Date: November 26, 2020
From: Christie Rosta, Cultural Services Manager
Subject: Arts Facilities Advisory Committee/Klee Wyck Subcommittee – Klee Wyck Site 2020-2029 Plan Recommendations
File: 0116-20-AFAC

RECOMMENDATION

THAT

1. the Klee Wyck Site 2020-2029 Plan endorsed by the Arts Facilities Advisory Committee in February 2020 be received;

2. staff be directed to implement the short-term plan in 2020-2022 including the demolition of the main house and studio;

3. staff be directed to improve the site as park space including removal of four greenhouses, improved irrigation and green space, and creation of pathways and interpretive signage throughout the site subject to expenditure approvals;

4. staff be directed to bring forward a Parks Development Cost Charges Expenditure Bylaw for an additional $170,000 towards this project; and

5. staff be directed to consult with the community to determine the level of interest for community gardens and a heritage plant staging area at the Klee Wyck Site.

1.0 Purpose

The purpose of this report is to bring forward a plan for the Klee Wyck Site (Site) from 2020 to 2029 and recommend implementation of the short-term plan to improve and enhance the Site. This report also seeks direction to consult with the local neighbourhood to determine the interest for community gardens and a heritage plant staging area at the Site.

2.0 Legislation/Bylaw/Policy

The Arts Facilities Advisory Committee (AFAC), a committee of Council, was formed in July 2018 to oversee the development of a comprehensive arts and culture facilities plan and to make recommendations to Council. The AFAC formed the Klee Wyck Subcommittee at its October 16, 2019 meeting.

The Heritage Advisory Committee, a committee of Council, was formed in 2018 to assist in the review of heritage applications; to identify and support the conservation of structures and landscapes recognized by the
District of West Vancouver (District) as having significant heritage value; and to undertake education and engagement opportunities related to heritage conservation.

**Parks Master Plan (July 2012)**

Parks Master Plan Core Values:

- protection and stewardship of the natural environment and heritage resources
- sustainability for future generations
- parks as public land benefitting all people

Parks Management and Service Delivery:

3.8.2 Identify potential locations that may be appropriate for future urban agriculture sites.

### 3.0 Council Strategic Objective(s)/Official Community Plan

**2020 – 2021 Council Strategic Goals and Objectives**

6.1 Develop an interim and long-term solution for Klee Wyck

6.2 Decide on a new Arts and Culture Facility

Official Community Plan Bylaw 4985, 2018

**Promoting an engaged community**

2.8.17 Engage the community in planning for services, programs, and facilities, and municipal decision-making.

2.8.20 Work with First Nations, neighbouring municipalities, regional and senior levels of government where shared interests or overlapping jurisdictions exist as part of municipal and relevant local area decision-making processes.

**Embracing community health**

2.9.12 Support the development of an integrated food system for the District and North Shore with programs that provide access to safe and nutritious food choices, including urban agriculture, community gardens, farmers' markets, and other related initiatives.

**Managing our valuable parks systems**

2.7.1 Maintain and care for the District’s 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;
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.

Promoting trails and access to nature
2.7.17 Improve safety, universal accessibility, and signage/wayfinding to parks, open spaces, and trails for community members of all ages and abilities.

4.0 Financial Implications

The approved 2020 annual capital budget has $150,000 in place from Park Development Cost Charges to support the implementation of components of the short-term plan for the Site. These funds will be used to demolish the main house and studio to enhance the park space for overall community benefit.

Additional Parks Development Cost Charges for $170,000 are required to complete the site enhancement including the demolition of four greenhouses; relocation of two existing polytunnel greenhouses to the west of the Site; site mobilization and general clean-up; new interpretive trails through the gardens including the extensive rhododendron gardens; and drainage.

In 2021, funding will be requested through the capital budget process for plantings, furnishings, and interpretive signage. If this budget request is approved, it is anticipated that this work can be completed in spring 2021.

The Site will remain as a local park and park maintenance costs will continue to be included in the annual Parks operations budget.

When there is an update to the Arts & Culture Strategy in 2024, other uses for the Site may be identified that could result in financial implications, subject to Council approval.

5.0 Background

The Site is located at the far east side of the District and borders the Capilano River. The Site address is 200 Keith Road and is comprised of four parcels of land with a gross area of 6.2 acres. The Site is the property of the District of West Vancouver and straddles across two municipal boundaries: District of West Vancouver and District of North Vancouver.
The Site includes a main house (built in 1925), a gatehouse (built in 1932), and other structures that include greenhouses and an artist studio. The Site is landscaped with mature trees and introduced plant species, some dating from the 1920s through the 1940s.

Main House and Studio

The main house and studio closed as public-use art spaces in 2013 due to their condition. The main house is uninhabitable in its current condition and the District has no lifecycle cost provision for this structure. The studio, located to the southwest of the main house, is also in poor condition and no longer in use.

A short-term site-use review has been conducted and demolishing the main house and studio has been identified as the most feasible action.

With the removal of the main house and studio, the Site can be promoted as part of the West Vancouver Parks system.

Gatehouse

The gatehouse is at the entrance of the Site. It is currently occupied by a caretaker who assists in monitoring the park and garden area.

Greenhouses

The Site has four greenhouses and two polytunnel structures. The District carries out some nursery functions in the polytunnel structures. The four greenhouses are no longer usable and should be removed.

5.1 Previous Decisions

At the September 18, 2017 regular Council meeting, Council passed the following resolutions:

THAT

1. proposed actions to manage assets in poor condition be approved; and

2. as part of the 2018 Capital Budget, funding priority be give to solutions to either bring assets in poor condition up to an acceptable standard, or to dispose of these assets.

At the June 25, 2018 regular Council meeting, Council passed the following resolutions:

THAT


2. Staff be directed to implement the recommendations in the West Vancouver Arts & Culture Strategy (2018 – 2023) subject to the annual budget process;
3. Staff be directed to develop a terms of reference for the establishment of an Arts & Culture Committee of Council to ensure the implementation of the West Vancouver Arts & Culture Strategy (2018 – 2023); and

4. The Arts & Culture Committee be directed to establish a subcommittee to complete a comprehensive arts & culture facilities plan for Council approval by March 2019.

At the July 23, 2018 regular Council meeting, Council passed the following resolutions:

THAT

1. An arts and culture advisory committee be established as an advisory committee to Council and to the Director of Parks, Culture and Community Services;

2. The proposed Arts & Culture Advisory Committee Terms of Reference be approved;

3. An arts facilities advisory committee be established as an advisory committee to Council and to the Director of Parks, Culture and Community Services;

4. The proposed Arts Facilities Advisory Committee Terms of Reference be approved; and

5. A call for committee members for the Arts & Culture Advisory Committee and the Arts Facilities Advisory Committee be initiated and the selection of committee members be appointed by October 1, 2018.

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 and report back to Council by January 2020 on a site location and feasibility analysis, including identifying potential sources and timelines for funding and philanthropy, 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 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.*

5.2 History

Klee Wyck is important as one of a few remaining examples of 'rustic' estate properties in West Vancouver that pre-date construction of the Lions Gate Bridge. Klee Wyck's Statement of Significance is listed on the West Vancouver Community Heritage Register.

The first known owner of the Site was Clarence Fernside ("the Colonel") in 1925 and then later inherited by his son Kenneth Fernside. Kenneth and Doris Fernside had a son, Don and daughter, Gwynneth (currently living in Dundarave). The site was then purchased in the late 1930s by Charles Winch and later by Dr. Ethlyn Trapp in 1942. Dr. Trapp deeded the Site to the District of West Vancouver in 1960.

About Dr. Ethlyn Trapp

Dr. Ethlyn Trapp was a notable citizen of national significance, a medical researcher and a patron of the arts. She was a member of a prominent New Westminster family and a close family friend of Mr. Claire Spence Downing who in 1943, was the first Chairman of the newly formed West Vancouver Parks Board. It is through this association that there may have been early discussions with Dr. Trapp about the Site becoming a park which she eventually gifted to the District. Dr. Trapp stipulated that the Site be named Klee Wyck in honour of her long friendship with renowned artist Emily Carr. During her time on the Site, Dr. Trapp would invite Council and others to enjoy an annual summer tea in her garden and to see her many original Emily Carr paintings.

Dr. Trapp studied medicine at McGill University and the University of Edinburgh, followed by further training around the world. Her early practice was in pediatrics and then in the new field of radiology in which she specialized when opening her private practice in 1937. She was the first woman to hold office in the Canadian Medical Association when she became President of the BC Medical Association in 1945. She was also President of the National Cancer Institute of Canada. Among many distinctions she would receive throughout her career, she was awarded the Medal of Service of the Order of Canada in 1968. Dr. Trapp passed away in 1972.
Following the passing of Dr. Trapp, the main house and studio continued to be a place for arts and culture until 2013. The West Vancouver Community Arts Council were tenants of the main house from 1977 until 1991. From 1992 to 2012, a number of visual and performing arts groups and non-profit societies held programs, workshops, and informal gatherings in the main house. The studio functioned as a dedicated glass blowing studio from the late 1990s to 2013.

6.0 Analysis

6.1 Discussion

The Site has not been used for arts programming since the main house and studio were closed in 2013. The West Vancouver Community Arts Council; performing and visual arts groups; and District cultural programs were relocated to the Ambleside area in the Silk Purse and Music Box on Argyle Avenue. From 2013 to 2020, several arts and culture facility planning processes have taken place focused in the Ambleside area.

Aligning the Site with Current Planning Processes

From 2016 to 2018, the District developed the Arts & Culture Strategy 2018-2023 (Strategy) to establish priorities for the arts community. As part of the development of the Strategy, a facility needs assessment was conducted with community arts and culture user groups. The consultation process included the Klee Wyck Site with discussions on artist live-work spaces, workshop, rehearsal, performance, and exhibition spaces. The needs assessment did not indicate a strong need for artist live-work spaces, however it did bring forward the need for multipurpose arts programming and workshop, rehearsal, performance, and exhibition spaces. The Strategy recommended enhancing arts and culture spaces and places, including preparing a comprehensive arts and culture facilities plan.

In 2019, the Arts & Culture Facilities Plan identified several recommendations including the need to build new arts and culture facilities in the Ambleside area.

The Klee Wyck Site was included in the needs assessment during the development of the 2019 Arts & Culture Facilities Plan. The Arts & Culture Facilities Plan did not recommend building arts facility(ies) at the Site due to the remote neighbourhood location; poor access to public transportation and vehicle access; and the non-existent relationship and visibility to the local business area.

Klee Wyck Site 2020-2029 Plan: Recommendations from the AFAC and Klee Wyck Subcommittee

The AFAC formed the Klee Wyck Subcommittee (Subcommittee) to develop a short and long-term plan for the Site. The Subcommittee met four times from November 2019 to February 2020. The Subcommittee also hosted a facilitated blue-sky workshop with Human Studio and
Cornerstone Planning Group on December 1, 2019 to explore short, medium and long-term uses of the Site. During the Subcommittee’s planning, it was reaffirmed that arts and culture purpose built facilities should be constructed in the Ambleside area and rehabilitation of the main house and studio was not considered.

At the Subcommittee’s February 18, 2020 meeting, the members recommended that the Arts Facilities Advisory Committee approve the Proposed Planning Process – Klee Wyck Site 2020-2029 Plan list of short-term proposal recommendations that included a two-phased approach:

1) to immediately improve and enhance the Site to be open public park space; and

2) to allow for the arts facilities development plans (2020-2024) in the Ambleside area to be created to ensure programs and services are not duplicated, and to determine and identify any unmet demand for arts and culture programming during the renewal of the Arts & Culture Strategy in 2024.

During the development of the short-term plan, the Subcommittee visited the site and reviewed the history of the donor Dr. Ethlyn Trapp and the Deed of Gift distributed at the February 18, 2020 meeting. The Subcommittee agreed that the story of Dr. Ethlyn Trapp is important to the history of West Vancouver. The Subcommittee recommended installing interpretive signage throughout the Site to share the story and accomplishments of Dr. Ethlyn Trapp and to identify the unique plants and trees.

At their meeting on February 19, 2020, the AFAC resolved “That the Arts Facilities Advisory Committee accept recommendations put forward by the Klee Wyck Subcommittee to proceed with the remediation of the Klee Wyck Site in the short-term as was presented.”

A Site Map, attached as Appendix A, was developed to demonstrate the AFAC’s recommendations to improve the Site’s community park space.

Klee Wyck Site Plan: Short-Term Recommendations (2020-2022)

- demolish main building and studio and provide basic landscaping to improve and enhance the site
- remove four greenhouses
- move two remaining polytunnel greenhouses to the west of the Site to improve the space, access, and street presence
- install interpretive signage to commemorate the story and history of Dr. Ethlyn Trapp and Site plantings
- create pathways through the gardens including extensive rhododendron gardens
- consult with community regarding interest in community gardens at the Site
- review opportunity to connect the Site to the Capilano Pacific Trail

**Klee Wyck Site Plan: Long-Term Recommendations (2024-2029)**
- build and open a new Ambleside Arts & Culture Centre
- operate the Ambleside Arts & Culture Centre for one year, then reassess and determine if there are unmet needs or space deficiencies within the community’s cultural sector and determine if the Klee Wyck Site may be suitable to meet these needs

**Renewal of the Arts & Culture Strategy 2024-2029**

The Strategy will be renewed in 2024. This process will continue to build on the current Strategy (2018-2023) and the Arts & Cultural Facilities Plan. The updated Strategy in 2024 will continue to assess community needs for arts and culture programming and facilities; and will ensure ongoing engagement and collaboration across the cultural sector and broader community.

6.2 Sustainability

The Site was deeded to the District for purposes of a park, nursery garden, playground, or other purposes of public recreation. The short-term plan proposes improvements to the Site for enhanced park use and District nursery services. As part of the improvements, it was recommended by the Klee Wyck Subcommittee and the AFAC to install interpretive signage to commemorate and share the story of Dr. Ethlyn Trapp and the unique plantings on the Site. Adding a meandering trail through the Site was also recommended to encourage the public to explore the gardens, which includes many species of rhododendrons and other unique vegetation spanning the 6.2 acres.

As part of the short-term plan, staff will consult with the community about community gardens and urban agriculture. The Parks Master Plan recommends identifying potential locations that may be appropriate for future urban agriculture sites and outlines the many benefits of urban agriculture such as community health and wellness, environmental stewardship, education on food production, social interaction, and nutrition. Community gardens provide a valuable service by offering space for residents to grow produce and to participate in a healthy lifestyle activity.

6.3 Public Engagement and Outreach

The Subcommittee met four times from November 2019 to February 2020. The Subcommittee also hosted a facilitated blue-sky workshop with Human Studio and Cornerstone Planning Group on December 1, 2019. Additional members of the AFAC participated. Members of the public
attended each Subcommittee meeting as well as the blue-sky workshop, and provided their comments and feedback.

The AFAC, at its February 19, 2020 meeting, endorsed the Klee Wyck Site 2020-2029 Plan and Site recommendations put forward by the Subcommittee.

The Heritage Advisory Committee (HAC), at its July 21, 2020 meeting, reviewed the Klee Wyck Site 2020-2029 Plan and requested access to the Site and main house to assess relevant heritage features and provide recommendations. The HAC, at its September 1, 2020 meeting, supported the Klee Wyck Site 2020-2029 Plan with the following comments:

- more prominent wayfinding and interpretive signage be incorporated into the plan
- heritage trees and plantings be preserved and featured on the site
- the caretaker’s home be considered for heritage retention and restoration at a later stage
- that the area where the greenhouses are to be removed be remediated

6.4 Other Communication, Consultation, and Research

All Subcommittee meetings were posted on the District’s website and were open to the public. Each meeting had up to six members of the public in attendance.

The following resource documents supported the development of the Klee Wyck Site 2020-2029 Plan:

- District of West Vancouver Arts & Culture Strategy (2018-2023)
- District of West Vancouver Arts Facilities Plan (2019)
- West Vancouver Community Heritage Register – Klee Wyck Statement of Significance
- Parks Master Plan (2012)

7.0 Options

7.1 Recommended Option

THAT

1. the Klee Wyck Site 2020-2029 Plan endorsed by the Arts Facilities Advisory Committee in February 2020 be received;

2. staff be directed to implement the short-term plan in 2020-2022 including the demolition of the main house and studio;

3. staff be directed to improve the site as park space including removal of four greenhouses, improved irrigation and green space, and
creation of pathways and interpretive signage throughout the site subject to expenditure approvals;

4. staff be directed to bring forward a Parks Development Cost Charges Expenditure Bylaw for an additional $170,000 towards this project; and

5. staff be directed to consult with the community to determine the level of interest for community gardens and a heritage plant staging area at the Klee Wyck Site.

7.2 Considered Options
Council may request further information; defer implementing the short and long-term plans; or provide alternate direction.

8.0 Conclusion
The Klee Wyck Site 2020-2029 Plan is presented for Council’s consideration and to seek Council’s approval to implement the short and long-term plans starting in the fall of 2020. The implementation of the short-term plan will improve and enhance the 6.2 acre property for the community to explore and enjoy. Pending community consultation, other amenities such as community gardens, a heritage plant staging area and recreation services may be included on the Klee Wyck Site. The Arts Facilities Advisory Committee and the Heritage Advisory Committee support the plan.

Author: Christie Rosta, Cultural Services Manager

Concurrence: Doti Niedermayer, Senior Manager, Cultural Services

Appendix A: Phase 1 – Klee Wyck Site Map
Phase 1 – Klee Wyck Site Map

Program:
- Expansion of and Connectivity with Greater District Trail Network
- Maintain More Purposeful Layout for Parks’ Greenhouse Operations
- Allowing for Historical Referencing/Interpretive Signage/Horticultural Signage
- Expanded Flex Use Spaces
- Improvements to On Site Parking and Access
- Safer Pedestrian and Vehicular Movement with improved Sitelines
- Increase Overall Functionality
- Opportunity for Expanded District Programming
- Adding some Parks’ Infrastructure:
  - Benches
  - Picnic Tables
  - Signage
  - Minor addition of new plantings to enhance circulation and spatial organization.

Legend:
- Development Line-Redevelopment in North Half of Park vs. South Half "Enhancements"
- Extent of Existing Lawns Under Canopy
- Existing Foot Paths-Maintained
- Additional Max Development Footprint and/or Suggested Lay-down Space (at Nursery)
- Service Pavement-Granular Suggested
- Point of Interest
- Existing Home/Studio Footprint-To Be Selectively Demolished (Aspects may be retained and/or Re-Purposed)
- Property Lines-Approx.

APPENDIX A

Future "Sculpture Garden"-idea
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