.

6.0 Options

6.1 Recommended Option

That the Ambleside Waterfront Plan – Final Detail Design be approved and that staff report back to Council with a phasing and funding strategy.

6.2 Considered Options


In addition to receiving this report, further information may be requested.

7.0 Conclusion


Staff are recommending that Council approve the Ambleside Waterfront Plan – Final Detail Design. This plan is a culmination of more than 40 years of District planning and policy implementation of the long-term vision of acquiring properties on Argyle Avenue and converting them to highly valued public waterfront parks. The Ambleside Waterfront Plan will create a signature park that will reconnect with the Ambleside business district and reconfigure the waterfront into a unified public realm enhancing the community and visitors enjoyment of West Vancouver's spectacular waterfront.

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Author: 

Ian Haras
Parks Planning & Development Manager

Author: 

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Author: 

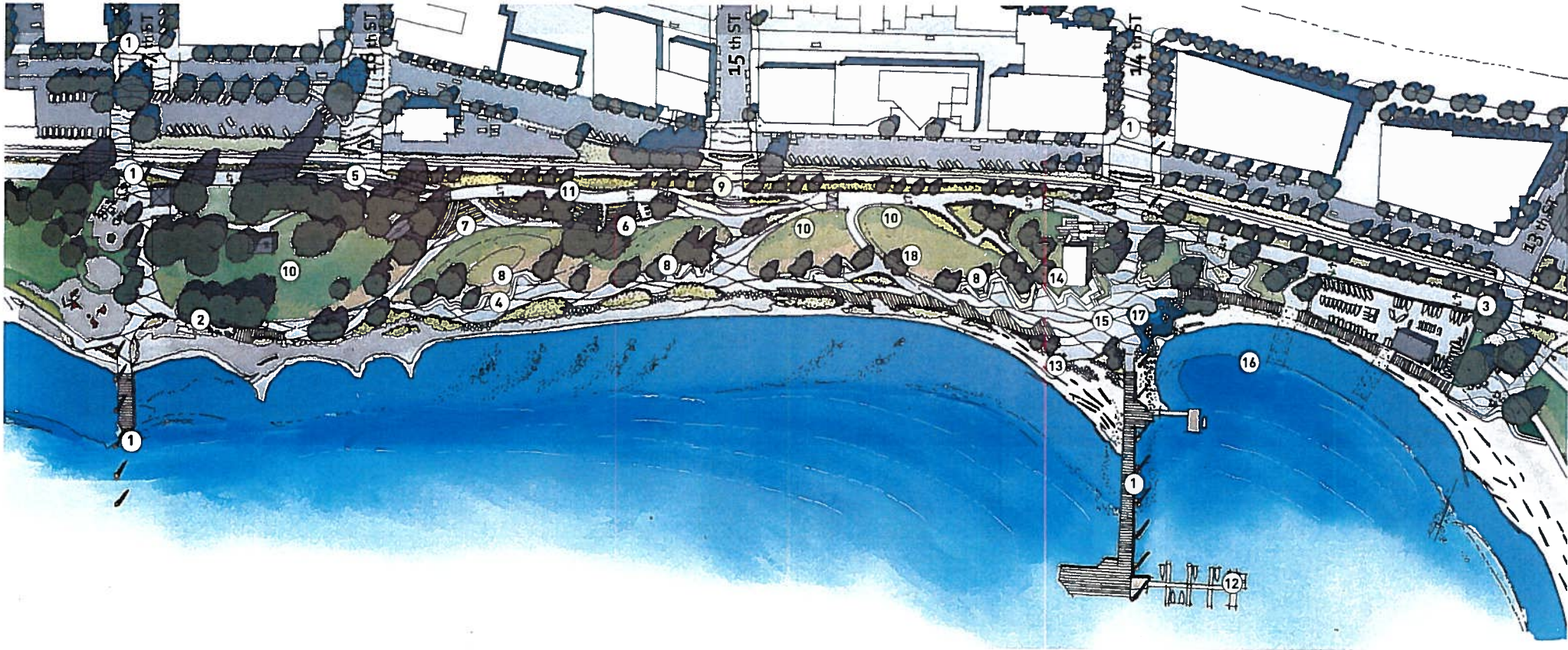
Andrew Banks
Senior Manager of Parks

Appendices

- Appendix A: Ambleside Waterfront Plan - Final Detail Design (2019)
- Appendix B: Ambleside Waterfront Concept Plan (2016)
- Appendix C: Three Preliminary Ambleside Waterfront Design Options
- Appendix D: Ambleside Waterfront Stakeholder Meeting No. 2 Meeting Notes dated May 29, 2018
- Appendix E: Comments received by the Hollyburn Sailing Club dated July 20, 2018
- Appendix F: Listing of Key Ambleside Waterfront Stakeholder Meetings

Appendix A

- | | | | |
|---|------------------------------|------------------------------|---|
| ① VERTICAL IDENTIFIERS EXTENDING FROM VILLAGET TO FORESHORE | ⑥ EXISTING COMMUNITY GARDENS | ⑪ SPIRIT TRAIL | ⑮ NON-MOTORIZED BOAT LAUNCH |
| ② BOARDWALK | ⑦ PROPOSED COMMUNITY GARDENS | ⑫ SHORT TERM BOAT MOORAGE | ⑰ ENHANCED GRANITE ASSEMBLAGE WATER FEATURE |
| ③ MARINE PLAZA | ⑧ SEATING WALLS | ⑬ PLAZA EXTENTION TO BEACH | ⑱ PLACEHOLDER LOCATION FOR ARTS FACILITY |
| ④ SMALL GATHERING AREAS | ⑨ 15TH STREET LANDING | ⑭ FERRY BUILDING | |
| ⑤ 16TH STREET LANDING | ⑩ OPEN LAWN | ⑮ 14TH STREET FESTIVAL PLAZA | |



Ambleside Waterfront Plan - Final Detail Design (2019)

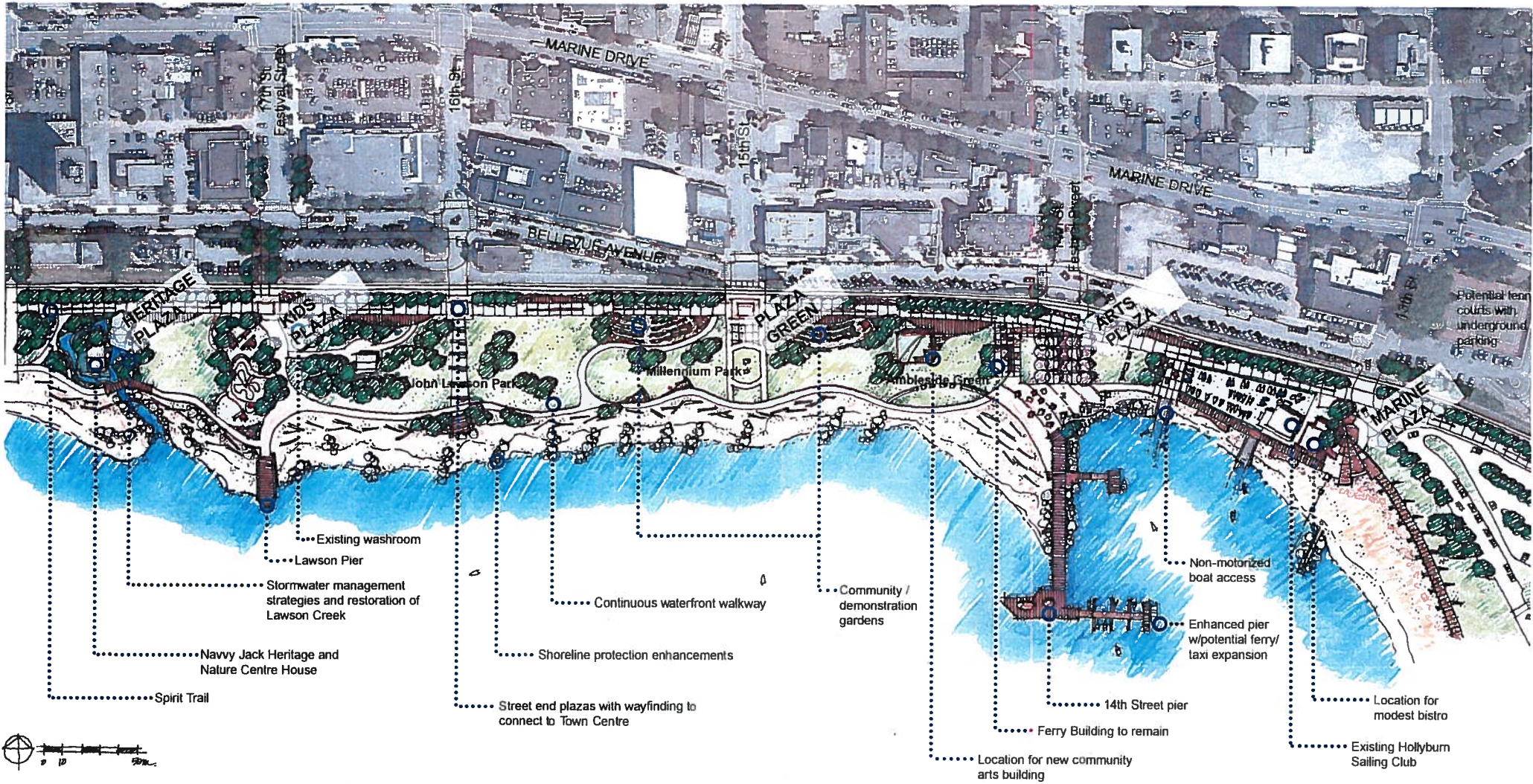
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Appendix B



Ambleside Waterfront Concept Plan (2016)

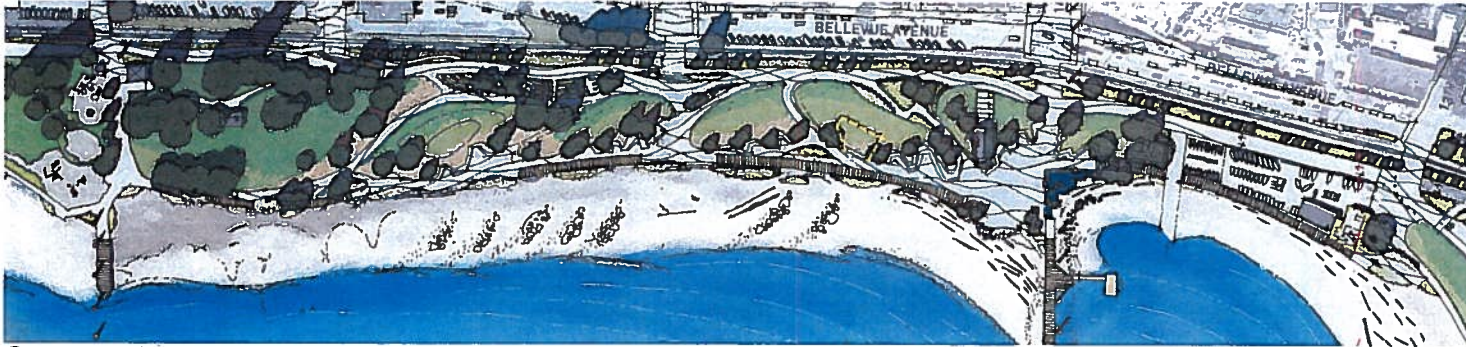
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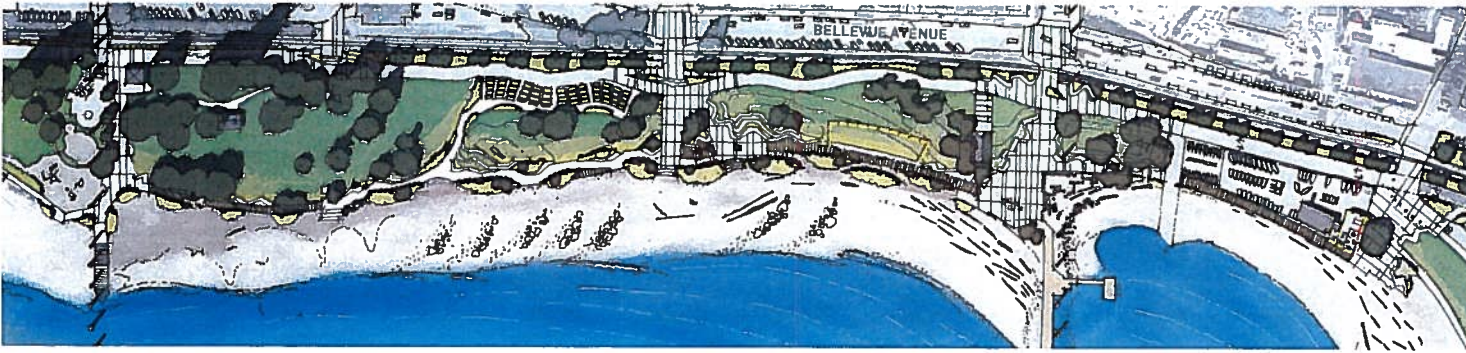
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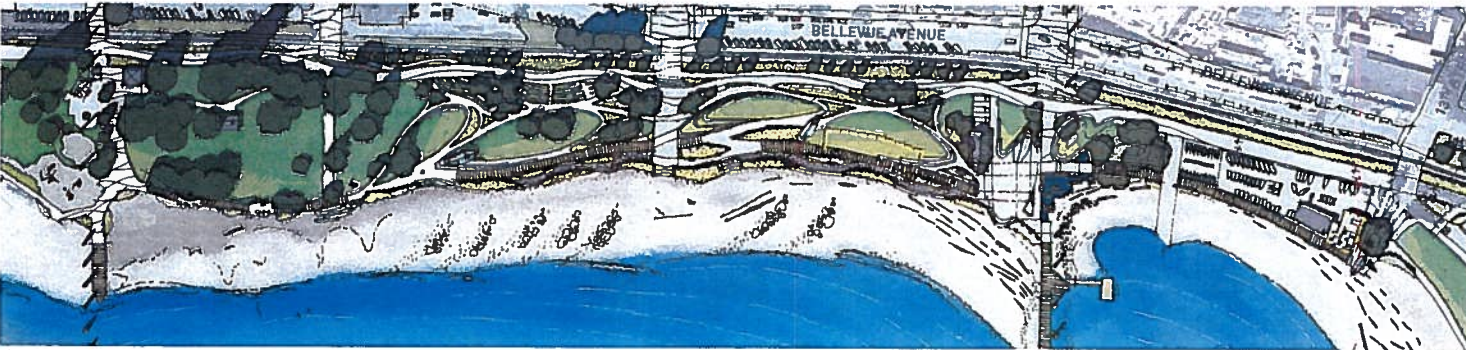
Appendix C



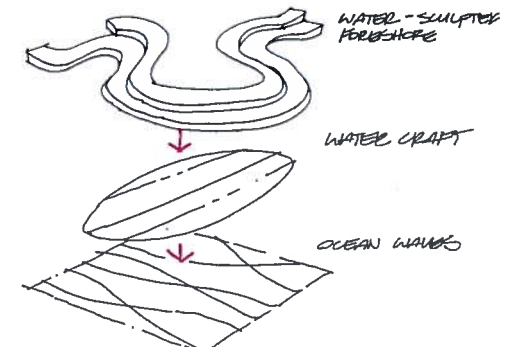
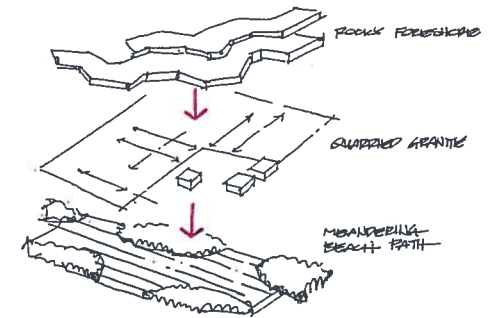
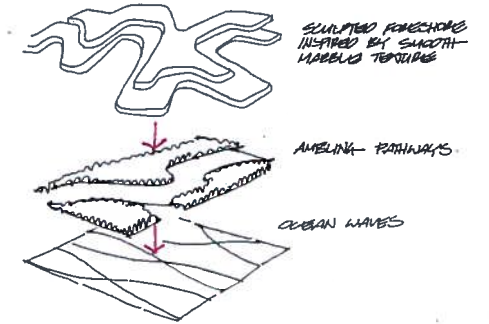
Concept 1



Concept 2



Concept 3



Three Preliminary Ambleside Waterfront Design Options

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Appendix D



PWL partnership

Stakeholder Meeting No. 2

Present at Meeting:		DATE	2018.05.29
<input checked="" type="checkbox"/> Ian Haras, DWV	<input checked="" type="checkbox"/> Ambleside Dunderave Ratepayers Association	PROJECT NO.	17041
<input checked="" type="checkbox"/> Carolyn Kennedy, DWV	<input checked="" type="checkbox"/> Ambleside Dunderave Business Improvement Association	PROJECT	Ambleside Waterfront
<input checked="" type="checkbox"/> Jill Lawlor, DWV	<input checked="" type="checkbox"/> Ambleside Artisan Farmers Market	PREPARED BY	C.BOUWMEESTER
<input checked="" type="checkbox"/> Andrew Banks, DWV	<input checked="" type="checkbox"/> West Vancouver Arts Council		
<input checked="" type="checkbox"/> Grant Brumpton, PWL	<input checked="" type="checkbox"/> Friends of the Ferry Building		
<input checked="" type="checkbox"/> Derek Lee, PWL	<input checked="" type="checkbox"/> Shoreline Presentation Society		
<input checked="" type="checkbox"/> Cheryl Bouwmeester, PWL			
Regrets:			
<input type="checkbox"/> Hollyburn Sailing Club			

THE FOLLOWING IS CONSIDERED TO BE A TRUE AND ACCURATE RECORD OF ALL ITEMS DISCUSSED. IF ANY DISCREPANCIES OR INCONSISTENCIES ARE NOTED, PLEASE CONTACT THE WRITER IMMEDIATELY.

Remark	Action	Due by
2.01 General design comments / concerns:		
- Accessibility of paths		
- Handrails need to be installed on stairs and ramps, including beach access		
- Spirit Trail - Interactions between cyclists and pedestrians. Example: Consider separating pedestrians and cyclists. Consider material choices notifying users they are within the park and need to slow down		
- Needs to be more natural		
- Too constructed		
- Too much concrete, needs more green		
- Respectful of the park		



Stakeholder Meeting No.2 *continued*

- Don't compromise the future. How does this work with the Facilities Strategy?
- Consider visual connectivity from Marine Drive.
Example: In one option the trees at base of 16th Street will block the view of the water
- Connectivity to Marine Drive and local businesses. Feel presence of water when at Marine Drive
- Consider wayfinding – in collaboration with the businesses
- Consider the location and orientation of the structure shown in the 14th Street plaza
- Consider the size of the plaza at 14th Street
Example: Aside from the Harmony Arts festival, what type of programming is proposed?
- Arts Building - design a facility that meets the needs
- Future transit connections
Example: Ferry to Ambleside Pier. What upgrades would be required?
- Integrate beach access points
- Integrate interpretative panels that reference the history of the park
- Consider size / location of green spaces
- Make it an outdoor living room
- Value in hard surface and moveable furniture, it helps with placemaking and it doesn't all need to be green
- Consider boat launch location and type of vessels
Example: Consider alternative launch points for kayaks or paddle boards
- Treatment of street ends / plazas can differ.
- Concerns that the plan is being developed prior to the Arts and Culture Facilities Plan and the Ambleside Town Centre Plan
- Art columns to provide visual cues
- Park needs to tie into Ambleside Streetscape. Continuity of character
- Relocating farmer's market to 14th St. plaza
- Took some effort to ramp up the market after being relocated, better signed and support from the District would help.
- Foreshore / Sea Level Rise
- Sea level is anticipated to rise 1.0m in 80yrs
- What will happen to the park during a storm surge?

Stakeholder Meeting No.2 *continued*

- What is the District doing to be prepared?
- Barge access is important for foreshore work
- Don't break up the space that could be used for Harmony Arts Festival
- Don't block the view of the ocean from the road ends or Marine Drive
- Try to bring more people up to the stores

End of Meeting Minutes

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Appendix E

Hollyburn Sailing Club

Physical Address: 1326 Argyle Avenue, West Vancouver, BC
Mailing Address: PO Box 91216, West Vancouver, BC, V7V 3N6
Clubhouse Phone (604) 926-5744



July 20, 2018

Mr. Ian Haras
Parks Planning and Development Manager
District of West Vancouver, BC
750 17th Street
West Vancouver, BC
V7V 3T3

Dear Mr. Haras

Thank you for seeking the comments of the Hollyburn Sailing Club and others on the most recent iteration of the Ambleside Waterfront Concept Plan. The Sailing Club is in a unique position to comment on the plan as we have been active members in using the easterly portion of the plan's area for over 55 years and our diverse membership includes professionals who deal with, or have dealt with, all the issues that the overall concept plan is addressing.

Our comments following are generally restricted to the impact that the preferred concept would have on the Club's existing and proposed activities. We have also included some comments on some of the peripheral issues.

Overall, the Club is supportive of the process underway to prepare the drafts and the future final proposal that will be submitted to Council; however, we remain disappointed that our previous suggestions made at numerous meetings do not seem to be reflected in the most recent concept. As a result, you will see that our comments remain and we are hopeful that they will be addressed in the next draft.

These concerns focus on four issues: the proposed location of the bistro, additional storage, location of the boardwalk seaward of the lease area and the removal of the Club ramp. Specifically

1. BISTRO CONCERNS

- interaction between bistro operation and Club's operations and school programs, particularly kid's sailing
- increase in pests, noise and smells
- loss of boat storage
- no business case made on viability of bistro

Recommendations:

- **WV prepare a study on locating the bistro at the Ambleside concession**
- **WV prepare a proposal call now to test the viability of the bistro at the proposed location**

2. ADDITIONAL STORAGE CONCERNS

- additional boat storage should ensure that there is a net gain. The current proposal shows a net loss, impacting the Club's operation

Recommendation

- **Revised concept ensure that there is a net gain to allow expansion of programs including the sailing school and Ocean Ambassadors**



3. BOARDWALK CONCERNS

- loss of dry beach to beach boats at higher tides and for use by beach goers
- construction issues associated with winter storms

Recommendation

- **WV conduct feasibility study to determine impact on environment, beach users and Club operation**

4. REMOVAL OF CLUB RAMP CONCERNS

- public ramp would require upgrading to Park standard for construction and maintenance

Recommendation

- **WV expand, construct and maintain public ramp to Park standard and then retire the Hollyburn ramp, or maintain status quo and retain the Hollyburn ramp**

Additionally, the Club remains concerned about the continued loss of parking for the overall concept, and the proposal for the short-term moorage at the 14th Street pier. The latter would benefit from a technical study and a review of the boat rental concession float structure of the 1950-1960 period on the site.

The Club is always willing to engage in more dialogue on the concept plan but we do have an expectation that our recommendations are both considered and discussed.

I would ask you to share this letter with the other stakeholders so that they may see our response to the most recent concept.

Yours truly,

A handwritten signature in blue ink, appearing to read "Don Smith".

for:

Don Smith
HSC Commodore

cc. HSC Commodore

Appendix F

Listing of Key Ambleside Waterfront Stakeholder Meetings

Events:

October 4, 2017	Ambleside Waterfront Advisory Group
October 16, 2017	Ambleside Stakeholder Workshop #1
November 16, 2017	Hollyburn Sailing Club Workshop
March 1, 2018	Staff Steering Group Review
April 4, 2018	Ambleside Waterfront Advisory Group
May 9, 2018	Public Art Advisory Committee
May 9, 2018	Staff Steering Group
May 29, 2018	Ambleside Stakeholder Workshop #2
June 13, 2018	Hollyburn Sailing Club Meeting
July 11, 2018	Ambleside Waterfront Advisory Group
July 26, 2018	Advisory Committee on Disability Issues - Meeting & Site Walkabout
October 28, 2018	Arts Facilities Advisory Committee
October 29, 2018	Staff Steering Group Review
November 8, 2018	Planning & Development Services Staff Review

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