



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

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## COUNCIL REPORT

Date:	March 10, 2021
From:	Jim Bailey, Director, Planning & Development Services and Christie Rosta, Cultural Services Manager
Subject:	Arts Facilities Planning – 1400 Block of Marine Drive (North)
File:	0116-20-AFAC

### RECOMMENDATION

THAT the report titled Arts Facilities Planning – 1400 Block of Marine Drive (North), dated March 10, 2021, be received for information.

#### 1.0 Purpose

The purpose of this report is to provide Council with information on the estimated requirements (i.e. density) needed to support the inclusion of an arts facility on the 1400 block of Marine Drive (north side) without any capital cost burden to the District.

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

2020 – 2021 Council Strategic Goals and Objectives

6.2 Deciding on a new Arts and Culture Facility

Official Community Plan

The Local Economy chapter emphasizes Ambleside Municipal Town Centre as the heart of West Vancouver with commercial land uses, such as arts and culture spaces (2.3.1).

The Social Well Being Chapter of the Official Community Plan includes relevant policies:

Enhancing public facilities and spaces

2.8.10 Seek opportunities to incorporate community and social service uses into private and public buildings in central, transit-accessible areas where possible.

2.8.12 Secure new community space or cash-in-lieu contributions through new development to meet changing community needs. Examples include (but are not limited to):

- child care and adult day facilities;
- public plazas and gathering spaces;
- parks, trails and public realm improvements; and

- community or cultural facilities.

Area Specific Policies and Guidelines: Policy BF-C4 provides for consideration of buildings over four storeys on three special sites along Marine Drive: 1300 block south, 1400 block north, and 1600 block south. In these locations, height in excess of four storeys would only be considered if it resulted in a superior building and site design, including increased open spaces or public squares, walkways and enhanced view corridors. A variation in FAR above 1.75 would only be considered in relation to offsetting the cost of providing assets such as community space for an art gallery, civic meeting space, additional public parking and rental housing.

### **3.0 Financial Implications**

There are no financial implications related to this report.

### **4.0 Background**

#### **4.1 Previous Decisions**

At the March 9, 2020 regular Council meeting, Council passed the following resolutions:

*THAT*

- 1. the Arts Facilities Site Identification Analysis final report prepared by Cornerstone Planning Group and endorsed by the Arts Facilities Advisory Committee in January 2020 be received;*
- 2. the Arts Facilities Site Identification Analysis recommended top-ranked District-owned sites of Ambleside Park – Tennis Courts and Ambleside Park – South Parking Lot be endorsed as suitable sites for development of one or two arts facilities;*
- 3. staff be directed to initiate discussions with the respective property owners of the Arts Facilities Site Identification Analysis recommended top-ranked privately owned sites of 1400 Block Marine Drive (north side) and 1600 Block Marine Drive (south side); and*
- 4. based on the feedback from the respective property owners, staff be directed to take the Arts Facilities Site Identification Analysis to public consultation and present the top-ranked District-owned sites and privately owned sites to the public for their feedback to determine the final site or sites for an arts facility(s); and*
- 5. staff report back to Council in June 2020 on the results from the public consultation process and bring forward a final recommendation on a site or sites to build an arts facility(s) as well as a funding strategy for development of one or two arts facilities in the Ambleside area.*

At the September 14, 2020 Council meeting, Council passed the following resolutions:

*THAT*

1. *Staff be directed to conduct public consultation on a consolidated arts and culture facility at the following locations:*
  - a. *Ambleside Park – Tennis Courts*
  - b. *Ambleside Park – South Parking Lot; and*
  - c. *1400 Block of Marine Drive**as outlined in the Arts Facilities Site Identification Analysis;*
2. *Staff continue discussions with the owner of the 1400 Block of Marine Drive to determine the feasibility and density requirements to support the addition of a consolidated arts facility at the site; and*
3. *Staff report back to Council in the first Quarter of 2021 with:*
  - a. *the results of the public consultation process; and*
  - b. *a recommended site and funding strategy for a consolidated arts and culture facility in the Ambleside area.*

#### 4.2 History

The Arts Facilities Advisory Committee (AFAC) guided the process to conduct an Arts Facility Site Identification Analysis. The analysis reviewed 12 District-owned sites and seven privately owned sites primarily in the Ambleside area. The resultant top ranked sites were:

District-owned:

- Ambleside Park – Tennis Courts
- Ambleside Park – South Parking Lot

Privately owned:

- 1400 Block Marine Drive (north side)
- 1600 Block Marine Drive (south side)

On March 9, 2020, Council's endorsed the top ranked sites and directed staff to initiate discussions with the respective property owners of the private sites.

Subsequently, it was determined that at this time, only the owners of the 1400 Block Marine Drive site are interested in considering redevelopment. They are also interested in providing an arts facility or other public amenity in a mixed-use development as outlined in the OCP.

## 5.0 Analysis

### 5.1 Discussion

As per Council's September 14, 2020 direction, staff have continued discussions with the owner's representative of the site highlighted in the map below in order to determine the requirements to support the inclusion of an arts facility on the site as part of a redevelopment scheme.



As part of the redevelopment, it is assumed that the capital cost of the facility would be between \$25 and \$28 million and that no capital cost would be borne by the District.

With these parameters in place, the landowner provided a proposal for the site. The proposal included an arts facility with a capital cost estimated at \$25 to \$28 million, with no capital costs attributed to the District. In summary, the landowner's proposal estimates that a development on this site would require a density of approximately 3.4 FAR to provide the facility as described above.

The general configuration of a preliminary draft proposal includes retail at grade along Marine Drive, a second storey arts facility, and residential (market condo) above. Subject to a more detailed urban design review, it is expected that the site could include outdoor public open space at the corner of Marine Drive and 14th Street. There could be an entrance to the arts facility from this plaza. A widened sidewalk and expanded public realm fronting on Marine Drive would also be possible. Finally, the arts facility could be designed so that it is at grade on Clyde and on the second

level along Marine. The site is large enough that a significant outdoor space could be provided as part of the arts facility above the retail space.

This density could be expressed in several ways including a two storey podium with two twelve storey elements above (as viewed from Marine Drive). Alternatively, a nine storey proposal with a more uniform height could achieve the same density. It is acknowledged that other forms may be possible within the density listed, but the examples given are generally representative of the heights that could reasonably be expected. All forms would include the arts facility.

Preliminary draft diagrams of a proposal are below. The first diagram shows the first few floors and the second diagram shows a possible plan view.



Staff reviewed the landowner's proposal with a third party consultant with expertise in planning and financial analysis and agree that the landowner's proposal is accurate and reasonable with respect to the estimated density required to provide a turnkey arts facility with no capital cost burden to the District.

In addition to the proposal provided, the landowner also introduced the idea of using 1403 Clyde Avenue as a location for the arts facility (1403 Clyde is owned by the same landowner). Staff did not review this proposal as it was not included in the sites identified by Council.

It is acknowledged that the art facility cost absorbed by the redevelopment could be reduced by making the facility smaller and / or by adding a District contribution. That is to say that if the art facility was smaller and / or the District provided funding for the arts facility, then the density requirements associated with proposal could be reduced. The District of West Vancouver Arts & Culture Facilities Plan – Final Report (June 2019) (Plan) identified an arts and culture facility of 21,000 square feet to

address the current and anticipated space needs for the District. The Plan was a detailed compilation, assessment and analysis of the arts and culture facility needs of West Vancouver, was supported by the AFAC and the consultants and approved by Council on June 24, 2019.

Staff will include the aforementioned information in the consultation material regarding the various options for an arts facility unless Council directs otherwise.

## 5.2 Sustainability

The draft 1400 block Marine Drive proposal could provide an option for an arts facility that would have no capital cost burden to West Vancouver. The facility (or any amenity) and associated housing and retail would contribute to a more complete community, centrally located on transit.

## 5.3 Public Engagement and Outreach

The AFAC has guided the arts facility planning since the fall of 2018. The sites selected for consideration for an arts facility were presented and reviewed at public AFAC meetings. Members of the public provided input at each of the meetings.

The Community Engagement Committee has provided guidance on the consultation process and made recommendations for a streamlined approach.

## 6.0 Options

### 6.1 Recommended Option

THAT the report titled Arts Facilities Planning – 1400 Block of Marine Drive (North), dated March 10, 2021, be received for information.

### 6.2 Alternative Option

Should Council wish to not include the 1400 block of Marine Drive in upcoming consultation, the following is provided for consideration:

THAT staff be directed to not include the 1400 block of Marine Drive (north side) in upcoming consultation for the location of an arts facility.

## 7.0 Conclusion

The report provides Council with information on the estimated development requirements to support the inclusion of an arts facility on the 1400 Block Marine Drive (north side).

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